

Riverbend Phase 1

A Cluster Subdivision
A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,
Weber County, Utah
July 2021



VICINITY MAP
Not to Scale

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract Riverbend Phase 1 - A Cluster Subdivision and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the agriculture preservation parcels A & G, to guarantee to Weber County that the agriculture preservation parcels remain open and undeveloped except for approved agricultural, recreational, and storm water purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of Sanitary Sewer Lines and Structures, Storm Drainage Lines and Structures and/or public utility service lines and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

We also do hereby dedicate, grant and convey to the Owners Association the Parcels referred to as Common Open Spaces parcels B, through F, and also dedicate and convey a perpetual right and easement over, upon and under the lands designated hereon as Open Spaces B through F and Agricultural Parcel G, for Storm Water Detention, Landscaping, and Secondary Water facility purposes. The same to be used for the maintenance and operation of storm drainage facilities, Secondary Water facilities as applicable as may be authorized by the governing authority, with no residential buildings or structures being erected within such parcels as shown hereon which is defined in the Covenants, Conditions, and Restrictions (CC&R's) for this development, and additionally dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan; Granted dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for 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; 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.

Signed this _____ Day of _____, 2021.

- Riverbend Holdings, LLC -

Edward Grampp - Owner
11992 South Colonia Drive
Draper, UT 84412
(801) 633-9605

ACKNOWLEDGMENT

State of Utah
County of Weber

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by Edward Grampp - Owner

Residing At: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

PICKRELL, ROY V & LISA J
PICKRELL, ROY V & LISA J
Parcel ID: 15-045-0043 Parcel ID: 15-045-0047

N 89°50'36" E 644.19'

HANSEN, KAREN J & LISA J
HANSEN, KAREN J & LISA J
Parcel ID: 15-045-0034 Parcel ID: 15-045-0036

SURNAME, DANA B
SURNAME, DANA B
Parcel ID: 15-045-0042 Parcel ID: 15-045-0044

S 89°07'36" W 197.13'

S 0°52'24" E 244.03'

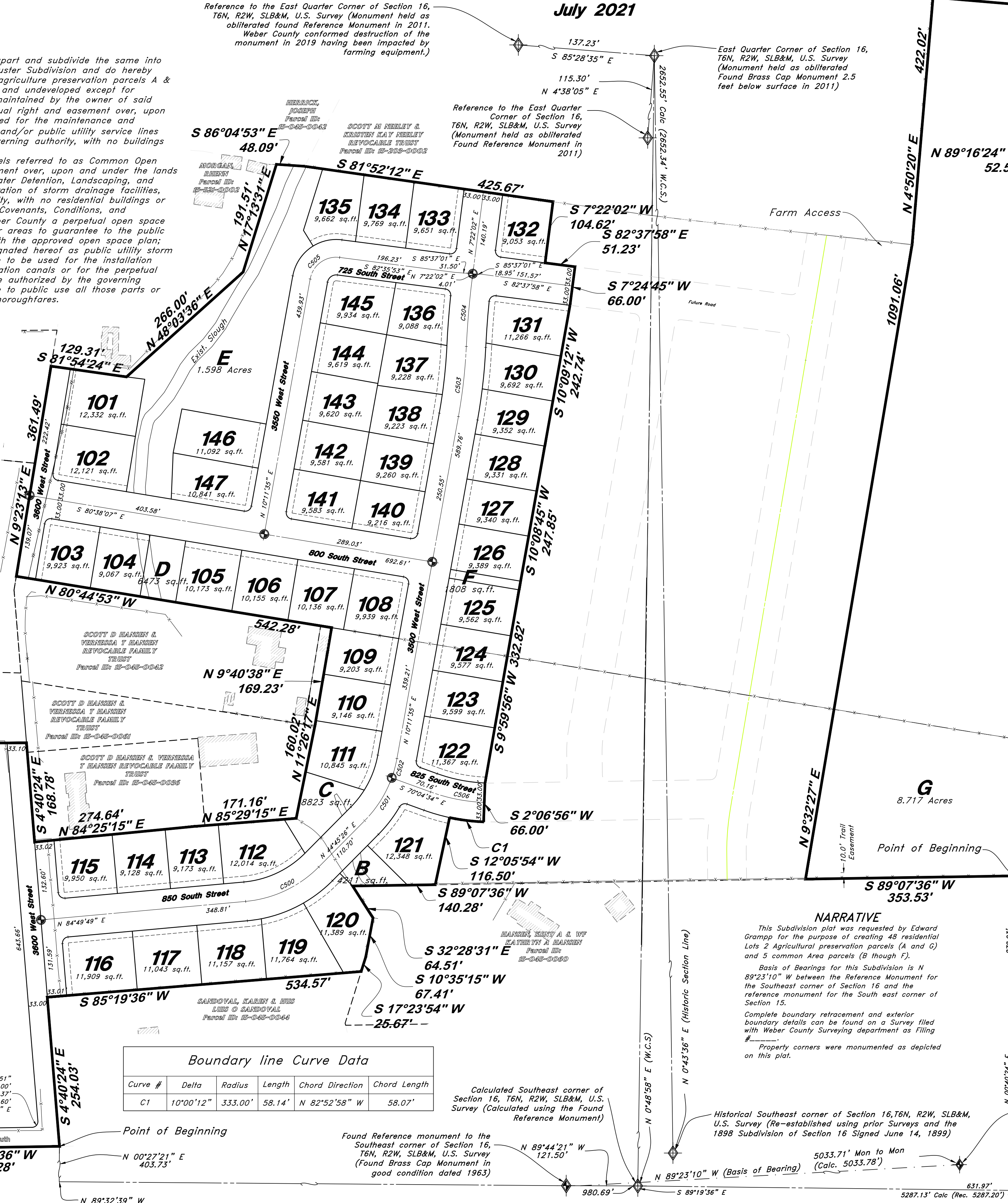
S 89°07'36" W 273.70'

N 2°49'10" E 694.99'

Reference to the East Quarter Corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Monument held as obliterated found Reference Monument in 2011. Weber County conformed destruction of the monument in 2019 having been impacted by farming equipment.)

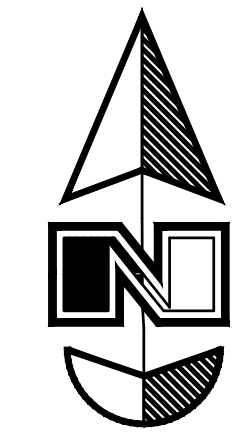
Reference to the East Quarter Corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Monument held as obliterated Found Reference Monument in 2011)

East Quarter Corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Monument held as obliterated Found Brass Cap Monument 2.5 feet below surface in 2011)

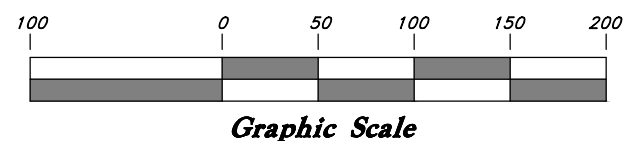


Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- A Nail will be set in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- Section Corner



Scale: 1" = 100'



BOUNDARY DESCRIPTION

A part of the Southeast corner of Section 16 and the Southwest Quarter of Section 15, Township 6 North Range 2 West. Beginning at the Southeast corner of Lot 24, Section 16, Township 6 North Range 2 West said point being 980.69 feet North 89°32'39" West and 403.73 feet North 0°27'21" East from the Southeast corner of said Section 16; and running thence South 89°07'36" West 250.00 feet; thence South 89°07'36" West 197.13 feet; thence South 00°52'24" East 244.03 feet; thence South 89°07'36" West 273.70 feet; thence North 02°49'10" East 694.99 feet; thence North 89°50'36" East 644.19 feet; thence South 04°40'24" East 168.78 feet; thence North 84°25'15" East 274.64 feet; thence North 85°29'15" E 171.16 feet; thence North 11°26'17" East 160.02 feet; thence North 09°40'38" East 169.23 feet; thence North 80°44'53" West 542.28 feet; thence North 09°23'13" East 361.49 feet; thence South 81°54'24" East 129.31 feet; thence North 48°02'36" East 266.00 feet; thence North 17°13'31" East 191.51 feet; thence South 86°04'53" East 48.09 feet; thence South 81°52'12" East 425.67 feet; thence South 07°22'02" West 104.62 feet; thence South 07°24'45" West 66.00 feet; thence South 89°07'36" West 140.28 feet; thence South 32°28'31" East 64.51 feet; thence South 10°35'15" West 67.41 feet; thence South 17°23'54" West 25.67 feet; thence South 85°19'36" West 534.57 feet; thence South 04°40'24" East 254.03 feet to the POINT OF BEGINNING.

Together with: Beginning at a point on an existing fence line, said point being 631.97 feet South 89°19'35" East and 878.23 feet North 0°40'24" East from the Southeast corner of said Section 16; and running thence South 89°07'36" West 353.53 feet; thence North 09°32'27" East 1,091.06 feet; thence North 04°50'20" East 422.02 feet; thence South 85°09'40" East 230.87 feet; thence South 04°50'20" West 304.09 feet; thence North 89°16'24" West 52.52 feet; thence South 0°43'36" West 1169.37 feet to the POINT OF BEGINNING. Contains 36.664 acres, more or less.

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

BENCHMARK

Brass Cap Section Monument located in the South East Quarter Corner of Section 16, T6N, R2W, SLB&M, U.S. (Found Brass Cap Monument in good condition dated 1963).

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 _____, 2021.

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 _____, 2021.

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 _____, 2021.

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 _____ of _____, 2021

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission. Signed this _____ day of _____, 2021.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-12 and that I have verified all measurements shown herein this plat of Riverbend Phase 1 in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all curbs lot width and area requirements of the Weber County Zoning Ordinance. Signed this _____ day of _____, 2021

NARRATIVE

This Subdivision plat was requested by Edward Grampp for the purpose of creating 48 residential Lots 2 Agricultural preservation parcels (A and G) and 5 common area parcels (B through F). Basis of Bearings for this Subdivision is N 89°23'10" W between the Reference Monument for the Southeast corner of Section 16 and the reference monument for the South east corner of Section 15. Complete boundary retracement and exterior boundary details can be found on a Survey filed with Weber County Surveying department as Filing Property corners were monumented as depicted on this plat.

Boundary line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	10°00'12"	333.00'	58.14'	N 82°52'58" W	58.07'

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Calculated using the Found Reference Monument)

Found Reference monument to the Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument in good condition dated 1963)

Historical Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Re-established using prior Surveys and the 1898 Subdivision of Section 16 Signed June 14, 1899)

5033.71' Mon to Mon (Calc. 5033.78')

Southeast corner of Section 15, T6N, R2W, SLB&M, U.S. Survey (Calculated position from the found Reference monument #5)

6242920 License No. Andy Hubbard

SURVEYOR: Great Basin Engineering, Inc. c/o Andy Hubbard, PLS 5746 South 1475 East Suite 200 Ogden, Utah 84405 (801) 394-4515



5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM

WEBER COUNTY RECORDER

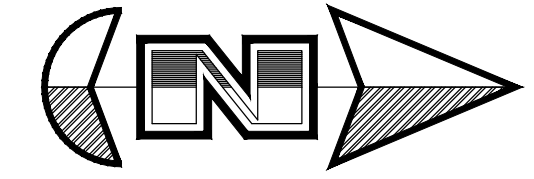
ENTRY NO. _____ FEE PAID _____
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

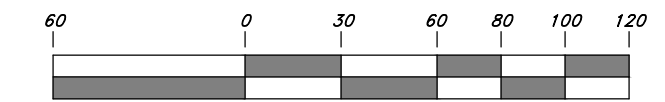
BY: _____ DEPUTY

Riverbend Phase 1

A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,
Weber County, Utah
July 2021



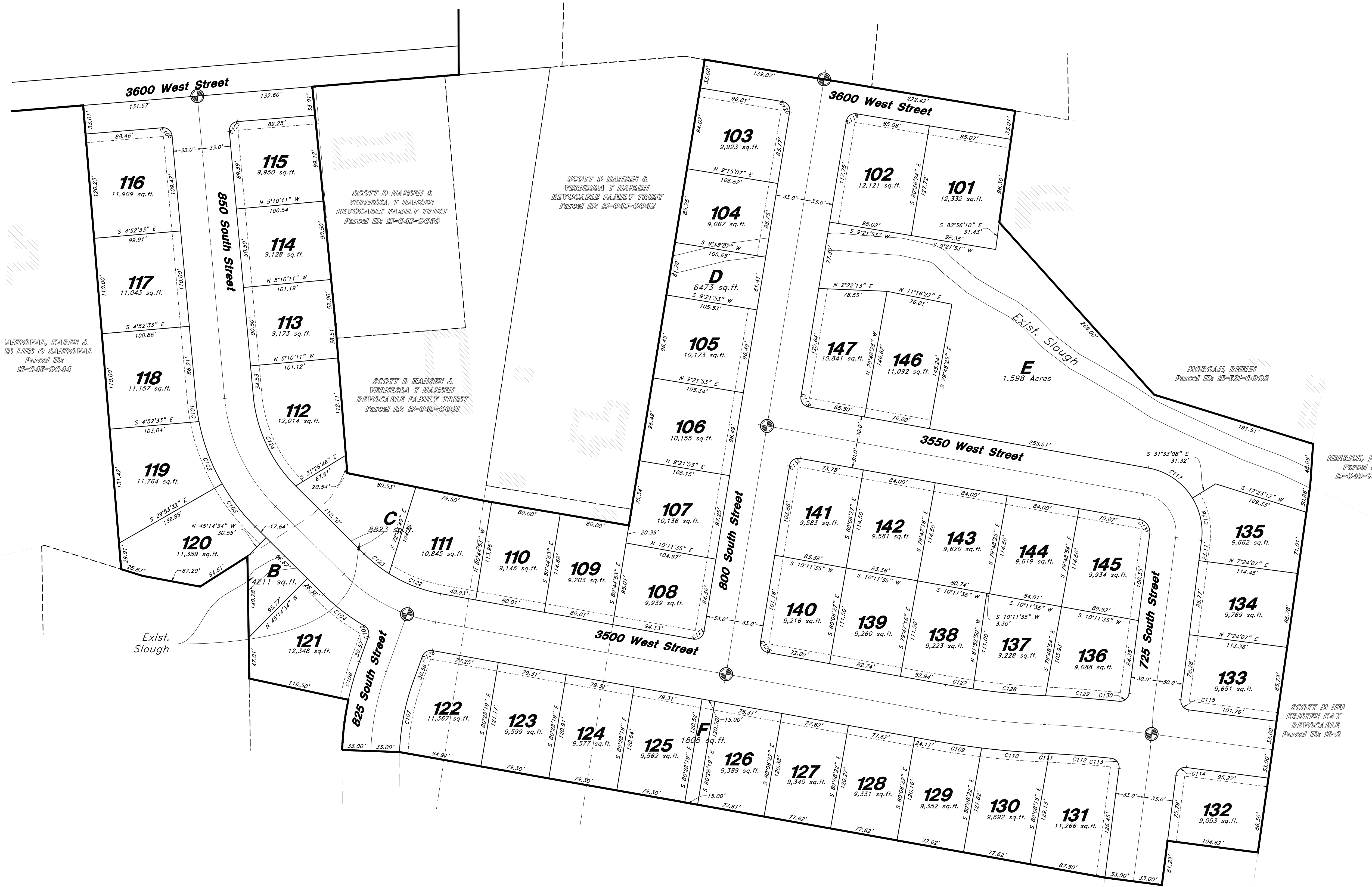
Scale: 1" = 60'



Graphic Scale

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- - - Fence
- - - P.U.E. Public Utility Easement



Lot line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	89°30'07"	10.50'	16.40'	N 40°04'46" E	14.78'
C101	5°51'46"	233.00'	23.84'	N 81°53'56" E	23.83'
C102	18°51'36"	233.00'	76.70'	N 69°32'16" E	76.35'
C103	15°21'02"	233.00'	62.42'	N 52°25'57" E	62.24'
C104	14°32'33"	233.00'	59.14'	N 37°29'09" E	58.98'
C105	79°42'33"	10.50'	14.61'	N 70°04'09" E	13.46'
C106	7°48'17"	333.00'	45.36'	S 73°58'43" E	45.33'
C107	17°48'30"	267.00'	82.99'	S 78°58'49" E	82.65'
C108	77°50'05"	10.50'	14.26'	S 31°11'14" E	13.19'
C109	3°14'26"	946.36'	53.53'	S 8°34'22" W	53.52'
C110	4°16'35"	946.36'	70.63'	S 4°48'51" W	70.62'
C111	0°17'37"	1431.84'	7.34'	S 2°49'22" W	7.34'
C112	2°50'42"	1431.84'	71.10'	S 4°23'32" W	71.09'
C113	91°33'09"	10.50'	16.78'	S 51°35'27" W	15.05'
C114	90°00'00"	10.50'	16.49'	S 37°37'58" E	14.85'
C115	90°02'06"	10.50'	16.50'	N 52°23'04" E	14.85'
C116	38°57'15"	75.00'	50.99'	N 77°55'30" E	50.01'
C117	48°15'17"	75.00'	63.17'	N 34°19'13" E	61.32'
C118	89°10'18"	10.50'	16.34'	N 54°46'44" E	14.74'
C119	90°01'41"	10.00'	15.71'	S 35°37'27" E	14.14'
C120	89°58'19"	10.00'	15.70'	S 54°22'33" W	14.14'
C121	90°49'42"	10.50'	16.65'	N 35°13'16" W	14.96'
C122	21°57'53"	167.00'	64.02'	N 21°10'31" E	63.63'
C123	12°35'58"	167.00'	36.72'	N 38°27'27" E	36.65'
C124	40°04'24"	167.00'	116.80'	N 64°47'37" E	114.44'
C125	90°29'53"	10.50'	16.58'	N 39°55'14" E	14.91'
C126	89°10'18"	10.50'	16.34'	N 54°46'44" E	14.74'
C127	2°04'25"	880.36'	31.86'	N 9°09'22" E	31.86'
C128	5°26'36"	880.36'	83.64'	N 5°23'52" E	83.61'
C129	3°26'18"	1412.59'	84.77'	N 4°17'51" E	84.76'
C130	88°31'00"	10.50'	16.22'	N 38°20'23" W	14.66'
C131	87°12'33"	15.00'	22.83'	S 53°47'51" W	20.69'
C132	90°49'42"	10.50'	16.65'	S 35°13'16" E	14.96'

Center line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C500	40°04'24"	200.00'	139.88'	N 64°47'37" E	137.05'
C501	24°50'00"	200.00'	86.68'	N 32°20'26" E	86.01'
C502	9°43'51"	200.00'	33.97'	N 15°03'30" E	33.93'
C503	7°31'01"	913.36'	119.83'	N 6°26'04" E	119.74'
C504	4°41'28"	1464.84'	119.93'	N 5°01'18" E	119.90'
C505	87°12'33"	45.00'	68.49'	N 53°47'51" E	62.07'
C506	17°48'30"	300.00'	93.24'	S 78°58'49" E	92.87'

