THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION (Phase 2)

& HARBOR VIEW ESTATES CLUSTER SUBDISISION

Engineering Report for

Large Underground Wastewater Disposal System

Prepared by

Gardner Engineering

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Ogden, Utah 84405

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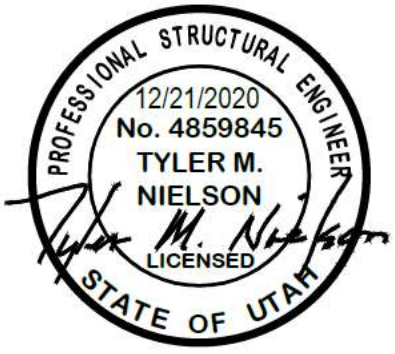
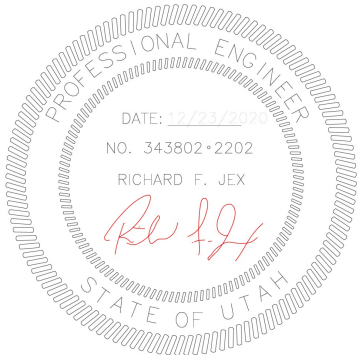




System Reviewed by Richard F. Jex, P.E. LEHS

Onsite Certification 00046-OSP-3

1.0 Introduction

This report includes a summary of the proposed wastewater system addition to be installed for Harbor View Estates and The Reserve at Crimson Ridge Phase 2A, 2B, and 2C. The improvements for all phases will be installed with Harbor View Estates Cluster Subdivision. A conceptual approval letter and a construction permit is desired seeding as how the design has been completed.

The proposed system is designed to receive and treat the original 35 lots located in Phase 1 (which system was originally installed between 2008 and 2009). The new proposed additions will add an additional 41 lots (for a combined total of 76 residential homes) on the system. Currently there are 15 homes constructed of the original Phase 1 development. The existing system As-Built plans show that three (3) AdvanTex AX 100 sewer pods were initially installed at that time. As recommended by Chad Meyerhoffer of Weber County, we are adding an additional 4 sewer pods to the system for a combined total of 7 pods.

Expected average daily flows from the built out subdivision are as shown in Table 1 below:

Phase	No.	GPD/Home	Q(Avg) GPD
(Ex. The Reserve at Crimson Ridge Phase 1)	35	200	7,000
Harbor View Estates	8	200	1,600
The Reserve at Crimson Ridge Ph 2A, 2B, 2C	33	200	6,600
Totals	**76**	**200**	**15,200**

Table 1 – Calculated Average Daily Flows

When we compared actual existing data for the functioning system which has 15 homes installed, the actual average flow rates generally fall within this range. For the most recent year of available data 9-28-2019 – 9-27-2020, the total flow for the year was 1,272,388 Gal/Year. Dividing this number by 15 lots (which are currently on the system) averages 232 gallon per day. It was pointed out to Gardner Engineering that there is a spike in the sewer rates starting approximately March 6th until roughly May 7th. If we looked at the days when there was not the additional flows coming into the sewer, the average daily flows for the 15 homes was calculated to be 163 Gallons per day (which is under the calculated 200 GPD average daily flow number), so this tells us that actual sewer flows coming into the system are below the calculated average of 200 GPD.

(See Appendix A with Weber County Existing Sewer Plant Flow Data and related average daily use calculations.)

To help reduce the potential for seasonal groundwater infiltration into the sewer trenches, Bentonite clay cutoff collars have been designed to be located at key locations to help mitigate the potential for groundwater infiltration. Also Kor-N-Seal boots have also been specified to be utilized at the manhole to pipe connections. These additions should help reduce the potential for sewer trench groundwater seasonal flows into the system.

The calculated peak flow rates used for Design are shown in Table 2 below:

Phase	No.	GPD/Home	Q(Avg) GPD
(Ex. The Reserve at Crimson Ridge Phase 1)	35	400	14,000
Harbor View Estates	8	400	3,200
The Reserve at Crimson Ridge Ph 2A, 2B, 2C	33	400	13,200
Totals	**76**	**400**	**30,400**

Table 2 – Calculated Design Flow Rates

2.0 Sizing Calculations for Treatment System

Septic Tank Sizing:

The septic tanks have been sized at a minimum hydraulic retention time (HRT) of 1.5 times the daily design flow. The proposed system (including the existing Phase 1 and the Phases 2 and Harbor View Estates) have a calculated peak daily design flow of 30,400 gallons. (30,400 GPD x 1.5 days HRT) = 45,600 gallons

Minimum size for Harbor View Estates homes will be 1,500 gallon per residential lot. This is also the minimum size of tank for Phases 2A, 2B and 2C lots and existing Phase 1 lots. With 76 total lots on the sewer system and for each lot having the minimum 1,500 gallon tank per lot, the calculated septic tank storage is shown below in Table 3 below:

Phase	No.	GPD/Home	GAL / Phase
(Ex. The Reserve at Crimson Ridge Phase 1)	35	1,500	52,500
Harbor View Estates	8	1,500	12,000
The Reserve at Crimson Ridge Ph 2A, 2B, 2C	33	1,500	49,500
Totals	**76**	**1,500**	**114,000**

Table 3 – Calculated Septic Tank Minimum Available Storage

This equates to a minimum of 114,000 Gallons / 45,600 Gallons HRT to get a safety factor of 2.5 just in the available septic tank storage.

The initial Harbor View Estates (8 lots) septic tanks will all be part of a pressurized line. They will use a 1,500 gallon tank with pump discharge as shown in Appendix B, sheet D1. The attached pump calculations are shown on this sheet.

Absorption System:

There are currently two absorption systems with an alternating valve system for this development (in leu of providing for a future absorption replacement area). The existing drip absorption system is to be removed where new lots are designed to be located. See Appendix B, sheet C1 for existing absorption lot encompassing lots 44-47. The two absorption systems can be broken out into two types; Drip Absorption System and Chamber Absorption systems.

Drip Absorption System:
The drip absorption system will be located in the northeastern portion of the site. Three soil Pits were excavated and evaluated by AGEC and Summer Day from the Weber Morgan Environmental Health Division. The soil exploration findings from AGEC are located in Appendix C.

See also Appendix D for observations from Summer Day summarized in a written letter, dated November 9, 2020.

Also contained in Appendix D is a letter written by Summer Day, dated November 12, 2020 regarding the preliminary LUWDs design requirements. The drip absorption system will be located within the same vicinity that the testing was performed. There is some existing construction fill material that was placed over the area which will be required to be removed so that the drain field will be percolating into the native soils that were tested.

The drip absorption system was sized for 76 lots at 400 GAL/lot/Day = 30,400 GAL/Day for the system.

The drip absorption system was sized using the soil loading rate of 0.45 gpd/SF as recommended by Summer Day. The produced the following system sizing:

Required Drip System Area: 30,400 GPD / 0.45 GPD/SF = 67,556 SF

67,556 SF/ 2 FT spacing = 33,778 LF required drip tubing.

8 zones provided = 33,778 LF / 8 = 4,222 LF / Zone.

Emitter covers 4 SF 4SF/0.45 GAL/SF/Day = 1.8 GAL / Day (Per emitter)

Emitter supplies 0.53 Gal/Hr (per emitter)

Total Time to be applied Each Day = (1.8 GAL / Day) / (0.53 Gal / Hr) = 3.4 Hr / Day = 204 Min / Day

Drip absorption system dosing requirements:

21 cycles at 10 min/cycle = 210 cycles per day / zone.

Zone Areas:

1. 8 Zones
2. Total Required Drip system Area per Zone = 67,556 SF / 8 zones = 8,445 SF/Zone
3. (8,445 SF / zone) x (0.45) = 3,810 GPD/Zone
4. 3810 GPD/zone / 21 cycles / Day = 181 Gal / Cycle
5. (181 Gal / Cycle) / 10 minutes = 18 Gal / Minute
   Designed 15 rows per zone with 284 LF per row for a total of 4,260 LF / Zone
   4,260 x 2' spacing = 8,520 SF / Zone to be installed.

   The zones have automatic zone valves will split up the flows into the 8 zones. The zone valves will rotate with each pump cycle.

Chamber Absorption System:

The chamber absorption system will be built onto the existing chamber system.

The 76 lot system has the same 30,400 Gal/Day requirement.

Original Phase 1 approximate application rates to absorption field:
Q= 5 min / inch / SQRT of 53 min = 0.68 GAL/SF
(Rate used for additional expansion area for Harbor View Estates and The Reserve at Crimson Ridge Phase 2 chamber absorption area. We are requesting a waiver to use the same loading rates as was originally used for the Phase 1 development.)

Required Absorption Field Area Trench:

(Required Daily Flow / Application Rate)

30,400 GAL/Day / 0.68 SF = 44,706 SF

Required Absorption Field Trench Length for 3' wide trench:

44,706 SF / 3 FT = 14,901 LF of Trench Required.

The proposed new system has 14, 933 LF of chamber system of which 7,177 LF is currently installed with Phase 1, so a total of 7,816 LF of new 3' wide chamber system will be installed to accommodate Harbor View Estates and The Reserve at Crimson Ridge Phase 2 (total build out).

Alternating Chamber or Drip Absorption System & Treatment Prior to Discharge:

The pumping system includes a pair of existing valves directly down stream from the existing flow meter (shown in Appendix B on sheet C6) for manual rotation between the drip absorption field and the chamber absorption field. The manual valves controlling which drain field will receive the sewer effluent should be rotated at a minimum of once per year.

The existing system includes treatment prior to discharge into the soils, reducing the potential for drain field failure. In addition to this, there at to be two drain fields with alternating flow areas. Because of these conditions, a waver is requested to approve this proposed system without a third area for a reserve replacement area.

Orenco Systems has reviewed the design plans and has issued a design plan review letter indicating that they approve of the proposed system. See letter provided in Appendix E.

The following section includes the required information by section format using the layout from state rule R317-5-4 to determine project feasibility.

3.0 R317-5-4 Feasibility Determination and Approval-in-Concept

R317-5-4.1. General Criteria for Determining LUWD System Feasibility.

R317-5-4.1.A. General Information. The required information shall include:

1. Site address:

Harbor View Estates Cluster Subdivision

1250 North, Highway 158

and

The Reserve at Crimson Ridge Cluster Subdivision (Phase 2)

1250 North 5200 East

2. name and address of the property owner and person requesting feasibility;

B&H Investment Properties LLC

Kevin Deppe

110 W. 1700 N.

Centerville, UT 84014

The wastewater facility is owned by Weber County and additions being proposed will be owned by Weber County. Weber County's Engineer, Chad Meyerhoffer, who is over the existing sewer facility has been contacted and is aware of the proposed additional expansion which was planned as part of the initial Harbor View Estates Subdivision installed sewer improvements.

3. the location, type, and depth of all existing and proposed private and public drinking water wells, and other water supply sources within 1500 feet of the proposed LUWD system;

See well exhibit Sheet E1 located in Appendix F.

4. the location of all drinking water source protection zones delineated on the project site;

See groundwater protection zone exhibit located in Appendix G.

5. the location of all existing creeks, drainages, irrigation ditches, canals, and other surface and subsurface water conveyances within 1500 feet of the proposed LUWD system;

See well exhibit Sheet E1 located in Appendix F.

6. the location and distance to nearest sewer, owner of sewer, whether property is located within service boundary, and size of sewer; and

The nearest sewer is the planned master sewer effluent treatment facility that is owned by Weber County. The existing sewer pods and dispersal system is part of an overall master plan to allow for the future addition of additional sewer pods (which are being added now in Harbor View Estates Cluster Subdivision which will also handle the future flows for The Reserve at Crimson Ridge Cluster Subdivision Phases 2A, 2B, and 2C. Existing Phase 1 was constructed with 35 lots and 3 sewer pods. The remaining lots are to have the sewer improvements added so they can be developed. The sewer effluent runs in an 8-inch sewer line that gravity drains to the sewer pods and effluent dispersal systems.

7. statement of proposed use if other than a single-family dwelling.

All homes will be single-family dwelling residential subdivision type application with a resident clubhouse which was constructed previously in Phase 1.

R317-5-4.1.B. If the proposed LUWD system is located in aquifer recharge areas or areas of other particular geologic concern, the division may require such additional information relative to ground water movement, or possible subsurface wastewater flow.

There are no known concerns regarding the recharge area.

R317-5-4.1.C. Soil and Site Evaluation.

1. Soil Exploration Pit and Percolation Test.

a. A minimum of five soil exploration pits shall be excavated to allow the evaluation of the soils. The soil exploration pits shall be constructed and soil logs recorded as detailed in Section R317-4-14 Appendix C.

Five (5) soils test pits were performed by AGEC in the presence of Weber County Environmental Staff. See subsurface Exploration and Percolation Test Results Project No. 1200541-A dated November 6, 2020 located in Appendix C.

b. The division may require percolation tests in addition to the soil exploration pits.

Percolation tests were performed in locations as directed by Summer Day from the Weber Morgan Environmental Health for Test Pit 11 and Test Pit 12. See subsurface Exploration and Percolation Test Results Project No. 1200541-A dated November 6, 2020 located in Appendix C. Percolation test No. P-1 percolated at a rate of 21.8 minutes per inch and is located at a depth of 3’ to 4.5’ below the surface. Percolation test No. P-2 was tested at a shallow depth of 2’ in the upper stony gravelly coarse layer which has a

fast percolation rate of <1 minute/inch. It should be noted though that below this layer at a depth of 6.5' to 9', the same soil strata as was tested for the percolation test for test pit 2 was present. Any effluent that is disposed of would receive the additional gravel layer of filtration prior to being filtered by the slower percolating clay loam layer which was tested at 21.8 minutes per inch. Therefore, the 21.8 minutes per inch was used for the design percolation rate.

c. The division may require additional pits, tests, or both where:

i. soil structure varies;

ii. limiting geologic conditions are encountered; or

iii. the division deems it necessary.

The soils test pits are of a similar nature for the test pits so no additional pits or tests are anticipated Also the more conservative percolation rates from the original chamber system absorption field design values have been used in the southeastern expansion area of the chamber absorption system.

d. The percolation test shall be conducted as detailed in Section R317-4-14 Appendix D.

Percolation tests were conducted by AGEC under the supervision of Weber Morgan health department. See appendix D for percolation results.

e. Soil exploration pits and percolation tests shall be conducted as closely as possible to the proposed absorption system site. The division shall have the option of inspecting the open soil exploration pits and monitoring the percolation test procedure. All soil logs and percolation test results shall be submitted to the division.

Soils testing was performed at the knowledge of the division under the supervision of Weber Morgan health department.

f. When there is a substantial discrepancy between the percolation rate and the soil classification, it shall be resolved through additional soil exploration pits, percolation tests, or both.

The more conservative soil classification absorption rate of 0.45 was used as was requested by Summer Day with the Weber Morgan Environmental Health Division.

g. Absorption system feasibility and sizing shall be based on Section R317-4-13 Table 5 or 6.

As directed from Summer at Weber County, we have been requested to use a conservative 0.45 absorption rate (although based on the soils percolation rate and using Table 5, the absorption system hydraulic loading rate could be as high as 0.6. Based on Table 6 and with the soils being described by AGEC as massive, the more conservative absorption value of 0.45 is to be used for the absorption system design. See also letter

correspondence from Weber Morgan Environmental Health Division (Summer Day) located in Appendix D.

2. Wind-Blown Sand.

The extremely fine grained wind-blown sand found in some parts of Utah shall be deemed not feasible for LUWD systems unless pretreatment is provided, as percolation test results in wind-blown sand will generally be rapid, but experience has shown that this soil has a tendency to become sealed with minute organic particles within a short period of time.

Based on the soils pits evaluated by AGEC found in Appendix C, there is no wind blown sand within the proposed absorption areas.

3. Suitable Soil Depth.

For conventional systems, effective suitable soil depth shall extend at least 48 inches or more below the bottom of the dispersal system to bedrock formations, impervious strata, or excessively permeable soil. Some alternative LUWD systems may have other requirements.

The effective suitable soil depth extends at least 48 inches below the bottom of the dispersal systems designed.

4. Ground Water Requirements.

The elevation of the anticipated maximum ground water table shall meet the separation requirements of the anticipated absorption systems.

No groundwater has been encountered and geotechnical investigation did not encounter evidence of groundwater (iron oxide staining/mottling) was not observed in the test pits. See subsurface Exploration and Percolation Test Results Project No. 1200541-A dated November 6, 2020 located in Appendix C, page 3 Subsurface water section.

a. Maximum Ground Water.

Maximum ground water table shall be determined where the anticipated maximum ground water table, including irrigation induced water table, might be expected to rise closer than 48 inches to the elevation of the bottom of a LUWD system. Maximum ground water table shall be determined where alternative LUWD wastewater systems may be considered based on groundwater elevations. The maximum ground water table shall be determined by the following.

i. Regular monitoring of the ground water table, or ground water table, perched, in an observation well for a period of one year, or for the period of the maximum groundwater table.

(1) Previous ground water records and climatological or other information may be consulted for each site proposed for a LUWDS system and may be used to adjust the observed maximum ground water table elevation.

ii. Direct visual observation of the maximum ground water table in a soil exploration pit for:

(1) evidence of crystals of salt left by the maximum ground water table; or

(2) chemically reduced iron in the soil, reflected by redoximorphoric features i.e., a mottled coloring.

As stated previously above, no groundwater has been encountered and geotechnical investigation did not encounter evidence of groundwater (iron oxide staining/mottling) was not observed in the test pits. See subsurface Exploration and Percolation Test Results Project No. 1200541-A dated November 6, 2020 located in Appendix C, page 3 Subsurface water section.

(3) Previous ground water records and climatological or other information may be consulted for each site proposed for a LUWD system and may be used to adjust the observed maximum ground water table elevation in determining the anticipated maximum ground water table elevation.

iii. In cases where the anticipated maximum ground water table is expected to rise to closer than 34 inches from the original ground surface and an alternative LUWD system would be considered, previous ground water records and climatological or other information shall be used to adjust the observed maximum ground water table in determining the anticipated maximum ground water table.

b. Curtain Drains.

A curtain drain or other effective ground water interceptor may be allowed as an attempt to lower the groundwater table to meet the requirements of this rule. The division shall require that the effectiveness of such devices in lowering the ground water table be demonstrated during the season of maximum ground water table.

Curtain drains not anticipated to be needed.

5. Ground Slope.

Absorption systems may not be placed on slopes where the addition of fluids is judged to create an unstable slope.

a. Absorption systems may be placed on slopes between 0% and 25%, inclusive.

The absorption systems are designed on slopes less than 25% in both the drip field location and the underground absorption chamber locations.

b. Absorption systems may be placed on slopes greater than 25% but not exceeding 35% if: (Does not apply to systems designed in this project).

6. Other Factors Affecting a LUWD System Feasibility.

a. The locations of all rivers, streams, creeks, dry or ephemeral washes, lakes, canals, marshes, subsurface drains, natural storm water drains, lagoons, artificial impoundments, either existing or proposed, that will affect building sites, shall be provided.

See well exhibit Sheet E1 located in Appendix F which also depicts existing drainages and the ephemeral stream located on the site. It is not anticipated that the LUWD system will affect these adjacent drainages.

b. Areas proposed for LUWD wastewater systems shall comply with the setbacks in Section R317-4-13 Table 2.

(Setbacks for the LUWD wastewater system are designed as required with Section R317-4-13 Table 2. See overall Utility sheet C1 Located in Appendix B).

c. If any part of a property lies within or abuts a flood plain area, the flood plain shall be shown within a contour line and shall be clearly labeled on the plan with the words "flood plain area".

No flood plains shown for this property on FEMA mapping.

7. Unsuitable.

Where soil and other site conditions are clearly unsuitable for the placement of a LUWD system, there is no need for conducting soil exploration pits or percolation tests.

Soils and site conditions have been found to be acceptable along with the performed percolation tests.

The following section includes the required information by section format using the layout from state rule R317-6-6 to determine project feasibility.

4.0 R317-6-6 Implementation (Sections as requested)

6.3 APPLICATION REQUIREMENTS FOR A GROUND WATER DISCHARGE PERMIT

D. A plat map showing all water wells, including the status and use of each well, Drinking Water source protection zones, topography, springs, water bodies, drainages, and man-made structures within a one-mile radius of the discharge. The plat map must also show the location and depth of existing or proposed wells to be used for monitoring ground water quality. Identify any applicable Drinking Water source protection ordinances and their impacts on the proposed permit.

See Appendix H for plat maps.

K. The description of the ground water most likely to be affected by the discharge, including water quality information of the receiving ground water prior to discharge, a description of the aquifer in which the ground water occurs, the depth to the ground water, the saturated thickness, flow direction, porosity, hydraulic conductivity, and flow systems characteristics.

The aquifer in which ground water occurs is most likely to be located in the Tertiary-age Norwood Formations which consists predominantly of volcanic tuff. The aquifer is a confined aquifer in the Green Arkose Member of the Maple Canyon Formation. The groundwater would be expected to be located in faults and fissures in the overlying Norwood Formation.

Depth to ground water is anticipated to be complex due to the heterogeneity of fractures and joints in the bedrock. No groundwater or evidence to groundwater was observed in the test pits performed by AGEC to a depth of 12 feet (See Appendix C).

The static water level is about 36 feet. The saturation thickness of the Norwood Formation is estimated to be at least 765 feet based on well depths that are almost 800 feet in depth.

The hydraulic gradient is generally from recharge areas at higher areas toward discharge areas at lower elevations (generally from west to east).

Effective porosity of the Green Arkose Member of the Maple Canyon Formation are estimated to have an effective porosity of 15 percent (0.15) based on the assumed secondary porosity feature and the lithology observed in the exploration well according to Loughlin Water Associates preliminary evaluation report per proposed Crimson Ridge Well Crimson Ridge Phase 2 Development dated April 22, 2020.

Hydraulic Conductivity according to prior stated report is approximately 2 feet per day based on the screen length of 10 feet in the exploration well.

Flow system characteristics would be delineated as the western Ogden Valley fault zone as the boundary to groundwater flow across the fault.

Conventional LUWDS systems only provide septic tank treatment, whereas the existing/proposed system addition includes secondary treatment, greatly reducing risk of pollution to the receiving environment. Final effluent parameters per rule for packed bed media treatment technologies, i.e. – Turbidity ≤ 20 NTU, BOD5/TSS ≤ 25 mg/L, COD ≤ 75 mg/L, etc. See also existing reported data for testing data provided in Appendix I.

5.0 Conclusion Summary

The LUWD expanded system has been found to be in compliance with all applicable standard requirements as described within this report and the accompanying design plan set. We would request a conceptual approval letter related for this portion of the work for Harbor View Estates Cluster Subdivision and the Reserve at Crimson Ridge Phase 2A, Phase 2B and Phase 2C.

Please feel free to contact Gardner Engineering with any questions related to this submittal.

Sincerely,

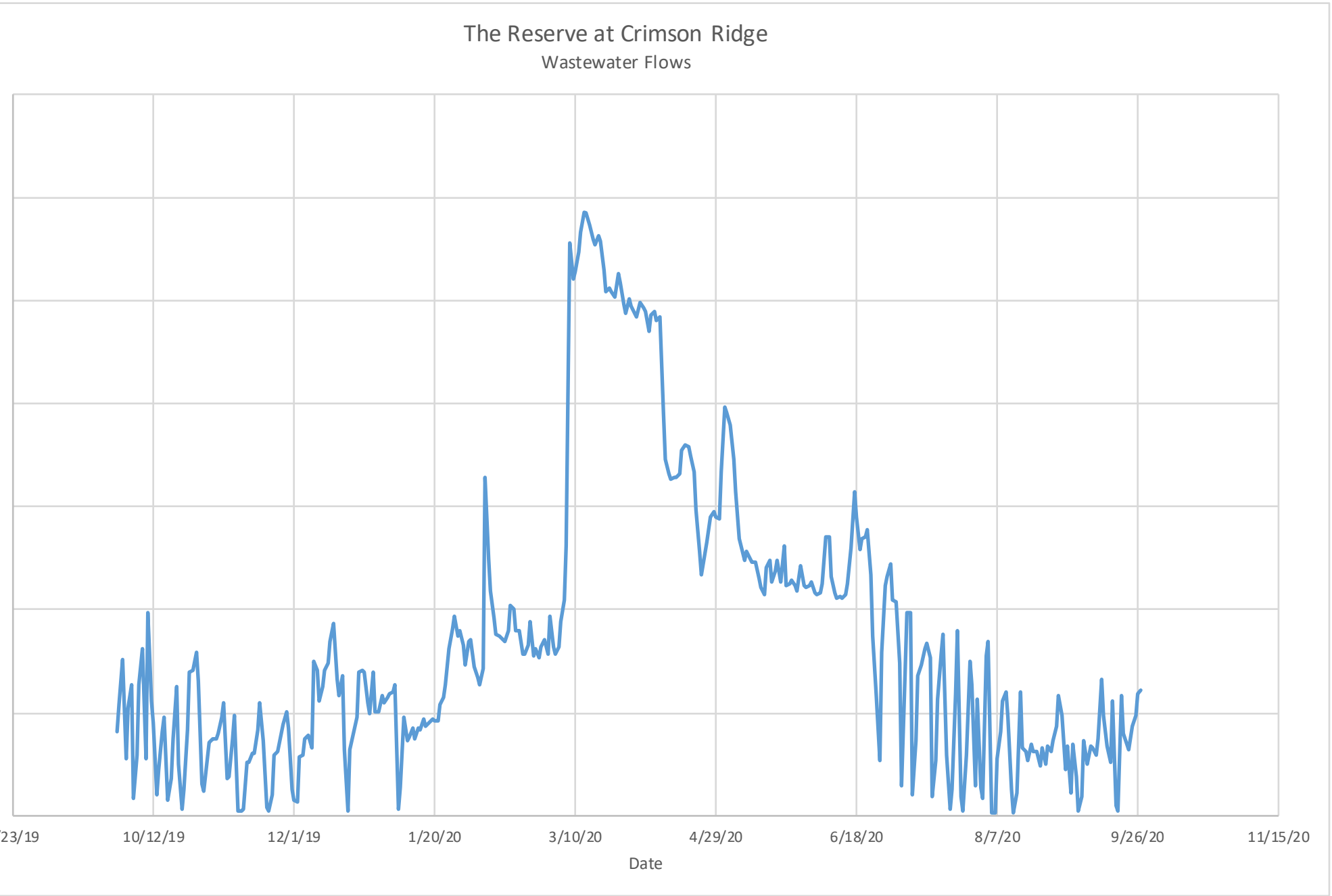
Wesley J. Stewart
801-476-0202-ext 233

Appendix A

Reserve at Crimson Ridge Wastewater Flows

Date	Flow, gpd	Date	Flow, gpd	Date	Flow, gpd	Date	Flow, gpd
9/29/19	1640.39	11/13/19	119.09	12/28/19	1980.68	2/11/20	3509.27
9/30/19	2165.35	11/14/19	1053.66	12/29/19	2780.99	2/12/20	3478.9
10/1/19	3022.85	11/15/19	1038.32	12/30/19	2004	2/13/20	3425.91
10/2/19	1105.78	11/16/19	1214.87	12/31/19	2007.5	2/14/20	3365.3
10/3/19	2092.18	11/17/19	1219.6	1/1/20	2318.88	2/15/20	3589.55
10/4/19	2545.15	11/18/19	1673.16	1/2/20	2187.72	2/16/20	4091.82
10/5/19	354.29	11/19/19	2202.17	1/3/20	2303.91	2/17/20	4003.13
10/6/19	1193.7	11/20/19	1444.41	1/4/20	2383.6	2/18/20	3598.23
10/7/19	2527.69	11/21/19	157.94	1/5/20	2406.35	2/19/20	3584.84
10/8/19	3252.94	11/22/19	78.04	1/6/20	2536.08	2/20/20	3122.71
10/9/19	1123.88	11/23/19	413.81	1/7/20	116.05	2/21/20	3143.63
10/10/19	3940.17	11/24/19	1161.27	1/8/20	560.69	2/22/20	3312.91
10/11/19	2235.59	11/25/19	1260.91	1/9/20	1909.99	2/23/20	3754.96
10/12/19	1810.89	11/26/19	1422.6	1/10/20	1448.98	2/24/20	3116.42
10/13/19	415.57	11/27/19	1773.03	1/11/20	1526.21	2/25/20	3249.63
10/14/19	894.54	11/28/19	2027.66	1/12/20	1711.61	2/26/20	3077.69
10/15/19	1635.2	11/29/19	1692.55	1/13/20	1488.29	2/27/20	3278.7
10/16/19	1898.01	11/30/19	515.35	1/14/20	1716.98	2/28/20	3428.5
10/17/19	286.52	12/1/19	287.48	1/15/20	1669.69	2/29/20	3150.57
10/18/19	717.47	12/2/19	258.71	1/16/20	1883.68	3/1/20	3881.15
10/19/19	1485.4	12/3/19	1153.57	1/17/20	1754.52	3/2/20	3286.26
10/20/19	2523.66	12/4/19	1172.92	1/18/20	1801.62	3/3/20	3147.7
10/21/19	992.33	12/5/19	1487.8	1/19/20	1890.11	3/4/20	3291.36
10/22/19	142.1	12/6/19	1551.81	1/20/20	1858.92	3/5/20	3755.89
10/23/19	507	12/7/19	1313.2	1/21/20	1845.75	3/6/20	4199.97
10/24/19	1654.62	12/8/19	3003.19	1/22/20	2171.11	3/7/20	5237.58
10/25/19	2770.49	12/9/19	2810.52	1/23/20	2293.74	3/8/20	11108.73
10/26/19	2838.84	12/10/19	2236.78	1/24/20	2528.38	3/9/20	10411.17
10/27/19	3162.33	12/11/19	2509.76	1/25/20	3231.37	3/10/20	10563.98
10/28/19	2629.4	12/12/19	2812.36	1/26/20	3610.37	3/11/20	10947.27
10/29/19	613.22	12/13/19	2947.49	1/27/20	3863.05	3/12/20	11328.76
10/30/19	480.23	12/14/19	3374.87	1/28/20	3490.01	3/13/20	11695.78
10/31/19	1123.18	12/15/19	3747.82	1/29/20	3582.52	3/14/20	11698.83
11/1/19	1438.07	12/16/19	2645.36	1/30/20	3313.53	3/15/20	11471.14
11/2/19	1479.97	12/17/19	2342.68	1/31/20	2942.53	3/16/20	11200.74
11/3/19	1478.41	12/18/19	2713.65	2/1/20	3375.43	3/17/20	11077.34
11/4/19	1611.23	12/19/19	1285.75	2/2/20	3427	3/18/20	11243.88
11/5/19	1912.14	12/20/19	79.42	2/3/20	2909.79	3/19/20	11141.03
11/6/19	2175.73	12/21/19	1287.66	2/4/20	2679.34	3/20/20	10572.29
11/7/19	739.42	12/22/19	1585.5	2/5/20	2558.48	3/21/20	10165.81
11/8/19	746.31	12/23/19	1901.97	2/6/20	2871.12	3/22/20	10227.62
11/9/19	1502.25	12/24/19	2799.31	2/7/20	6579.96	3/23/20	10167.56
11/10/19	1942.47	12/25/19	2816.65	2/8/20	4998.94	3/24/20	10074.35
11/11/19	103.92	12/26/19	2802.62	2/9/20	4362.34	3/25/20	10528.75
11/12/19	99.23	12/27/19	2201.56	2/10/20	3838.17	3/26/20	10360.4

Date	Flow, gpd	Date	Flow, gpd	Date	Flow, gpd	Date	Flow, gpd
3/27/20	9936.44	5/13/20	4904.32	6/29/20	4629.26	8/15/20	2415.57
3/28/20	9747.11	5/14/20	4621.38	6/30/20	4902.67	8/16/20	1327.06
3/29/20	10033.42	5/15/20	4441.72	7/1/20	4175.65	8/17/20	1251.55
3/30/20	9882.97	5/16/20	4275.7	7/2/20	4162.96	8/18/20	1085.15
3/31/20	9735.82	5/17/20	4803.69	7/3/20	2957.67	8/19/20	1388.66
4/1/20	9688.67	5/18/20	4958.56	7/4/20	595.95	8/20/20	1251.19
4/2/20	9953.66	5/19/20	4537.18	7/5/20	2792.23	8/21/20	1241.32
4/3/20	9861.72	5/20/20	4754.53	7/6/20	3949.13	8/22/20	958.65
4/4/20	9801.64	5/21/20	4968.87	7/7/20	3924.96	8/23/20	1333.96
4/5/20	9416.59	5/22/20	4522.78	7/8/20	411.98	8/24/20	1007.27
4/6/20	9731.05	5/23/20	5243.19	7/9/20	1469.31	8/25/20	1369.5
4/7/20	9792.03	5/24/20	4484.26	7/10/20	2732.23	8/26/20	1239.69
4/8/20	9608.78	5/25/20	4516.88	7/11/20	2938.8	8/27/20	1450.15
4/9/20	9672.23	5/26/20	4572.87	7/12/20	3225.65	8/28/20	1733.02
4/10/20	7793.55	5/27/20	4464.13	7/13/20	3361.62	8/29/20	2316.65
4/11/20	6912.6	5/28/20	4373.35	7/14/20	3059.61	8/30/20	1935.89
4/12/20	6629.23	5/29/20	4853.85	7/15/20	359.69	8/31/20	881.87
4/13/20	6548.22	5/30/20	4462.74	7/16/20	1067.98	9/1/20	1365.77
4/14/20	6557.98	5/31/20	4421.86	7/17/20	2264.57	9/2/20	451.41
4/15/20	6554.8	6/1/20	4464.31	7/18/20	3152.84	9/3/20	1393.33
4/16/20	6631.16	6/2/20	4521.06	7/19/20	3507.47	9/4/20	774.7
4/17/20	7105.01	6/3/20	4322.42	7/20/20	1162.74	9/5/20	88.24
4/18/20	7188.85	6/4/20	4301.44	7/21/20	134.84	9/6/20	379.51
4/19/20	7163.51	6/5/20	4331.76	7/22/20	517.47	9/7/20	1446.27
4/20/20	6972.37	6/6/20	4517.47	7/23/20	2376.44	9/8/20	991.14
4/21/20	6673.09	6/7/20	5399.61	7/24/20	3588.63	9/9/20	1349.58
4/22/20	5919.22	6/8/20	5418.07	7/25/20	388.66	9/10/20	1307.72
4/23/20	5126.02	6/9/20	4636.8	7/26/20	78.9	9/11/20	1189.87
4/24/20	4678	6/10/20	4341.87	7/27/20	1177.52	9/12/20	1482.62
4/25/20	5093.73	6/11/20	4229.82	7/28/20	3008.06	9/13/20	2651.47
4/26/20	5316.32	6/12/20	4254.5	7/29/20	2555.96	9/14/20	1948.84
4/27/20	5813.5	6/13/20	4216.22	7/30/20	578.67	9/15/20	1365.44
4/28/20	5897.7	6/14/20	4288.3	7/31/20	2264.25	9/16/20	1032.12
4/29/20	5804.8	6/15/20	4511.28	8/1/20	556.45	9/17/20	2216.71
4/30/20	5763.48	6/16/20	5195.28	8/2/20	332.73	9/18/20	205.42
5/1/20	6681.38	6/17/20	6296.48	8/3/20	3108.1	9/19/20	90.96
5/2/20	7922.11	6/18/20	5808.14	8/4/20	3384.54	9/20/20	2334.14
5/3/20	7811.18	6/19/20	5157.09	8/5/20	75.87	9/21/20	1585.41
5/4/20	7590.03	6/20/20	5381.85	8/6/20	57.03	9/22/20	1399.02
5/5/20	6902.32	6/21/20	5408.45	8/7/20	1106.76	9/23/20	1277.17
5/6/20	6299.2	6/22/20	5563.57	8/8/20	1630.17	9/24/20	1732.5
5/7/20	5364.88	6/23/20	4687.42	8/9/20	2238.4	9/25/20	1931.4
5/8/20	5220.7	6/24/20	3475.34	8/10/20	2406.71	9/26/20	2367.63
5/9/20	4955.09	6/25/20	2318.28	8/11/20	1918.48	9/27/20	2427.19
5/10/20	5131.74	6/26/20	1076.12	8/12/20	518.81		
5/11/20	4992.93	6/27/20	3156.1	8/13/20	58.05		
5/12/20	4929.86	6/28/20	4456.88	8/14/20	427.71		


The Reserve at Crimson Ridge
Wastewater Flows
/23/19
10/12/19
12/1/19
1/20/20
3/10/20
4/29/20
6/18/20
8/7/20
9/26/20
11/15/20
Date

Appendix B

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PH. 2A, 2B & 2C
& HARBOR VIEW ESTATES SUBDIVISION
WEBER COUNTY , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT WEBER COUNTY STANDARD DRAWING, AND SHALL BE APPROVED BY THE WEBER COUNTY ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE WEBER COUNTY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE WEBER COUNTY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE WEBER COUNTY TRAFFIC ENGINEER

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH STATE STANDARDS, HEALTH DEPARTMENT STANDARDS AND WEBER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE WEBER COUNTY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE WEBER COUNTY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER WEBER COUNTY STANDARD.
10. CONTRACTOR IS TO INSTALL BENTONITE CLAY CUTOFF COLLARS AS SHOWN IN PLAN AND PROFILE SHEETS.
11. ALL SEWER PIPE TO MANHOLE CONNECTIONS TO USE KOR-N-SEAL CONNECTORS.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEBER COUNTY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WEBER COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE WEBER COUNTY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY WEBER COUNTY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   A) OBTAIN ALL REQUIRED PERMITS FROM WEBER COUNTY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
   B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
   C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
   D) PROVIDING AS-BUILT DRAWINGS TO WEBER COUNTY AND THE ENGINEER.
   E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND WEBER COUNTY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN WEBER COUNTY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND WEBER COUNTY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET WEBER COUNTY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE WEBER COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. WEBER COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A WEBER COUNTY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO CRIMSON RIDGE WATER COMPANY STANDARDS, SPECIFICATIONS AND PLANS. AVAILABLE UPON REQUEST.
2. BEFORE AN DURING BACK FILL OPERATIONS, CONSTRUCITON WORK WILL BE INSPECTED BY A REPRESENTATIVE OF CRIMSON RIDGE WATER COMPANY.
3. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
4. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
5. DISINFECTION TESTS IS REQUIRED PER WATER COMPANY SPECIFICATIONS.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 200 PIPE, PER ASTM D2241. WASHOUT ASSEMBLIES SHALL CONSIST OF A KUPFERLE FOUNDRY CO. 2" BLOW-OFF HYDRANT (OR WATER COMPANY APPROVED EQUIV.) PLACED IN A BOX LOCATED IN THE PARK STRIP. WATER LINES SHALL BE ADJUSTED IN DEPTH AND GATE VALVES IN LOCATIONS AS NOT TO INTERFERE WITH STORM DRAIN CROSSINGS.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

SHEET INDEX

DEVELOPERS:

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6130 E. LAST CAMP CIR.
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801-535-4055

KEVIN DEPPE
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ALL IMPROVEMENTS TO CONFORM TO CURRENT WEBER COUNTY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO CRIMSON RIDGE WATER COMPANY UTILITY STANDARDS AND SPECIFICATIONS

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PH. 2A, 2B, & 2C
& HARBOR VIEW ESTATES SUBDIVISION
CONSTRUCTION DOCUMENTS

GEOTECHNICAL NOTES:
1. AGEC REPRESENTATIVE SHOULD OBSERVE THE SITE GRADING OPERATIONS.
2. CONTRACTOR IS TO REFER TO "GEOTECHNICAL INVESTIGATION PROPOSED CRIMSON RIDGE– PHASE 2 & 3 5129 EAST WHISPERING PINES LANE EDEN, UTAH" DATED SEPTEMBER 15, 2020 PREPARED BY AGEC.
3. CONTRACTOR IS TO REFER TO "GEOLOGIC HAZARDS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSIDE LANE EDEN, UTAH" DATED MAY 15, 2020.
4. MAXIMUM ANTICIPATED GROUND WATER IS BELOW 11' DEPTH FROM THE SURFACE WHICH IS THE DEPTH INVESTIGATED WITH THE GEOTECH REPORT. EXISTING MONITORING WELLS INSTALLED WITH PHASE 1 TO VERIFY.

ENGINEER
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CRIMSON RIDGE WATER COMPANY
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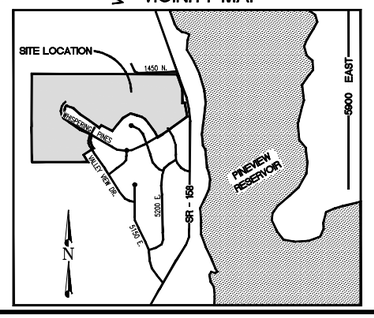
VICINITY MAP



HOUSING TYPE
SINGLE FAMILY RESIDENTIAL HOMES.

ORENCO 1,000 GALLON PROCESSOR TANK WITH PUMP DISCHARGE FOR EACH LOT IN HARBOR VIEW ESTATES SUBDIVISION. SEE DETAIL SHEET D1. (TO BE INSTALLED BY FUTURE LOT OWNER).

FOR PHASE 2A, 2B, AND 2C, ORENCO 1,500 GALLON GRAVITY PROCESSOR FOR 5 BEDROOMS AND LARGER. OTHERWISE 1,000 GALLON GRAVITY PROCESSOR FOR 4 BEDROOMS OR LESS. 2000 GALLON SEPTIC TANK MAY ALSO BE INSTALLED AS AVAILABLE. SEE DETAIL SHEET D2. (TO BE INSTALLED BY FUTURE LOT OWNER).

DEVELOPERS:

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SLC, UT 84108
801–535–4055

KEVIN DEPPE
110 W. 1700 N.
CENTERVILLE, UT 84014
801–535–4032

0' 50' 100' 200' 300'
Scale in Feet
1" = 100'

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- NEW PRESSURE SEWER LATERAL
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING CULINARY WATER
- NEW CULINARY WATER
- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING

SCALE 1" = 100'
DATE 3/22/2021
DESIGN BSD/MJB
DRAWN BSD/MJB
CHECKED TMN
DWG: R:\2020 - B&H INVESTMENTS, CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - C05.DWG

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

OVERALL UTILITY PLAN
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

C1

LATE PLEISTOCENE TO HOLOCENE LANDSLIDE AND/OR SLOPE COLLUVIUM

ARAVE REVOCABLE LIVING TRUST 200030010

EPHEMERAL STREAM CORRIDOR

SNOW BERRY INN

1450 NORTH

10.00' POWERLINE EASEMENT

SR-158 (UDOT)

LOT 68 | LOT 67 | LOT 66 | LOT 65 | LOT 64 | LOT 63

SKYLINE DRIVE

SHEET PP1 | SHEET PP2 | SHEET PP3

UPPER DETENTION POND LOCATOIN

OPEN SPACE

SHEET C8

HOLOCENE LANDSLIDE

LOT 61 | LOT 60 | LOT 62

LOT 42 | LOT 43 | LOT 44 | LOT 45 | LOT 46 | LOT 47

LOT 205R | LOT 206R | LOT 204 | LOT 207 | LOT 203 | LOT 208 | LOT 202 | LOT 201

HARBOR VIEW CT.

SHEET PP7 | SHEET PP8

LOWER DETENTION POND LOCATION

LATE PLEISTOCENE TO HOLOCENE LANDSLIDE AND/OR SLOPE COLLUVIUM

OPEN SPACE

LOT 59 | LOT 58 | LOT 57 | LOT 56 | LOT 55 | LOT 54 | LOT 53

SHEET PP6 | SHEET PP5 (RT)

HOLOCENE LANDSLIDE

NON-BUILDABLE AREA

LATE PLEISTOCENE TO HOLOCENE LANDSLIDE AND/OR SLOPE COLLUVIUM

VALLEY VIEW DR.

LOT 41 | LOT 40 | LOT 39 | LOT 38 | LOT 37 | LOT 36

SHEET C7 | SHEET C6

RECONSTRUCTED EX. LOWER DETENTION

LOT 49 | LOT 48 | LOT 50 | LOT 51 | LOT 52

SHEET PP5 | SHEET PP4

SKYLINE DRIVE

PARCEL A

WHISPERING PINES LN.

LATE PLEISTOCENE TO HOLOCENE LANDSLIDE AND/OR SLOPE COLLUVIUM

LAKESIDE CT.

SHEET C3 & SHEET C4

WHISPERING PINES LN.

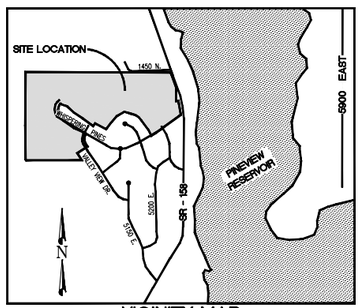
MORNING SIDE LN.

CRIMSON RIDGE OWNER'S ASSOCIATION INC.

HOLOCENE

VALLEY VIEW DR.

GEOTECHNICAL NOTES:
1. AGEC REPRESENTATIVE SHOULD OBSERVE THE SITE GRADING OPERATIONS.
2. CONTRACTOR IS TO REFER TO "GEOTECHNICAL INVESTIGATION PROPOSED CRIMSON RIDGE– PHASE 2 & 3 5129 EAST WHISPERING PINES LANE EDEN, UTAH" DATED SEPTEMBER 15, 2020 PREPARED BY AGEC.
3. CONTRACTOR IS TO REFER TO "GEOLOGIC HAZARDS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSIDE LANE EDEN, UTAH" DATED MAY 15, 2020.