Sheet 3 of 3

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY: _____ DEPUTY

Riverbend

A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, SLB&M, U.S. Survey, Weber County, Utah
July 2020

* See All Sheets*

NOTES

- All construction shall conform to Weber County standards and specifications.
- Culinary water services will be 1" Dia. Poly Pipe (200 P.S.I. CTS Poly Pipe AWWA Standard C901) to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
- Thrust block all water line fittings.
- All inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
- Curb & gutter installed along 3600 West Street will be set to ensure a 1.5% minimum/3.0% Maximum cross slope from edge of asphalt. Contractor to verify prior to construction of curb.
- An excavation permit is required for all work done within the existing Right of Way.
- A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 3/4" to 1" diameter pipe - 200 PSI CTS Polly (AWWA Standard C901)
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

CAUTION NOTICE TO CONTRACTOR

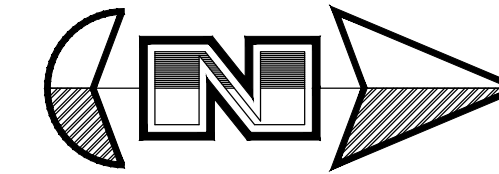
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

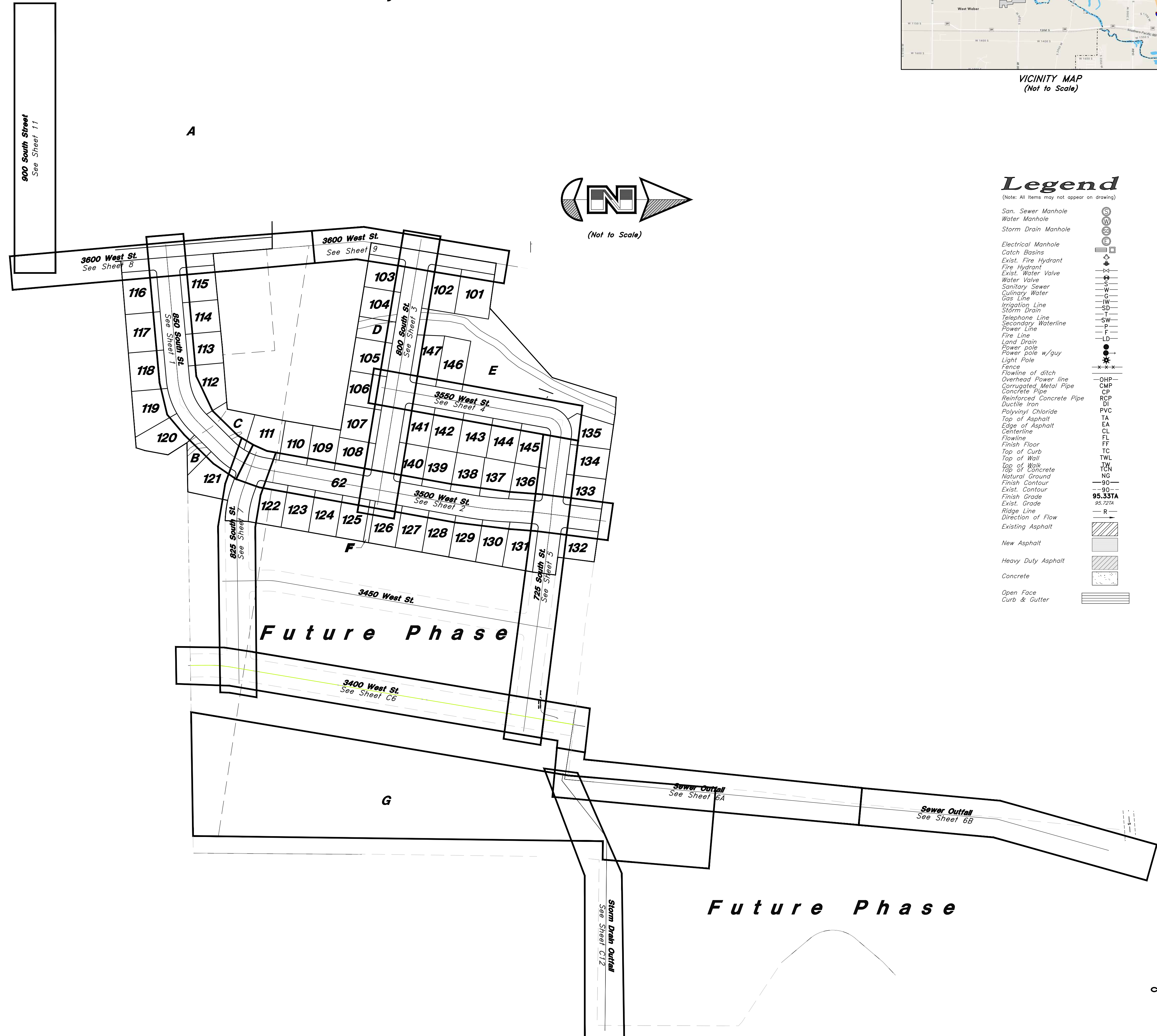
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the 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 the engineer.



VICINITY MAP
(Not to Scale)



(Not to Scale)



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

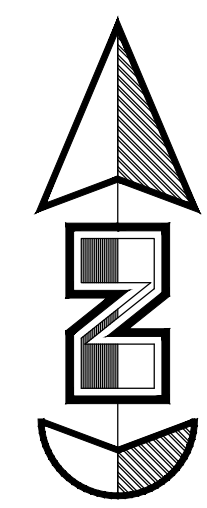
Cover Riverbend
 A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, SLB&M, Weber County, Utah

Call before you Dig
 Avoid cutting underground utility lines. It's costly.
 Call **811**
 1-800-662-4111
 29 July, 2021
 SHEET NO. **CO**
 21N724

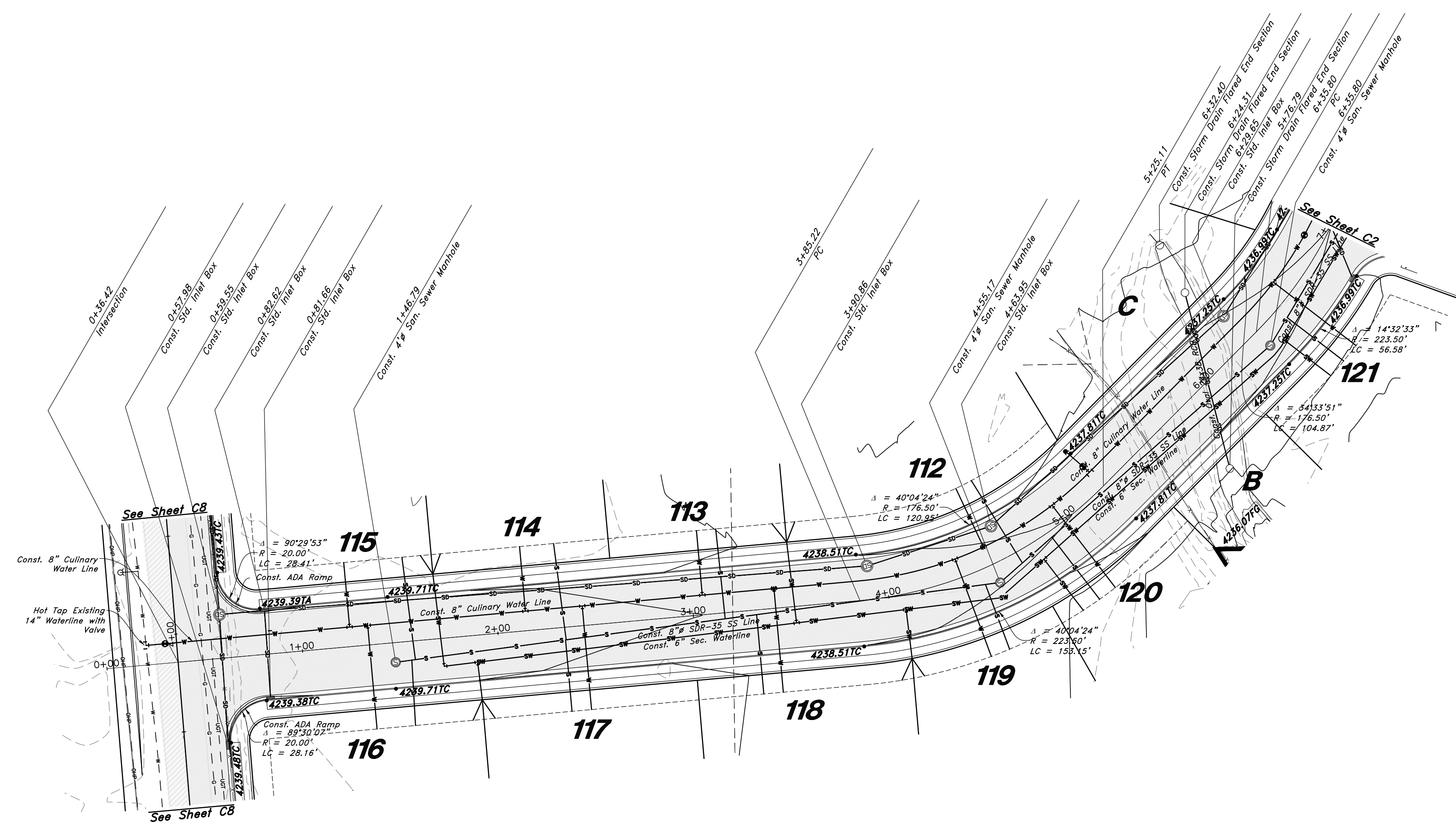
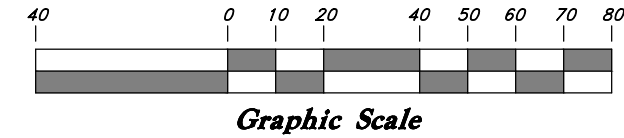
Legend

(Note: All items may not appear on drawing)

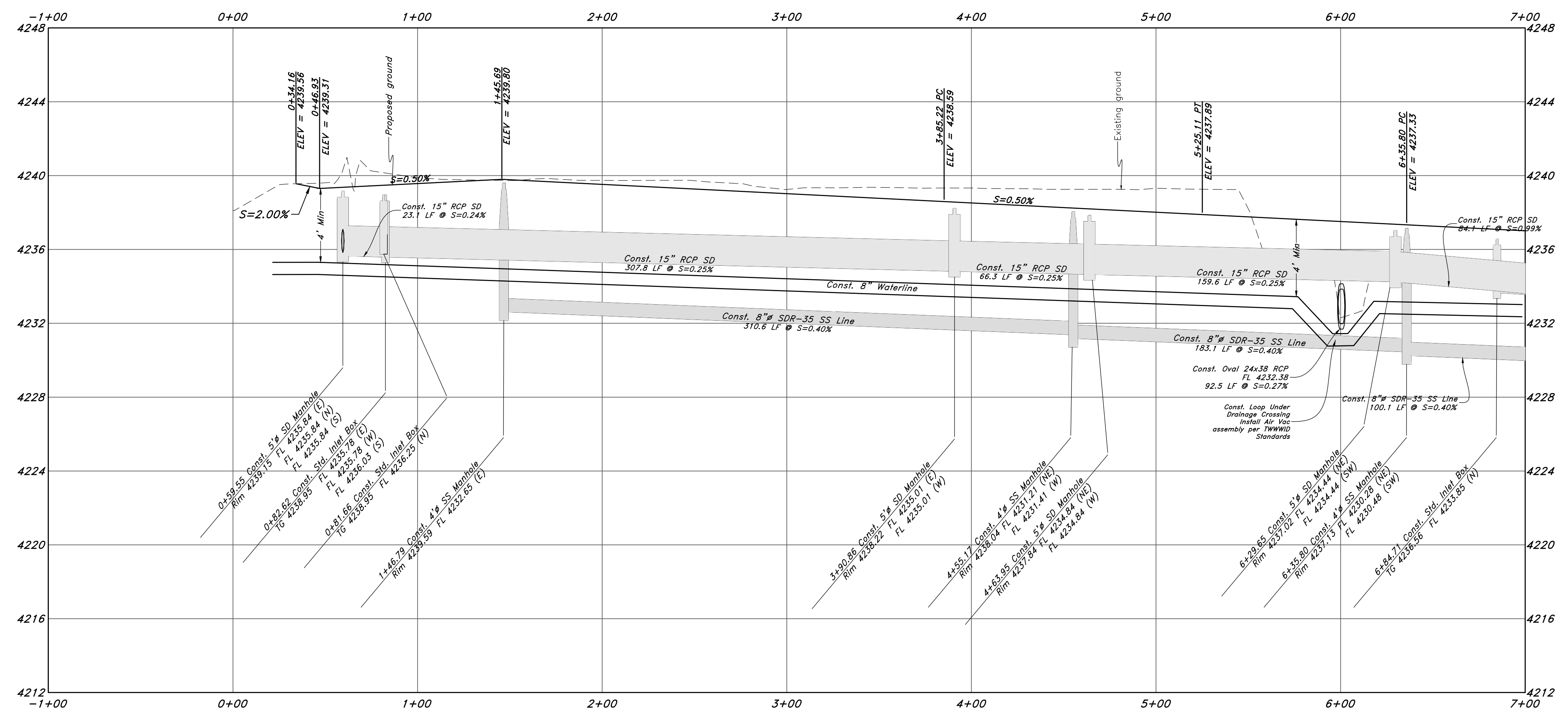
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- EA
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Wall
- Top of Curb
- TWL
- Top of Walk
- TW
- Top of Concrete
- NG
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



Horz. Scale: 1"=40'
Vert. Scale: 1"=4'



850 South Street



GREAT BASIN ENGINEERING
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Plan and Profile
Riverbend
 A part of the Southeast Quarter of Section 16 and
 the West Half of Section 15, T6N, R2W, SLB&M,
 Weber County, Utah

Call before you Dig
Avoid cutting underground
utility lines. It's costly.



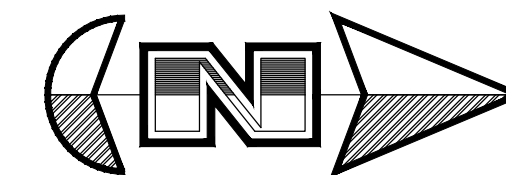
29 July, 2021

SHEET NO.

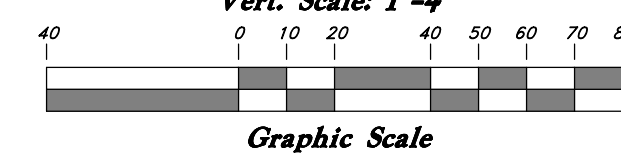
C1

1-800-662-4111

21N724



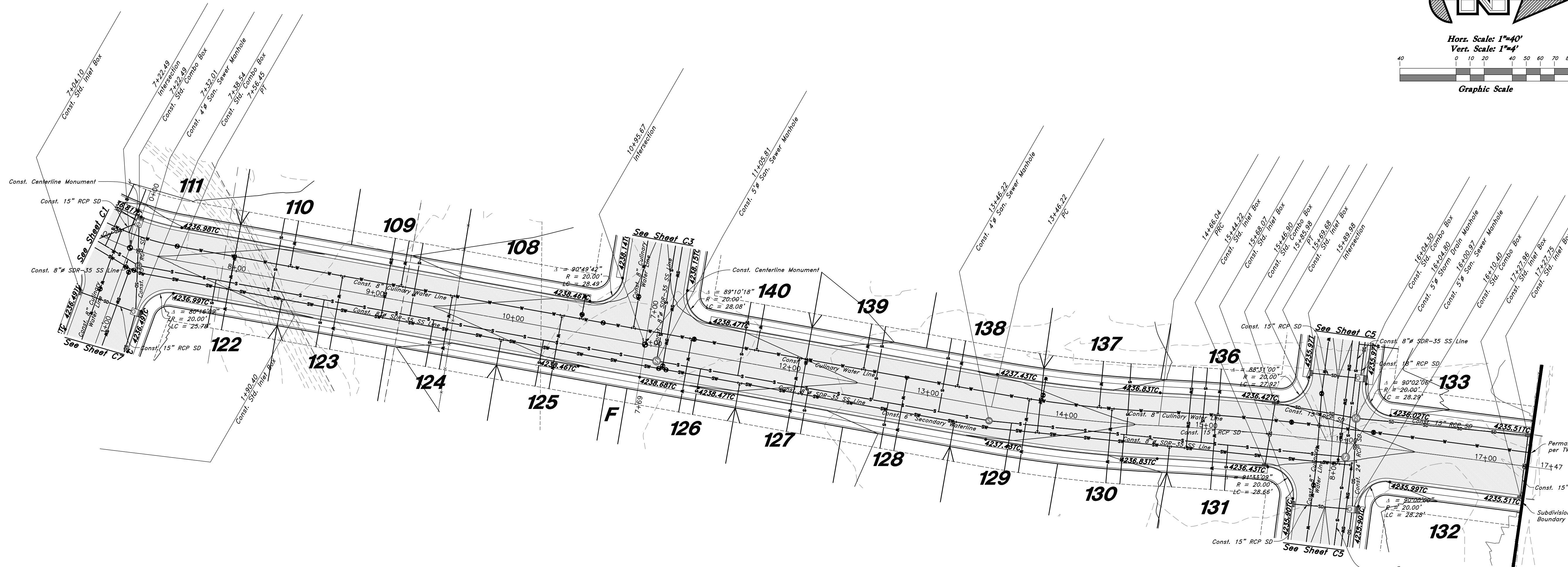
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Vert. Scale: 1"=4'



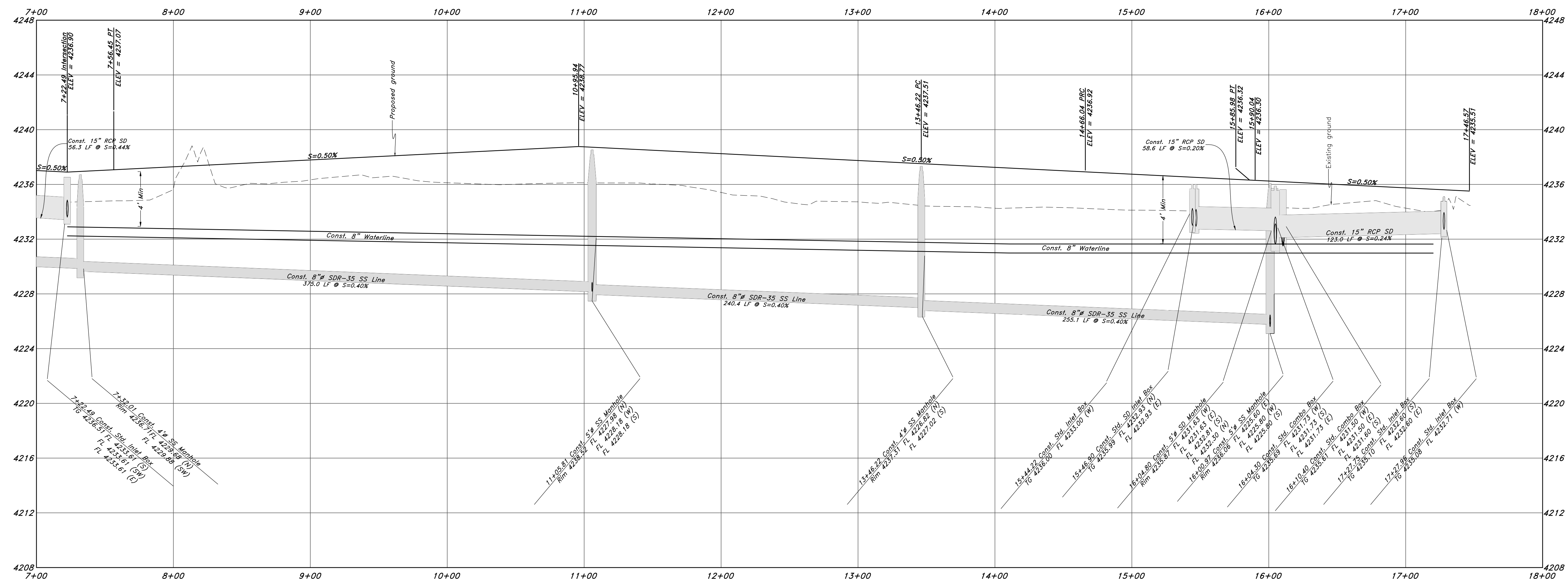
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- TA
- EA
- CL
- FL
- FF
- TC
- TWL
- TW
- TGN
- NG
- 90
- 90
- 95.537A
- 95.727A
- R
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Permanent Blotch
- Curb & Gutter
- per TW Standards
- Subdivision Boundary



3500 West Street

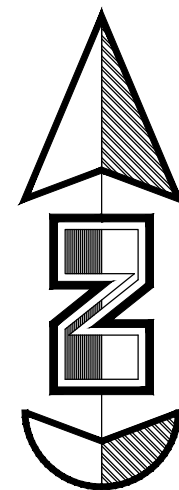


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Plan and Profile
Riverbend
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 Weber County, Utah

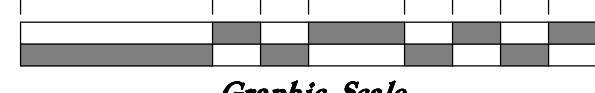
Call before you Dig
 Avoid cutting underground
 utility lines. It's costly.

 29 July, 2021
 SHEET NO.
C2
 21N724

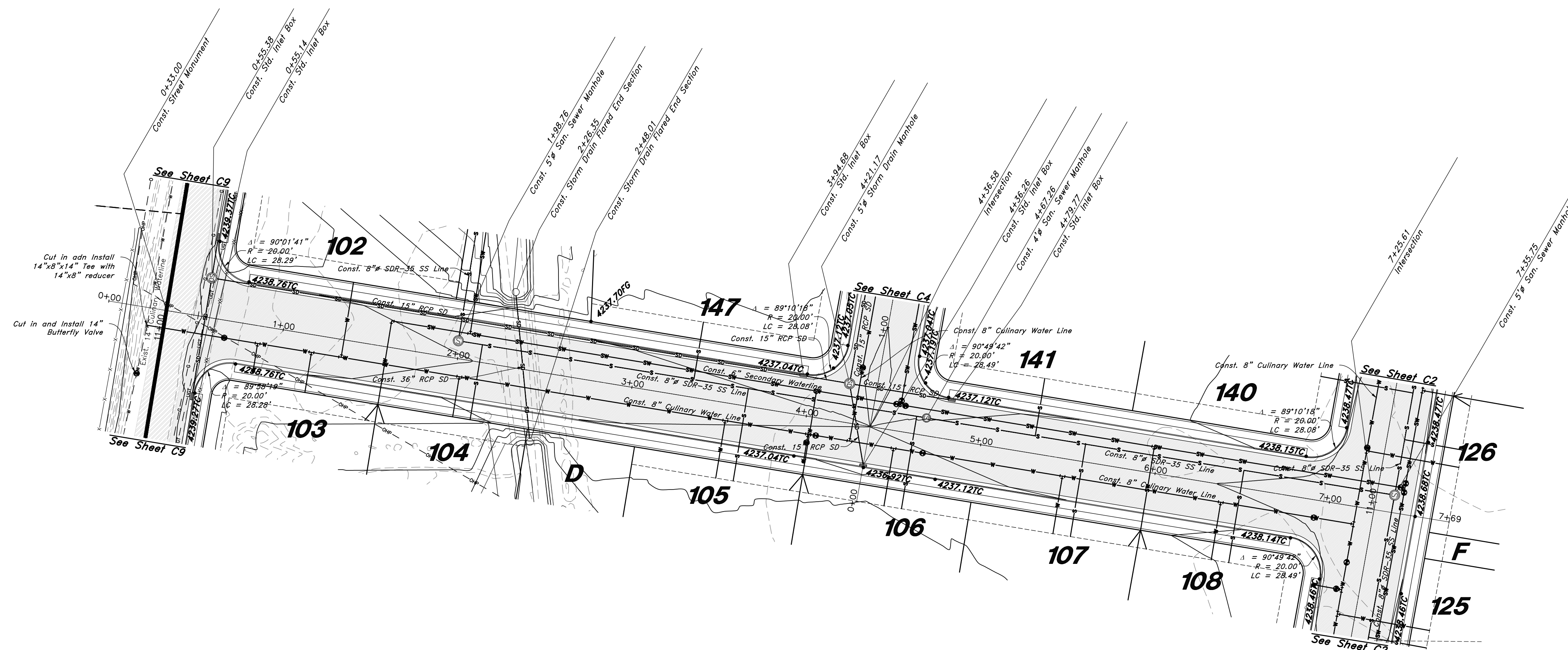


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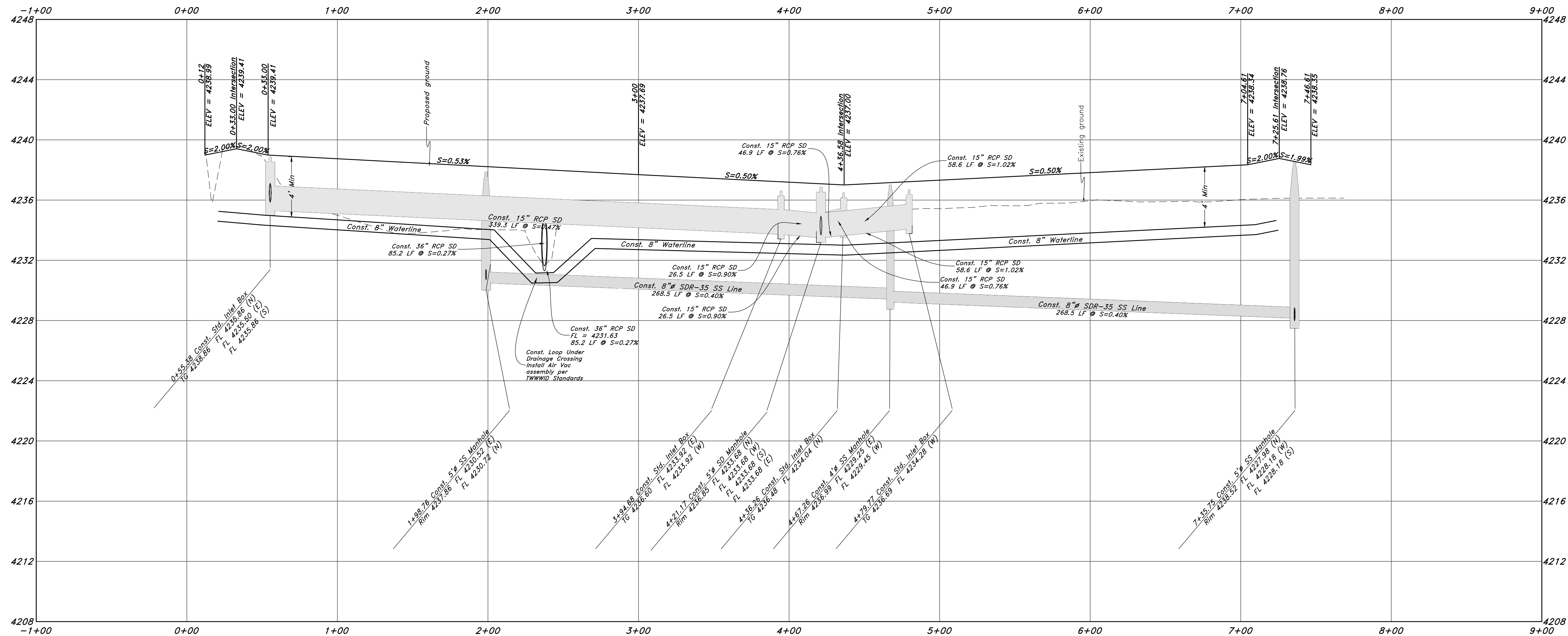
Vert. Scale: 1"=4'



Graphic Scale



800 South Street



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- PVC
- TA
- EA
- CL
- FL
- TC
- TWL
- TW
- TCA
- NG
- Flowline
- Finish Floor
- Top of Wall
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

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Plan and Profile

Riverbend

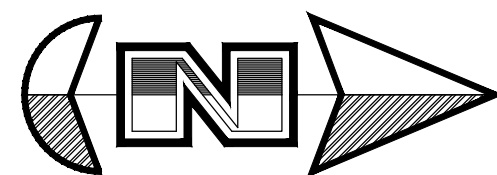
A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, SLB&M, Weber County, Utah

29 July, 2021

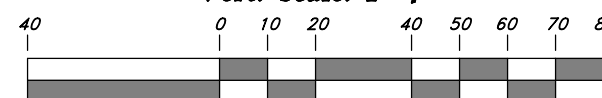
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21N724

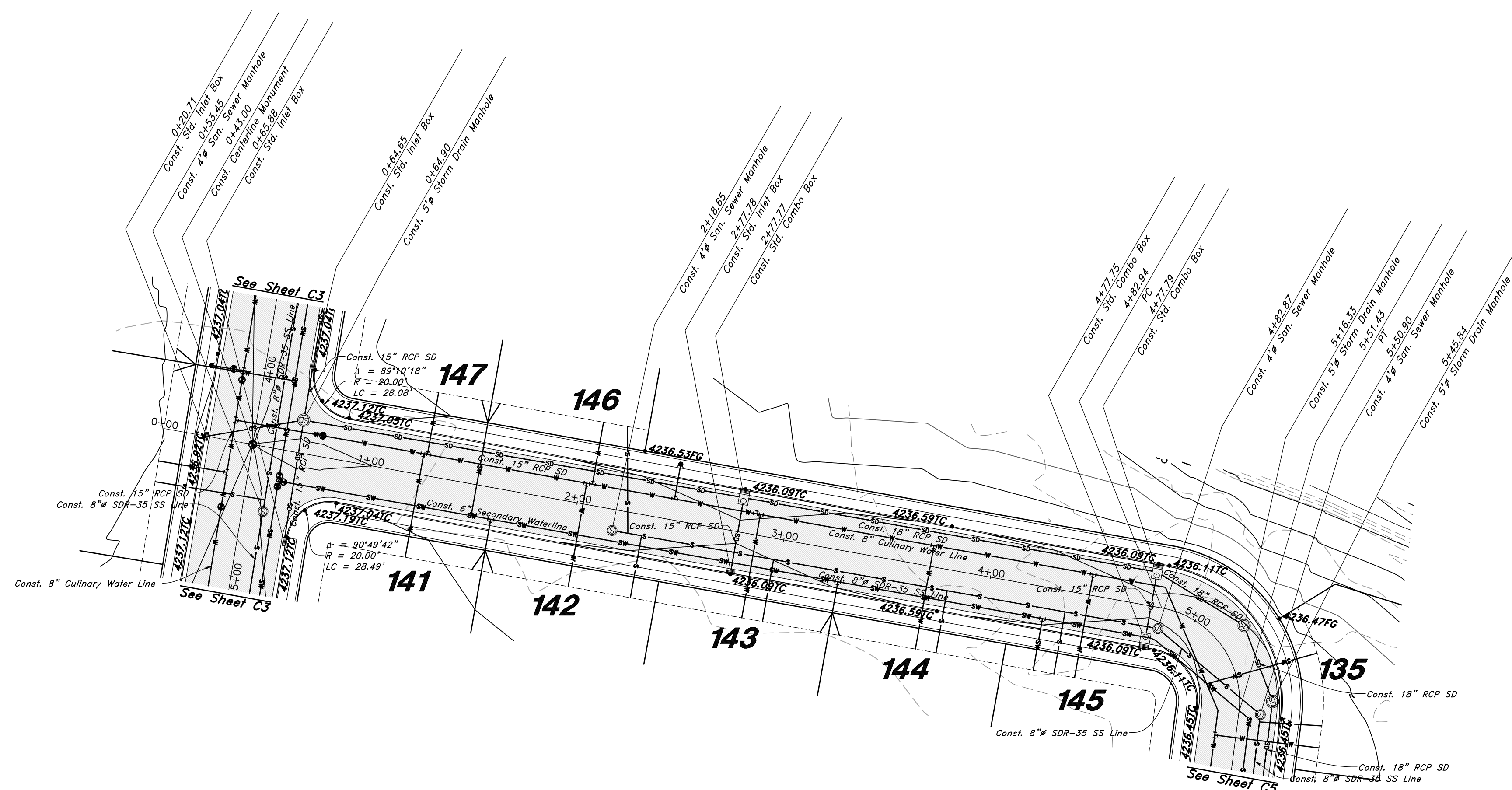




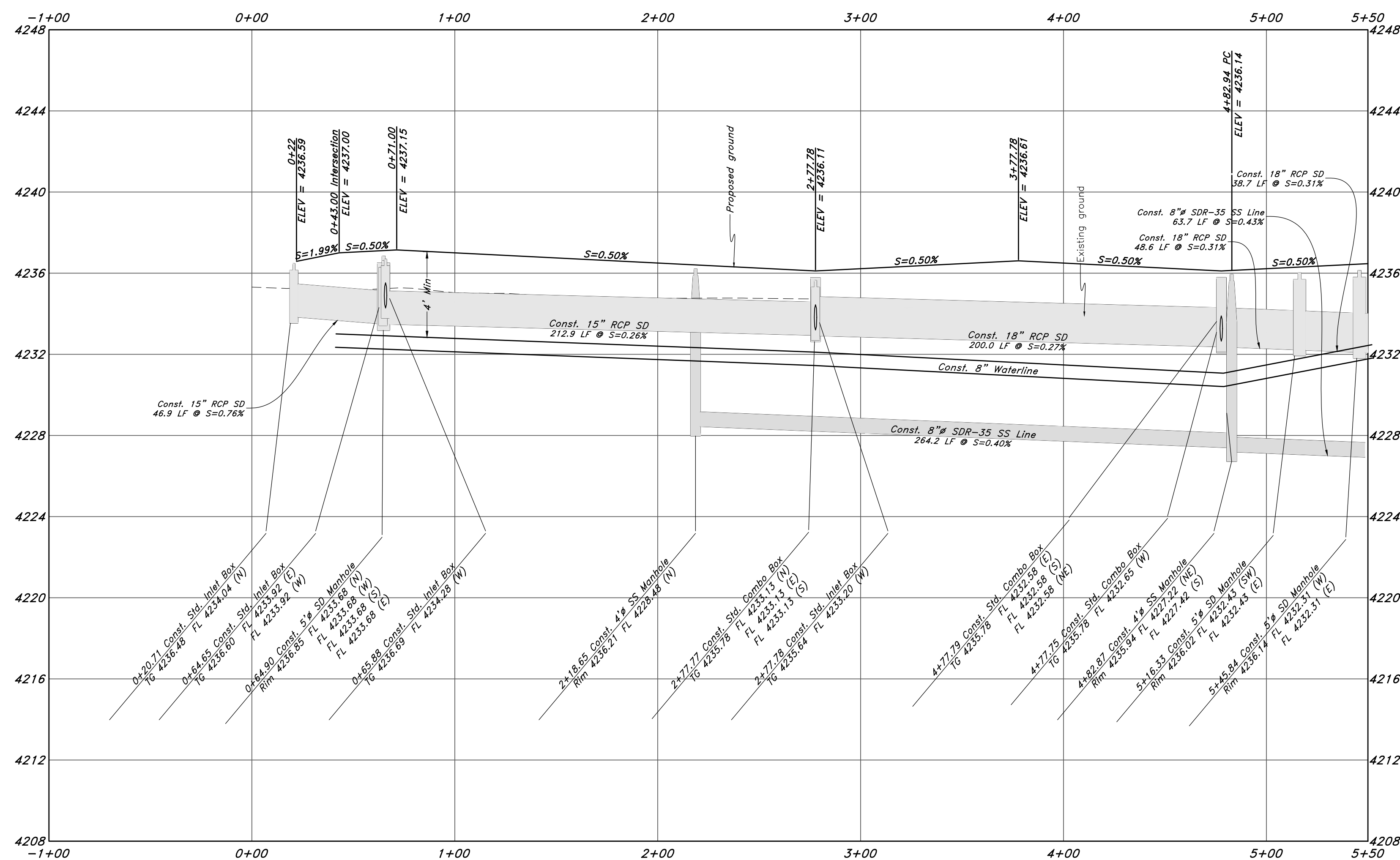
Horz. Scale: 1"=40'
Vert. Scale: 1"=4'



Graphic Scale



3550 West Street



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- TA
- EA
- CL
- FL
- FF
- TC
- Top of Wall
- TWL
- Top of Walk
- TW
- Natural Ground
- NG
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

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Plan and Profile

Riverbend

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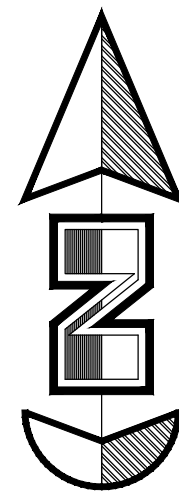
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29 July, 2021

SHEET NO.