VICINITY MAP

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- NEW PRESSURE SEWER LATERAL
- EXISTING STORM DRAIN
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- NEW CULINARY WATER
- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING

SCALE: 1" = 100'
DATE: 3/22/2021
DESIGN: BSD/MJB
DRAWN: BSD/MJB
CHECKED: TMN
DWG: R:\2020 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - C05.DWG

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

OVERALL SHEET LAYOUT

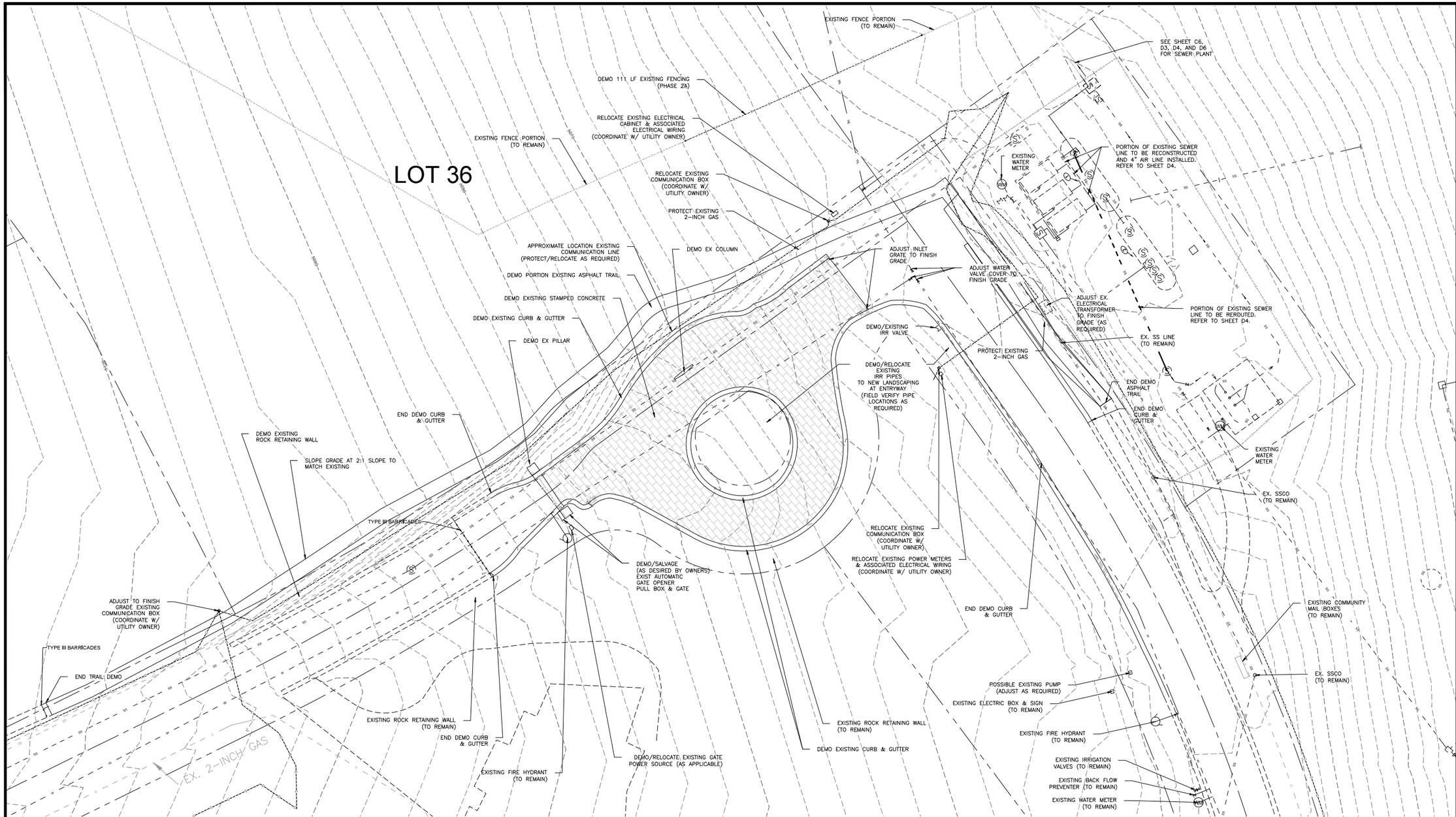
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2

1250 NORTH 5200 EAST

EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0702 FAX: 801.476.0066

C2



LEGEND

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- ROAD CENTERLINE
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- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING

0' 10' 20' 40' 60'

Scale in Feet
1" = 20'

SCALE: 1" = 20'
DATE: 3/22/2021
DESIGN: BSD/MJB
DRAWN: BSD/MJB
CHECKED: TMN
DWG: R:\2018 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - C05.DWG

REVISIONS

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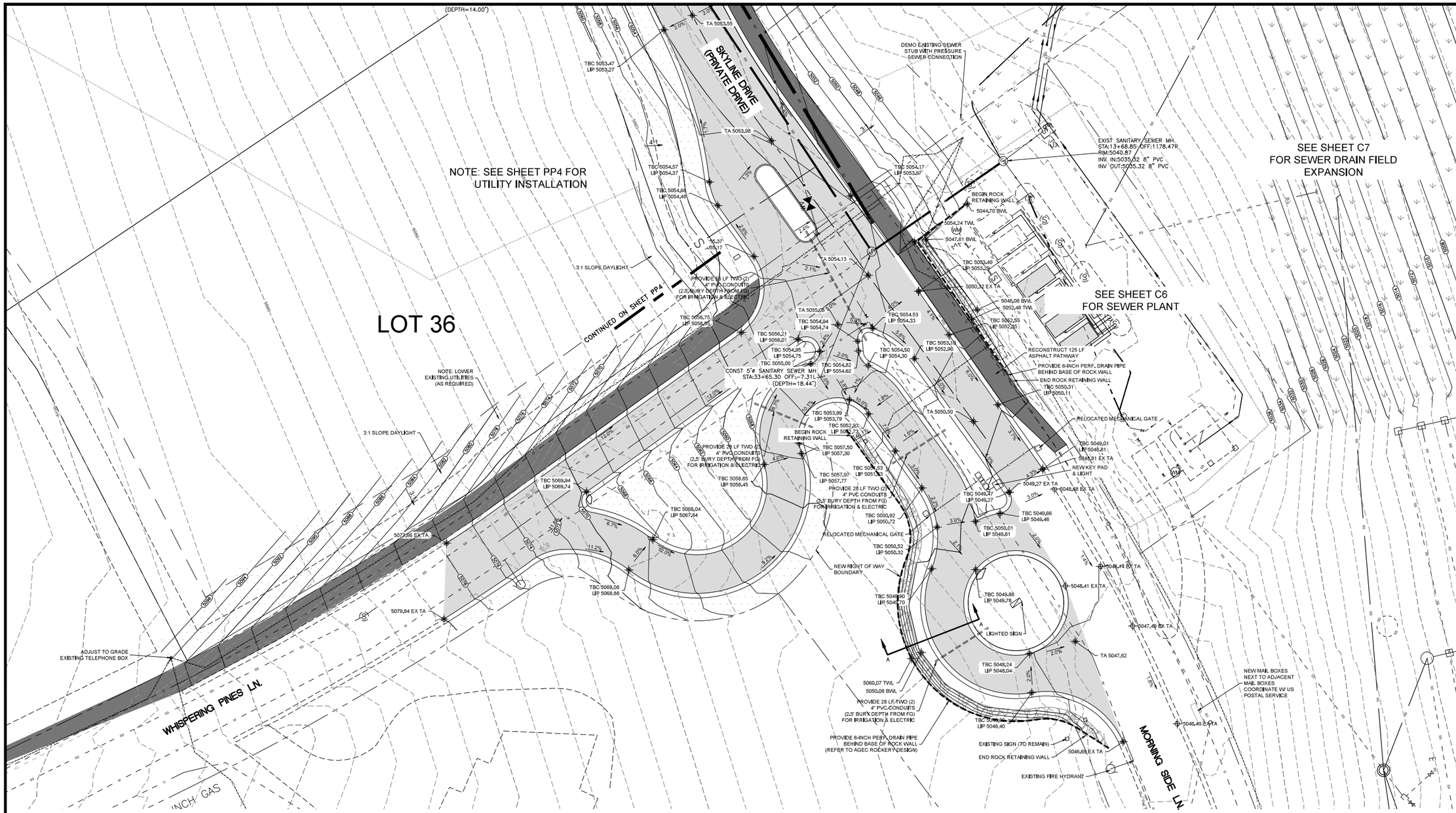
PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

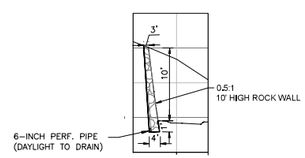
ENTRY ACESS DEMO

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

C3





CROSS SECTION VIEW A-A
(SEE GEOTECH NOTE 4., 5. 6. ON SHEET PP1)

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
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- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING
- 6" DEPTH CUT AREA OVER EX & 6" TOPSOIL OR 6" TRAIL MATERIAL PLACEMENT (HYDRO SEED IN DESIGNATED PHASE)
- HYDRO SEED FILL SLOPES IN DESIGNATED PHASE

0' 10' 20' 40' 60'
Scale in Feet
1" = 20'

SCALE 1" = 20'
DATE 3/22/2022
DESIGN BSD/MJB
DRAWN BSD/MJB
CHECKED TMN
DWG: R:\2026 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - C05.DWG

REVISIONS

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PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
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STATE OF UTAH

ENTRY ACCESS REGRADING
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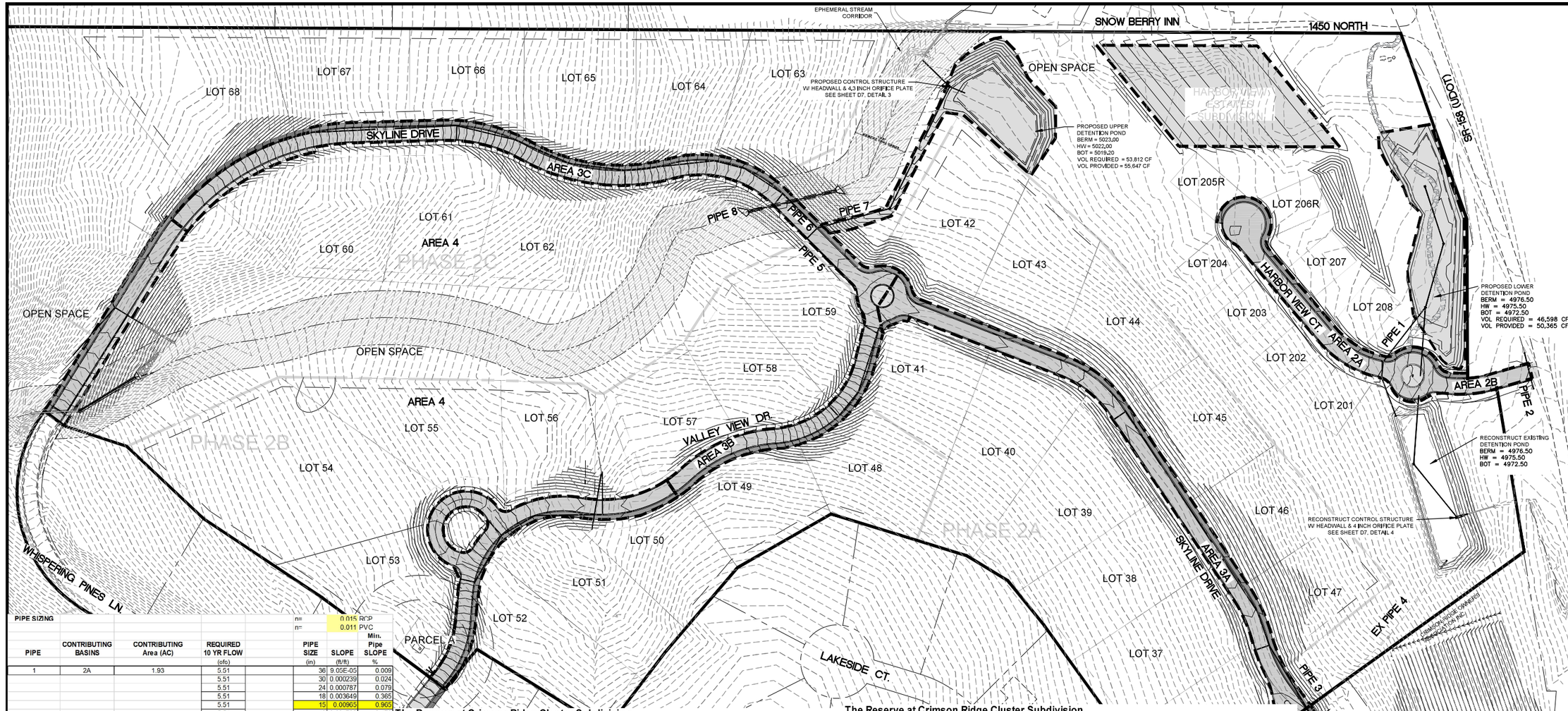
C4



PIPE SIZING					n=	0.015 RCP		
					n=	0.011 PVC		
PIPE	CONTRIBUTING BASINS	CONTRIBUTING Area (AC)	REQUIRED 10 YR FLOW (cfs)		PIPE SIZE (in)	SLOPE (ft/ft)	Min. Pipe SLOPE %
1	2A	1.93	5.51		36	9.05E-05	0.009
			5.51		30	0.000239	0.024
			5.51		24	0.000787	0.079
			5.51		18	0.003649	0.365
			5.51		15	0.00965	0.965
			5.51		12	0.031722	3.172
2	2B	0.72	2.04		36	1.24E-05	0.001
			2.04		30	3.28E-05	0.003
			2.04		24	0.000108	0.011
			2.04		18	0.0005	0.050
			2.04		15	0.001322	0.132
			2.04		12	0.004346	0.435
3	3A	1.34	1.63		36	7.89E-06	0.001
			1.63		30	2.09E-05	0.002
			1.63		24	6.86E-05	0.007
			1.63		18	0.000318	0.032
			1.63		15	0.000841	0.084
			1.63		12	0.002766	0.277
4	1 (Ex.), 3A	5.93	5.58		36	9.26E-05	0.009
	(Plus Existing Flows Estimate)		5.58		30	0.000245	0.024
			5.58	(Ex S=17.77%)	24	0.000805	0.081
			5.58		18	0.003735	0.373
			5.58		15	0.009875	0.988
			5.58		12	0.032465	3.246
5	3B	1.29	1.62		36	7.8E-06	0.001
			1.62		30	2.06E-05	0.002
			1.62		24	6.78E-05	0.007
			1.62		18	0.000315	0.031
			1.62		15	0.000832	0.083
			1.62		12	0.002735	0.274
6	3C	1.88	2.59		36	2E-05	0.002
			2.59		30	5.28E-05	0.005
			2.59		24	0.000174	0.017
			2.59		18	0.000806	0.081
			2.59		15	0.00213	0.213
			2.59		12	0.007002	0.700
7	3B, 3C	3.18	4.21		36	5.28E-05	0.005
			4.21		30	0.00014	0.014
			4.21		24	0.000459	0.046
			4.21		18	0.002127	0.213
			4.21		15	0.005624	0.562
			4.21		12	0.01849	1.849
8	Upsteam+Area 4	23.05	596.00	(Upstream	72	0.026226	2.623
	(Additional area added		596.00	Design Flows	60	0.068347	6.835
	to Upstream design)		596.00	with 100 Yr)	54	0.121638	12.164
			596.00		48	0.227973	22.797
			596.00		36	1.057361	105.736

The Reserve at Crimson Ridge Cluster Subdivision
1250 North 5200 East
Eden, Weber County, Utah
(Phase 2B-2C 11 detainable homes)

Gardner Engineering

Areas	Total Site Sq. Ft.	Acre	C
Asphalt Hard Surface	200,043	4.5923	0.90
Gravel Areas	0	0.0000	0.50
Landscape	49,433	1.1348	0.10
Detention Ponds	58,697	1.3475	0.10
Building & Concrete	143,000	3.2828	0.90
Total/Weighted	451,173	10.3575	0.71

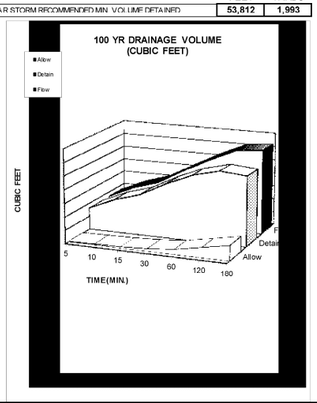
Allow Release Rate (cfs/acre) 0.100 cfs/acre
Q Allowable (cfs) 1.04
Undetained Release 0.00 cfs
Total Allowed Release 1.04 cfs

100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	FEET	YARDS
	53,812	1,993

100 yr

MIN	Runoff Vol (cf) Allowable	*Inch / Hr i100	Total Vol (cf) 100 YEAR	Detain Vol (cf) Difference
5	311	7.57	16,660	16,349
10	621	5.76	25,353	24,731
15	932	4.76	31,427	30,495
30	1,864	3.21	42,387	40,522
60	3,729	1.99	52,554	48,825
120	7,457	1.16	61,269	53,812
180	11,186	0.797	63,144	51,958
360	22,372	0.452	71,622	49,249
720	44,744	0.286	90,636	45,892
1440	89,489	0.166	105,214	15,725

NOAA - Atlas 14



Orifice Calculation

H =	4.5	Maximum water height (ft)
Q =	1.04	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.100	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	4.29	Orifice Diameter (in)
d =	4 2/7	Orifice

The Reserve at Crimson Ridge Cluster Subdivision
1250 North 5200 East
Eden, Weber County, Utah
(Harbor View Estates Subdivision and Phase 2A Crimson Ridge - 21 LOTS)

Gardner Engineering

Areas	Total Site Sq. Ft.	Acre	C
Asphalt Hard Surface	108,484	2.4904	0.90
Gravel Areas	0	0.0000	0.50
Landscape	104,577	2.4007	0.10
Detention Ponds	58,326	1.3390	0.10
Building & Concrete	182,249	4.1838	0.90
Total/Weighted	453,636	10.4140	0.61

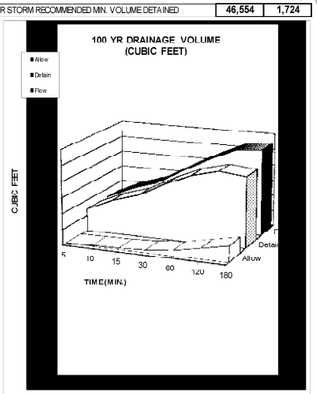
Allow Release Rate (cfs/acre) 0.090 cfs/acre
Q Allowable (cfs) 0.94
Total Allowed Release 0.94 cfs

100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	FEET	YARDS
	46,554	1,724

100 yr

MIN	Runoff Vol (cf) Allowable	*Inch / Hr i100	Total Vol (cf) 100 YEAR	Detain Vol (cf) Difference
5	281	7.57	14,491	14,210
10	562	5.76	22,052	21,491
15	842	4.76	27,335	26,493
30	1,685	3.21	36,868	35,184
60	3,369	1.99	45,712	42,343
120	6,739	1.16	53,293	46,554
180	10,108	0.797	54,924	44,816
360	20,216	0.452	62,297	42,081
720	40,432	0.286	78,836	38,404
1440	80,864	0.166	91,516	10,653

NOAA - Atlas 14



Orifice Calculation

H =	7.5	Maximum water height (ft)
Q =	0.94	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.070	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	3.59	Orifice Diameter (in)
d =	3 3/5	Orifice

EXISTING LOWER POND ORIFICE DESIGN SIZE = 19.8 INCH = 2.14 SF AREA
ADDITIONAL AREA FOR HARBOR VIEW ESTATES AND CRIMSON RIDGE PHASE 2A
= 0.07 SF (FOR 0.1 CFS/ ACRE RELEASE

LOWER POND NEW ORIFICE = 20.2 INCH = 2.21 SF

(SEE SHEET D7, DETAIL 4 FOR NEW CONTROL STRUCTURE DETAIL)

0' 50' 100' 200' 300'
Scale in Feet
1" = 100'

REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 100'
DATE: 3/22/2021
DESIGN: BSD/MJB
DRAWN: BSD/MJB
CHECKED: TMN
DWG: R:\2020 - B&H INVESTMENT_CRIMSON RIDGE_DESIGN_DWG_CRIMSON RIDGE - C05.DWG

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

DRAINAGE CALCS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST, OGDEN, UT
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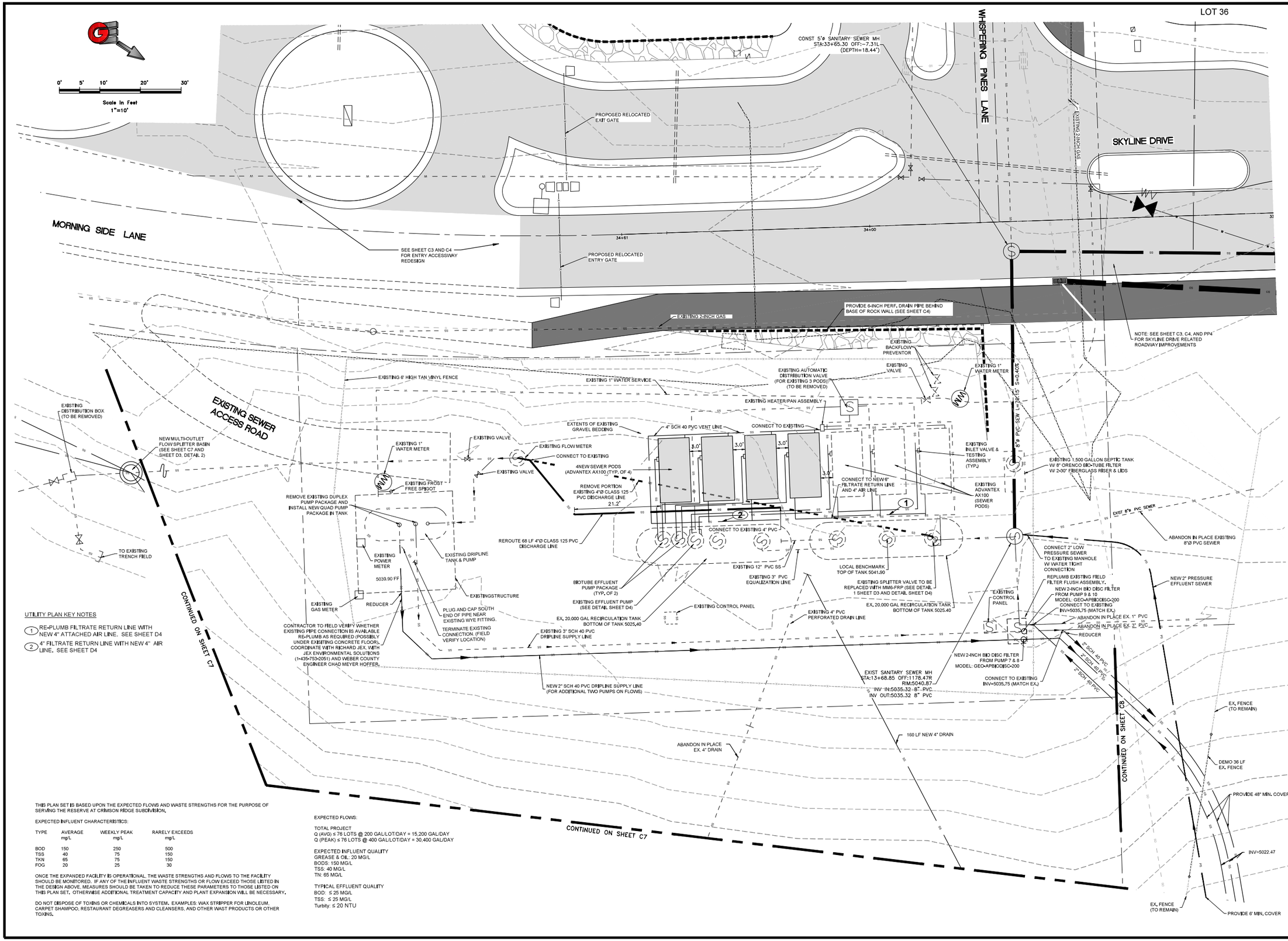
C5



UTILITY PLAN KEY NOTES

1. RE-PLUMB FILTRATE RETURN LINE WITH NEW 4" ATTACHED AIR LINE. SEE SHEET D4
2. 4" FILTRATE RETURN LINE WITH NEW 4" AIR LINE. SEE SHEET D4

THIS PLAN SET IS BASED UPON THE EXPECTED FLOWS AND WASTE STRENGTHS FOR THE PURPOSE OF SERVING THE RESERVE AT CRIMSON RIDGE SUBDIVISION.

EXPECTED INFLUENT CHARACTERISTICS:

TYPE	AVERAGE mg/L	WEEKLY PEAK mg/L	RARELY EXCEEDS mg/L
BOD	150	250	500
TSS	40	75	150
TKN	65	75	150
FOG	20	25	30

ONCE THE EXPANDED FACILITY IS OPERATIONAL, THE WASTE STRENGTHS AND FLOWS TO THE FACILITY SHOULD BE MONITORED. IF ANY OF THE INFLUENT WASTE STRENGTHS OR FLOW EXCEED THOSE LISTED IN THE DESIGN ABOVE, MEASURES SHOULD BE TAKEN TO REDUCE THESE PARAMETERS TO THOSE LISTED ON THIS PLAN SET. OTHERWISE ADDITIONAL TREATMENT CAPACITY AND PLANT EXPANSION WILL BE NECESSARY.

DO NOT DISPOSE OF TOXINS OR CHEMICALS INTO SYSTEM. EXAMPLES: WAX STRIPPER FOR LINOLEUM, CARPET SHAMPOO, RESTAURANT DEGREASERS AND CLEANSERS, AND OTHER WAST PRODUCTS OR OTHER TOXINS.

EXPECTED FLOWS:

TOTAL PROJECT
Q (AVG) ≤ 76 LOTS @ 200 GAL/LOT/DAY = 15,200 GAL/DAY
Q (PEAK) ≤ 76 LOTS @ 400 GAL/LOT/DAY = 30,400 GAL/DAY

EXPECTED INFLUENT QUALITY
GREASE & OIL: 20 MG/L
BODS: 150 MG/L
TSS: 40 MG/L
TN: 65 MG/L

TYPICAL EFFLUENT QUALITY
BOD: ≤ 25 MG/L
TSS: ≤ 25 MG/L
Turbity: ≤ 20 NTU

SCALE: 1"=10'
DATE: 3/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN
DWG: R:\12208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

EFFLUENT TREATMENT FACILITY
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

C6

THIS PLAN SET IS BASED UPON THE EXPECTED FLOWS AND WASTE STRENGTHS FOR THE PURPOSE OF SERVING THE RESERVE AT CRIMSON RIDGE SUBDIVISION.

EXPECTED INFLUENT CHARACTERISTICS:

TYPE	AVERAGE mg/L	WEEKLY PEAK mg/L	RARELY EXCEEDS mg/L
BOD	150	250	500
TSS	40	75	150
TKN	65	75	150
FOG	20	25	30

ONCE THE EXPANDED FACILITY IS OPERATIONAL, THE WASTE STRENGTHS AND FLOWS TO THE FACILITY SHOULD BE MONITORED. IF ANY OF THE INFLUENT WASTE STRENGTHS OR FLOW EXCEED THOSE LISTED IN THE DESIGN ABOVE, MEASURES SHOULD BE TAKEN TO REDUCE THESE PARAMETERS TO THOSE LISTED ON THIS PLAN SET. OTHERWISE ADDITIONAL TREATMENT CAPACITY AND PLANT EXPANSION WILL BE NECESSARY.

DO NOT DISPOSE OF TOXINS OR CHEMICALS INTO SYSTEM. EXAMPLES: WAX STRIPPER FOR LINOLEUM, CARPET SHAMPOO, RESTAURANT DEGREASERS AND CLEANSERS, AND OTHER WAST PRODUCTS OR OTHER TOXINS.

BASED ON PERC RATE 53 MIN/IN
APPLICATION RATE 0.4 GAL/SF VALUES APPROVED FOR PHASE 1

ABSORPTION APPLICATION RATES
Q = 5.0 MIN/IN / (53 MIN./IN *0.5) = 0.68 GAL/SF

EXISTING TRENCH FIELD - PHASE 1

7,177 LF

ABSORPTION FIELD TOTAL BUILD OUT (INCLUDES EX. PHASE 1, PHASE 2 & HARBOR VIEW ESTATES SUBDIVISION)
76 LOTS (TOTAL BUILD OUT)
76 LOTS @ 400 GAL/LOT/DAY = 30,400 GAL/DAY

APPROXIMATE APPLICATION RATES ABSORPTION FIELD
Q = 5.0 MIN/IN / (53 MIN./IN *0.5) = 0.68 GAL/SF
(BASED ON ORIGINAL PHASE 1 DESIGN RATES)

REQUIRED ABSORPTION FIELD AREA TRENCH
30,400 GAL/DAY / 0.68 GAL/SF = 44,706 SF

REQUIRED ABSORPTION TRENCH LENGTH
44,706 SF / 3' = 14,901 LF OF TRENCH REQUIRED

14,933 LF OF TRENCH PROVIDED

(FINISH GRADE TO MATCH EXISTING GROUND ELEVATIONS)

Scale in Feet
1"=40'

SEE SHEET C3 & SHEET C4 FOR ENTRANCE ACCESS UPDATES

REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=40'
DATE: 3/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN
DWG: R:\12308 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

SEWER DRAIN FIELD EXPANSION
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

C7

THIS PLAN SET IS BASED UPON THE EXPECTED FLOWS AND WASTE STRENGTHS FOR THE PURPOSE OF SERVING THE RESERVE AT CRIMSON RIDGE SUBDIVISION.

EXPECTED INFLUENT CHARACTERISTICS:

TYPE	AVERAGE mg/L	WEEKLY PEAK mg/L	RARELY EXCEEDS mg/L
BOD	150	250	500
TSS	40	75	150
TKN	65	75	150
FOG	20	25	30

ONCE THE EXPANDED FACILITY IS OPERATIONAL, THE WASTE STRENGTHS AND FLOWS TO THE FACILITY SHOULD BE MONITORED. IF ANY OF THE INFLUENT WASTE STRENGTHS OR FLOW EXCEED THOSE LISTED IN THE DESIGN ABOVE, MEASURES SHOULD BE TAKEN TO REDUCE THESE PARAMETERS TO THOSE LISTED ON THIS PLAN SET. OTHERWISE ADDITIONAL TREATMENT CAPACITY AND PLANT EXPANSION WILL BE NECESSARY.

DO NOT DISPOSE OF TOXINS OR CHEMICALS INTO SYSTEM. EXAMPLES: WAX STRIPPER FOR LINOLEUM, CARPET SHAMPOO, RESTAURANT DEGREASERS AND CLEANSERS, AND OTHER WAST PRODUCTS OR OTHER TOXINS.

DRIP SYSTEM DESIGN
1. PERCOLATION RATE = 21,8 MIN/INCH
2. ALLOWED APPLICATION RATE = 0,45 GAL/SF/DAY
3. TOTAL FLOW TO BE DISPERSED
   76 LOTS @ 400 GAL/LOT/DAY = 30,400 GAL/DAY
4. REQUIRED DRIP SYSTEM AREA
   (30,400 GAL/DAY)/(0,45 GAL/SF/DAY) = 67,556 SF
   67,556 SF/2 = 33,778 LF OF DRIP TUBING
   8 ZONES (33,778/8) = 4,222 LF / ZONE.
5. EMITTER COVERS 4 SF (4 SF)/0,45 GAL/SF/DAY) = 1,8 GAL / DAY (PER EMITTER)
6. EMITTER SUPPLIES 0,53 GAL/HR (PER EMITTER)
7. TOTAL TIME TO BE APPLIED EACH DAY
   (1,8 GAL/DAY)/(0,53 GAL/HR) = 3,4 HR/DAY = 204 MIN/DAY
8. RUN TIME RANGE 5 MINUTE/DOSE CYCLE TO 10 MINUTE/DOSE CYCLE

DOSING REQUIREMENTS
1. 21 CYCLES/DAY/ZONE
2. 210 MIN/DAY/21 CYCLES/DAY/ZONE = 10 MINUTES/CYCLE ZONE AREA

ZONE AREAS
1. 8 ZONES
2. TOTAL REQUIRED DRIP SYSTEM AREA = 67,556 SF / 8 ZONES = 8,445 SF / ZONE
3. (8,446 SF / ZONE) (0,45 GAL/DAY/SF) = 3,810 GPD / ZONE
4. (3,810 GPD/ZONE)/(21 CYCLES/DAY) = 181 GAL/CYCLE
5. (181 GAL/CYCLE)/(10 MINUTE/CYCLE) = 18 GAL / MINUTE
   DESIGNED 16 ROWS PER ZONE WITH 266 LF PER ROW FOR A TOTAL OF 4,256 LF

   OPERATING FLOW RATE PER ZONE = 18 GAL/MINUTE
   FLOW RATE PER ZONE FLUSHING AT 0,5 FEET/SEC = 35 GAL/MINUTE

   FLOW RATE PER ZONE RETURNING DURING A FLUSH CYCLE = 35 GAL/MINUTE - 18 GAL/MINUTE = 17 GAL/MINUTE

PUMP REQUIREMENTS

DRIP IRRIGATION SYSTEM
DOSING TANK

HEAD
ELEVATION HEAD 5018-5024,50 (PUMP) = -6,5'
FRICTION LOSS IN 3" PVC SCH 40 @ 40 GAL/MIN

(0,2'1888/100) = 3,8'

FITTINGS (EQUIVALENT PIPE LENGTH)
4 - 45° = 4'4,0' = 16 LF
1 - 90° = 1'12,0' = 12 LF
VALVE = 11,3 LF

TOTAL = 39,9 * 0,2/100 = 0,08

PRESSURE @ END OF PIPE (20PSI) = 20*2,31=46 FEET

TOTAL HEAD = 43 FEET

(EXISTING PUMP DESIGNED FOR 96 FEET HEAD)

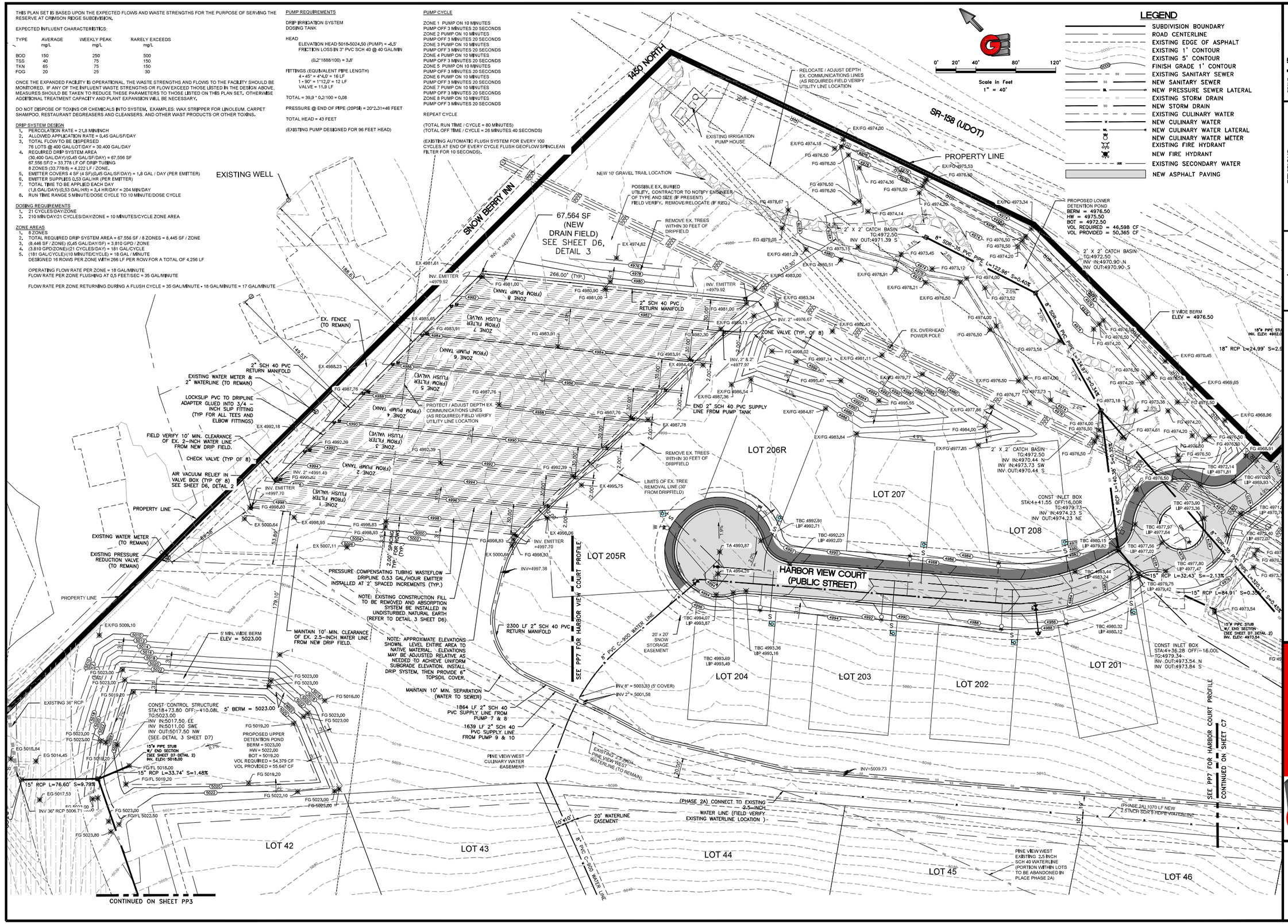
PUMP CYCLE

ZONE 1 PUMP ON 10 MINUTES
PUMP OFF 3 MINUTES 20 SECONDS
ZONE 2 PUMP ON 10 MINUTES
PUMP OFF 3 MINUTES 20 SECONDS
ZONE 3 PUMP ON 10 MINUTES
PUMP OFF 3 MINUTES 20 SECONDS
ZONE 4 PUMP ON 10 MINUTES
PUMP OFF 3 MINUTES 20 SECONDS
ZONE 5 PUMP ON 10 MINUTES
PUMP OFF 3 MINUTES 20 SECONDS
ZONE 6 PUMP ON 10 MINUTES
PUMP OFF 3 MINUTES 20 SECONDS
ZONE 7 PUMP ON 10 MINUTES
PUMP OFF 3 MINUTES 20 SECONDS
ZONE 8 PUMP ON 10 MINUTES
PUMP OFF 3 MINUTES 20 SECONDS

REPEAT CYCLE

(TOTAL RUN TIME / CYCLE = 80 MINUTES)
(TOTAL OFF TIME / CYCLE = 26 MINUTES 40 SECONDS)

(EXISTING AUTOMATIC FLUSH SYSTEM FOR EVERY 100 CYCLES AT END OF EVERY CYCLE FLUSH GEOFLOW SPINCLEAN FILTER FOR 10 SECONDS).



LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- NEW PRESSURE SEWER LATERAL
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING CULINARY WATER
- NEW CULINARY WATER
- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING

0' 20' 40' 80' 120'
Scale in Feet
1" = 40'

SCALE: 1" = 40'
DATE: 3/22/2021
DESIGN: BSD/NJS
DRAWN: BSD/NJS
CHECKED: TMN
DWG: N:\2208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

DRIP SYSTEM + DETENTION PONDS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
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5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

C8

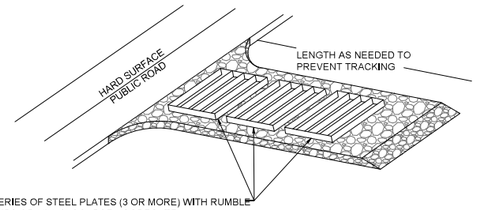
EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.

2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.

3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.

4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

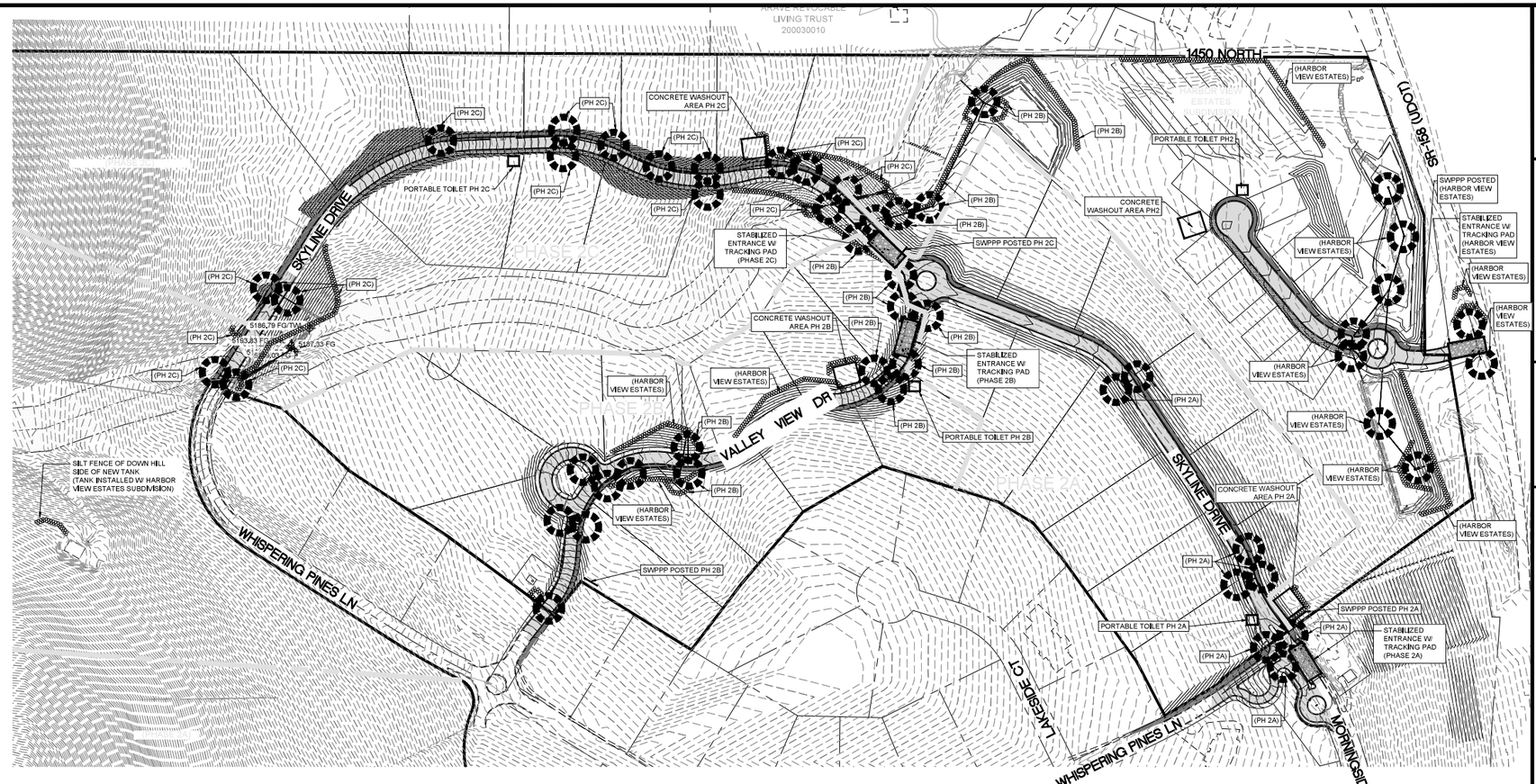
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
   b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET

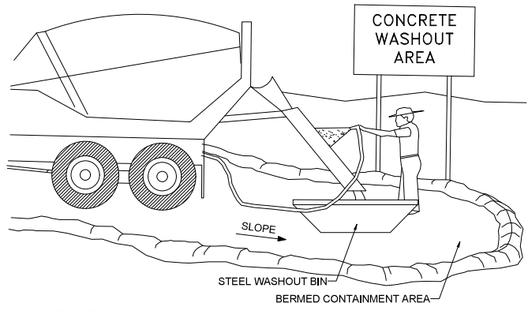


REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=50'
DATE: 3/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN
DWG: R:\12208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEERS
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

SWPPP
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

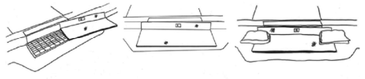
INLET PROTECTION (EITHER OPTION)

SILT FENCE

INSTALLATION NOTES

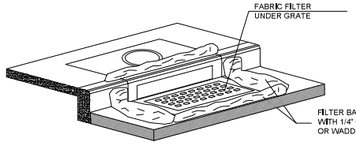
1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS), ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG, ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.

ERTEC® Combo Guard™
Protected drainage inlet



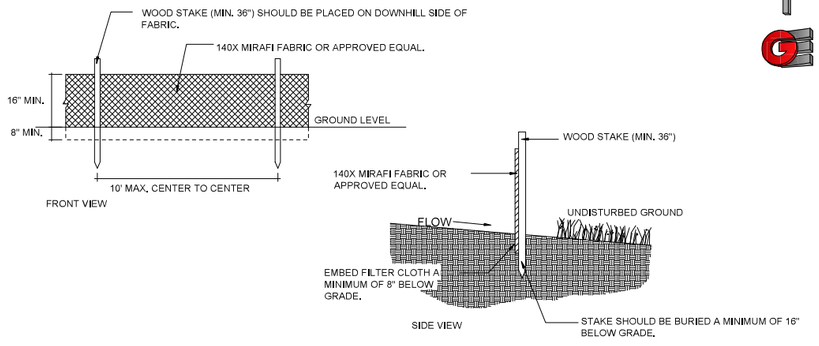
1A INLET PROTECTION - OPTION 1

Scale: NTS



1B INLET PROTECTION - OPTION 2

Scale: NTS



2 SILT FENCE

Scale: NTS

DEVELOPERS:

STEVE FENTON
6130 E. LAST CAMP CIR.
SLC, UT 84108
801-535-4055

KEVIN DEPPE
110 W. 1700 N.
CENTERVILLE, UT 84014
801-535-4032

0' 75' 150' 300' 450'
Scale in Feet
1" = 150'

GARDNER ENGINEERING
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5150 SOUTH 375 EAST OGDEN, UT
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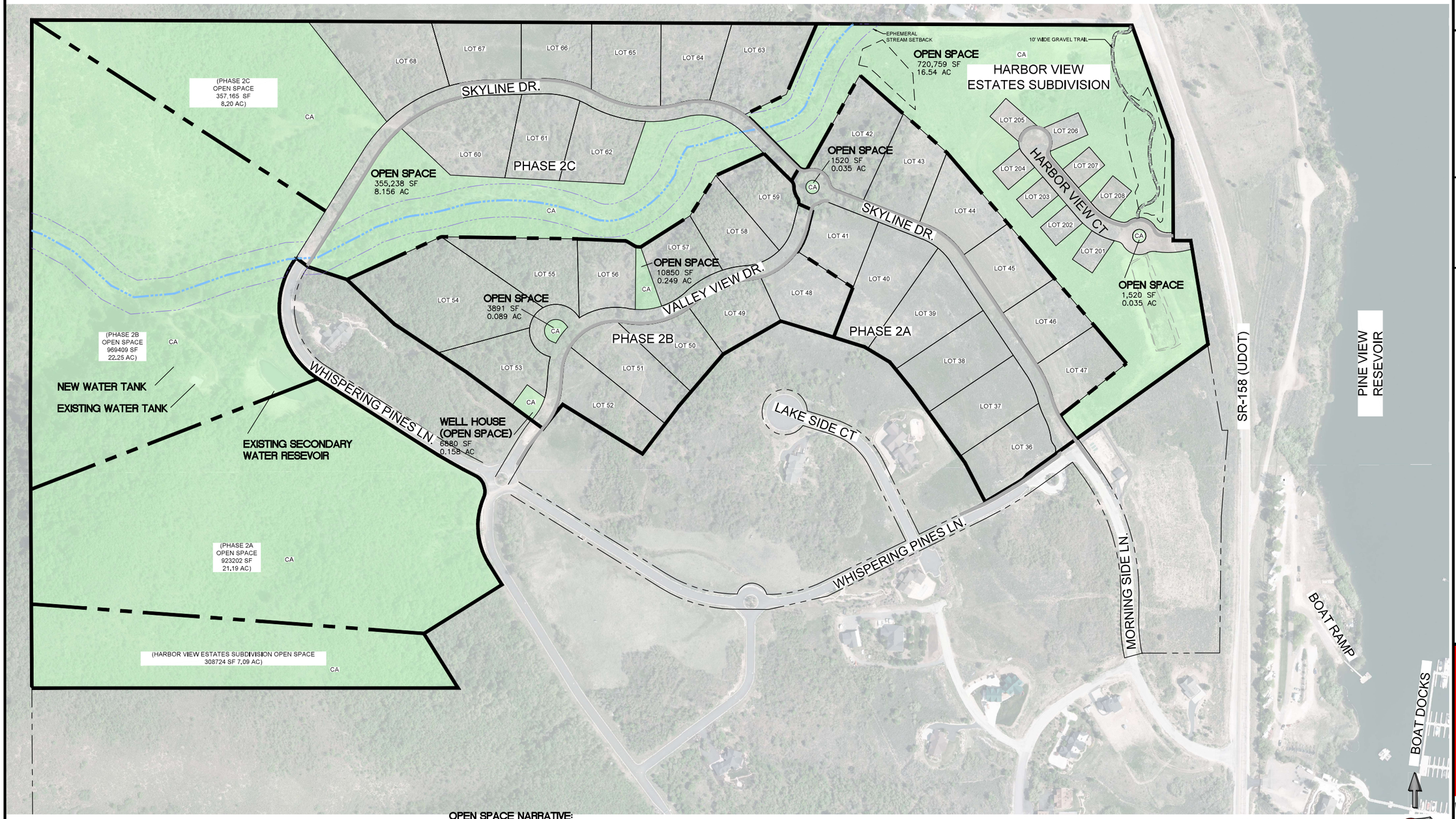
OPEN SPACE PRESERVATION PLAN

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PHASE 2A, 2B, 2C + HARBOR VIEW ESTATES SUBDIVISION



OPEN SPACE TABLE

PHASE (LOTS)	AREA (AC)	OPEN SPACE (AC)	COMBINED PHASE PERCENTAGE
* (8 LOTS)	26.68	23.78	89.14% (HARBOR VIEW ESTATES SUBDIVISION)
2A (12 LOTS)	37.94	21.23	69.66% (*-2A)
2B (12 LOTS)	40.22	22.75	64.63% (*-2B)
2C (9 LOTS)	31.38	16.37	61.80% (*-2C)

* = INITIAL PHASE IS HARBOR VIEW ESTATES SUBDIVISION

OPEN SPACE NARRATIVE:

1. ALL OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA. AREAS WEST OF SKYLINE DRAIVE AND WHISPERING PINES LANE ARE TO BE PRESERVED AS NATURAL OPEN SPACE AREAS WITH THE EXCEPTION OF AREAS WHERE WATER TANK IS CURRENTLY INSTALLED AND NEW WATER TANK WILL BE INSTALLED AS A PART OF THIS DEVELOPMENT. IN THESE AREAS ANY DISTURBED AREAS WILL BE RESEEDED WITH A NATIVE SEED MIX TO HELP RE-ESTABLISH THE EXISTING LANDSCAPING. THESE OPEN SPACE AREAS WILL BE ACCESSIBLE FOR RESIDENTS OF THIS DEVELOPMENT TO UTILIZE FOR LIGHT FOOT TRAFFIC. EXISTING VEGETATION AND MATURE TREES WILL BE PRESERVED AND AREA CAN BE UTILIZED BY WILDLIFE.
2. COMMON AREAS NEAR THE EPHEMERAL STREAM CORRIDOR WILL BE PRESERVED AS EXISTING NATURAL AREAS. ANY LOG REMOVAL OR OTHER DEBRIS WHERE PIPES CROSS UNDER A ROADWAY WILL BE MAINTAINED TO PREVENT LOGS FROM PLUGGING UP DESIGNED STORM WATER GOING UNDER ROADWAYS. AREAS NEAR THE EPHEMERAL STREAM SHALL ALSO BE ACCESSIBLE TO ALL RESIDENTS OF THIS DEVELOPMENT TO UTILIZE FOR LIGHT FOOT TRAFFIC. EXISTING VEGETATION AND MATURE TREES WILL BE PRESERVED AND AREA CAN BE UTILIZED BY WILDLIFE.
3. SMALLER COMMON AREAS WITHIN THE DEDICATED ROADWAY SHALL BE MAINTAINED BY THE HOA IN AN ATTRACTIVE MANNER AS DESIRED BY THE HOA. THESE AREAS ARE FOR AESTHETICALLY VISIBLE FEATURES FOR THIS DEVELOPMENT.

DEVELOPERS:

STEVE FENTON
6130 E. LAST CAMP CIR.
SLC, UT 84108
801-535-4055

KEVIN DEPPE
110 W. 1700 N.
CENTERVILLE, UT 84014
801-535-4032

LEGEND:
OPEN SPACE AREAS -

0' 75' 150' 300' 450'
Scale in Feet
1" = 150'

SCALE: 1" = 150'
DATE: 12/10/2020
DESIGN: WB
DRAWN: WB
CHECKED: TMH
DWG: R:\0258 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - OPEN SPACE PLANNING

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
12/10/2020
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

OPEN SPACE PRESERVATION PLAN
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD.
+ HARBOR VIEW ESTATES SUBDIVISION
1250 NORTH 5200 EAST
OGDEN VALLEY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
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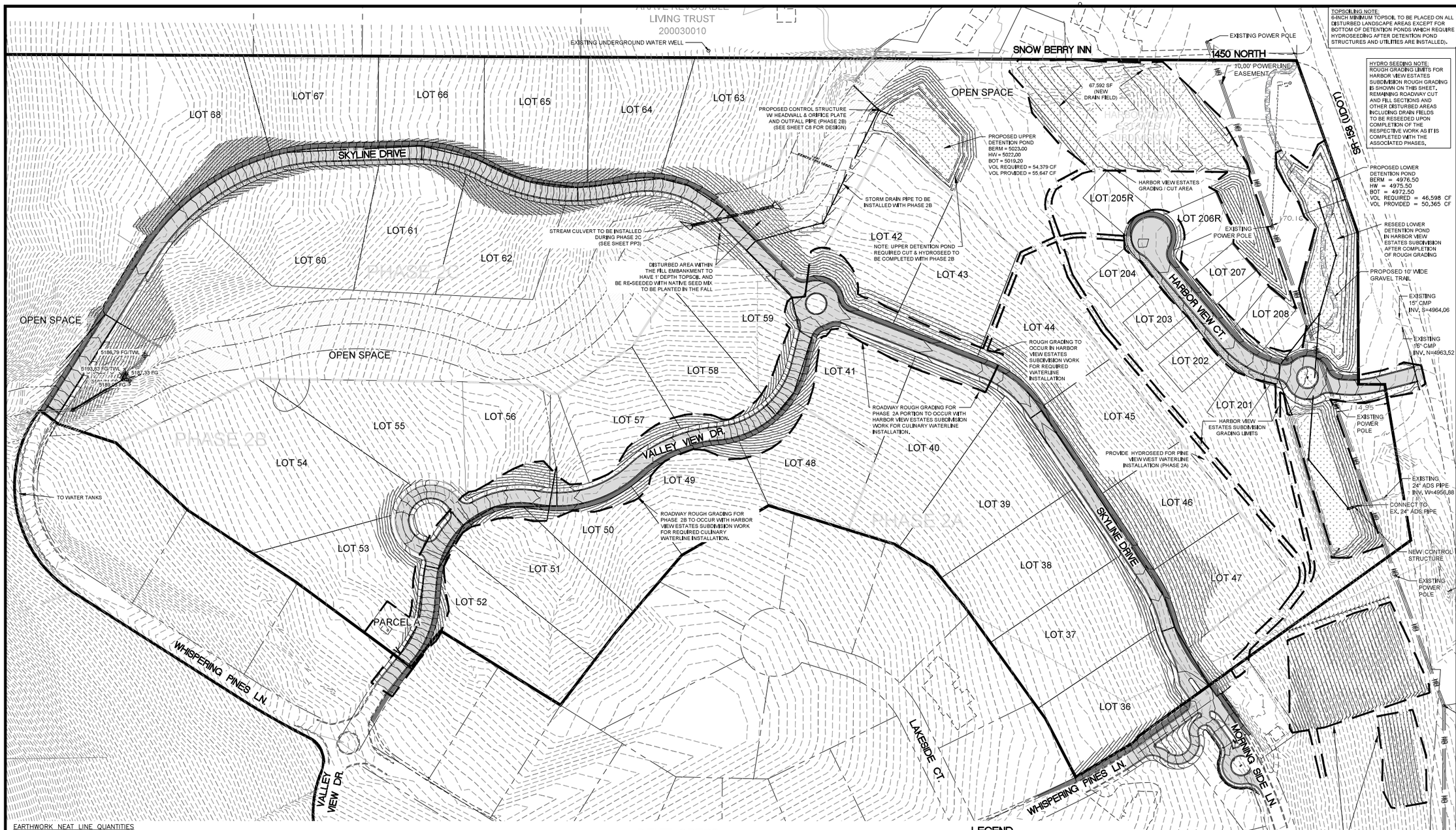
C10



TOPSOILING NOTE:
6-INCH MINIMUM TOPSOIL TO BE PLACED ON ALL DISTURBED LANDSCAPE AREAS EXCEPT FOR BOTTOM OF DETENTION PONDS WHICH REQUIRE HYDROSEEDING AFTER DETENTION POND STRUCTURES AND UTILITIES ARE INSTALLED).

HYDRO SEEDING NOTE:
ROUGH GRADING LIMITS FOR HARBOR VIEW ESTATES SUBDIVISION ROUGH GRADING IS SHOWN ON THIS SHEET. REMAINING ROADWAY CUT AND FILL SECTIONS AND OTHER DISTURBED AREAS INCLUDING DRAIN FIELDS TO BE RESEEDED UPON COMPLETION OF THE RESPECTIVE WORK AS IT IS COMPLETED WITH THE ASSOCIATED PHASES.

EARTHWORK NEAT LINE QUANTITIES
HARBOR VIEW ESTATES SUBDIVISION (INCLUDES HARBOR VIEW ESTATES SUBDIVISION WITH EXCEPTION OF UPPER DETENTION POND. ALSO INCLUDES PHASE 2B AND PORTION OF PHASE 2A ROUGH GRADING):
UNADJUSTED CUT VOLUME (RAW) = 25,793 CY
UNADJUSTED FILL VOLUME = 30,255 CY
ADJUSTED FILL VOLUME (FOR IMPORTED PAVEMENT SECTION AND TRAILS) = 25,195

HARBOR VIEW ESTATES (W/PH 2B AND PORTION OF PH 2A) OVERALL NET CUT = 599 CY

TOPSOIL REMOVAL, STOCKPILING & RESPREADING TOPSOIL, 6-INCH OVEREX FOR CUT EMBANKMENTS AND GRAVEL TRAIL (IS INCIDENTAL TO EARTHWORK CUT AND FILL)

ESTIMATED SEWER POD & CHAMBER ADDITIONAL CUT DURING HARBOR VIEW ESTATES WORK = 3,031 CY

(EXCESS CUT TO BE STOCKPILED ON LOT 42)

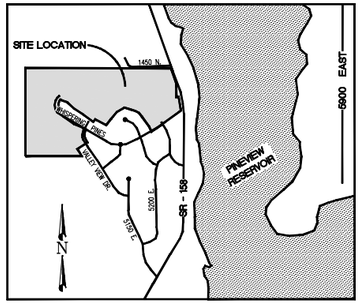
(FUTURE AND REMAINING PORTION OF PHASES FOR EARTHWORK)

	PHASE 2A	PHASE 2B	PHASE 2C
CUT	5,783 CY	2,488 CY	19,298 CY
FILL	8,679 CY	3,489 CY	24,958 CY
ADJUSTED FILL	6,138 CY	3,079 CY	21,110 CY

(OVERALL NET CUT FOR REMAINING PHASES 870 CY CUT

(SOIL SHRINKAGE FACTOR OR UTILITY TRENCHING SPOILS QUANTITIES NOT CALCULATED).

VICINITY MAP



DEVELOPERS:

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ENGINEER
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TYLER M. NIELSON
(801) 476-0202
tyler@gecivil.com

0' 50' 100' 200' 300'
Scale in Feet
1" = 100'

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- NEW PRESSURE SEWER LATERAL
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING CULINARY WATER
- NEW CULINARY WATER
- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING
- 6" DEPTH CUT AREA OVER EX & 6" TOPSOIL WITH HYDROSEED OR 6" TRAIL MATERIAL PLACEMENT (HYDRO SEED IN DESIGNATED PHASE)
- HYDROSEED FILL SLOPE OR BOTTOM OF DETENTION POND

REVISIONS

DATE	DESCRIPTION

DWG: R:\2026 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - C05.DWG

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

SCALE 1" = 100'
DATE 3/22/2026
DESIGN BSD/MJB
DRAWN BSD/MJB
CHECKED TMN

OVERALL GRADING PLAN (WITH PHASED WORK)

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2

1250 NORTH 5200 EAST

EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
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5150 SOUTH 275 EAST OGDEN, UT
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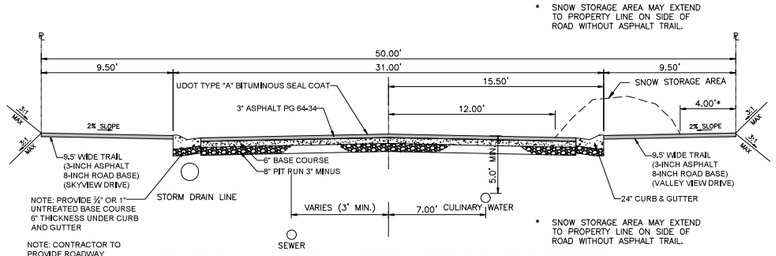
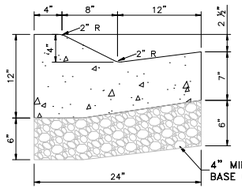
C11



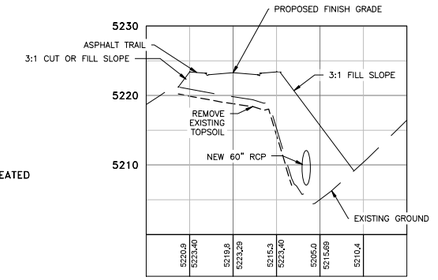
TYPICAL 50' ROW - PRIVATE ROAD SECTION

NOT TO SCALE

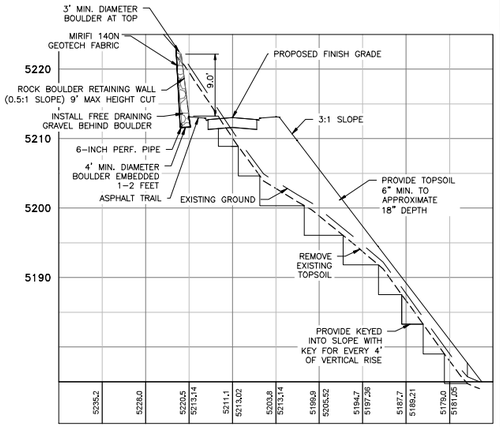


TYPICAL 24" TYPE M-1 CURB AND GUTTER

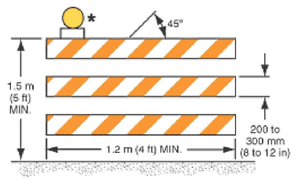
(NOT TO SCALE)



CROSS SECTION VIEW SKYLINE DRIVE STA 0+50 (APPLIES FOR STA 0+00 - STA 2+75) (SEE GEOTECH NOTE 4.)

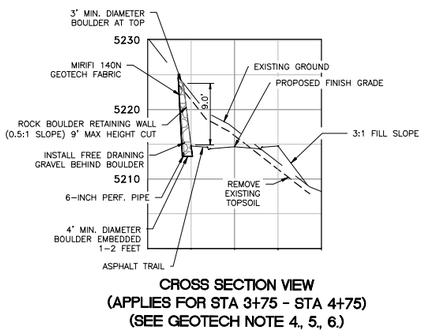


CROSS SECTION VIEW SKYLINE DRIVE STA 3+25 (APPLIES FOR STA 2+75 - STA 3+75) (SEE GEOTECH NOTE 4., 5., 6.)

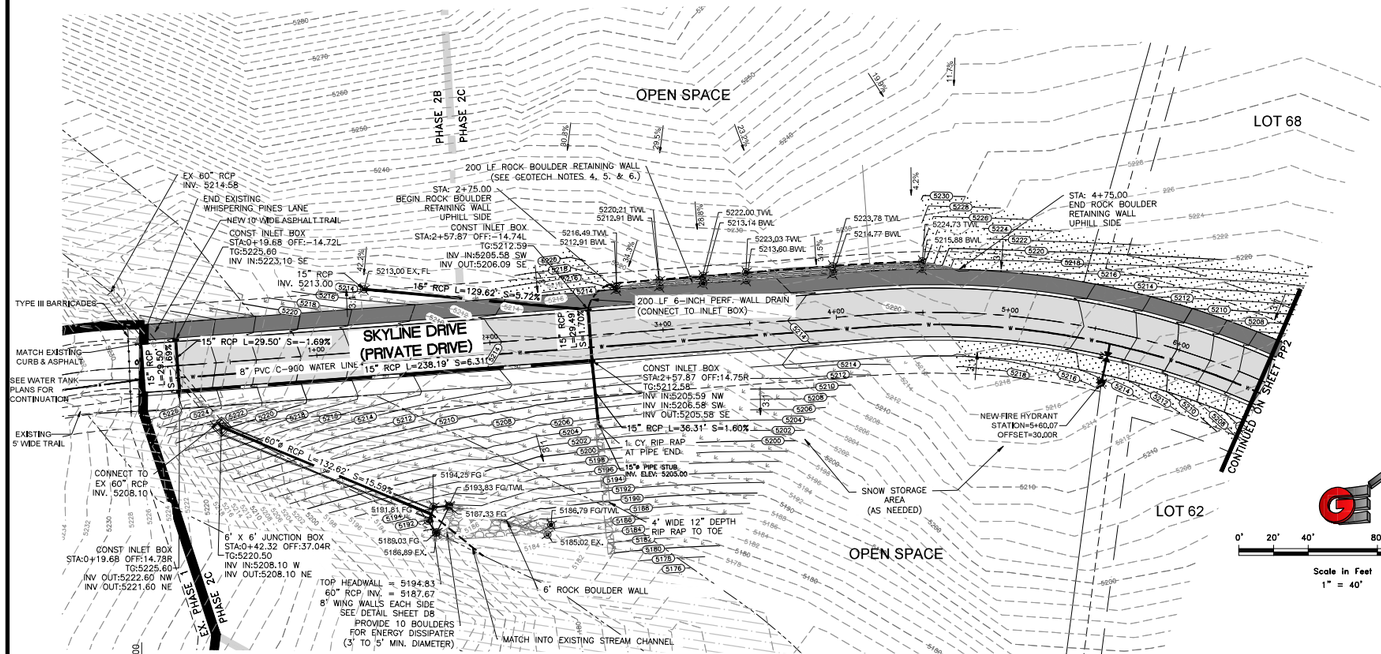


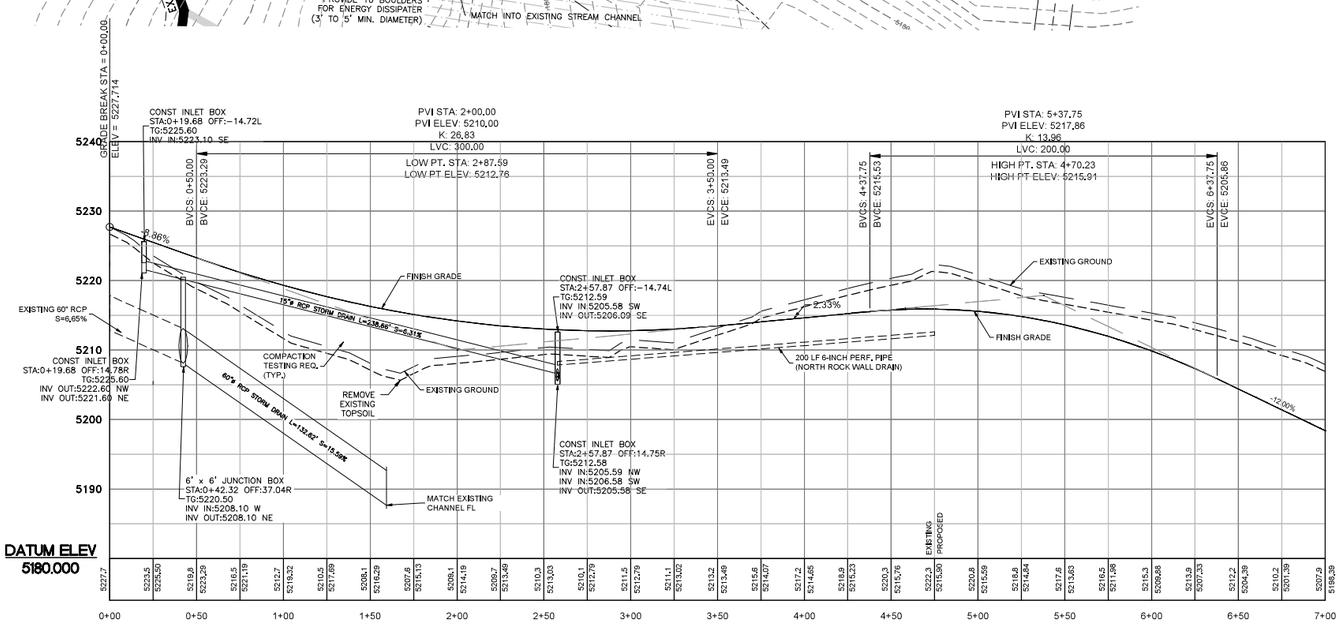
TYPE III BARRICADE

* Warning lights (optional)



CROSS SECTION VIEW (APPLIES FOR STA 3+75 - STA 4+75) (SEE GEOTECH NOTE 4., 5., 6.)





LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- NEW PRESSURE SEWER LATERAL
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING CULINARY WATER
- NEW CULINARY WATER
- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING
- 6" DEPTH CUT AREA OVER EX & 6" TOPSOIL OR 6" TRAIL MATERIAL PLACEMENT (HYDRO SEED IN DESIGNATED PHASE)
- HYDRO SEED FILL SLOPES IN DESIGNATED PHASE

GEOTECHNICAL NOTES:
1. AGEC REPRESENTATIVE SHOULD OBSERVE THE SITE GRADING OPERATIONS.
2. CONTRACTOR IS TO REFER TO "GEOTECHNICAL INVESTIGATION PROPOSED CRIMSON RIDGE– PHASE 2 & 3 5129 EAST WHISPERING PINES LANE EDEN, UTAH" DATED SEPTEMBER 15, 2020 PREPARED BY AGEC.
3. CONTRACTOR IS TO REFER TO "GEOLOGIC HAZARDS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSIDE LANE EDEN, UTAH" DATED MAY 15, 2020.
4. REPRESENTATIVE FROM AGEC TO BE PRESENT PRIOR TO CONSTRUCTION AT PRE–CONSTRUCTION MEETING.
5. REPRESENTATIVE FROM AGEC TO BE ONSITE DURING CONSTRUCTION TO OBSERVE ROCK WALL CONSTRUCTION AND FILL MATERIAL PLACEMENT
6. REFER TO ROCKERY RECOMMENDATIONS REPORT BY AGEC.

SCALE: 1"=40'
DATE: 9/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN

REVISIONS
DATE | DESCRIPTION

DWG: R:\12208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEER
9/22/2021
No. 4859845
TYLER M. NIELSEN
LICENSED
STATE OF UTAH

SKYLINE DRIVE - PLAN AND PROFILE
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

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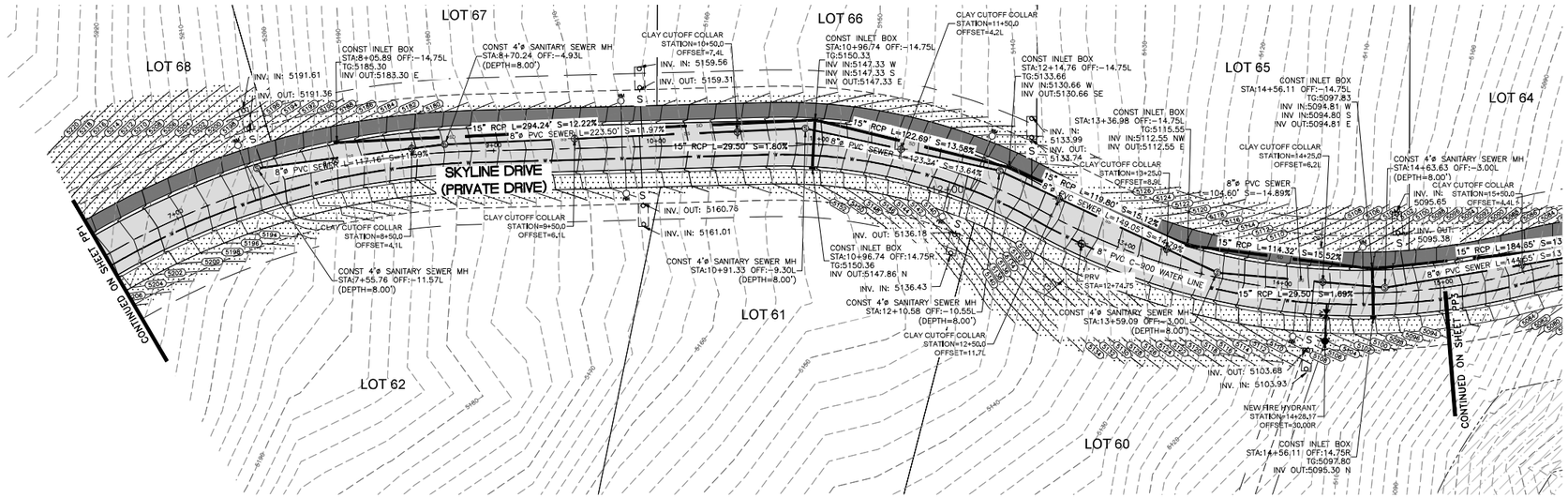
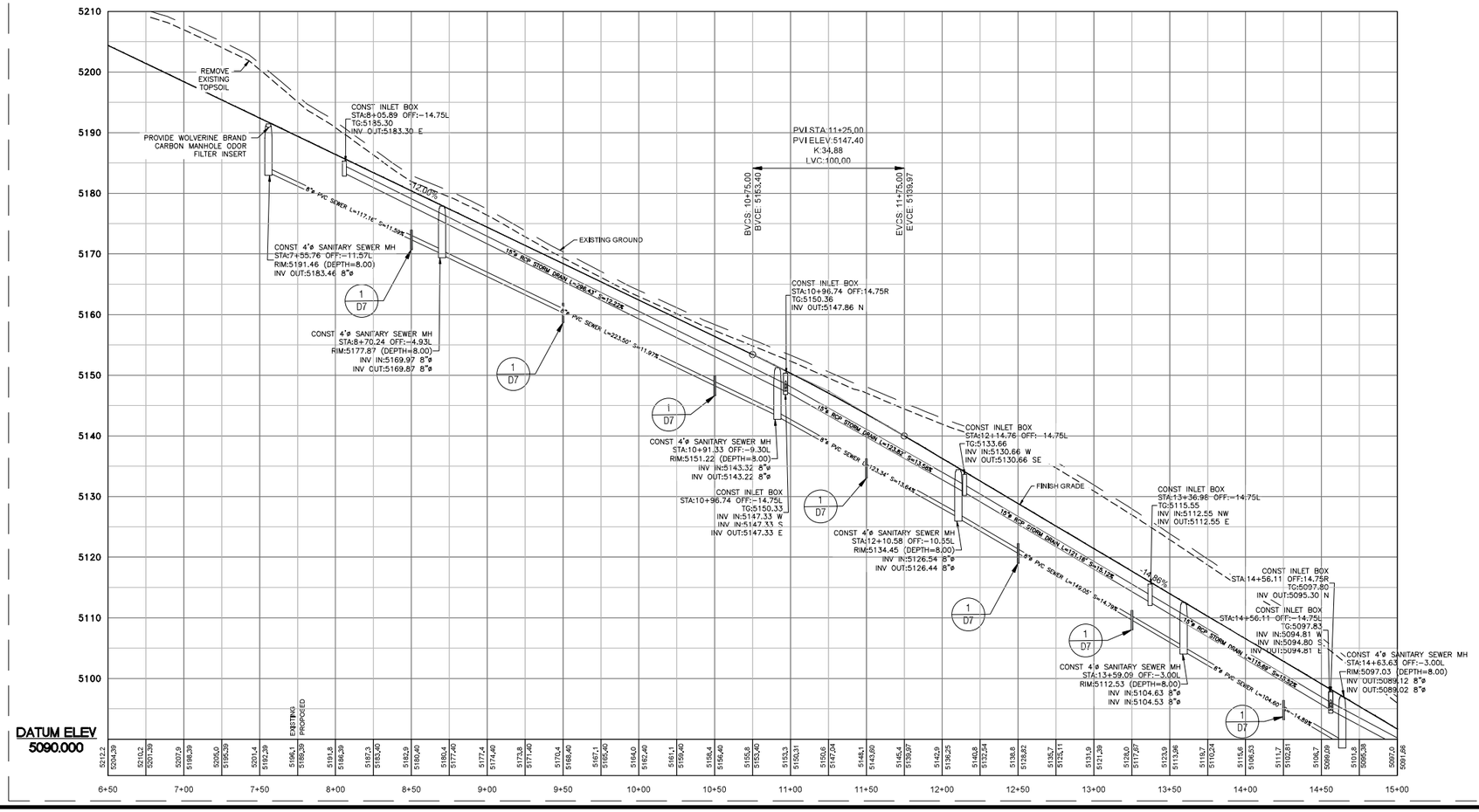
PP1





LEGEND

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- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
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- FINISH GRADE 1' CONTOUR
- EXISTING SANITARY SEWER
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- HYDRO SEED FILL SLOPES IN DESIGNATED PHASE

REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 40'
DATE: 3/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN
DWG: I:\V2208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

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PP2

NOTES:
1. THE HOA WILL BE RESPONSIBLE FOR REMOVING ANY DEBRIS NEAR THE HEADWALL STRUCTURES AND STORM DRAIN PIPE CULVERTS THAT MAY CREATE A POTENTIAL FOR A LOG JAM OR OTHER DEBRIS (AS APPLICABLE). STREAM CULVERT TO BE INSTALLED WITH PHASE 2C WORK TO ACCOMMODATE REQUIRED ROUGH GRADING OF THE SITE.

NOTE: STORM DRAIN LINE FROM UPPER DETENTION POND CONNECTING TO PHASE 2B TO BE INSTALLED WITH PHASE 2B.

NOTE: EXCESS CUT MATERIAL TO BE PLACED AS COMPACTED FILL ON THIS LOT. START FILL FROM EDGE OF TRAIL AND EXTEND NORTH WITH 2% GRADE FALLING TO THE NORTH FOR GENERAL FILL AREA AND TIE OFF SLOPE WITH 2:1 MAX SLOPE TRANSITION TO EXISTING GRADE.

NOTE: WATERLINE MAIN TO BE INSTALLED WITH HARBOR VIEW ESTATES IMPROVEMENTS

Scale in Feet
1:40_XREF

LEGEND

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DATUM ELEV
5030.000

14+75 15+00 15+50 16+00 16+50 17+00 17+50 18+00 18+50 19+00 19+50 20+00 20+50 21+00 21+50 22+00 22+50 23+00 23+50 24+00 24+50 25+00

REVISIONS	
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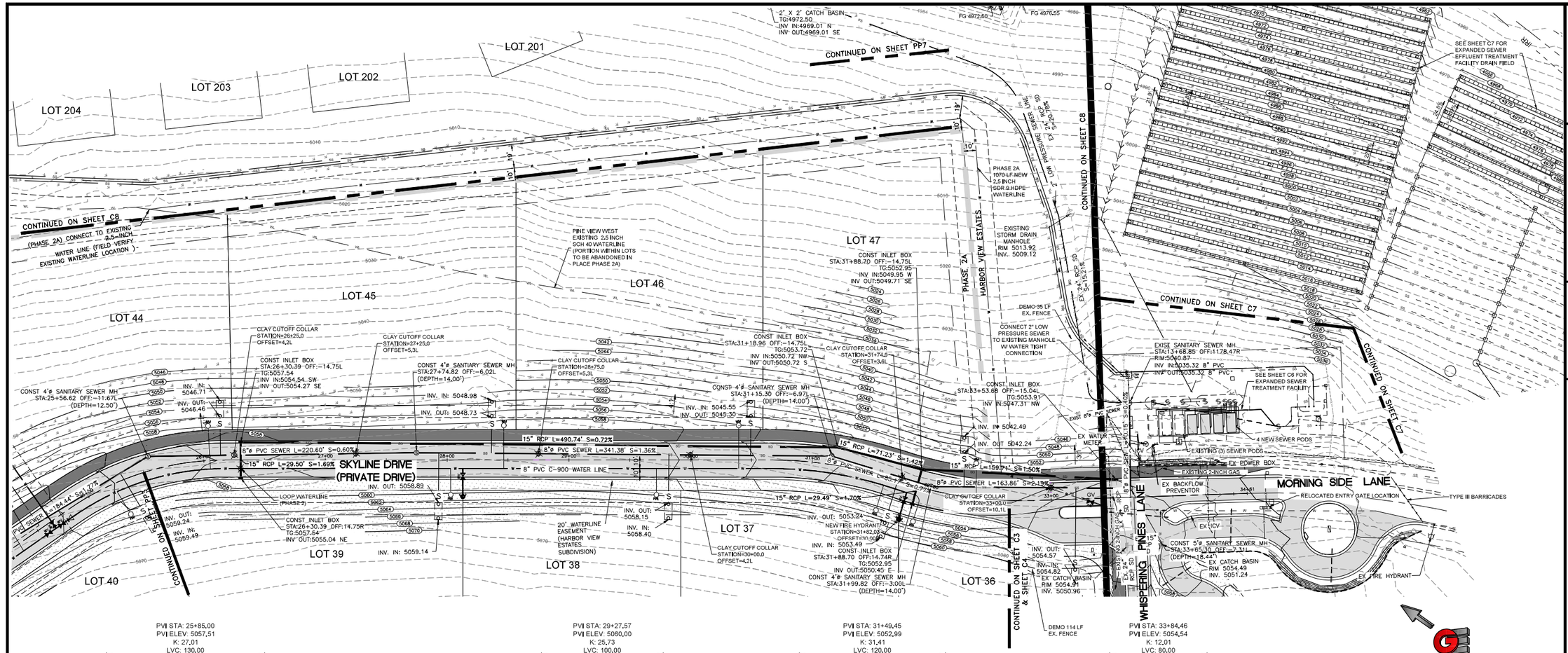

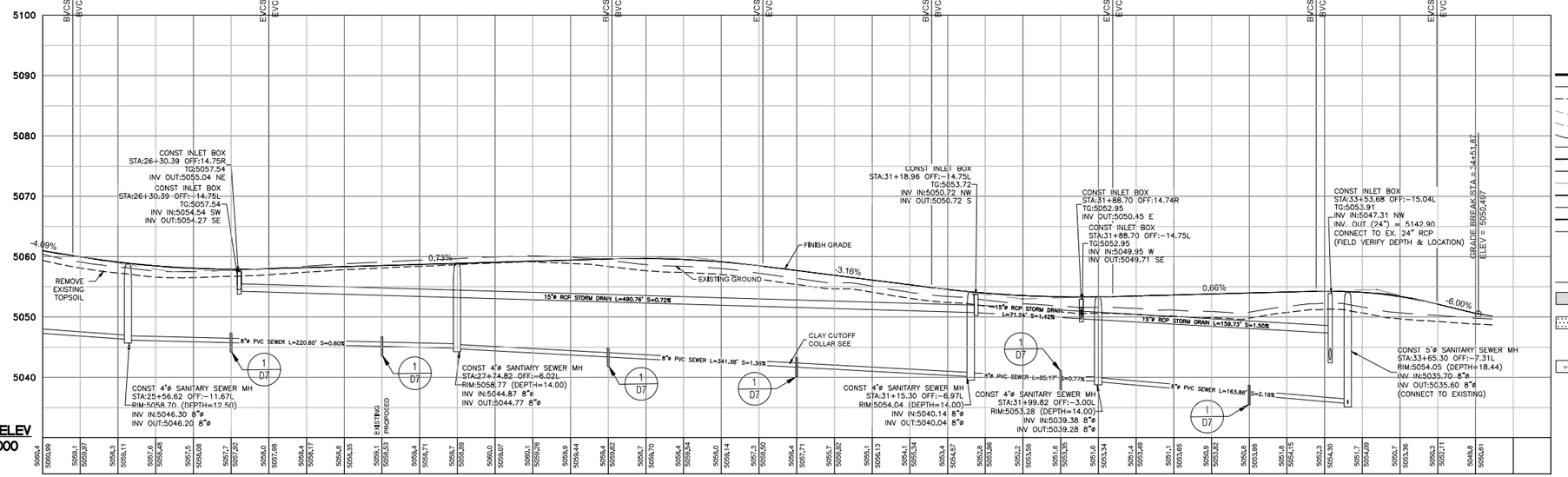

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3/22/2021
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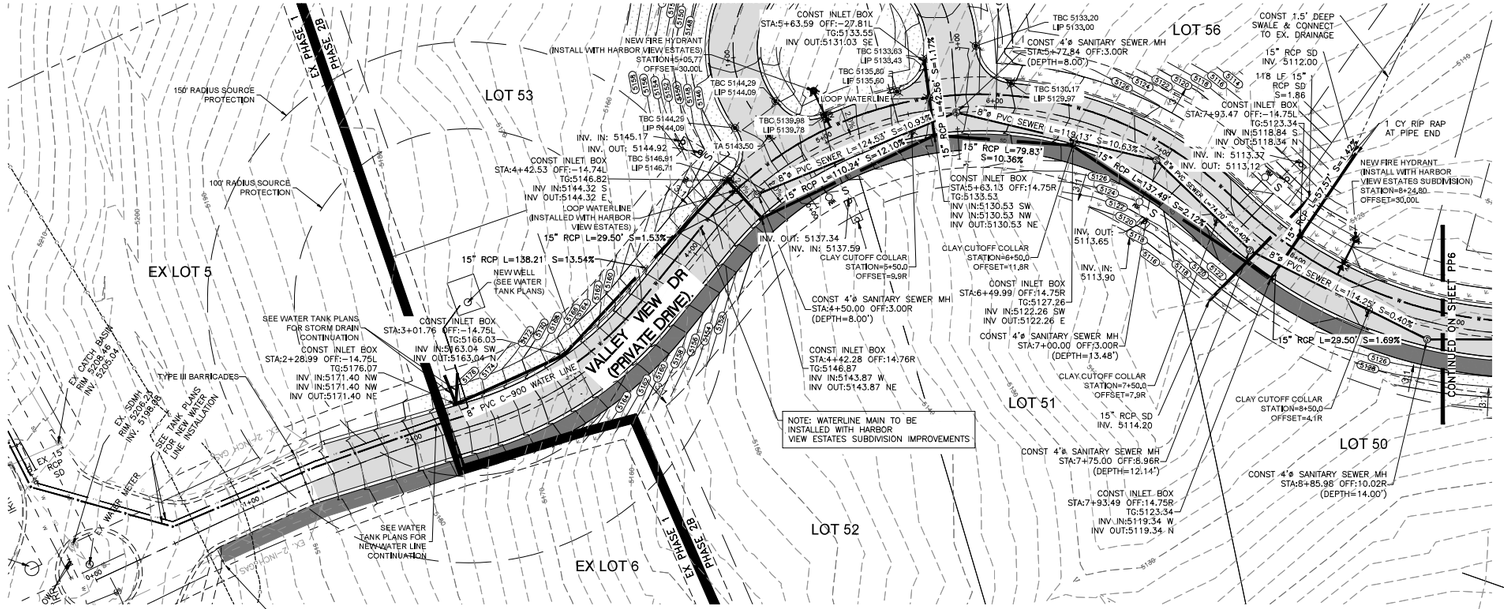
PP4



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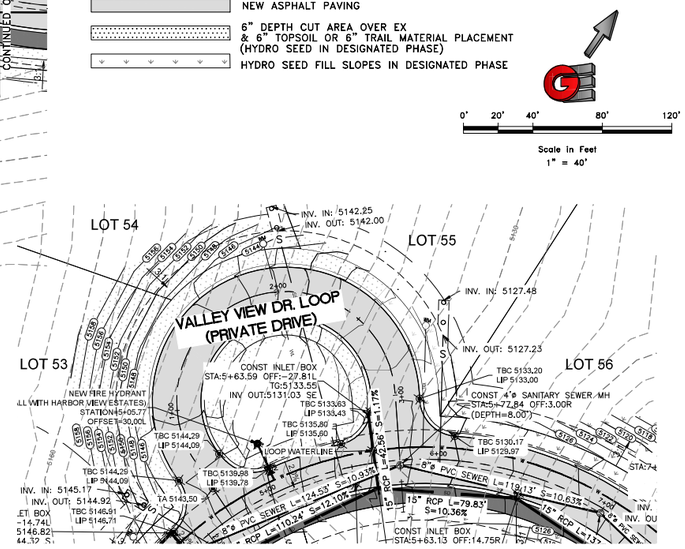
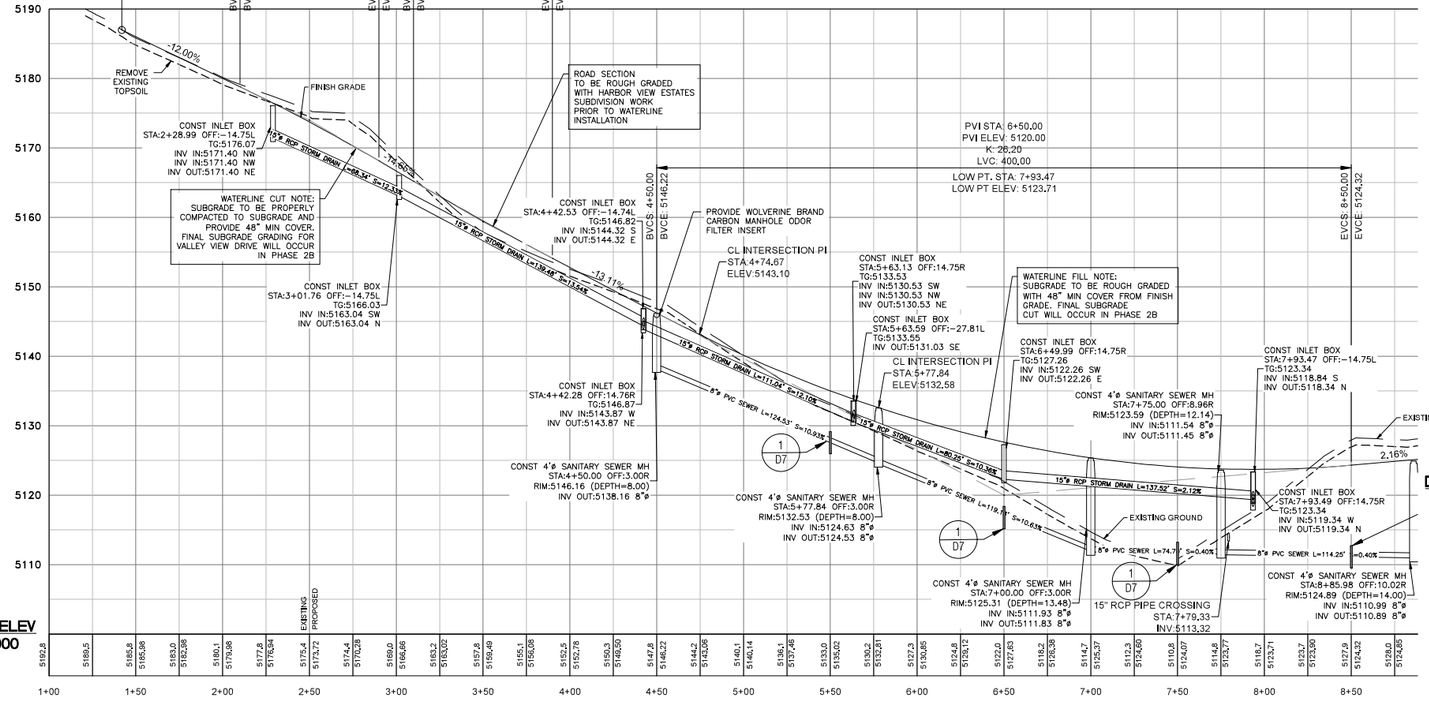
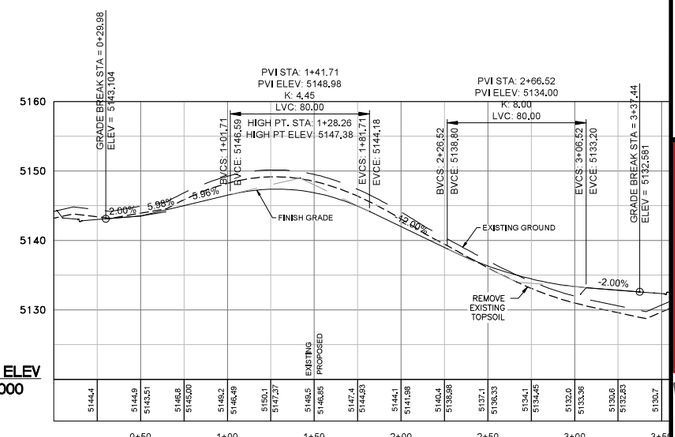
0' 20' 40' 80' 120'

Scale in Feet
1" = 40'







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DWG: N:\V2208 - B&H INVESTMENT\CRIMSON RIDGE\VISION\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
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STATE OF UTAH