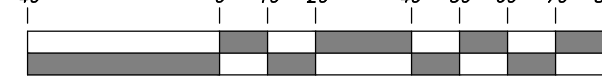
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21N724

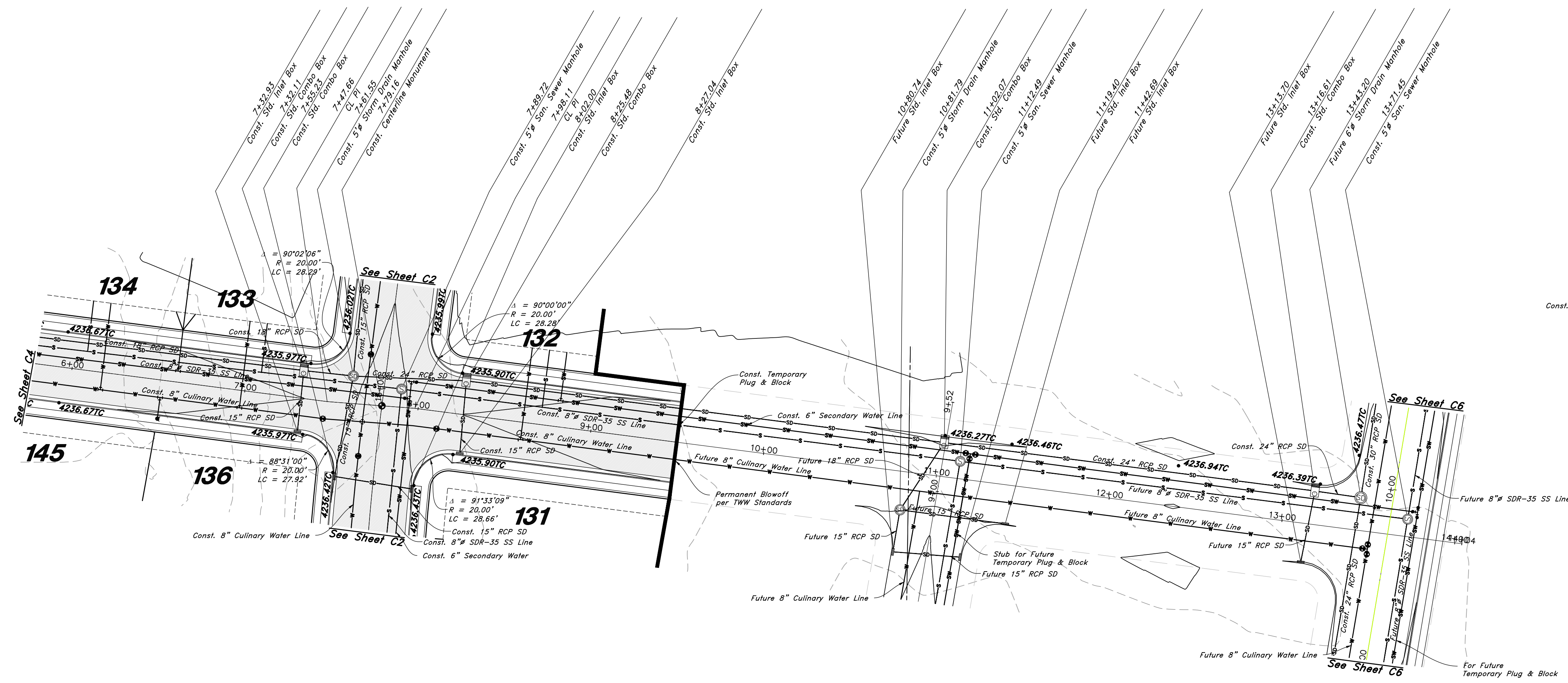


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Vert. Scale: 1"=4'



Graphic Scale

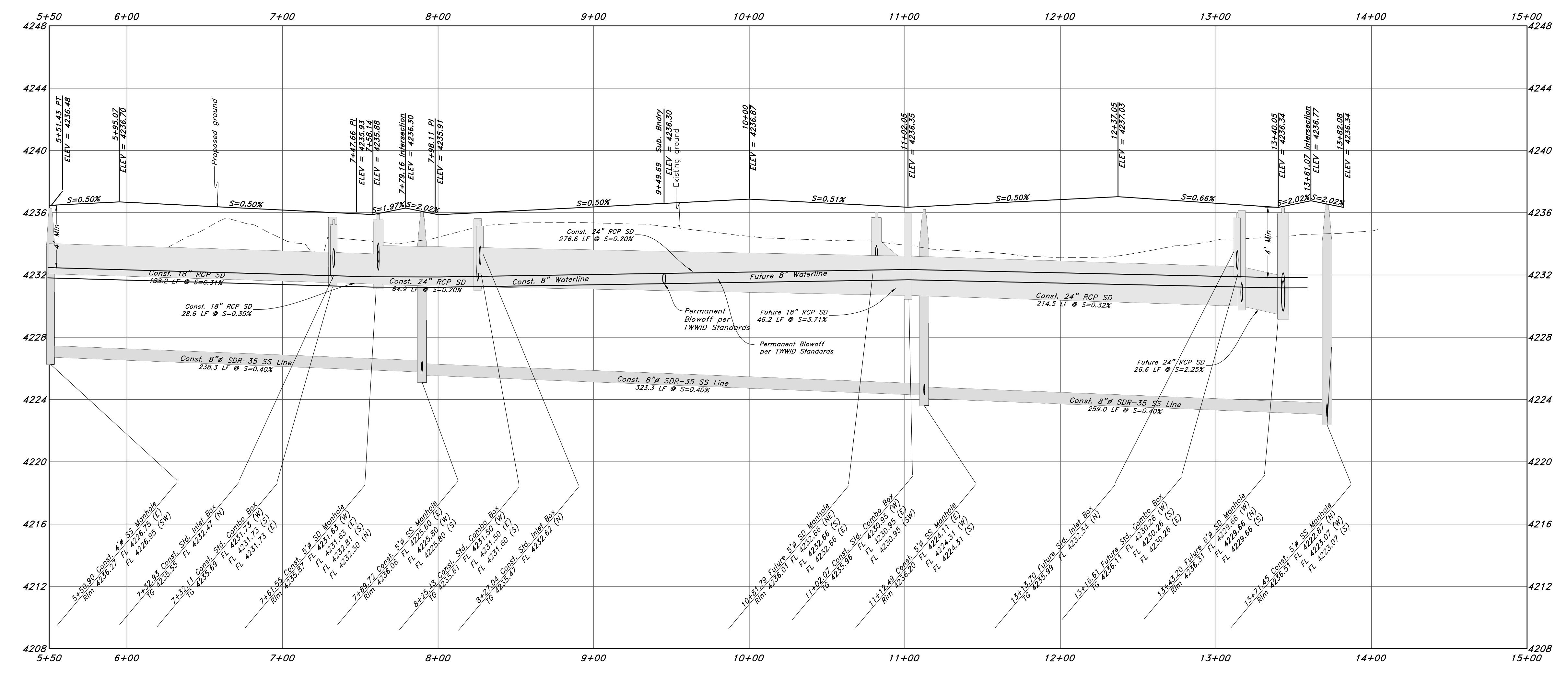


Legend

(Note: All items may not appear on drawing)

- Son. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- TA
- EA
- CL
- FL
- FC
- TC
- TWL
- TW
- TGN
- NG
- FF
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

725 South Street



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Plan and Profile

Riverbend

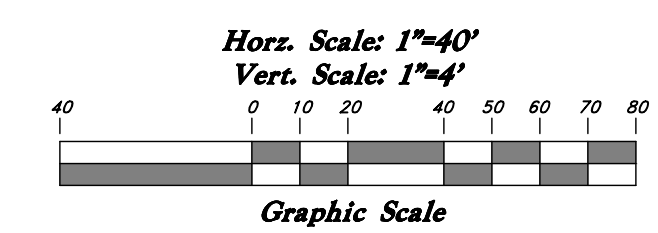
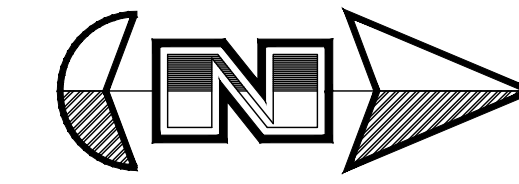
A part of the Southeast Quarter of Section 16 and
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 Weber County, Utah

29 July, 2021

SHEET NO.

C5

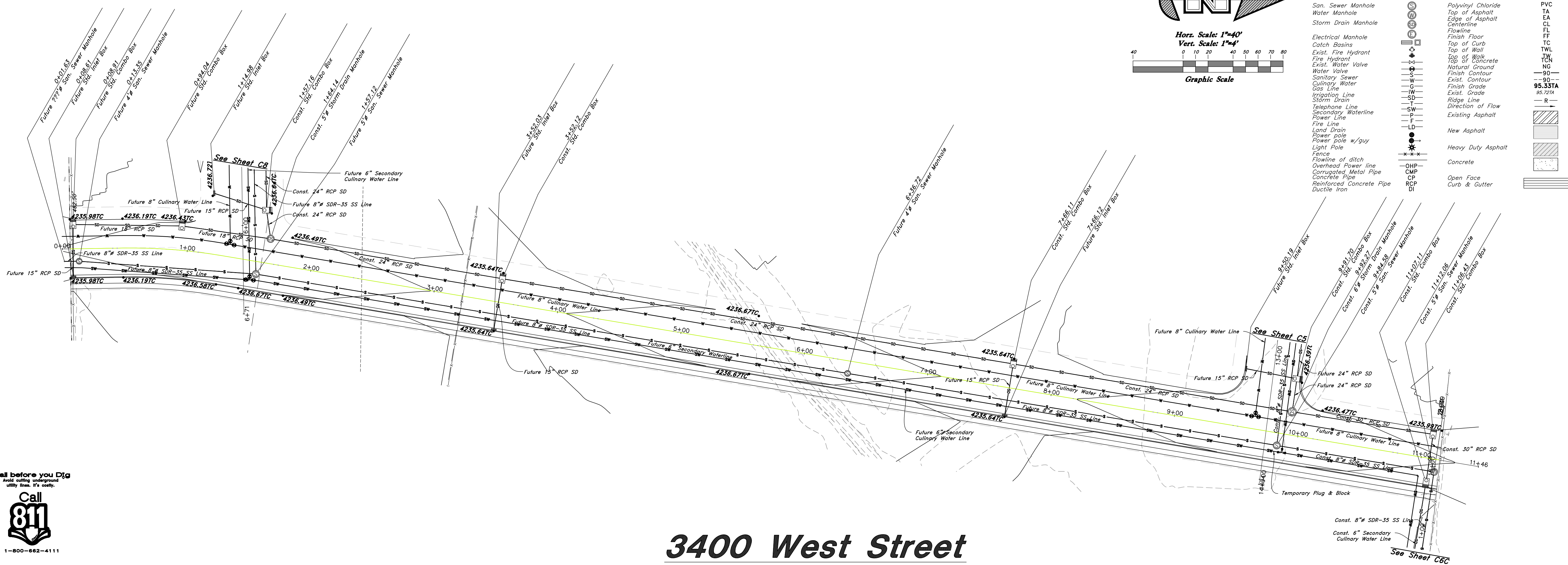
1-800-662-4111



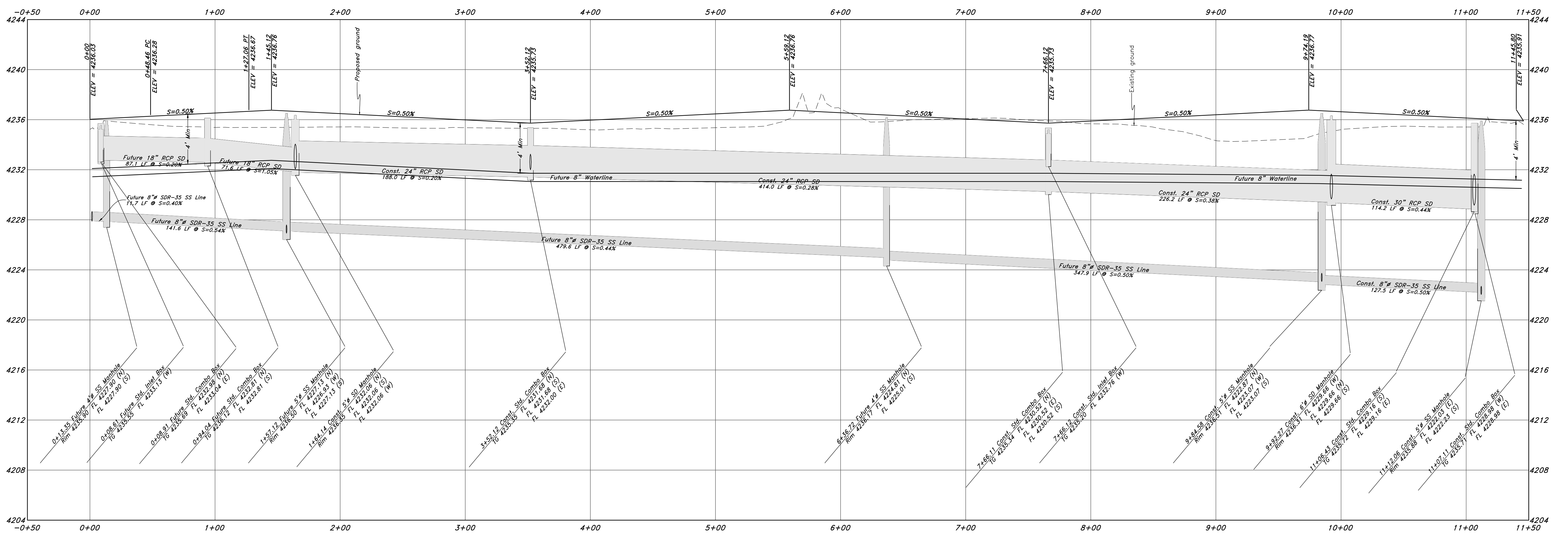
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- PVC
- TA
- EA
- CL
- FL
- FF
- TC
- TW
- TCN
- NG
- 90
- 95.33TA
- 95.72TA
- R
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



3400 West Street



Call before you Dig
 Avoid cutting underground utility lines. It's costly.

Call 811

1-800-862-4111

REV	DATE	DESCRIPTION

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Plan and Profile

Riverbend

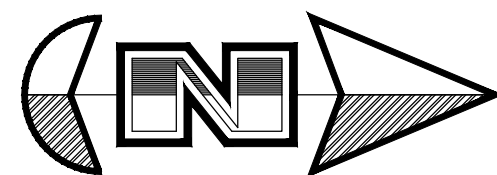
A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, SLB&M, Weber County, Utah

29 July, 2021

SHEET NO.

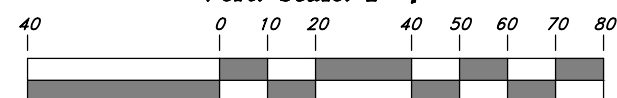
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21N724

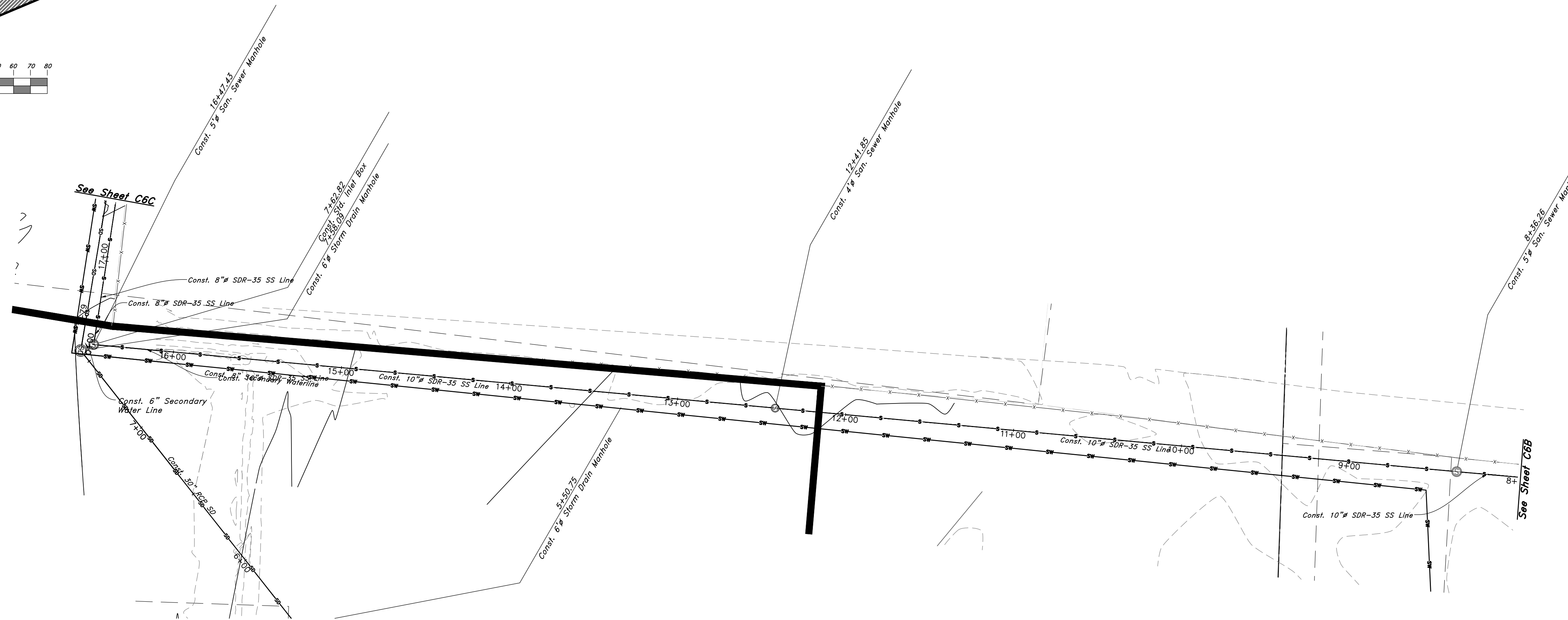


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Vert. Scale: 1"=4'



Graphic Scale

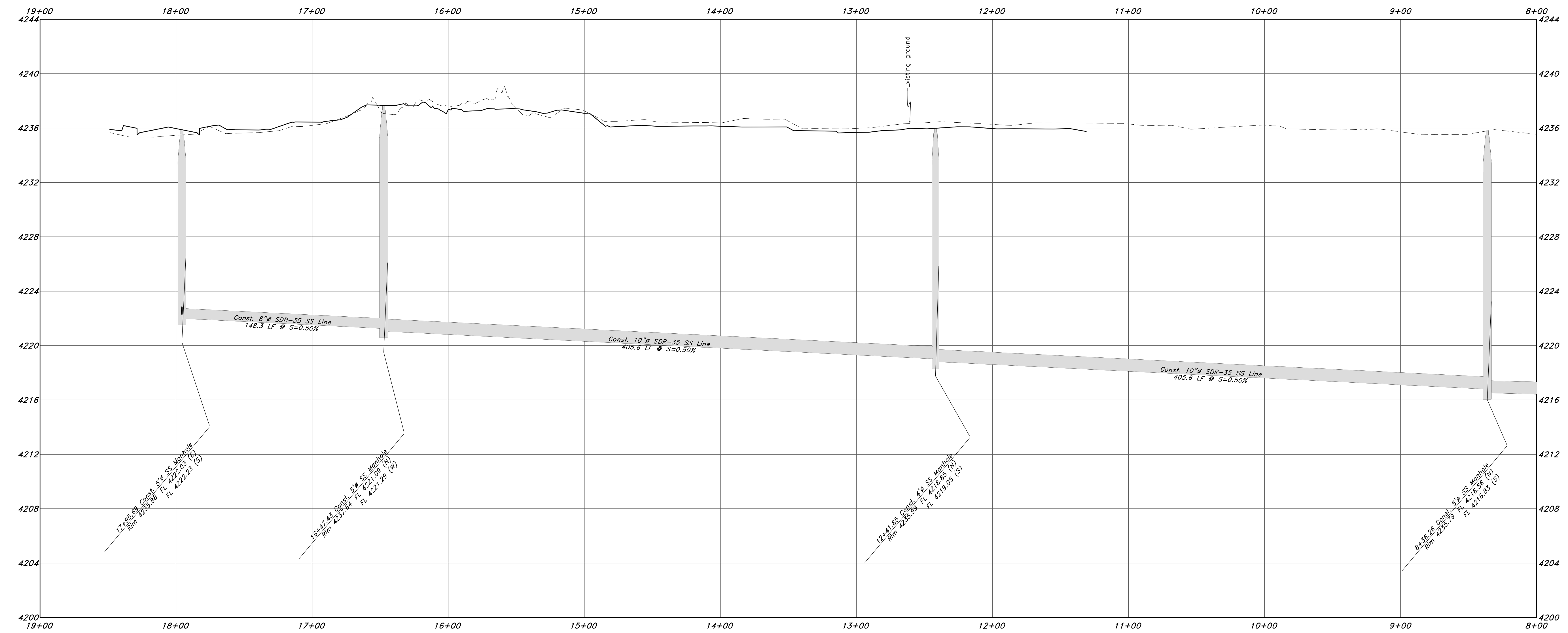


Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power Pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Natural Concrete
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter
- PVC
- TA
- EA
- CL
- FL
- FF
- TC
- TW
- TCN
- NG
- 90
- 95.53TA
- 95.72TA
- R

Sewer Outfall



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Plan and Profile

Riverbend

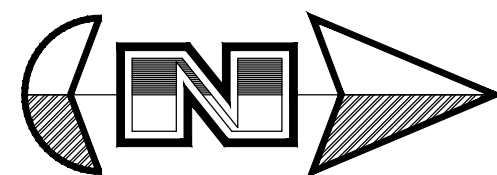
A part of the Southeast Quarter of Section 16 and
 the West Half of Section 15, T6N, R21W, SLB&M,
 Weber County, Utah

29 July, 2021

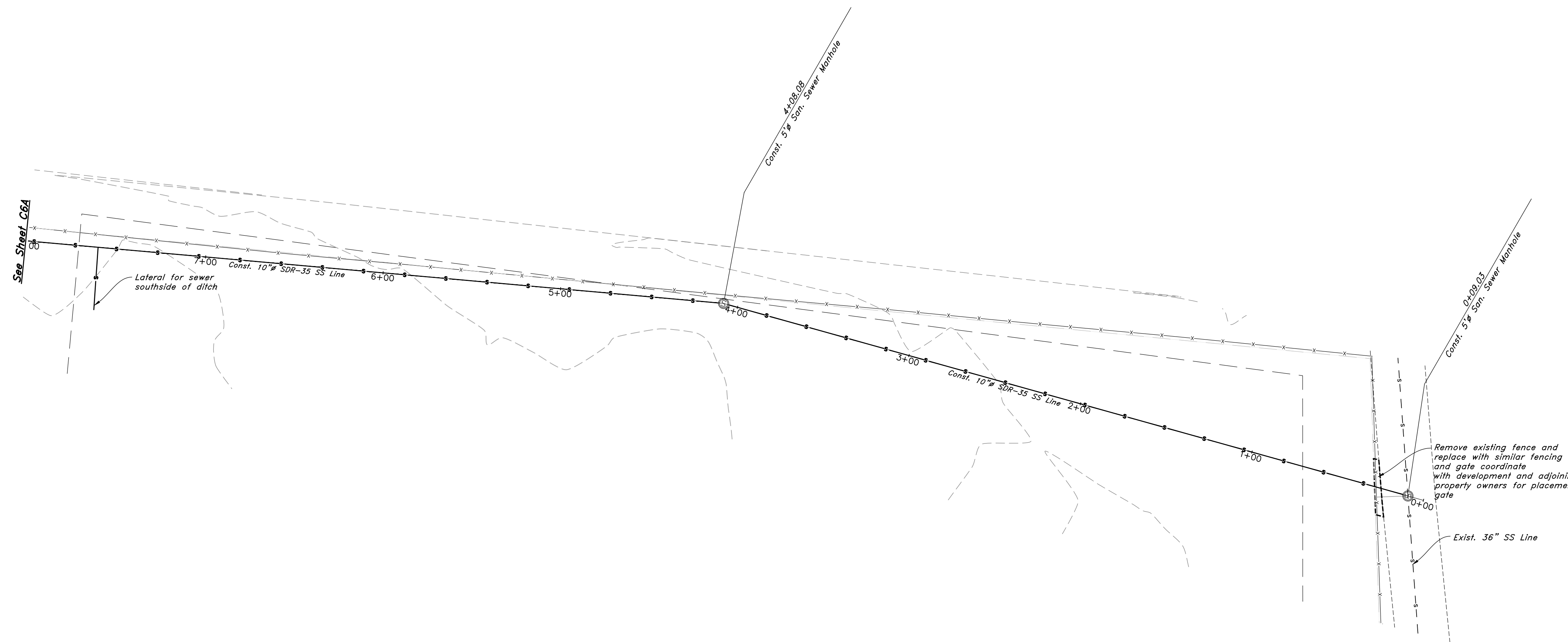
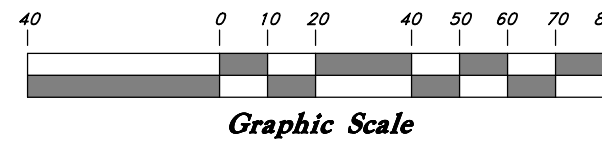
SHEET NO.

C6A

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Horz. Scale: 1"=40'
Vert. Scale: 1"=4'

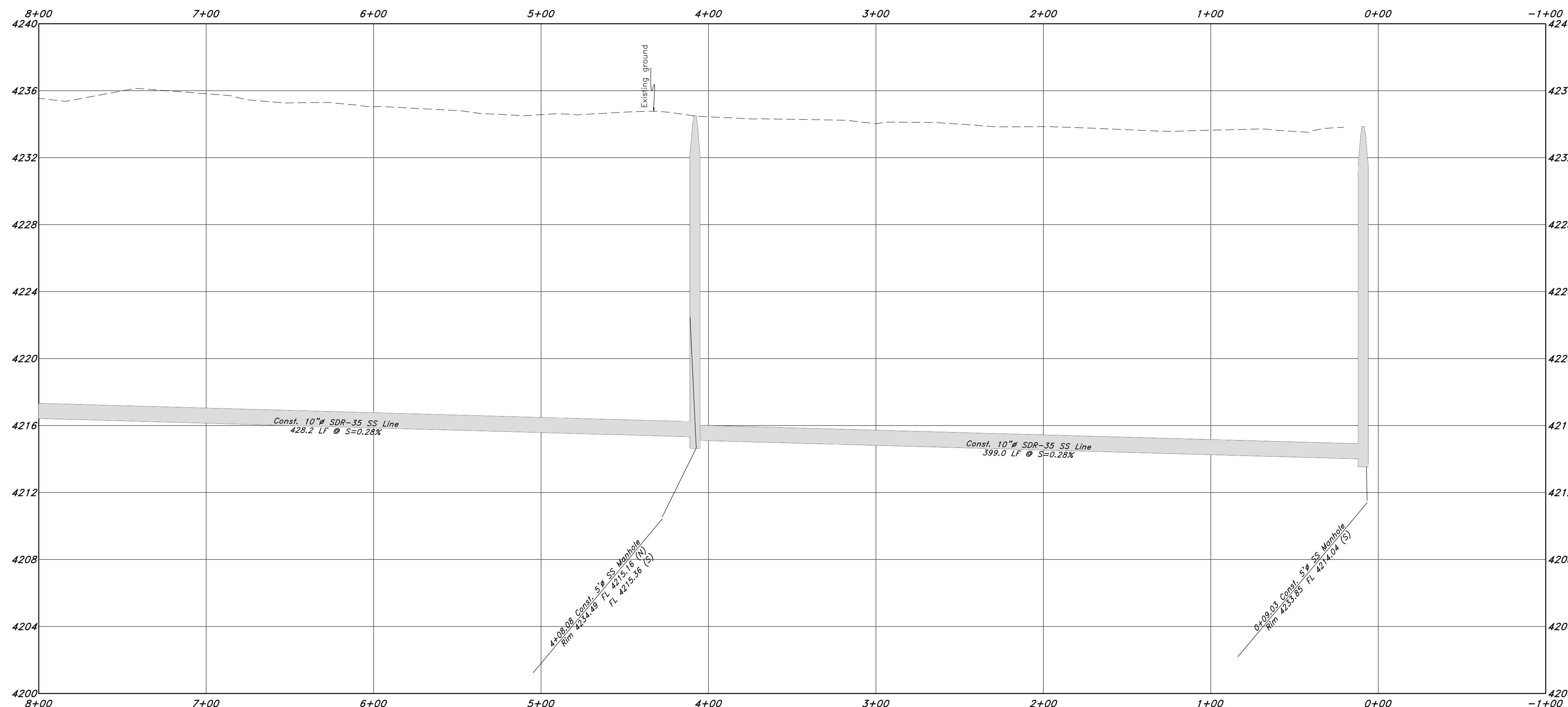


Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter
- PVC
- TA
- EA
- CL
- FL
- FF
- TC
- TW
- TK
- NG
- 90
- 90
- 95.33TA
- 85.72TA
- R

Sewer Outfall



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Plan and Profile

Riverbend

A part of the Southeast Quarter of Section 16 and
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Weber County, Utah

29 July, 2021

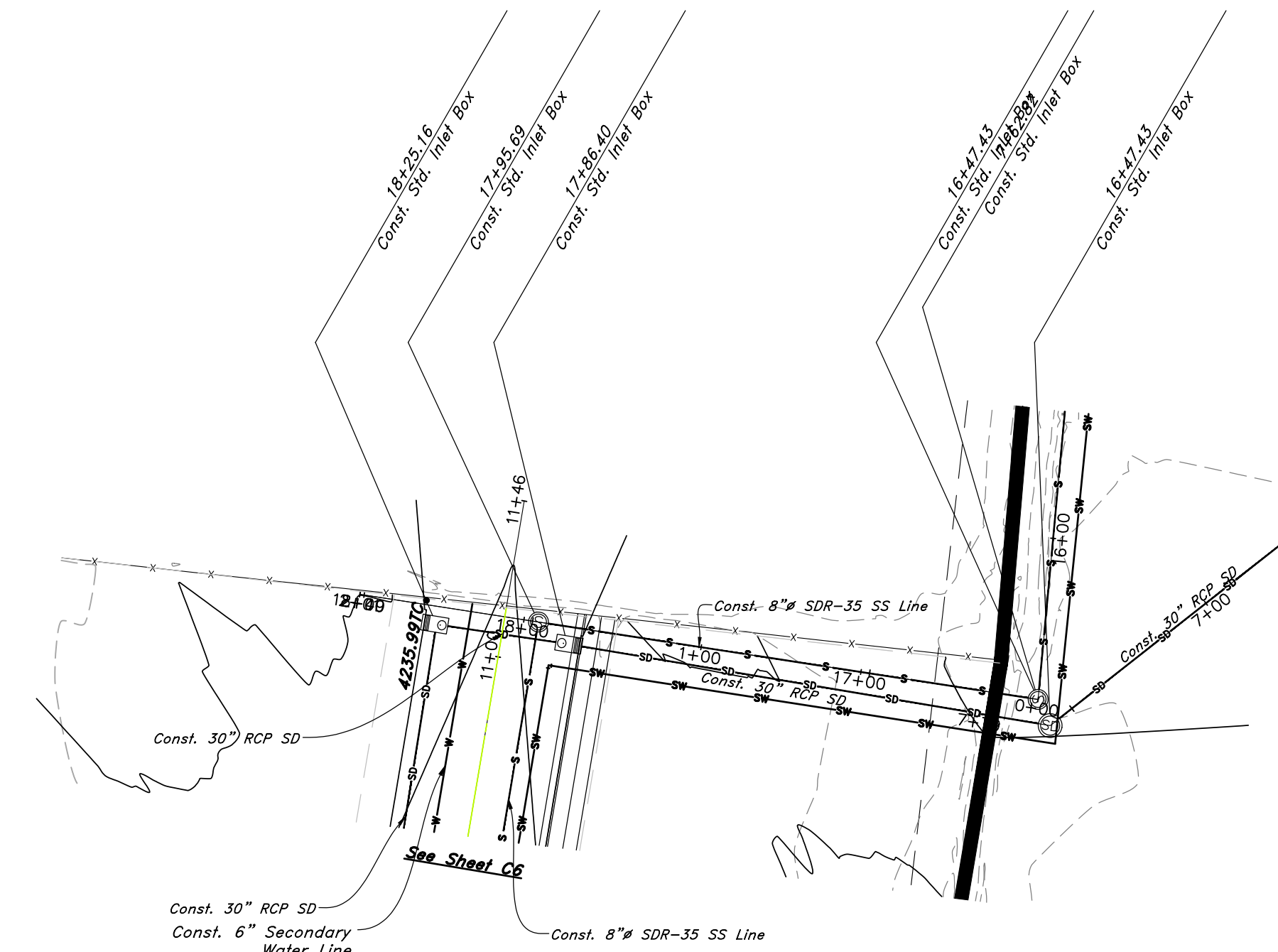
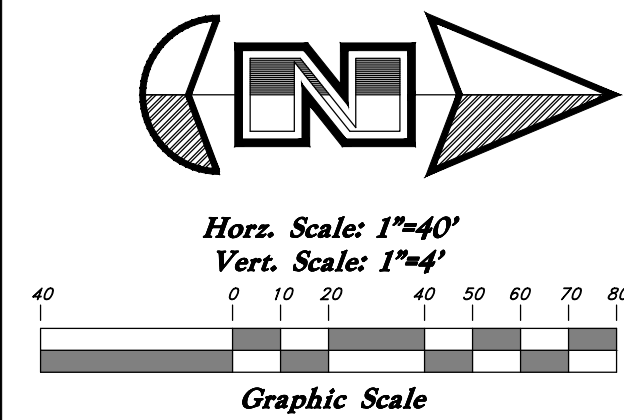
SHEET NO.

C6B

21N724



1-800-662-4111

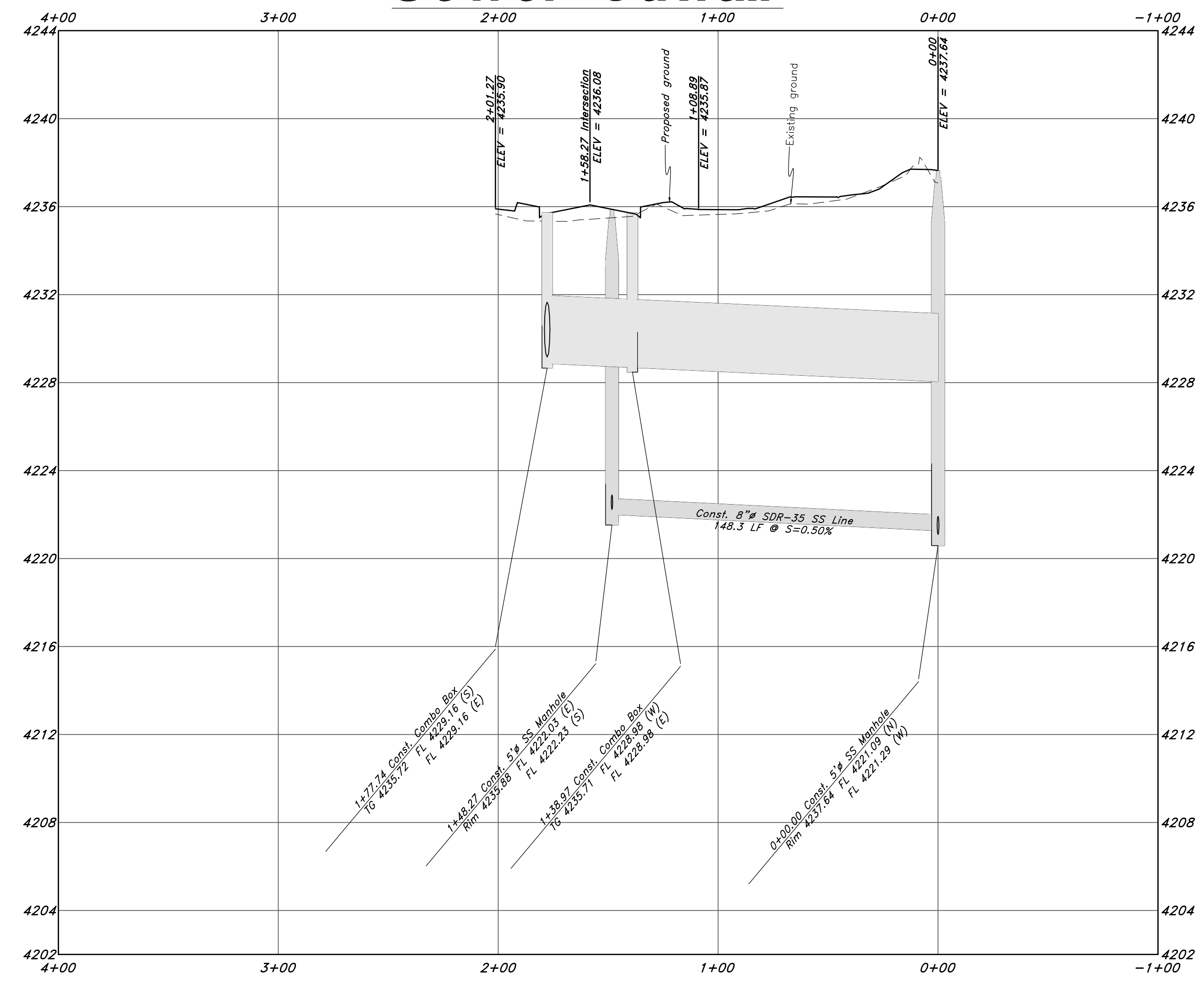


Legend

(Note: All Items may not appear on drawing)

San Sewer Manhole	⊙	Polyvinyl Chloride	PVC
Water Manhole	⊙	Top of Asphalt	TA
Storm Drain Manhole	⊙	Edge of Asphalt	EA
Electrical Manhole	⊙	Centerline	CL
Catch Basins	⊙	Flowline	FL
Exist. Fire Hydrant	⊙	Finish Floor	FF
Fire Hydrant	⊙	Top of Curb	TC
Exist. Water Valve	⊙	Top of Wall	TW
Water Valve	⊙	Top of Walk	TW
Sanitary Sewer	—	Natural Ground	NG
Culinary Water	—	Finish Contour	—90—
Gas Line	—	Exist. Contour	—90—
Irrigation Line	—	Finish Grade	—95.33TA
Storm Drain	—	Exist. Grade	—85.72TA
Telephone Line	—	Ridge Line	—R—
Secondary Waterline	—	Direction of Flow	→
Power Line	—	Existing Asphalt	▨
Fire Line	—	New Asphalt	▨
Land Drain	—	Heavy Duty Asphalt	▨
Power pole	⊙	Concrete	▨
Power pole w/guy	⊙	Concrete	▨
Light Pole	⊙	Open Face	▨
Fence	—x—x—	Curb & Gutter	▨
Flowline of ditch	—x—x—		
Overhead Power line	—OHP—		
Corrugated Metal Pipe	—CMP—		
Concrete Pipe	—CP—		
Concrete Pipe	—CP—		
Reinforced Concrete Pipe	—RCP—		
Ductile Iron	—DI—		