VALLEY VIEW DR - PLAN AND PROFILE
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
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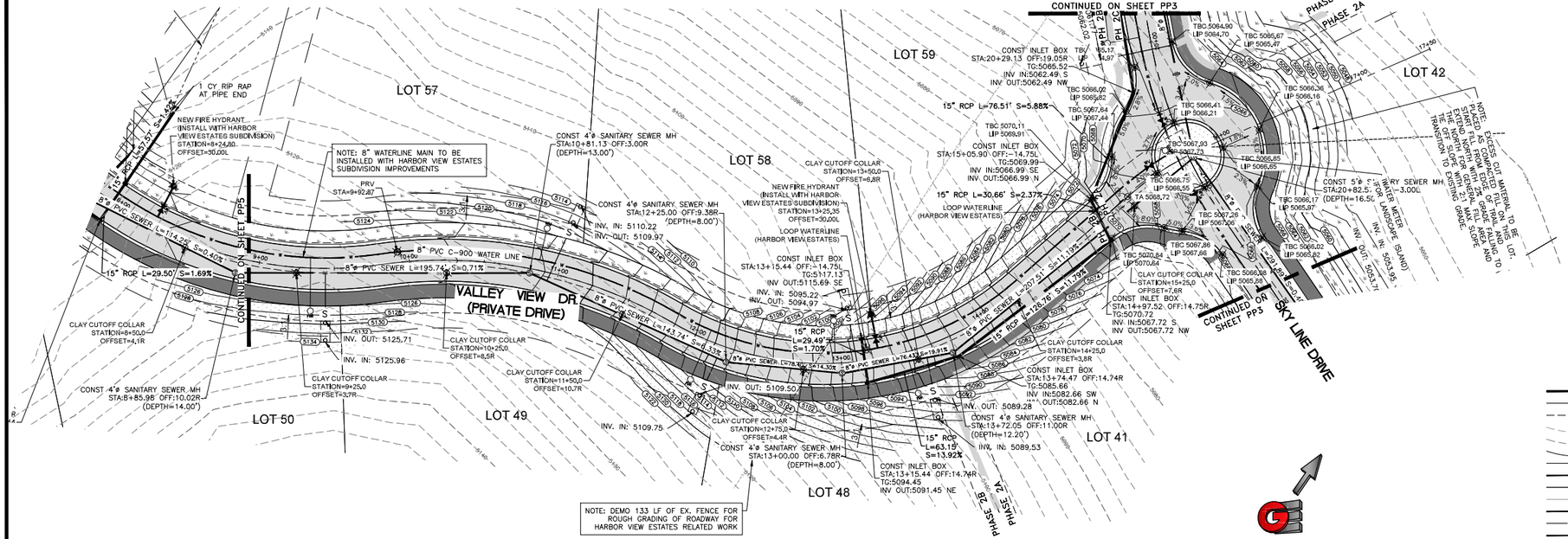
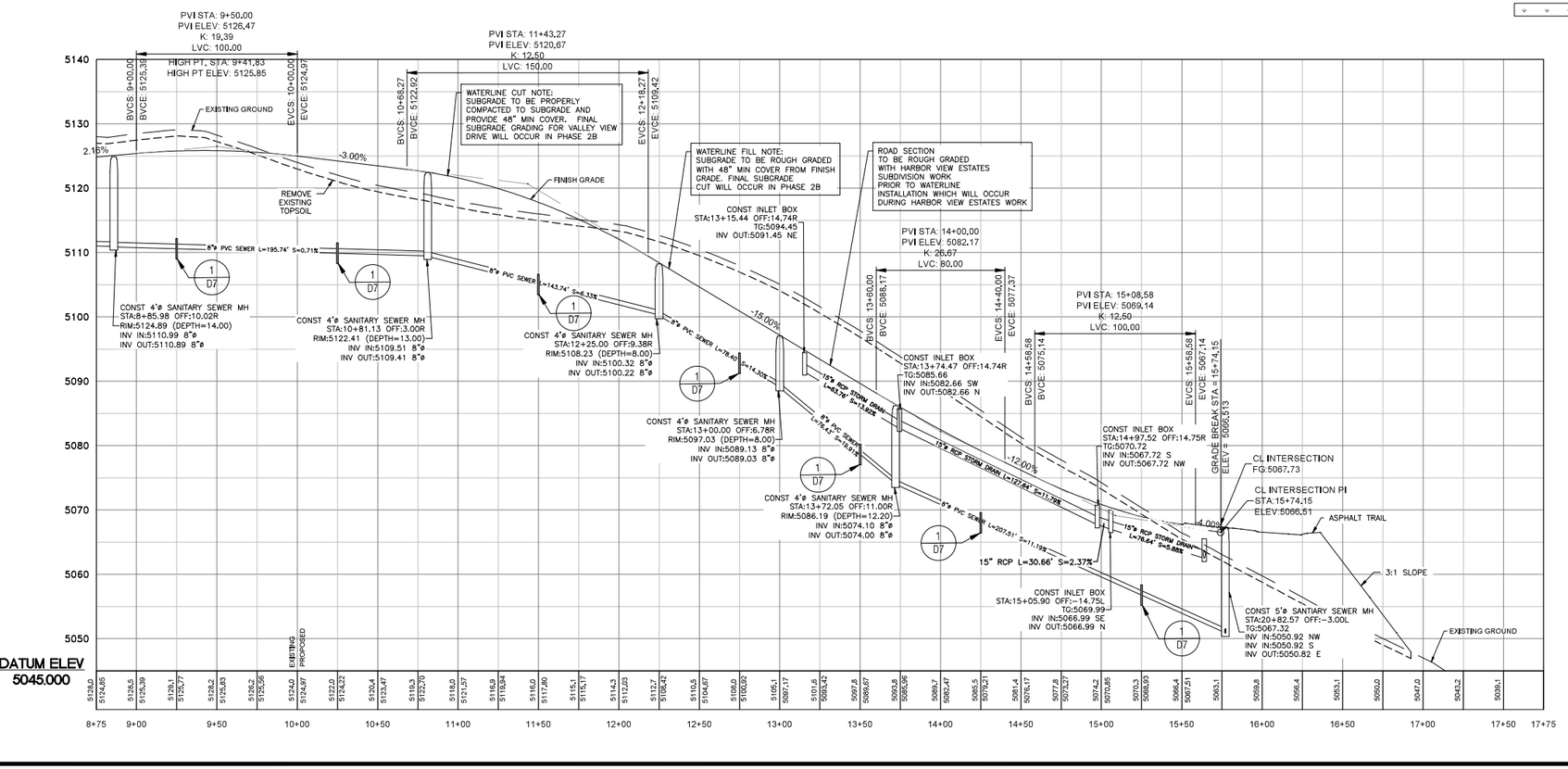
PP5





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DATE: 3/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN
DWG: R:\12208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

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3/22/2021
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VALLEY VIEW DR - PLAN AND PROFILE
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
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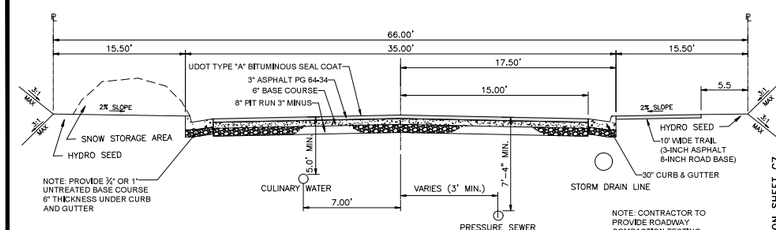
PP6



LEGEND

▬	SUBDIVISION BOUNDARY
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- - -	EXISTING EDGE OF ASPHALT
0000	EXISTING 1' CONTOUR
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0000	FINISH GRADE 1' CONTOUR
SS	EXISTING SANITARY SEWER
SS	NEW SANITARY SEWER
SL	NEW PRESSURE SEWER LATERAL
SD	EXISTING STORM DRAIN
SD	NEW STORM DRAIN
W	EXISTING CULINARY WATER
W	NEW CULINARY WATER
WL	NEW CULINARY WATER LATERAL
WM ○	NEW CULINARY WATER METER
HYD	EXISTING FIRE HYDRANT
HYD	NEW FIRE HYDRANT
IRR	EXISTING SECONDARY WATER
▨	NEW ASPHALT PAVING
▨ OR ▨	6" DEPTH CUT AREA OVER EX & 6" TOPSOIL OR 6" TRAIL MATERIAL (HYDRO SEED IN DESIGNATED PHASE)
▨	HYDRO SEED FILL SLOPES AND DETENTION POND DISTURBED AREAS

REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=40'
DATE: 12/10/2020
DESIGN: BSD/WJS
DRAWN: BSD/WJS
CHECKED: TMN

DWG: R:\0208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - CDS.DWG

12/10/2020
No. 4859845
TYLER M. NIELSON

HARBOR VIEW COURT - PLAN AND PROFILE

HARBOR VIEW ESTATES SUBDIVISION
HARBOR VIEW COURT (1250 NORTH) HWY 158
EDEN, WEBER COUNTY, UTAH

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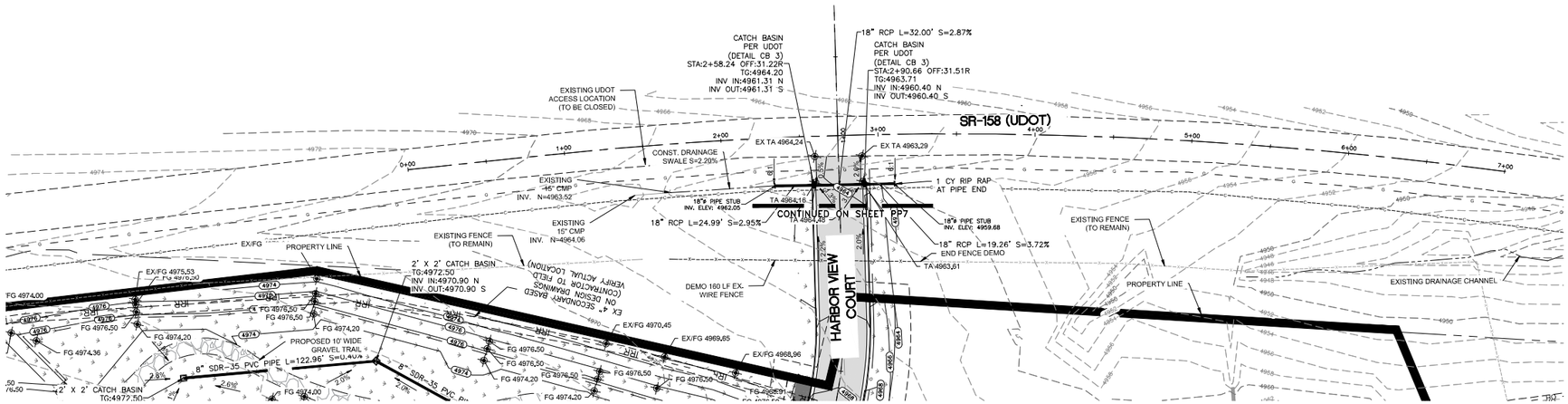
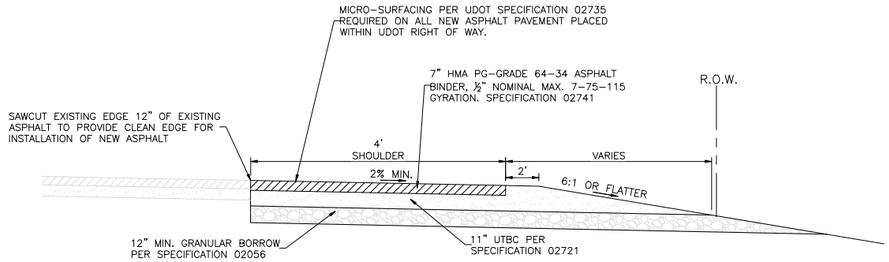
PP7





TYPICAL SECTION - SR-158
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
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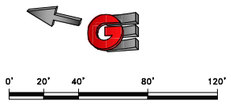
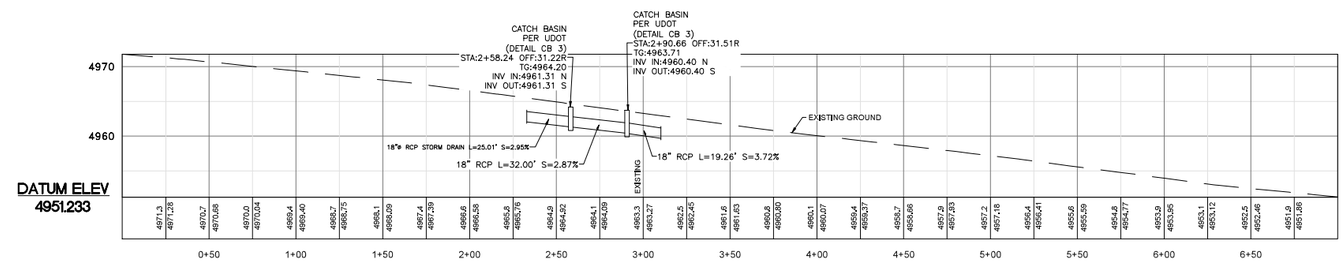


0' 20' 40' 80' 120'

Scale in Feet
1:40_XREF



REVISIONS		
DATE	DESCRIPTION	

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DWG: N:\12208 - Bk4 INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEER
12/10/2020
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TYLER M. NIELSON
LICENSED
STATE OF UTAH

SR-158 (UDOT) - PLAN AND PROFILE

HARBOR VIEW ESTATES SUBDIVISION

HARBOR VIEW COURT (1250 NORTH) HWY 158

EDEN, WEBER COUNTY, UTAH

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PP8

Pump Selection for a Non-Pressurized System - Single Family Residence Project

Crimson Ridge / Harbor View Estates - Effluent Sewer Section

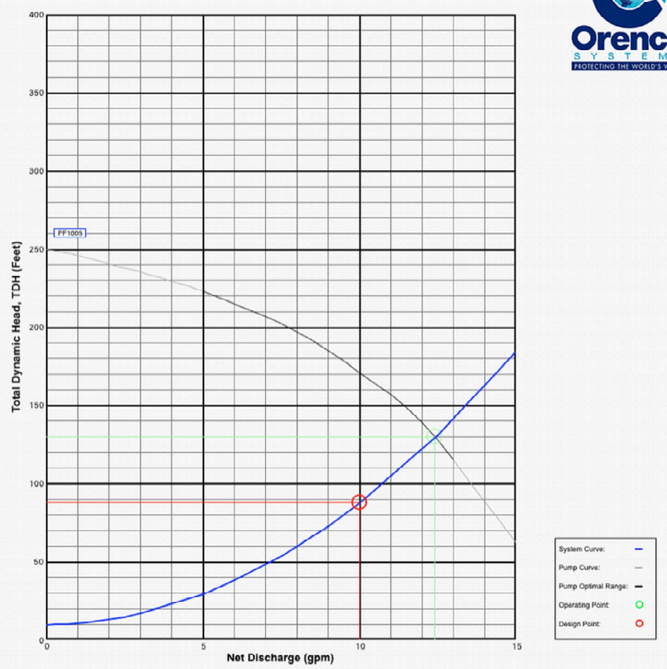
Parameters		
Discharge Assembly Size	1.25	inches
Transport Length	70	feet
Transport Pipe Class	40	
Transport Line Size	1.25	inches
Distributing Valve Model	None	
Max Elevation Lift	10	feet
Design Flow Rate	10	gpm
Flow Meter	None	inches
'Add-on' Friction Losses	76	feet

Calculations		
Transport Velocity	2.2	fps

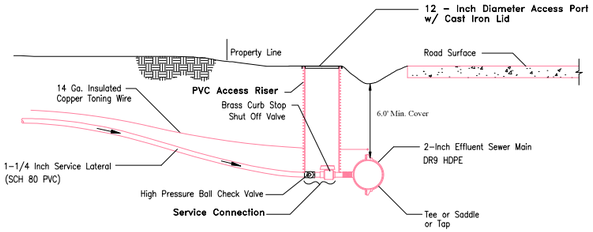
Frictional Head Losses		
Loss through Discharge	0.7	feet
Loss in Transport	1.0	feet
Loss through Valve	0.0	feet
Loss through Flowmeter	0.0	feet
'Add-on' Friction Losses	76.0	feet

Pipe Volumes		
Vol of Transport Line	5.4	gals

Minimum Pump Requirements		
Design Flow Rate	10.0	gpm
Total Dynamic Head	87.7	feet



Orenco SYSTEMS PROTECTING THE WORLD'S WATER



All service line connections shall be solvent welded. The only acceptable solvents and cements are those that are recommended by the pipe manufacturer. All service laterals from the effluent sewer main to the property line shall be pressure tested prior to any backfilling.

1 EFFLUENT PRESSURE SEWER TYPICAL SERVICE CONNECTION

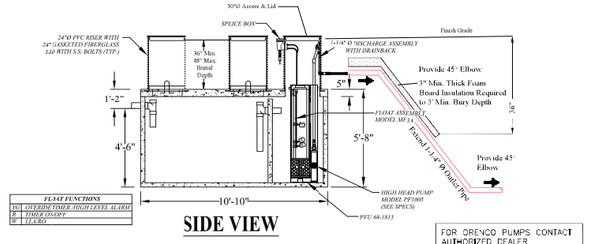
Scale: (NOT TO SCALE)

1500 GALLON SEPTIC TANK DETAIL

NOTES:
WEIGHT: 10,800 LBS
EXCAVATION DIMS: 8' X 13'
SEALED WITH BUTYL ROPE
4" SANITARY TEE
4500 PSI CONCRETE

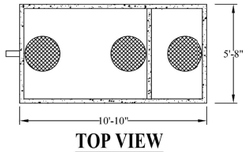
REINFORCING:
TANK - 6X6-6X6 WELDED WIRE FABRIC CAGE.
#4 BAR OVERLAP 2' O.C.
LID: #4 BAR 8" O.C.E.W.

SPECS ON THICKNESS
WALLS-3"
FLOOR-3"
LID-3"



SIDE VIEW

DURA-CRETE, INC.
CUSTOM CONCRETE SPECIALTIES
801-972-8686
1475 W 3300 S. SLC UT 84119
WWW.DURACRETE.COM



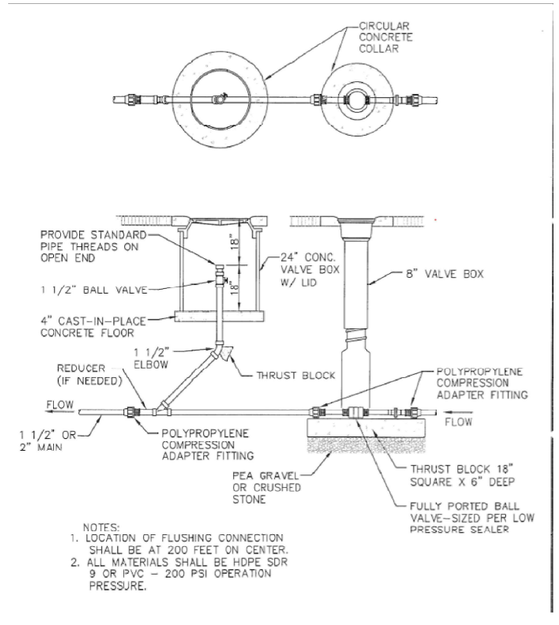
TOP VIEW

FOR ORENCO PUMPS CONTACT AUTHORIZED DEALER
JEX ENVIRONMENTAL SOLUTIONS
PO BOX 3603
LOGAN, UT 84323
1-435-753-2051

SEPTIC TANK NOTE:
CONCRETE TANK (COMPLETE) TO BE INSTALLED AND MAINTAINED BY FUTURE HOME OWNER. AT LEAST TWO INDEPENDENT POWER SOURCES WITH APPROVED WIRING SHALL BE INSTALLED FOR SEWER PUMP.

2 1,500 GALLON TANK W/ PUMP (HARBOR VIEW ESTATES ONLY)

(4 BEDROOMS OR LESS) Scale: (NOT TO SCALE)



NOTES:
1. LOCATION OF FLUSHING CONNECTION SHALL BE AT 200 FEET ON CENTER.
2. ALL MATERIALS SHALL BE HDPE SDR 9 OR PVC – 200 PSI OPERATION PRESSURE.

3 EFFLUENT PRESSURE SEWER TYPICAL FLUSING CONNECTION ON MAIN LINE

Scale: (NOT TO SCALE)

REVISIONS	
DATE	DESCRIPTION

SCALE: NTS
DATE: 3/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN
DWG: H:\2208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

SEWER DETAILS – HARBOR VIEW ESTATES SUBDIVISION
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
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5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

D1

24" DIAMETER TUFF TITE POLY
RISERS (AVAILABLE IN 12" OR 6"
STACKABLE HEIGHT INCREMENTS)

24" DIAMETER TUFF TITE POLY FLAT LID

DURA-CRETE INC.
1475 W. 3500 S.
WVC, UTAH 84119
801-972-8686
SALES@DURACRETE.COM

1500 GALLON SEPTIC TANK

DURA-CRETE INC.

EXCAVATION HOLE SIZE
8'X 13'

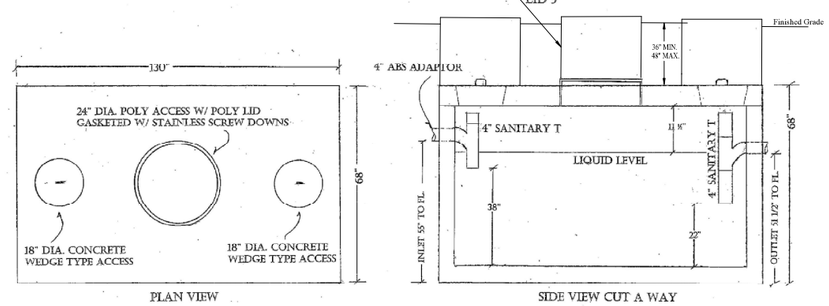
WEIGHT 12,400 LBS

MFG. TANK MARKINGS
INLET & OUTLET
TANK GAL. SIZE
MFG. NAME ON OUTLET SIDE

ENGINEERED FOR 48" EARTH COVERAGE

CONCRETE THICKNESS
FLOOR 3"
WALLS 3"
LID 5"

PROVIDE RISERS AND LID TO FINISH GRADE
(SEE DETAILS ABOVE 3 RISERS W LIDS / TANK)



1 — 1,500 GALLON CONCRETE SEPTIC TANK (GRAVITY EFFLUENT)
(4 BEDROOMS OR LESS) Scale: (NOT TO SCALE)

SEPTIC TANK NOTE:
CONCRETE TANK (COMPLETE)
TO BE INSTALLED AND
MAINTAINED BY FUTURE
HOME OWNER

24" DIAMETER TUFF TITE POLY
RISERS (AVAILABLE IN 12" OR 6"
STACKABLE HEIGHT INCREMENTS)

24" DIAMETER TUFF TITE POLY FLAT LID

DURA-CRETE INC.
1475 W. 3500 S.
WVC, UTAH 84119
801-972-8686
SALES@DURACRETE.COM

2500 GALLON SEPTIC TANK

DURA-CRETE INC.

EXCAVATION HOLE SIZE
9'X 15'

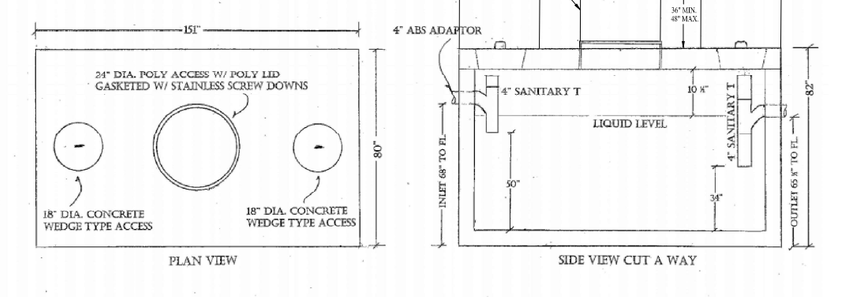
WEIGHT 16,000 LBS

MFG. TANK MARKINGS
INLET & OUTLET
TANK GAL. SIZE
MFG. NAME ON OUTLET SIDE

ENGINEERED FOR 48" EARTH COVERAGE

CONCRETE THICKNESS
FLOOR 5"
WALLS 4"
LID 5"

PROVIDE RISERS AND LID TO FINISH GRADE
(SEE DETAILS ABOVE 3 RISERS W LIDS / TANK)



2 — 2,500 GALLON CONCRETE SEPTIC TANK (GRAVITY EFFLUENT)
(5 BEDROOMS OR MORE) Scale: (NOT TO SCALE)

SEPTIC TANK NOTE:
CONCRETE TANK (COMPLETE)
TO BE INSTALLED AND
MAINTAINED BY FUTURE
HOME OWNER

REVISIONS

DATE	DESCRIPTION

SCALE: NTS
DATE: 3/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN
DWG: H:\2208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

SEPTIC TANK DETAILS PHASE 2A, 2B, + 2C
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
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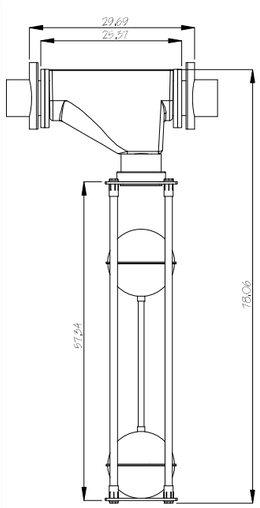
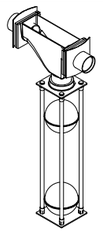
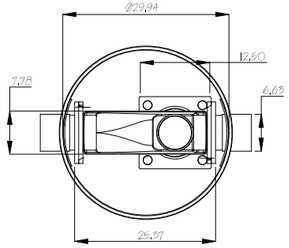
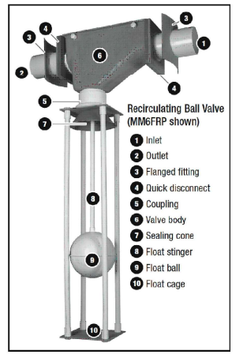
D2



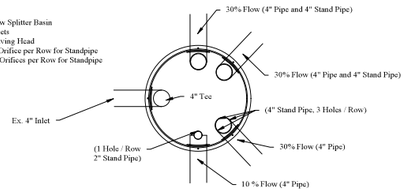




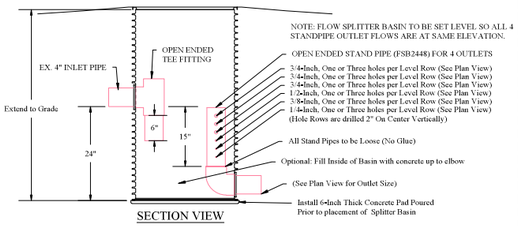


1 RECIRCULATING SPLITTER VALVE DETAIL (MM6-FRP)
Scale: (NOT TO SCALE)

Orenco Multi-Outlet Flow Splitter Basin
- FSB2448 (4) Outlets
- Minimum 15" Driving Head
- (1) Outlet Single Orifice per Row for Standpipe
- (3) Outlets Three Orifices per Row for Standpipe

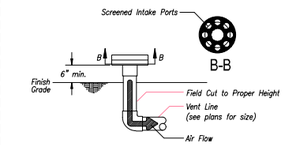


PLAN VIEW

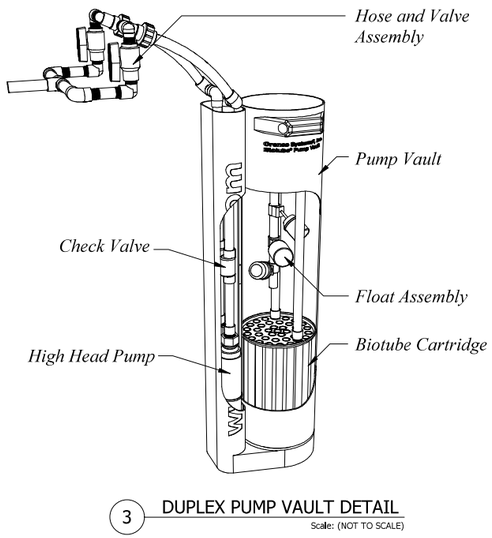


SECTION VIEW

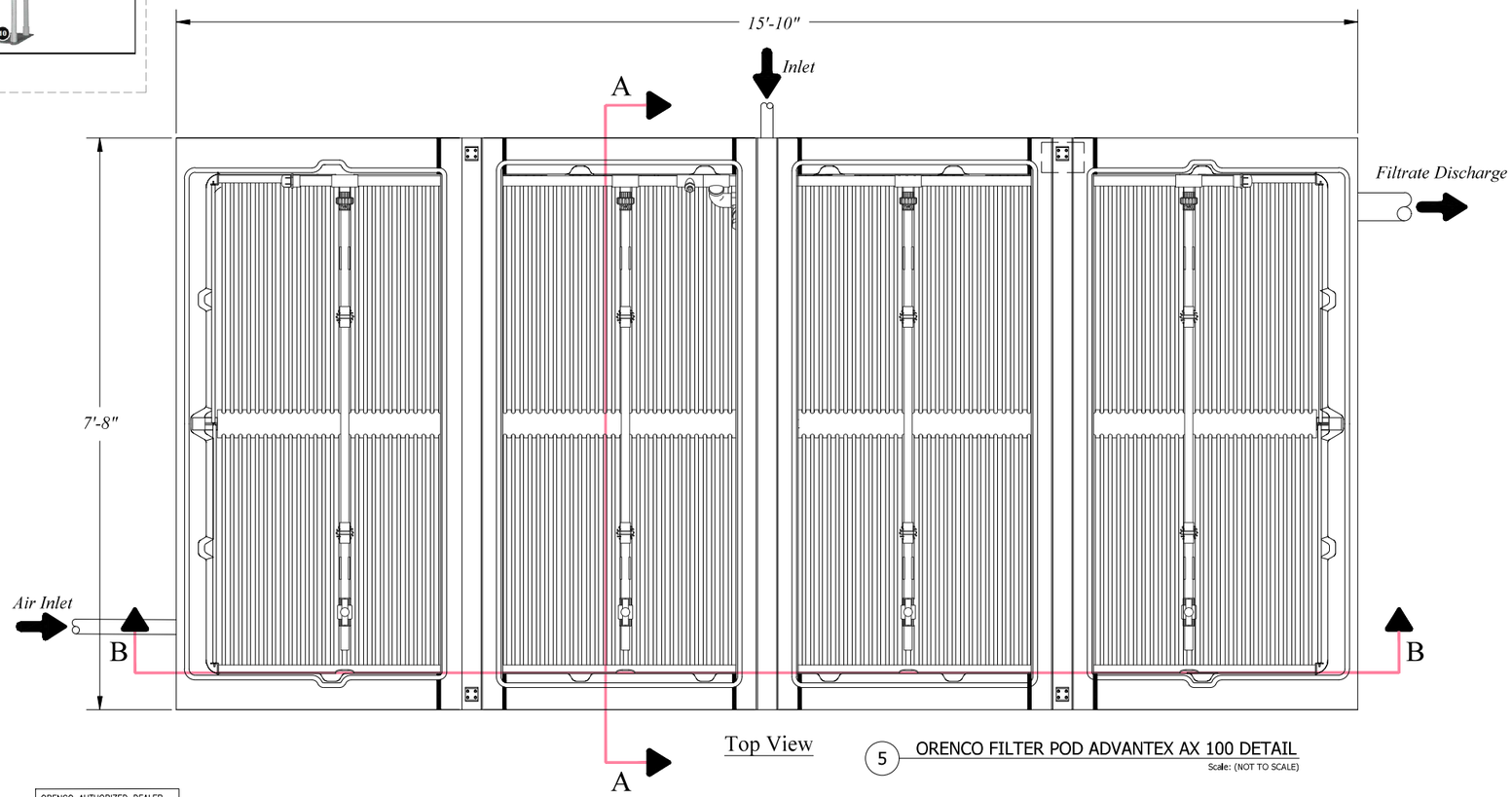
2 MULTI-OUTLET FLOW SPLITTER BASIN DETAIL
Scale: (NOT TO SCALE)



4 COLLECTIVE AIR INLET DETAIL
Scale: (NOT TO SCALE)

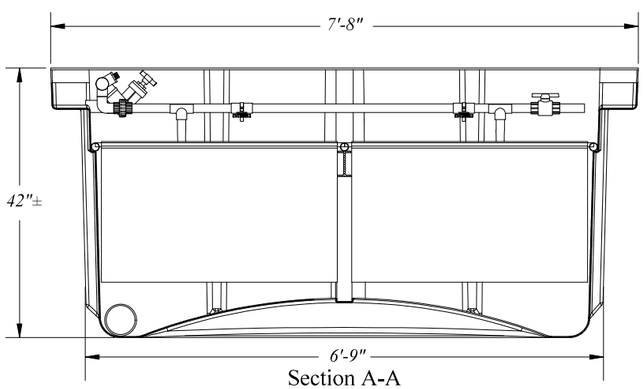


3 DUPLEX PUMP VAULT DETAIL
Scale: (NOT TO SCALE)

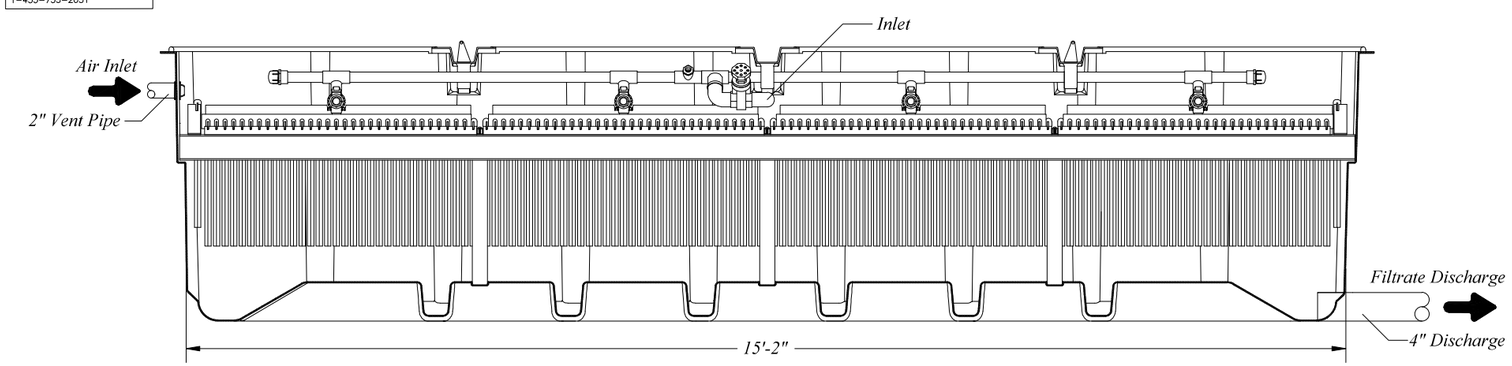


5 ORENCO FILTER POD ADVANTEX AX 100 DETAIL
Scale: (NOT TO SCALE)

ORENCO AUTHORIZED DEALER
JEX ENVIRONMENTAL SOLUTIONS
PO BOX 3603
LOGAN, UT 84323
1-435-753-2051



Section A-A



Section B-B

REVISIONS

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DWG: H:\V2208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

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3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

EFFLUENT TREATMENT FACILITY DETAILS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

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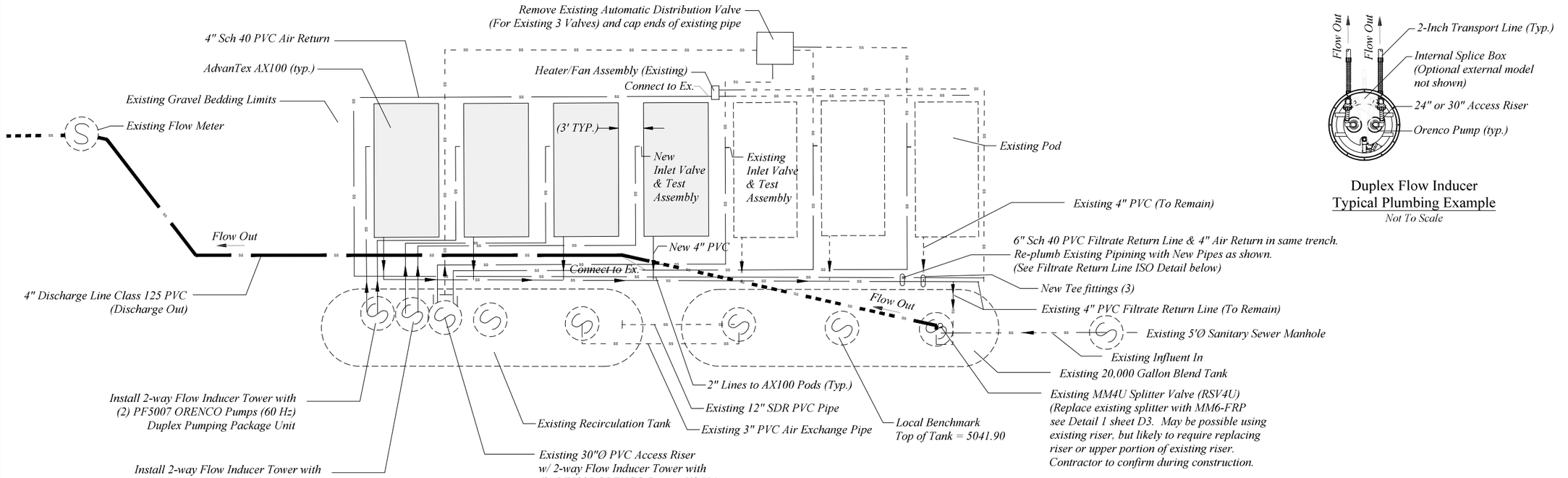
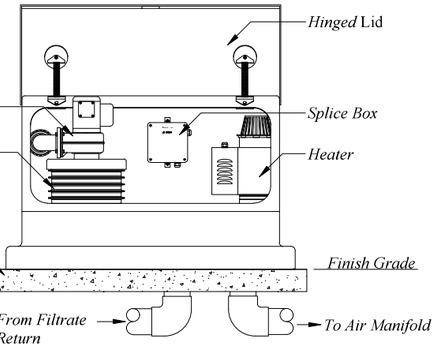
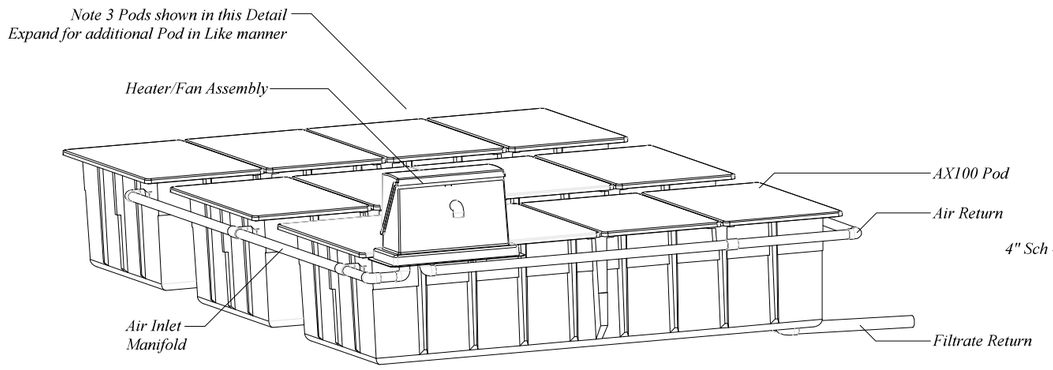
D3



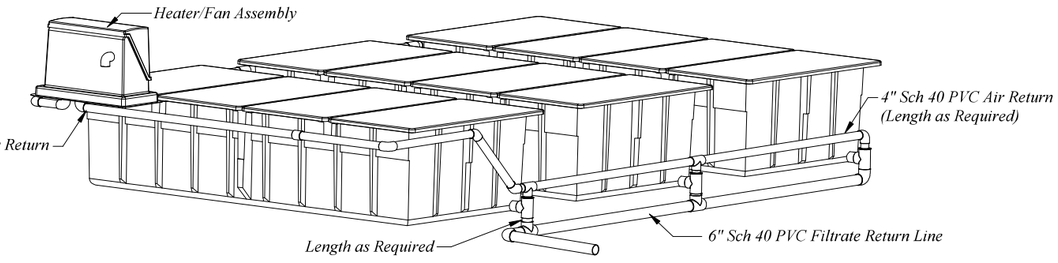
Duplex Flow Inducer
Typical Plumbing Example
Not To Scale



Above Ground Fan Assembly (Existing)
Not To Scale



Air Manifold Iso
Not To Scale



Filtrate Return Line Iso
Not To Scale

AdvanTex AX100 System
Cold Weather Venting (Example)

SCALE: NTS
DATE: 9/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN
DWG: R:\12208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

EFFLUENT + AIR POD DETAILS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

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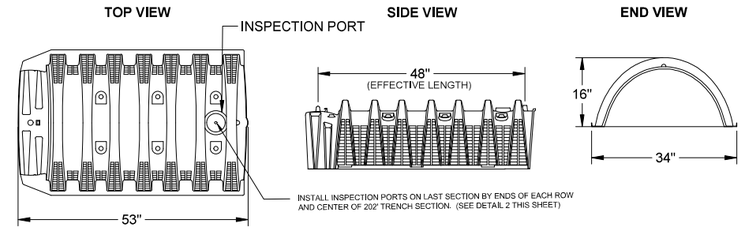
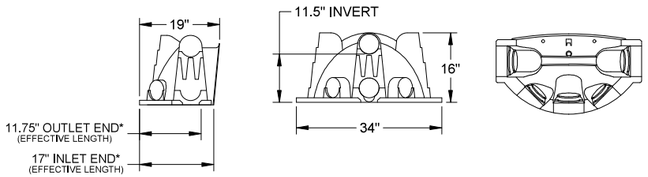
D4

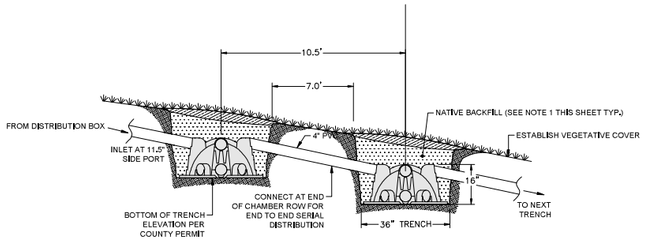
INFILTRATOR WATER TECHNOLOGIES
QUICK4 HIGH CAPACITY CHAMBER
PRODUCT SPECIFICATIONS
(NOT TO SCALE)



QUICK4 HIGH CAPACITY MULTIPORT END CAP



*ALL VIEWS = INSTALLED LENGTHS.



SEE SHEET C7 FOR PLAN VIEW LENGTHS.
CENTER TO CENTER SPACING PER STATE CODE.

NOTES:
1. MAX SIZE ROCK: 3-4". BACKFILL CAREFULLY PLACED (LADLED IN, OR PUSHED IN LIGHTLY FROM THE SIDES). NO DUMPING - IMPACT LOADING.

INFILTRATOR WATER TECHNOLOGIES
QUICK4 HIGH CAPACITY CHAMBER
SERIAL DISTRIBUTION TYPICAL DETAIL
SECTION VIEW
(NOT TO SCALE)

THIS PLAN SET IS BASED UPON THE EXPECTED FLOWS AND WASTE STRENGTHS FOR THE PURPOSE OF SERVING THE RESERVE AT CRIMSON RIDGE SUBDIVISION.

EXPECTED INFLUENT CHARACTERISTICS:

TYPE	AVERAGE mg/L	WEEKLY PEAK mg/L	RARELY EXCEEDS mg/L
BOD	150	250	500
TSS	40	75	150
TKN	65	75	150
FOG	20	25	30

ONCE THE EXPANDED FACILITY IS OPERATIONAL, THE WASTE STRENGTHS AND FLOWS TO THE FACILITY SHOULD BE MONITORED. IF ANY OF THE INFLUENT WASTE STRENGTHS OR FLOW EXCEED THOSE LISTED IN THE DESIGN ABOVE, MEASURES SHOULD BE TAKEN TO REDUCE THESE PARAMETERS TO THOSE LISTED ON THIS PLAN SET. OTHERWISE ADDITIONAL TREATMENT CAPACITY AND PLANT EXPANSION WILL BE NECESSARY.

DO NOT DISPOSE OF TOXINS OR CHEMICALS INTO SYSTEM. EXAMPLES: WAX STRIPPER FOR LINOLEUM, CARPET SHAMPOO, RESTAURANT DEGREASERS AND CLEANSERS, AND OTHER WAST PRODUCTS OR OTHER TOXINS.

BASED ON PERC RATE 53 MIN/IN
APPLICATION RATE 0.4 GAL/SF PER TABLE 1 PAGE 8 GEOFLOW WASTE WATER DESIGN, INSTALLATION & MAINTENANCE GUIDELINES.

ABSORPTION APPLICATION RATES
Q = 5.0 MIN/IN / (53 MIN./IN ^0.5) = 0.68 GAL/SF

EXISTING TRENCH FIELD - PHASE 1

7,177 LF

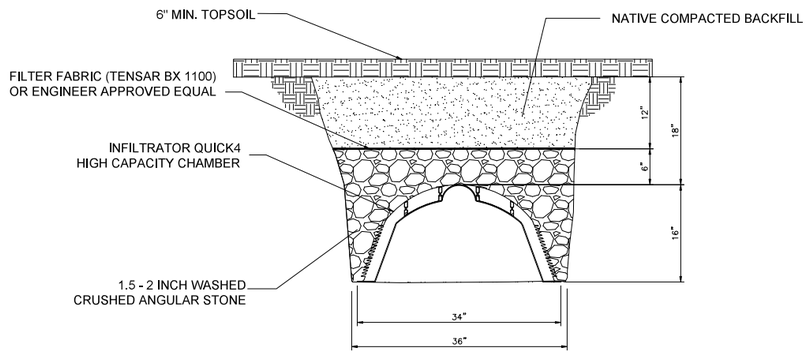
ABSORPTION FIELD TOTAL BUILD OUT (INCLUDES EX. PHASE 1, PHASE 2 & HARBOR VIEW ESTATES SUBDIVISION
76 LOTS (TOTAL BUILD OUT)
76 LOTS @ 400 GAL/LOT/DAY = 30,400 GAL/DAY

APPROXIMATE APPLICATION RATES ABSORPTION FIELD
Q = 5.0 MIN/IN / (53 MIN./IN ^0.5) = 0.68 GAL/SF
(BASED ON ORIGINAL PHASE 1 DESIGN REQUIREMENTS)

REQUIRED ABSORPTION FIELD AREA TRENCH
30,400 GAL/DAY / 0.68 GAL/SF = 44,706 SF

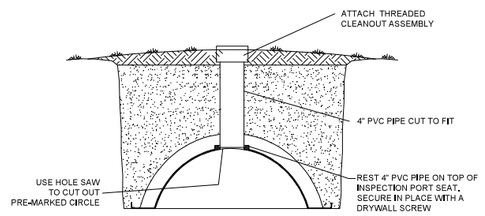
REQUIRED ABSORPTION TRENCH LENGTH
44,706 SF / 3' = 14,901 LF OF TRENCH REQUIRED

14,933 LF OF TRENCH PROVIDED



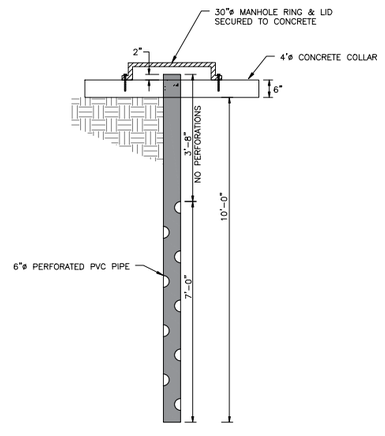
CHAMBER SYSTEM
TRENCH DETAIL
(NOT TO SCALE)

1 INFILTRATION TRENCH DETAIL
Scale: (NOT TO SCALE)



QUICK4 CHAMBERS
INSPECTION PORT
TYPICAL INSTALLATION DETAIL
(Not to Scale)

2 CHAMBER CLEANOUT DETAIL
Scale: (NOT TO SCALE)



3 MONITERING / SAMPLING WELL
Scale: (NOT TO SCALE)

REVISIONS	
DATE	DESCRIPTION

SCALE: NTS
DATE: 3/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN
DWG: N:\2208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

EFFLUENT TREATMENT - ABSORPTION BED DETAILS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
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5150 SOUTH 375 EAST OGDEN, UT
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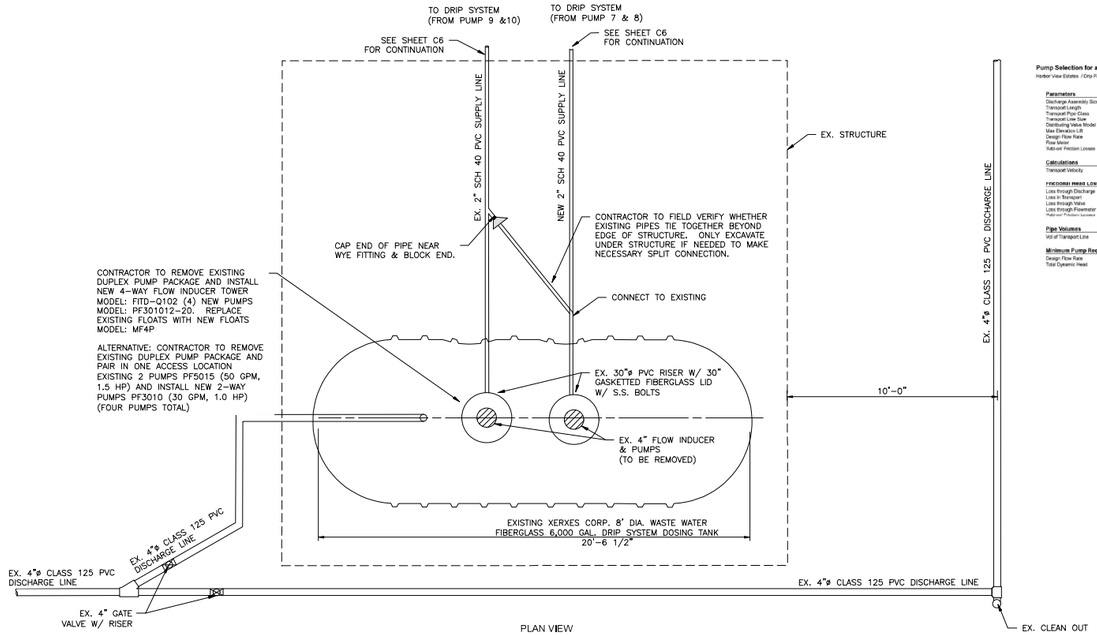
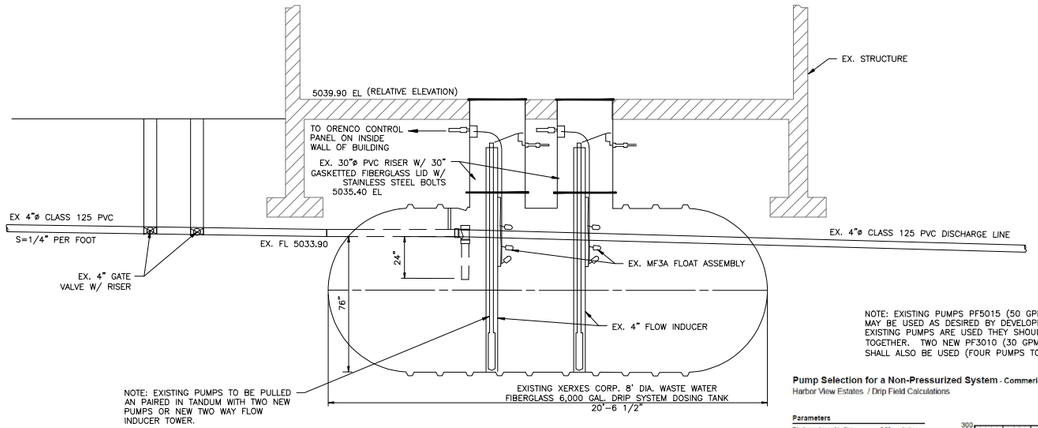
D5



PLAN VIEW



SECTION VIEW

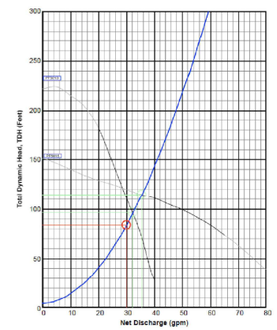
1 DRIP SYSTEM DOSING TANK (EXISTING)

Scale: (NOT TO SCALE)

NOTE: EXISTING PUMPS PF5015 (50 GPM, 1.5 HP) MAY BE USED AS DESIRED BY DEVELOPER. IF EXISTING PUMPS ARE USED THEY SHOULD BE PAIRED TOGETHER. TWO NEW PF3010 (30 GPM, 1.0 HP) SHALL ALSO BE USED (FOUR PUMPS TOTAL)

Pump Selection for a Non-Pressurized System - Commerical Project
Harbor View Estates / Drip Field Calculations

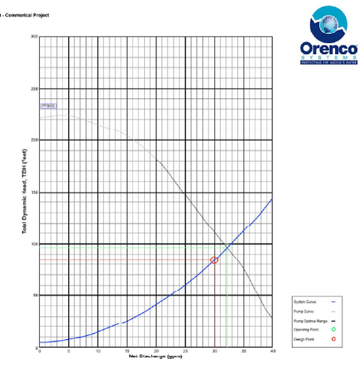
Parameters		
Discharge Assembly Size	2.00	inches
Transport Length	2000	feet
Transport Pipe Class	40	
Transport Line Size	2.469	inches
Distributing Valve Model	None	
Max Elevation Lift	5	feet
Design Flow Rate	30	gpm
Flow Meter	None	inches
"Add-on" Friction Losses	46	feet
Calculations		
Transport Velocity	2.9	fps
FRICTIONAL HEAD LOSSES		
Loss through Discharge	1.8	feet
Loss in Transport	31.1	feet
Loss through Valve	6.0	feet
Loss through Flowmeter	6.0	feet
"Add-on" Friction Losses	46.0	feet
Pipe Volumes		
Vol of Transport Line	348.6	gals
Minimum Pump Requirements		
Design Flow Rate	30.0	gpm
Total Dynamic Head	83.9	feet

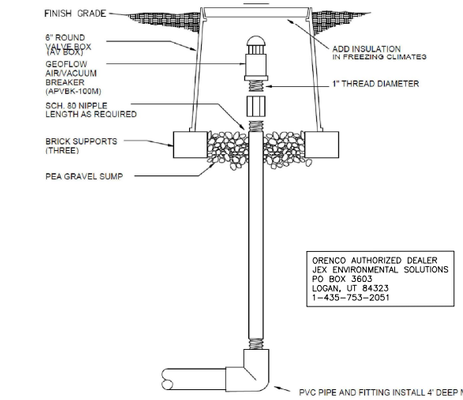


PumpData
PF5050 High Head Effluent Pump
50 GPM, 5HP
230V 1Ø 60Hz, 200/460V 3Ø 50Hz

PF5015 High Head Effluent Pump
50 GPM, 1.5(2)HP
230V 1Ø 60Hz, 200V 3Ø 60Hz

Legend
System Curve:
Pump Curve:
Pump Optimal Range:
Operating Point:
Design Point:





2 1-INCH AIR / VACUUM RELEASE VALVE

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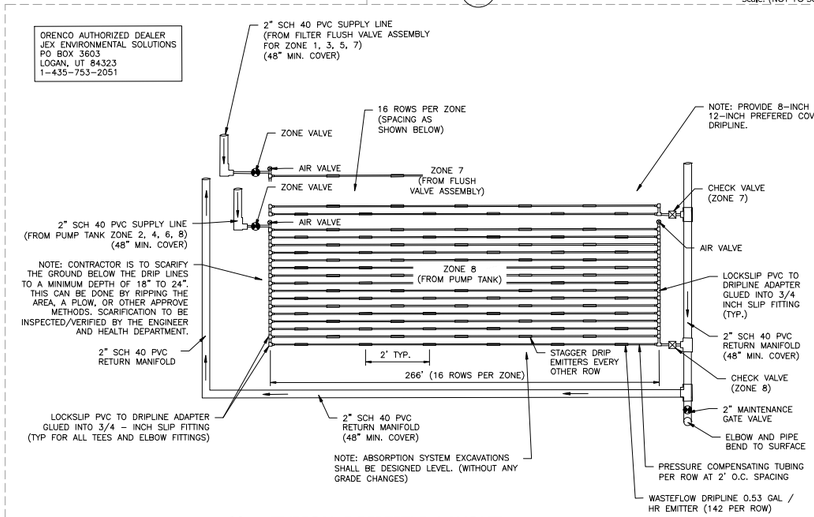
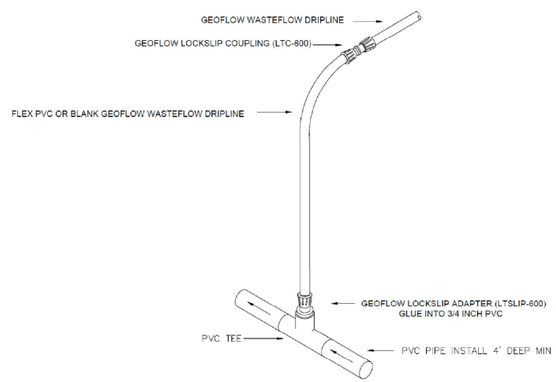


3 TYPICAL DRIPFIELD LAYOUT

Scale: (NOT TO SCALE)



- DRIP TUBING TO MANIFOLD CONNECTION DETAILS

Scale: (NOT TO SCALE)

REVISIONS

DATE	DESCRIPTION

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DATE: 3/22/2021
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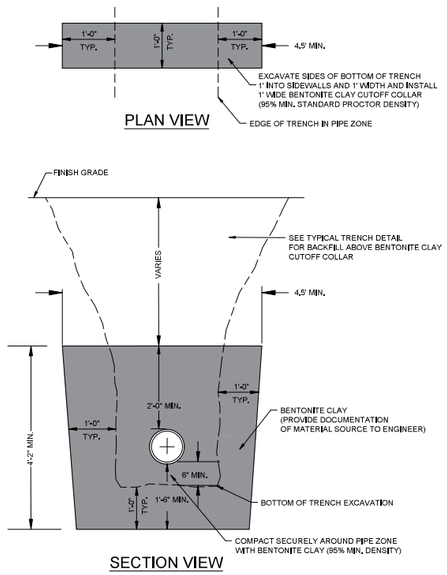
DRAWN: BBD/NJS
CHECKED: TMN
DWG: N:\2208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

EFFLUENT TREATMENT FACILITY DRIP SYSTEM DETAILS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

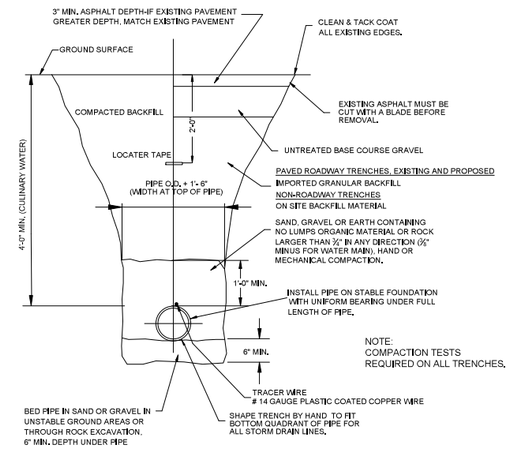
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

D6



1 CUTOFF TRENCH DETAIL

Scale: (NOT TO SCALE)



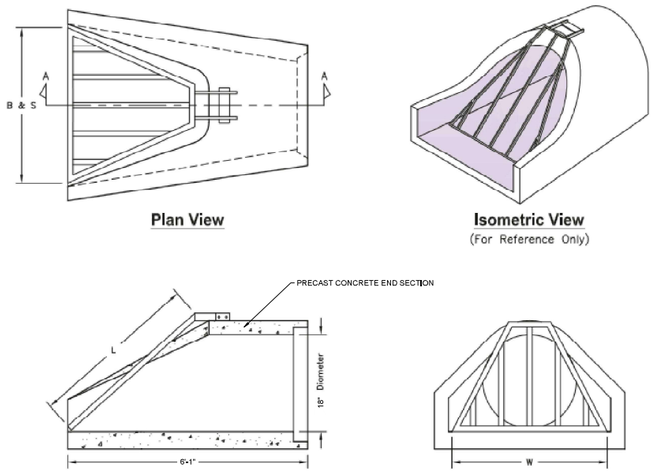
- TYPICAL TRENCH DETAIL

Scale: (NOT TO SCALE)

Oldcastle Precast

Water

Circular FES Trash Guards
Model: FES Trash Guard

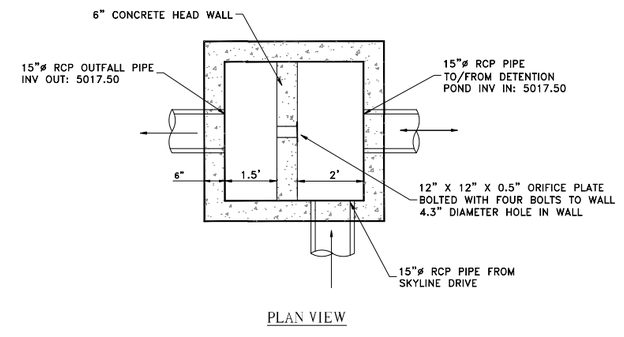


Pipe Diameter	Trash Rack Width W (in.)	Trash Rack Length L (in.)	Total # of Bars B	Bar Spacing S (in.)
12"	21.00"	30.00"	3	6.0"
15"	28.00"	32.00"	3	6.5"
18"	33.00"	34.00"	3	8.0"

(6 REQUIRED)

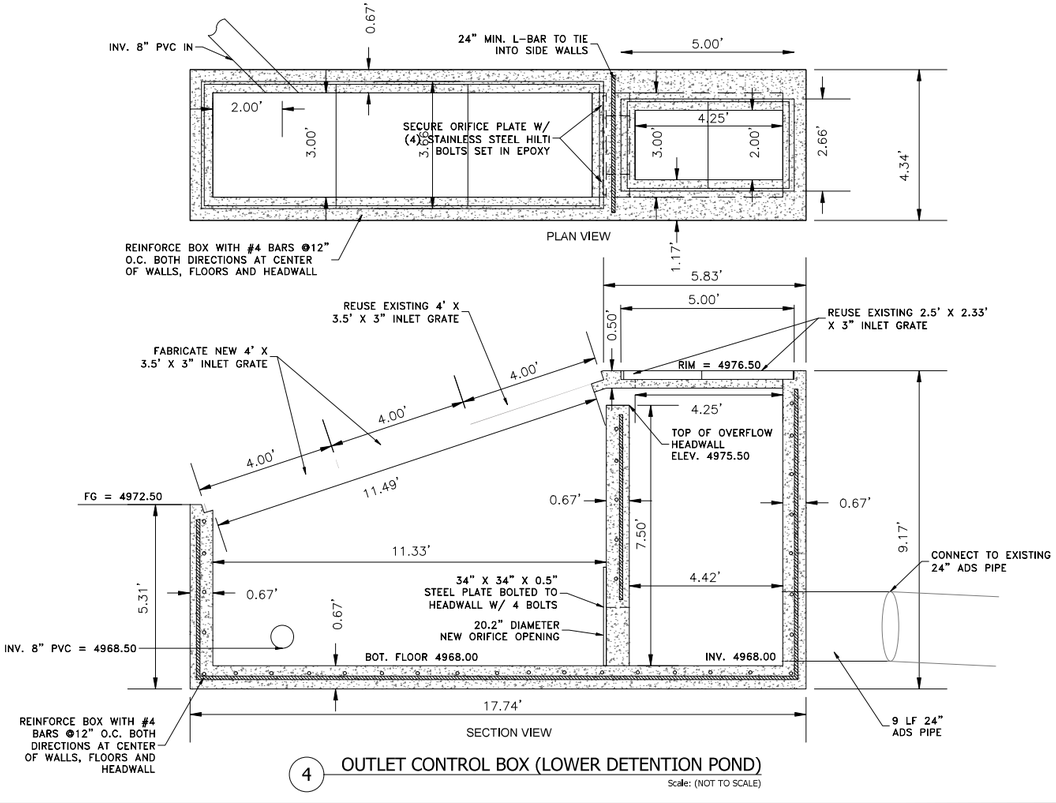
2 FLARED END SECTION

OR ENGINEER APPROVED EQUAL Scale: (NTS)



3 4' x 4' STORM DRAIN OUTLET CONTROL BOX (UPPER DETENTION POND)

Scale: (NOT TO SCALE)



4 OUTLET CONTROL BOX (LOWER DETENTION POND)

Scale: (NOT TO SCALE)

REVISIONS

DATE	DESCRIPTION

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DATE: 3/22/2021
DESIGN: BBD/NJS
DRAWN: BBD/NJS
CHECKED: TMN
DWG: R:\2208 - Bkt INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

MISC. DETAILS

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

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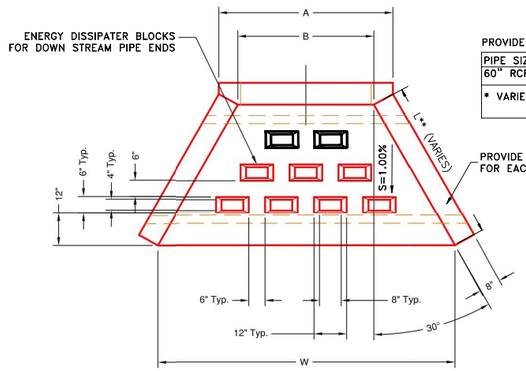


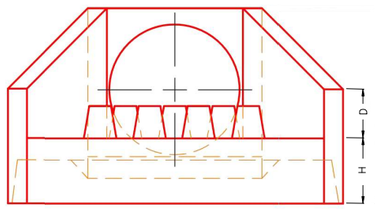
PLAN VIEW

PROVIDE OLDCASTLE PRECAST (OR CAST IN PLACE)

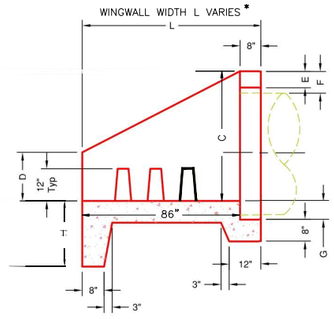
PIPE SIZE	HOLE SIZE	W	L	H	A	B	C	D	E	F	G	H
60" RCP	76"	205"	*	24"	105"	96"	86"	33"	20"	26"	8"	24"
* VARIES SEE PROFILE SHEET FOR DIMENSIONS												

PROVIDE 2 ROWS 12-INCH O.C. EACH WAY NO. 5 BAR FOR EACH FACE 2.5-INCH MIN. CLEAR FROM OUTER EDGE

NOTE: HEADWALLS AND RELATED PIPES FOR EPHEMERAL STREAM TO BE INSTALLED DURING DRY PERIODS AND WHEN NO WATER IS IN THE STREAM BED.



FRONT VIEW



SECTION A-A

1 60-INCH PIPE HEADWALL DETAIL
Scale: (NOT TO SCALE)

REVISIONS	
DATE	DESCRIPTION

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DRAWN: BBD/NJS
CHECKED: TMN
DWG: H:\12208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - COS.DWG

PROFESSIONAL STRUCTURAL ENGINEER
3/22/2021
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

MISC. DETAILS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
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OFFICE: 801.476.0202 FAX: 801.476.0066

Appendix C

AGEC
Applied GeoTech

November 6, 2020

Crimson Ridge Utah
110 West Jennings Lane
Centerville, Utah 84014

Attention: Kevin Deppe
EMAIL: Crimsonridgeutah.kevin@gmail.com
Steve Fenton
EMAIL: Crimsonridgeutah.steve@gmail.com

Subject: Subsurface Exploration and Percolation Test Results
Crimson Ridge Phases 2 and 3
5129 East Whispering Pines Lane
Eden, Utah
Project No. 1200541-A

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to perform subsurface exploration and percolation testing for Crimson Ridge Phases 2 and 3. The property is located at 5129 East Whispering Pines Lane in Eden, Utah.

PROPOSED CONSTRUCTION

We understand that an on-site wastewater disposal (septic) system is planned for the community. The drain fields are planned for the eastern portion of the site. We understand that the Weber-Morgan Health Department and the Utah State Department of Environmental Quality, Division of Water Quality will have regulatory oversight of the proposed community septic system.

SITE CONDITIONS

The site consists primarily of undeveloped land. There are no permanent structures or pavements on the site. There are unpaved trails and access roads in the eastern portion of the site. There is a drainage that extends generally east/west through the northern portion of the property.

The general slope of the ground is down to the east and down toward the drainage. There are moderately steep slopes generally on the order of 2 horizontal to 1 vertical along the west side of the

property and along the drainage. Slope are generally flatter on the order of 4 horizontal to 1 vertical and flatter in the rest of the property.

Vegetation in the western two-thirds of the site consists of relatively dense coverage of grass, brush and trees. There are only a few number of trees in the eastern one-third.

The site is bounded on the south by Crimson Ridge Phase 1 which contains several residences and roads. State Road 158 extends along the east side of the site. There are several residences and out-buildings north of the east end of the site. Undeveloped land similar to the project site extends north of the west end of the site. Steep, undeveloped mountainside is west of the site.

SUBSURFACE EXPLORATION

Six test pits (TP-11 to TP-16) were excavated with a rubber-tired excavator in the east portion of the property planned for septic system drain fields on October 26 and 27, 2020 (See Figure 1). The locations of Test Pits TP-11 to TP-15 were marked in the field by the client prior to AGEC's arrival. Test Pit TP-16 was excavated in an area of suspected fill on the northeast portion of the site to help determine the fill depth and condition. Test Pits TP-11 to TP-15 were excavated to depths of approximately 9 and 12 feet below the surrounding ground surface. TP-16 was excavated to a depth of approximately 15 feet below the surrounding ground surface.

Percolation Test Holes P-1 and P-2 were excavated adjacent to Test Pits TP-11 and TP-12 to depths of approximately 3 feet and 2 feet, respectively.

The test pits were backfilled without significant compaction effort. The percolation test holes were left open. Test pit backfill should be properly compacted where it will support buildings, pavement, concrete flatwork or other settlement-sensitive structures.

SUBSURFACE CONDITIONS

The subsurface conditions encountered in Test Pits TP-11 to TP-15 generally consists of up to approximately ½ foot of topsoil overlying stony, gravelly coarse loamy sand with few to many cobbles and occasional small to medium boulders. The coarse loamy sand is medium dense to very dense, slightly moist to moist and light brownish gray to gray. Layers of silty clay loam, clay and sandy clay loam were observed in the test pits.

The subsurface conditions encountered in Test Pit TP-16 consists of fill to the maximum depth investigated, approximately 15 feet. The fill consists of lean clay with occasional cobbles and boulders and is moist to very moist, soft, gray with mottles and contains considerable organic debris and occasional plastic debris. Logs of the subsurface conditions encountered in Test Pits TP-11 and TP-12 are presented in the appendix.

SUBSURFACE WATER

Subsurface water or evidence of groundwater (iron oxide staining/mottling) was not observed in the test pits.

PERCOLATION TESTING

Weber-Morgan Health Department representative Summer Day observed the five septic profile test pits (TP-11 to TP-15) excavated at the site on October 26, 2020. After her observation, the test pits were backfilled with excavated material. Ms. Day indicated that the Weber-Morgan Health Department will require percolation tests to be performed adjacent Test Pits TP-11 and TP-12, at depths of approximately 3 feet and 2 feet, respectively. The percolation tests (P-1 and P-2) were performed at the site on October 29 and 30, 2020.

Results of the percolation tests indicate the soil tested has percolation rates of approximately 21.8 minutes per inch and less than 1 minute per inch, respectively. Percolation test results and a percolation test certificate are provided in the appendix.

CONCLUSIONS

Based on conditions observed at the site, results of percolation tests performed at the site, Utah State Department of Environmental Quality, Division of Water Quality, Individual Wastewater Disposal Systems Administrative Code (R317-4) and Weber-Morgan Health Department guidance, the following conclusions are given:

1. Six test pits (TP-11 to TP-16) were excavated in the east portion of the property in areas planned for community septic system drain fields. Information presented by the State of Utah indicates a conventional septic system may be installed if at least 4 feet of suitable soil is present between the bottom of the drain field and bedrock. An alternative septic system may be constructed in areas with at least 3 feet of suitable soil. The soil thickness measured in Test Pits TP-11 to TP-15 is acceptable for use in design of a conventional or alternative septic system. The fill encountered in Test Pit TP-16 is not considered to be suitable for construction of septic system drain fields.

2. Percolation Tests P-1 and P-2 were performed adjacent Test Pits TP-11 and TP-12, respectively. Results of the percolation tests indicate percolation rates in P-1 and P-2 of approximately 21.8 minutes per inch and less than 1 minute per inch, respectively.

   The measured percolation rate for Percolation Test P-1 is considered suitable for use in design of a conventional or an alternative septic system. The measured percolation rate for Percolation Test P-2 is only considered suitable for use in design of an alternative septic system utilizing UV light disinfection processes.

3. The Weber-Morgan Health Department is mandated to determine the feasibility of proposed subdivisions that are planned to use on site wastewater disposal (septic) systems. The health department should be coordinated with concerning their determination of septic feasibility of the proposed subdivision.

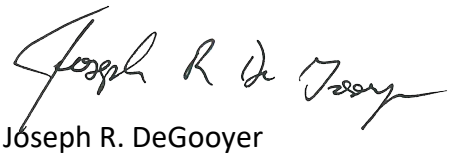
LIMITATIONS

This letter has been prepared in general accordance with Utah State Department of Environmental Quality, Division of Water Quality, Individual Wastewater Disposal Systems Administrative Code (R317-4) and Weber-Morgan Health Department Guidelines. The conclusions included in the letter are based on observations made at the time of our site visits, information obtained from the client, information obtained from the test pits excavated at the site, results of percolation tests performed at the site, the Utah Administrative Code (R317-4) and Weber-Morgan Health Department Guidelines. Subsurface conditions and/or soil percolation rates may vary on the site and may not become evident until additional excavation, exploration and/or testing is conducted.

If you have any questions or if we can be of further service, please call.

Sincerely,

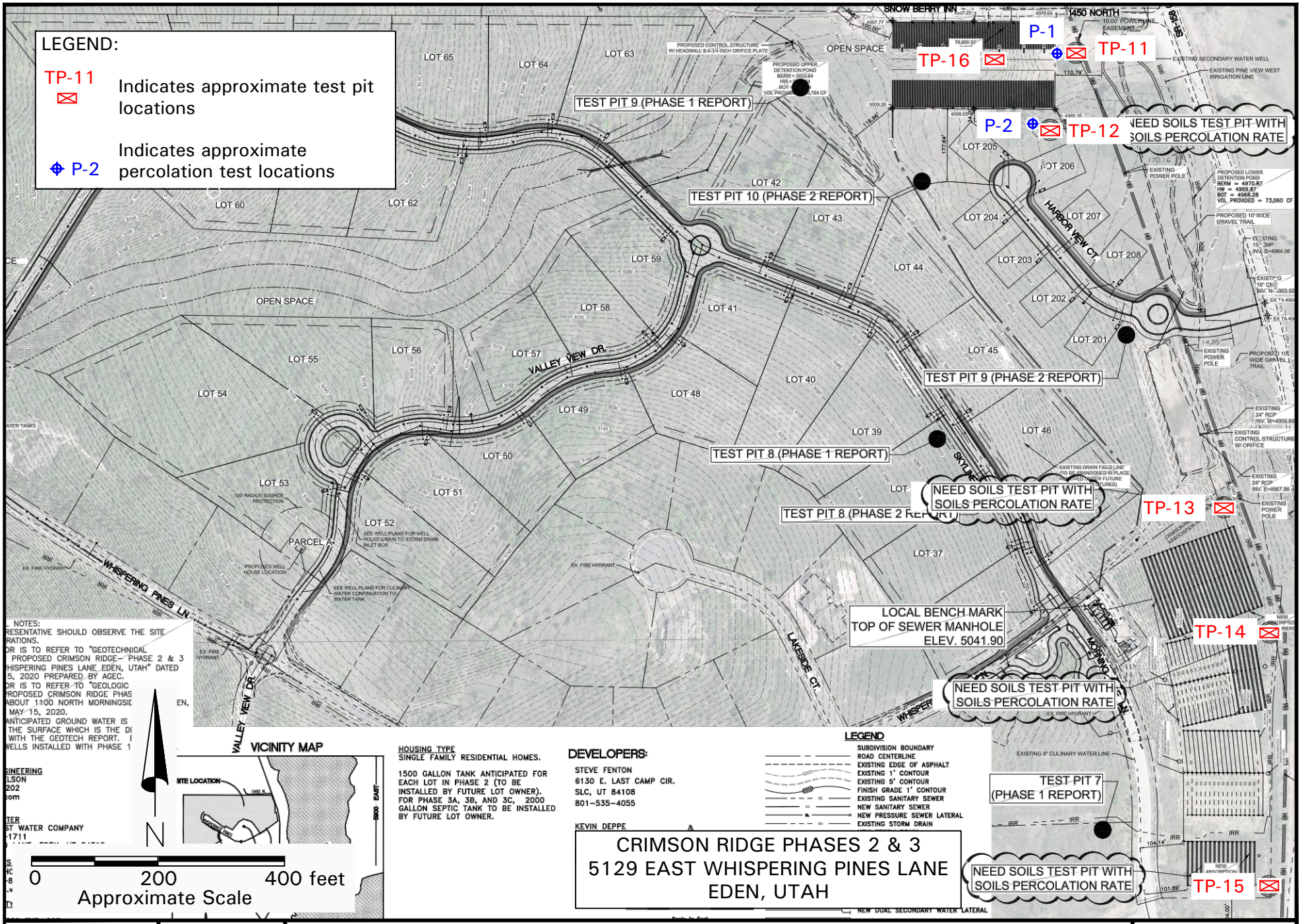
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Joseph R. DeGooyer
DEQ Certificate #00214-OSP-2

Reviewed by CJB, P.E.
JRD/bw
Enclosures

CC: Weber-Morgan Health Department, Attn: Summer Day EMAIL: sday@co.weber.ut.us
Garner Engineering, Attn: Wes Stewart EMAIL: Wes@gecivil.com



1200541A	AGEC	Test Pit and Percolation Test Locations	Figure 1

APPENDIX

PERCOLATION TEST RESULTS

Project No. 1200541-A

AGEC
Applied GeoTech

Applied Geotechnical Engineering Consultants, Inc.

UTAH DEPARTMENT OF HEALTH
PERCOLATION TEST CERTIFICATE AND SOIL EXPLORATION RESULTS
(Information required for Determining Soil Suitability for Individual Wastewater Disposal Systems)

Project/Property Location: Crimson Ridge Subdivision, Phases 2 and 3
5129 East Whispering Pines Lane
Eden, Utah

Prepared for: Crimson Ridge Utah

I certify that percolation tests have been conducted on the above property, in accordance with requirements specified in the **On-site Wastewater Systems Rule R317-4**, adopted by the Utah Department of Health, and that percolation rate, calculated as specified by said regulations, is as follows (use reverse side or additional sheets if necessary):

Test Hole No.	Test Hole Depth (feet)	Saturation Period (hours)	Swelling Period (hours)	Time Interval / Final Water Level Drop (inches)	Final Stabilized Percolation Rate ** (Minutes per Inch)
P-1	3	4	16	30 / 1.375	21.8
P-2	2	NA	NA	* 5 / > 6	< 1

Statement of soil conditions obtained from soil explorations to a depth of 10 feet. In the event that absorption systems will be deeper than 6 feet, soil explorations must extend to a depth of at least 4 feet below the bottom of the proposed absorption field, seepage trench, seepage pit, or absorption bed. A descriptive log of each exploration hole should be given: See attached letter for test pit logs.

Date soil exploration(s) conducted: October 26, 2020.

Statement of present and maximum anticipated groundwater table throughout the property and area of the proposed soil absorption: Ground water, or evidence of groundwater, was not observed in the test pits excavated at the property to the maximum depth investigated, approximately 10 feet.

Date groundwater table determined: October 26, 2020.

I hereby certify that, to the best of my knowledge, the foregoing information is correct.

Date November 6 2020 Signed by: Joseph R DeGraw

(Unsigned test certificates will not be accepted.)

* Five and fifteen minute time intervals between percolation test measurements may be used only for certain circumstances—see detailed instruction for conducting percolation tests as referenced above. If a 5 or 15 minute time interval is used for tests, so indicate.

** Percolation rate is equal to period of time used in minutes, divided by distance water dropped in inches and/or fractions thereof.

RECORD SHEET FOR CONDUCTING SOIL PERCOLATION TESTS
Utah Division of Water Quality

Name of Project or Development:	Crimson Ridge Subdivision	Date of Test:	Oct. 30, 2020
Location of Property:	5129 East Whispering Pines Lane Eden, Utah	Project No.:	1200541-A
Name of Person Performing Test:	Joe DeGooyer	Depth to top of percolation hole:	3 feet
Percolation Test No.	P-1		

Period of time hole was saturate	4 Hrs.	Time interval used for measuring water drop	30 min.	Hole width or diameter	10"
Total depth of hole	14"	Period of time soil permitted to swell	16 Hrs.	Depth of water table	>12'

Successive Percolation Tests	Initial Depth to Water (inches)	Beginning Time	Final Depth to Water (inches)	Ending Time	Distance Water Dropped in Inches	Elapsed Time in Minutes	Perc Rate in Min./ Inch
1	6	8:56 AM	8.0625	9:26 AM	2.0625	30	14.5
2	6	9:27 AM	7.5	9:57 AM	1.5	30	20
3	6	10:05 AM	7.375	10:35 AM	1.375	30	21.8
4	6	10:36 AM	7.375	11:06 AM	1.375	30	21.8

Final Stabilized Percolation Rate: 21.8 minutes/inch

Descriptive log of soil exploration hole No. TP-11

Thickness of Each Stratum			Description and Texture of Each Stratum
Surface	to:	3"	Topsoil, sandy loam with slight gravel, moist, brown, roots and organics, platy structure.
3"		3'	Stony, gravelly coarse loamy sand with occasional small cobbles, moist, brown to grayish brown, massive structure.
3'		4½'	Silty clay loam, moist, orangish brown, massive structure.
4½'		7'	Stony, gravelly coarse loamy sand with occasional small cobbles, moist, dark grayish brown, massive structure.
7'		10'	Loamy sand with gravelly sandy loam layers, moist, orangish brown to brown, massive structure.
10'	to:	12'	Stony, gravelly coarse loamy sand with occasional small cobbles, moist, brown, massive structure.

RECORD SHEET FOR CONDUCTING SOIL PERCOLATION TESTS
Utah Division of Water Quality

Name of Project or Development:	Crimson Ridge Subdivision	Date of Test:	Oct. 29, 2020
Location of Property:	5129 East Whispering Pines Lane Eden, Utah	Project No.:	1200541-A
Name of Person Performing Test:	Joe DeGooyer	Depth to top of percolation hole:	2 feet
Percolation Test No.	P-2		

Period of time hole was saturate	NA	Time interval used for measuring water drop	5 min.	Hole width or diameter	10"
Total depth of hole	14"	Period of time soil permitted to swell	NA	Depth of water table	>11'

Successive Percolation Tests	Initial Depth to Water (inches)	Beginning Time	Final Depth to Water (inches)	Ending Time	Distance Water Dropped in Inches	Elapsed Time in Minutes	Perc Rate in Min./ Inch
1	6	2:05 PM	> 12	2:10 PM	> 6	5	< 1
2	6	2:12 PM	>12	2:17 PM	> 6	5	< 1
3	6	2:19 PM	> 12	2:24 PM	> 6	5	< 1

Final Stabilized Percolation Rate: < 1 minutes/inch

Descriptive log of soil exploration hole No. TP-12

Thickness of Each Stratum			Description and Texture of Each Stratum
Surface	to:	½'	Topsoil, slightly gravelly sandy loam, moist, brown, roots and organics, platy structure.
½'		6½'	Stony, gravelly coarse loamy sand with occasional small cobbles, moist, brown to grayish brown, massive to near single grain structure.
6½'		9'	Clay loam to silty clay loam, moist, brown to reddish brown, blocky structure, slickensided, possible swell potential.
9'	to:	11'	Stony, gravelly coarse loamy sand with occasional small cobbles, moist, brown, massive structure.

RECORD SHEET FOR CONDUCTING SOIL PERCOLATION TESTS
Utah Division of Water Quality

Name of Project or Development:	Crimson Ridge Subdivision	Date of Test:	Oct. 30, 2020
Location of Property:	5129 East Whispering Pines Lane Eden, Utah	Project No.:	1200541-A
Name of Person Performing Test:	Joe DeGooyer	Depth to top of percolation hole:	NA
Percolation Test No.	NA		

Period of time hole was saturate	NA	Time interval used for measuring water drop	NA	Hole width or diameter	NA
Total depth of hole	NA	Period of time soil permitted to swell	NA	Depth of water table	>11'

Successive Percolation Tests	Initial Depth to Water (inches)	Beginning Time	Final Depth to Water (inches)	Ending Time	Distance Water Dropped in Inches	Elapsed Time in Minutes	Perc Rate in Min./ Inch
1	Percolation test not required as per Weber-Morgan Health Department						
2							
3							
4							

Final Stabilized Percolation Rate: NA minutes/inch

Descriptive log of soil exploration hole No. TP-13

Thickness of Each Stratum			Description and Texture of Each Stratum
Surface	to:	½'	Topsoil, sandy loam with slight gravel, moist, brown, roots and organics, platy structure.
½'	to:	2½'	Sandy loam with slight gravel, moist, brown, roots and organics, granular structure.
2½'	to:	11'	Stony, gravelly coarse loamy sand with cobbles and boulders, moist, brown, massive structure.

RECORD SHEET FOR CONDUCTING SOIL PERCOLATION TESTS
Utah Division of Water Quality

Name of Project or Development:	Crimson Ridge Subdivision	Date of Test:	Oct. 30, 2020
Location of Property:	5129 East Whispering Pines Lane Eden, Utah	Project No.:	1200541-A
Name of Person Performing Test:	Joe DeGooyer	Depth to top of percolation hole:	NA
Percolation Test No.	NA		

Period of time hole was saturate	NA	Time interval used for measuring water drop	NA	Hole width or diameter	NA
Total depth of hole	NA	Period of time soil permitted to swell	NA	Depth of water table	>11½'

Successive Percolation Tests	Initial Depth to Water (inches)	Beginning Time	Final Depth to Water (inches)	Ending Time	Distance Water Dropped in Inches	Elapsed Time in Minutes	Perc Rate in Min./ Inch
1	Percolation test not required as per Weber-Morgan Health Department						
2							
3							
4							

Final Stabilized Percolation Rate: NA minutes/inch

Descriptive log of soil exploration hole No. TP-14

Thickness of Each Stratum			Description and Texture of Each Stratum
Surface	to:	½'	Topsoil, sandy loam with slight gravel, moist, brown, roots and organics, platy structure.
½'	to:	2'	Sandy loam to loam with slight gravel, moist, brown, roots and organics, granular structure.
2'	to:	11½'	Stony, gravelly coarse loamy sand with cobbles and boulders, moist, brown, massive structure.

RECORD SHEET FOR CONDUCTING SOIL PERCOLATION TESTS
Utah Division of Water Quality

Name of Project or Development:	Crimson Ridge Subdivision	Date of Test:	Oct. 30, 2020
Location of Property:	5129 East Whispering Pines Lane Eden, Utah	Project No.:	1200541-A
Name of Person Performing Test:	Joe DeGooyer	Depth to top of percolation hole:	NA
Percolation Test No.	NA		

Period of time hole was saturate	NA	Time interval used for measuring water drop	NA	Hole width or diameter	NA
Total depth of hole	NA	Period of time soil permitted to swell	NA	Depth of water table	>10'

Successive Percolation Tests	Initial Depth to Water (inches)	Beginning Time	Final Depth to Water (inches)	Ending Time	Distance Water Dropped in Inches	Elapsed Time in Minutes	Perc Rate in Min./ Inch
1	Percolation test not required as per Weber-Morgan Health Department						
2							
3							
4							

Final Stabilized Percolation Rate: NA minutes/inch

Descriptive log of soil exploration hole No. TP-15

Thickness of Each Stratum			Description and Texture of Each Stratum
Surface	to:	½'	Topsoil, sandy loam with slight gravel, moist, brown, roots and organics, platy structure.
½'	to:	1½'	Sandy loam with slight gravel, moist, brown, roots and organics, granular structure.
1½'	to:	10'	Stony, gravelly coarse loamy sand with cobbles and boulders, moist, brown, massive structure.

Appendix D

Wes Stewart

From: Day, Summer <sday@co.weber.ut.us>
Sent: Thursday, November 12, 2020 9:21 AM
To: Wes Stewart; Robert Beers; Richard Jex; Joe DeGooyer
Subject: FW: Additional Absorption Field Option
Attachments: Crimson Ridge phase 2-3 LUWD LOF.docx; crimson ridge 1_4800.pdf; Crimson Ridge.docx; crimson ridge 1_12000.pdf

Gentlemen

Here is what our office would suggest for the design standard of the expansion of the LUWDs. However after inquiring with our EH director it appears that Robert Beers with DWQ is who should truly define the design criteria for the system. Our office has performed the field work , we will review the design and articulate our concerns to all parties if we have them, our staff will also perform the majority of construction inspections on the system. Our office will have required fees to cover this work. However the construction permit and approval will be given by Robert Beer at DWQ. As such please forward any further question on the system design to him.

Robert-please let me know if you need additional information on the field work.
Wes or Joe- please forward the AGEC soil write up to Robert

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 96 inches, fall within the range of acceptability for the utilization of a Packed Bed Media with non-chemical disinfection followed by a Conventional Treatment System and or a drip irrigation drain filed as a means of wastewater disposal. Maximum trench depth is limited to 30 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the gravelly coarse sandy loam, with a massive structure. The certified onsite wastewater designer may alternatively propose to design the drainfield using the UAC R317-4 Table 5 foot note (a) The following formula may be used in place of the values in this table: q = 2.35 divided by the square root of the percolation rate and then add 0.15 where q is the hydraulic loading rate. In no case shall the loading rate be greater than 1.0. If utilizing this method the percolation rate used in the equation should be the documented rate of 21.8 minute per inch found in TP 2 (AGEC TP12) as it is representative of TP 3 (AGEC TP13), TP 4 (AGEC TP14), and TP 5 (AGEC TP5). The area of TP 1 (AGEC TP11)

Thank You
Summer Day, LEHS III, Program Manager
801-399-7174

From: Wes Stewart <wes@gecivil.com>
Sent: Wednesday, November 11, 2020 11:09 AM
To: Day, Summer <sday@co.weber.ut.us>
Subject: [EXTERNAL]RE: Additional Absorption Field Option

Just wanted to follow up on your review of the drainfield configuration and loading rate for Crimson Ridge. Let me know if you have something we can proceed with altering our design (as may be needed). I am at a point where we would like to wrap up final changes in the design. Also will we need to coordinate anything more with Robert, or are you doing most of that on your end? I'm assuming we will resubmit to you both with any needed changes and then do both Weber County and the State give us an approval letter (once everything is completed)?

Thanks.

From: Day, Summer <sday@co.weber.ut.us>
Sent: Tuesday, November 10, 2020 11:25 AM
To: Wes Stewart <wes@gecivil.com>
Cc: Joe DeGooyer <joed@agecinc.com>
Subject: RE: Additional Absorption Field Option

Wes and Joe

This is soil letter documented the soil classifications for the test pit evaluated On October 26th. I've received and looked over the AGEC letter and find it adequate both in classification and in the percolation rate submitted. I will now take a look at the drainfield configuration and loading rate. I'll try to have a design details specified latter today.

Thank You
Summer Day, LEHS III, Program Manager
801-399-7174

From: Wes Stewart <wes@gecivil.com>
Sent: Tuesday, November 10, 2020 9:21 AM
To: Day, Summer <sday@co.weber.ut.us>
Subject: [EXTERNAL]Additional Absorption Field Option

Summer,

I see potentially one other option drain field option for our site from the soils boring data. It appears to me that for both test pits 11 an 12, near the surface, we are into the faster draining material. But what if we were to be at the 3' depth where we run into TP 11, and 6.5' depth for TP 12. Seeing as how the soil make up is essentially the same, I would anticipate that we would get the slower 21.8 min. per inch also at TP-12 for this soil strata. Would that simply things and make it easier for us to get approval if we were to use this? (If we set the drip line just on top of the silty clay loam layer (or say 8 inches down into this layer), I would expect we would get the 21.8 min/ inch rate and then we don't need to add UV protection (unless you feel that this is still warranted).

Let us know your thoughts.

Thanks.

November 9, 2020

Steve Fenton
6130 E Last Camp Cir.
Salt Lake City, Utah 84108

RE: Wastewater Site and Soils Evaluation #15088
1250 N 5200 E Huntsville, UT
Parcel # 20-005-0021

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on October 26, 2020. The exploration pit(s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (AGEC TP11) (UTM Zone 12 Nad 83 431121E 4570427N)
0-42" gravelly sandy loam, granular to massive structure, 30% fine to medium gravel
42-70" gravelly loam coarse sand, massive structure, 60% fine gravel to boulders
70-106" sandy loam, massive structure
106-111" gravelly loamy coarse sand, massive structure, 60% gravel
Conduct the required percolation test so that the bottom of the percolation test hole is at **36 inches** deep from the original grade.

Exploration Pit #2(AGEC TP12) (UTM Zone 12 Nad 83 431100E 4570359N)
0-6" loam, granular structure, 10%-15% fine to medium gravel, (0.5 gd/ft ²)
6-72" gravelly loamy coarse sand, massive- near single grained structure, 60%-80% fine gravel to cobble, (0.9 gd/ft ²(e))
72-108" clay to silty clay loam, blocky structure
108-132" gravelly loamy coarse sand, single grained structure, 60%-80% fine gravel to cobble, (0.9 gd/ft ²(e))
Conduct the required percolation test so that the bottom of the percolation test hole is at **24 inches** deep from the original grade

Exploration Pit #3 (AGEC TP13) (UTM Zone 12 Nad 83 431232E 4570092N)
0-32" sandy loam (some clays), granular structure, 5% medium gravel, (0.45 gd/ft ²)
32-132" gravelly coarse sandy loam, massive structure, stiff, , 70% fine gravel to boulders, (0.45 gd/ft ²)

Exploration Pit #4 (AGEC TP14) (UTM Zone 12 Nad 83 431256E 4570004N)
0-24" loam ,granular structure, (0.45 gd/ft ²)
24-138" gravelly coarse sandy loams, massive structure, 70%-80%fine gravel to cobbles, (0.45 gd/ft ²)

Exploration Pit #5 (AGEC TP15) (UTM Zone 12 Nad 83 431242E 4569826N)
0-18" sandy loam, granular structure, (0.45 gd/ft ²)
18-108" gravelly coarse sandy loam, massive structure, 70%-80% fine gravel to boulders, (0.45 gd/ft ²)

Note Exploration Pit #3 (AGEC TP13), Exploration Pit # (AGEC TP14), and Exploration Pit #15 (AGEC TP15) are very similar with the same horizon A and horizon B

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

Percolation tests may be completed by any individual on the enclosed list. The stabilized percolation test results are to be submitted to this office for review prior to the recommendation for further development to the appropriate planning agency or prior to the issuance of a wastewater disposal permit.