Sewer Outfall



REV	DATE	DESCRIPTION

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Plan and Profile

Riverbend

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 Avoid cutting underground
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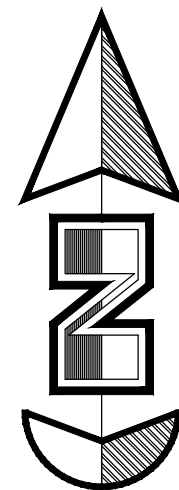
Call
811

1-800-662-4111

29 July, 2021

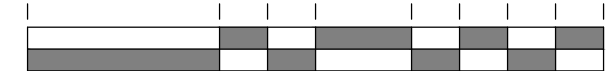
SHEET NO.
C6C

21N724

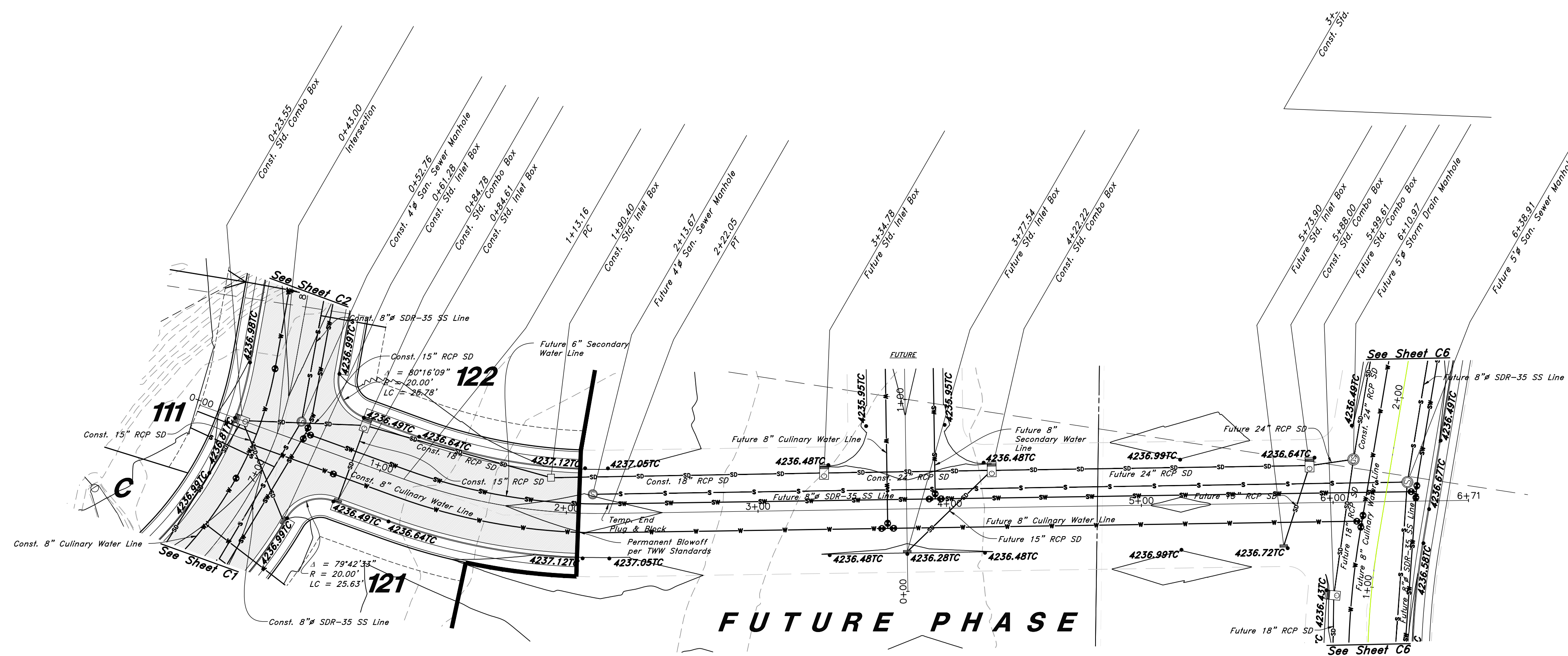


Horz. Scale: 1"=40'

Vert. Scale: 1"=4'



Graphic Scale

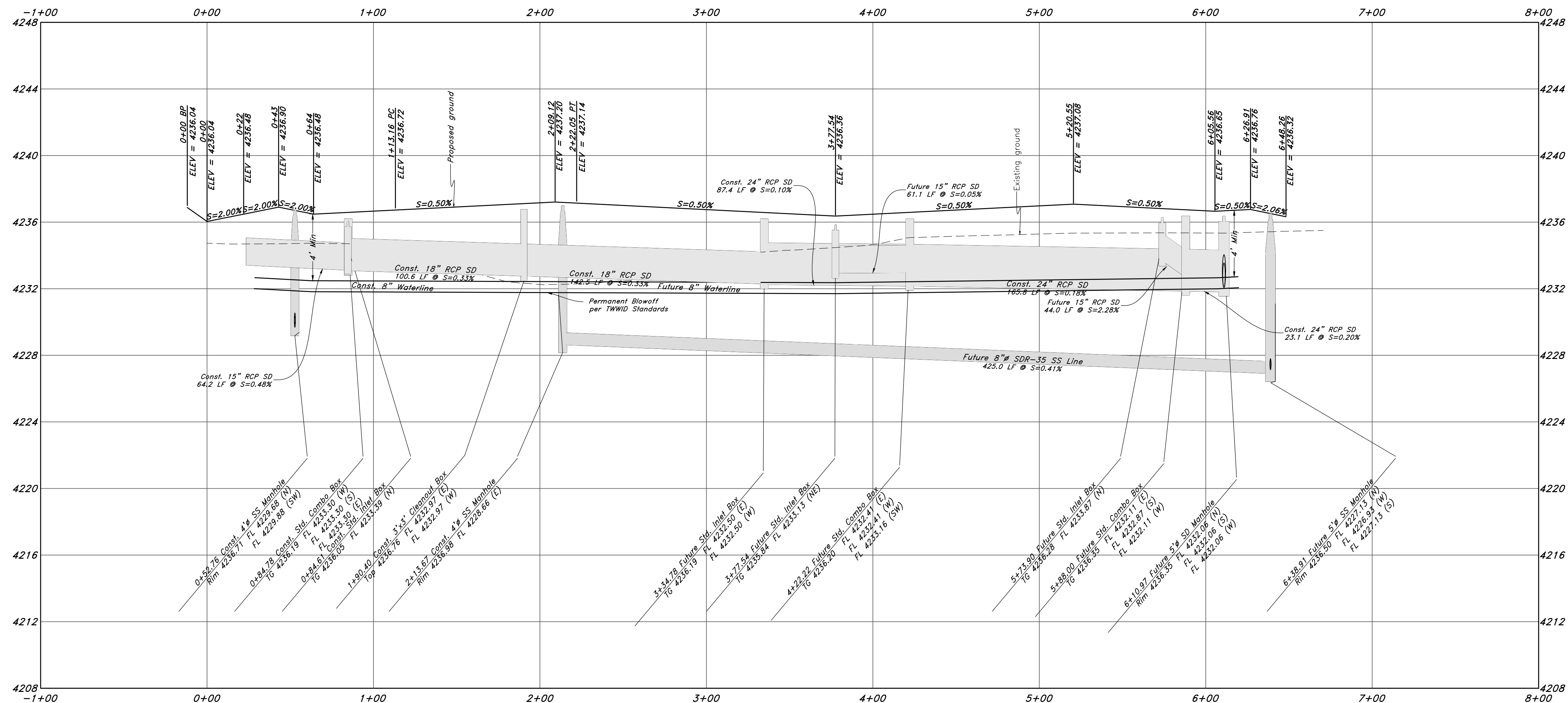


825 South Street

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
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- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Wall
- TWL
- Top of Walk
- TW
- NG
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.L.C. (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Plan and Profile

Riverbend

A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, SLB&M, Weber County, Utah

Call before you Dig

Avoid cutting underground utility lines. It's costly.



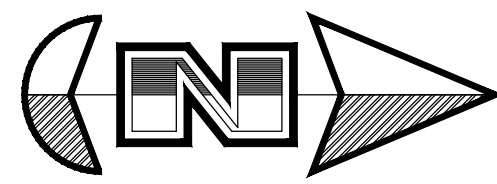
1-800-662-4111

29 July, 2021

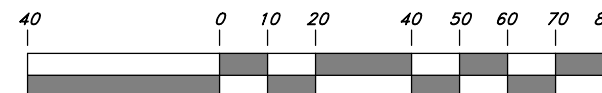
SHEET NO.

C7

21N724



Horz. Scale: 1"=40'
Vert. Scale: 1"=4'

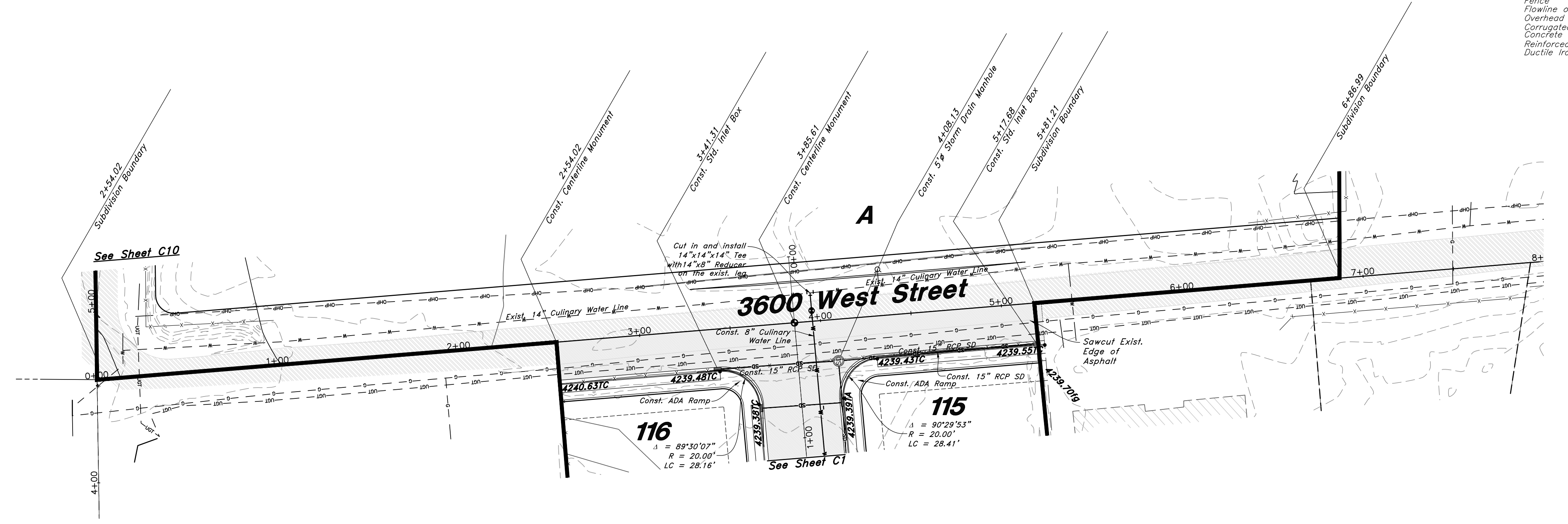


Graphic Scale

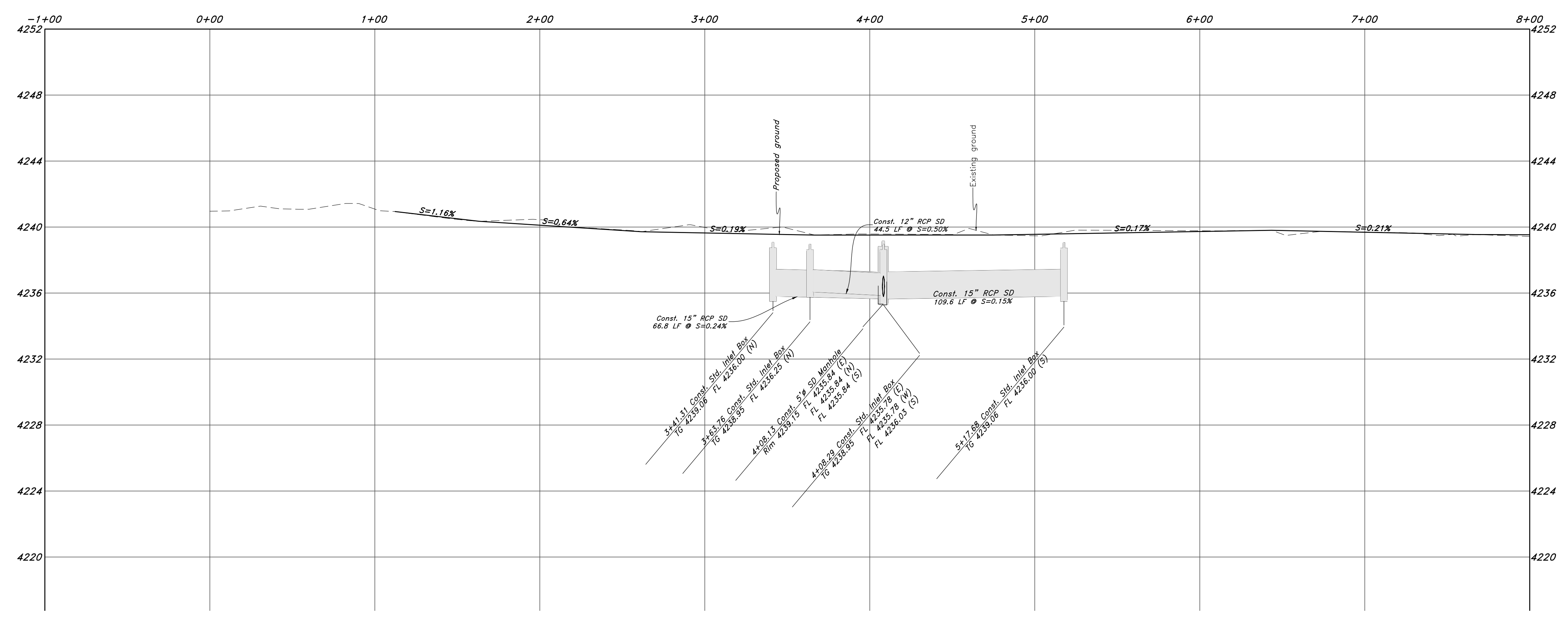
Legend

(Note: All items may not appear on drawing)

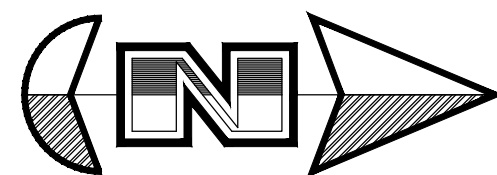
San. Sewer Manhole	⊙	Polyvinyl Chloride	PVC
Water Manhole	⊙	Top of Asphalt	TA
Storm Drain Manhole	⊙	Edge of Asphalt	EA
Electrical Manhole	⊙	Centerline	CL
Catch Basins	⊙	Flowline	FL
Exist. Fire Hydrant	⊙	Finish Floor	FF
Fire Hydrant	⊙	Top of Curb	TC
Exist. Water Valve	⊙	Top of Wall	TW
Water Valve	⊙	Natural Ground	NG
Sanitary Sewer	—S—	Finish Contour	—90—
Culinary Water	—W—	Exist. Contour	—90—
Gas Line	—G—	Finish Grade	95.33TA
Irrigation Line	—IW—	Exist. Grade	95.72TA
Storm Drain	—SD—	Ridge Line	—R—
Telephone Line	—T—	Direction of Flow	—>—
Secondary Waterline	—SW—	Existing Asphalt	[Hatched]
Power Line	—P—	New Asphalt	[Diagonal]
Fire Line	—F—	Concrete	[Dotted]
Land Drain	—LD—	Heavy Duty Asphalt	[Cross-hatched]
Power pole w/guy	⊙	Open Face	[Horizontal]
Light Pole	⊙	Curb & Gutter	[Vertical]
Fence	—x—x—x—		
Flowline of ditch	—x—x—x—		
Overhead Power line	—OHP—		
Corrugated Metal Pipe	—CMP—		
Concrete Pipe	—CP—		
Reinforced Concrete Pipe	—RCP—		
Ductile Iron	—DI—		



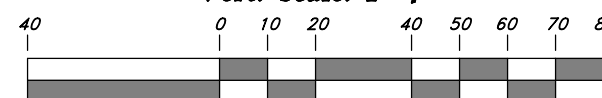
3600 West Street



<p>GREAT BASIN ENGINEERING</p> <p>5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM</p>	<p>Plan and Profile</p> <p>Riverbend</p> <p>A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, SLB&M, Weber County, Utah</p>
<p>29 July, 2021</p>	<p>SHEET NO.</p> <p>C8</p>
<p>21N724</p>	<p>DATE</p> <p>REV</p>



Horz. Scale: 1"=40'
Vert. Scale: 1"=4'

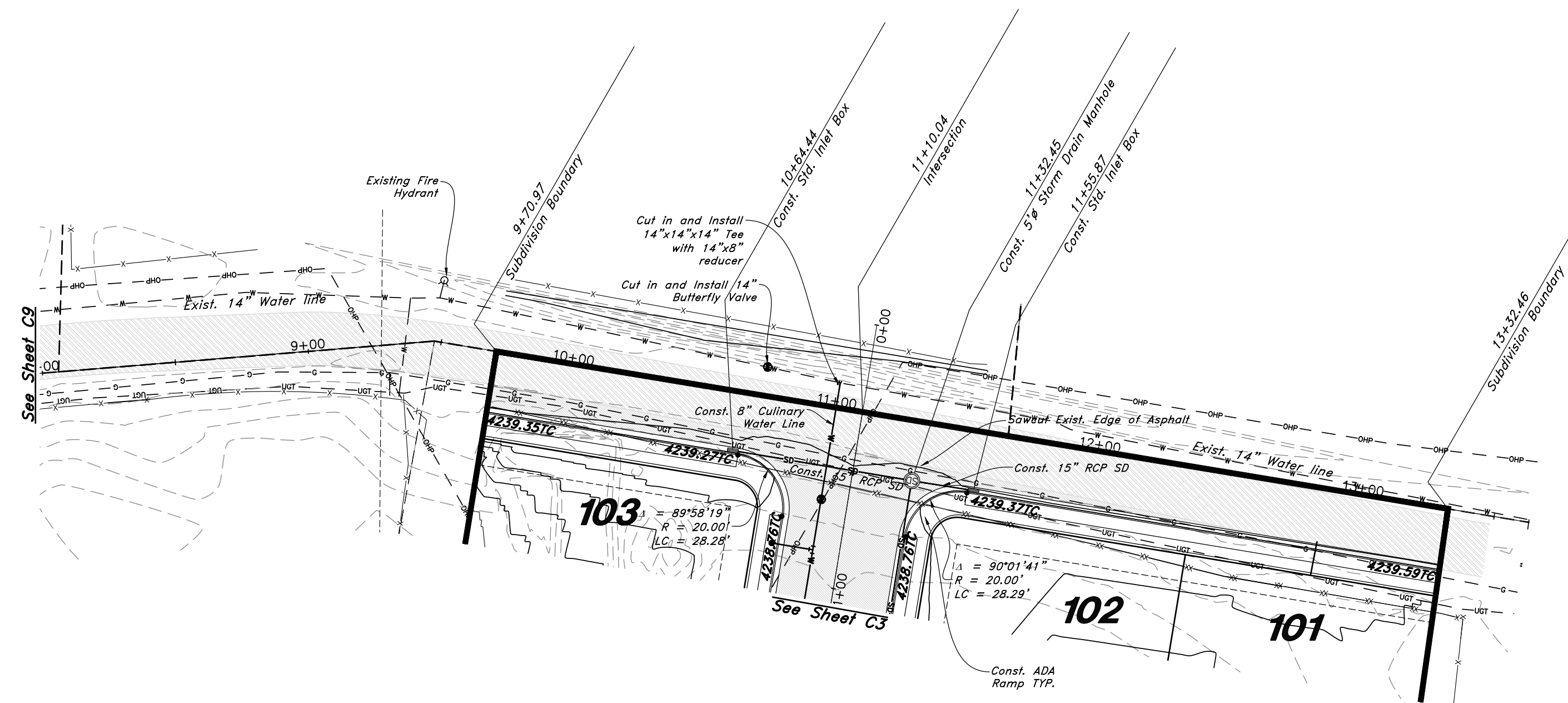


Graphic Scale

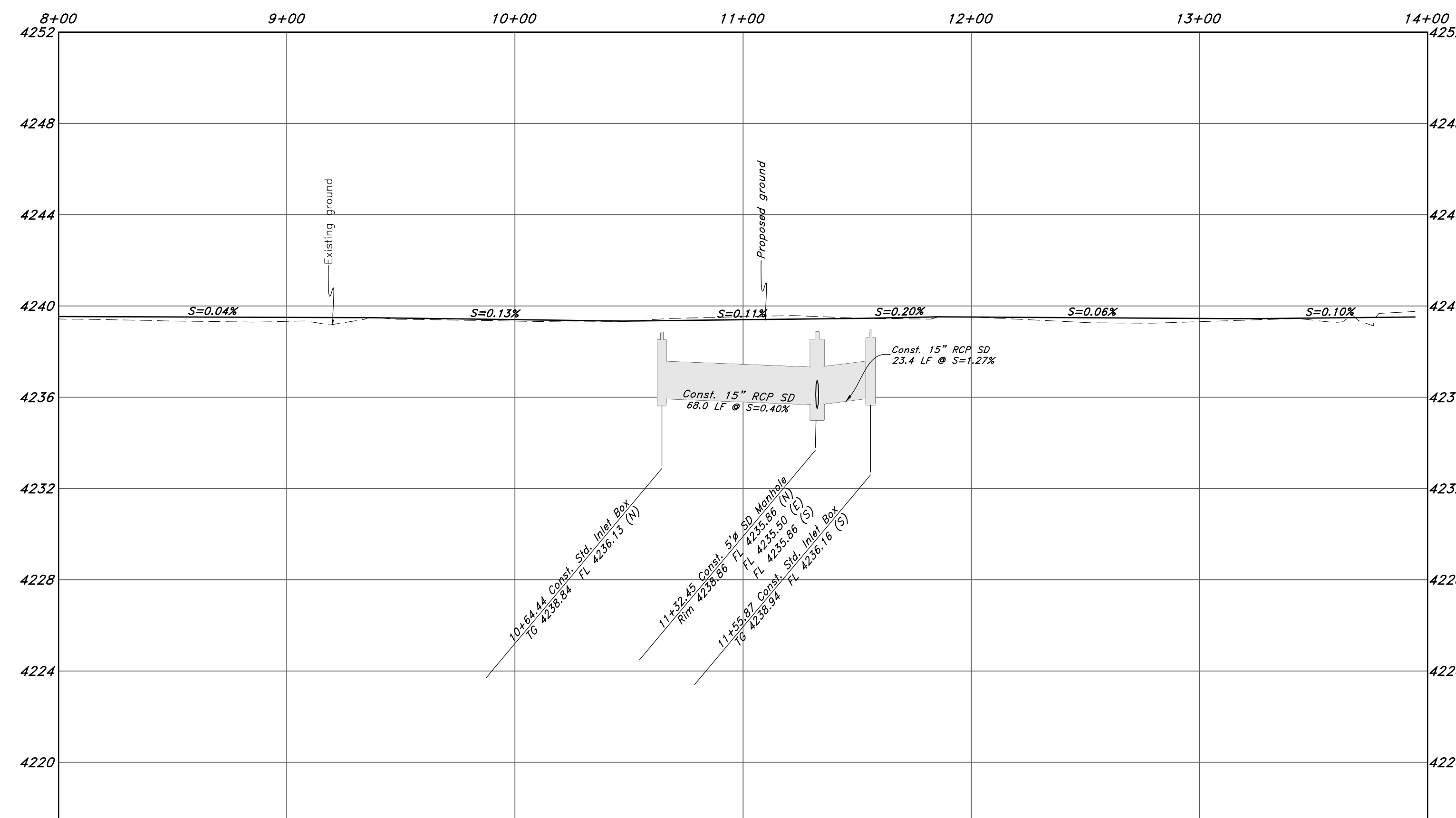
Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole		Polyvinyl Chloride		PVC
Water Manhole		Top of Asphalt		TA
Storm Drain Manhole		Edge of Asphalt		EA
Electrical Manhole		Centerline		CL
Catch Basins		Flowline		FL
Exist. Fire Hydrant		Finish Floor		FF
Exist. Water Valve		Top of Curb		TC
Sanitary Sewer		Top of Wall		TW
Culinary Water		Natural Concrete		NCN
Gas Line		Top of Walk		TK
Irrigation Line		Natural Ground		NG
Storm Drain		Finish Contour		-90-
Telephone Line		Exist. Contour		-90-
Secondary Waterline		Finish Grade		95.33TA
Fire Line		Exist. Grade		85.72TA
Land Drain		Ridge Line		-R
Power pole		Direction of Flow		-
Power pole w/guy		Existing Asphalt		
Light Pole		New Asphalt		
Fence		Heavy Duty Asphalt		
Flowline of ditch		Concrete		
Overhead Power line		Concrete		
Corrugated Metal Pipe		Open Face		
Concrete Pipe		Curb & Gutter		
Reinforced Concrete Pipe				
Ductile Iron				



3600 West Street



REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

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Plan and Profile

Riverbend

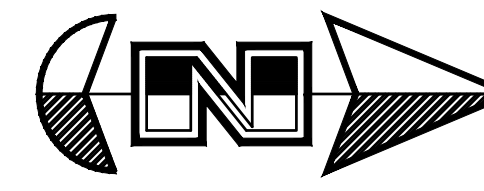
A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, SLB&M, Weber County, Utah

29 July, 2021

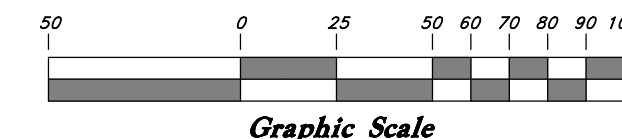
SHEET NO.

C9

21N724



Scale: 1" = 50'



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Water
- Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face Curb & Gutter



REV	DATE	DESCRIPTION

GREAT BASIN

ENGINEERING

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Overall Storm Drain Plan

Riverbend

A part of the Southeast Quarter of Section 16 and
 the West Half of Section 15, T6N, R2W, SLB&M,
 Weber County, Utah

29 July, 2021

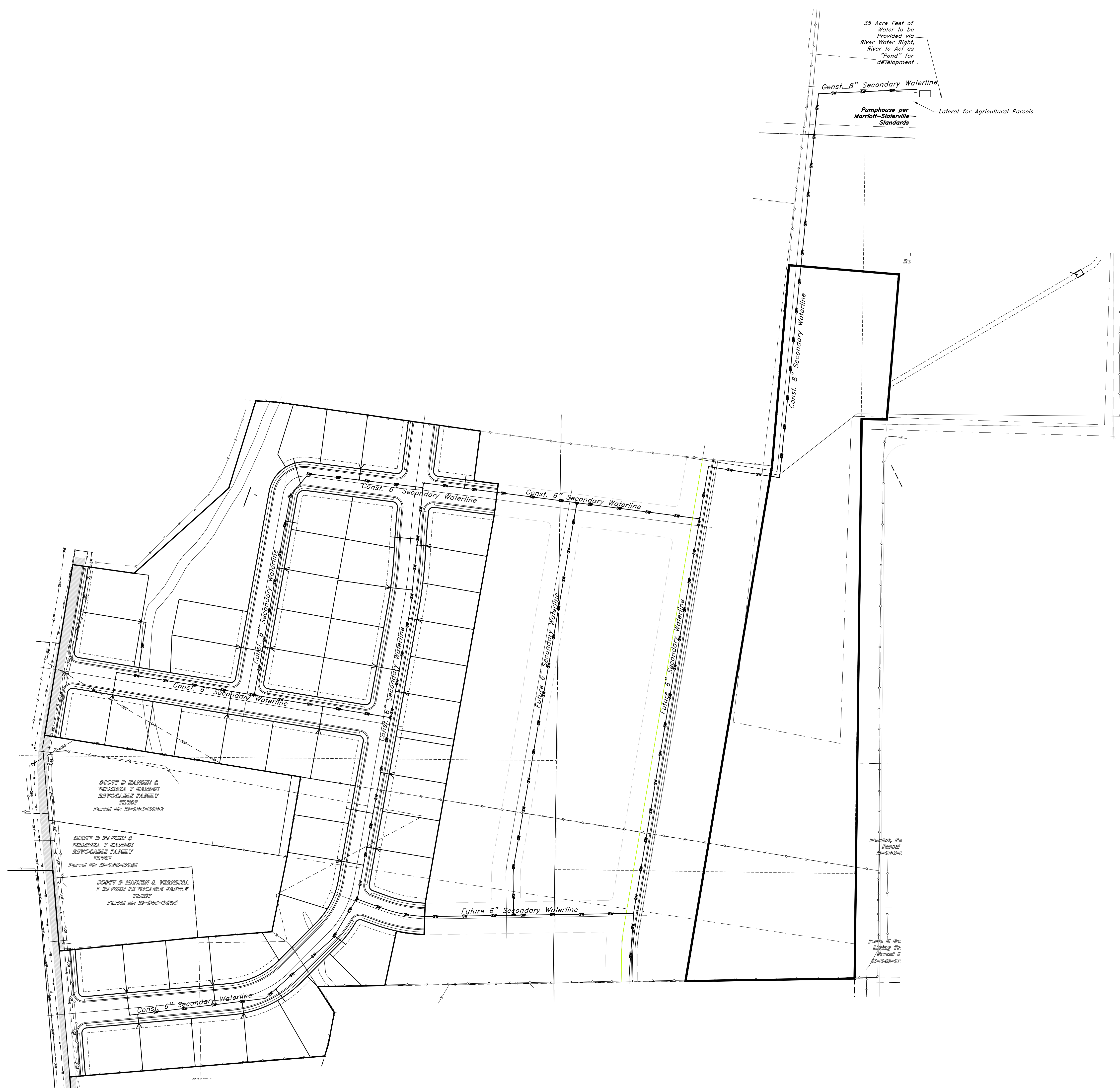
SHEET NO.

C10

1-800-662-4111

21N724





35 Acre Feet of Water to be Provided via River Water Right, River to Act as "Pond" for development.

Const. 8" Secondary Waterline

Pumphouse per Marriott-Stalerville Standards

Lateral for Agricultural Parcels

SCOTT D HANSEN & VERONICA F HANSEN REVOCABLE FAMILY TRUST Parcel No. 15-045-0045

SCOTT D HANSEN & VERONICA F HANSEN REVOCABLE FAMILY TRUST Parcel No. 15-045-0046

SCOTT D HANSEN & VERONICA F HANSEN REVOCABLE FAMILY TRUST Parcel No. 15-045-0048

Standards, Inc. Parcel 15-045-1

Peaks of the Living 7th Parcel 15-045-01

REV	DATE	DESCRIPTION

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Secondary Water System

Riverbend

A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, SLB&M, Weber County, Utah

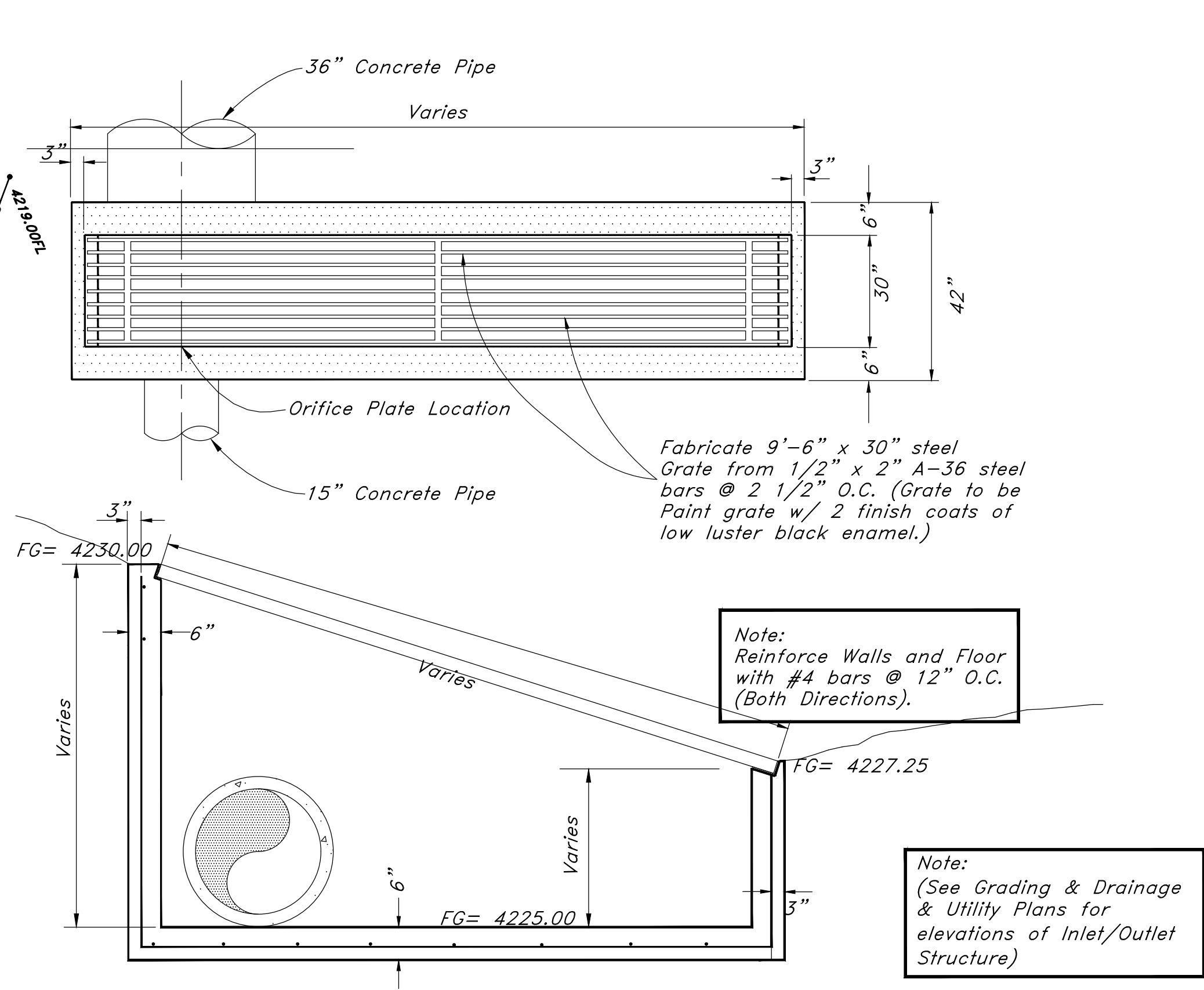
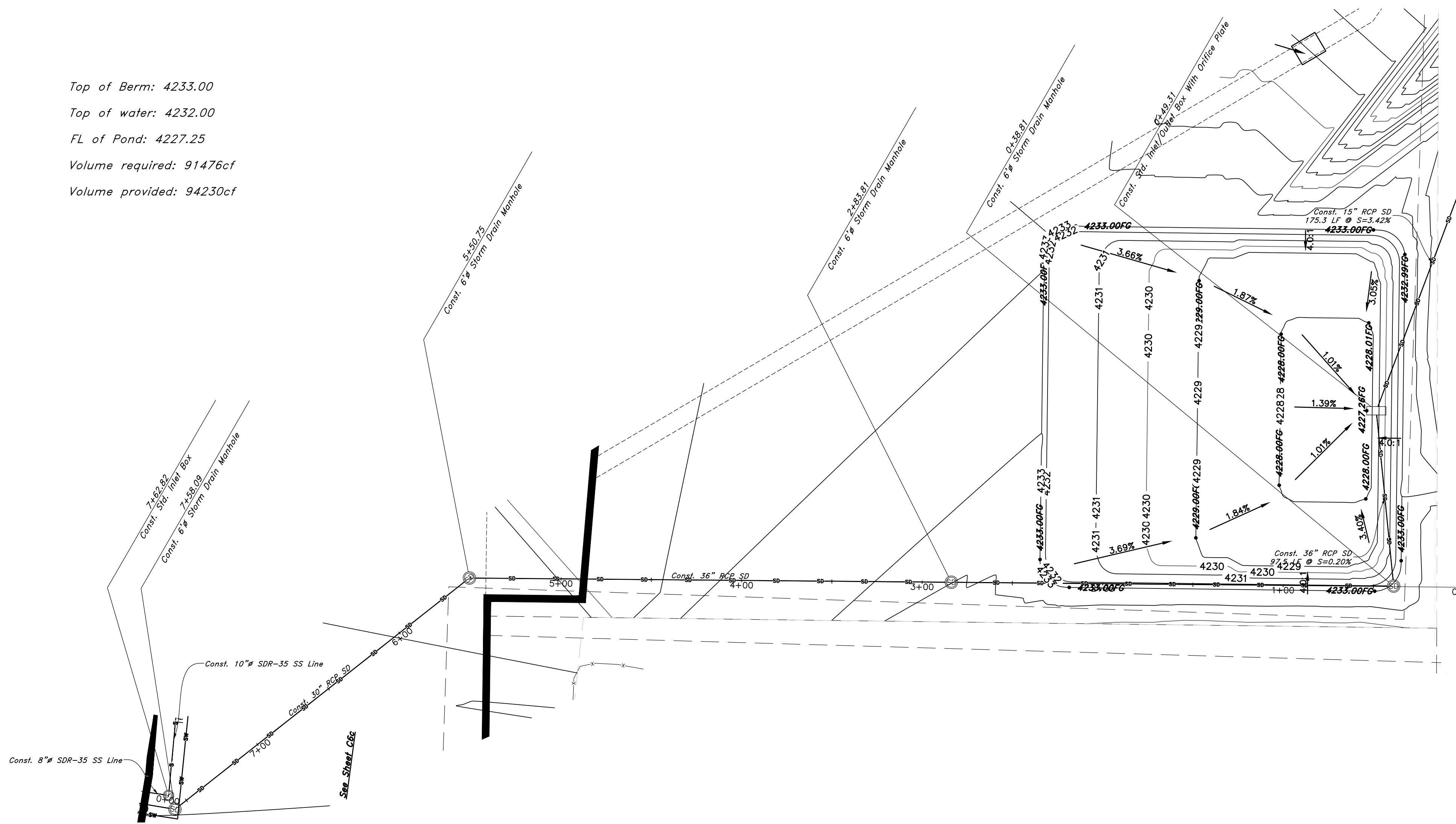
29 July, 2021

SHEET NO.