If you have any further questions, contact this office at your convenience.

Sincerely,

Summer Day
Environmental Health Division
801-399-7160

1 inch = 400 feet

0 200 400 800 Feet

1 inch = 1,000 feet

0 500 1,000 2,000 Feet

November 12, 2020

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Steve Fenton
Crimson Ridge cluster sub Phase 2-3
Parcel #20-005-0021 & 20-105-0004
Soil log #15088

RE: Preliminary LUWDs Design Requirements

The soil and percolation information for the above-referenced LUWDs addition has been reviewed. A culinary water service provider has not yet been established. Please be aware that if a new public water system is established to service the additional phase of this subdivision the source protection zones for the new public water system may have impact on what types of sewer components may be installed. At current there are no onsite wastewater treatment system types that are approved to be installed within a zone one or two of a public water system.

DESIGN REQUIREMENTS

Anticipated ground water tables not to exceed 96 inches, fall within the range of acceptability for the utilization of a Packed Bed Media with non-chemical disinfection followed by a Conventional Treatment System and or a drip irrigation drain filed as a means of wastewater disposal. Maximum trench depth is limited to 30 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the gravelly coarse sandy loam, with a massive structure. The certified onsite wastewater designer may alternatively propose to design the drainfield using the UAC R317-4 Table 5 foot note (a) The following formula may be used in place of the values in this table: $q = 2.35$ divided by the square root of the percolation rate and then add 0.15 where q is the hydraulic loading rate. In no case shall the loading rate be greater than 1.0. If utilizing this method the percolation rate used in the equation should be the documented rate of 21.8 minute per inch found in TP 2 (AGEC TP12) as it is representative of TP 3 (AGEC TP13), TP 4 (AGEC TP14), and TP 5 (AGEC TP5). The area of TP 1 (AGEC TP11)

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Summer Day, LEHS
Environmental Health Division
801-399-7160

Appendix E

Changing the Way the World Does Wastewater®

December 23, 2020

Wes Stewart
Tyler M. Nielson
Gardner Engineering
5150 S 375 E
Washington Terrace, UT 84405

Subject: Final Design Review of The Reserve at Crimson Ridge

Mr. Stewart and Mr. Nielson,

Orenco Systems, Inc. ("Orenco") has received the Plans with all required fields completed (attached to this letter), a copy of the plan set showing the designed site layout and configuration plans, and other documents that comprise the Final Design for the Reserve at Crimson Ridge project. Orenco staff reviews the Final Design of all wastewater collection and treatment systems for commercial applications to ensure that the design is compliant with the most current version of the system's applicable design criteria published by Orenco for the specified parameters provided by the system's designer in the Plans. The findings and conclusions of my review of this Final Design are as follows:

Design Basis

The system has been designed for a Type 1, New Subdivision application. Influent flow and constituent concentrations and effluent constituent concentration requirements have been provided by the system's designer on the attached Plans and were used in my review of the Final Design.

The influent flow on the Plans were not extrapolated from the metered flows from the subject site, but in our experience, they are consistent with influent flows from other, similar Type 1 systems that Orenco has previously observed. As such, I have no reason to doubt the accuracy of the designer's findings and assumptions as to the influent flow, and find that it was reasonable for the designer to use them as the design basis for the system.

System Design

The proposed Final Design of full build out of the system consists of liquid-only sewer collection flowing into two (2) 20,000 U.S. gallon fiberglass tanks. Primary treated effluent blends and recirculates in these tanks and doses seven (7) AX100 Pods. The MM6-FRP Recirculating Ball Valve controls the circulation of filtrate from the AdvanTex pods to the recirculation tank. When the liquid in the tank rises to a predetermined maximum bypass level, the valve closes, diverting filtrate past the recirculation tank. Effluent discharged from the MM6- flows into the existing dose tank for final disposal in the drainfield.

Design Criteria

The applicable design criteria for this system, which I used to conduct the review of its Final Design, is revision 7.0 of document NDA-ATX-1, titled *Orenco® AdvanTex® Design Criteria, Commercial Treatment Systems*, which was published by Orenco in May, 2019. A copy of the design criteria can be downloaded from Orenco's online document library at www.orenco.com/corporate/doclibrary.cfm.

Findings

The findings of my review as to whether the Final Design complies with Orenco's design criteria for treating wastewater to the effluent constituent concentration requirements provided in the Plans are as follows:

Primary Treatment

The Final Design specifies the use of effluent sewer collection and no primary tanks preceding secondary treatment.

According to the Primary Tank Sizing Chart in the applicable design criteria, a treatment system with Effluent Sewer Collection does not require additional onsite primary tankage. Therefore, the configuration and specifications of the primary treatment tank in the Final Design satisfies Orenco's minimum design criteria.

Recirculation Tank — Standard Stage

The Final Design specifies the use of two (2) 20,000 U.S. gallon existing fiberglass tanks for recirculation and blending of the AdvanTex treated effluent with primary tank effluent. Using the flow data specified on the Plans, the tank is sized to be equal to 132% of the Design Peak Flow.

According to the Recirculation-Blend Tankage Requirements in the applicable design criteria, the tank should be sized to equal at least 75% of the Design Peak Flow. Therefore, the specifications of the recirculation-blend tank in the Final Design satisfy Orenco's minimum design criteria.

Hydraulic Load — Standard Stage

The current design specifies the use of seven (7) AX100, which contains a nominal surface area of 700 square feet of treatment media. Using the flow data specified on the Plans the hydraulic loading rate for the system calculates as follows:

Hydraulic Loading Rate (HLR) — Standard Stage				
Design Average Flow (gpd)	Design Maximum Day Flow (gpd)	Nominal Textile Area (sq. ft.)	Average HLR (gal. per day/sq. ft.)	Peak HLR (gal. per day/sq. ft.)
15,200	30,400	700	21.7	43.4

According to the AdvanTex System Loading Chart in the applicable design criteria, the standard AdvanTex treatment system should not be hydraulically loaded more than 25 gpd/square foot at Design Average Flow or 50 gpd/square foot at Design Max Day Flow. Therefore, the specified type and number of AdvanTex units in the Final Design satisfy Orenco's design criteria to achieve the effluent quality listed in the design criteria at a 95% confidence level for this Type 1 application.

Organic Load — Standard Stage

The following influent characteristics provided on the Plans wee estimated and not derived from direct sampling. Even though the influent characteristics were not derived from direct sampling, the values provided are consistent with values we have seen in other, similar applications.

Influent (Primary Tank Effluent) Characteristics — Loading to Textile			
Average BOD_5 (mg/L)	Total Kjeldahl Nitrogen (mg/L)	Average TSS (mg/L)	Max FOG (mg/L)
150	65	50	25

Based on the average influent biochemical oxygen demand (BOD_5) concentration and flow data specified on the Plans, the system will receive approximately 19.0 pounds of BOD_5 per day at Design Average Flow, and 38.1 pounds of BOD_5 per day at Maximum Day Design Flow. Using this information, the organic loading rate of the system calculates as:

Organic Loading Rate (OLR) — Standard Stage				
Average Organic Load (lbs/day)	Maximum Organic Load (lbs/day)	Nominal Treatment Area (sq. ft.)	Average OLR (lbs BOD/sq. ft./day)	Maximum OLR (lbs BOD/sq. ft./day)
19.0	38.1	700	0.03	0.05

According to the Organic Load Requirements in the applicable design criteria, an AdvanTex Treatment System should not be organically loaded more than 0.04 pounds BOD_5/square foot at Design Average Flow or 0.08 pounds BOD_5/square foot at Design Peak Flow. Therefore, the specified type and number of AdvanTex units in the final design satisfy Orenco's design criteria to achieve the effluent quality listed in the design criteria at a 95% confidence level for this Type 1, Subdivision application.

Conclusions

I have reviewed the current design of The Reserve at Crimson Ridge subdivision wastewater treatment system and have found that the design is compliant with the most current version of the system's applicable design criteria published by Orenco for the specified parameters provided by the system's designer in the Plans. In addition, I noted no anomalies in the site layout or configuration of the system during my review.

Compliance Table — Meets Minimum Design Standards	
Stage	**One**
Recirc Tank Size	Yes
Hydraulic Load	Yes
Organic Load	Yes

As such, the system as designed satisfactorily complies with Orenco's design criteria to meet the following effluent limits specified in the Plans at a 95% confidence level, provided that all influent flows and constituent concentrations specified in the Plans are not exceeded:

Expected Effluent Quality	
Constituent	**Average (mg/L)**
BOD_5	≤ 25
TSS	≤ 25
Turbidity	≤ 20 NTU

It is important to note that even though the AdvanTex Treatment System has the capability to meet or exceed the required treatment parameters, there is no way that Orenco can guarantee that a particular system will be operated or maintained in a manner consistent with the Final Design reviewed. Once the facility is placed into operation, the influent flows and constituent concentrations to the facility should be monitored, and if flow or any of the influent constituent concentrations exceed those listed in the Plans, measures should be taken to reduce the flow or constituent concentration to those listed. However, if additional treatment capacity becomes necessary, the system is designed to have the capability to expand to account for the new flow or constituent concentration.

Proper air ventilation is a critical feature of all commercial AdvanTex Treatment Systems, and as such, adequate active ventilation is required for all systems. In addition, please note that disposing of toxics or chemicals into the system is strictly prohibited. Examples of toxics include restaurant degreasers, cleansers, wax strippers for linoleum, carpet shampoo, waste products, or any other toxins. Furthermore, water softener brine discharge is prohibited from being discharged into the AdvanTex Treatment System. Failure to adhere to these policies will void Orenco's limited product warranties.

If you have any questions about my review process, findings, or conclusions, please feel free to call or e-mail me.

Sincerely,

Jessy Tucker
Systems Engineering
Orenco Systems, Inc.
814 Airway Avenue
Sutherlin, OR 97479
P: (800) 348-9843 ext. 279
jcugley@orenco.com +

Appendix F

EXISTING CULINARY WELL
MIRIAM B. JENSEN
189 FOOT DEPTH
140 FOOT INTAKE DEPTH

100' RADIUS SOURCE PROTECTION

EXISTING CULINARY WELL
ROGER & KIMBERLY ARAVE
187 FOOT DEPTH
140 FOOT INTAKE DEPTH

EXISTING CULINARY WELL
VENTURE DEVELOPMENT GROUP LLC
99 FOOT DEPTH
99 FOOT INTAKE DEPTH

EXISTING UNDERGROUND
WATER WELL
GORDON L. BELNAP
100-400 FOOT DEPTH

JENSEN FAMILY
REAL ESTATE
200030006

EDEN SLOPES LLC
200030016

EDEN SLOPES LLC
200030011

ROGER B & KIMBERLEY L
ARAVE REVOCABLE
LIVING TRUST
200030010

703.27'

135.62'

102.62'

OPEN SPACE

1450 NORTH

EXISTING SECONDARY IRR WELL
PINE VIEW WEST WATER COMPANY
738 FOOT DEPTH
58 FOOT INTAKE DEPTH

188.80'

725.61'

156.66'

SKYLINE DRIVE

LOT 68 LOT 67 LOT 66 LOT 65 LOT 64 LOT 63

LOT 61 LOT 60 LOT 62

1865.20'

LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47

LOT 205 LOT 206 LOT 204 LOT 207 LOT 203 LOT 208 LOT 202 LOT 201

HARBOR VIEW CT.

SR-158 (UDOT)

OPEN SPACE

UNNAMED EPHEMERAL STREAM

2533.91'

OPEN SPACE

LOT 59 LOT 58 LOT 41

LOT 55 LOT 56 LOT 57

VALLEY VIEW DR.

LOT 54 LOT 48 LOT 49 LOT 40

EXISTING WEBER COUNTY
EFFLUENT DRIP SYSTEM
(TO BE ABANDONED)

LOT 39

EXISTING CULINARY WELL
PINE VIEW WEST WATER COMPANY
502 FOOT DEPTH
240 FOOT INTAKE DEPTH

150' RADIUS SOURCE PROTECTION

100' RADIUS SOURCE PROTECTION

LOT 53 LOT 50 LOT 51 LOT 52 LOT 38 LOT 37 LOT 36

PARCEL A

1986.95'

WHISPERING PINES LN.

LAKESIDE CT.

EXISTING DRAINAGE SWALE

126.26'

EXISTING 32" CMP

314.82'

EXISTING CULINARY WELL
B & H INVESTMENT PROPERTIES LLC
991 FOOT DEPTH

150' RADIUS SOURCE PROTECTION

100' RADIUS SOURCE PROTECTION

EXISTING WEBER COUNTY
SEWER PODS

EXISTING WEBER COUNTY
EFFLUENT CHAMBER SYSTEM
(SINGLE LINE)

MORNING SIDE LN.

EXISTING WEBER COUNTY
DRIP SYSTEM DOSING TANK

102.09'

EXISTING 8" WATER MAIN

359.20'

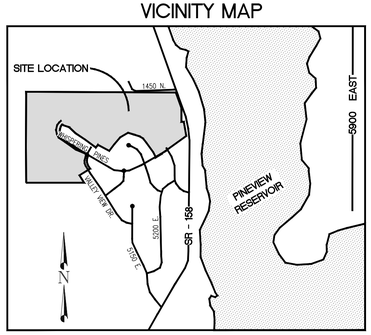
EXISTING UNDERGROUND WELL
OGDEN PINEVIEW YACHT CLUB
155 FOOT DEPTH

ENGINEER
GARDNER ENGINEERING
TYLER M. NIELSON
(801) 476-0202
tyler@gecivil.com

CULINARY WATER
CRIMSON RIDGE WATER COMPANY
801-535-4032
110 W. 1700 N. CENTERVILLE, UT 84014

PUBLIC WORKS / SANITARY SEWER
CHAD MEYERHOFFER (WEBER COUNTY ENGINEERING)
(801) 399-8004
cmeyerho@co.weber.ut.us

VICINITY MAP



DEVELOPERS:

STEVE FENTON
6130 E. LAST CAMP CIR.
SLC, UT 84108
801-535-4055

KEVIN DEPPE
110 W. 1700 N.
CENTERVILLE, UT 84014
801-535-4032

0' 100' 200' 400' 600'
Scale in Feet
1" = 200'

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- NEW PRESSURE SEWER LATERAL
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING CULINARY WATER
- NEW CULINARY WATER
- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING

SCALE: 1" = 200'
DATE: 11/10/2020
DESIGN: BSD/WJS
DRAWN: BSD/WJS
CHECKED: TMN
DWG: A:\2008 - B&H INVESTMENT_CRIMSON RIDGE_DESIGN_DWG_CRIMSON RIDGE - CDS.DWG

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
11/11/2020
No. 4859845
TYLER M. NIELSON
LICENSED
STATE OF UTAH

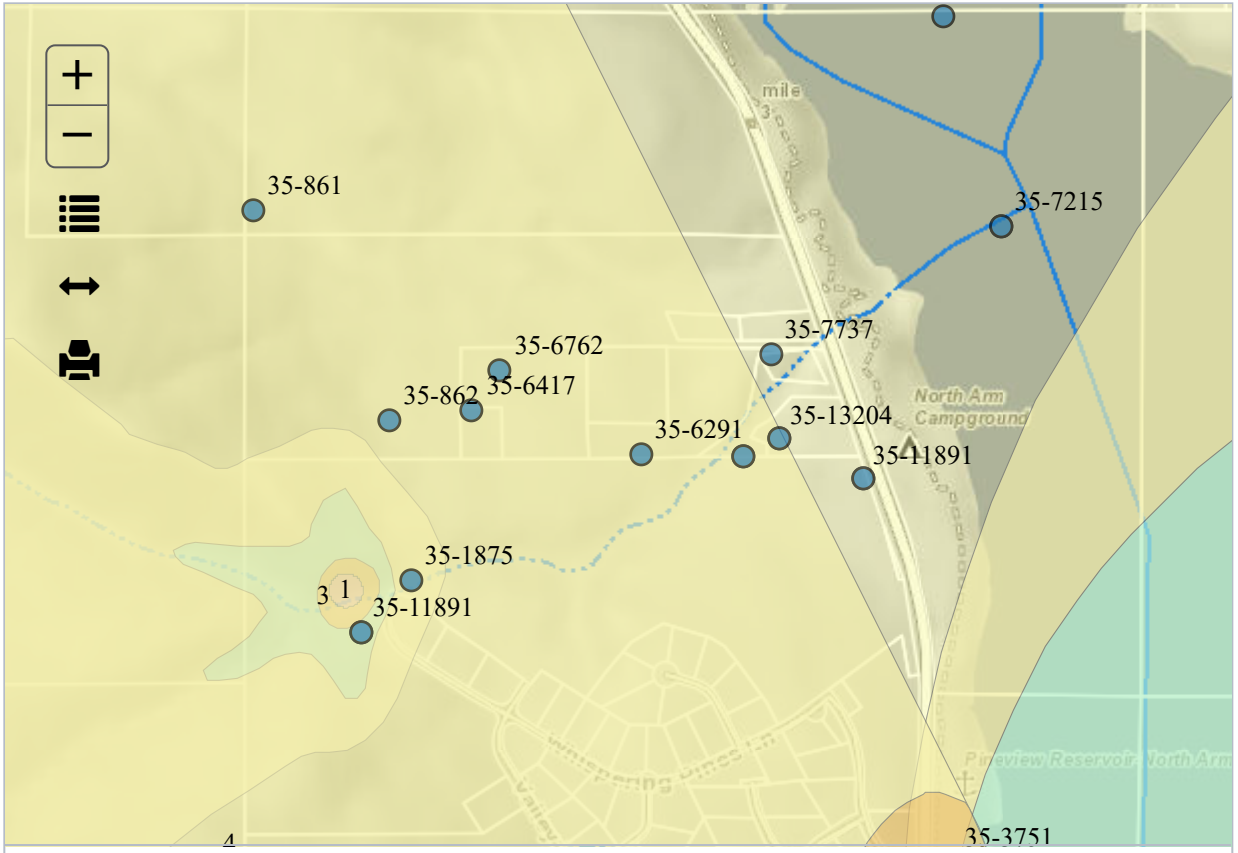
EXISTING WELLS EXHIBIT
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

E1

Appendix G

Utah Environmental Interactive Map 1.7.1 (ChangeLog.html)



Attributes

Related Records

Links

Zoom to feature

Back to results

System-Facility ID	29105WS001
System Number	29105
System Name	PIONEER BIBLE CAMP
Facility Identifier	WS001
Facility Name	WELL #1
Facility Type Code	WL
Facility Type Description	Well
Facility Activity Status	A

Select Query Layers

Drinking Water

- [ ] Public Water System Facilities (http://168.178.6.56/TabsPage.aspx?AI_PageConfigID=100000&DivName=DDW)
- [x] Ground Water Protection Zones (http://168.178.6.56/TabsPage.aspx?AI_PageConfigID=100005&DivName=DDW) ()
- [x] Source Water Assessment Zones (http://168.178.6.56/TabsPage.aspx?AI_PageConfigID=100010&DivName=DDW)
- [ ] Surface Water Protection Zones (http://168.178.6.56/TabsPage.aspx?AI_PageConfigID=100015&DivName=DDW)
- [ ] Irrigated Crop Consumptive Use Zones (http://168.178.6.56/TabsPage.aspx?AI_PageConfigID=100020&DivName=DDW)
- [x] Water Rights Points of Diversion (http://168.178.6.56/TabsPage.aspx?AI_PageConfigID=100160&DivName=DDW) ()

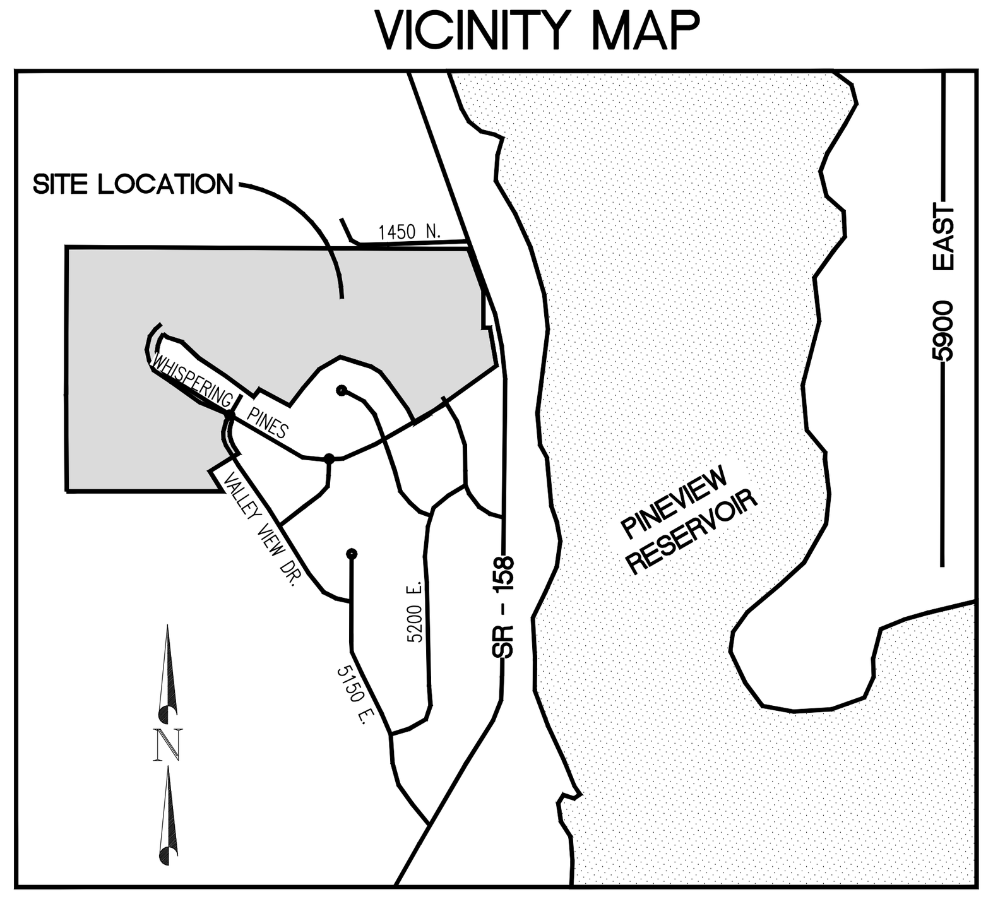

EXISTING CULINARY WELL
MIRIAM B. JENSEN
189 FOOT DEPTH
140 FOOT INTAKE DEPTH
100' RADIUS SOURCE PROTECTION
EXISTING CULINARY WELL
ROGER & KIMBERLY ARAVE
187 FOOT DEPTH
140 FOOT INTAKE DEPTH
100' RADIUS SOURCE PROTECTION
EXISTING CULINARY WELL
VENTURE DEVELOPMENT GROUP LLC
99 FOOT DEPTH
99 FOOT INTAKE DEPTH
100' RADIUS SOURCE PROTECTION
100' RADIUS SOURCE PROTECTION
EXISTING SECONDARY IRR WELL
PINE VIEW WEST WATER COMPANY
738 FOOT DEPTH
58 FOOT INTAKE DEPTH
North Arm Campground
1450 NORTH
SKYLINE DRIVE
UNNAMED EPHEMERAL STREAM
HARBOR VIEW CT.
SR-158 (UDOT)
VALLEY VIEW DR.
EXISTING CULINARY WELL
PINE VIEW WEST WATER COMPANY
502 FOOT DEPTH
240 FOOT INTAKE DEPTH
150' RADIUS SOURCE PROTECTION
100' RADIUS SOURCE PROTECTION
EXISTING WEBER COUNTY
EFFLUENT DRIP SYSTEM
(TO BE ABANDONED)
EXISTING DRAINAGE SWALE
EXISTING 32" CMP
WHISPERING PINES LN
LAKESIDE CT.
EXISTING CULINARY WELL
B & H INVESTMENT PROPERTIES LLC
991 FOOT DEPTH
150' RADIUS SOURCE PROTECTION
100' RADIUS SOURCE PROTECTION
WHISPERING PINES LN.
MORNING SIDE LN.
EXISTING WEBER COUNTY
SEWER PODS
EXISTING WEBER COUNTY
EFFLUENT CHAMBER SYSTEM
(SINGLE LINE)
EXISTING WEBER COUNTY
DRIP SYSTEM DOSING TANK
EXISTING 8" WATER MAIN
EXISTING UNDERGROUND WELL
OGDEN PINEVIEW YACHT CLUB
155 FOOT DEPTH
Pineview Reservoir North
703.27'
135.62'
102.62'
188.80'
725.61'
1865.20'
2533.91'
1986.95'
126.26'
314.82'
102.09'
359.20'
1646.98'
1
2
3
4

ENGINEER
GARDNER ENGINEERING
TYLER M. NIELSON
(801) 476-0202
tyler@gecivil.com

CULINARY WATER
CRIMSON RIDGE WATER COMPANY
801-535-4032
110 W. 1700 N. CENTERVILLE, UT 84014

PUBLIC WORKS / SANITARY SEWER
CHAD MEYERHOFFER (WEBER COUNTY ENGINEERING)
(801) 399-8004
cmeyerho@co.weber.ut.us

VICINITY MAP



DEVELOPERS:

STEVE FENTON
6130 E. LAST CAMP CIR.
SLC, UT 84108
801-535-4055

KEVIN DEPPE
110 W. 1700 N.
CENTERVILLE, UT 84014
801-535-4032

0' 100' 200' 400' 600'
Scale in Feet
1" = 200'

GROUNDWATER PROTECTION ZONES

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

TYLER M. NIELSON
No. 4859845
11/20/2020

REVISIONS
DATE	DESCRIPTION

SCALE: 1" = 200'
DATE: 11/30/2020
DESIGN: BSD/WJS
DRAWN: BSD/WJS
CHECKED: TMN

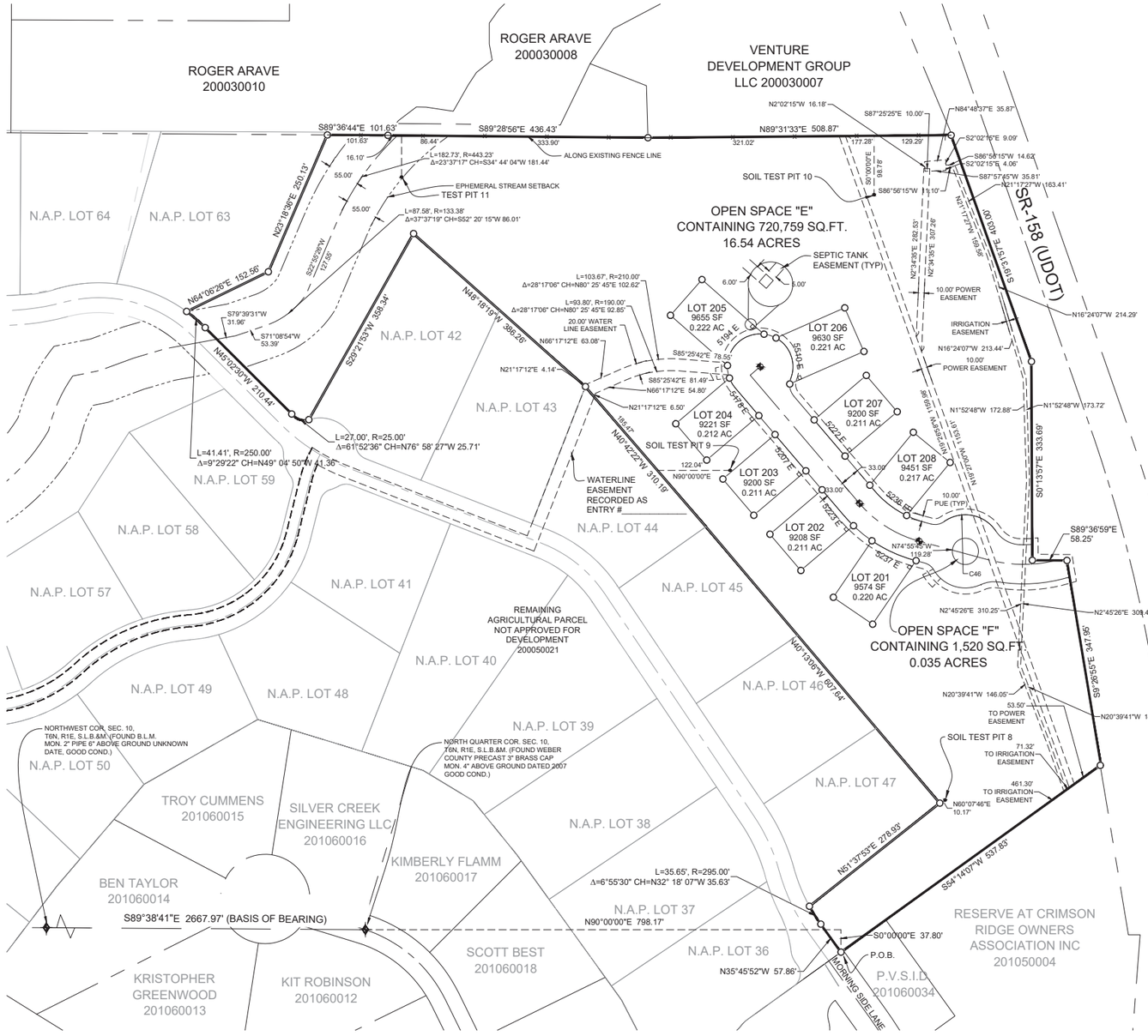
E2

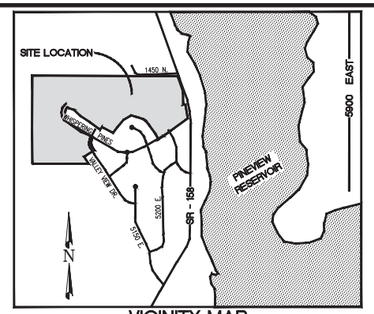
Appendix H

HARBOR VIEW ESTATES

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020





VICINITY MAP

0' 50' 100' 200' 300'
Scale in Feet
1" = 100'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EASEMENT

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATE NORTH 90°00'00" EAST 798.17 FEET AND SOUTH 00°00'00" EAST 37.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST); RUNNING THENCE NORTH 35°45'52" WEST 57.86 FEET; THENCE ALONG THE ARC OF A 295.00 FOOT RADIUS CURVE TO THE RIGHT 35.65 FEET, HAVING A CENTRAL ANGLE OF 06°55'30", CHORD BEARS NORTH 32°18'07" WEST 35.63 FEET; THENCE NORTH 51°37'53" EAST 278.93 FEET; THENCE NORTH 40°13'06" WEST 607.64 FEET; THENCE NORTH 40°42'22" WEST 310.19 FEET; THENCE NORTH 48°18'19" WEST 386.26 FEET; THENCE SOUTH 29°21'53" WEST 358.34 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 27.00 FEET, HAVING A CENTRAL ANGLE OF 61°52'36", CHORD BEARS NORTH 76°58'27" WEST 25.71 FEET; THENCE NORTH 45°02'30" WEST 210.44 FEET; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT 41.41 FEET, HAVING A CENTRAL ANGLE OF 09°29'22", CHORD BEARS NORTH 49°04'50" WEST 41.36 FEET; THENCE NORTH 64°06'26" EAST 152.56 FEET; THENCE NORTH 23°18'36" EAST 250.13 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°36'44" EAST 101.63 FEET; (2) SOUTH 89°28'56" EAST 436.43 FEET; (3) NORTH 89°31'33" EAST 508.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 158; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 19°31'57" EAST 403.00 FEET; (2) SOUTH 00°13'57" EAST 333.69 FEET; (3) SOUTH 89°36'59" EAST 58.25 FEET; (4) SOUTH 09°26'55" EAST 347.95 FEET TO THE NORTH BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE LONG SAID NORTH BOUNDARY LINE SOUTH 54°14'07" WEST 537.83 FEET TO THE POINT OF BEGINNING. CONTAINING 19.478 ACRES.
ALSO AND TOGETHER WITH
A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SAT LAKE BASE AND MERIDIAN.
BEGINNING AT AT POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED SOUTH 00°20'41" EAST 601.40 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 85°42'49" EAST 1304.26 FEET TO THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1 FOLLOWING TWO (2) COURSES: (1) SOUTH 32°00'00" EAST 213.36 FEET; (2) NORTH 90°00'00" WEST 1412.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°20'41" WEST 278.43 FEET TO THE POINT OF BEGINNING. CONTAINING 7.09 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARBOR VIEW ESTATES CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT HARBOR VIEW ESTATES CLUSTER SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS)PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE AS COMMON AREAS OR OPEN SPACE TO BE USED FOR STORM WATER DETENTION BASINS AND OTHER STORM DRAIN OR DRAINAGE PURPOSES AND FOR A SEWER EFFLUENT DRAINAGE FILED TO BE MAINTAINED AND OPERATED BY WEBER COUNTY AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS COMMON AREA OR OPEN SPACE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS POWER EASEMENT TO ROCKY MOUNTAIN POWER A DIVISION OF PACIFIC CORP, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF POWER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS WATERLINE EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF WATER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS IRRIGATION EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION LINES WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS ____ DAY OF _____ 2020.

B & H INVESTMENT PROPERTIES LLC

BY: _____

PRINTED NAME/TITLE: _____

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO.49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
2. CLUSTER SUBDIVISION SETBACKS:
   FRONT: 20'; SIDE: 8'; REAR: 20'
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
4. HOMEOWNERS ARE REFEREED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.
5. BASEMENTS ARE RESTRICTED ON LOTS 205 AND 206.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____2020, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____acknowledged to me that said Corporation executed the same.

STAMP _____ NOTARY PUBLIC

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS____DAY OF _____, 2020.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS____DAY OF_____, 2020.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS____DAY OF _____ 2020

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S1
3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

_____
COUNTY RECORDER

BY: _____

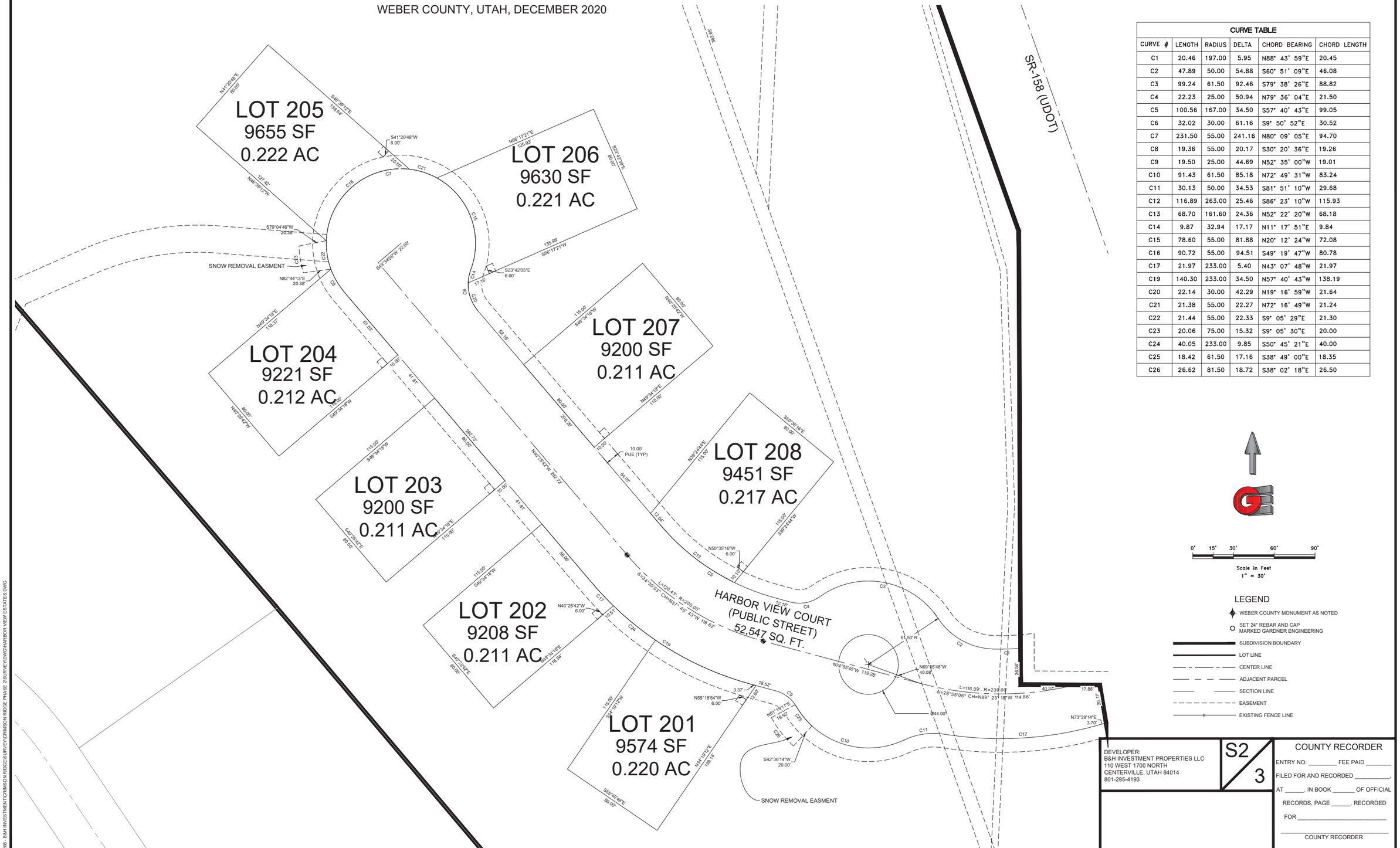
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R:\1028 - B&H INVESTMENTY\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 2\SURVEY\DWG\HARBOR VIEW ESTATES.DWG

HARBOR VIEW ESTATE

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.46	197.00	5.95	N88° 43' 59"E	20.45
C2	47.89	50.00	54.88	S60° 51' 09"E	46.08
C3	99.24	61.50	92.46	S79° 38' 26"E	88.82
C4	22.23	25.00	50.94	N79° 36' 04"E	21.50
C5	100.56	167.00	34.50	S57° 40' 43"E	99.05
C6	32.02	30.00	61.16	S9° 50' 52"E	30.52
C7	231.50	55.00	241.16	N80° 09' 05"E	94.70
C8	19.36	55.00	20.17	S30° 20' 36"E	19.26
C9	19.50	25.00	44.69	N52° 35' 00"W	19.01
C10	91.43	61.50	85.18	N72° 49' 31"W	83.24
C11	30.13	50.00	34.53	S81° 51' 10"W	29.68
C12	116.89	263.00	25.46	S86° 23' 10"W	115.93
C13	68.70	161.60	24.36	N52° 22' 20"W	68.18
C14	9.87	32.94	17.17	N11° 17' 51"E	9.84
C15	78.60	55.00	81.88	N20° 12' 24"W	72.08
C16	90.72	55.00	94.51	S49° 19' 47"W	80.78
C17	21.97	233.00	5.40	N43° 07' 48"W	21.97
C19	140.30	233.00	34.50	N57° 40' 43"W	138.19
C20	22.14	30.00	42.29	N19° 16' 59"W	21.64
C21	21.38	55.00	22.27	N72° 16' 49"W	21.24
C22	21.44	55.00	22.33	S9° 05' 29"E	21.30
C23	20.06	75.00	15.32	S9° 05' 30"E	20.00
C24	40.05	233.00	9.85	S50° 45' 21"E	40.00
C25	18.42	61.50	17.16	S38° 49' 00"E	18.35
C26	26.62	81.50	18.72	S38° 02' 18"E	26.50

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S2 / 3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

_____
COUNTY RECORDER

BY: _____

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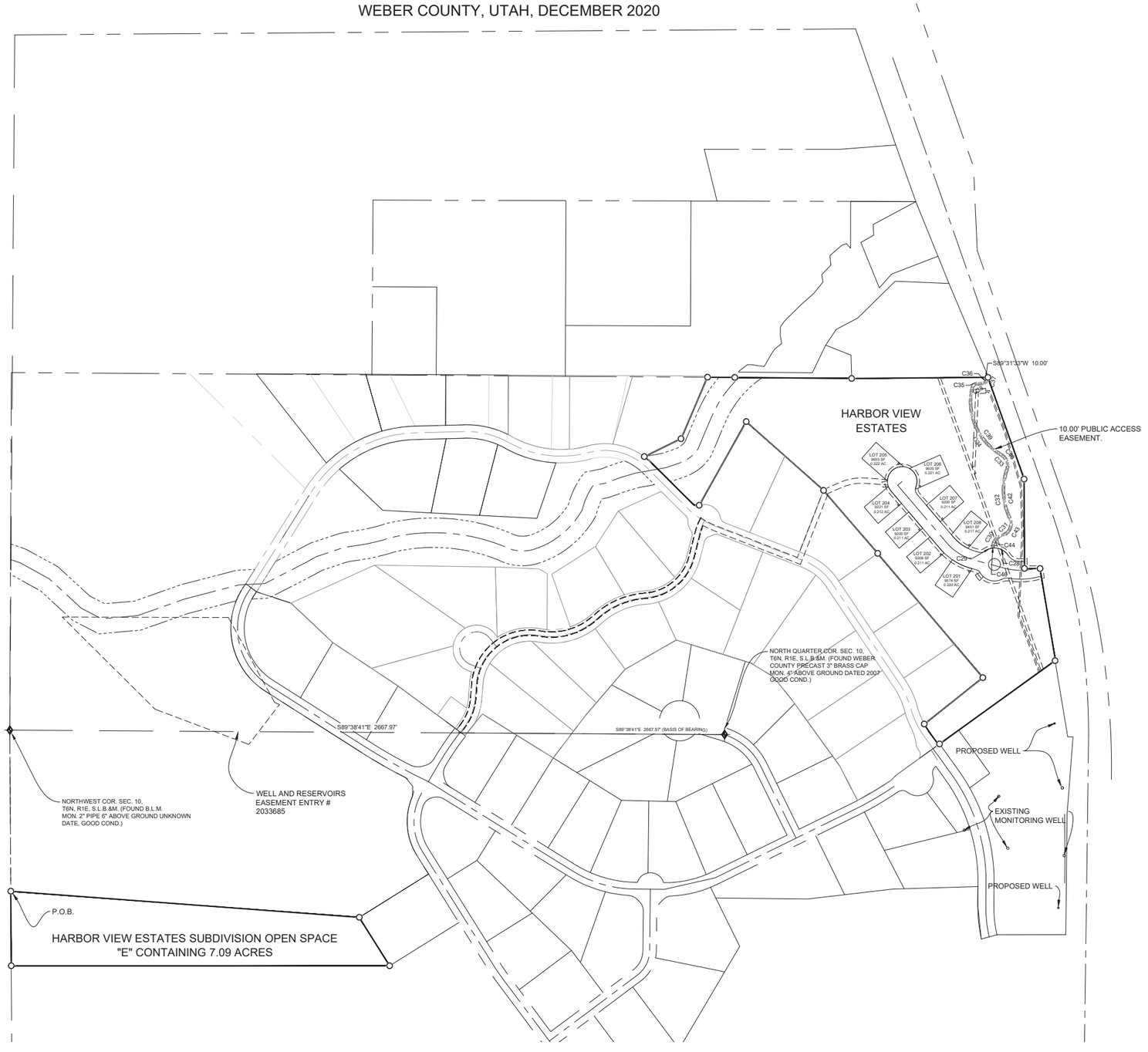
HARBOR VIEW ESTATES

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020



0' 100' 200' 400' 600'

Scale in Feet
1" = 200'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- PUBLIC ACCESS EASEMENT

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S3
3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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_____
COUNTY RECORDER

BY: _____

R:\0208 - B&H INVESTMENTCRIMSON RIDGESURVEY\CRIMSON RIDGE PHASE 2\SURVEY\DWG\HARBOR VIEW ESTATES.DWG

HARBOR VIEW ESTATES

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
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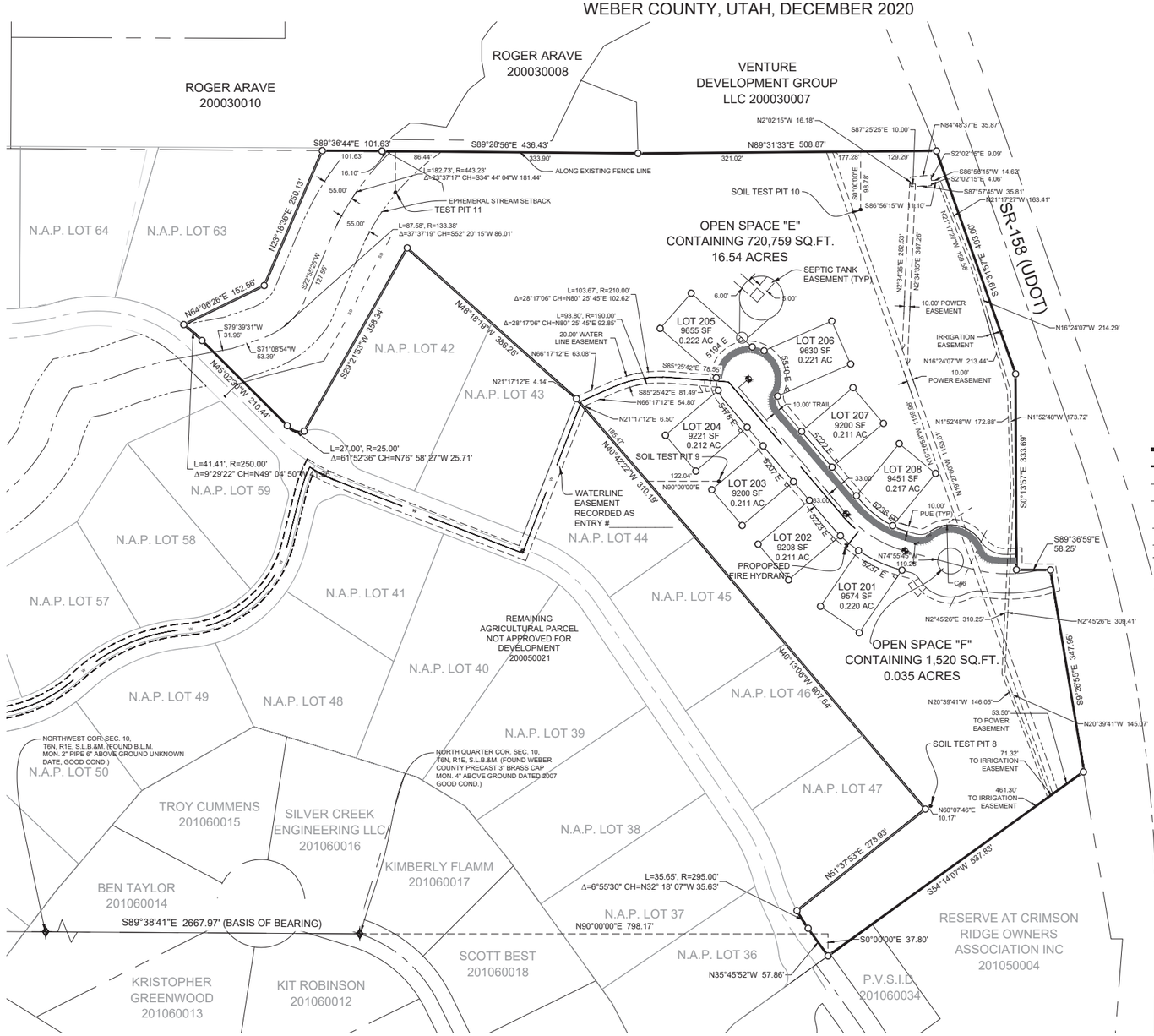

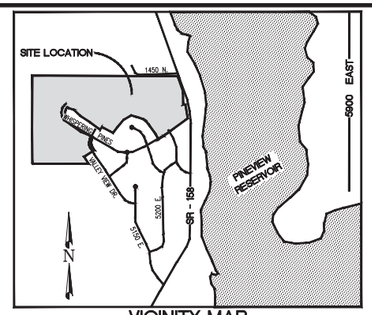

VICINITY MAP

0' ##' ###' ###' ###'

Scale in Feet
1" = ###'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET CENTERLINE MONUMENT TO BE SET
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- LOT LINE
- CENTER LINE
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- EASEMENT
- EASEMENT

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATE NORTH 90°00'00" EAST 798.17 FEET AND SOUTH 00°00'00" EAST 37.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST); RUNNING THENCE NORTH 35°45'52" WEST 57.86 FEET; THENCE ALONG THE ARC OF A 295.00 FOOT RADIUS CURVE TO THE RIGHT 35.65 FEET, HAVING A CENTRAL ANGLE OF 06°55'30", CHORD BEARS NORTH 32°18'07" WEST 35.63 FEET; THENCE NORTH 51°37'53" EAST 278.93 FEET; THENCE NORTH 40°13'06" WEST 607.64 FEET; THENCE NORTH 40°42'22" WEST 310.19 FEET; THENCE NORTH 48°18'19" WEST 386.26 FEET; THENCE SOUTH 29°21'53" WEST 358.34 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 27.00 FEET, HAVING A CENTRAL ANGLE OF 61°52'36", CHORD BEARS NORTH 76°58'27" WEST 25.71 FEET; THENCE NORTH 45°02'30" WEST 210.44 FEET; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT 41.41 FEET, HAVING A CENTRAL ANGLE OF 09°29'22", CHORD BEARS NORTH 49°04'50" WEST 41.36 FEET; THENCE NORTH 64°06'26" EAST 152.56 FEET; THENCE NORTH 23°18'36" EAST 250.13 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°36'44" EAST 101.63 FEET; (2) SOUTH 89°28'56" EAST 436.43 FEET; (3) NORTH 89°31'33" EAST 508.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 158; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 19°31'57" EAST 403.00 FEET; (2) SOUTH 00°13'57" EAST 333.69 FEET; (3) SOUTH 89°36'59" EAST 58.25 FEET; (4) SOUTH 09°26'55" EAST 347.95 FEET TO THE NORTH BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE LONG SAID NORTH BOUNDARY LINE SOUTH 54°14'07" WEST 537.83 FEET TO THE POINT OF BEGINNING. CONTAINING 19.478 ACRES.
ALSO AND TOGETHER WITH
A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SAT LAKE BASE AND MERIDIAN.
BEGINNING AT AT POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED SOUTH 00°20'41" EAST 601.40 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 85°42'49" EAST 1304.26 FEET TO THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1 FOLLOWING TWO (2) COURSES: (1) SOUTH 32°00'00" EAST 213.36 FEET; (2) NORTH 90°00'00" WEST 1412.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°20'41" WEST 278.43 FEET TO THE POINT OF BEGINNING. CONTAINING 7.09 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARBOR VIEW ESTATES CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

_____
KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT HARBOR VIEW ESTATES CLUSTER SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS)PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE AS COMMON AREAS OR OPEN SPACE TO BE USED FOR STORM WATER DETENTION BASINS AND OTHER STORM DRAIN OR DRAINAGE PURPOSES AND FOR A SEWER EFFLUENT DRAINAGE FILED TO BE MAINTAINED AND OPERATED BY WEBER COUNTY AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS COMMON AREA OR OPEN SPACE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS POWER EASEMENT TO ROCKY MOUNTAIN POWER A DIVISION OF PACIFIC CORP, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF POWER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS WATERLINE EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF WATER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS IRRIGATION EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION LINES WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS ____ DAY OF _____ 2020.