C11

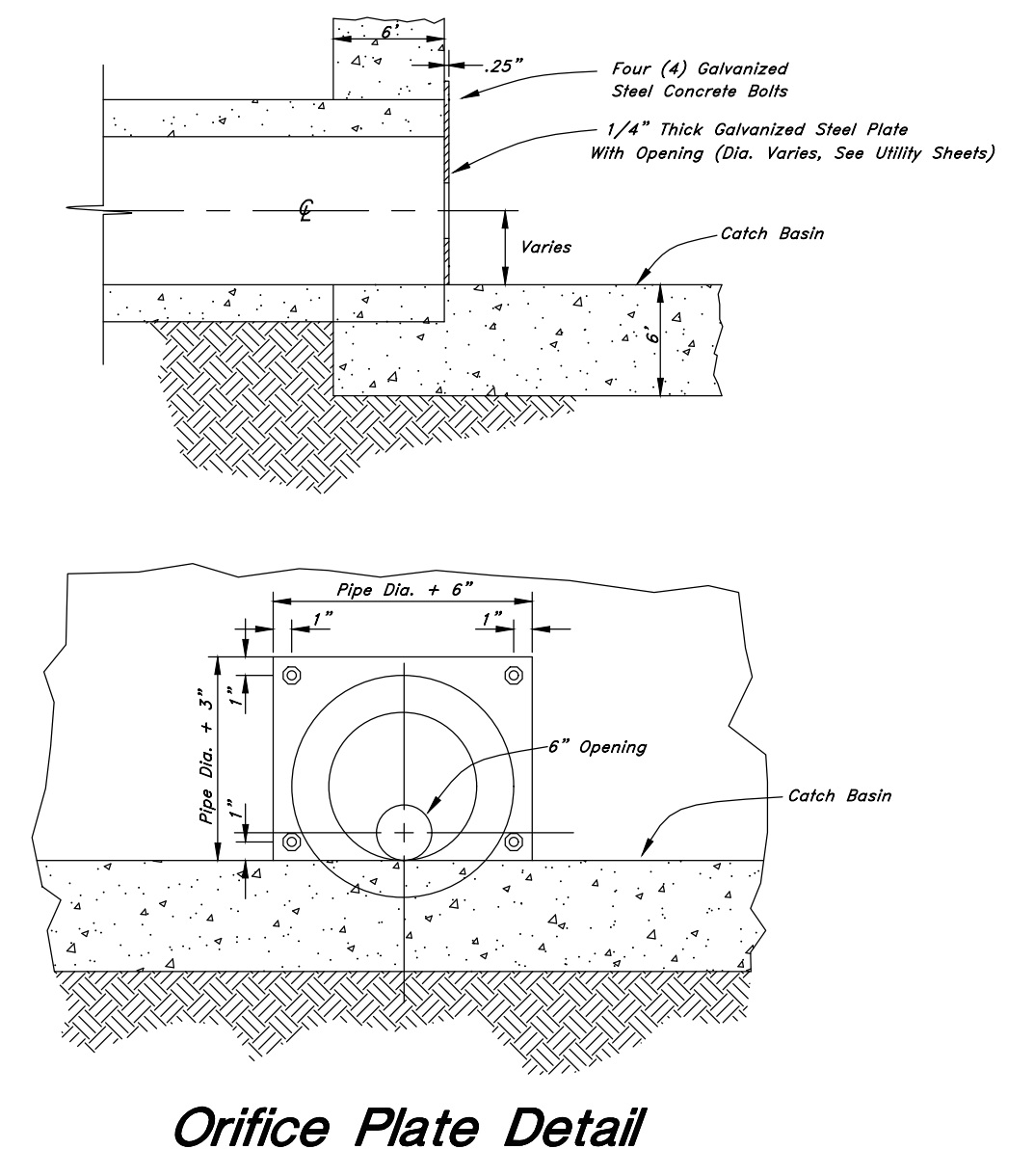
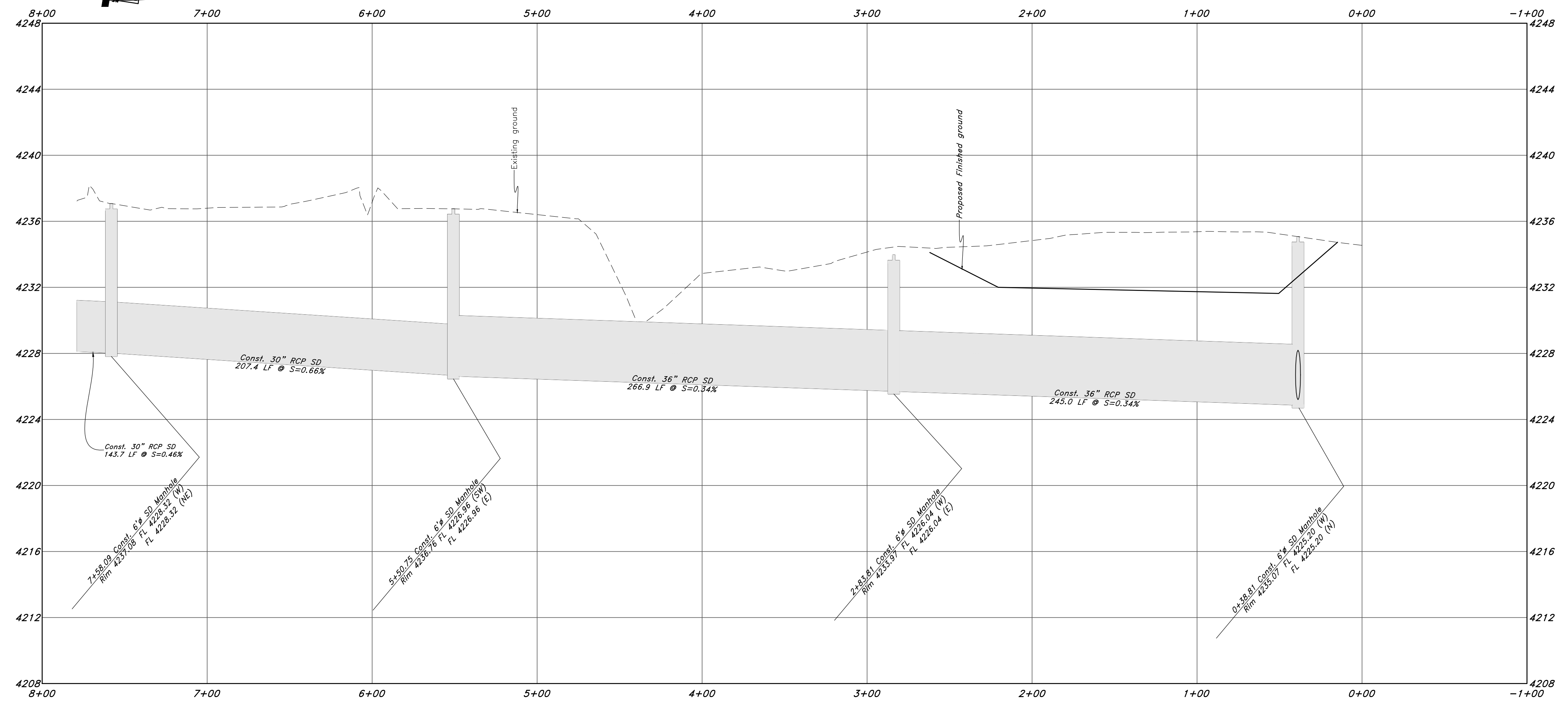
21N724

Top of Berm: 4233.00
 Top of water: 4232.00
 FL of Pond: 4227.25
 Volume required: 91476cf
 Volume provided: 94230cf



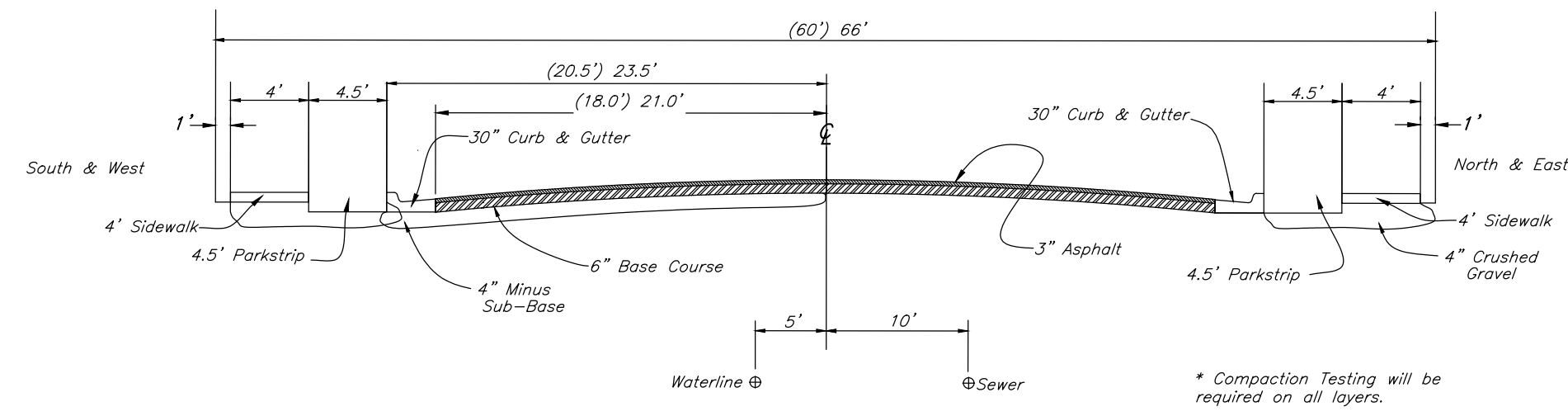
Detail of Inlet / Outlet Structure

Not to Scale



Orifice Plate Detail

<p>GREAT BASIN ENGINEERING</p> <p>5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM</p>	DESCRIPTION
	DATE
<p>Storm Drain Outfall Riverbend</p> <p>A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R21W, SLB&M, Weber County, Utah</p>	REV
<p>29 July, 2021</p>	<p>SHEET NO.</p> <p>C12</p> <p>21N724</p>



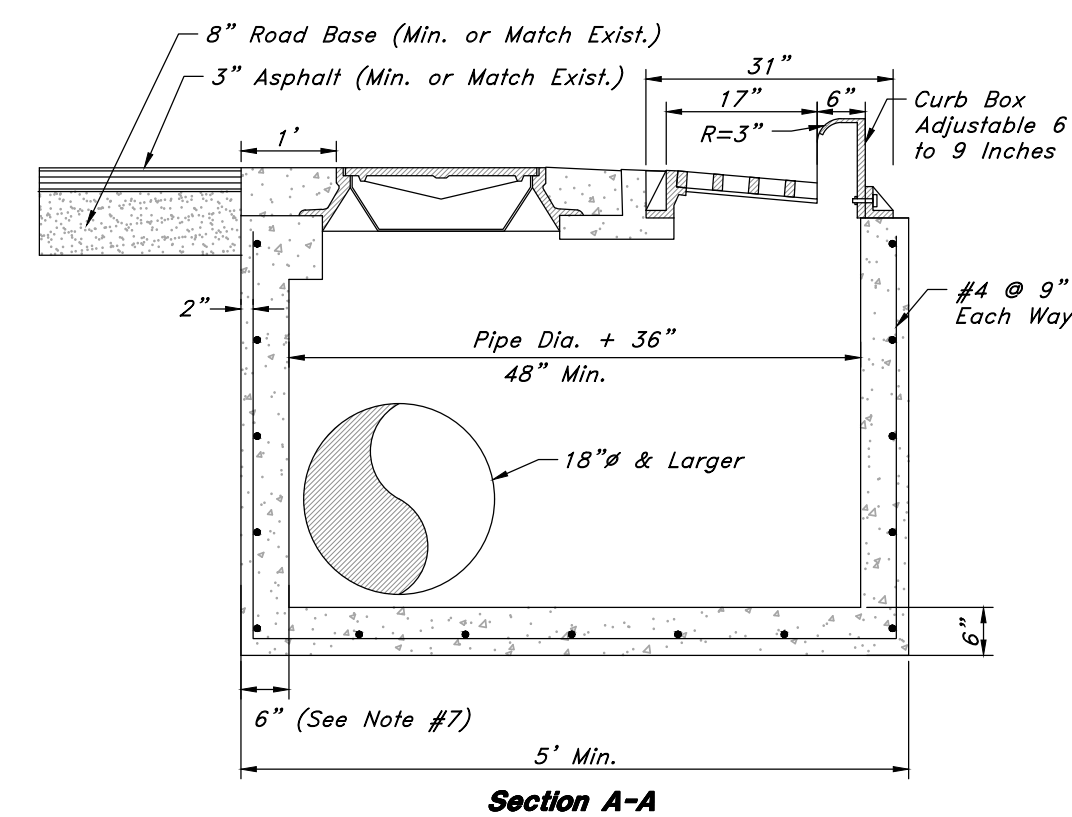
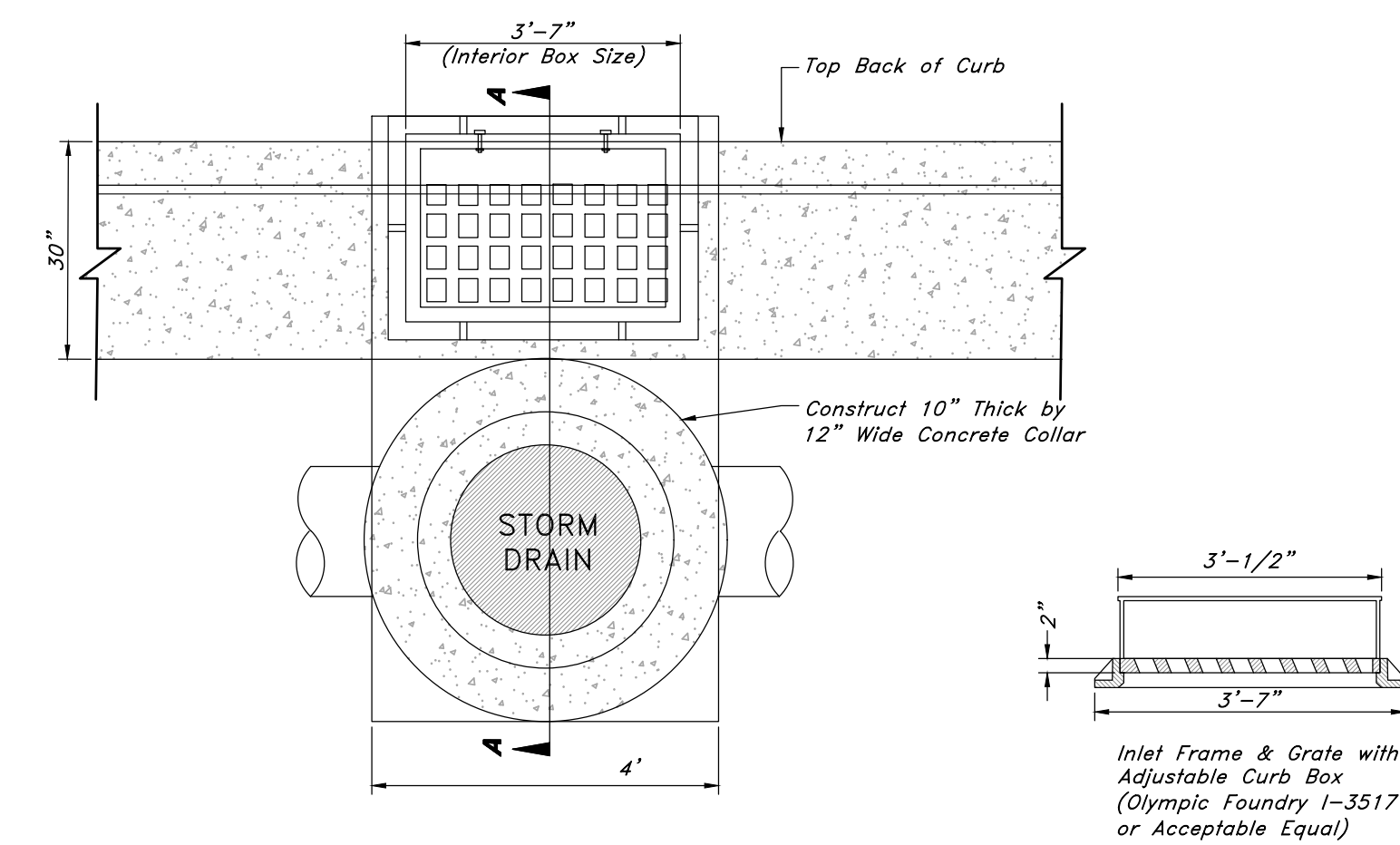
1 **Standard Roadway Section**
NOT TO SCALE

2 **Not Used**
Not to Scale

3 **Not Used**
Not to Scale

4 **Not Used**
Not to Scale

5 **Not Used**
Not to Scale



- Notes:**
1. All reinforcement shall be #4 deformed steel, grade 60 KSI per APWA 03 20 00.
 2. All reinforcement shall be placed at 9" O.C. each way in the floor and the walls.
 3. The cleanout cover shall be model A-1181 as manufactured by D & L Supply or acceptable equal.
 4. The adjustable curb box inlet grate shall be bicycle safe (Olympic Foundry I-3517 or acceptable equal).
 5. Concrete shall be Class 4,000 per APWA 03 30 04.
 6. All pipes in the box shall be cut with the interior of the box and grouted smooth.
 7. Wall thickness shall be increased to 8" for pipes 36" or larger.
 8. Rebar shall have 2" clear on earth side of structure.
 9. Frame must touch wall on a minimum of 3 sides.
 10. If a precast box has been allowed, a concrete collar shall be poured at all connections.

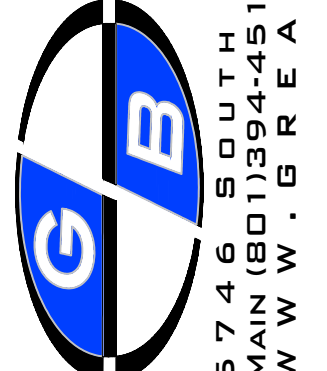
7 **Combo Box**
Not to Scale

6 **Not Used**
Not to Scale

8 **Not Used**
Not to Scale

REV	DATE	DESCRIPTION

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Detail Sheet
Riverbend
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 the West Half of Section 15, T6N, R2W, SLB&M,
 Weber County, Utah