B & H INVESTMENT PROPERTIES LLC

_____ _____
BY: PRINTED NAME/TITLE:

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO.49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
2. CLUSTER SUBDIVISION SETBACKS:
   FRONT: 20'; SIDE: 8'; REAR: 20'
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
4. HOMEOWNERS ARE REFEREED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.
5. BASEMENTS ARE RESTRICTED ON LOTS 205 AND 206.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____2020, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____acknowledged to me that said Corporation executed the same.

STAMP _____
NOTARY PUBLIC

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS____DAY OF _____, 2020.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS____DAY OF_____, 2020.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS____DAY OF _____ 2020

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S1/3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

_____
COUNTY RECORDER

BY: _____

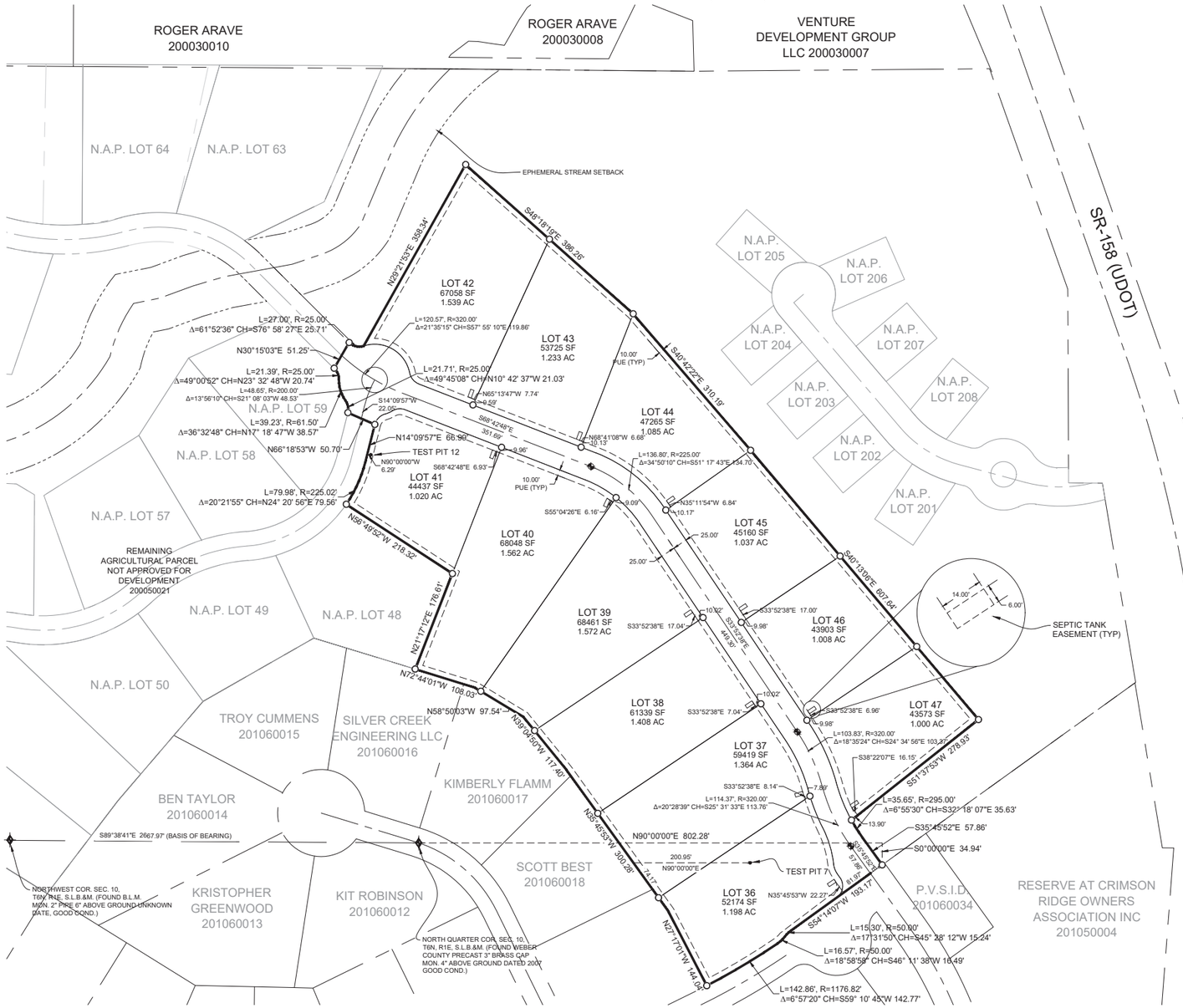
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

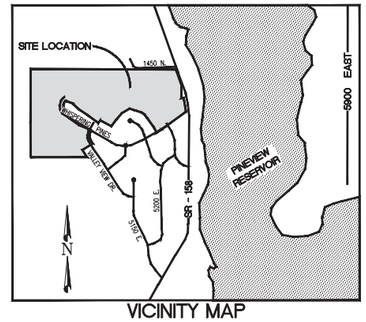
R:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 2\SURVEY\DWG\HARBOR VIEW ESTATES.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2A

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020





VICINITY MAP

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO.49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
2. CLUSTER SUBDIVISION SETBACKS:
   FRONT: 20'; SIDE: 8'; REAR: 20'
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
4. HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this _____day of _____ 2020, personally appeared before me , whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said Corporation executed the same.

_____
STAMP

_____
NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATE NORTH 90°00'00" EAST 798.17 FEET AND SOUTH 00°00'00" EAST 37.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST); RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE PHASE 1 CLUSTER SUBDIVISION FOLLOWING NINE (9) COURSES: (1) SOUTH 54°14'07" WEST 193.17 FEET; (2) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 15.30 FEET, HAVING A CENTRAL ANGLE OF 17°31'50" WITH A CHORD BEARING SOUTH 45°28'12" WEST 15.24 FEET; (3) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 16.57 FEET, HAVING A CENTRAL ANGLE OF 18°58'58" WITH A CHORD BEARING SOUTH 46°11'38" WEST 16.49 FEET; (4) ALONG THE ARC OF A 1176.82 FOOT RADIUS CURVE 142.86 FEET, HAVING A CENTRAL ANGLE OF 6°57'20" WITH A CHORD BEARING SOUTH 59°10'45" WEST 142.77 FEET; (5) NORTH 27°17'01" WEST 144.04 FEET; (6) NORTH 35°45'53" WEST 300.28 FEET; (7) NORTH 39°04'50" WEST 117.40 FEET; (8) NORTH 58°50'03" WEST 97.54 FEET; (9) NORTH 72°44'01" WEST 108.03 FEET; THENCE NORTH 21°17'12" EAST 176.61 FEET; THENCE NORTH 56°49'52" WEST 218.32 FEET; THENCE ALONG THE ARC OF A 225.02 FOOT RADIUS CURVE TO THE LEFT 79.98 FEET, HAVING A CENTRAL ANGLE OF 20°21'55" WITH A CHORD BEARING NORTH 24°20'56" EAST 79.56 FEET; THENCE NORTH 14°09'57" EAST 66.99 FEET; THENCE NORTH 66°18'53" WEST 50.70 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 39.23 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" WITH A CHORD BEARING NORTH 23°18'53" WEST 35.36 FEET; THENCE NORTH 38°41'07" EAST 35.63 FEET; THENCE ALONG THE ARC OF A 61.50 FOOT RADIUS CURVE TO THE RIGHT 39.23 FEET, HAVING A CENTRAL ANGLE OF 36°32'48" WITH A CHORD BEARING NORTH 17°18'47" WEST 38.57 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 21.39 FEET, HAVING A CENTRAL ANGLE OF 49°00'52" WITH A CHORD BEARING NORTH 23°32'48" WEST 20.74 FEET; THENCE NORTH 30°15'03" EAST 51.25 FEET TO THE SOUTHERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2; THENCE ALONG SAID SOUTHERLY BOUNDARY FOLLOWING EIGHT (8) COURSES: (1) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 27.00 FEET, HAVING A CENTRAL ANGLE OF 61°52'36" WITH A CHORD BEARING SOUTH 76°58'27" WEST 25.71 FEET; (2) NORTH 29°21'53" EAST 358.34 FEET; (3) SOUTH 48°18'19" EAST 386.26 FEET; (4) SOUTH 40°42'22" EAST 310.19 FEET; (5) SOUTH 40°13'06" EAST 607.64 FEET; (6) SOUTH 51°37'53" WEST 278.93 FEET; (7) ALONG THE ARC OF A 295.00 FOOT RADIUS CURVE TO THE RIGHT 35.65 FEET, HAVING A CENTRAL ANGLE OF 6°55'30" WITH A CHORD BEARING SOUTH 32°18'07" EAST 35.63 FEET; (8) SOUTH 35°45'52" EAST 57.86 FEET TO THE POINT OF BEGINNING. CONTAINING 16.750 ACRES
CONTAINING ALSO AND TOGETHER WITH
A PART OF THE NORTHWEST QUARTER OF SECTION 10 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SAT LAKE BASE AND MERIDIAN.
BEGINNING AT AT POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED SOUTH 00°20'41" EAST 221.38 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 68°55'14" EAST 1020.29 FEET TO THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1 FOLLOWING EIGHT (8) COURSES: (1) SOUTH 57°30'19" EAST 424.54 FEET; (2) ALONG THE ARC OF A 1991.16 FOOT RADIUS CURVE TO THE RIGHT 191.25 FEET, HAVING A CENTRAL ANGLE OF 5°30'12" WITH A CHORD BEARING SOUTH 60°15'25" EAST 191.18 FEET; (3) ALONG THE ARC OF A 49.99 FOOT RADIUS CURVE TO THE RIGHT 41.41 FEET, HAVING A CENTRAL ANGLE OF 47°27'44" WITH A CHORD BEARING SOUTH 39°16'39" EAST 40.24 FEET; (4) ALONG THE ARC OF A 61.48 FOOT RADIUS CURVE TO THE RIGHT 3.52 FEET, HAVING A CENTRAL ANGLE OF 3°16'52" WITH A CHORD BEARING SOUTH 17°11'13" EAST 3.52 FEET; (5) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 36.83 FEET, HAVING A CENTRAL ANGLE OF 42°11'50" WITH A CHORD BEARING SOUTH 2°16'16" WEST 36.00 FEET; (6) ALONG THE ARC OF A 236.65 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°22'10" WITH A CHORD BEARING SOUTH 4°18'54" EAST 219.90 FEET; (7) SOUTH 32°00'00" EAST 82.73 FEET; (8) SOUTH 58°00'00" WEST 305.00 FEET; THENCE NORTH 85°42'49" WEST 1304.26 TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°20'41" WEST 380.03 FEET TO THE POINT OF BEGINNING. CONTAINING 21.19 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RESERVER AT CRIMSON RIDGE PHASE 2A CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

_____
KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2A CLUSTER SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS)PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STAT WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS ____ DAY OF _____ 2020.

B & H INVESTMENT PROPERTIES LLC

_____ _____
BY: PRINTED NAME/TITLE:

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS____DAY OF _____, 2020.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS____DAY OF_____, 2020.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS____DAY OF _____ 2020

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S1
3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____.

AT _____. IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

_____
COUNTY RECORDER

BY: _____

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R:\0209 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 2A.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2A

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.78	295.00	13.55	N22° 03' 48"W	69.62
C2	111.94	345.00	18.59	N24° 34' 56"W	111.45
C4	152.00	250.00	34.84	N51° 17' 43"W	149.67
C6	25.20	25.00	57.75	N39° 50' 21"W	24.14
C7	104.06	61.50	96.95	N59° 26' 19"W	92.08
C8	25.89	25.00	59.34	N43° 50' 05"E	24.75
C9	14.73	61.50	13.72	N66° 38' 32"E	14.69
C10	22.47	25.00	51.51	N85° 32' 01"E	21.72
C12	121.60	200.00	34.84	S51° 17' 43"E	119.74
C14	95.72	295.00	18.59	S24° 34' 56"E	95.30
C15	68.97	345.00	11.45	S21° 00' 51"E	68.86
C16	66.32	189.00	20.11	S16° 41' 18"E	65.98
C17	15.89	36.00	25.30	S19° 17' 00"E	15.77
C18	0.67	11.00	3.47	S33° 39' 56"E	0.67
C20	39.11	25.00	89.64	S9° 25' 04"W	35.24
C21	111.94	345.00	18.59	S24° 34' 56"E	111.45
C22	69.78	295.00	13.55	S22° 03' 48"E	69.62
C23	152.00	250.00	34.84	S51° 17' 43"E	149.67
C24	25.20	25.00	57.75	N39° 50' 21"W	24.14
C25	104.06	61.50	96.95	N59° 26' 19"W	92.08
C26	60.80	200.00	17.42	N60° 00' 15"W	60.57
C27	60.80	200.00	17.42	S42° 35' 10"E	60.57
C28	10.35	345.00	1.72	N16° 08' 47"W	10.35
C29	95.72	295.00	18.59	N24° 34' 56"W	95.30
C30	58.62	345.00	9.74	S21° 52' 24"E	58.55

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S2
3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

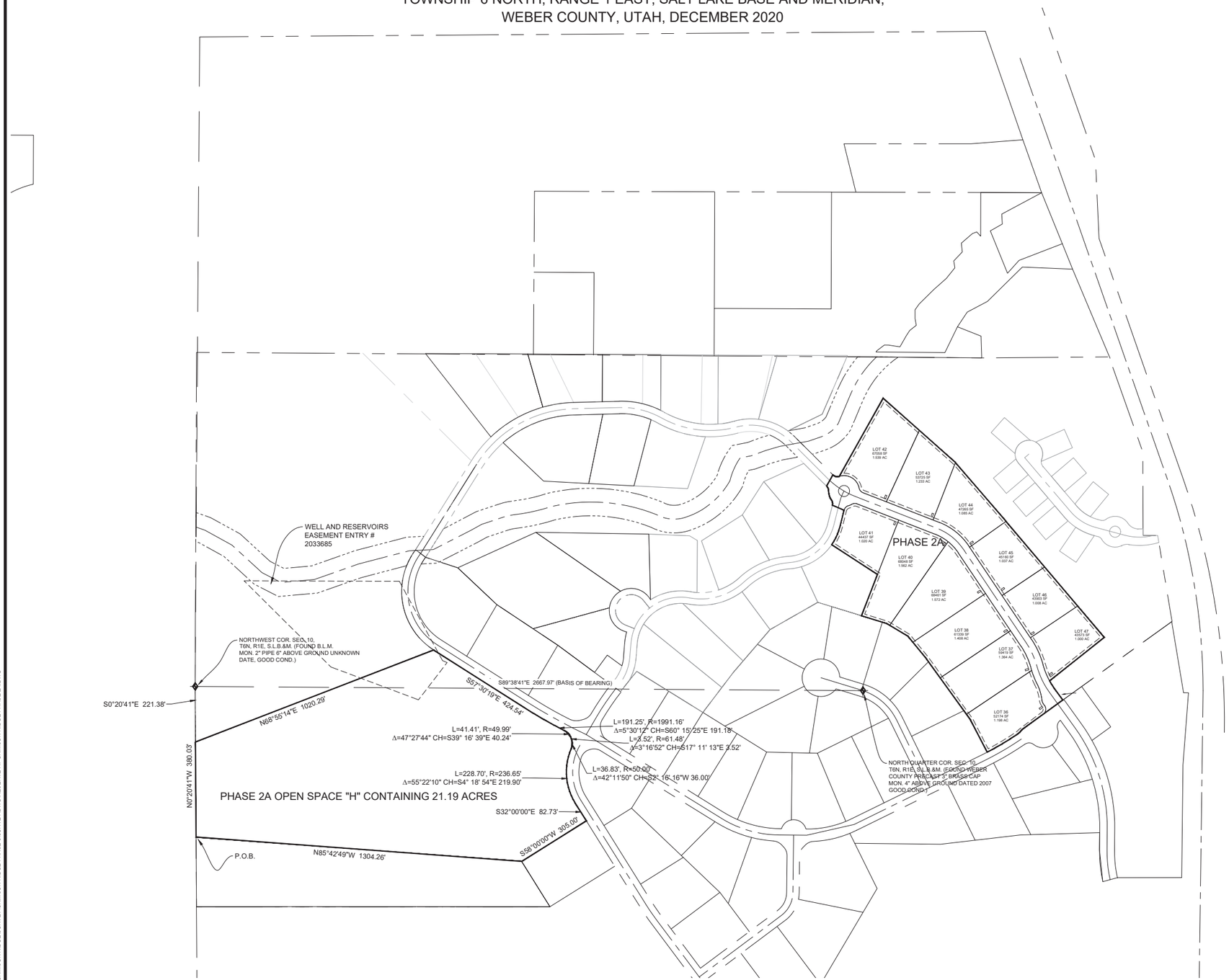
_____
COUNTY RECORDER

BY: _____

P:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 2A.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2A

CLUSTER SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020



0' 100' 200' 400' 600'

Scale in Feet
1" = 200'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
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DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S3
3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
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COUNTY RECORDER

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FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

_____
COUNTY RECORDER

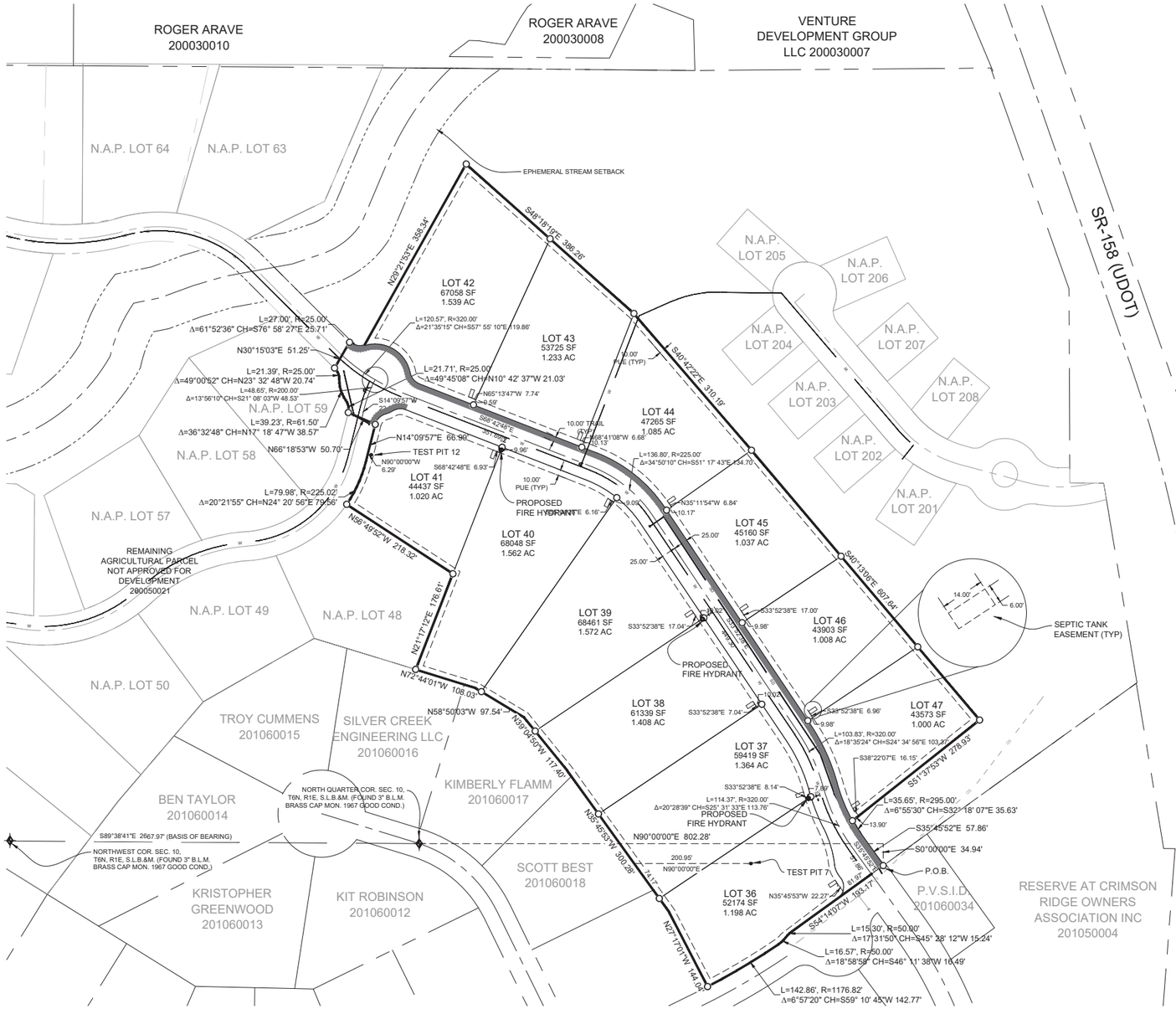
BY: _____

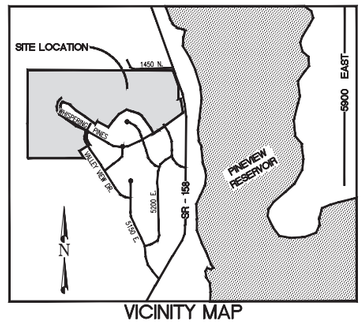
R:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 2A.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2A

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020





VICINITY MAP

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATE NORTH 90°00'00" EAST 798.17 FEET AND SOUTH 00°00'00" EAST 37.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST); RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE PHASE 1 CLUSTER SUBDIVISION FOLLOWING NINE (9) COURSES: (1) SOUTH 54°14'07" WEST 193.17 FEET; (2) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 15.30 FEET, HAVING A CENTRAL ANGLE OF 17°31'50" WITH A CHORD BEARING SOUTH 45°28'12" WEST 15.24 FEET; (3) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 16.57 FEET, HAVING A CENTRAL ANGLE OF 18°58'58" WITH A CHORD BEARING SOUTH 46°11'38" WEST 16.49 FEET; (4) ALONG THE ARC OF A 1176.82 FOOT RADIUS CURVE 142.86 FEET, HAVING A CENTRAL ANGLE OF 6°57'20" WITH A CHORD BEARING SOUTH 59°10'45" WEST 142.77 FEET; (5) NORTH 27°17'01" WEST 144.04 FEET; (6) NORTH 35°45'53" WEST 300.28 FEET; (7) NORTH 39°04'50" WEST 117.40 FEET; (8) NORTH 58°50'03" WEST 97.54 FEET; (9) NORTH 72°44'01" WEST 108.03 FEET; THENCE NORTH 21°17'12" EAST 176.61 FEET; THENCE NORTH 56°49'52" WEST 218.32 FEET; THENCE ALONG THE ARC OF A 225.02 FOOT RADIUS CURVE TO THE LEFT 79.98 FEET, HAVING A CENTRAL ANGLE OF 20°21'55" WITH A CHORD BEARING NORTH 24°20'56" EAST 79.56 FEET; THENCE NORTH 14°09'57" EAST 66.99 FEET; THENCE NORTH 66°18'53" WEST 50.70 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 21.71 FEET, HAVING A CENTRAL ANGLE OF 49°45'08" WITH A CHORD BEARING NORTH 10°42'37" WEST 21.03 FEET; THENCE ALONG THE ARC OF A 61.50 FOOT RADIUS CURVE TO THE RIGHT 39.23 FEET, HAVING A CENTRAL ANGLE OF 36°32'48" WITH A CHORD BEARING NORTH 17°18'47" WEST 38.57 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 21.39 FEET, HAVING A CENTRAL ANGLE OF 49°00'52" WITH A CHORD BEARING NORTH 23°32'48" WEST 20.74 FEET; THENCE NORTH 30°15'03" EAST 51.25 FEET TO THE SOUTHERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2; THENCE ALONG SAID SOUTHERLY BOUNDARY FOLLOWING EIGHT (8) COURSES: (1) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 27.00 FEET, HAVING A CENTRAL ANGLE OF 61°52'36" WITH A CHORD BEARING SOUTH 76°58'27" WEST 25.71 FEET; (2) NORTH 29°21'53" EAST 358.34 FEET; (3) SOUTH 48°18'19" EAST 386.26 FEET; (4) SOUTH 40°42'22" EAST 310.19 FEET; (5) SOUTH 40°13'06" EAST 607.64 FEET; (6) SOUTH 51°37'53" WEST 278.93 FEET; (7) ALONG THE ARC OF A 295.00 FOOT RADIUS CURVE TO THE RIGHT 35.65 FEET, HAVING A CENTRAL ANGLE OF 6°55'30" WITH A CHORD BEARING SOUTH 32°18'07" EAST 35.63 FEET; (8) SOUTH 35°45'52" EAST 57.86 FEET TO THE POINT OF BEGINNING. CONTAINING 16.750 ACRES
CONTAINING ALSO AND TOGETHER WITH
A PART OF THE NORTHWEST QUARTER OF SECTION 10 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SAT LAKE BASE AND MERIDIAN.
BEGINNING AT POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED SOUTH 00°20'41" EAST 221.38 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 68°55'14" EAST 1020.29 FEET TO THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1 FOLLOWING EIGHT (8) COURSES: (1) SOUTH 57°30'19" EAST 424.54 FEET; (2) ALONG THE ARC OF A 1991.16 FOOT RADIUS CURVE TO THE RIGHT 191.25 FEET, HAVING A CENTRAL ANGLE OF 5°30'12" WITH A CHORD BEARING SOUTH 60°15'25" EAST 191.18 FEET; (3) ALONG THE ARC OF A 49.99 FOOT RADIUS CURVE TO THE RIGHT 41.41 FEET, HAVING A CENTRAL ANGLE OF 47°27'44" WITH A CHORD BEARING SOUTH 39°16'39" EAST 40.24 FEET; (4) ALONG THE ARC OF A 61.48 FOOT RADIUS CURVE TO THE RIGHT 3.52 FEET, HAVING A CENTRAL ANGLE OF 3°16'52" WITH A CHORD BEARING SOUTH 17°11'13" EAST 3.52 FEET; (5) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 36.83 FEET, HAVING A CENTRAL ANGLE OF 42°11'50" WITH A CHORD BEARING SOUTH 2°16'16" WEST 36.00 FEET; (6) ALONG THE ARC OF A 236.65 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°22'10" WITH A CHORD BEARING SOUTH 4°18'54" EAST 219.90 FEET; (7) SOUTH 32°00'00" EAST 82.73 FEET; (8) SOUTH 58°00'00" WEST 305.00 FEET; THENCE NORTH 85°42'49" WEST 1304.26 TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°20'41" WEST 380.03 FEET TO THE POINT OF BEGINNING. CONTAINING 21.19 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RESERVER AT CRIMSON RIDGE PHASE 2A CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

_____
KLINT H. WHITNEY, PLS NO. 8227228

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO.49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
2. CLUSTER SUBDIVISION SETBACKS:
   FRONT: 20'; SIDE: 8'; REAR: 20'
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
4. HOMEOWNERS ARE REFEREED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____2020, personally appeared before me , whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said Corporation executed the same.

_____ _____
STAMP NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2A CLUSTER SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS)PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS. TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STAT WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS ____ DAY OF _____ 2020.

B & H INVESTMENT PROPERTIES LLC

_____ _____
BY: PRINTED NAME/TITLE:

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS____DAY OF _____, 2020.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS____DAY OF_____, 2020.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS____DAY OF _____ 2020

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S1
3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____.

AT _____. IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

_____
COUNTY RECORDER

BY: _____

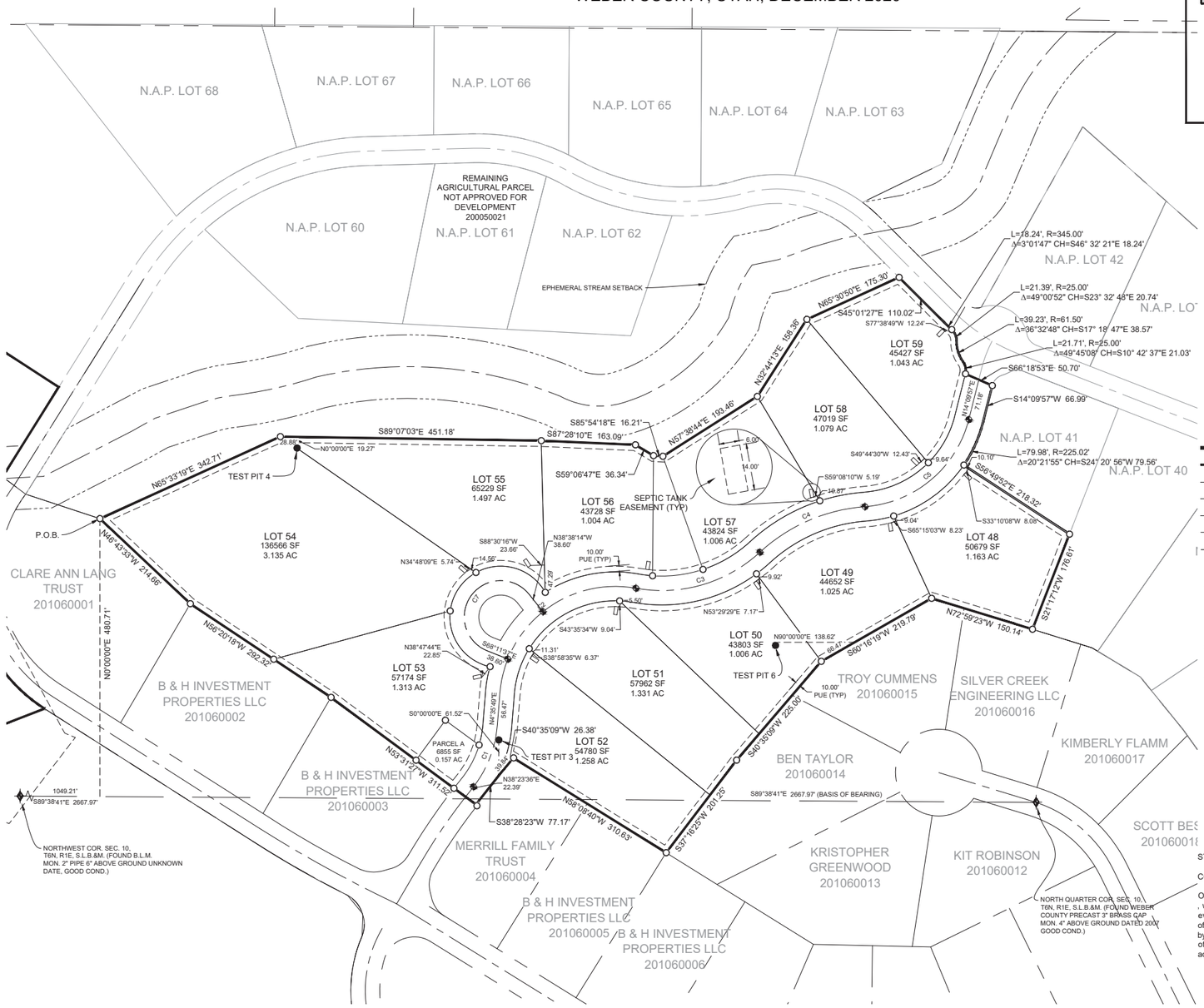
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

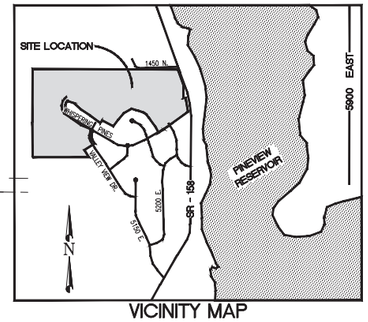
R:\0208 - B&H INVESTMENTS\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 2A.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2B

CLUSTER SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020





VICINITY MAP

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO.49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
2. CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
4. HOMEOWNERS ARE REFEREED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.
5. PLEASE REFER TO "GEOLOGIC HAZARDS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSIDE LANE EDEN, UTAH" PREPARED BY WESTER GEOLOGIC & ENVIRONMENTAL LLC.

BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATED SOUTH 89°38'41" EAST 1049.21 FEET ALONG THE NORTH LINE OF SAID SECTION 10 AND NORTH 00°00'00" EAST 480.71 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST); RUNNING NORTH 65°33'19" EAST 342.71 FEET; THENCE SOUTH 89°07'03" EAST 451.18 FEET; THENCE SOUTH 87°28'10" EAST 163.09 FEET; THENCE SOUTH 59°06'47" EAST 36.34 FEET; THENCE SOUTH 85°54'18" EAST 16.21 FEET; THENCE NORTH 57°38'44" EAST 193.46 FEET; THENCE NORTH 32°44'13" EAST 158.36 FEET; THENCE NORTH 65°30'50" EAST 175.30 FEET; THENCE SOUTH 45°01'27" EAST 110.02 FEET; THENCE ALONG THE ARC OF A 345.00 FOOT RADIUS CURVE TO THE LEFT 18.24 FEET, HAVING A CENTRAL ANGLE OF 3°01'47" WITH A CHORD BEARING SOUTH 46°32'21" EAST 18.24 FEET TO THE SOUTH WESTERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3A; THENCE ALONG SAID SOUTH WESTERLY BOUNDARY FOLLOWING EIGHT (8) COURSES: (1) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 21.39 FEET, HAVING A CENTRAL ANGLE OF 49°00'52" WITH A CHORD BEARING SOUTH 23°32'48" EAST 20.74 FEET; (2) ALONG THE ARC OF A 61.50 FOOT RADIUS CURVE TO THE LEFT 39.23 FEET, HAVING A CENTRAL ANGLE OF 36°32'48" WITH A CHORD BEARING SOUTH 17°18'47" EAST 38.57 FEET; (3) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 21.71 FEET, HAVING A CENTRAL ANGLE OF 49°45'08" WITH A CHORD BEARING SOUTH 10°42'37" EAST 21.03 FEET; (4) SOUTH 66°18'53" EAST 50.70 FEET; (5) SOUTH 14°09'57" WEST 66.99 FEET; (6) ALONG THE ARC OF A 225.02 FOOT RADIUS CURVE TO THE RIGHT 79.98 FEET, HAVING A CENTRAL ANGLE OF 20°21'55" WITH A CHORD BEARING SOUTH 24°20'56" WEST 79.56 FEET; (7) SOUTH 56°49'52" EAST 218.32 FEET; (8) SOUTH 21°17'12" WEST 176.61 FEET TO THE NORTHERLY BOUNDARY LINE OF THE CRIMSON RIDGE PRESERVE CLUSTER SUBDIVISION PHASE 1; THENCE ALONG SAID NORTHERLY BOUNDARY FOLLOWING ELEVEN (11) COURSES: (1) NORTH 72°59'23" WEST 150.14 FEET; (2) NORTH 72°44'01" WEST 32.26 FEET; (3) SOUTH 60°16'19" WEST 219.79 FEET; (4) SOUTH 40°35'09" WEST 225.00 FEET; (5) SOUTH 37°16'25" WEST 201.25 FEET; (6) NORTH 58°08'10" WEST 310.63 FEET; (7) SOUTH 40°35'09" WEST 26.38 FEET (8) SOUTH 38°28'23" WEST 77.17 FEET; (9) NORTH 53°31'27" WEST 311.52 FEET; (10) NORTH 56°20'18" WEST 292.32 FEET; (11) NORTH 46°43'33" WEST 214.66 FEET TO THE POINT OF BEGINNING. CONTAINING 17.96 ACRES.
CONTAINING ALSO AND TOGETHER WITH
A PART OF THE NORTHWEST QUARTER OF SECTION 10 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SAT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHWEST QUARTER CORNER OF SECTION 10; RUNNING THENCE NORTH 0°14'05" EAST 1334.96 FEET; THENCE SOUTH 56°55'15" EAST 1160.48 FEET; THENCE SOUTH 32°04'03" WEST 182.91 FEET TO THE WESTERLY BOUNDARY LINE OF THE PRESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1; THENCE ALONG SAID WESTERLY BOUNDARY LINE FOLLOWING TWO (2) COURSES" (1) ALONG THE ARC OF A 277.62 FOOT RADIUS CURVE TO THE LEFT 73.51 FEET, HAVING A CENTRAL ANGLE OF 79°18'16" WITH A CHORD BEARING SOUTH 29°23'27" WEST 73.30 FEET; (2) ALONG THE ARC OF 277.50 FOOT RADIUS CURVE TO THE LEFT 384.09 FEET, HAVING A CENTRAL ANGLE OF 79°18'16" WITH A CHORD BEARING SOUTH 17°51'10" EAST 354.16 FEET; THENCE SOUTH 68°55'14"WEST 1020.32 FEET; THENCE NORTH 0°20'16" WEST 221.39 TO THE POINT OF BEGINNING. CONTAINING 22.25 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RESERVER AT CRIMSON RIDGE PHASE 2B CLUSTER SUBDIVISION. IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

_____
KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2B CLUSTER SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS)PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS ____ DAY OF _____ 2020.

B & H INVESTMENT PROPERTIES LLC

_____ _____
BY: PRINTED NAME/TITLE:

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this _____day of_____2020, personally appeared before me , whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said Corporation executed the same.

_____
STAMP NOTARY PUBLIC

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS___DAY OF _____, 2020.

_____
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS___DAY OF _____, 2020.

_____
COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS___DAY OF _____, 2020.

_____
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS___DAY OF _____, 2020.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS___DAY OF_____, 2020.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS___DAY OF _____ 2020

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

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GARDNER ENGINEERING
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MUNICIPAL • LAND SURVEYING
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OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

_____
COUNTY RECORDER

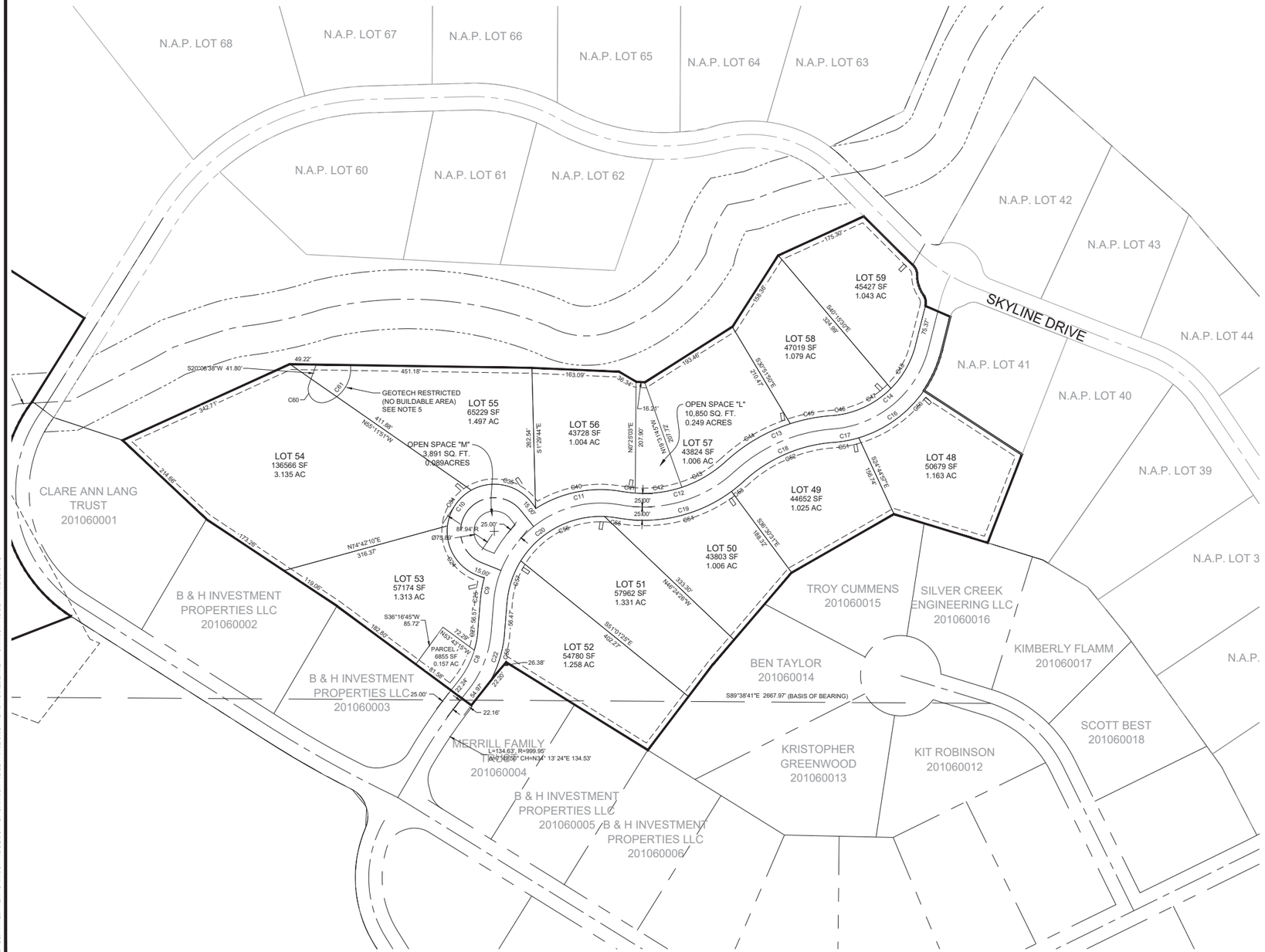
BY: _____

R:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 3B.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2B

CLUSTER SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	115.65	200.00	33.13	N21° 09' 46"E	114.05
C2	334.13	200.00	95.72	N52° 27' 26"E	296.60
C3	231.44	250.00	53.04	N73° 47' 46"E	223.27
C4	201.92	300.00	38.56	N66° 33' 25"E	198.13
C5	250.19	200.00	71.67	N50° 00' 09"E	234.19
C7	230.22	62.94	209.56	S36° 35' 04"W	121.72
C8	101.08	167.99	34.47	N21° 09' 22"E	99.56
C9	42.53	225.00	10.83	N10° 00' 43"E	42.47
C10	321.65	87.94	209.56	N36° 35' 04"E	170.07
C11	167.19	225.00	42.58	N79° 01' 47"E	163.37
C12	208.30	225.00	53.04	N73° 47' 46"E	200.94
C13	218.75	325.00	38.56	N66° 33' 25"E	214.65
C14	218.92	175.00	71.67	N50° 00' 11"E	204.92
C16	152.93	225.01	38.94	S54° 00' 14"W	150.00
C17	48.56	225.02	12.36	S79° 39' 25"W	48.46
C18	185.10	275.01	38.56	S66° 33' 25"W	181.62
C19	254.59	275.00	53.04	S73° 47' 46"W	245.59
C20	292.36	175.00	95.72	S52° 27' 26"W	259.53
C22	96.76	225.00	24.64	S16° 53' 31"W	96.02
C24	130.01	87.94	84.70	S35° 34' 11"E	118.49
C25	43.80	225.00	11.15	S10° 10' 26"W	43.73
C27	36.69	175.00	12.01	S10° 36' 12"W	36.62
C34	83.05	87.94	54.11	N33° 49' 56"E	80.00
C35	138.45	87.94	90.20	N74° 00' 44"W	124.59
C40	168.46	225.00	42.90	N78° 52' 04"E	164.56
C41	24.49	225.00	6.24	S82° 48' 05"E	24.48
C42	88.38	225.00	22.51	N82° 49' 39"E	87.81
C43	95.43	225.00	24.30	S59° 25' 29"W	94.71
C44	140.61	325.00	24.79	S59° 40' 07"W	139.51
C45	78.15	325.00	13.78	S78° 57' 03"W	77.96
C46	20.29	175.00	6.64	S82° 31' 05"W	20.28
C47	104.63	175.00	34.26	S62° 04' 09"W	103.08
C48	94.00	175.00	30.77	N29° 33' 14"E	92.87
C50	152.93	225.01	38.94	S54° 00' 14"W	150.00
C51	48.56	225.00	12.36	N79° 39' 25"E	48.46
C52	185.10	275.00	38.56	N66° 33' 25"E	181.62
C53	29.84	275.00	6.22	N50° 22' 59"E	29.82
C54	224.75	275.00	46.83	N76° 54' 16"E	218.55
C55	24.01	175.00	7.86	S83° 36' 48"E	23.99
C56	185.30	175.00	60.67	S62° 07' 17"W	176.77
C57	83.05	175.00	27.19	N18° 11' 31"E	82.27
C58	96.66	225.00	24.62	N16° 54' 17"E	95.92
C60	53.93	25.41	121.63	S45° 35' 56"E	44.36
C61	90.36	65.50	79.04	N33° 45' 56"E	83.36

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S2
3

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THE RESERVE AT CRIMSON RIDGE PHASE 2B

CLUSTER SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
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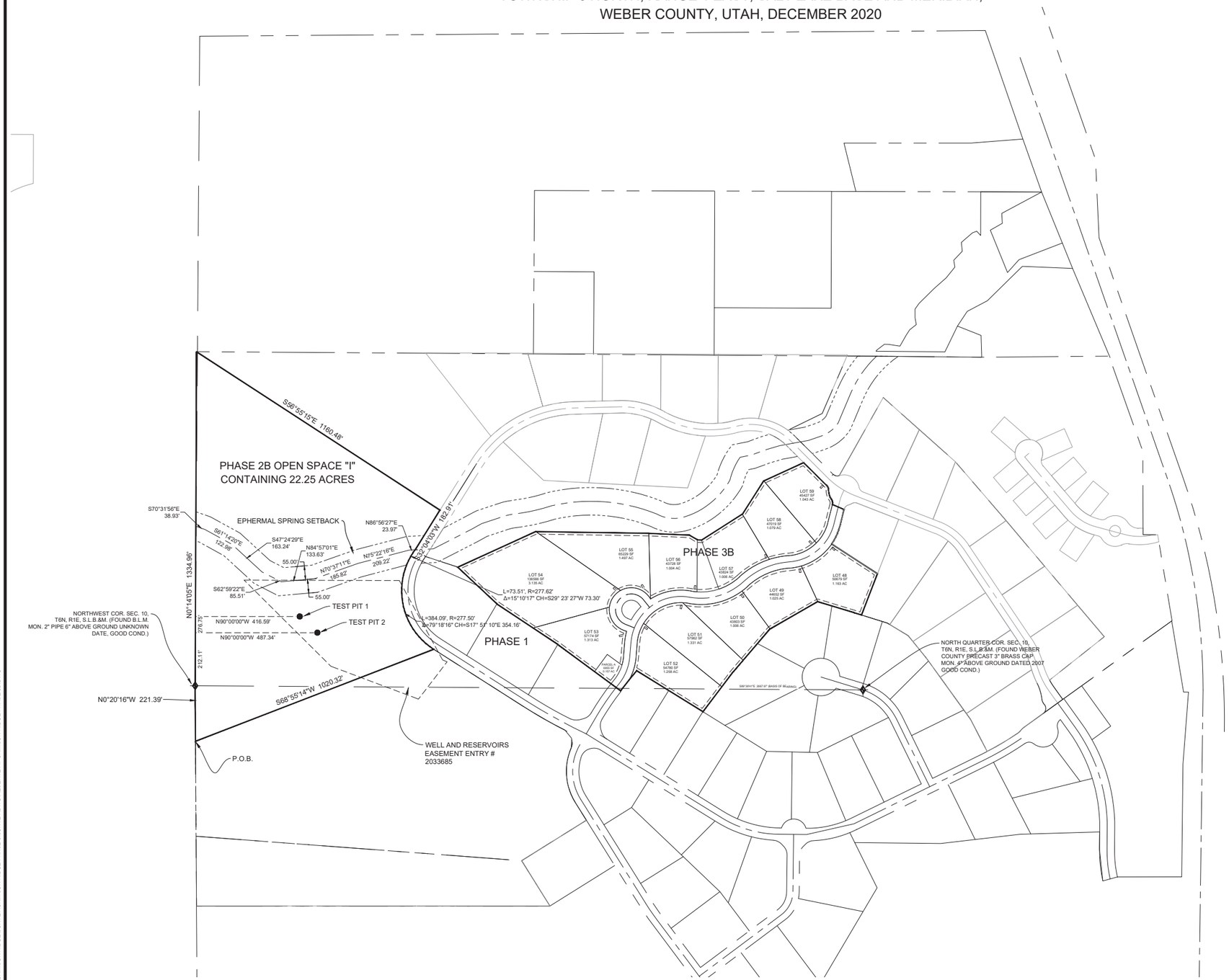

0' 100' 200' 400' 600'

Scale in Feet
1" = 200'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
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COUNTY RECORDER

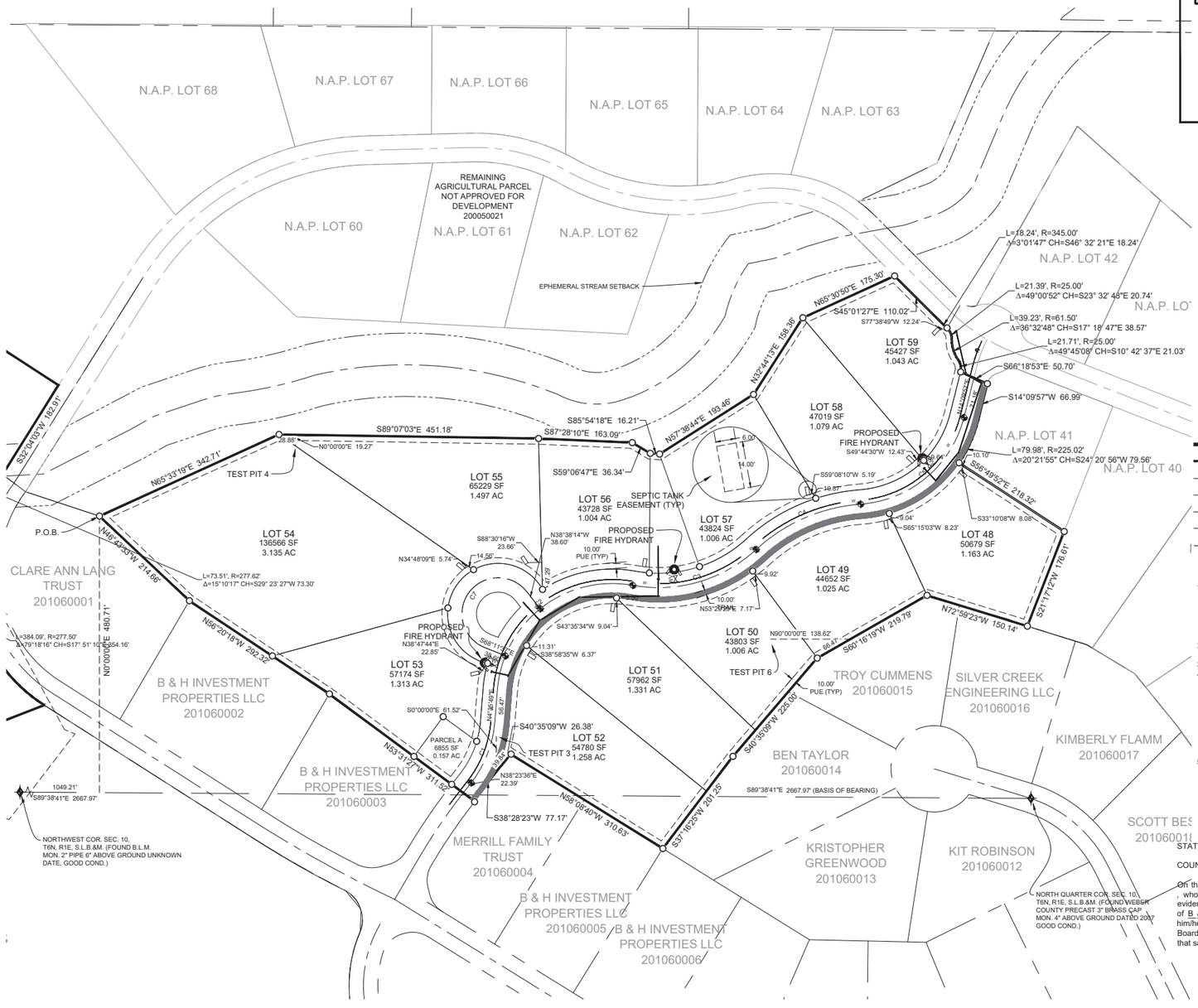
BY: _____

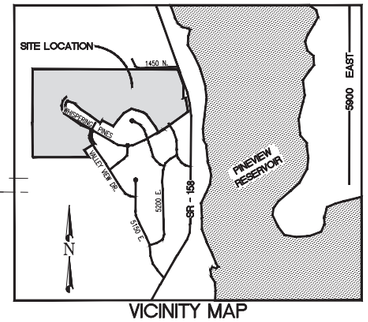
R:\2208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 3B.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2B

CLUSTER SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020





VICINITY MAP

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATED SOUTH 89°38'41" EAST 1049.21 FEET ALONG THE NORTH LINE OF SAID SECTION 10 AND NORTH 00°00'00" EAST 480.71 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST); RUNNING NORTH 65°33'19" EAST 342.71 FEET; THENCE SOUTH 89°07'03" EAST 451.18 FEET; THENCE SOUTH 87°28'10" EAST 163.09 FEET; THENCE SOUTH 59°06'47" EAST 36.34 FEET; THENCE SOUTH 85°54'18" EAST 16.21 FEET; THENCE NORTH 57°38'44" EAST 193.46 FEET; THENCE NORTH 32°44'13" EAST 158.36 FEET; THENCE NORTH 65°30'50" EAST 175.30 FEET; THENCE SOUTH 45°01'27" EAST 110.02 FEET; THENCE ALONG THE ARC OF A 345.00 FOOT RADIUS CURVE TO THE LEFT 18.24 FEET, HAVING A CENTRAL ANGLE OF 3°01'47" WITH A CHORD BEARING SOUTH 46°32'21" EAST 18.24 FEET TO THE SOUTH WESTERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3A; THENCE ALONG SAID SOUTH WESTERLY BOUNDARY FOLLOWING EIGHT (8) COURSES: (1) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 21.39 FEET, HAVING A CENTRAL ANGLE OF 49°00'52" WITH A CHORD BEARING SOUTH 23°32'48" EAST 20.74 FEET; (2) ALONG THE ARC OF A 61.50 FOOT RADIUS CURVE TO THE LEFT 39.23 FEET, HAVING A CENTRAL ANGLE OF 36°32'48" WITH A CHORD BEARING SOUTH 17°18'47" EAST 38.57 FEET; (3) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 21.71 FEET, HAVING A CENTRAL ANGLE OF 49°45'08" WITH A CHORD BEARING SOUTH 10°42'37" EAST 21.03 FEET; (4) SOUTH 66°18'53" EAST 50.70 FEET; (5) SOUTH 14°09'57" WEST 66.99 FEET; (6) ALONG THE ARC OF A 225.02 FOOT RADIUS CURVE TO THE RIGHT 79.98 FEET, HAVING A CENTRAL ANGLE OF 20°21'55" WITH A CHORD BEARING SOUTH 24°20'56" WEST 79.56 FEET; (7) SOUTH 56°49'52" EAST 218.32 FEET; (8) SOUTH 21°17'12" WEST 176.61 FEET TO THE NORTHERLY BOUNDARY LINE OF THE CRIMSON RIDGE PRESERVE CLUSTER SUBDIVISION PHASE 1; THENCE ALONG SAID NORTHERLY BOUNDARY FOLLOWING ELEVEN (11) COURSES: (1) NORTH 72°59'23" WEST 150.14 FEET; (2) NORTH 72°44'01" WEST 32.26 FEET; (3) SOUTH 60°16'19" WEST 219.79 FEET; (4) SOUTH 40°35'09" WEST 225.00 FEET; (5) SOUTH 37°16'25" WEST 201.25 FEET; (6) NORTH 56°08'10" WEST 310.63 FEET; (7) SOUTH 40°35'09" WEST 26.38 FEET (8) SOUTH 38°28'23" WEST 77.17 FEET; (9) NORTH 53°31'27" WEST 311.52 FEET; (10) NORTH 56°20'18" WEST 292.32 FEET; (11) NORTH 46°43'33" WEST 214.66 FEET TO THE POINT OF BEGINNING. CONTAINING 17.96 ACRES.
CONTAINING ALSO AND TOGETHER WITH
A PART OF THE NORTHWEST QUARTER OF SECTION 10 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SAT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHWEST CORNER OF SECTION 10; RUNNING THENCE NORTH 0°14'05" EAST 1334.96 FEET; THENCE SOUTH 56°55'15" EAST 1160.48 FEET; THENCE SOUTH 32°04'03" WEST 182.91 FEET TO THE WESTERLY BOUNDARY LINE OF THE PRESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1; THENCE ALONG SAID WESTERLY BOUNDARY LINE FOLLOWING TWO (2) COURSES" (1) ALONG THE ARC OF A 277.62 FOOT RADIUS CURVE TO THE LEFT 73.51 FEET, HAVING A CENTRAL ANGLE OF 79°18'16" WITH A CHORD BEARING SOUTH 29°23'27" WEST 73.30 FEET; (2) ALONG THE ARC OF 277.50 FOOT RADIUS CURVE TO THE LEFT 384.09 FEET, HAVING A CENTRAL ANGLE OF 79°18'16" WITH A CHORD BEARING SOUTH 17°51'10" EAST 354.16 FEET; THENCE SOUTH 68°55'14"WEST 1020.32 FEET; THENCE NORTH 0°20'16" WEST 221.39 TO THE POINT OF BEGINNING. CONTAINING 22.25 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RESERVER AT CRIMSON RIDGE PHASE 2B CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO.49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
2. CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
4. HOMEOWNERS ARE REFEREED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.
5. PLEASE REFER TO "GEOLOGIC HAZARDS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSIDE LANE EDEN, UTAH" PREPARED BY WESTER GEOLOGIC & ENVIRONMENTAL LLC.

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____2020, personally appeared before me , whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

_____
STAMP

_____
NOTARY PUBLIC

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2B CLUSTER SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS)PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS ____ DAY OF _____ 2020.

B & H INVESTMENT PROPERTIES LLC

_____ _____
BY: PRINTED NAME/TITLE:

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS___DAY OF _____, 2020.

_____
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS___DAY OF _____, 2020.

_____
COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS___DAY OF _____, 2020.

_____
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS___DAY OF _____, 2020.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS___DAY OF _____, 2020.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS___DAY OF _____ 2020

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S1
3

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

_____
COUNTY RECORDER

BY: _____

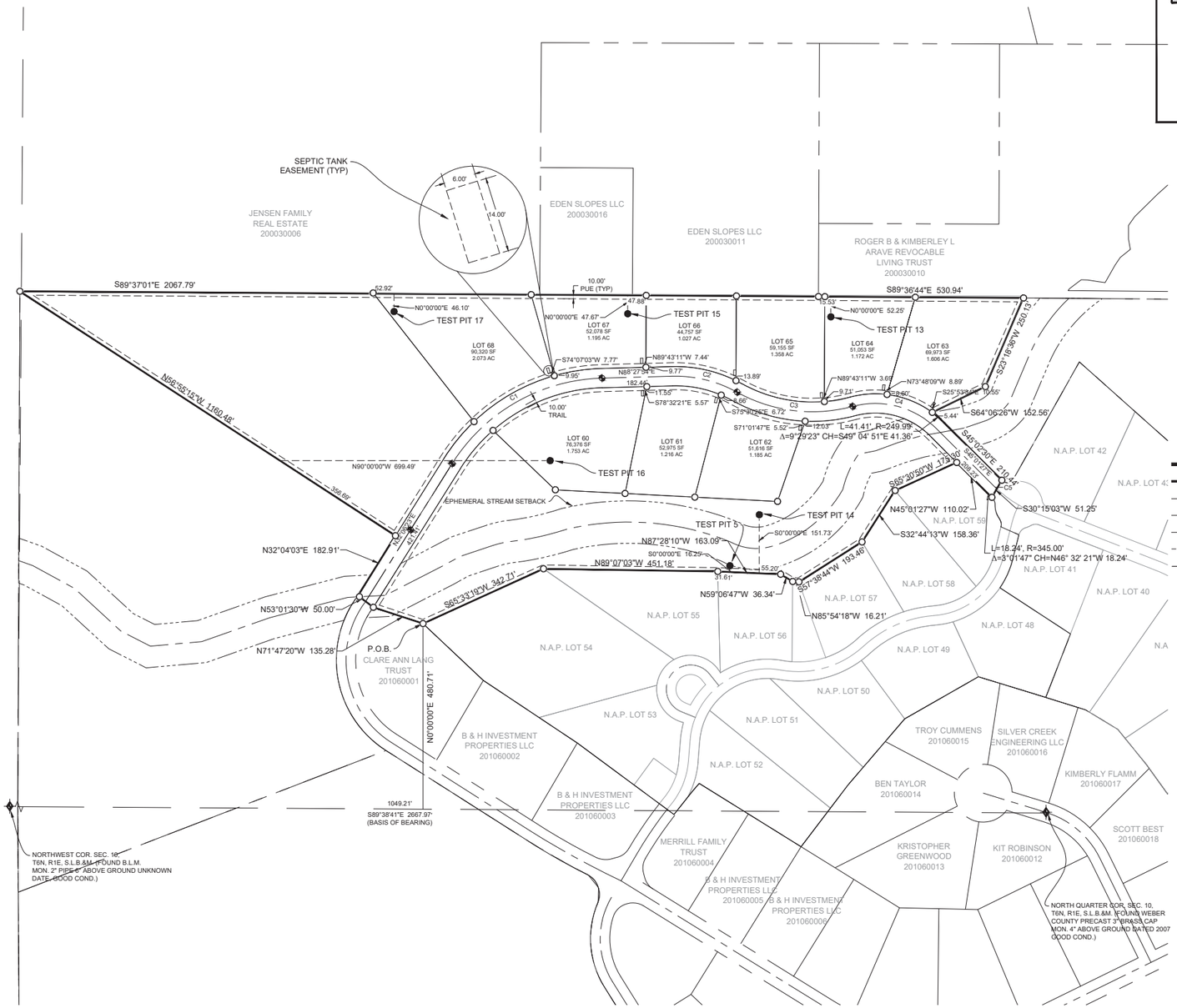
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

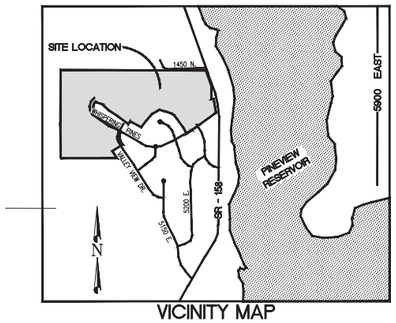
R:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 3B.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2C

CLUSTER SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020





VICINITY MAP

0' 75' 150' 300' 450'

Scale in Feet
1" = 150'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO.49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
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   FRONT: 20'; SIDE: 8'; REAR: 20'
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BOUNDARY DESCRIPTION

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CONTAINING 31.247 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RESERVER AT CRIMSON RIDGE, PHASE 2C CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2C CLUSTER SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS)PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STAT WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS ____ DAY OF _____ 2020.

B & H INVESTMENT PROPERTIES LLC

BY: _____ PRINTED NAME/TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____ 2020, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said Corporation executed the same.

STAMP _____ NOTARY PUBLIC

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS___DAY OF _____, 2020.

_____
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS___DAY OF _____, 2020.

_____
COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS___DAY OF _____, 2020.

_____
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS___DAY OF _____, 2020.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS___DAY OF_____, 2020.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS___DAY OF _____ 2020

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°2619" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S1
3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____, IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

_____
COUNTY RECORDER

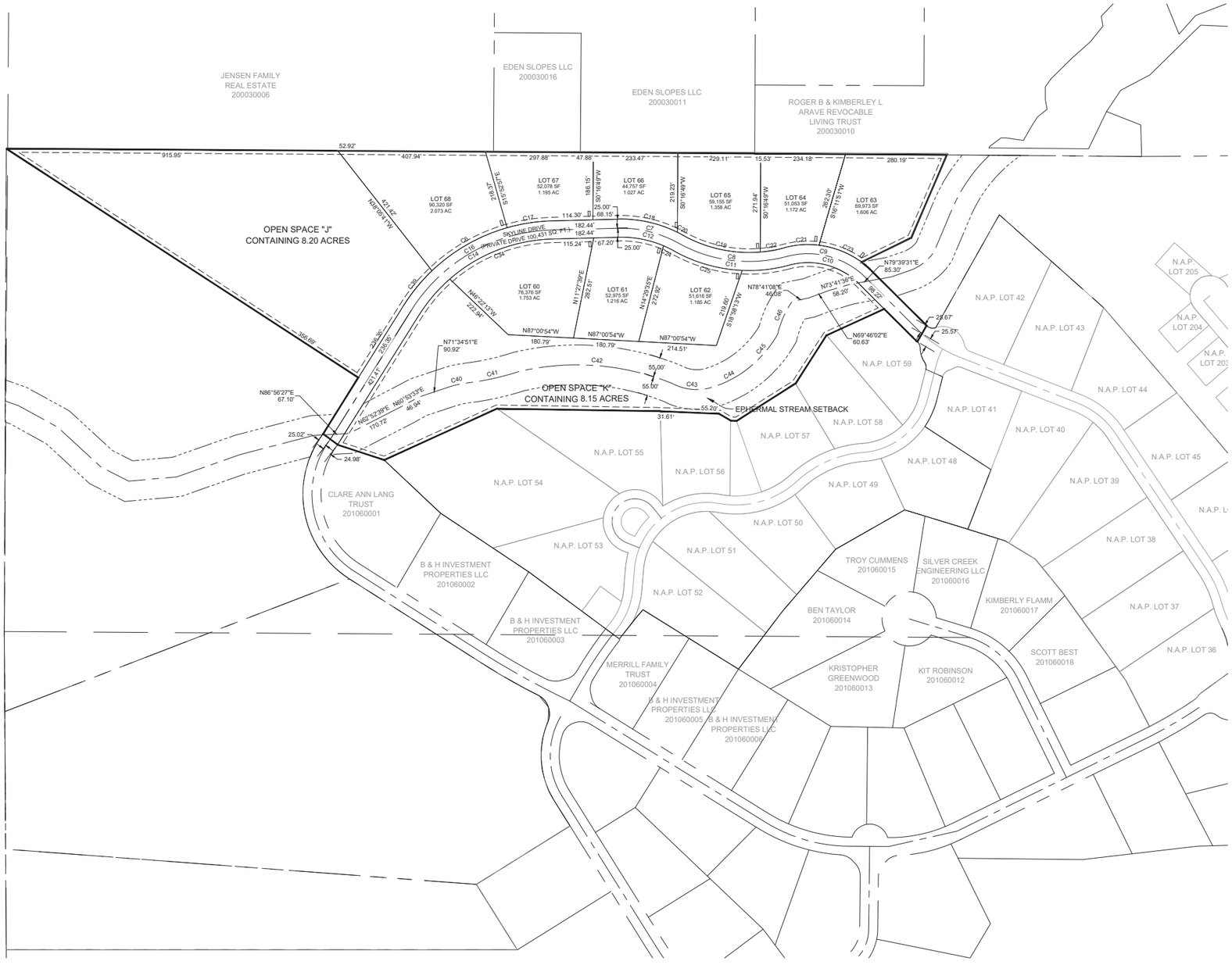
BY: _____

R:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 3C.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2C

CLUSTER SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	465.26	473.00	56.36	N60° 17' 08"E	446.73
C2	174.32	325.00	30.73	S76° 10' 08"E	172.24
C3	309.31	400.00	44.31	S82° 57' 19"E	301.66
C4	235.95	225.00	60.08	S75° 03' 58"E	225.28
C5	11.74	320.00	2.10	S46° 04' 30"E	11.74
C6	489.85	498.00	56.36	N60° 17' 08"E	470.34
C7	187.73	350.00	30.73	S76° 10' 08"E	185.49
C8	289.98	375.00	44.31	S82° 57' 19"E	282.81
C9	223.76	250.00	51.28	S79° 28' 00"E	216.37
C10	209.73	200.00	60.08	N75° 03' 58"W	200.25
C11	328.64	425.00	44.31	N82° 57' 19"W	320.51
C12	160.91	300.00	30.73	N76° 10' 08"W	158.99
C14	440.67	448.00	56.36	S60° 17' 08"W	423.12
C16	241.68	498.01	27.80	S60° 12' 43"W	239.31
C17	124.71	497.83	14.35	S81° 17' 27"W	124.38
C18	170.85	350.00	27.97	N77° 33' 02"W	169.16
C19	222.12	375.00	33.94	N77° 46' 17"W	218.89
C20	16.88	350.00	2.76	N62° 11' 03"W	16.88
C21	96.42	250.00	22.10	S85° 56' 29"W	95.83
C22	67.86	375.00	10.37	S80° 04' 33"W	67.76
C23	127.34	250.15	29.17	N68° 25' 03"W	125.97
C24	32.14	313.26	5.88	S63° 52' 19"E	32.13
C25	197.71	425.00	26.65	S74° 07' 48"E	195.94
C34	309.82	448.00	39.62	N68° 39' 10"E	303.69
C39	123.47	497.23	14.23	S39° 12' 51"W	123.15
C40	46.13	225.71	11.71	N77° 26' 07"E	46.05
C41	151.97	760.05	11.46	N77° 33' 42"E	151.72
C42	428.23	705.32	34.79	S85° 30' 39"E	421.68
C43	114.52	143.44	45.74	S84° 11' 24"E	111.50
C44	117.14	307.00	21.86	N62° 00' 30"E	116.43
C45	121.44	328.26	21.20	N40° 28' 47"E	120.75
C46	100.56	263.76	21.85	N23° 52' 38"E	99.96

0' 75' 150' 300' 450'

Scale in Feet
1" = 150'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S2
3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____.

AT _____. IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

_____
COUNTY RECORDER

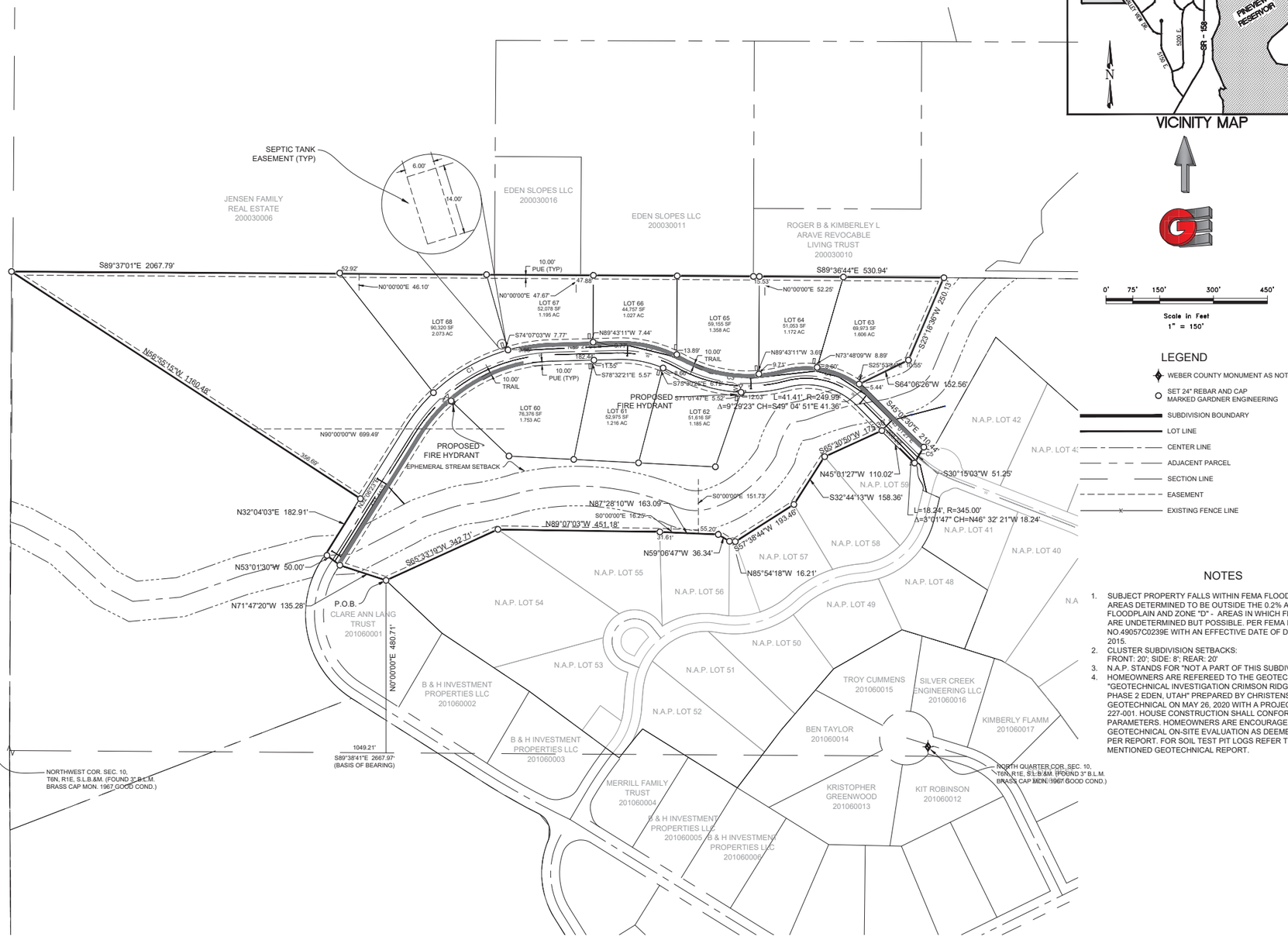
BY: _____

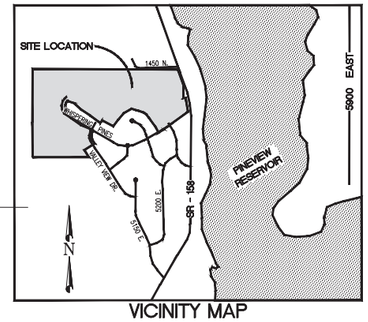
R:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 3C.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2C

CLUSTER SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, DECEMBER 2020





VICINITY MAP

0' 75' 150' 300' 450'

Scale in Feet
1" = 150'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO.49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
2. CLUSTER SUBDIVISION SETBACKS:
   FRONT: 20'; SIDE: 8'; REAR: 20'
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
4. HOMEOWNERS ARE REFEREED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.

BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATED SOUTH 89°38'41" EAST 1049.21 FEET ALONG THE NORTH LINE OF SAID SECTION 10 AND NORTH 00°00'00" EAST 480.71 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST); RUNNING THENCE NORTH 71°47'20" WEST 135.28 FEET; THENCE NORTH 53°01'30" WEST 50.00 FEET; THENCE NORTH 32°04'03" EAST 182.91 FEET; THENCE NORTH 56°55'15" WEST 1160.48 FEET; THENCE SOUTH 89°37'01" EAST 2067.79 FEET; THENCE SOUTH 89°36'44" EAST 530.94 FEET TO THE WESTERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2; THENCE ALONG SAID WESTERLY BOUNDARY FOLLOWING FOUR (4) COURSES: (1) SOUTH 23°18'36" WEST 250.13 FEET; (2) SOUTH 64°06'26" WEST 152.56 FEET; (3) ALONG THE ARC OF A 249.99 FOOT RADIUS CURVE TO THE RIGHT 41.41 FEET, HAVING A CENTRAL ANGLE OF 9°29'23" WITH A CHORD BEARING SOUTH 49°04'51" EAST 41.36 FEET; (4) SOUTH 45°02'30" EAST 210.44 FEET TO THE WEST BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3A; THENCE ALONG SAID WEST BOUNDARY SOUTH 30°15'03" WEST 51.25 FEET TO THE NORTHERN BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3B; THENCE ALONG SAID NORTHERN BOUNDARY FOLLOWING TEN (10) COURSE: (1) ALONG THE ARC OF A 345.00 FOOT RADIUS CURVE TO THE RIGHT 18.24 FEET, HAVING A CENTRAL ANGLE OF 3°01'47" WITH A CHORD BEARING NORTH 46°32'21" WEST 18.24 FEET; (2) NORTH 45°01'27" WEST 110.02 FEET; (3) SOUTH 65°30'50" WEST 175.30 FEET; (4) SOUTH 32°44'13" WEST 158.36 FEET; (5) SOUTH 57°38'44" WEST 193.46 FEET; (6) NORTH 85°54'18" WEST 16.21 FEET; (7) NORTH 59°06'47" WEST 36.34 FEET; (8) NORTH 87°28'10" WEST 163.09 FEET; (9) NORTH 89°07'03" WEST 451.18 FEET; (10) SOUTH 65°33'19" WEST 342.71 FEET TO THE POINT OF BEGINNING.
CONTAINING 31.247 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RESERVER AT CRIMSON RIDGE PHASE 2C CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2C CLUSTER SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS)PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE. THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STAT WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS ____ DAY OF _____ 2020.

B & H INVESTMENT PROPERTIES LLC

_____ _____
BY: PRINTED NAME/TITLE:

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this_____day of_____2020, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of Its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said Corporation executed the same.

STAMP

_____
NOTARY PUBLIC

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS____DAY OF _____, 2020.

_____
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS____DAY OF _____, 2020.

_____
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:_____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS____DAY OF_____, 2020.

_____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS____DAY OF _____ 2020

_____
DIRECTOR WEBER-MORGAN HEALTH DEPT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S1/3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____,
AT _____. IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

_____
COUNTY RECORDER

BY: _____

R:\2020 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 3C.DWG

Appendix I

Central Weber Sewer Improvement District

Lab Number:	2380180618DIS	Location:	Pineview West Sewer District
Sample Number:	2380	Sample Site:	Discharge Valve
Date Sampled:	6/18/2018	Time Sampled:	7:30
Date Submitted:	6/18/2018	Time Received:	9:23
Date Issued:	6/27/2018	Time Analyzed BOD:	14:49

CERTIFICATE OF ANALYSIS

PARAMETER	RESULT	RL	DATE ANALYZED	METHOD	ANALYST
BOD, mg/L	11.2	2.0	6/18/2018	5210B	KT
*TSS, mg/L	11.0	5.0	6/18/2018	2540D	KT
Nitrate-N, mg/L	22.12	0.45	6/19/2018	4500NO3D	KT
Nitrite-N, mg/L	0.668	0.015	6/18/2018	4500NO2B	KT
Total Kjeldahl Nitrogen as N, mg/L	5.8	5.0	6/20/2018	4500NorgC	KT

Quality Control
Passed

Approved By: Dawn Nielsen Date: 6-27-18
Dawn Nielsen
Laboratory Director

Approved By: Kevin Hall Date: 6-27-18
Kevin Hall
Laboratory QA Manager

NOTE: Samples received on ice and stored at 3° Celsius until analysis.
*Total Suspended Solids.

2618 West Pioneer Road, Ogden Utah 84404 - Telephone (801) 731-3011 Fax (801) 731-0481

PINEVIEW WEST SEWER DISTRICT

CHAIN OF CUTODY

SAMPLE LOCATIONS/ SAMPLE #:	COMPANY:	Sample:	DATE	TIME
Discharge Valve/ 2380	Pineveiw West Sewer District		6/18/2018	7:30
SAMPLER'S PRINTED NAME: Chad Meyerhoffer	SAMPLER'S SIGNATURE			
PHONE: 801-399-8004	FAX: 801-399-8862	EMAIL: cmeyerho@co.weber.ut.us		

X Grab Sample _____ Composite Sample

ANALYSIS REQUIRED

X Biochemical Oxygen Demand (BOD)
X Total Suspended Solids (TSS)
X Total Nitrogen (TN)

RECEIVED ON ICE: (YES) NO

Relinquished by:	Date	Time	Received By:	Date	Time
	6/15/18	9:18		6-18-18	9:23
Relinquished by:	Date	Time	Received By:	Date	Time
Relinquished by:	Date	Time	Received By:	Date	Time

Bill to:
Pineveiw West Sewer District c/o Weber County
2380 Washington Blvd. Ste. 240
Ogden Utah 84401

PINEVIEW WEST SEWER DISTRICT

CHAIN OF CUTODY

SAMPLE LOCATIONS/ SAMPLE #:	COMPANY:	Sample:	DATE	TIME
Discharge Valve/ 2380	Pineveiw West Sewer District		6/18/2018	7:40
SAMPLER'S PRINTED NAME: Chad Meyerhoffer	SAMPLER'S SIGNATURE			
PHONE: 801-399-8004	FAX: 801-399-8862	EMAIL: cmeyerho@co.weber.ut.us		

X Grab Sample _____ Composite Sample

ANALYSIS REQUIRED

X Biochemical Oxygen Demand (BOD)
X Total Suspended Solids (TSS)
X Total Nitrogen (TN)

RECEIVED ON ICE: (YES) NO

Relinquished by:	Date	Time	Received By:	Date	Time
	6/18/18	9:18		6-18-18	9:23
Relinquished by:	Date	Time	Received By:	Date	Time
Relinquished by:	Date	Time	Received By:	Date	Time

Bill to:
Pineveiw West Sewer District c/o Weber County
2380 Washington Blvd. Ste. 240
Ogden Utah 84401

Central Weber Sewer Improvement District
2618 W. Pioneer Rd.
Ogden, UT 84404
(801) 731-3011

Sample Receipt Checklist

Sample ID #: 2380

Laboratory ID #: 2380180618BISB-A-B

Intials Sample Custodian: KT

Date Sample Received: 6-18-18

Sample Receiving Temperature: 15 °C

Sample Storage Temperature: 3 °C

Number of Sample Containers: 2

	Yes	No	Not Applicable	Comments
Chain of Custody Submitted	✓			
Custody Seal(s) Present	✓			
Custody Seal(s) Intact	✓			
Sample Label(s) Attached	✓			
Sample Container(s) Acceptable	✓			
Laboratory Identification Number Marked On Container(s)	✓			
Volume of Sample(s) Acceptable	✓			
Sample(s) Stored	✓			
Sample(s) Preserved.		✓		pH
Sample(s) Tested for BOD5	✓			7.0 pH
Maximum Holding Time(s) Exceeded		✓		
Sample(s) Received on Ice	✓			

Comments:

Central Weber Sewer Improvement District

Lab Number:	2380190701DOS	Location:	Pineview West Sewer District
Sample Number:	2380	Sample Site:	Discharge Valve
Date Sampled:	7/1/2019	Time Sampled:	7:30
Date Submitted:	7/1/2019	Time Received:	8:14
Date Issued:	7/10/2019	Time Analyzed BOD:	14:11

CERTIFICATE OF ANALYSIS

PARAMETER	RESULT	RL	DATE ANALYZED	METHOD	ANALYST
BOD, mg/L	11.1	2.0	7/1/2019	5210B	KT
TSS, mg/L	12.0	5.0	7/1/2019	2540D	KT
Nitrate-N, mg/L	14.15	0.45	7/1/2019	4500NO3D	KT
Nitrite-N, mg/L	0.376	0.015	7/1/2019	4500NO2B	KT
Total Kjeldahl Nitrogen as N, mg/L	<5.0	5.0	7/6/2019	4500NorgC	SB

Quality Control
Passed

Approved By: Dawn Nielsen Date: 7-10-19
Dawn Nielsen
Laboratory Director

Approved By: Kevin Hall Date: 7-10-19
Kevin Hall
Laboratory QA Manager

NOTE: Samples received on ice and stored at 3 °C until analysis.

2618 West Pioneer Road, Ogden Utah 84404 - Telephone (801) 731-3011 Fax (801) 731-0481

PINEVIEW WEST SEWER DISTRICT

CHAIN OF CUTODY

SAMPLE LOCATIONS/ SAMPLE #:	COMPANY: Sample:	DATE	TIME
Discharge Valve/ 2380	Pineveiw West Sewer District	7/1/2019	7:30
SAMPLER'S PRINTED NAME: Chad Meyerhoffer	SAMPLER'S SIGNATURE		
PHONE: 801-399-8004	FAX: 801-399-8862	EMAIL: cmeyerho@co.weber.ut.us	

X Grab Sample _____ Composite Sample

ANALYSIS REQUIRED

X Biochemical Oxygen Demand (BOD)
X Total Suspended Solids (TSS)
X Total Nitrogen (TN)

RECEIVED ON ICE: (YES) NO

Relinquished by:	Date	Time	Received By:	Date	Time
Chad Meyerhoffer	7/1/19	8:13am		7-1-19	8:14
Relinquished by:	Date	Time	Received By:	Date	Time
Relinquished by:	Date	Time	Received By:	Date	Time

Bill to:
Pineveiw West Sewer District c/o Weber County
2380 Washington Blvd. Ste. 240
Ogden Utah 84401

Central Weber Sewer Improvement District
2618 W. Pioneer Rd.
Ogden, UT 84404
(801) 731-3011

Sample Receipt Checklist

Sample ID #: 2380 MS 7-1-19

Laboratory ID #: 2380190701 D05B

Intials Sample Custodian: KT

Date Sample Received: 7-1-19

Sample Receiving Temperature: 13 °C

Sample Storage Temperature: 3 °C

Number of Sample Containers: 1

	Yes	No	Not Applicable	Comments
Chain of Custody Submitted	☑	☐	☐	
Custody Seal(s) Present	☐	☑ MS 7-1-19	☐	
Custody Seal(s) Intact	☐	☑ MS 7-1-19	☐	
Sample Label(s) Attached	☑	☐	☐	
Sample Container(s) Acceptable	☑	☐	☐	
Laboratory Identification Number Marked On Container(s)	☑	☐	☐	
Volume of Sample(s) Acceptable	☑	☐	☐	
Sample(s) Stored	☑	☐	☐	
Sample(s) Preserved	☐	☑	☐	pH
Sample(s) Tested for BOD5	☑	☐	☐	7.0 pH
Maximum Holding Time(s) Exceeded	☐	☑	☐	
Sample(s) Received on Ice	☑	☐	☐	

Comments:

Central Weber Sewer Improvement District

Lab Number:	2380200520DOS	Location:	Pineview West Sewer District
Sample Number:	2380	Sample Site:	Dosing Tank
Date Sampled:	5/20/2020	Time Sampled:	8:35
Date Submitted:	5/20/2020	Time Received:	10:11
Date Issued:	5/28/2020	Time Analyzed BOD:	14:58

CERTIFICATE OF ANALYSIS

PARAMETER	RESULT	RL	DATE ANALYZED	METHOD	ANALYST
BOD, mg/L	12.8	2.0	5/20/2020	5210B	DM
TSS, mg/L	9.0	5.0	5/20/2020	2540D	DM
Nitrate-N, mg/L	13.03	0.45	5/20/2020	4500NO3D	SB
Nitrite-N, mg/L	0.474	0.015	5/20/2020	4500NO2B	DM
Total Kjeldahl Nitrogen as N, mg/L	8.7	5.0	5/23/2020	4500NorgC	SB

Quality Control
Passed

Approved By: Dawn Nielsen Date: 5-28-2020
Dawn Nielsen
Laboratory Director

Approved By: Kevin Hall Date: 5-28-2020
Kevin Hall
Laboratory QA Manager

NOTE: Samples received on ice and stored at 1 - 6 °C until analysis.

2618 West Pioneer Road, Ogden Utah 84404 - Telephone (801) 731-3011 Fax (801) 731-0481

PINEVIEW WEST SEWER DISTRICT

CHAIN OF CUTODY

SAMPLE LOCATIONS/ SAMPLE #:	COMPANY:	Sample:	DATE	TIME
Dosing Tank/ 2380	Pineveiw West Sewer District		5/20/2020	8:35
SAMPLER'S PRINTED NAME:	SAMPLER'S SIGNATURE			
Chad Meyerhoffer				

PHONE:	FAX:	EMAIL:
801-399-8004	801-399-8862	cmeyerho@co.weber.ut.us

X Grab Sample _____ Composite Sample

ANALYSIS REQUIRED

X Biochemical Oxygen Demand (BOD)
X Total Suspended Solids (TSS)
X Total Nitrogen (TN)

RECEIVED ON ICE: (YES) NO

Relinquished by:	Date	Time	Received By:	Date	Time
	5/20/2020	10:11		5/20/2020	10:11
Relinquished by:	Date	Time	Received By:	Date	Time
Relinquished by:	Date	Time	Received By:	Date	Time

Bill to:
Pineveiw West Sewer District c/o Weber County
2380 Washington Blvd. Ste. 240
Ogden Utah 84401

Central Weber Sewer Improvement District
2618 W. Pioneer Rd.
Ogden, UT 84404
(801) 731-3011

Sample Receipt Checklist

Sample ID #: 2380

Laboratory ID #: 2380200520D05B

Intials Sample Custodian: DN

Date Sample Received: 5-20-2020

Sample Receiving Temperature: 13 °C

Sample Storage Temperature: 3.0 °C

Number of Sample Containers: 1

	Yes	No	Not Applicable	Comments
Chain of Custody Submitted	☑	☐	☐	
Custody Seal(s) Present	☑	☐	☐	
Custody Seal(s) Intact	☑	☐	☐	
Sample Label(s) Attached	☑	☐	☐	
Sample Container(s) Acceptable	☑	☐	☐	
Laboratory Identification Number Marked On Container(s)	☑	☐	☐	
Volume of Sample(s) Acceptable	☑	☐	☐	
Sample(s) Stored	☑	☐	☐	
Sample(s) Preserved	☐	☑	☑	pH
Sample(s) Tested for BOD5	☑	☐	☐	7 pH
Maximum Holding Time(s) Exceeded	☐	☑	☐	
Sample(s) Received on Ice	☑	☐	☐	

Comments: