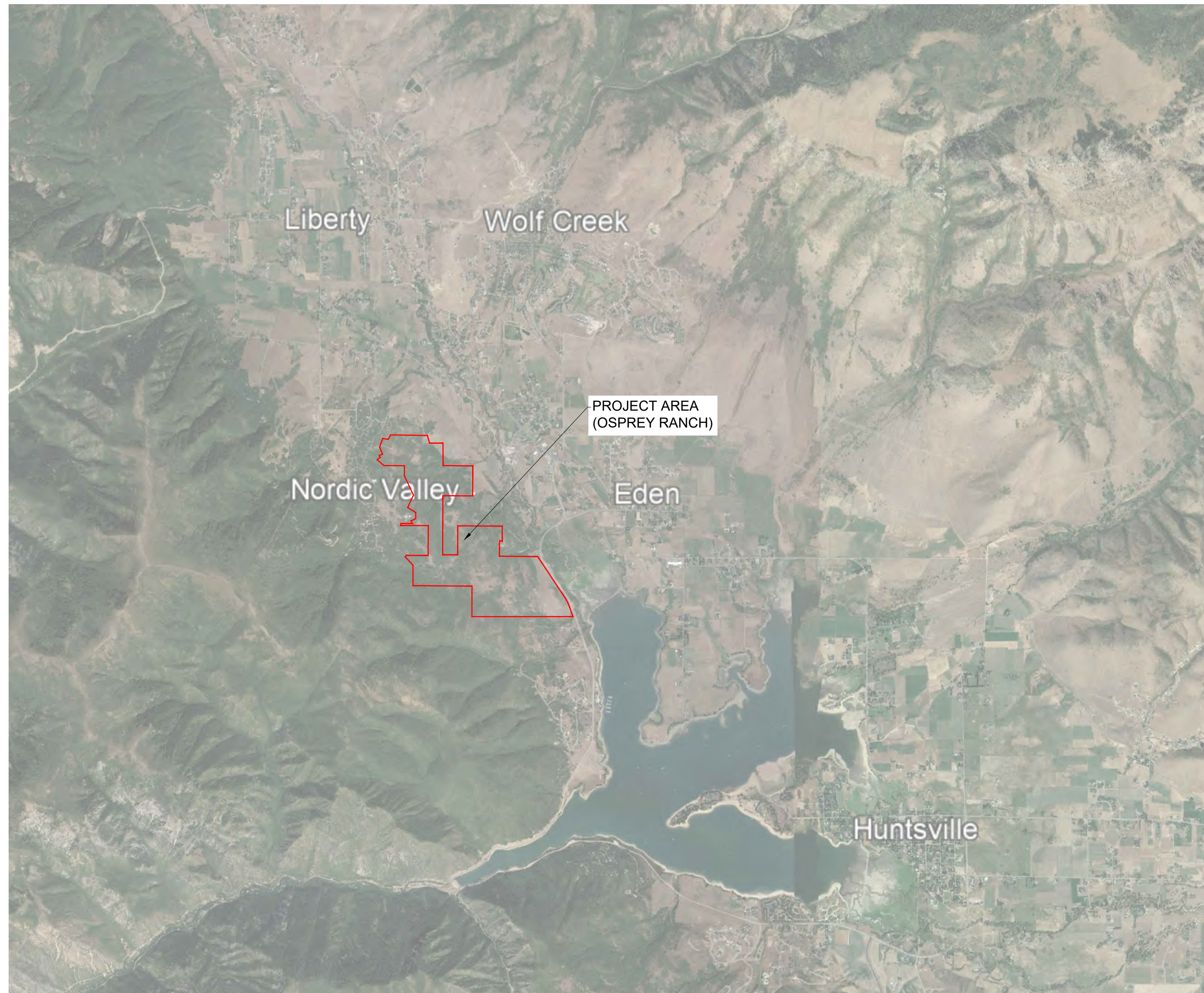


OSPREY RANCH



PRELIMINARY SUBMITTAL
WEBER COUNTY, UTAH

LOCATION MAP



PREPARED FOR:

OSPREY RANCH LLC.
JOHN LEWIS/SHANE DUNLEAVY
3718 N WOLF CREEK DR
EDEN, UTAH 84310
801.430.1507 - 801.979.7989

CONSULTANTS:



LANDSCAPE ARCHITECT
LANGVARDT DESIGN GROUP
328 WEST, 200 SOUTH, SUITE 102
SALT LAKE CITY, UTAH 84101
801.583.1295



ENGINEER:
GARDNER ENGINEERING
RYAN CHRISTENSEN
968 CHAMBERS STREET, SUITE 5
SOUTH OGDEN, UTAH 84403
801.476.0202



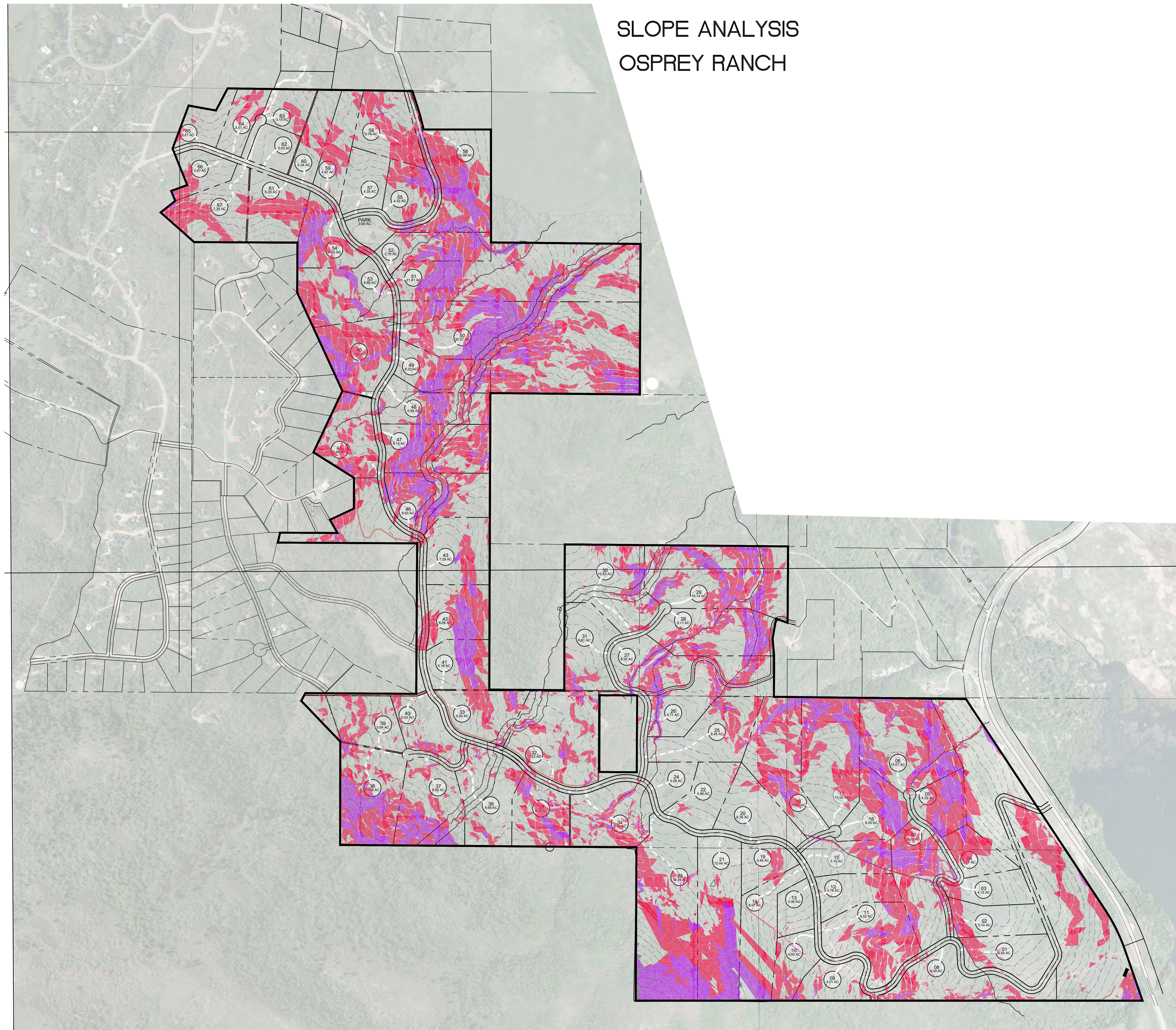
PROJECT MANAGEMENT:
THE HOUSEHOLDER GROUP
ERIC HOUSEHOLDER
2850 NORTH NORDIC VALLEY DRIVE
EDEN, UTAH 84310
801.389.0040

SHEET INDEX:

C-01	COVER SHEET
SA1	SLOPE ANALYSIS
PH1	PHASING PLAN
SP1	SITE PLAN - OVERALL
UM1	UTILITY MASTER PLAN
UT4-5	UTILITY SHEETS - PHASE 1
DR1	DRAINAGE MASTER PLAN
SW1	SWPPP
PP0	PLAN AND PROFILE KEY MAP
PP1-15	PLAN AND PROFILE SHEETS
PS1-PS6	SEWER PLAN AND PROFILE
CO-C3	UDOT STRIPING PLANS

OSPREY RANCH
PRELIMINARY SUBMITTAL - PHASE 1

SLOPE ANALYSIS OSPREY RANCH



SLOPE LEGEND:
 □ 0 - 25%
 ■ 25% TO 40%
 ■ OVER 40%



0' 200' 400' 800' 1200'
 Scale in Feet
 1"=400'

REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=400'
 DATE: 6-22-21
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: RC
 DWG:

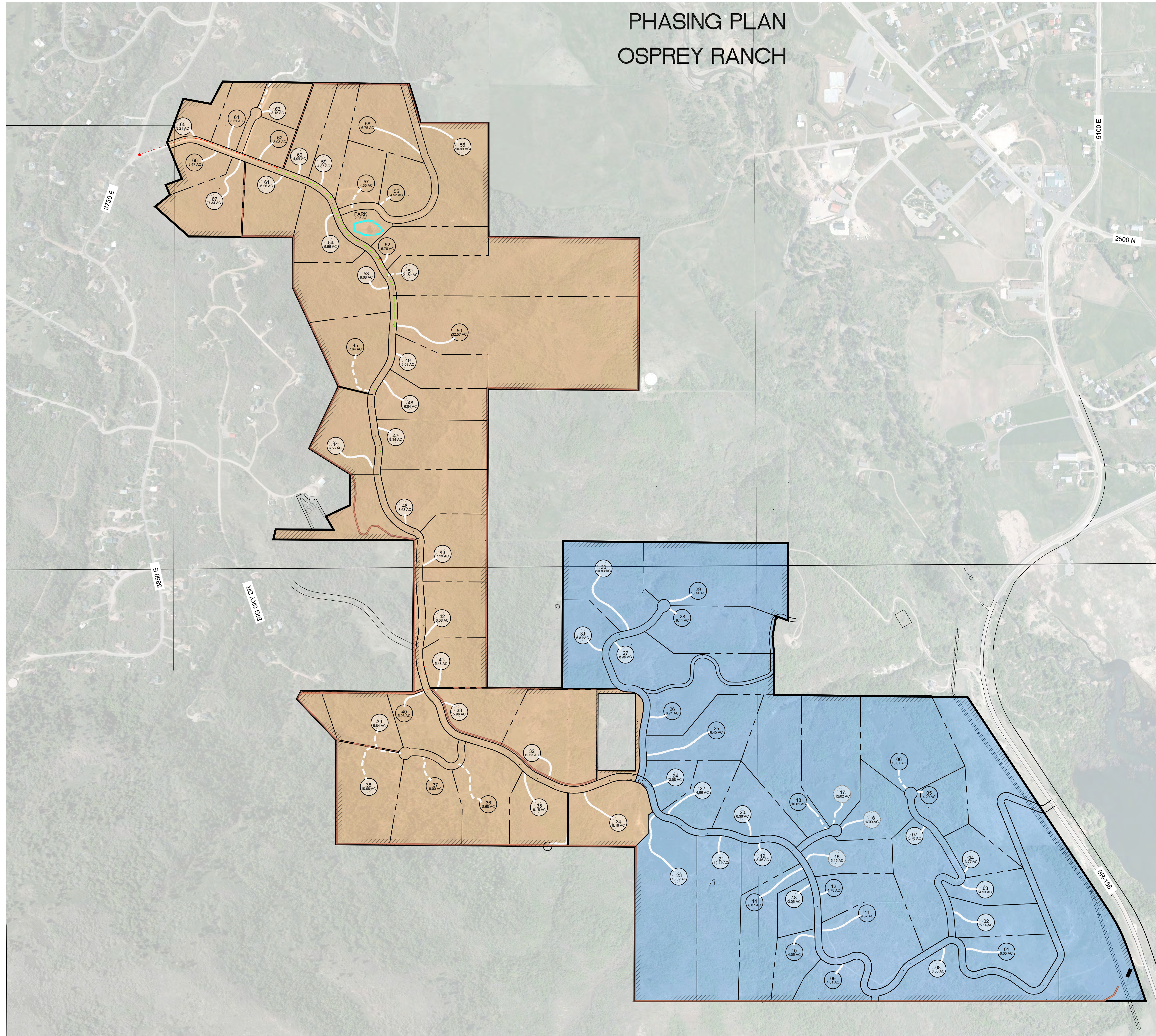
SLOPE ANALYSIS
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

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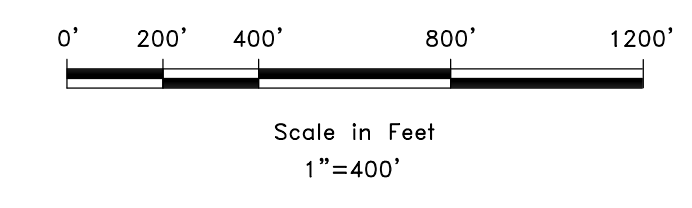
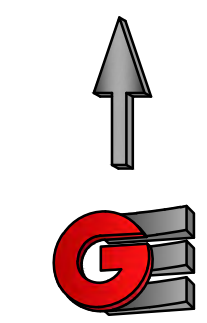
SA1

AK 1201 - LEWIS HOMES 2105 - OSPREY RANCH LESCA DWA OSPREY RANCH SLOPE ANALYSIS OVER 25 PERCENT DWG

PHASING PLAN OSPREY RANCH



- PHASE 1 - 285.08 ACRES (31 LOTS)
- PHASE 2 - 307.66 ACRES (36 LOTS)



REVISIONS	DATE	DESCRIPTION

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 DATE: 6-22-21
 DESIGNER: KAN
 DRAWN: KAN
 CHECKED: RC

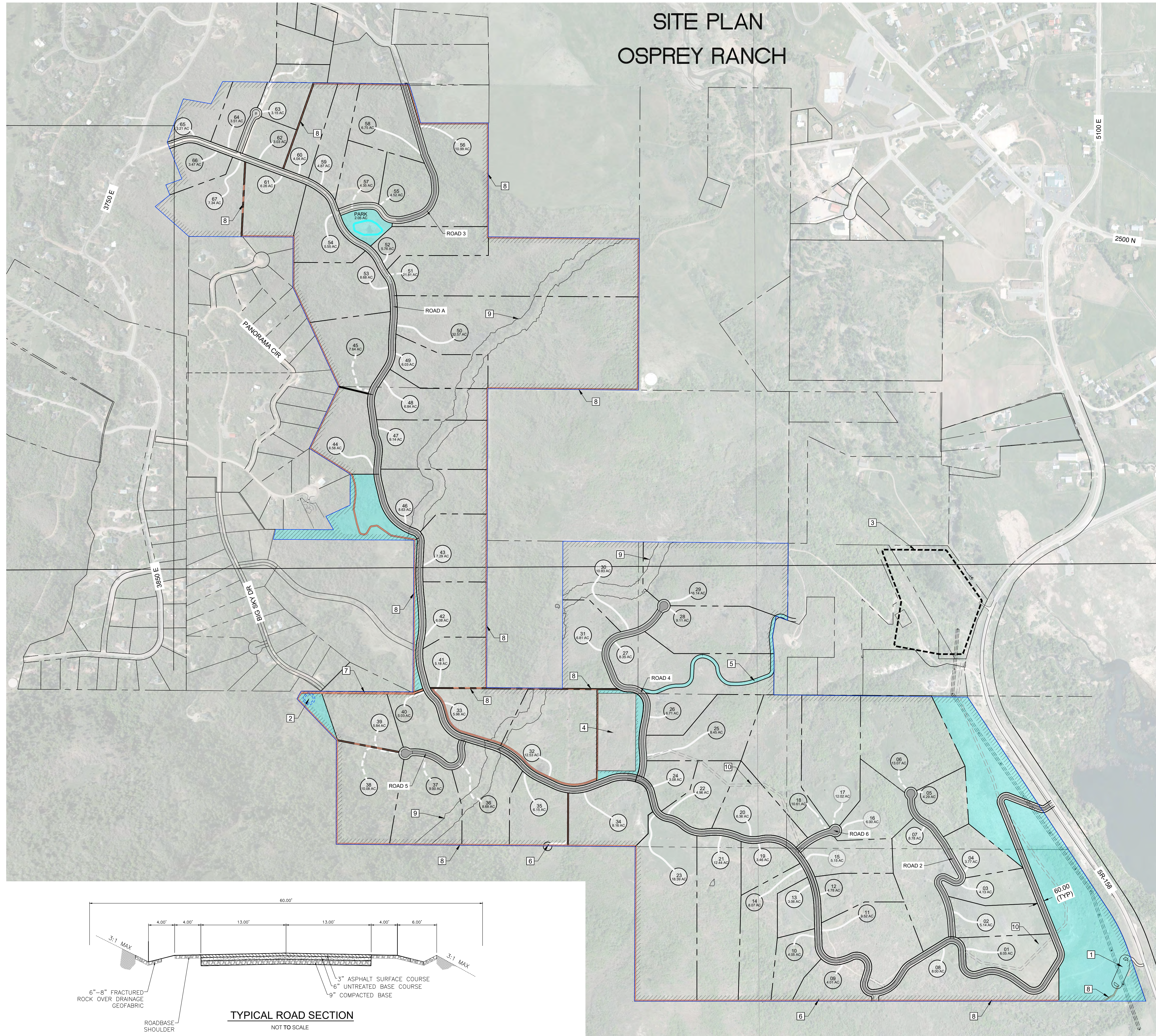
PHASING PLAN
 OSPREY RANCH
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PH1

PLAN SHEET 1 OF 2 - LEWIS HOMES 2105 - OSPREY RANCH LESCA DWA OSPREY PLAN SHEETS.DWG

SITE PLAN OSPREY RANCH



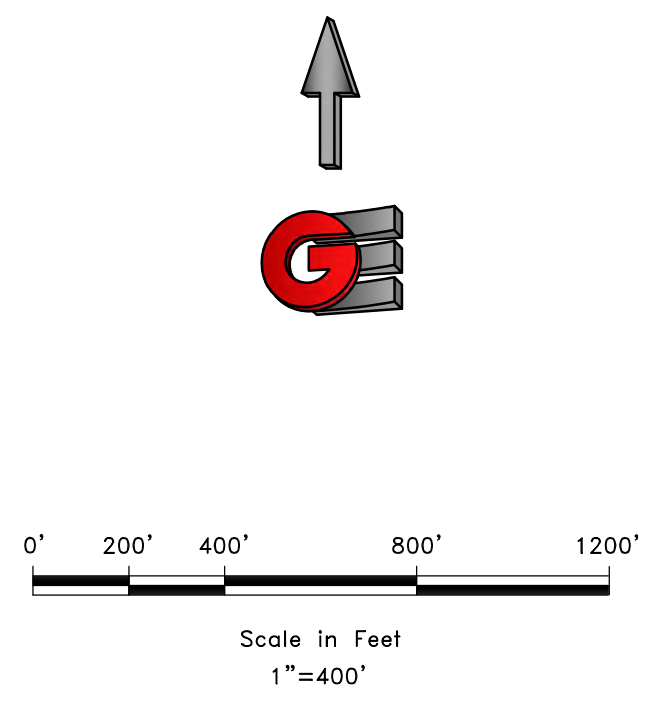
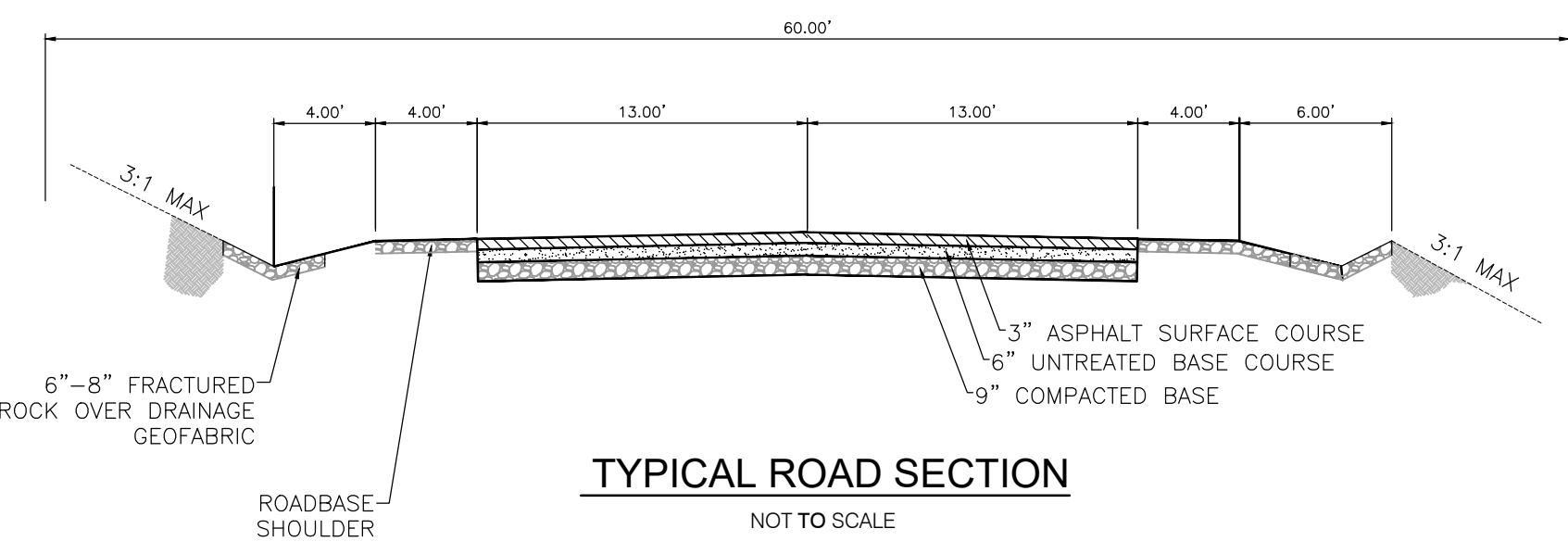
- COMMON AREA - 43.55 ACRES
- PROPOSED TRAIL - 31,798 FT
- PROPOSED BOUNDARY

- KEY NOTES:**
- 1 TRAIL HEAD
 - 2 WATER TANK
 - 3 SEWER TREATMENT AREA
 - 4 FRANKLIN AND BETH MAUGHAN - 5 ACRES
 - 5 FUTURE CROSS ACCESS
 - 6 EXISTING ACCESS GATE
 - 7 WATER TANK ACCESS ROAD
 - 8 TRAIL
 - 9 50 FT - EPHEMERAL STREAM SETBACK
 - 10 20 FT - SEWER EASEMENT

SITE DATA:

TOTAL AREA	592.82 ACRES
EXISTING ZONE FV-3	
ROAD ROW	32.45 ACRES
SLOPES OVER 40%	59.32 ACRES
STREAM CORRIDOR	16.15 ACRES
NET DEVELOPABLE AREA	484.90 ACRES
PROPOSED UNITS	67 UNITS
PROPOSED NET DENSITY	1 UNIT/ 7.23 ACRES

BUILDING AREAS SHOWN ARE INTENDED TO ONLY SHOW NUMBER OF PROPOSED UNITS AND THE APPROXIMATE LOCATIONS. LOCATION AND SIZE ARE SUBJECT TO CHANGE BASED ON LOT OWNERS DESIGNS.



REVISIONS	
DATE	DESCRIPTION

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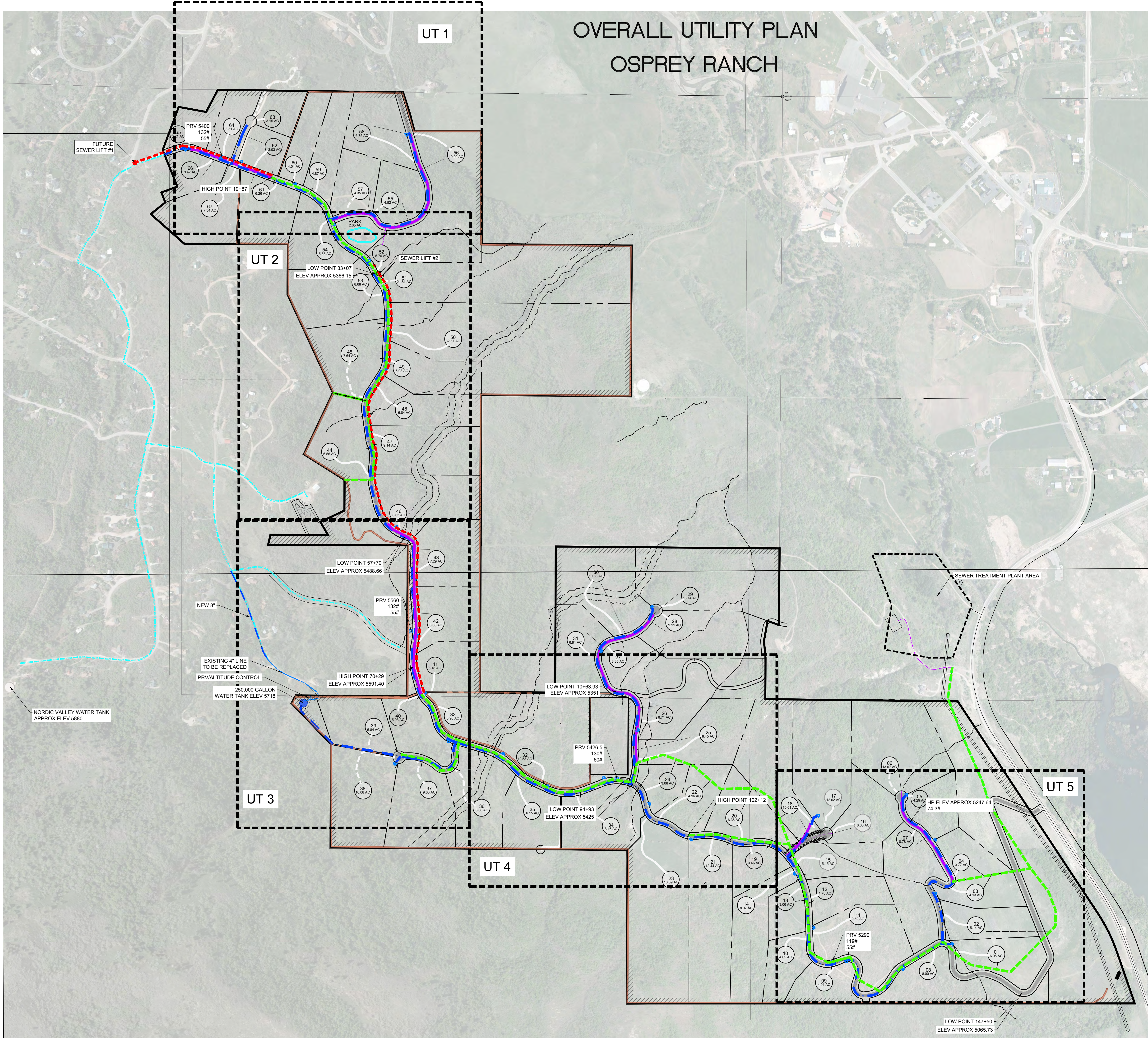
SITE PLAN
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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SP1

A:\1251 - LEWIS, HOMER\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN SHEETS.DWG

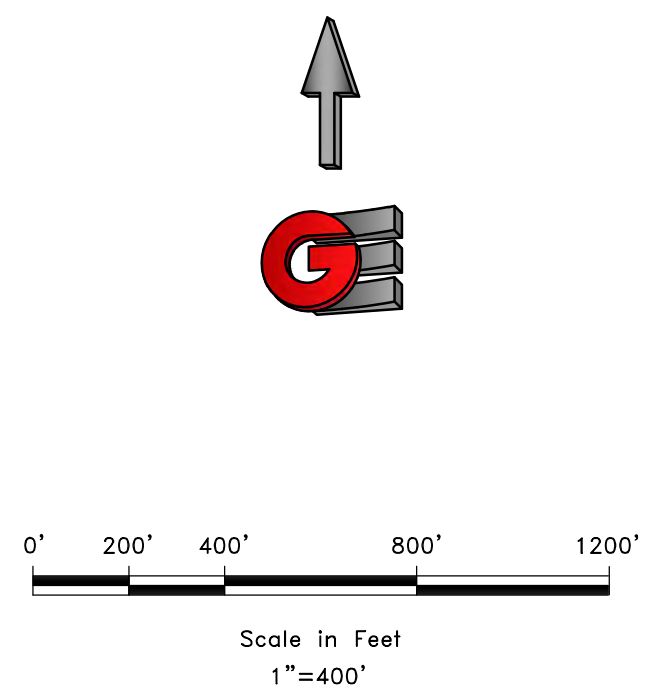
OVERALL UTILITY PLAN OSPREY RANCH



- - - - - PRESSURE SEWER
- - - - - GRAVITY SEWER
- - - - - LOW PRESSURE SEWER
- - - - - PROPOSED 4" WATERLINE
- - - - - PROPOSED 8" WATERLINE
- - - - - EXISTING WATERLINE
- 250,000 GALLON WATER TANK
- ◀ PROPOSED FIRE HYDRANT
- ⊠ PROPOSED PRV
- PROPOSED SEWER LIFT STATION

- SEWER IMPROVEMENTS**
- PHASE 1**
- GRAVITY SEWER
 - LOW PRESSURE SEWER
 - SEWER TREATMENT PLANT
- PHASE 2**
- LOW PRESSURE SEWER
 - 1 SEWER LIFT STATION WITH HIGH PRESSURE SEWER

- CULINARY WATER IMPROVEMENTS**
- PHASE 1**
- 250 K GALLON WATER TANK
 - 47" WATER MAIN
 - PRESSURE REDUCING /PRESSURE SUSTAINING/ALTITUDE CONTROL STATION
 - 2 - PRESSURE REDUCING VALVES
- PHASE 2**
- 8" WATER MAIN
 - 2 - PRESSURE REDUCING VALVES



REVISIONS	
DATE	DESCRIPTION

SCALE: T=400'
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OVERALL UTILITY PLAN
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH








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UM1

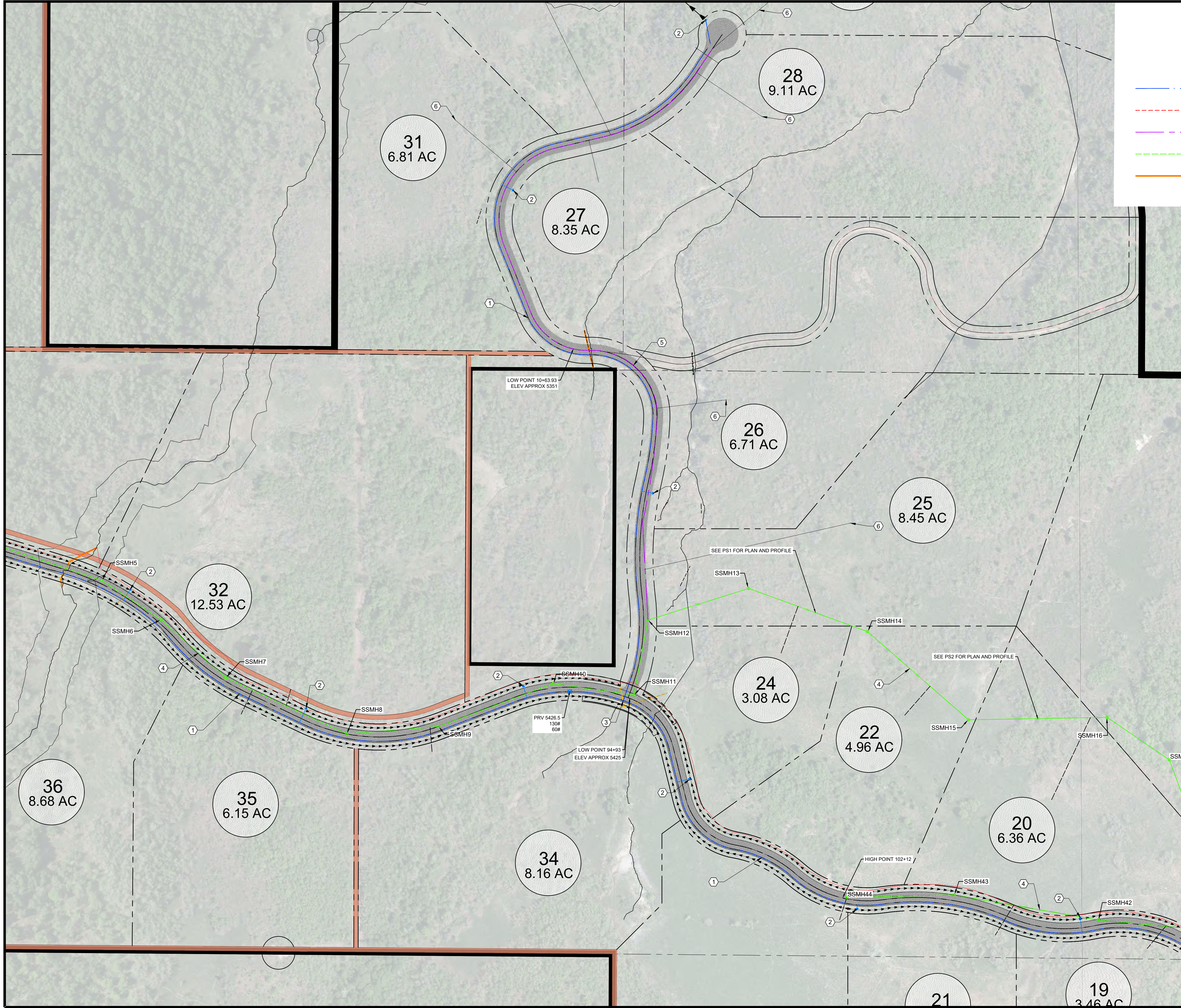
A:\1251 - LEWIS, HOWES, 2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN SHEETS.DWG

UTILITY PLAN OSPREY RANCH

-  PROPOSED WATER
-  PROPOSED PRESSURE SEWER
-  PROPOSED LOW PRESSURE SEWER
-  PROPOSED GRAVITY SEWER
-  PROPOSED STORM DRAIN/CULVERT
-  PROPOSED FIRE HYDRANT
-  PROPOSED PRV

KEY NOTES

- ① 8" WATER C900 DR18
- ② FIRE HYDRANT
- ③ WATER VALVES
- ④ 8" SEWER - SDR 35 PVC
- ⑤ 2" LOW PRESSURE SEWER - SDR11 HDPE
- ⑥ E/ONE GRINDER PUMP STATION



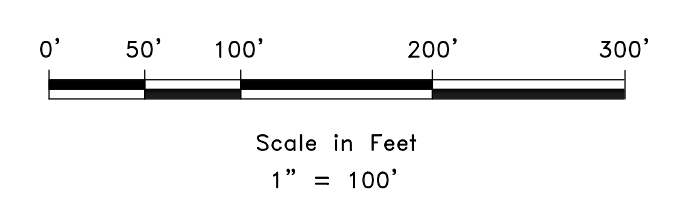
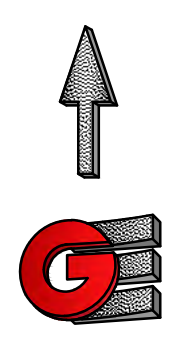
SCALE	1" = 100'
DATE	11-12-2021
DESIGN	KAN
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CHECKED	PC

REVISIONS	DESCRIPTION
DATE	

UTILITY PLAN
OSPREY RANCH
PROJECT ADDRESS
EDEN, WEBER, UTAH

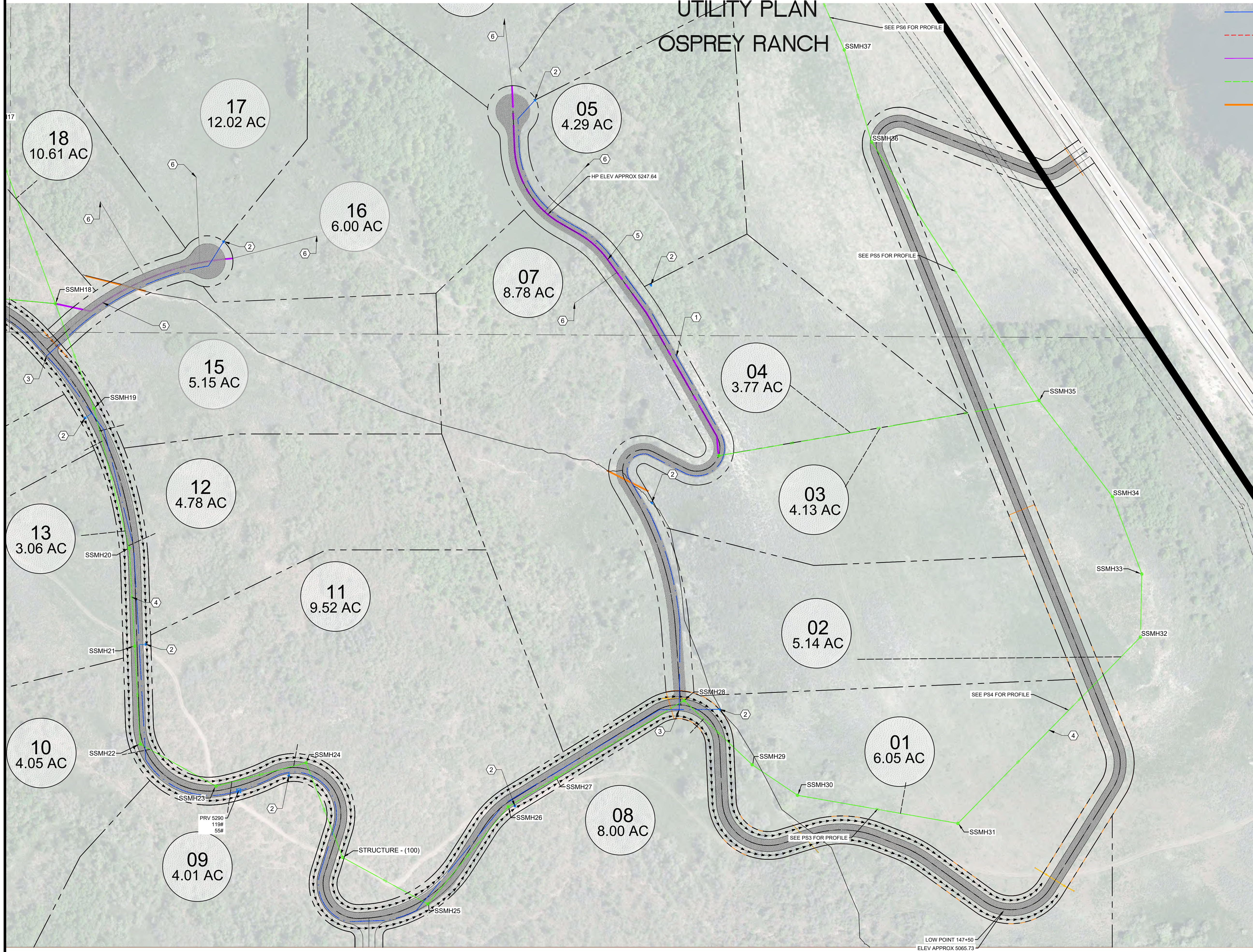
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UT4

UTILITY PLAN OSPREY RANCH



- PROPOSED WATER
- PROPOSED PRESSURE SEWER
- PROPOSED LOW PRESSURE SEWER
- PROPOSED GRAVITY SEWER
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED FIRE HYDRANT
- PROPOSED PRV

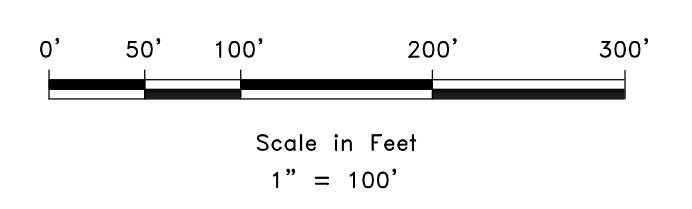
- KEY NOTES**
- ① 8" WATER C900 DR18
 - ② FIRE HYDRANT
 - ③ WATER VALVES
 - ④ 8" SEWER - SDR 35 PVC
 - ⑤ 2" LOW PRESSURE SEWER - SDR11 HDPE
 - ⑥ E/ONE GRINDER PUMP STATION

SCALE: 1" = 100'	DATE: 11-19-2021	DESIGN: KAN	DRAWN: KAN	CHECKED: PC
REVISIONS	DATE	DESCRIPTION		

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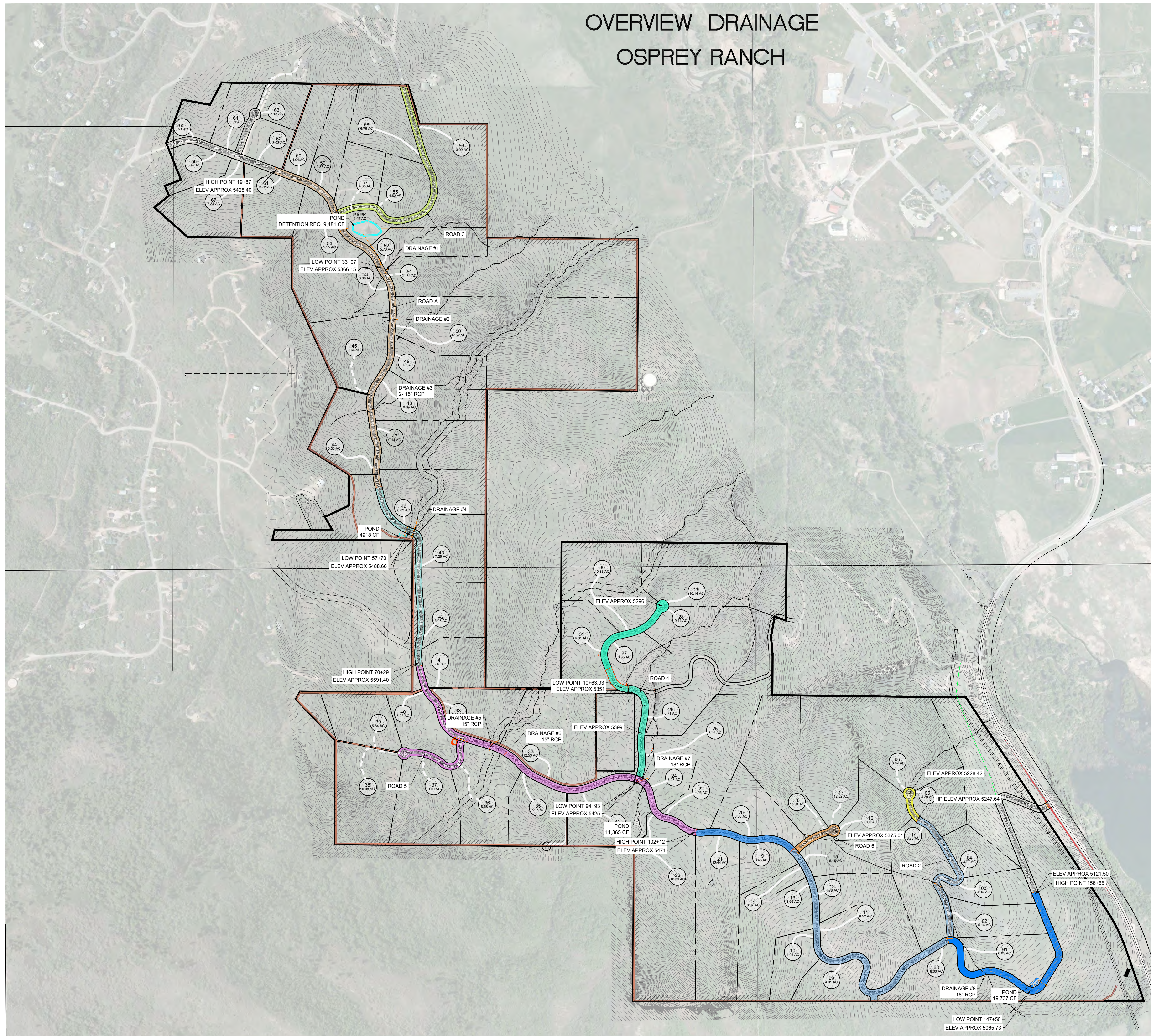
UTILITY PLAN
OSPREY RANCH
PROJECT ADDRESS
EDEN, WEBER, UTAH

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UT5

OVERVIEW DRAINAGE OSPREY RANCH



Basin	Area (acres)	Detention Volume (cf)
Road Basin A	4.57	9,481
Road Basin B	2.37	4,918
Road Basin C	5.48	11,365
Road Basin D	9.52	19,737
Road Basin E	2.75	5,711
Road Basin F	2.86	5,928
Road Basin G	0.66	1,367
Road Basin H	0.49	1,017

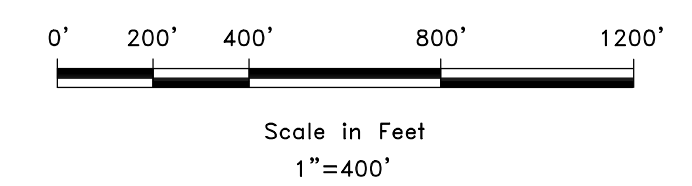
- NOTE:
1. DETENTION CALCS ARE FOR THE 10 YR STORM WITH A RELEASE RATE OF 0.1 CFS/SCRE
 2. ALL LOTS ARE REQUIRED TO PROVIDE THEIR OWN DETENTION TO CONTROL RUNOFF.
 3. STORM WATER RUN OFF FROM ROAD RIGHT OF WAY TO BE DETAINED BY PROJECT IMPROVEMENTS.

REVISIONS	DESCRIPTION
DATE	

OVERVIEW DRAINAGE
OSPREY RANCH
UT-158
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DR1

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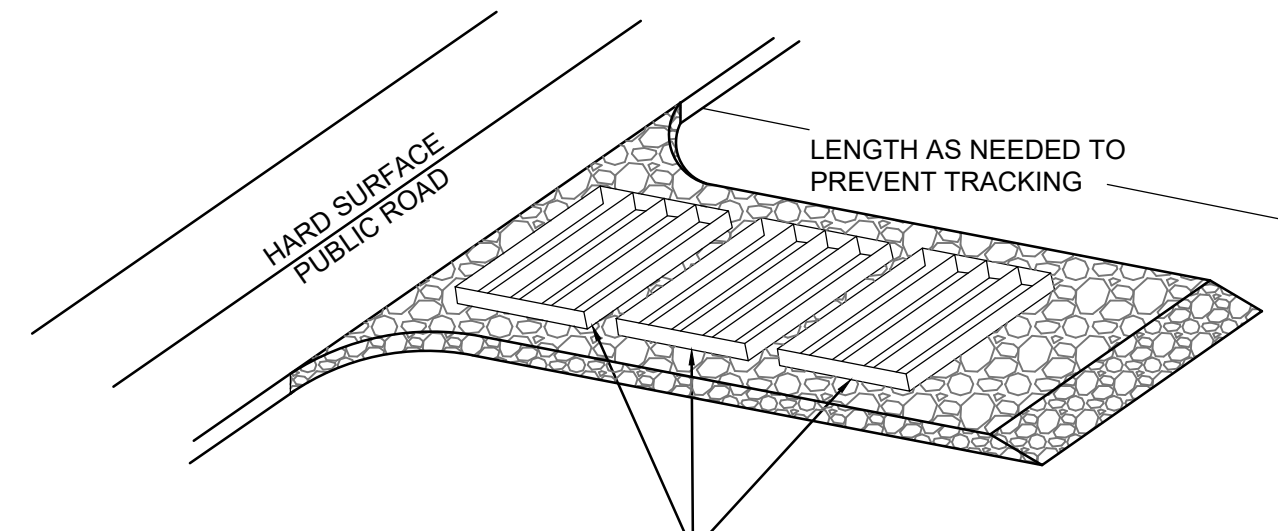
STORM WATER PROTECTION PLAN

OSPREY RANCH

TOTAL AREA 629.64 ACRES
TOTAL DISTURBED AREA 32.61 ACRES

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:

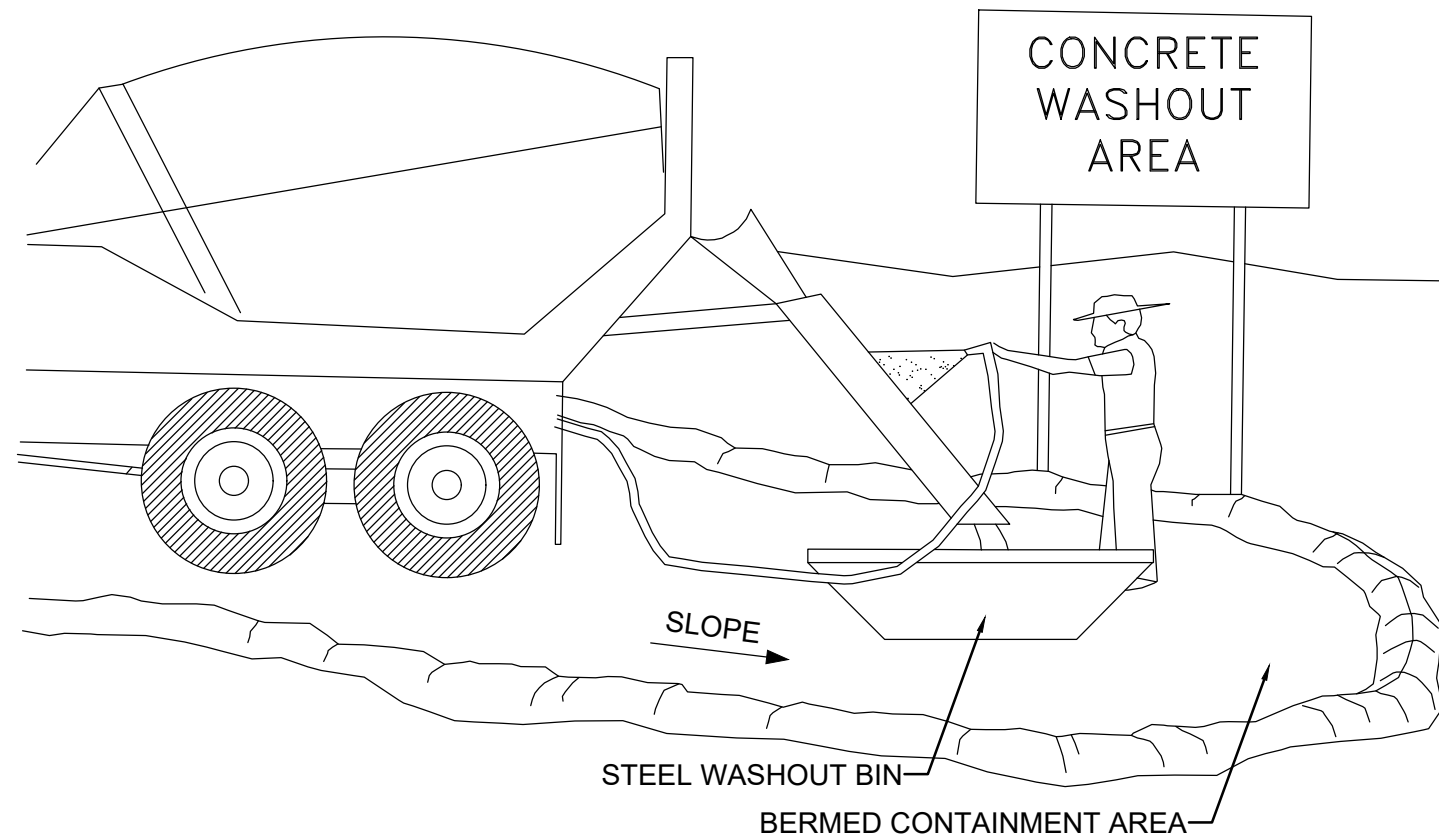
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR 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.

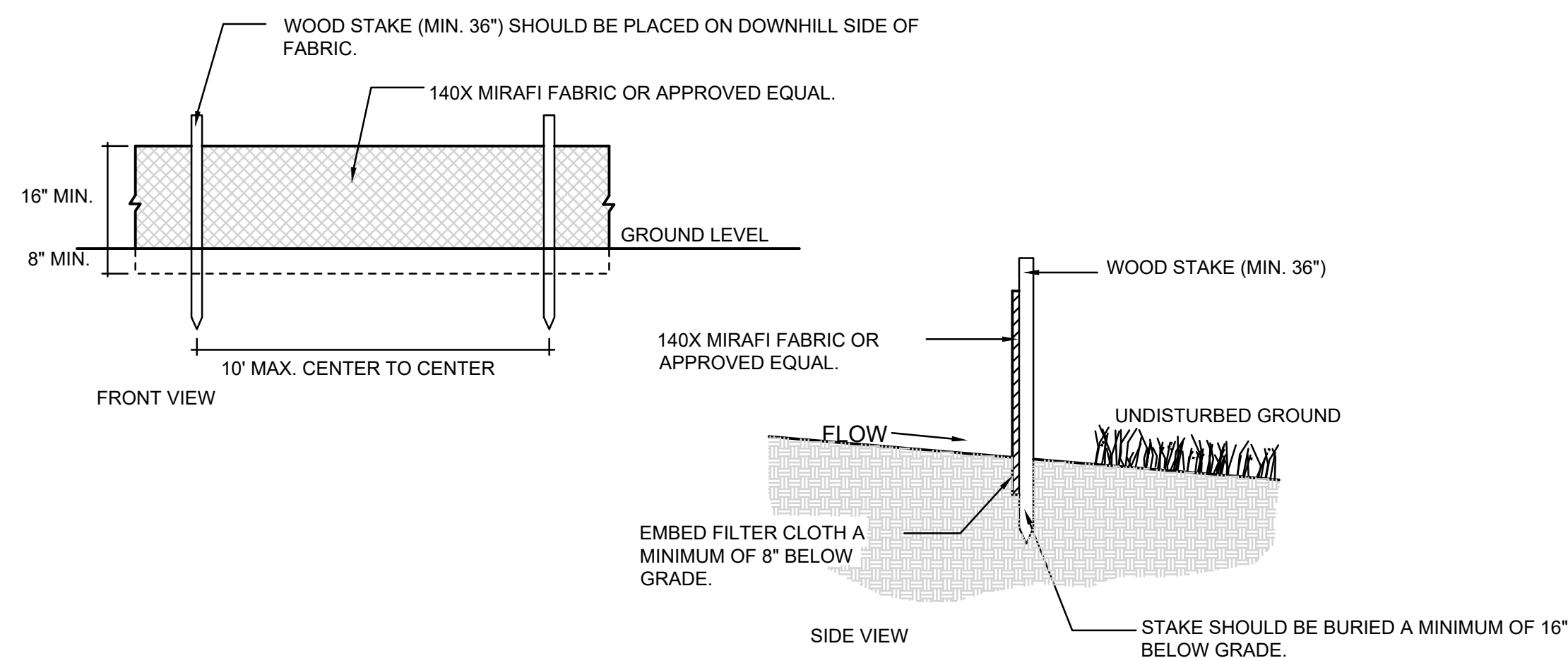
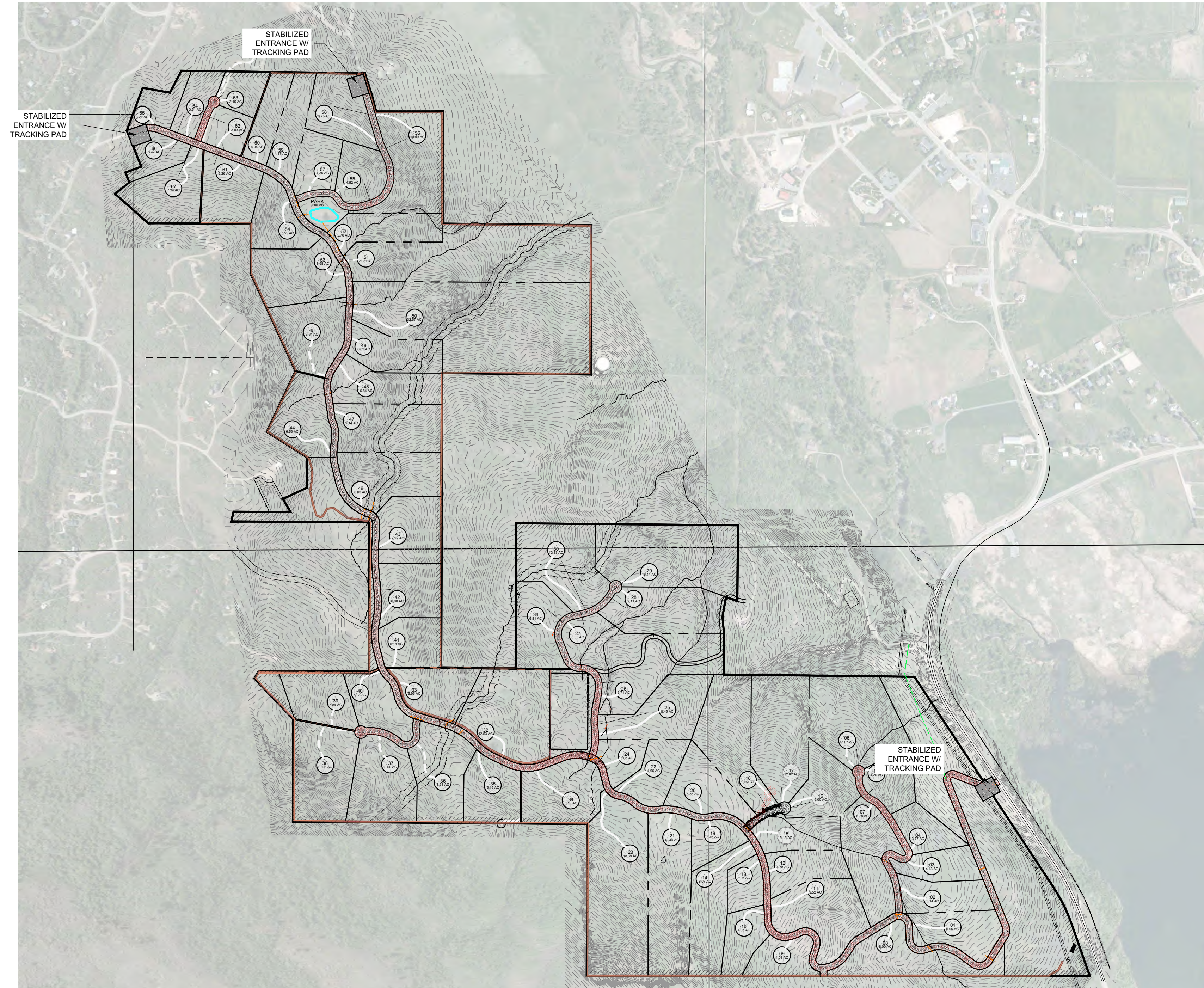
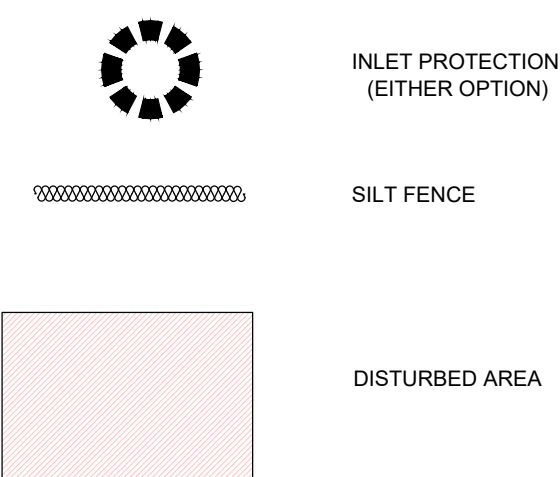
NOTE:

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



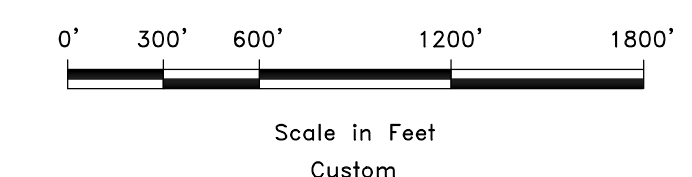
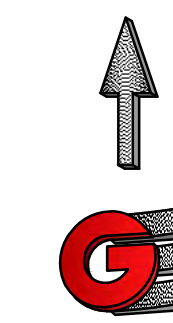
NOTES:

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 SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



2 SILT FENCE

Scale: NTS



REVISIONS	DATE	DESCRIPTION

SCALE	DATE	DESIGN	DRAWN	CHECKED
1"=40'	6-22-21	KAN	KAN	PC

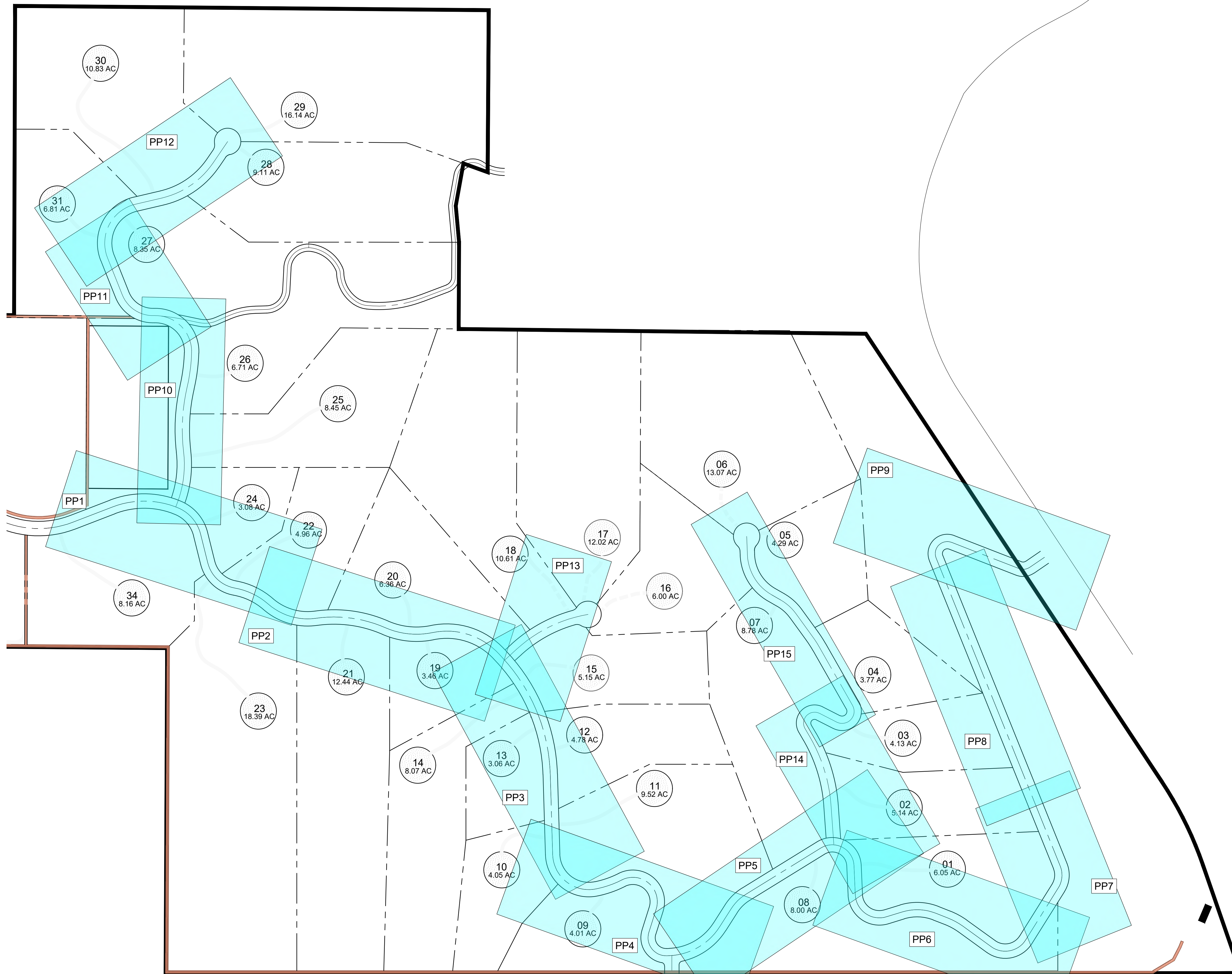
STORM WATER PROTECTION PLAN
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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SWWP

R:\1201 - LEWIS HOMES 2105 - OSPREY RANCH DESIGN DWG\OSPREY PLAN SHEETS.DWG

KEY MAP PLAN AND PROFILE SHEETS PHASE 1



04/12/21 - LEWIS, HOWES & SONS - OSPREY RANCH, UTAH - OVERVIEW PP SHEETS - PLAN AND PROFILE SHEETS - PHASE 1 - DWG

SCALE: 1" = 200'
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 DESIGNER: KAN
 DRAWN: KAN
 CHECKED: RC

REVISIONS	DATE	DESCRIPTION

DWG: _____

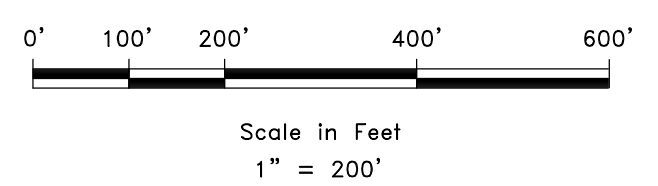
OVERVIEW PP SHEETS
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

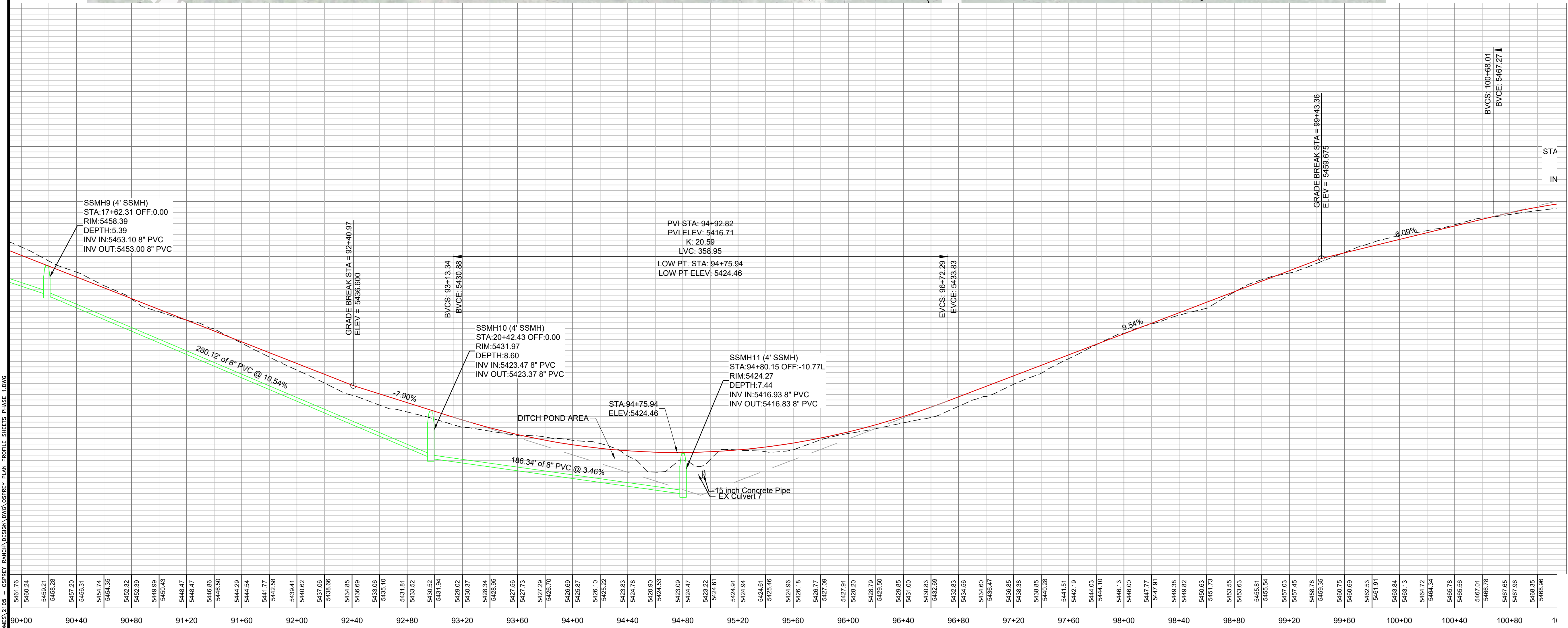
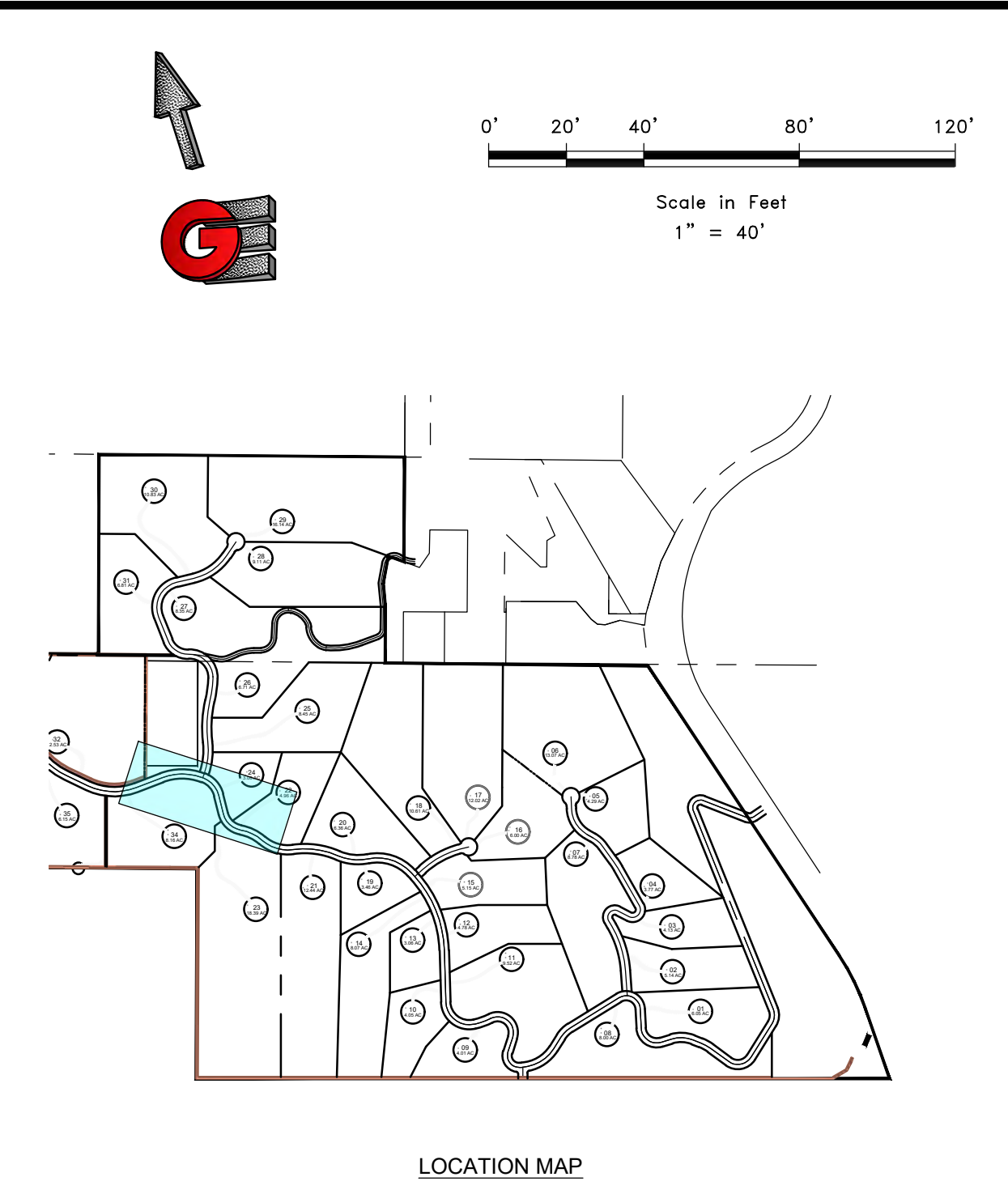
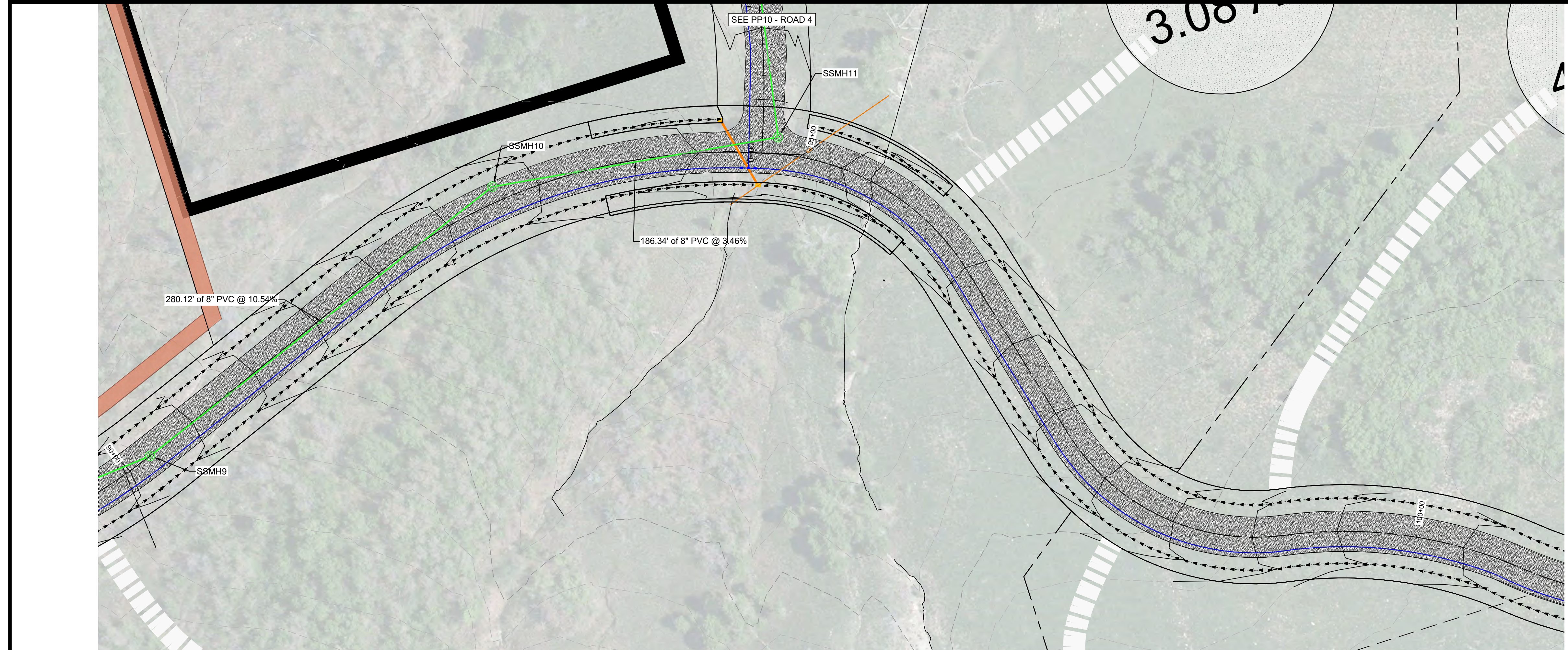
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PPO

17

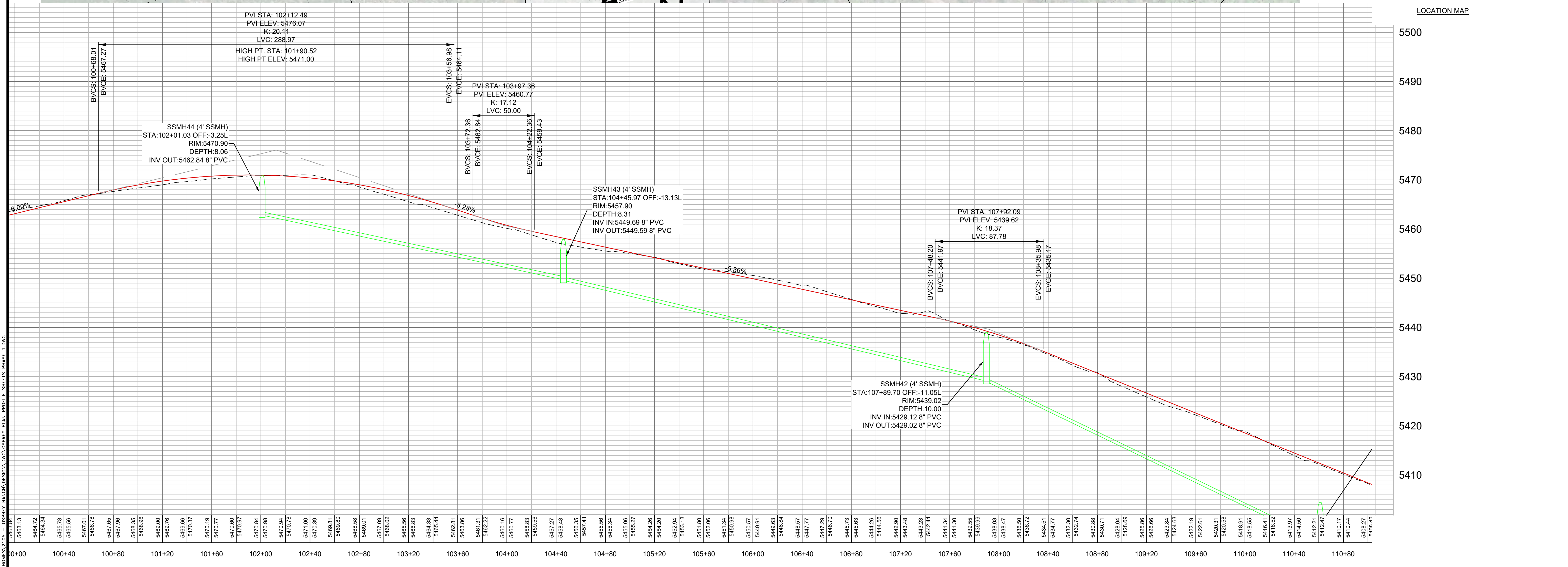
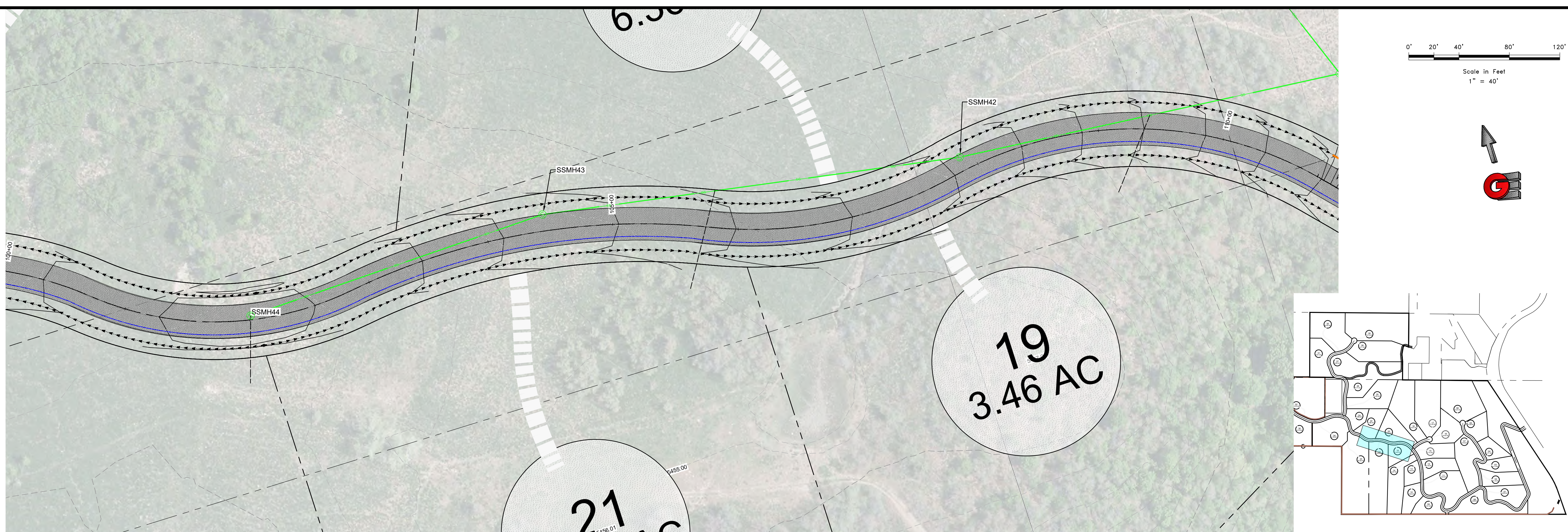




11/12/21 - LEWIS HINES 2105 - OSPREY RANCH BENCH MARK OSPREY PLAN PROFILE SHEETS WASTE LING

PLAN AND PROFILE ROAD A OSPREY RANCH UT-158 EDEN, WEBER, UTAH															
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DATE	DESCRIPTION														
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 GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066															
PP1															

PLAN AND PROFILE ROAD A
 OSPREY RANCH
 EDEN, WEBER, UTAH
 DWG: 151
 DATE: 6/22/21
 DESIGNER: KAN
 DRAWN: KAN
 CHECKED: RC



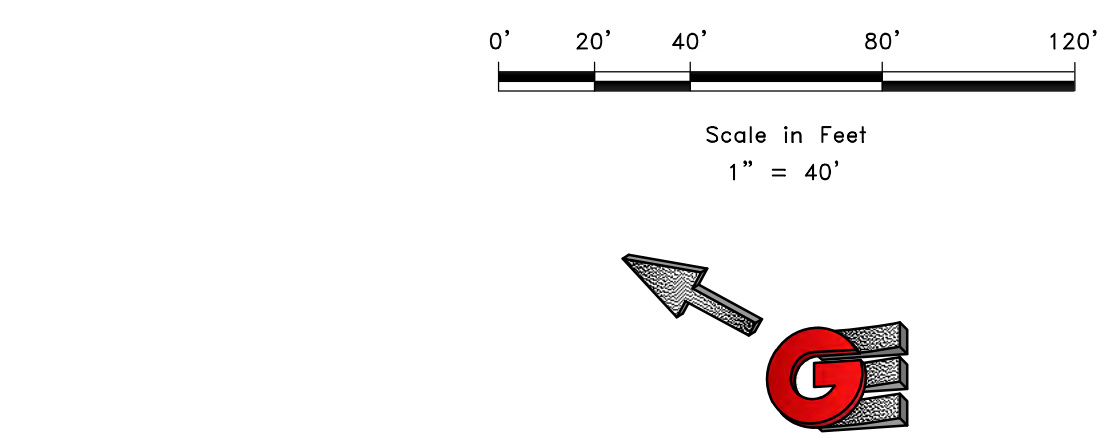
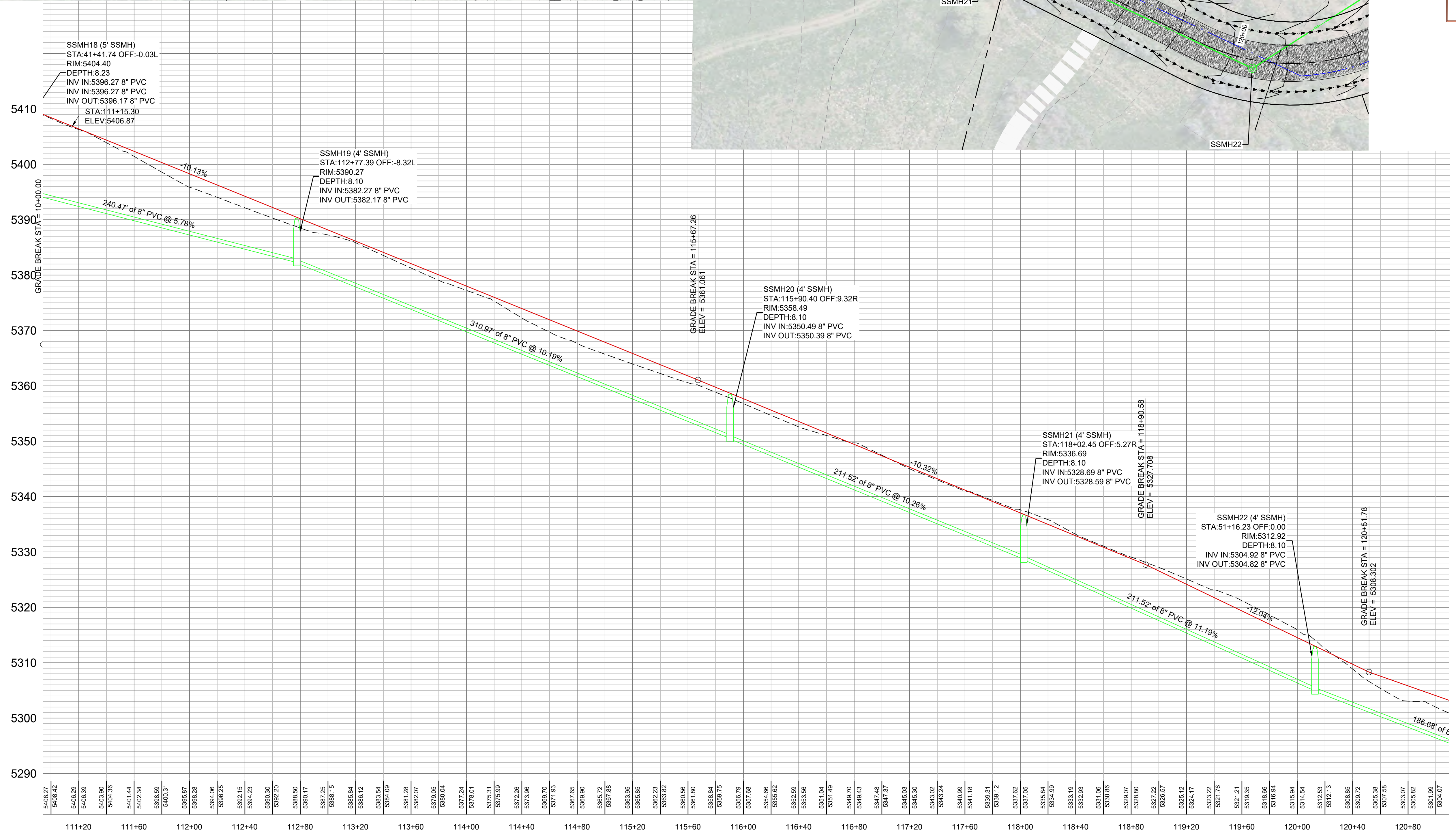
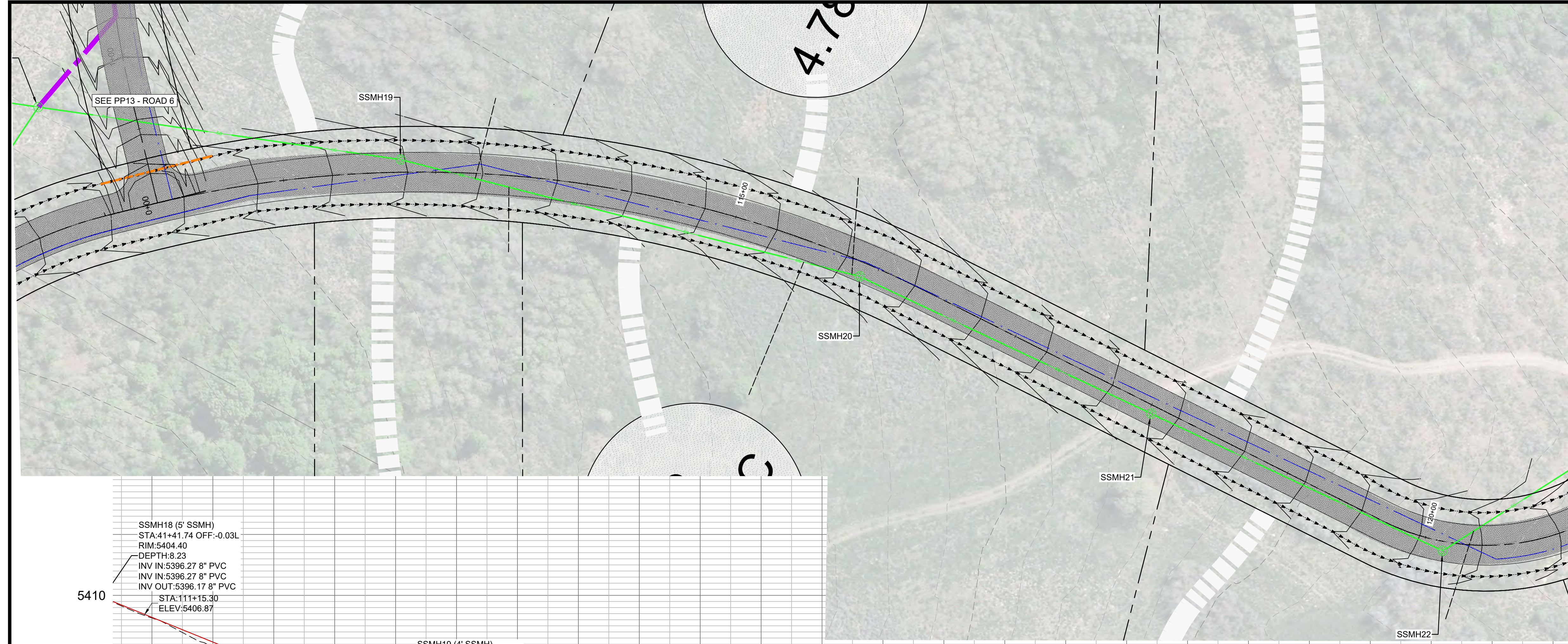
DATE	REVISIONS	DESCRIPTION

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PLAN AND PROFILE ROAD A
 OSPREY RANCH
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 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

PP2



SCALE: 1" = 40'

DATE: 6-22-21

DESIGN: KAN

DRAWN: KAN

CHECKED: RC

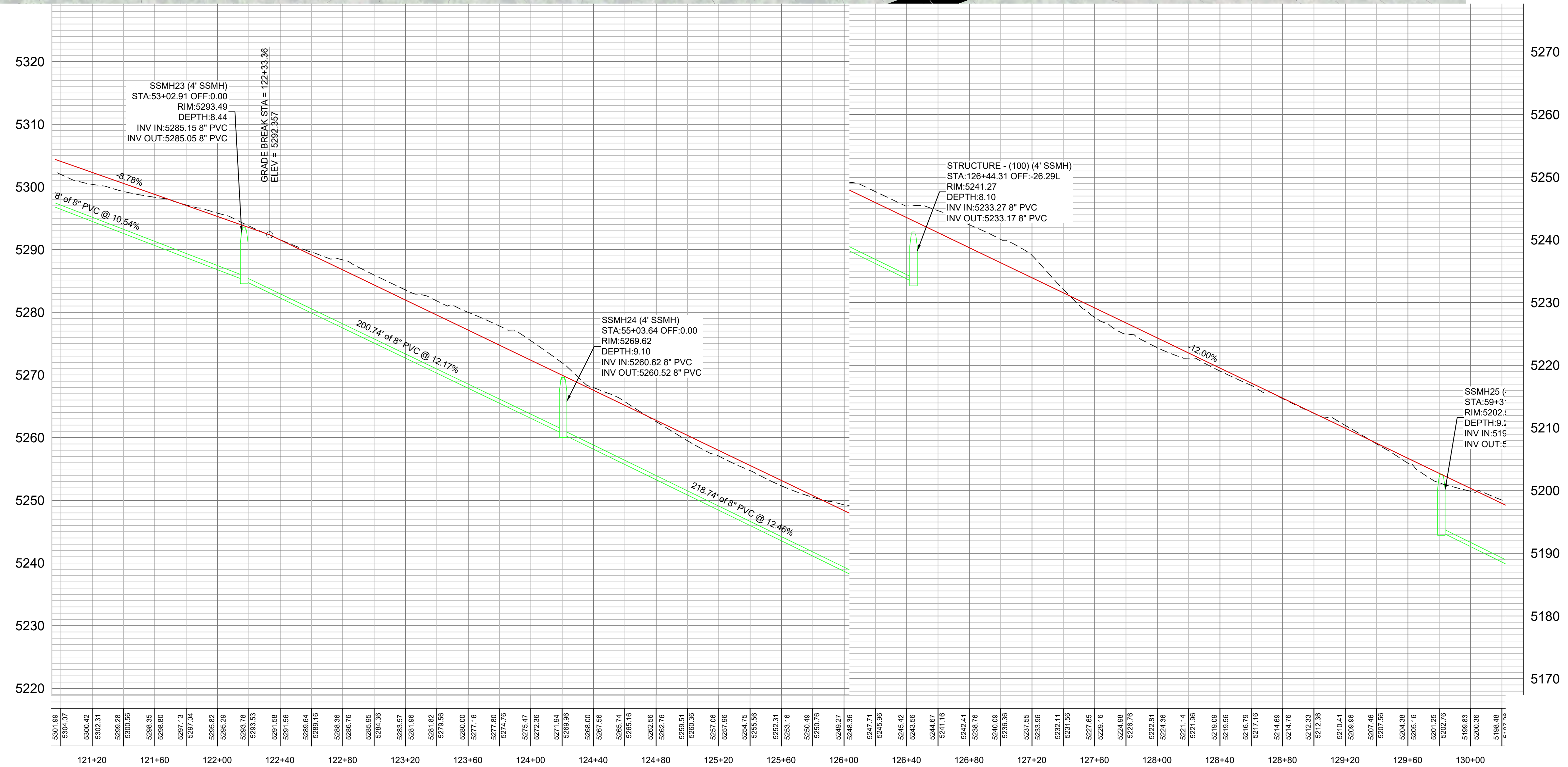
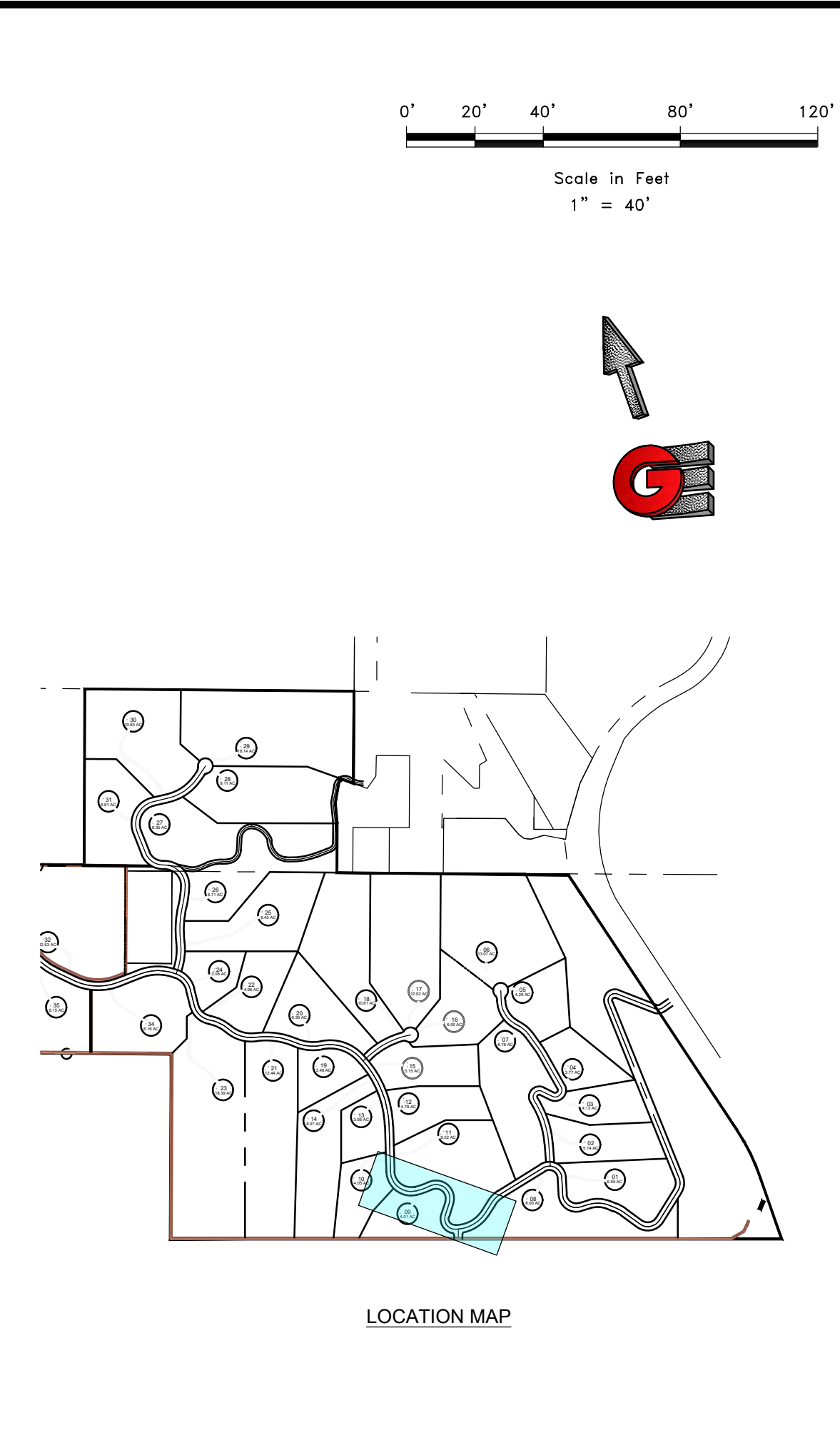
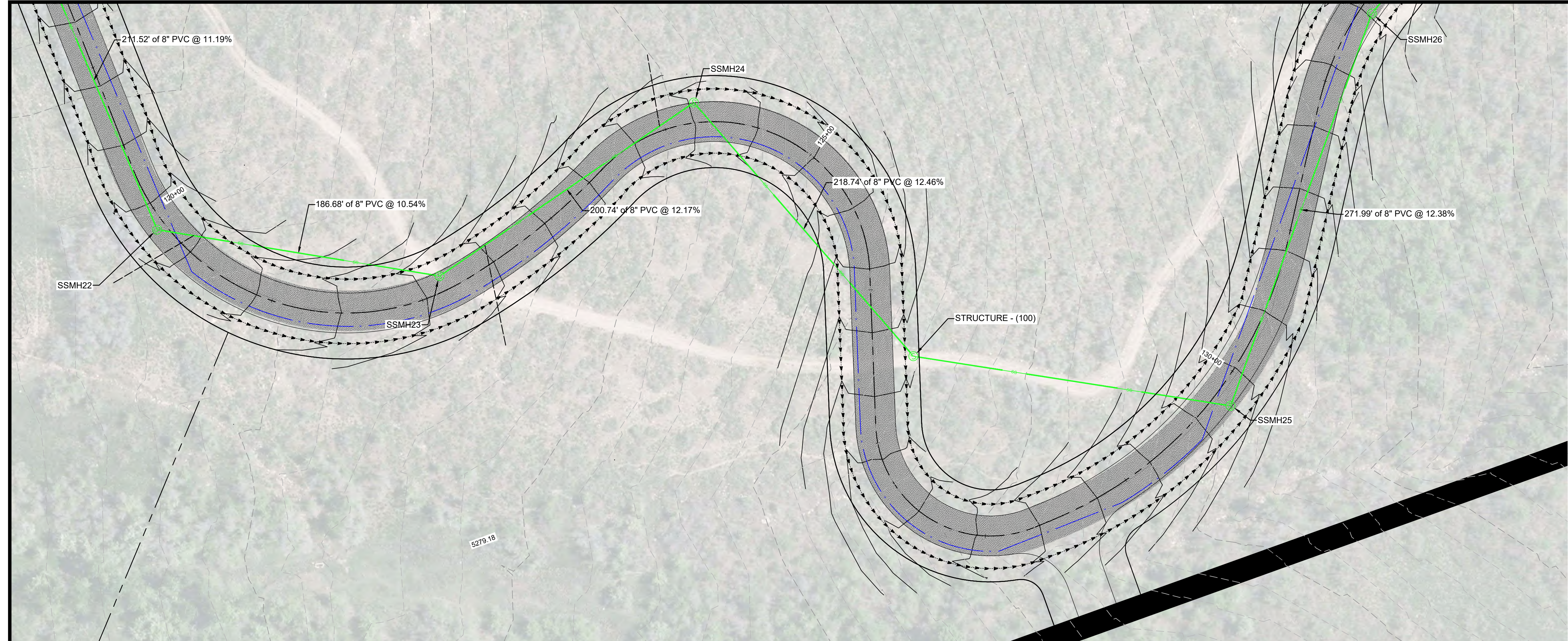
REVISIONS	DATE	DESCRIPTION

DWG: _____

PLAN AND PROFILE ROAD A
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

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

PLAN 1201 - LEWIS HOMES 2105 - OSPREY RANCH, EDEN, UTAH - OSPREY RANCH, EDEN, UTAH - PROFILE SHEETS PHASE 1.DWG



SCALE: 1" = 40'

DATE: 6-22-21

DESIGN: KAN

DRAWN: KAN

CHECKED: RC

REVISIONS	DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD A

OSPREY RANCH

UT-158

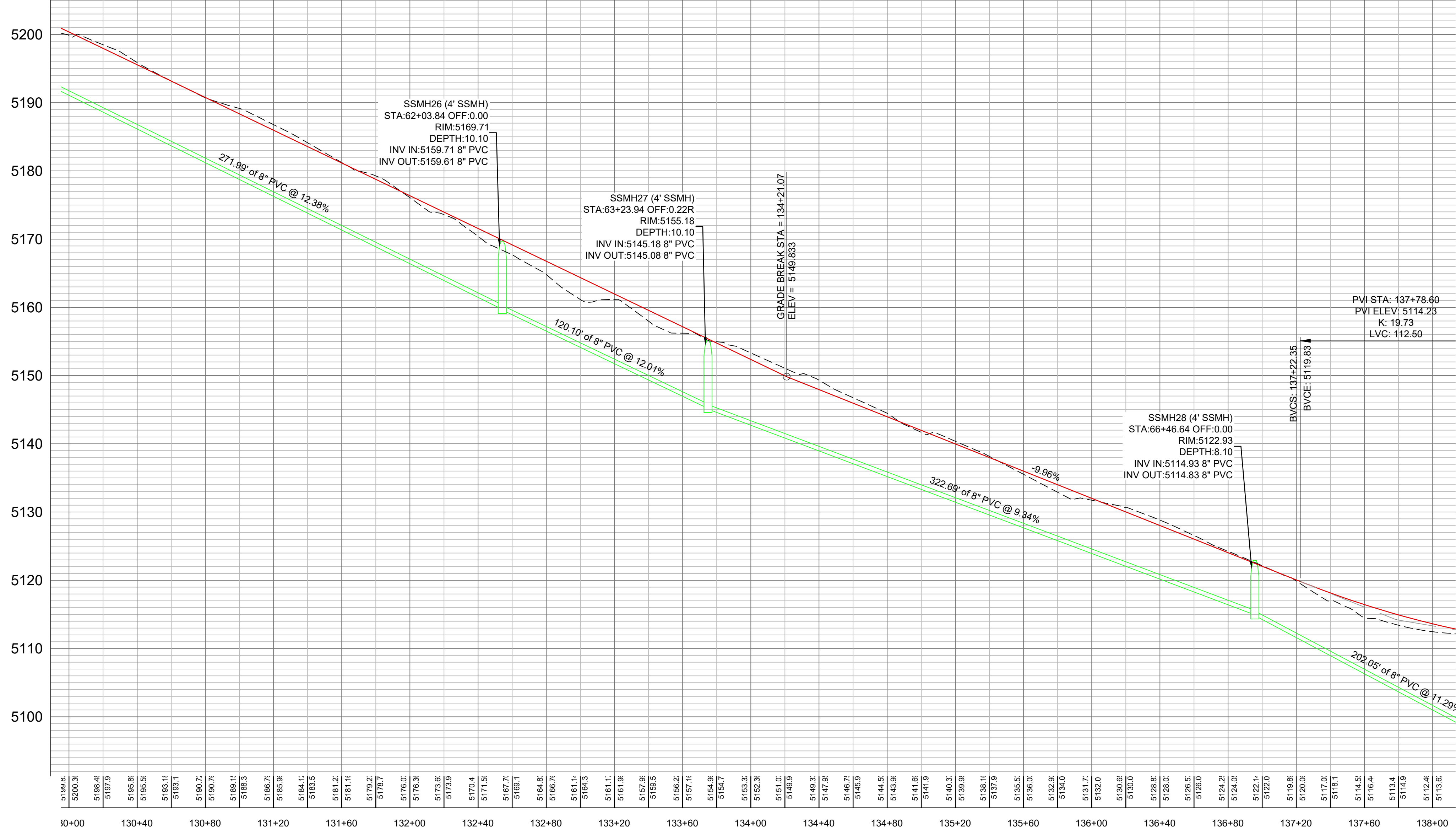
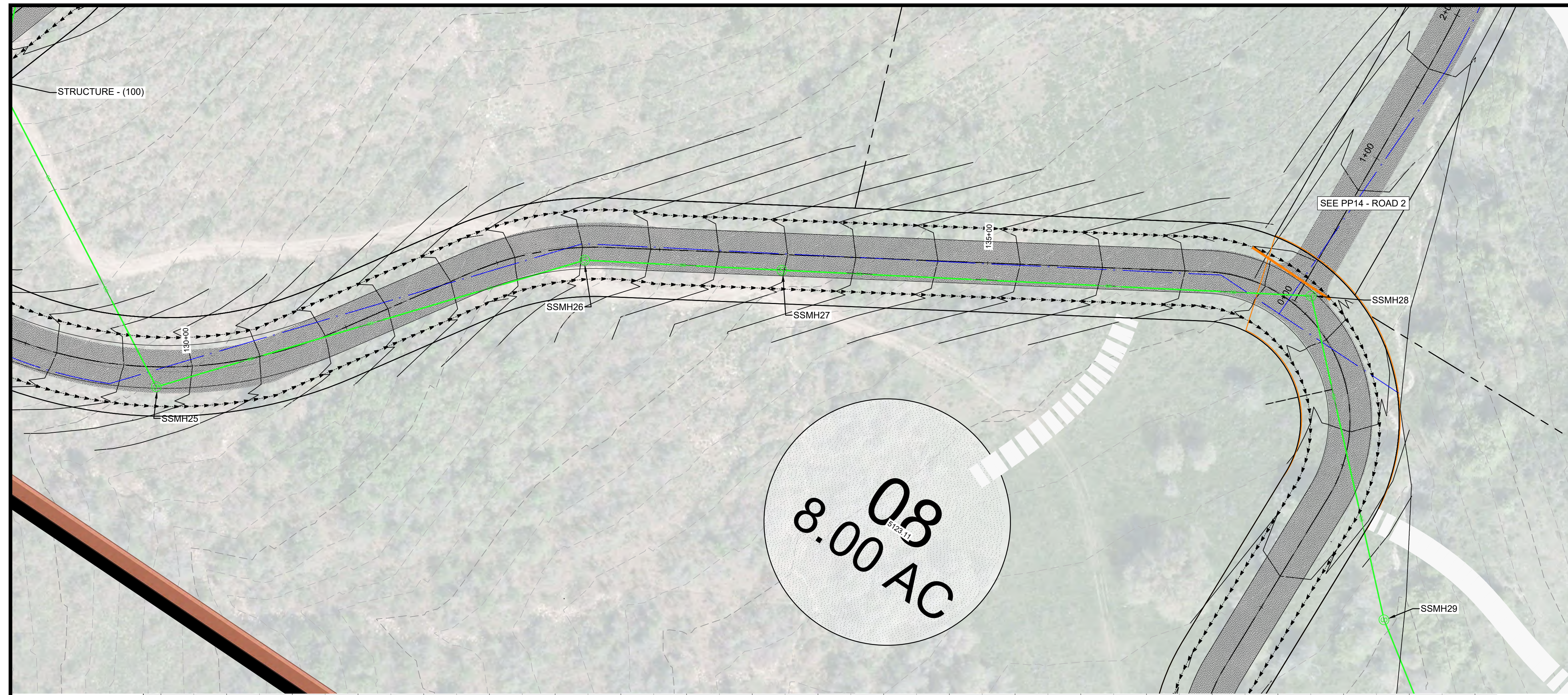
EDEN, WEBER, UTAH

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 MUNICIPAL • LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

AK 1251 - LEWIS, HOWES & ASSOCIATES - OSPREY RANCH, EDEN, WEBER, UTAH - PROFILE SHEETS - PHASE - LUNG



A:\1251 - LEWIS HOMES 2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1.DWG

SCALE: 1" = 40'

DATE: 6-22-21

DESIGN: KAN

DRAWN: KAN

CHECKED: RC

REVISIONS	DESCRIPTION
DATE	

DWG:

PLAN AND PROFILE ROAD A

OSPREY RANCH

UT-158

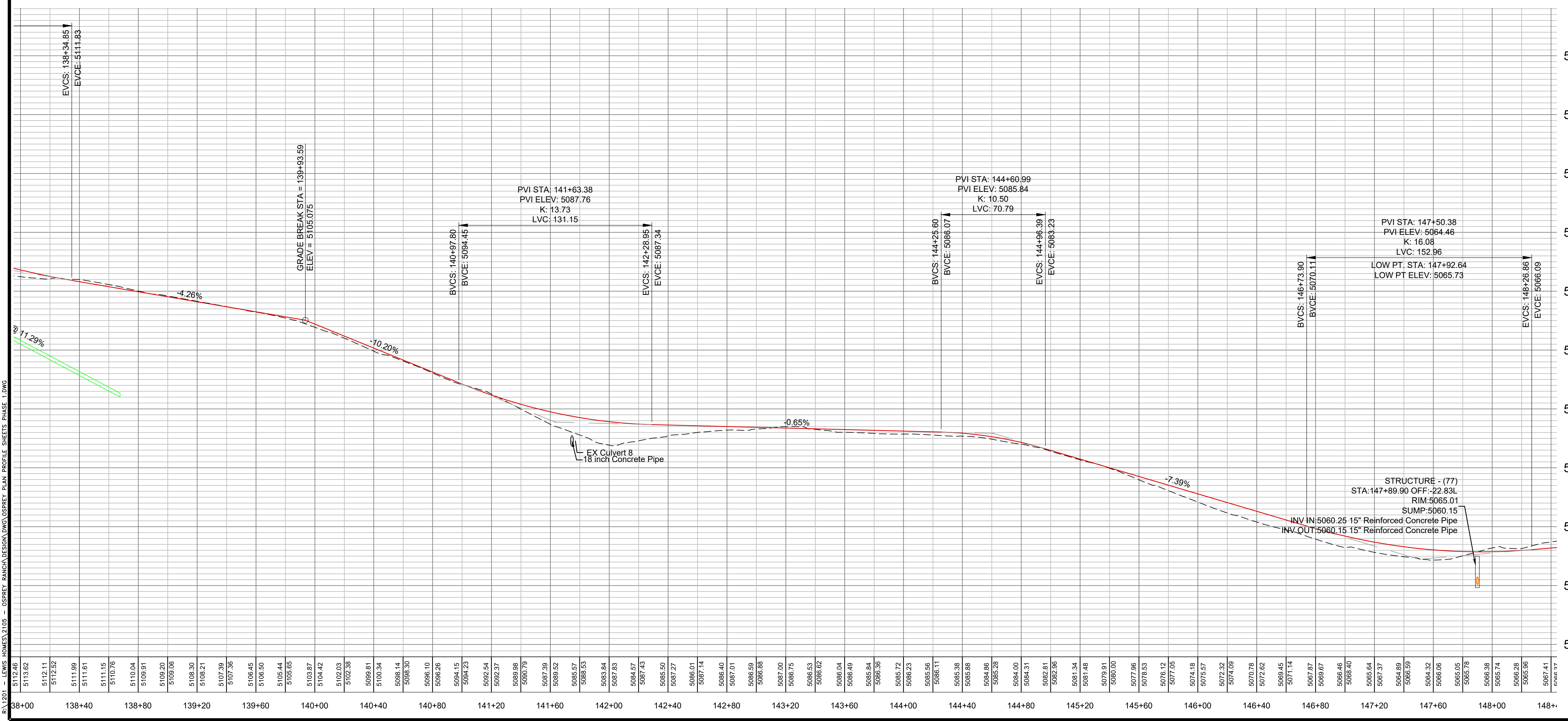
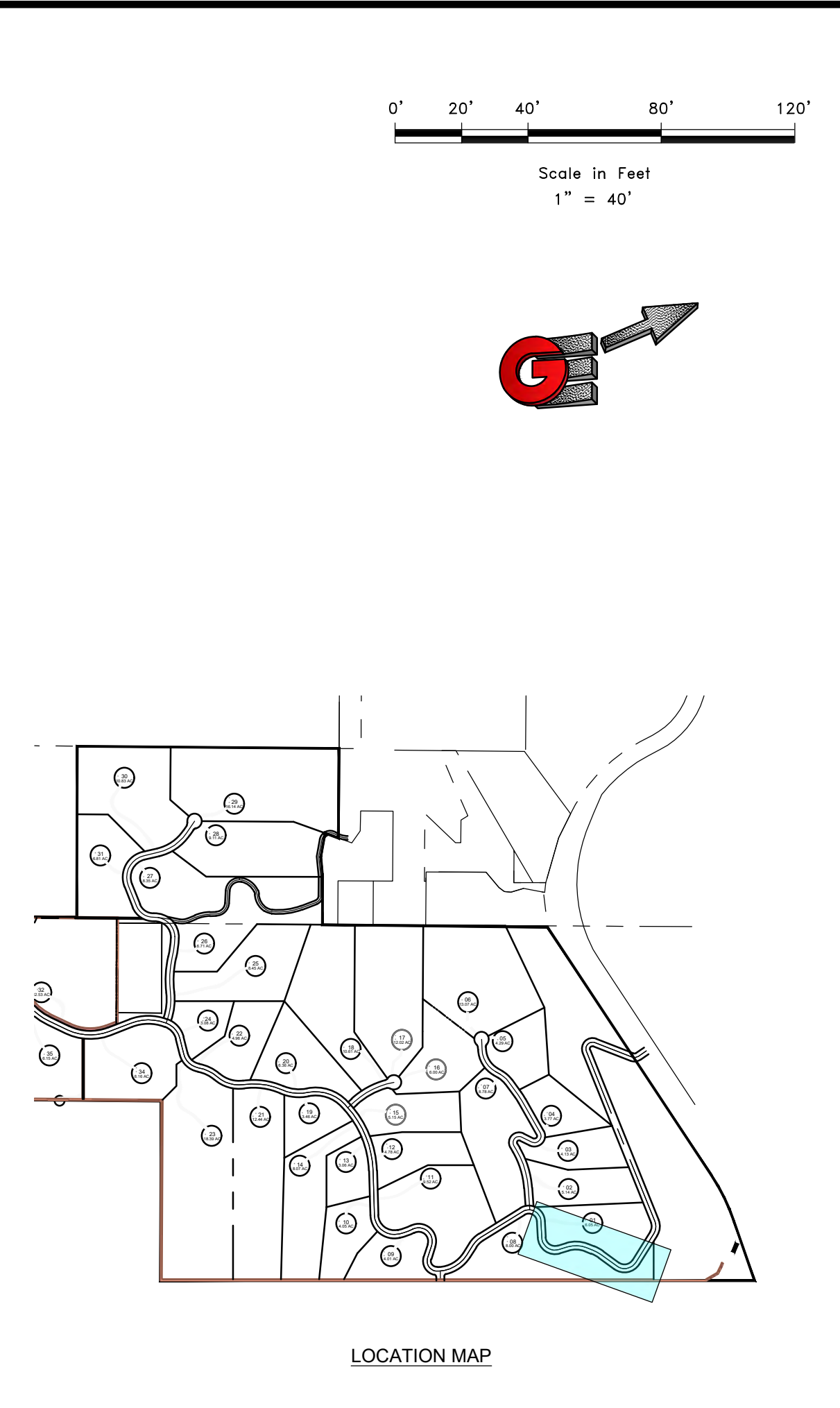
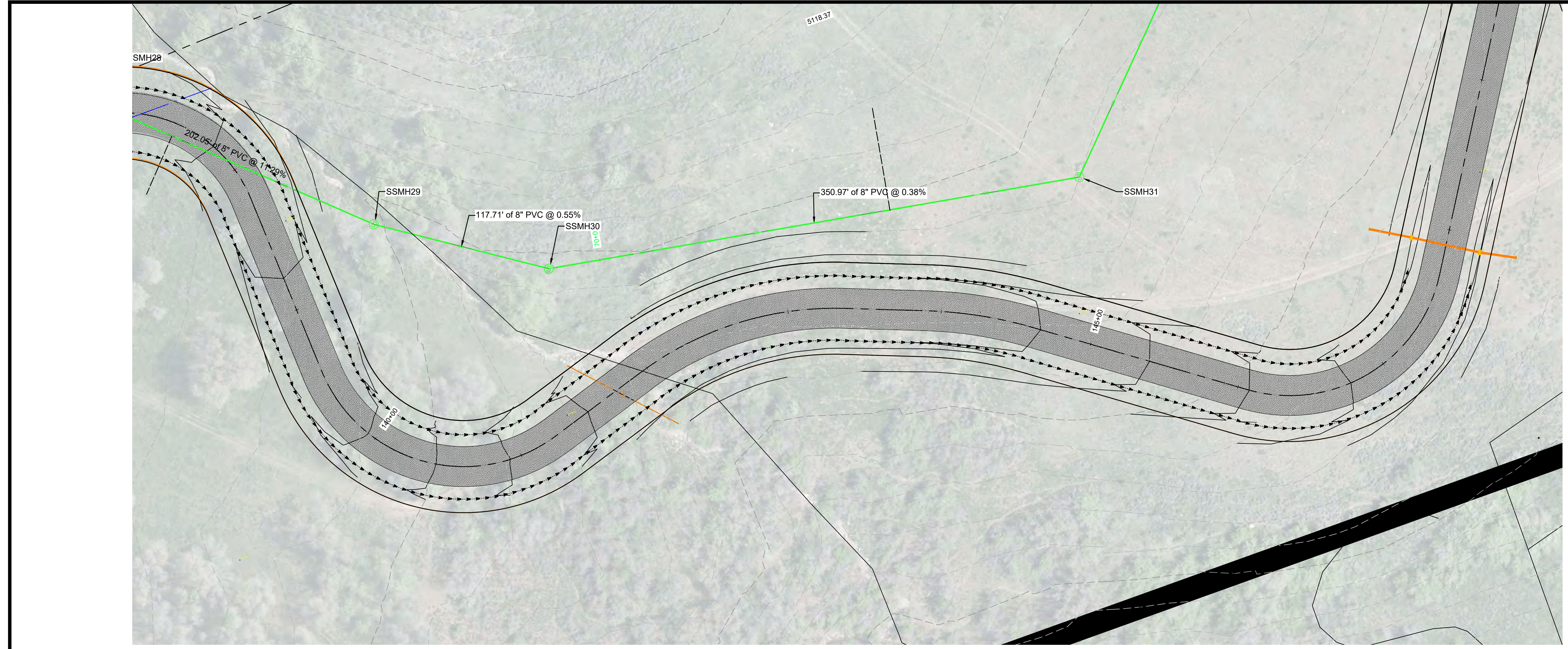
EDEN, WEBER, UTAH

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 MUNICIPAL • LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

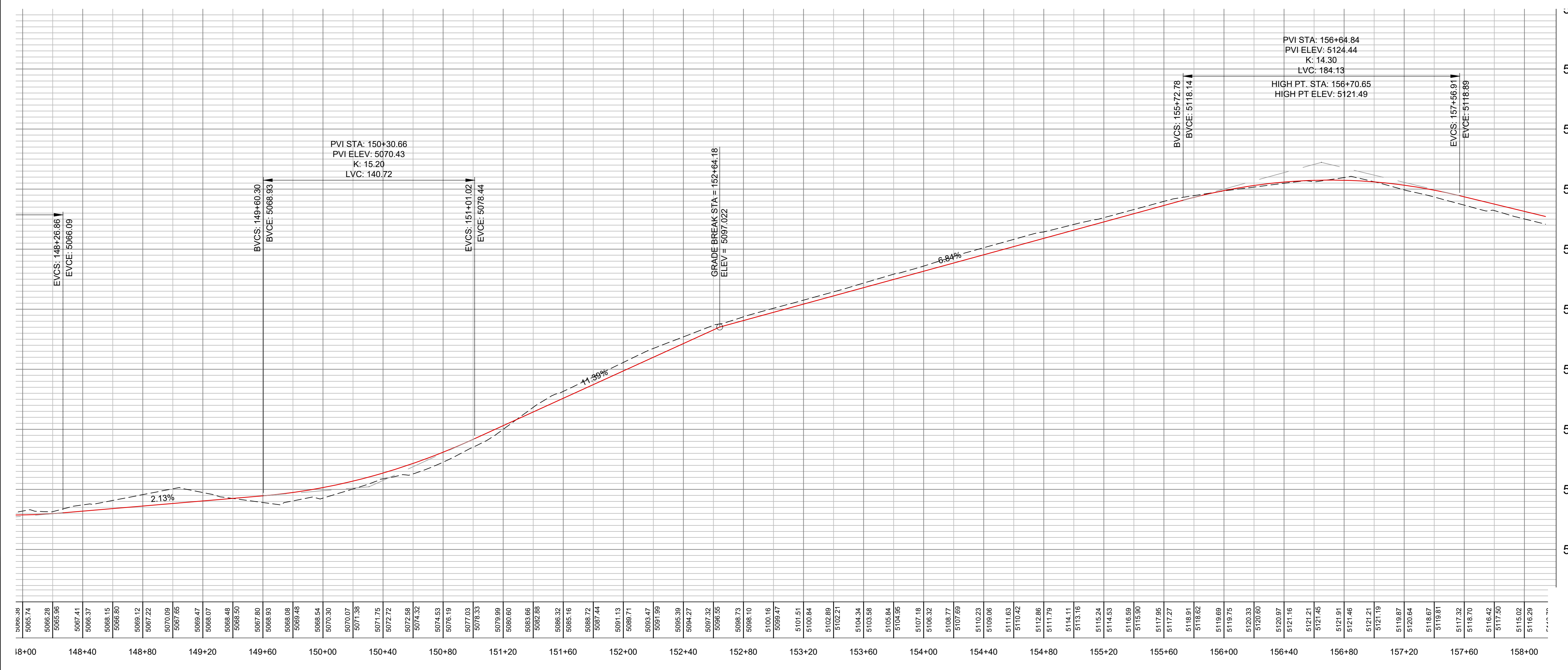
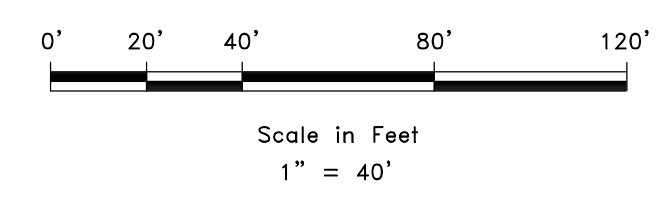
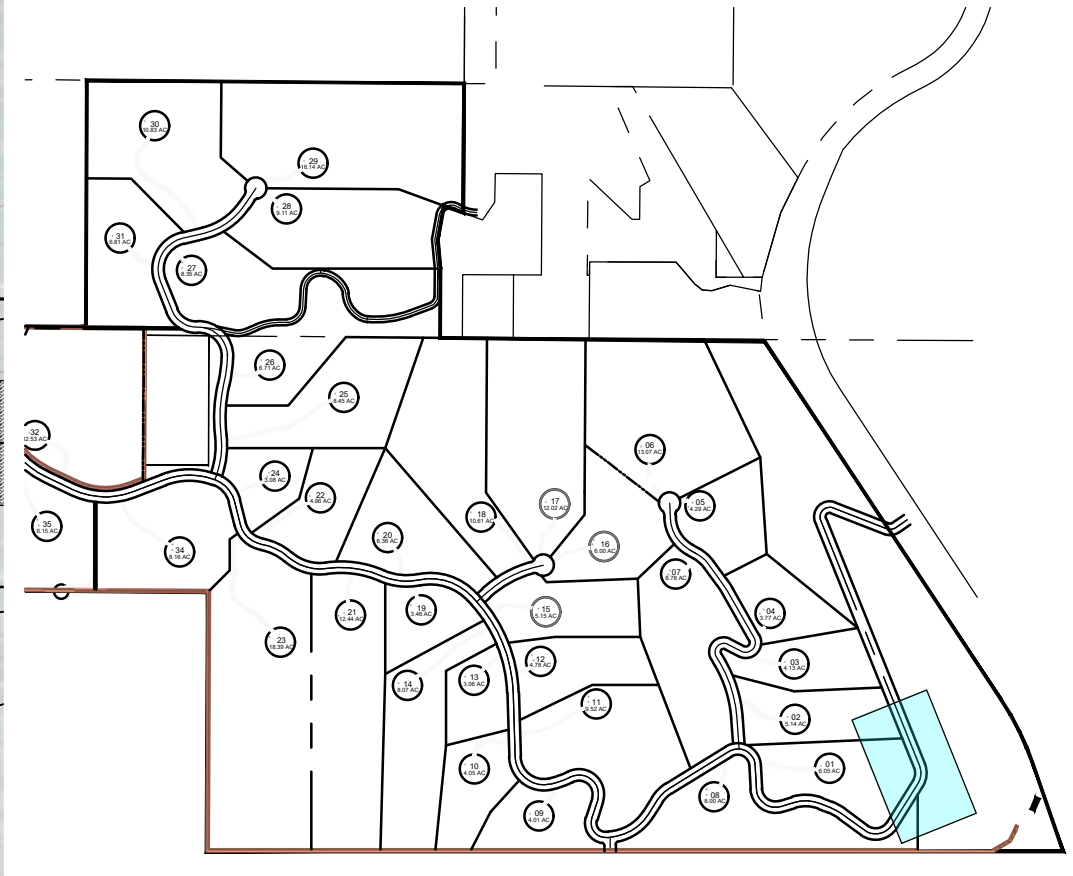
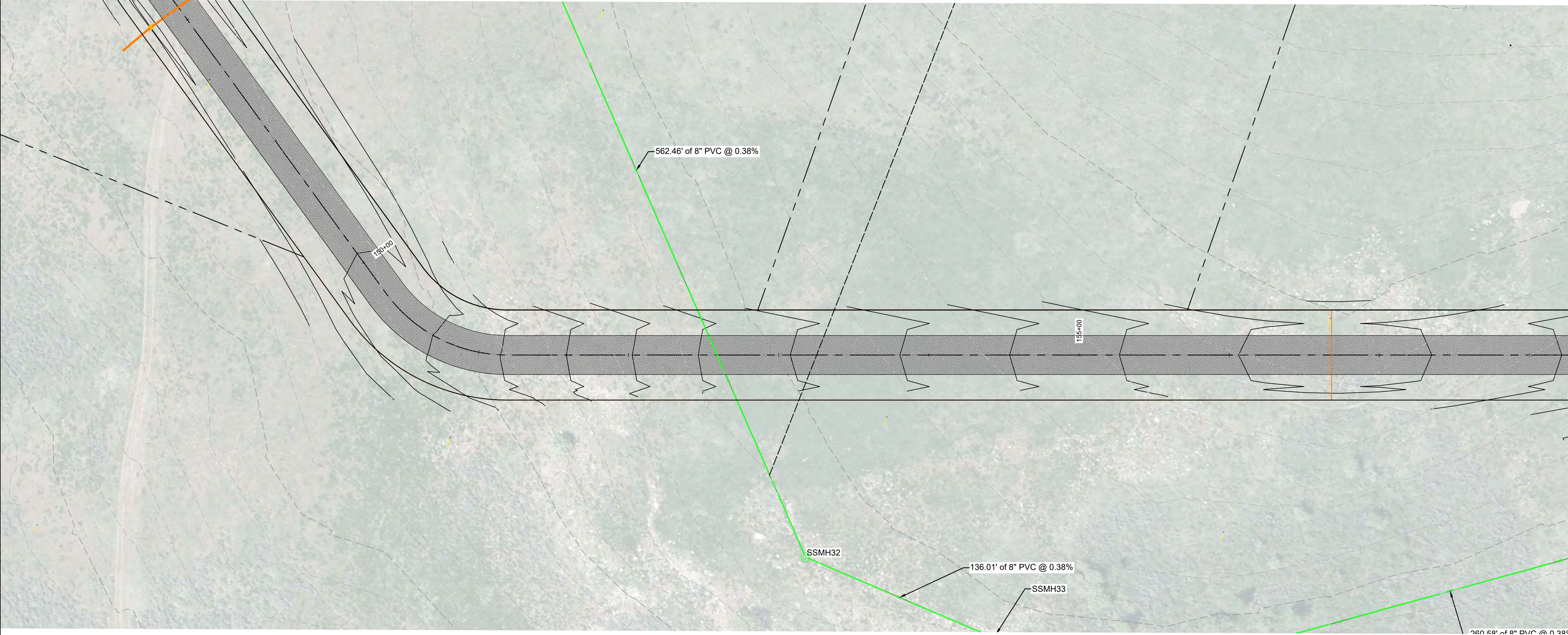
PP5



13.12.1 - LEWIS, HOWES & SONS - OSPREY RANCH LAND SURVEY PLAN PROFILE SHEETS PHASE - LUNG

PLAN AND PROFILE ROAD A OSPREY RANCH UT-158 EDEN, WEBER, UTAH		SCALE: 1" = 40' DATE: 6-22-21 DESIGN: KAN DRAWN: KAN CHECKED: RC									
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DATE	DESCRIPTION										
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066											
PP6											

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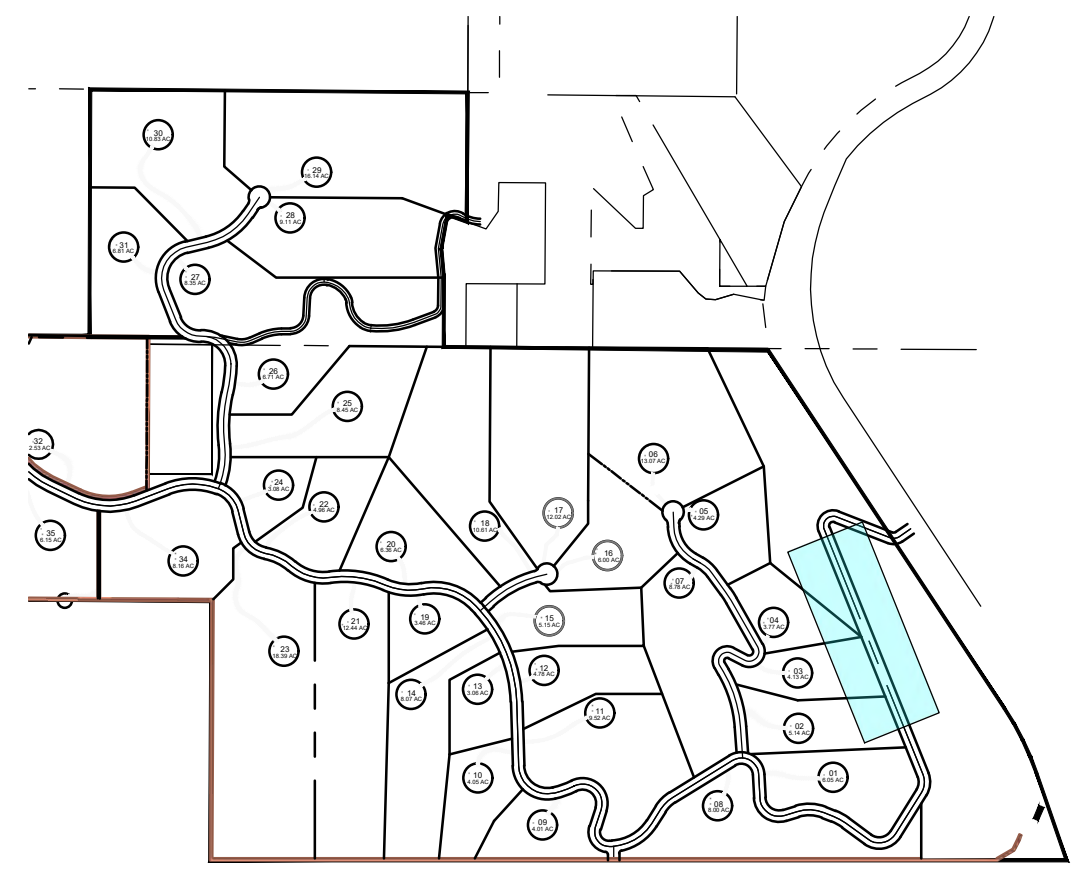
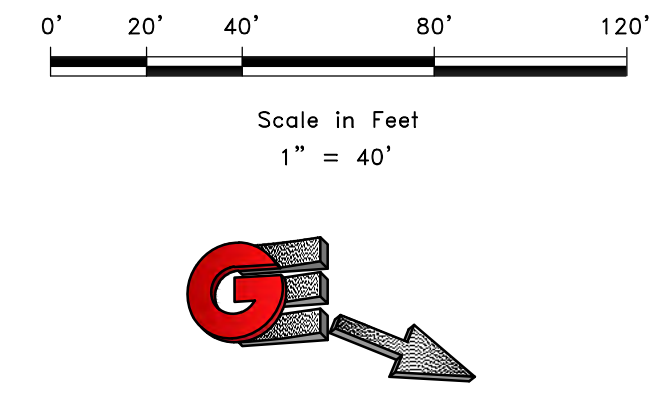
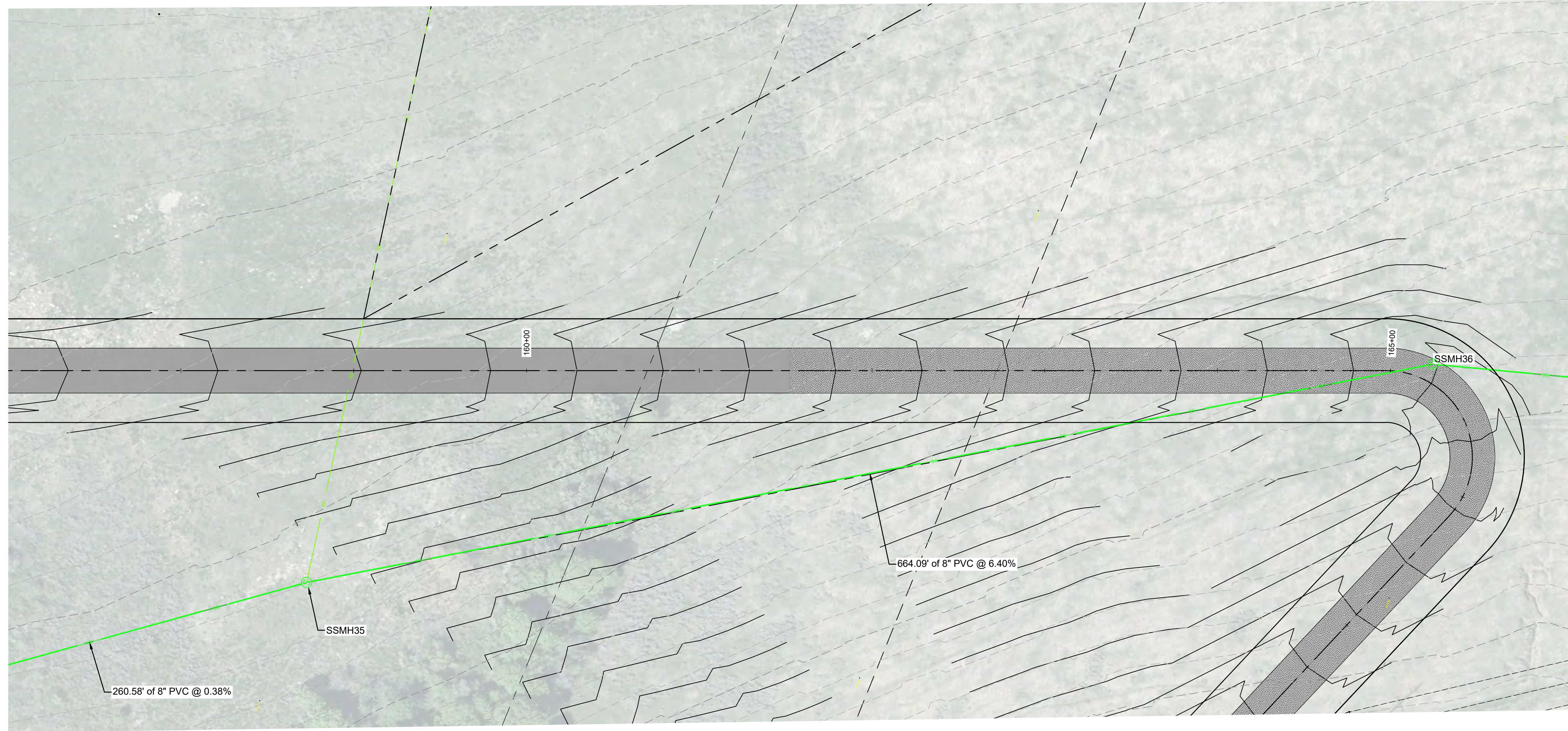


SCALE	1" = 40'
DATE	6-22-21
DESIGN	KAN
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CHECKED	RC

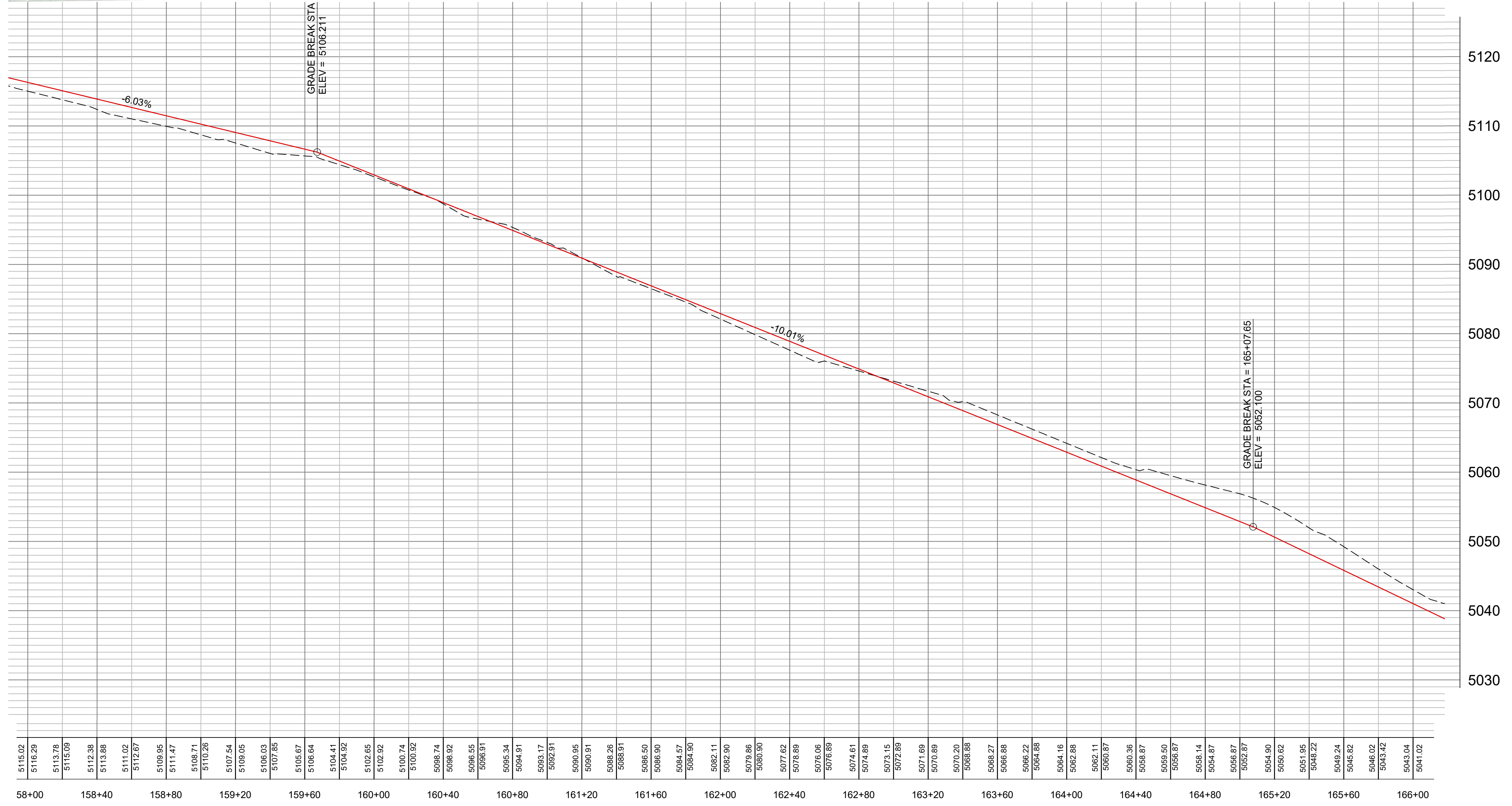
REVISIONS	DESCRIPTION
DATE	

DWG:

PLAN AND PROFILE ROAD A
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH



LOCATION MAP

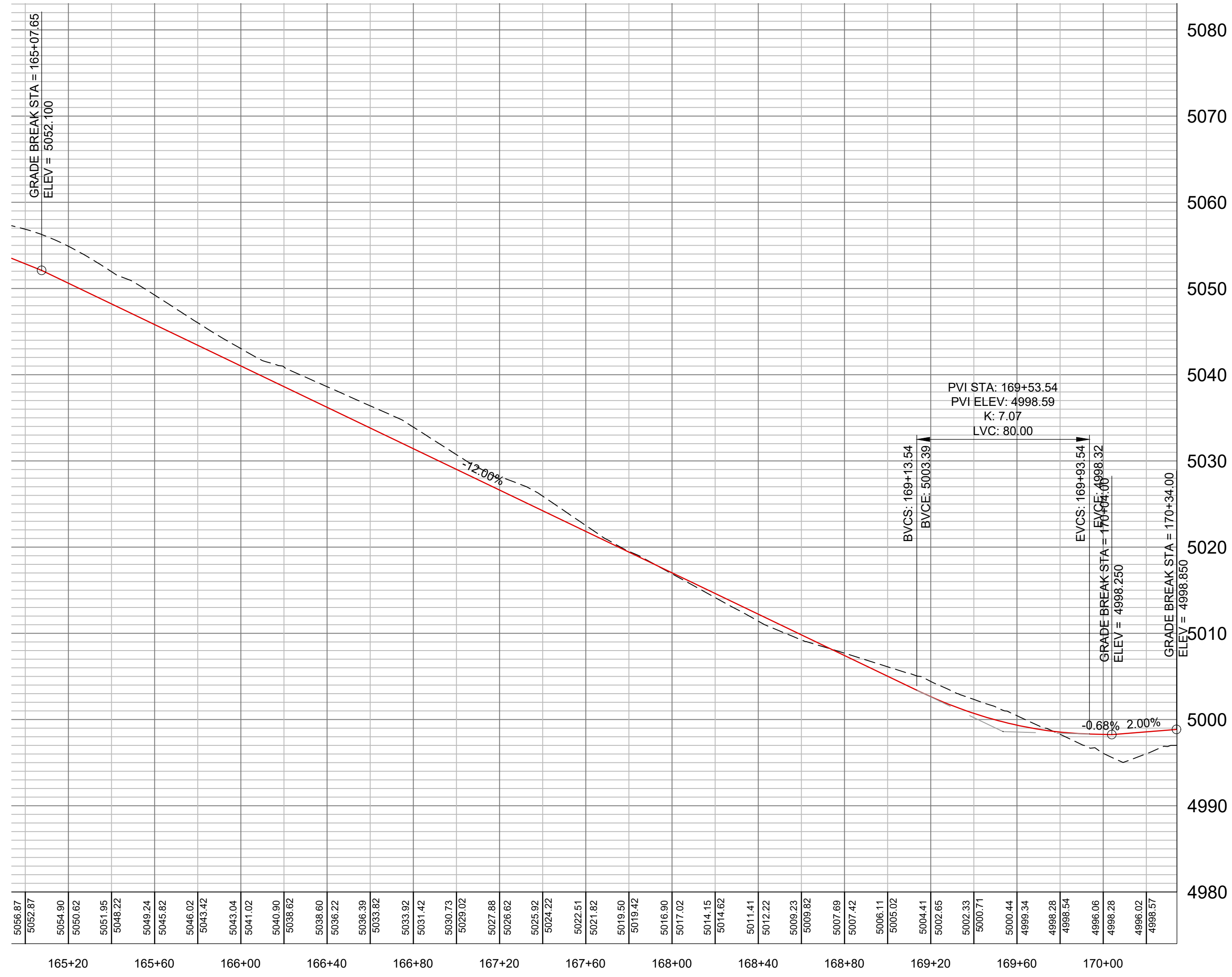
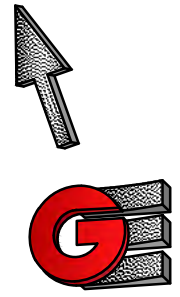
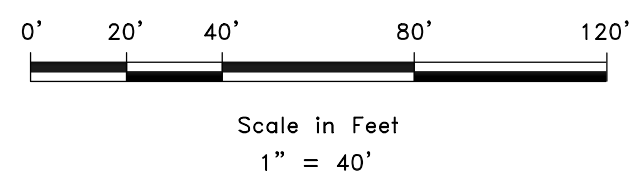
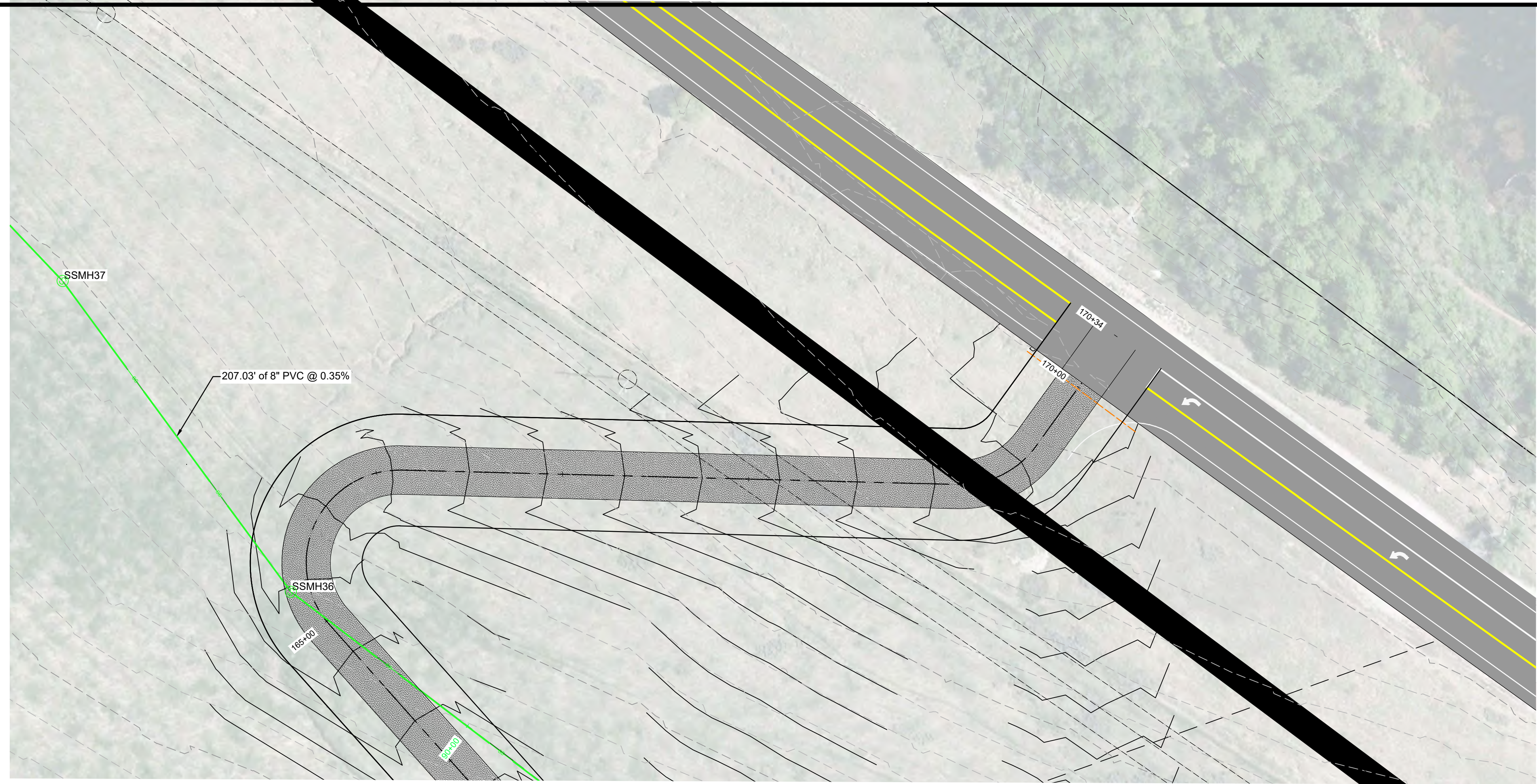


PLAN AND PROFILE ROAD A
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

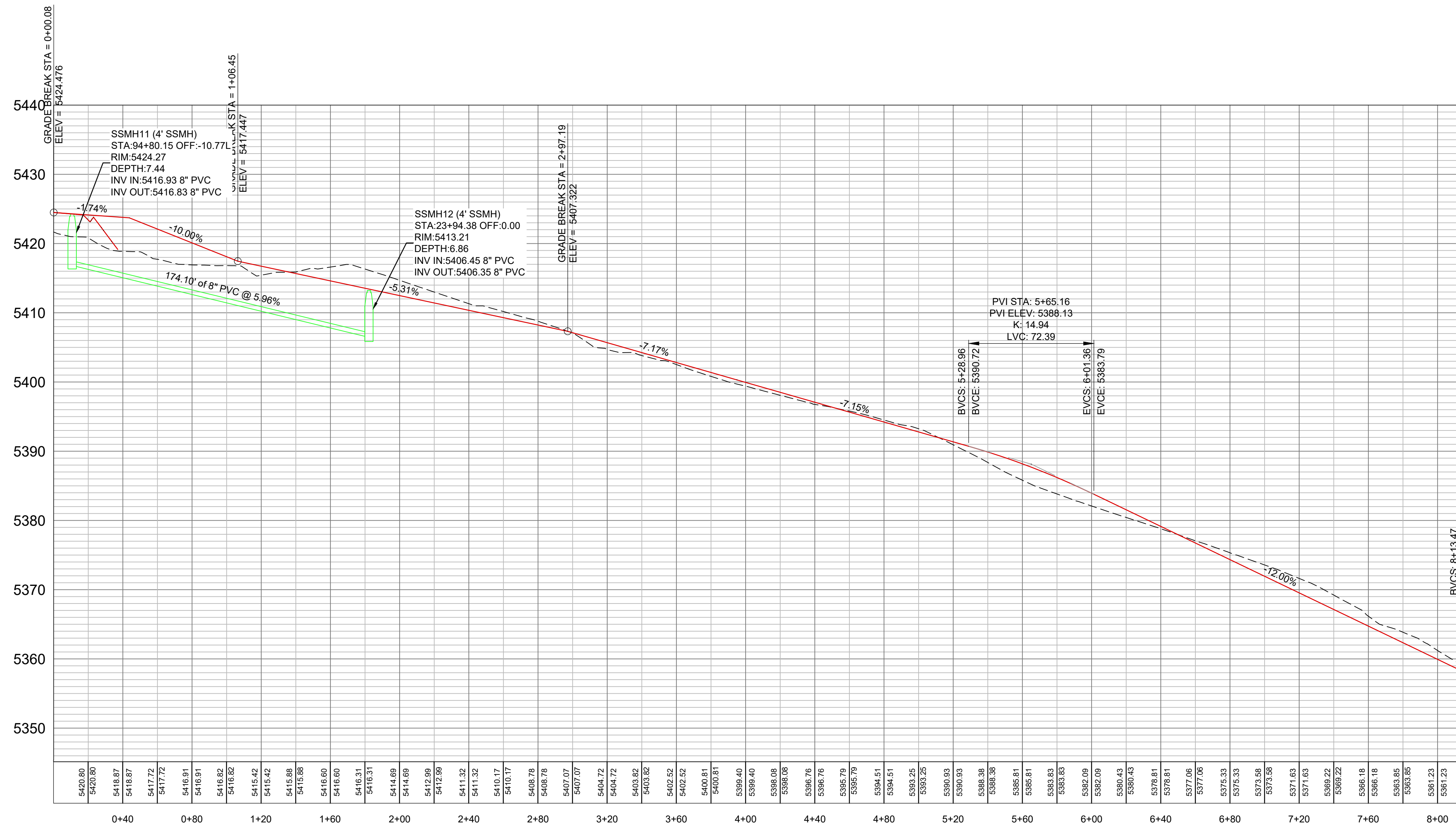
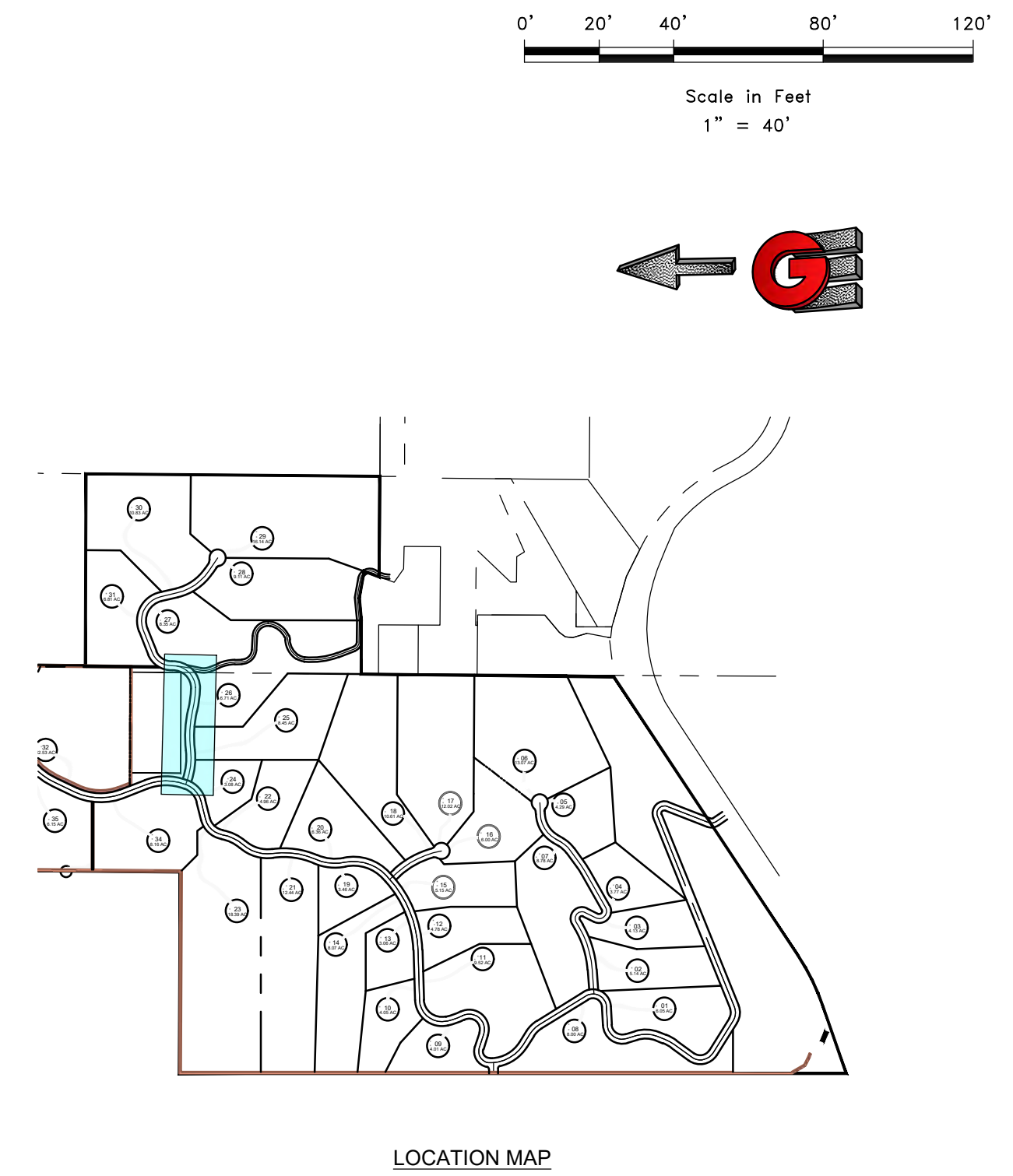
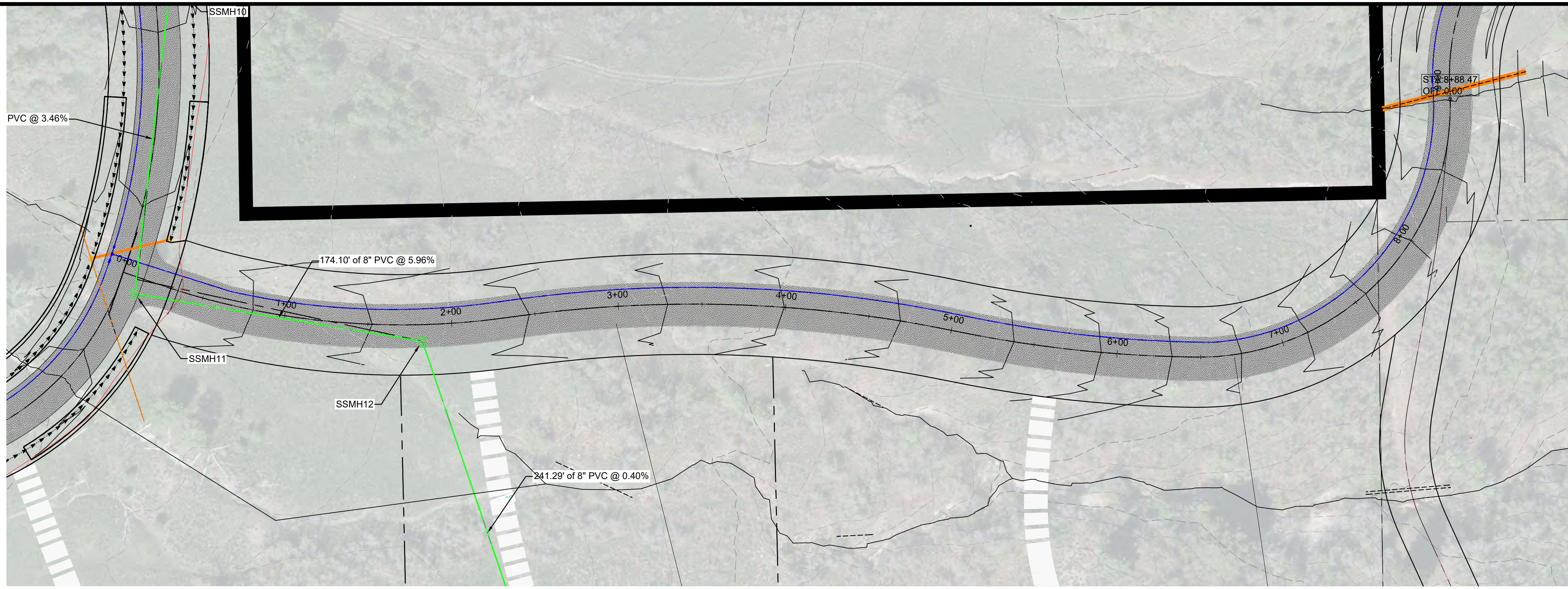
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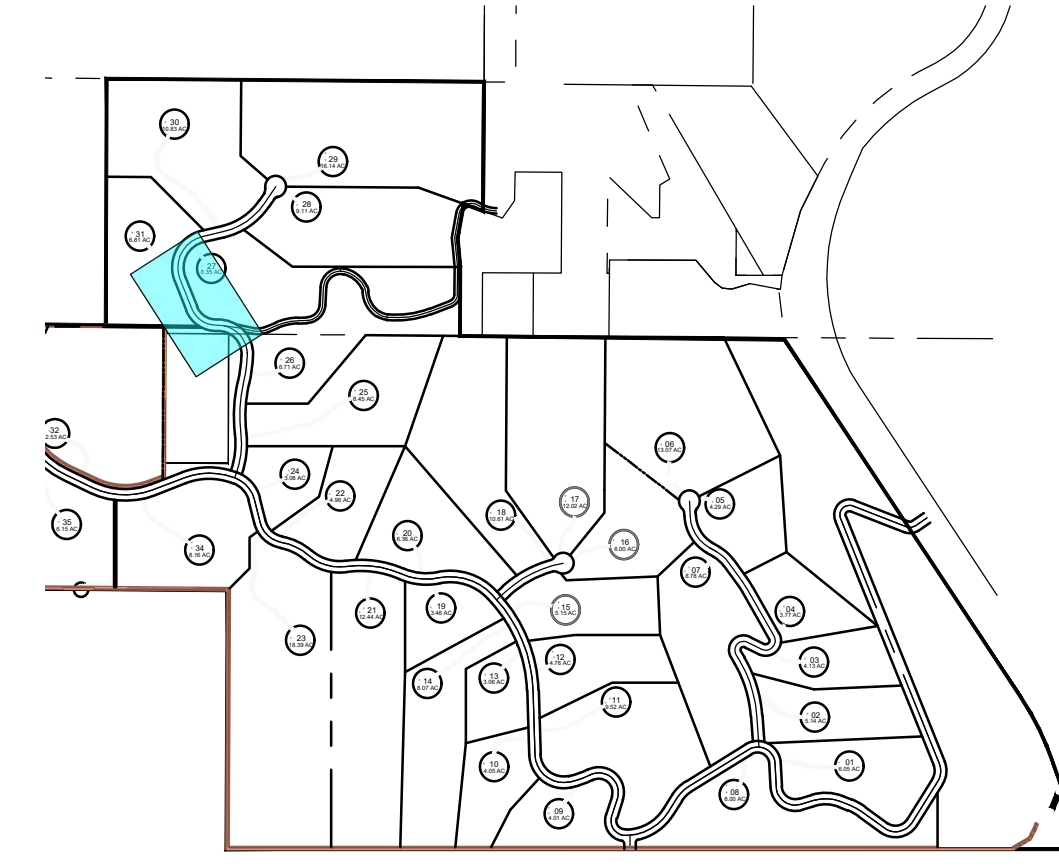
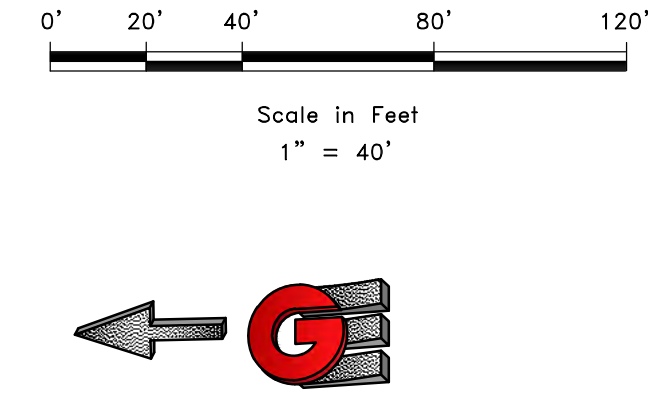
SCALE	1" = 40'
DATE	6-22-21
DESIGN	KAN
DRAWN	KAN
CHECKED	RC



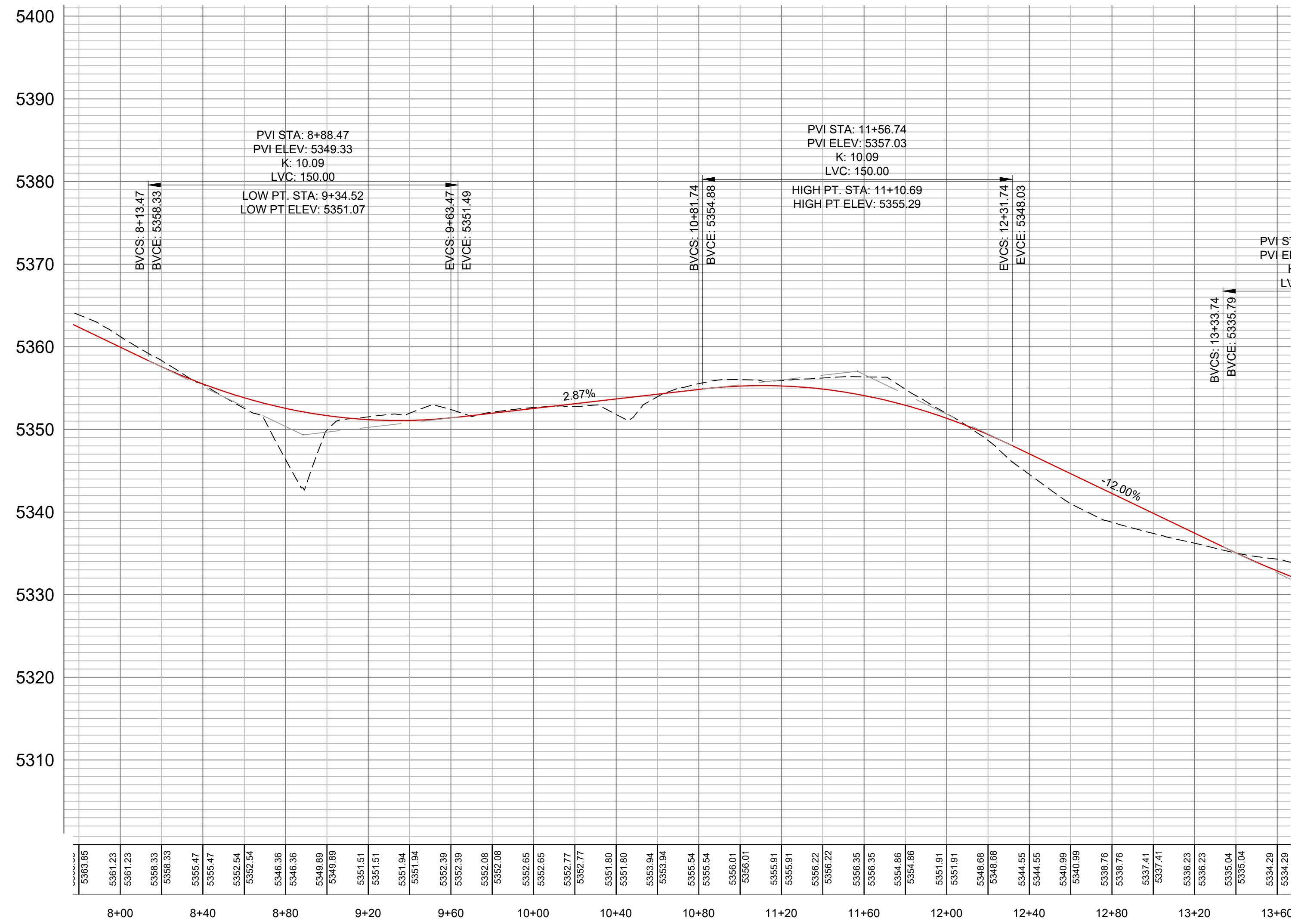
<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>		<p>PLAN AND PROFILE ROAD A OSPREY RANCH UT-158 EDEN, WEBER, UTAH</p>		<p>SCALE: 1" = 40' DATE: 8-22-21 DESIGN: KAN DRAWN: KAN CHECKED: RC</p>
DATE	REVISIONS	DESCRIPTION	DWG:	



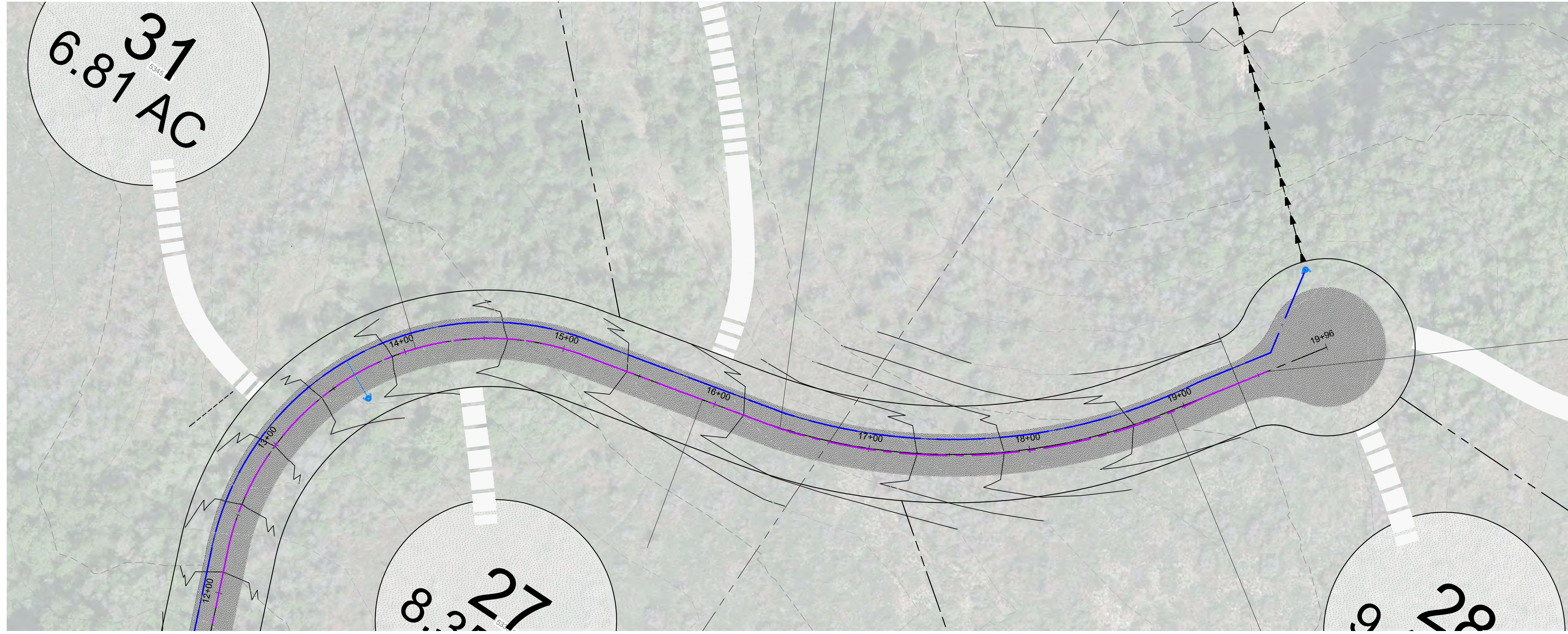
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REVISIONS	DESCRIPTION										
DATE											
SCALE: 1" = 40'	DATE: 6-22-21										
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CHECKED: RC	DWG.:										
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066											
PP10											



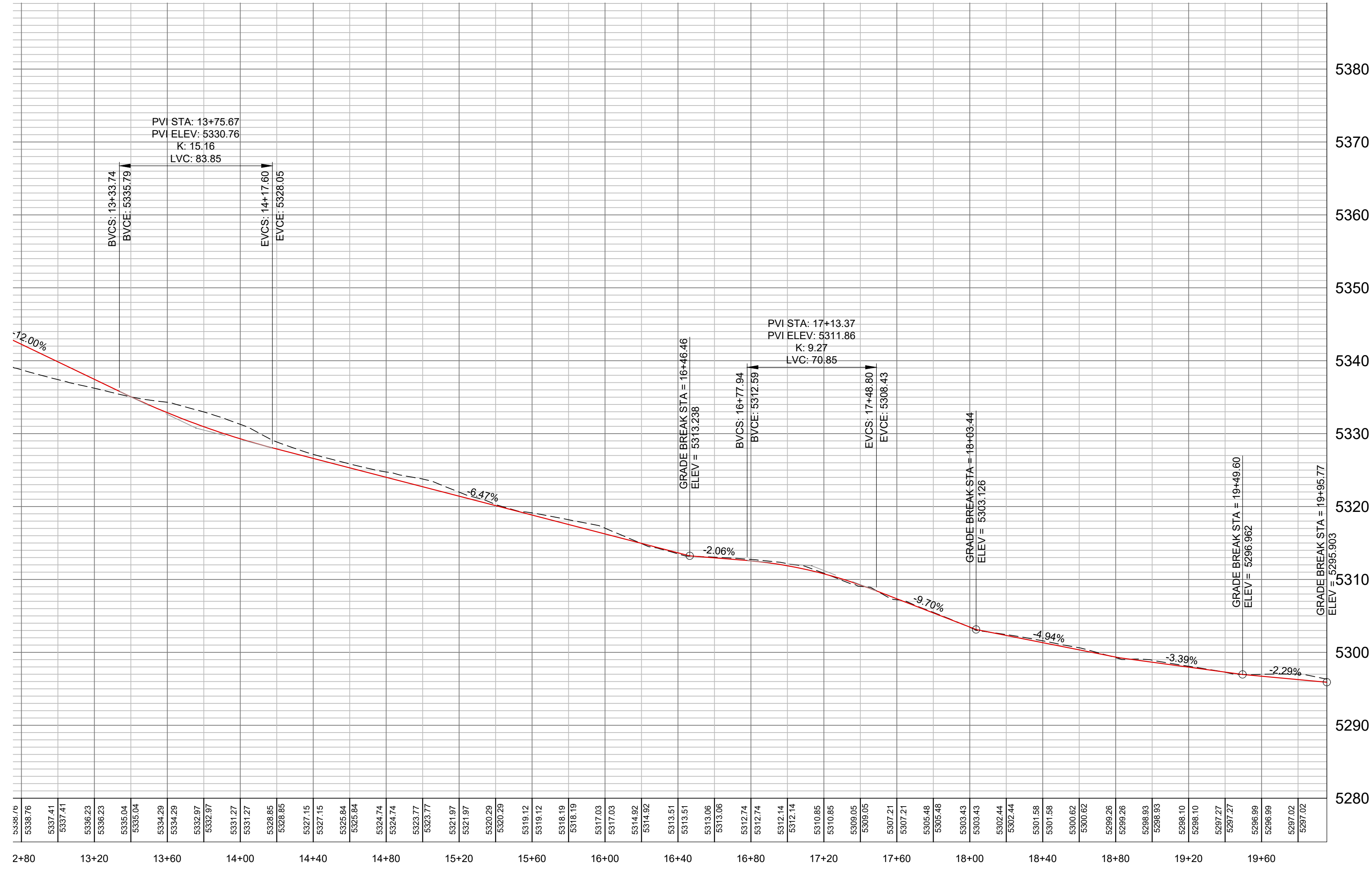
LOCATION MAP



 GARDNER ENGINEERING <small>CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</small> 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	PLAN AND PROFILE ROAD 4 OSPREY RANCH UT-158 EDEN, WEBER, UTAH	SCALE: 1" = 40' DATE: 6-22-21 DESIGNER: KAN DRAWN: KAN CHECKED: RC							
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DATE	DESCRIPTION								
PP11									



LOCATION MAP



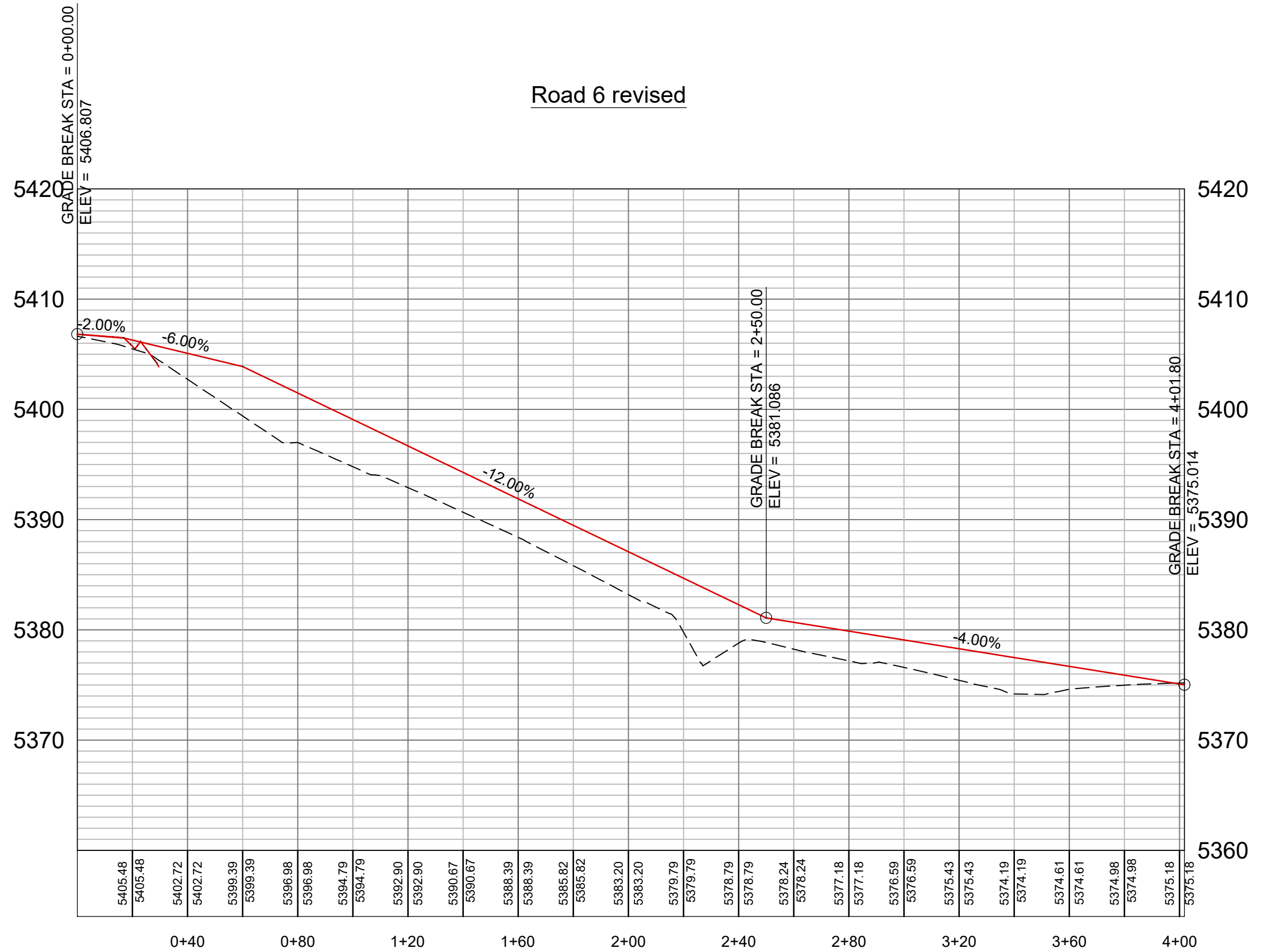
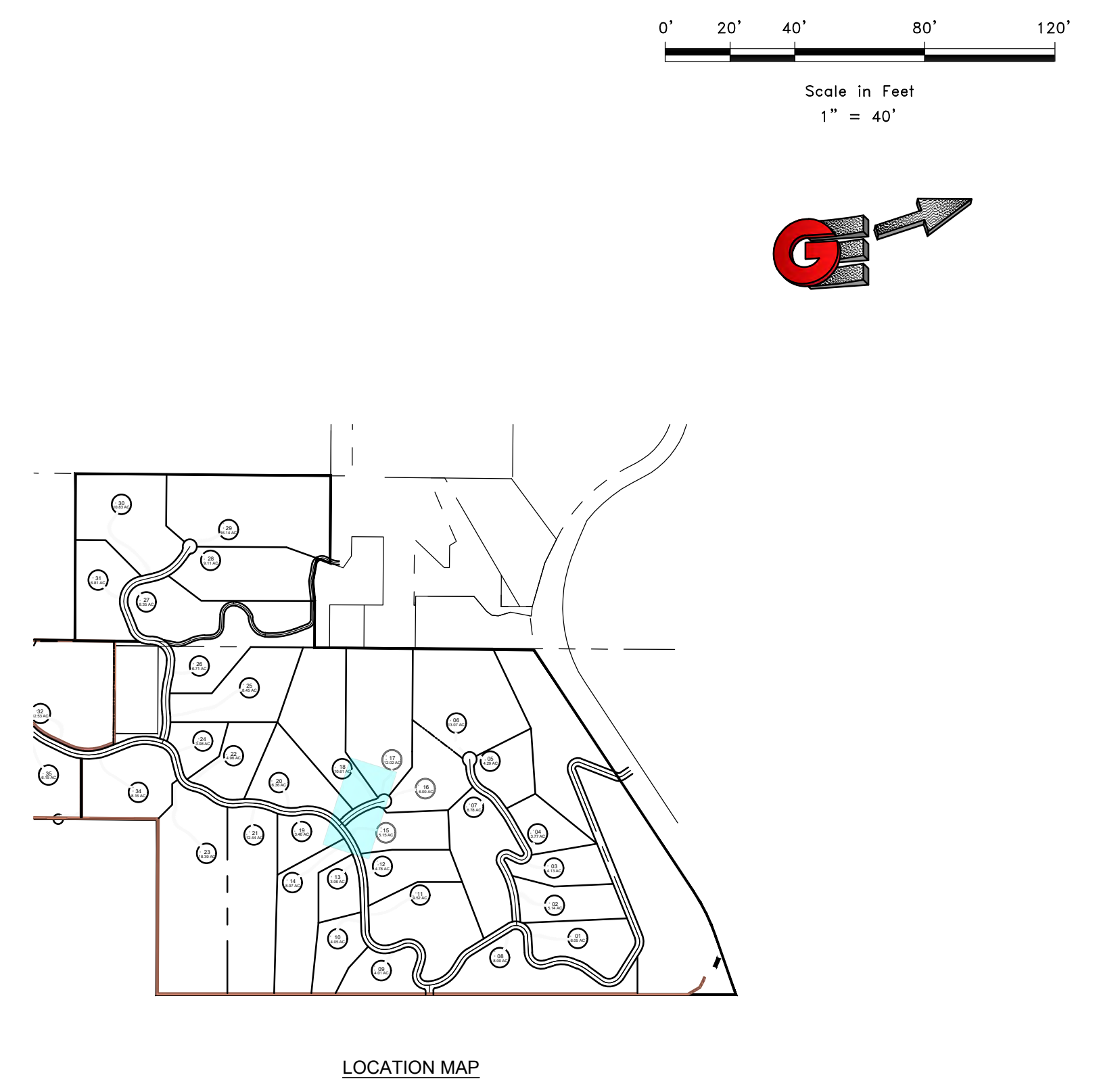
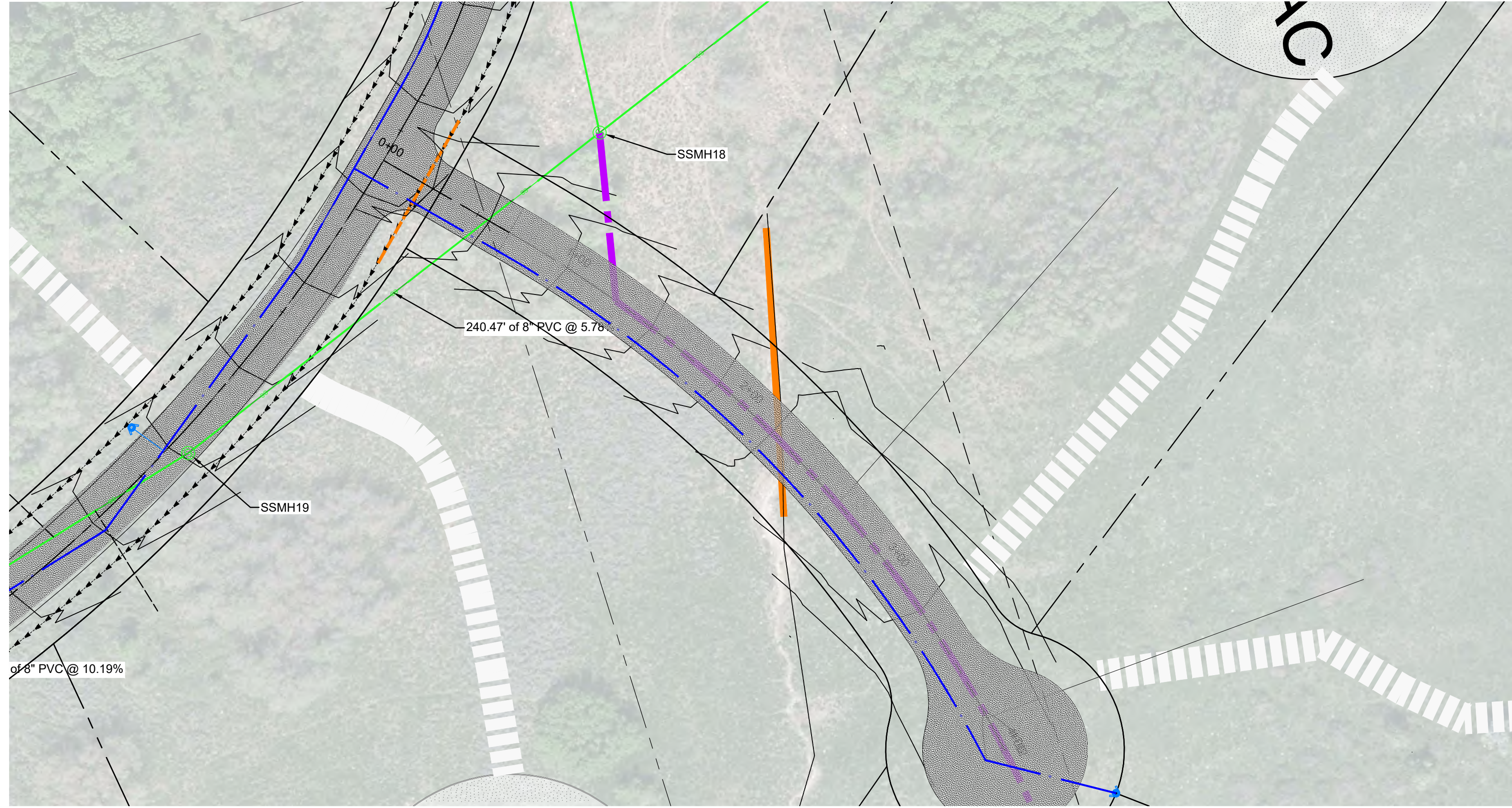
PLAN AND PROFILE ROAD 4
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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

DATE	REVISIONS DESCRIPTION

SCALE: 1" = 40'
DATE: 6-22-21
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

DWG:

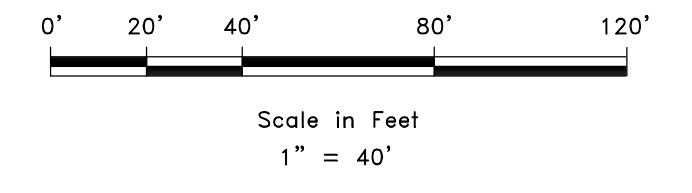
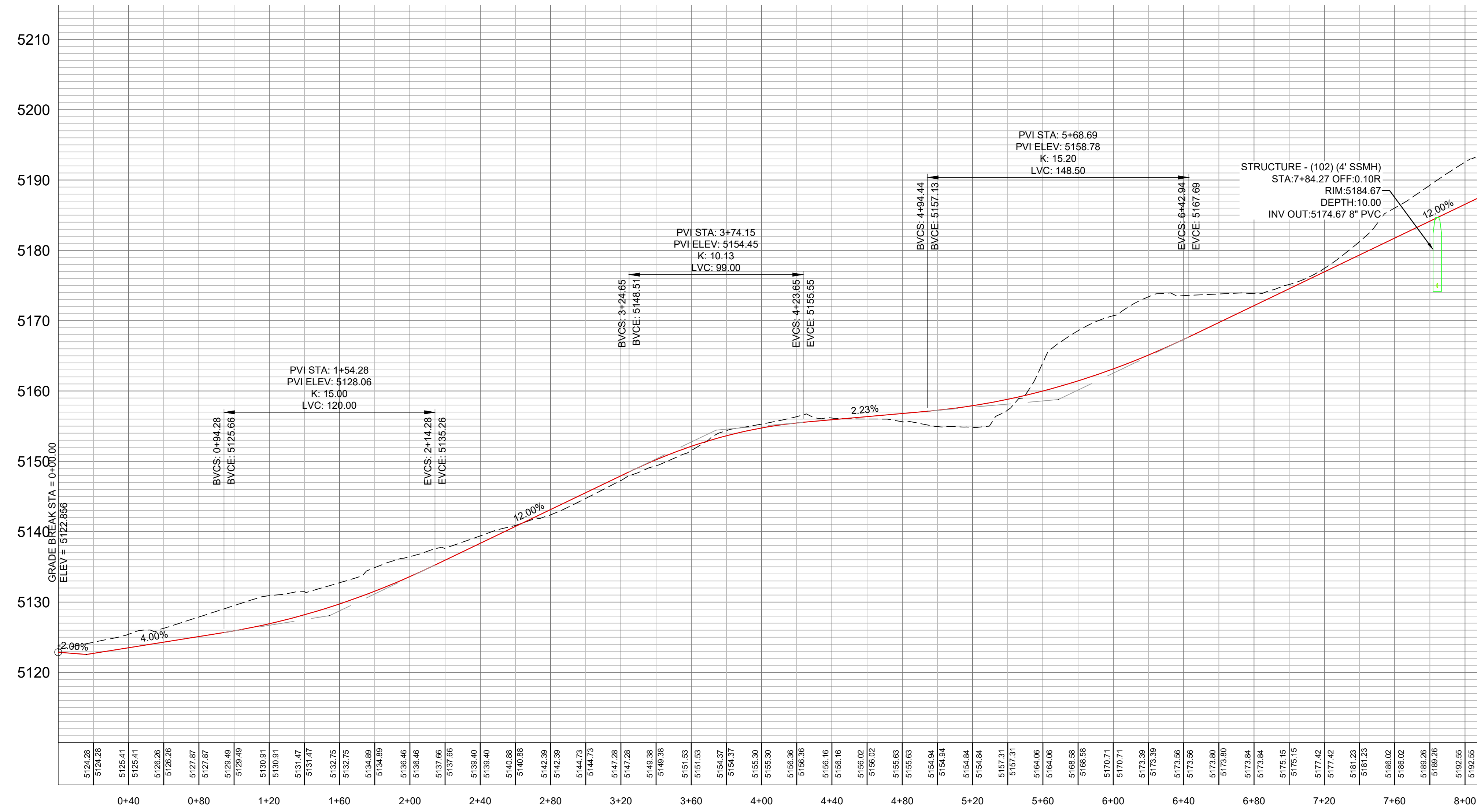
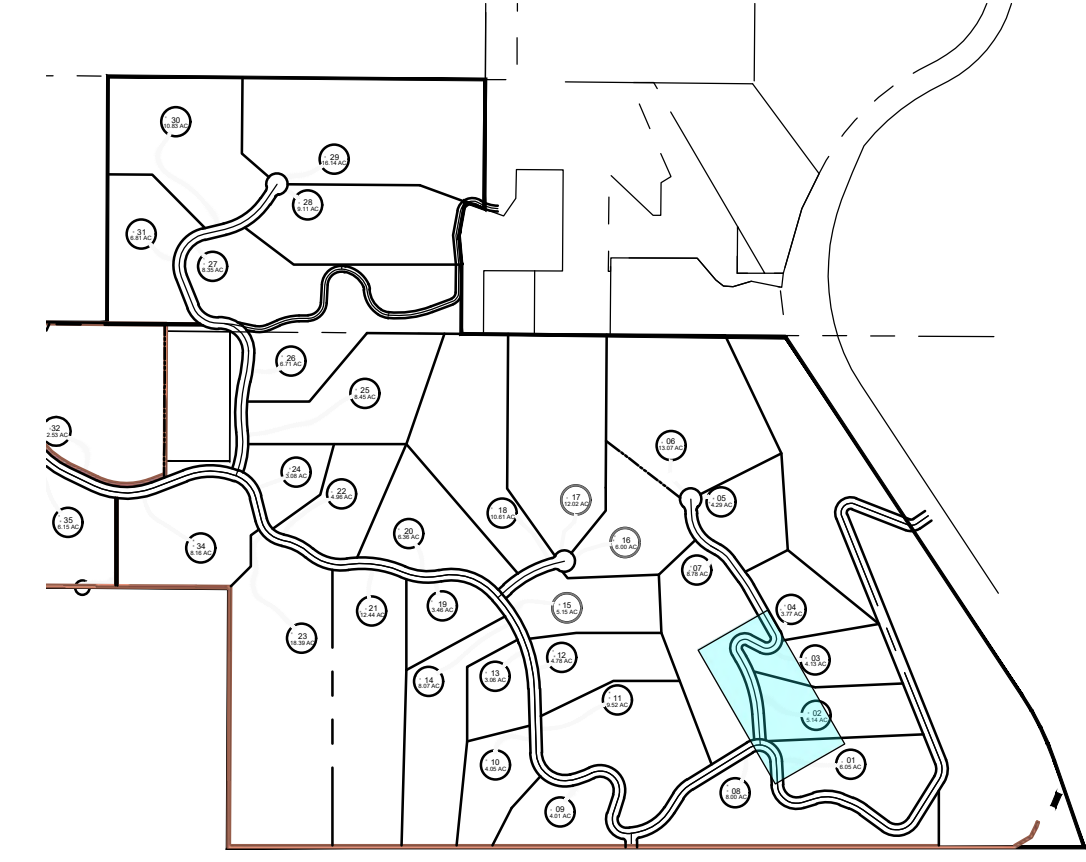
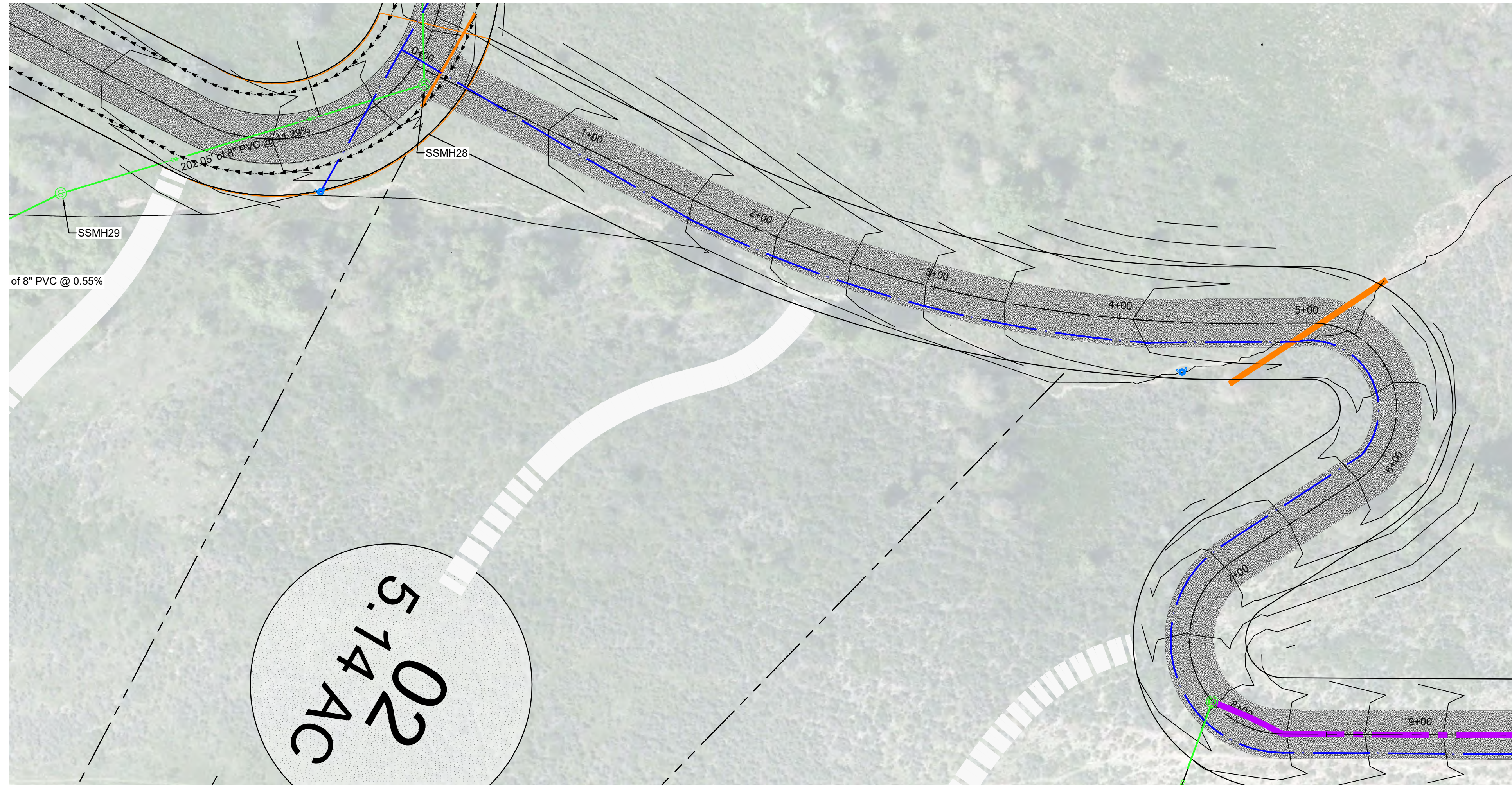


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GARDNER ENGINEERING

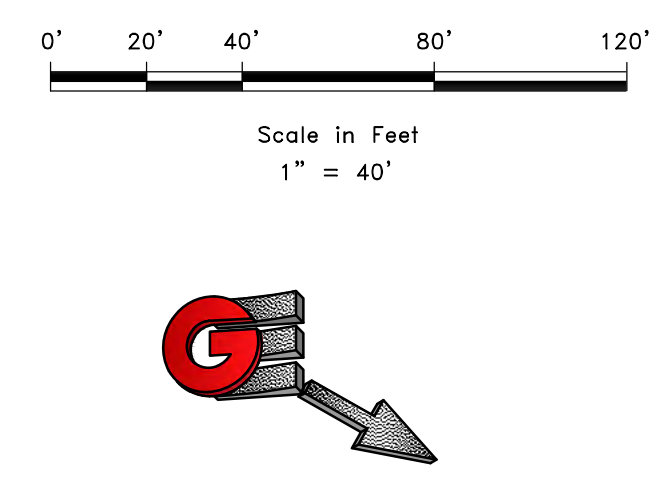
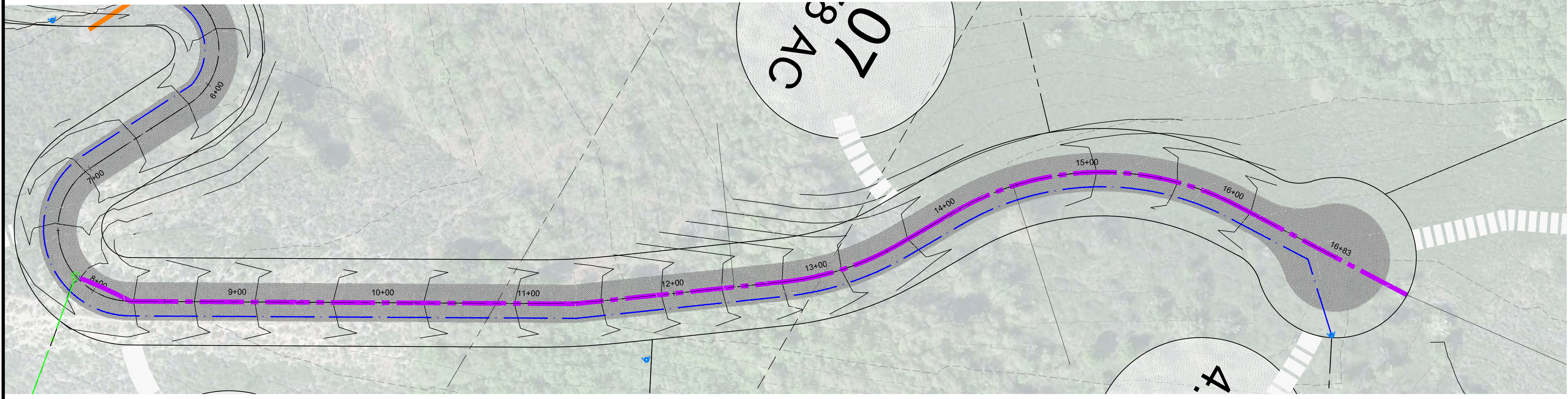
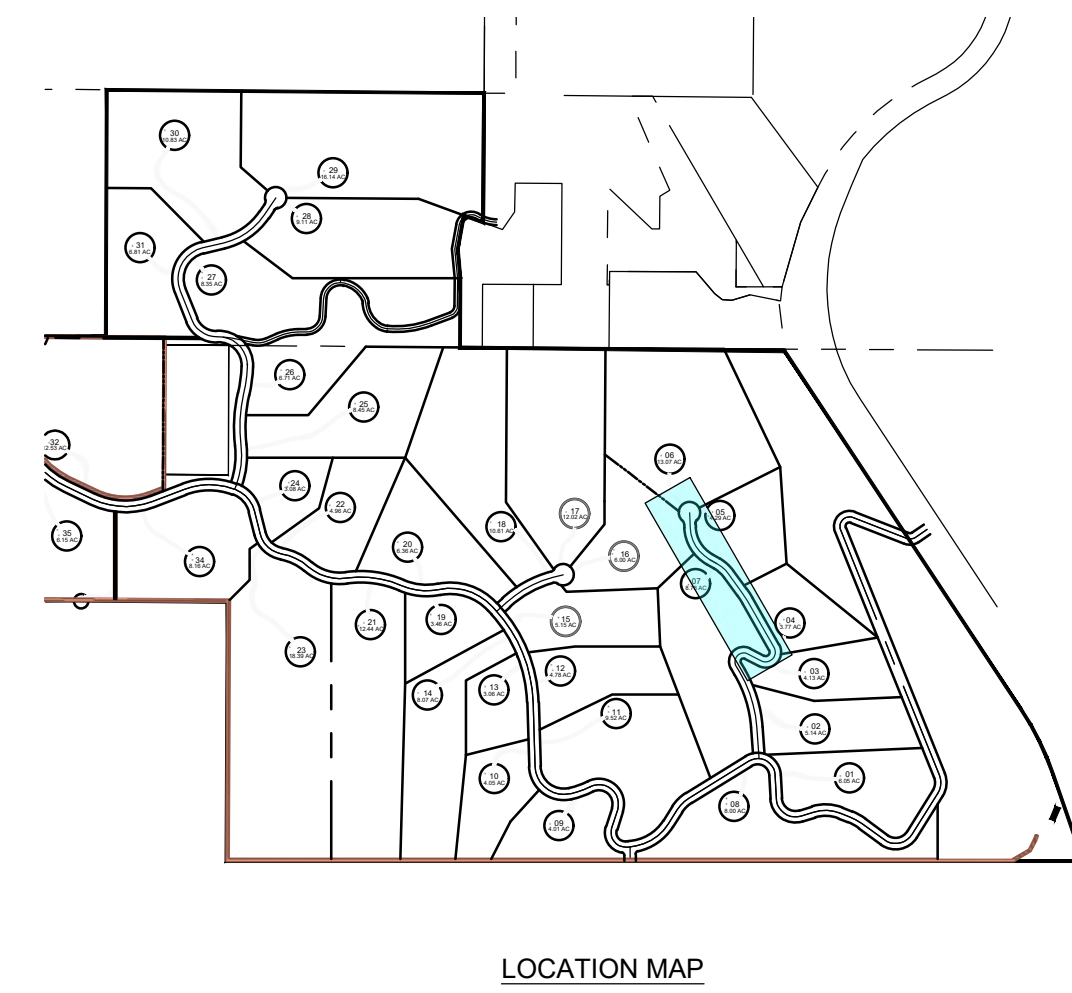
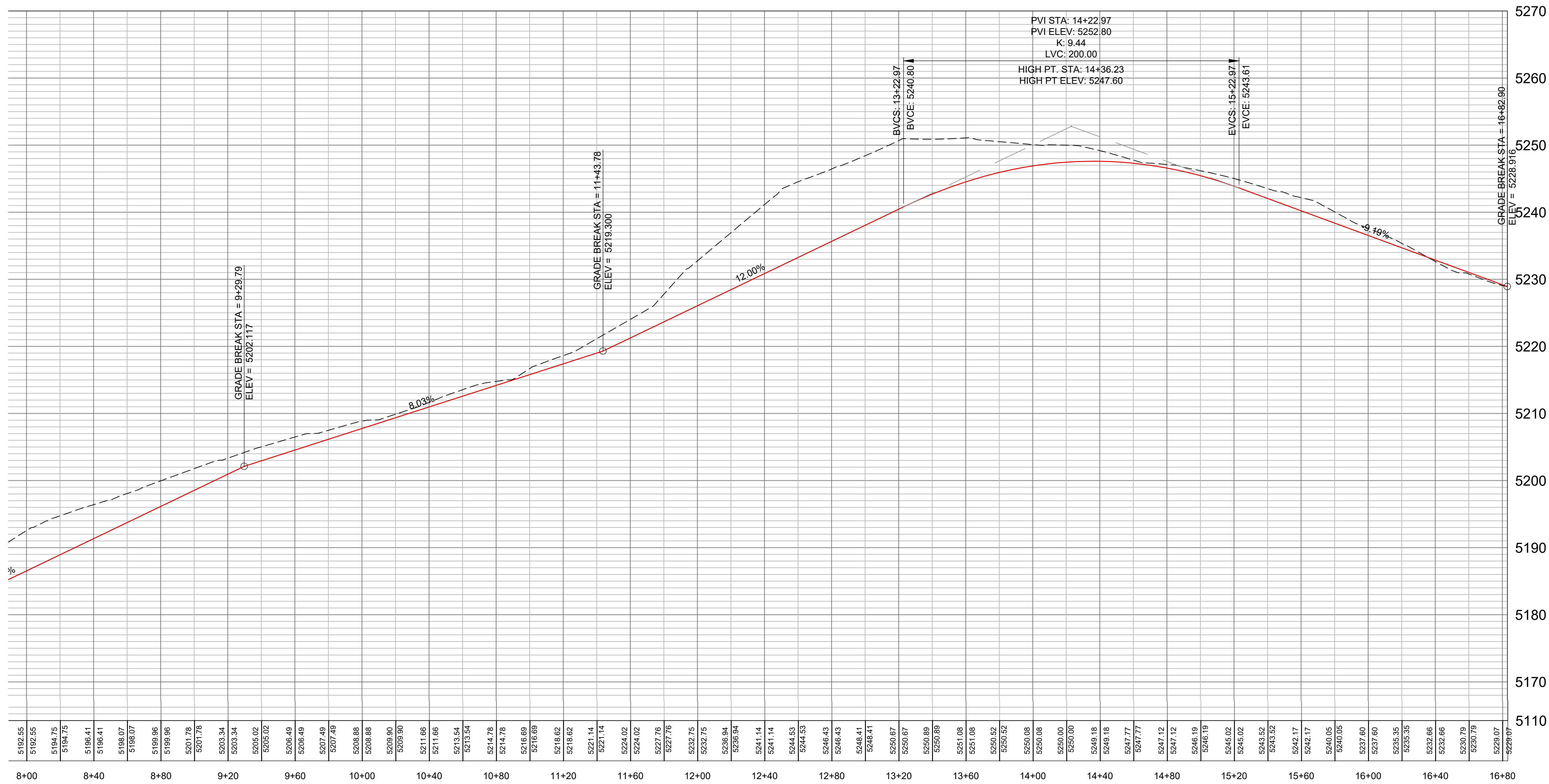
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING


51150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

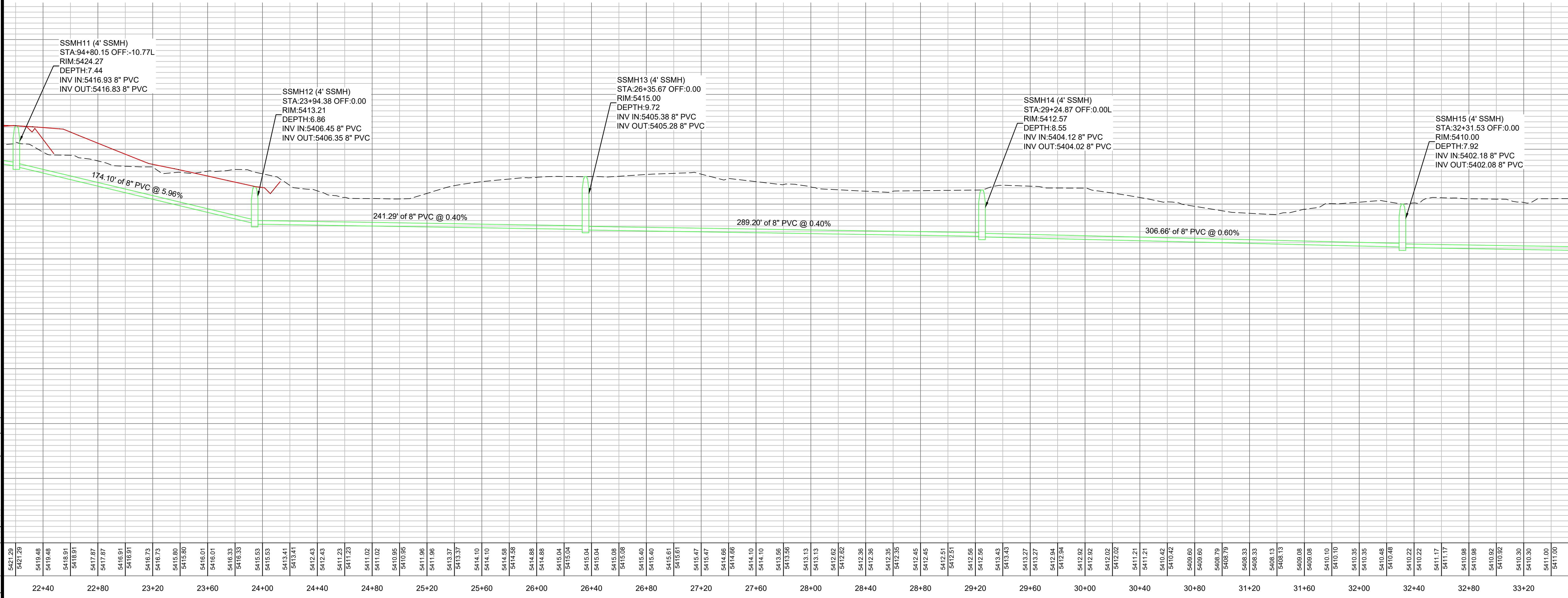
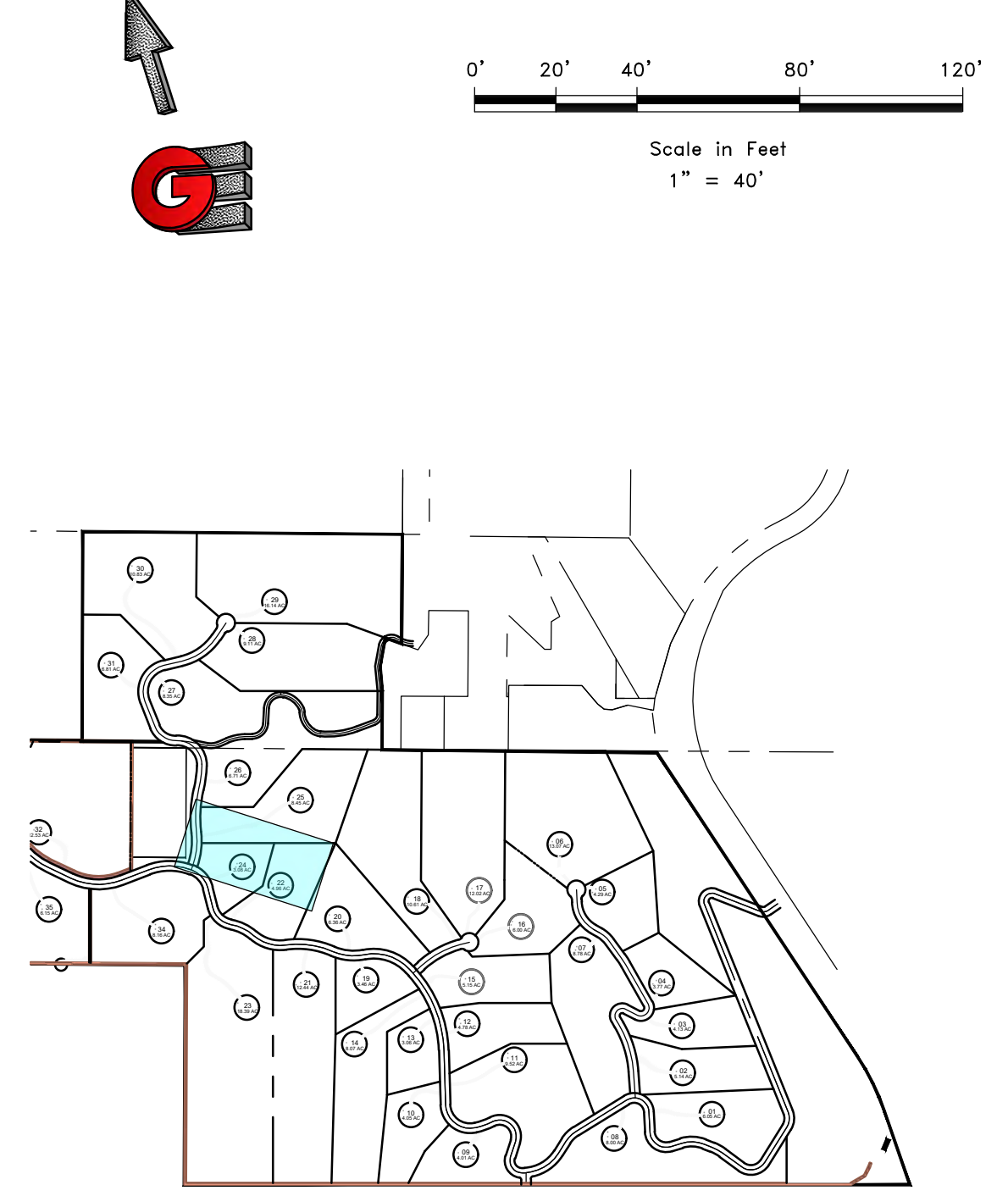


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REVISIONS	DATE	DESCRIPTION			
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PLAN AND PROFILE ROAD 2 OSPREY RANCH UT-158 EDEN, WEBER, UTAH					
		GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066			
PP14					

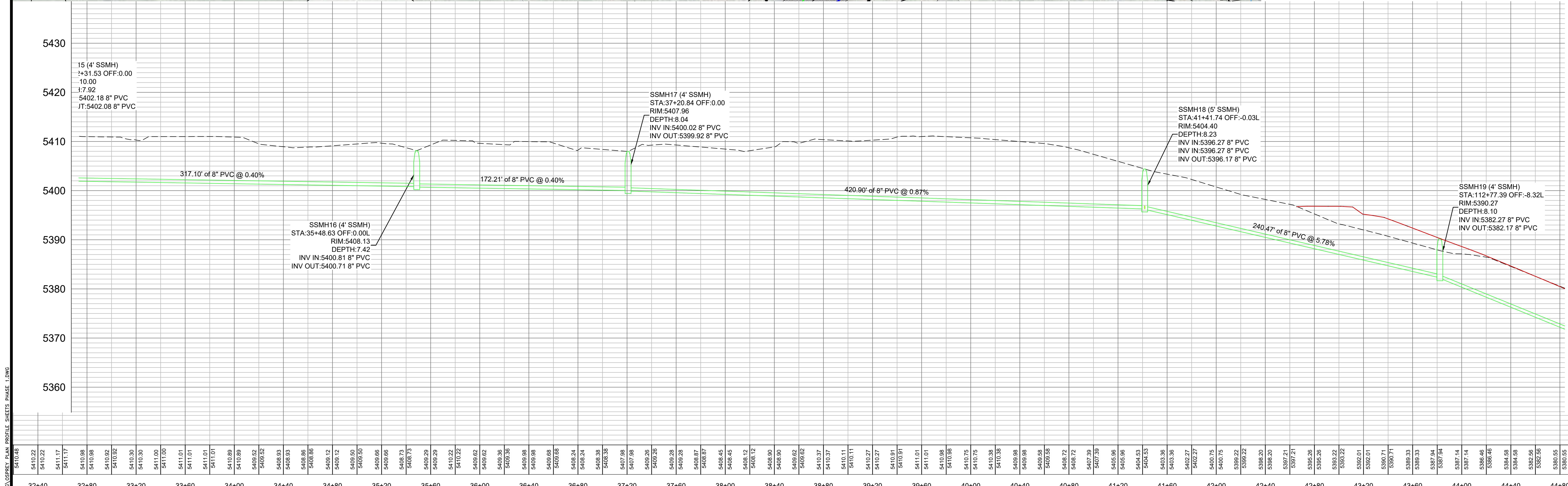
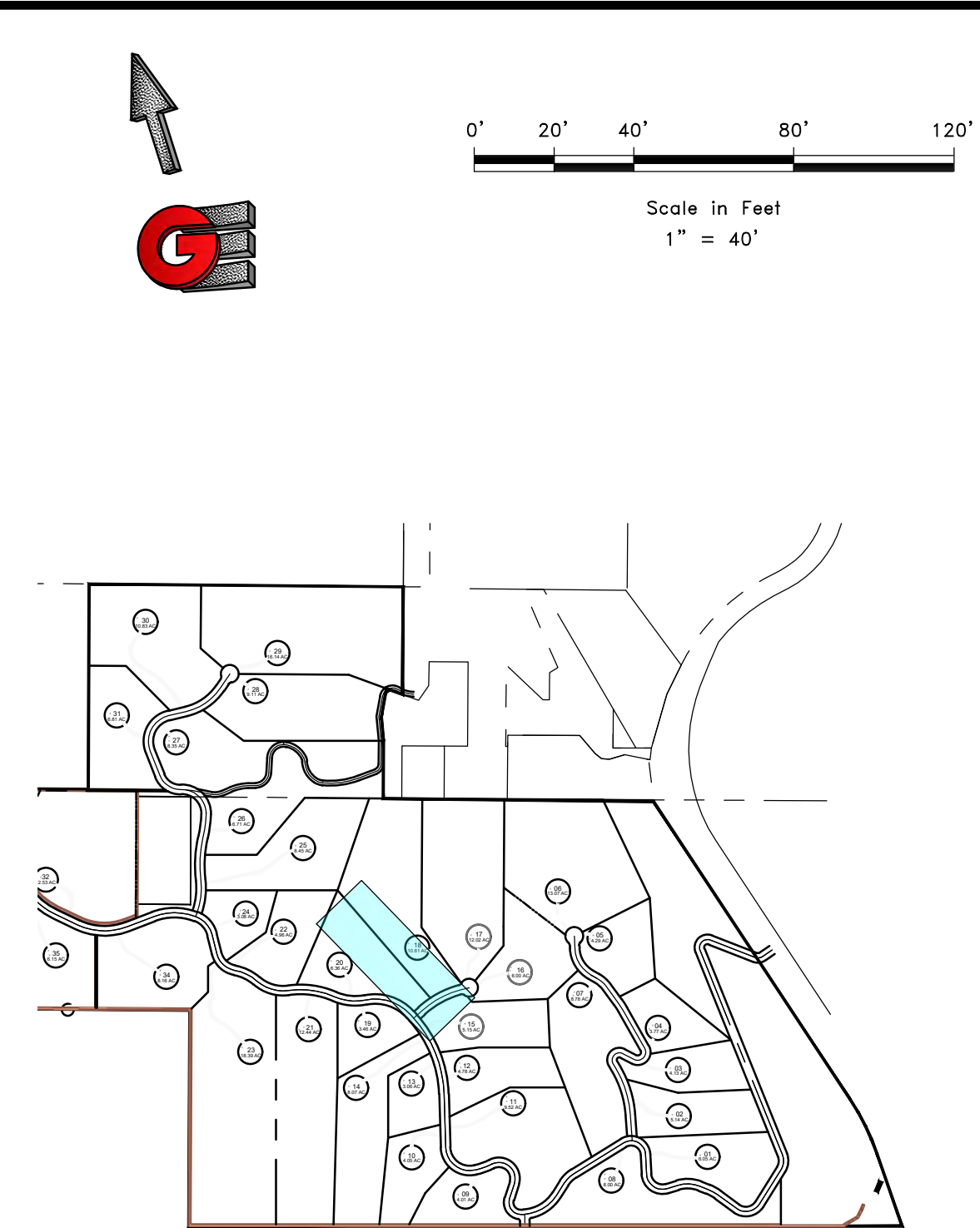
Road 2 REV



 GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	PLAN AND PROFILE ROAD 2 OSPREY RANCH UT-158 EDEN, WEBER, UTAH		SCALE: 1" = 40' DATE: 6/22/21 DESIGNER: KAN DRAWN: KAN CHECKED: RC
	REVISIONS DATE DESCRIPTION _____ _____ _____ _____	DWG: _____	



SCALE: 1" = 40'		DATE: 6-22-21	DESIGN: KAN	DRAWN: KAN	CHECKED: RC
REVISIONS	DATE	DESCRIPTION			
PLAN AND PROFILE SEWER OSPREY RANCH UT-158 EDEN, WEBER, UTAH					
		GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066			
PS1					



Station	Elevation
32+00	5400.88
32+04	5400.88
32+08	5400.88
32+12	5400.88
32+16	5400.88
32+20	5400.88
32+24	5400.88
32+28	5400.88
32+32	5400.88
32+36	5400.88
32+40	5400.88
32+44	5400.88
32+48	5400.88
32+52	5400.88
32+56	5400.88
33+00	5400.88
33+04	5400.88
33+08	5400.88
33+12	5400.88
33+16	5400.88
33+20	5400.88
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42+32	5400.88
42+36	5400.88
42+40	5400.88
42+44	5400.88
42+48	5400.88
42+52	5400.88
42+56	5400.88
43+00	5400.88
43+04	5400.88
43+08	5400.88
43+12	5400.88
43+16	5400.88
43+20	5400.88
43+24	5400.88
43+28	5400.88
43+32	5400.88
43+36	5400.88
43+40	5400.88
43+44	5400.88
43+48	5400.88
43+52	5400.88
43+56	5400.88
44+00	5400.88
44+04	5400.88
44+08	5400.88
44+12	5400.88
44+16	5400.88
44+20	5400.88
44+24	5400.88
44+28	5400.88
44+32	5400.88
44+36	5400.88
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44+44	5400.88
44+48	5400.88
44+52	5400.88
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45+00	5400.88

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DATE: 6-22-21	DESIGNER: KAN
DRAWN: KAN	CHECKED: RC

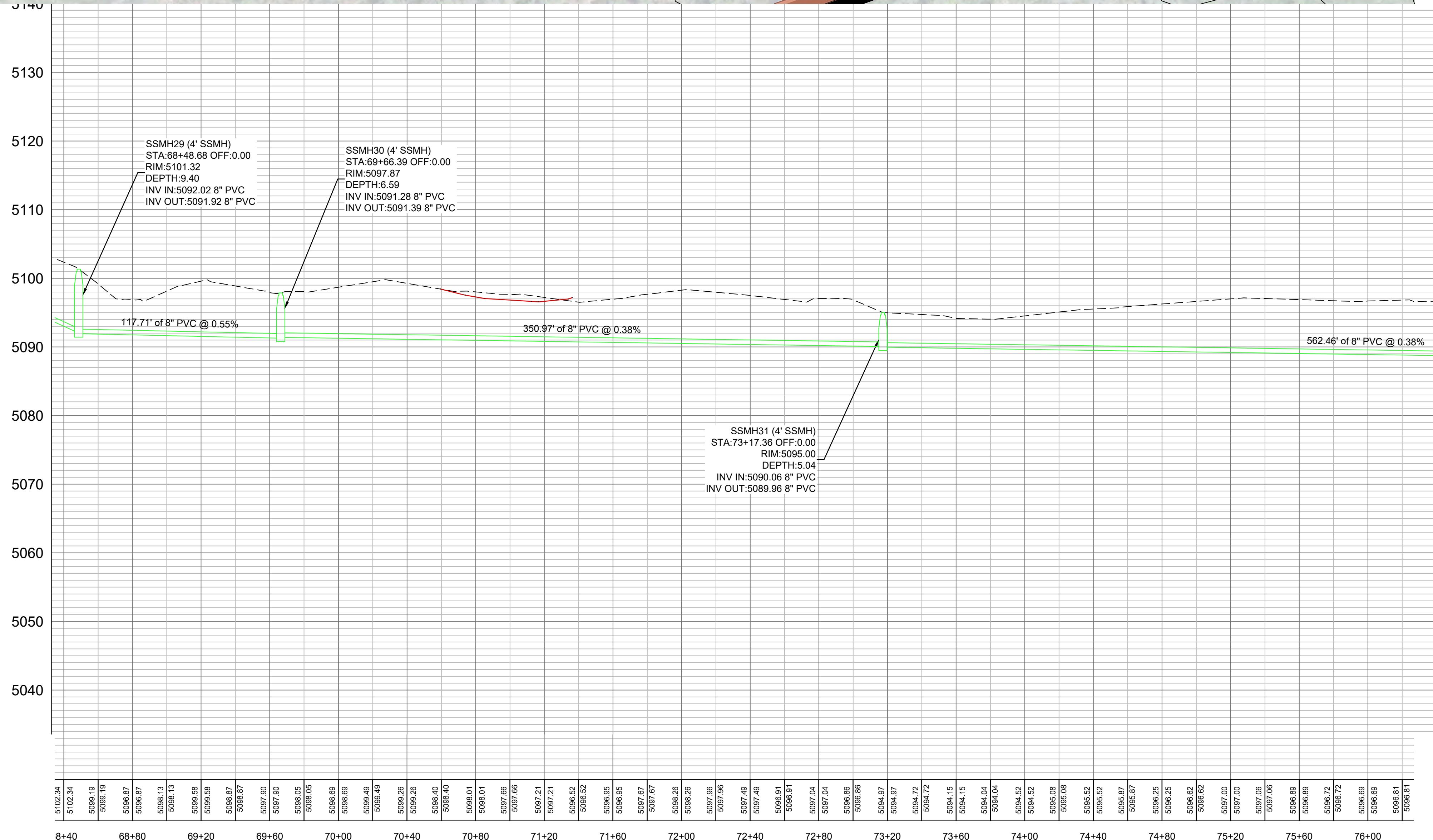
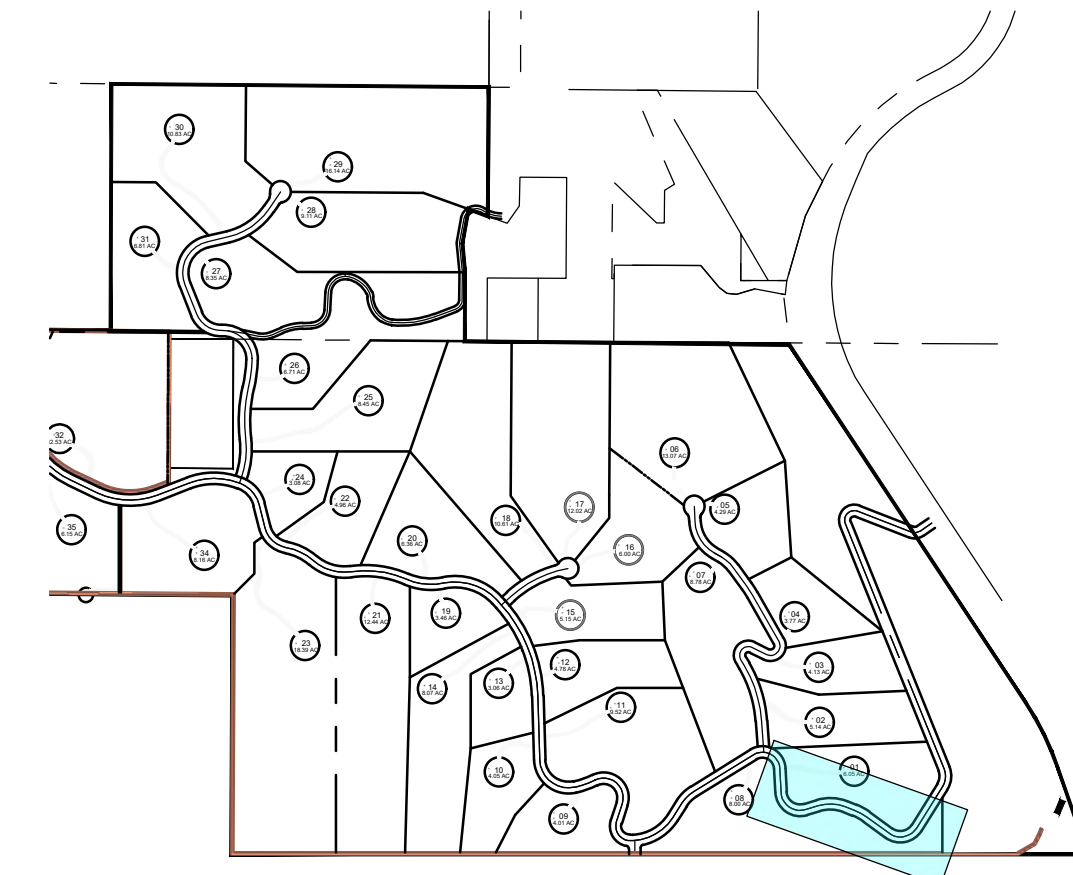
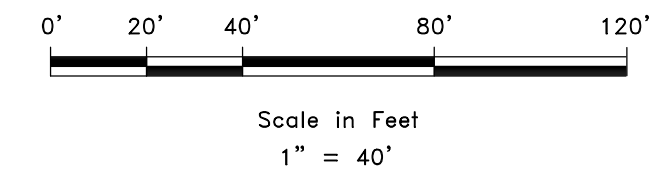
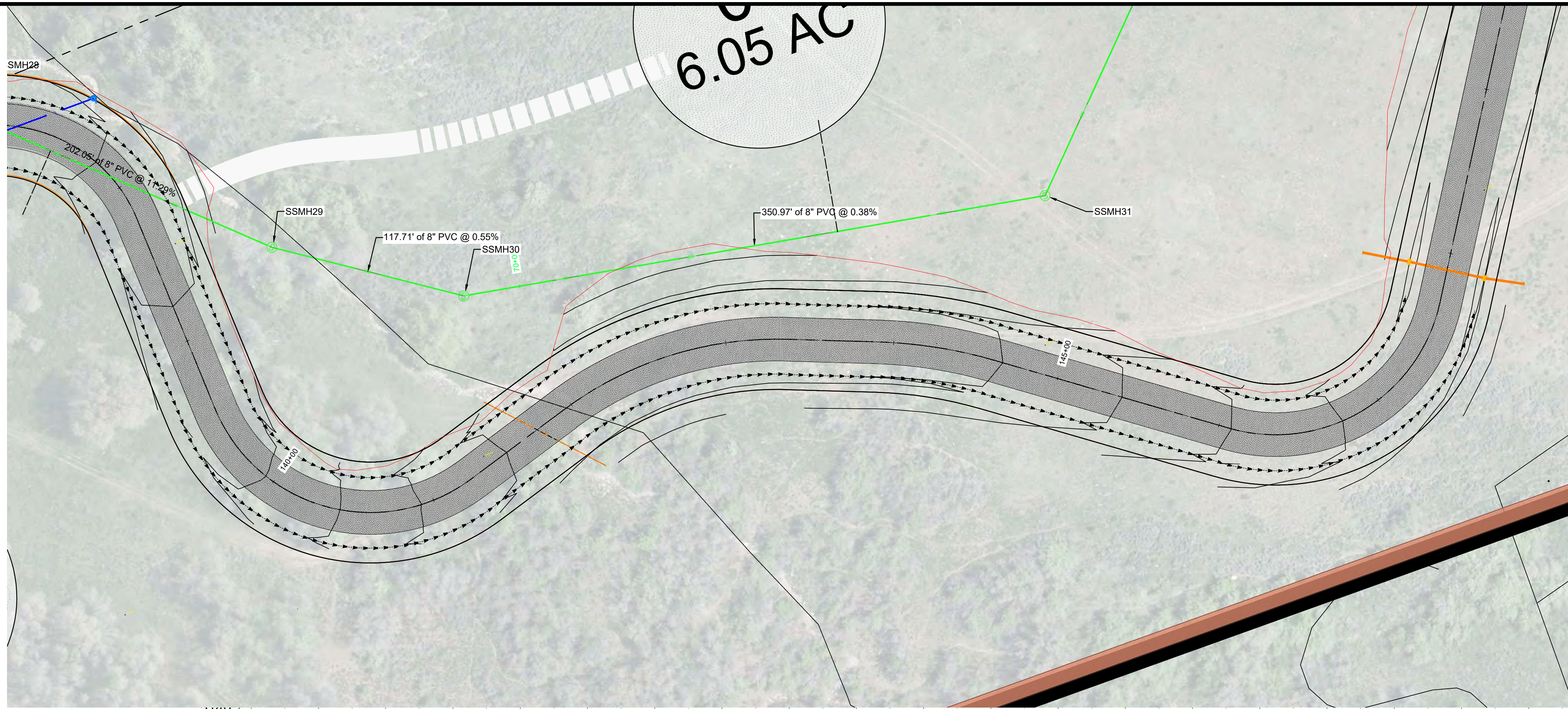
REVISIONS	DESCRIPTION
DATE	

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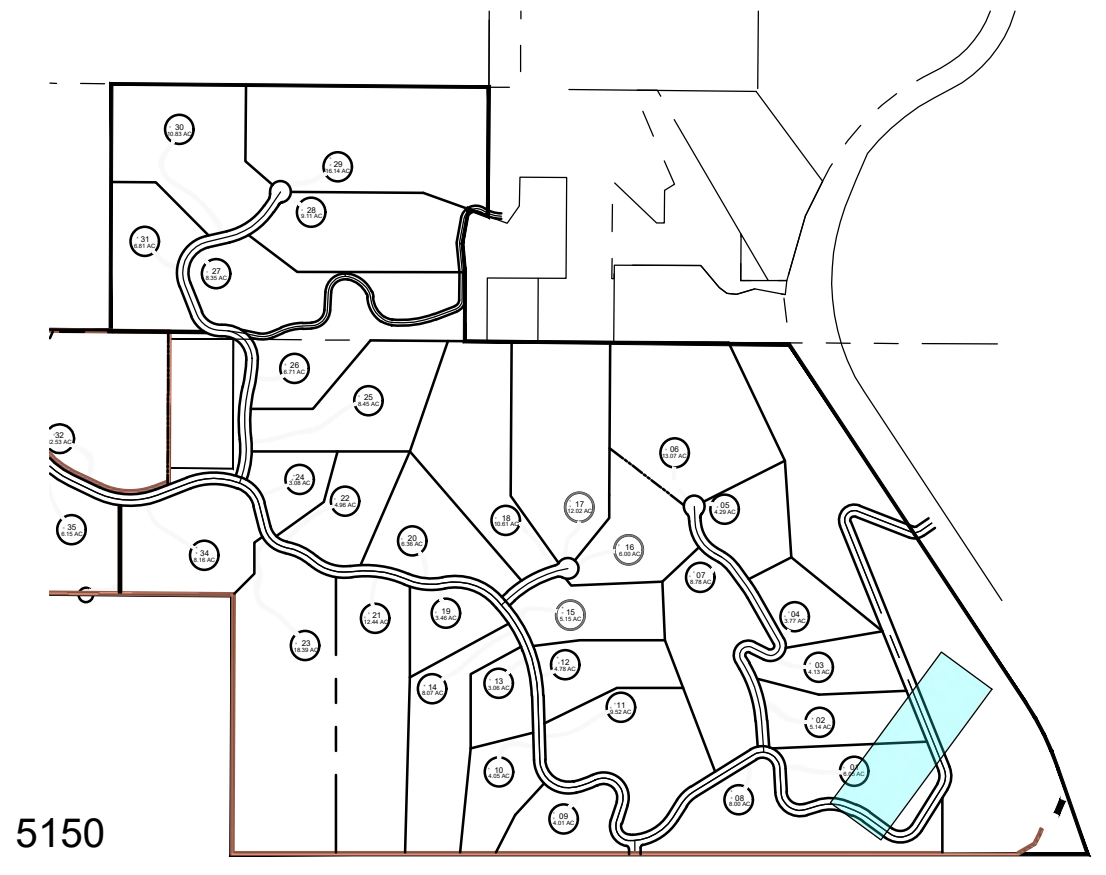
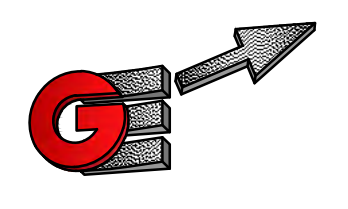
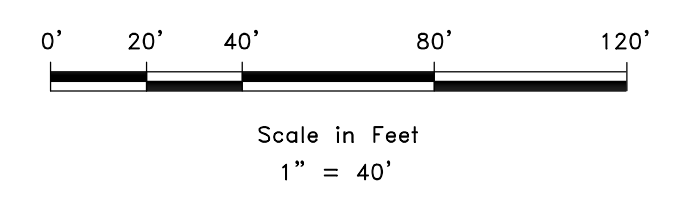
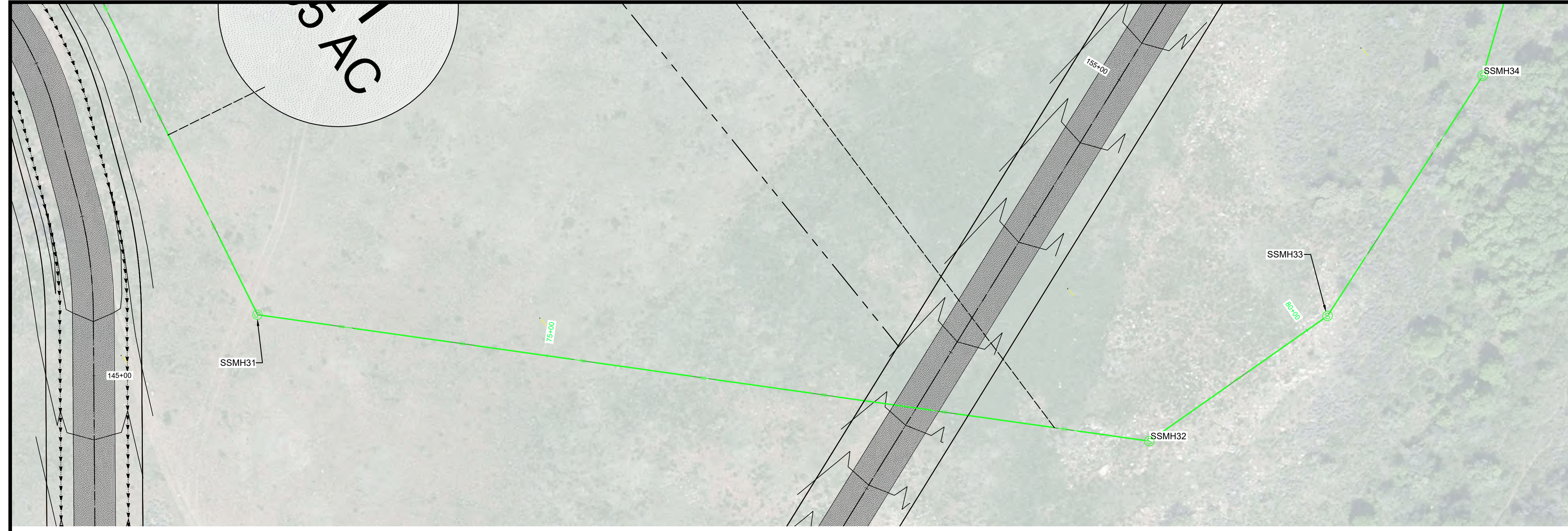
PLAN AND PROFILE SEWER
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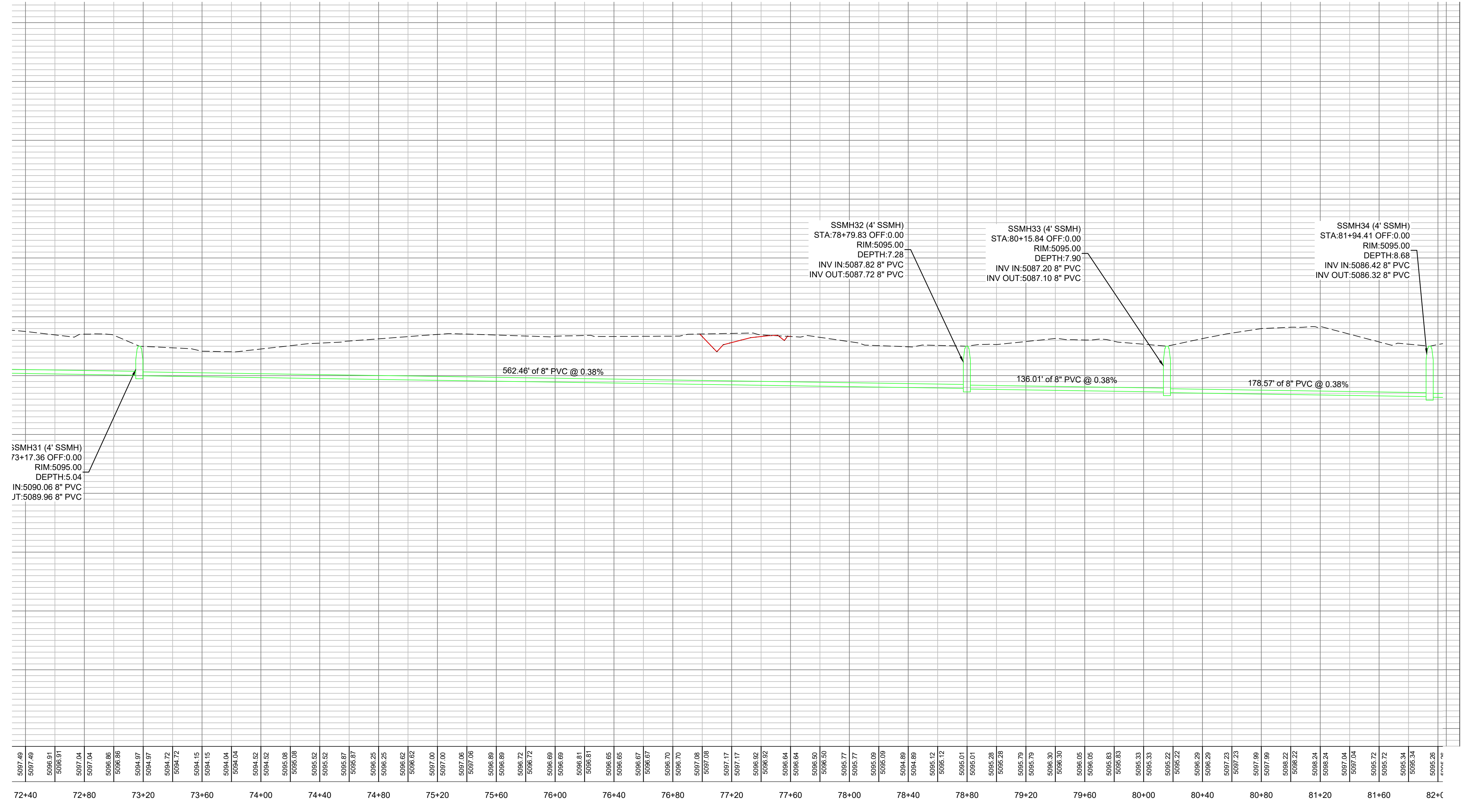
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PS3					



LOCATION MAP



SCALE	1" = 40'
DATE	6-22-21
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS	DATE	DESCRIPTION

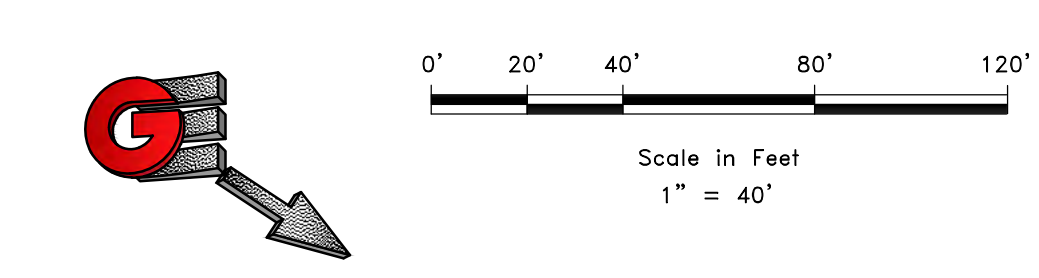
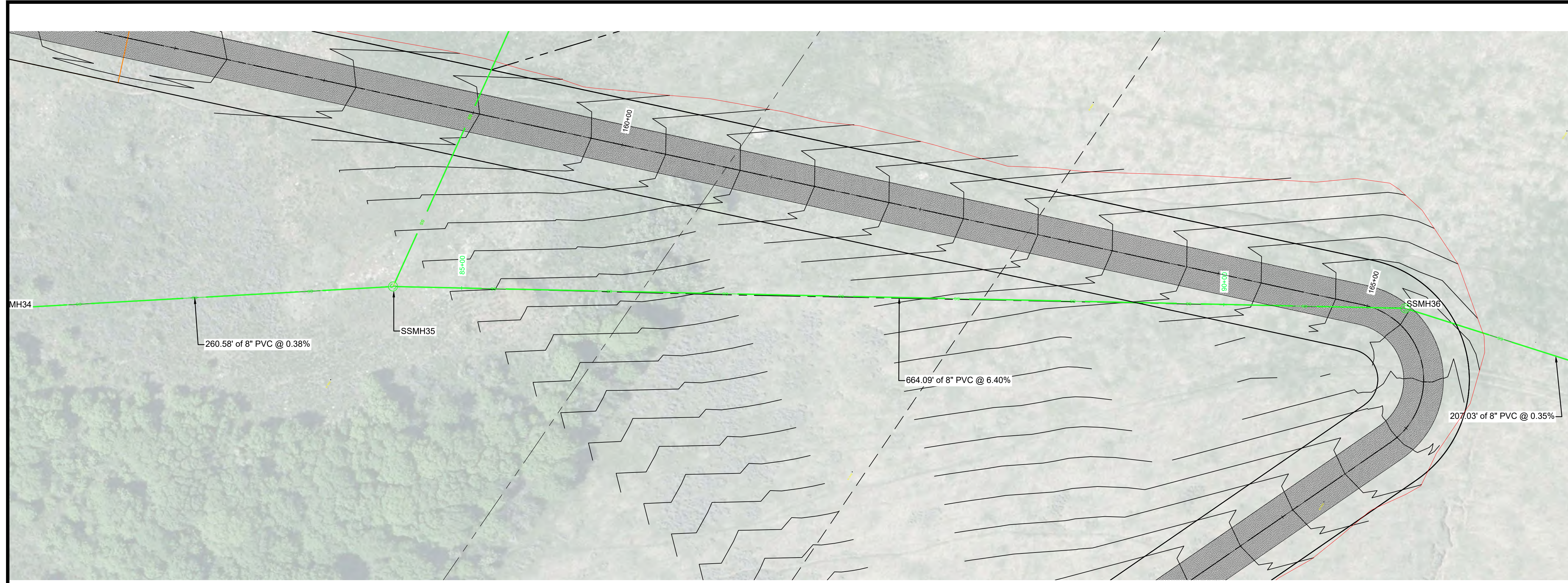
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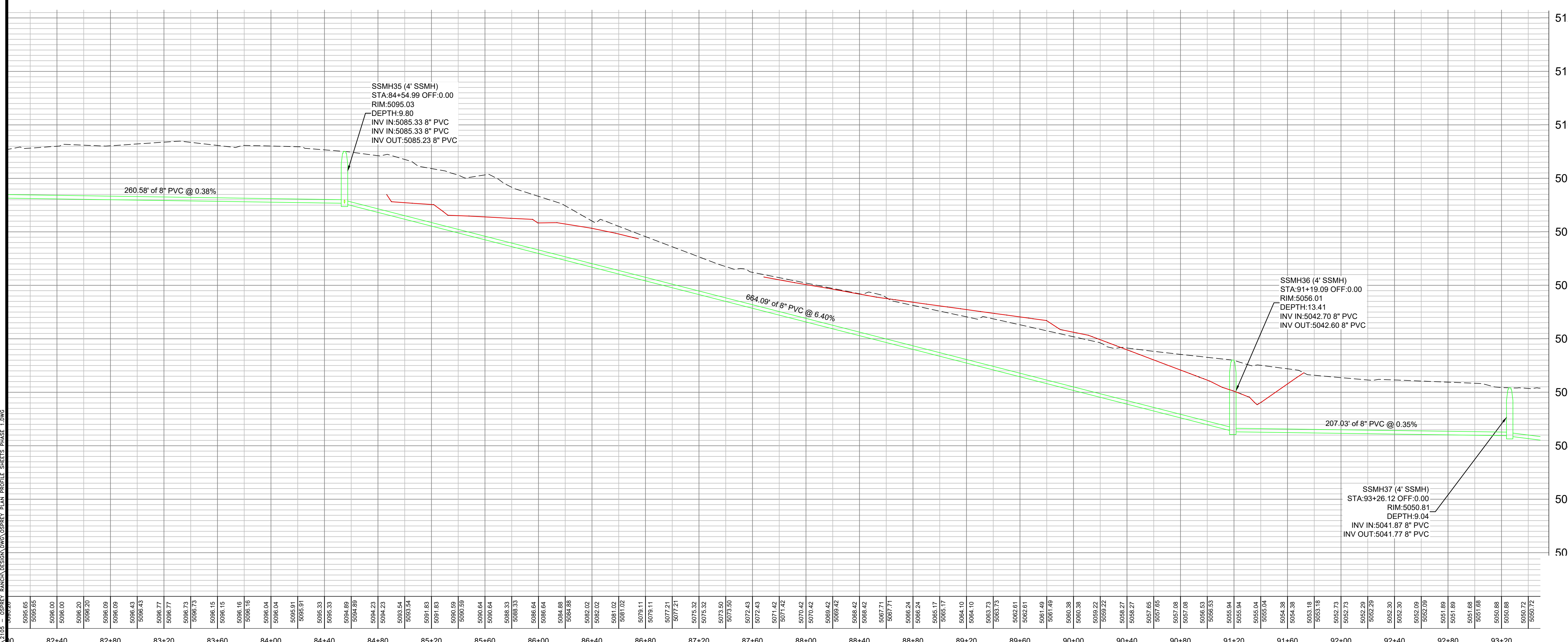
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PS4

PLAN 1201 - LEWIS HOMES 2105 - OSPREY RANCH, EDEN, UTAH, OSPREY PLAN PROFILE SHEETS PHASE 1.DWG



LOCATION MAP



24.1251 - LEWIS, HOWES & SONS - ENGINEERS ARCHITECTS SURVEYORS PLAN PROFILE SHEETS PHASE 1 DWG

SCALE: 1" = 40'

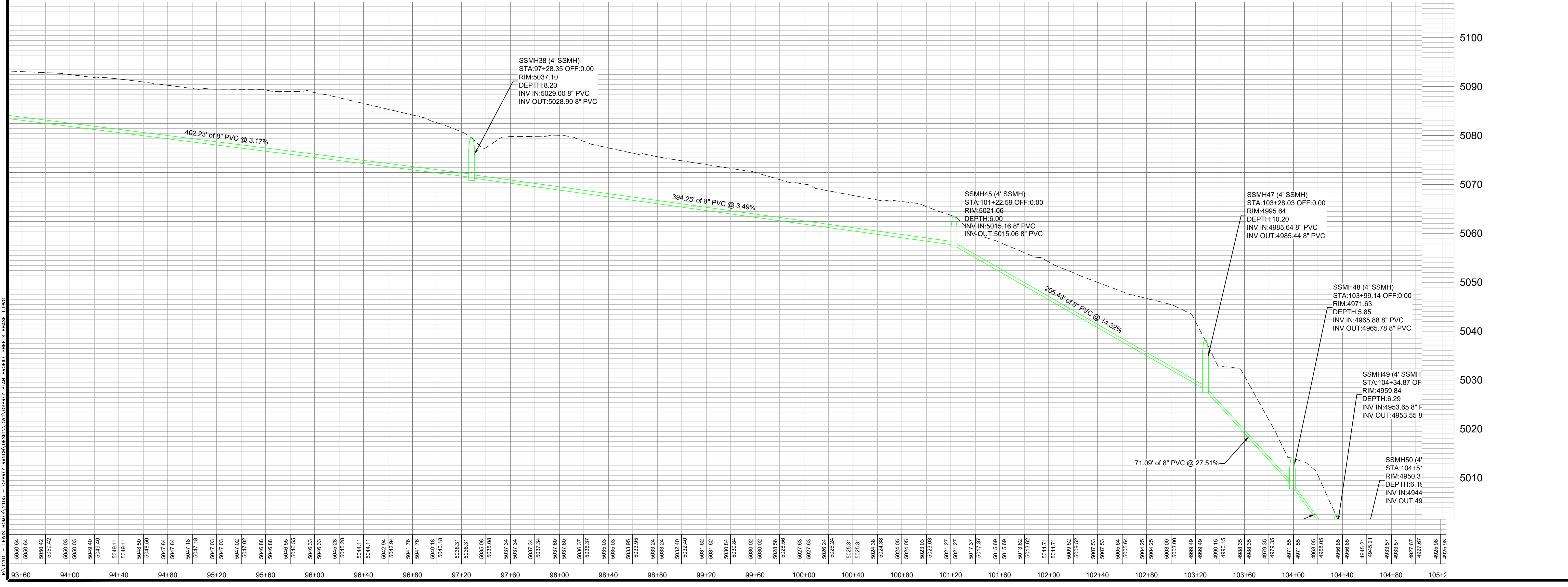
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CHECKED	RC

REVISIONS	DATE	DESCRIPTION

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REVISIONS	DATE	DESCRIPTION

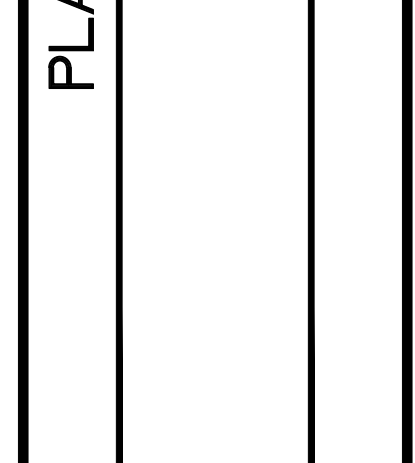
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PLAN AND PROFILE SEWER

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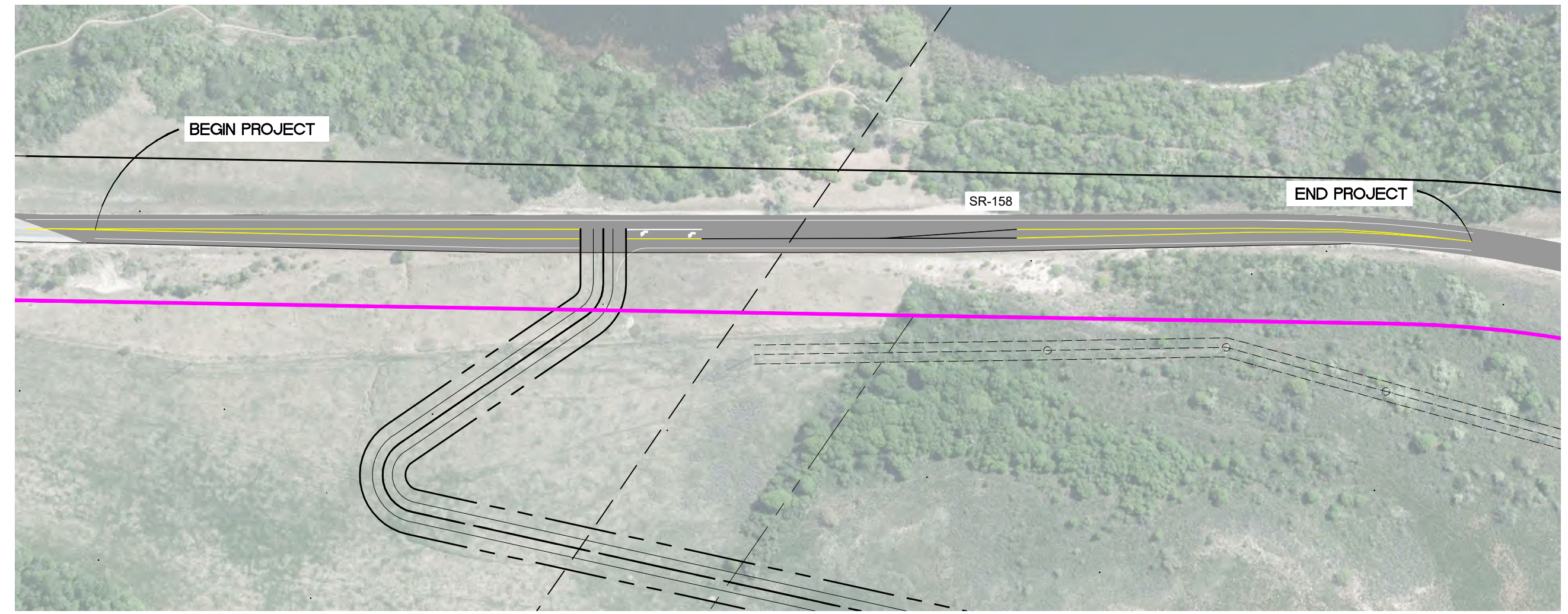


OSPREY RANCH

UT-158

SHEET INDEX

C0	COVER SHEET
C1	SITE PLAN
C2	STRIPING PLAN
D1	DETAILS
D2	DETAILS
D3	DETAILS



R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY UDOT STRIPING.DWG

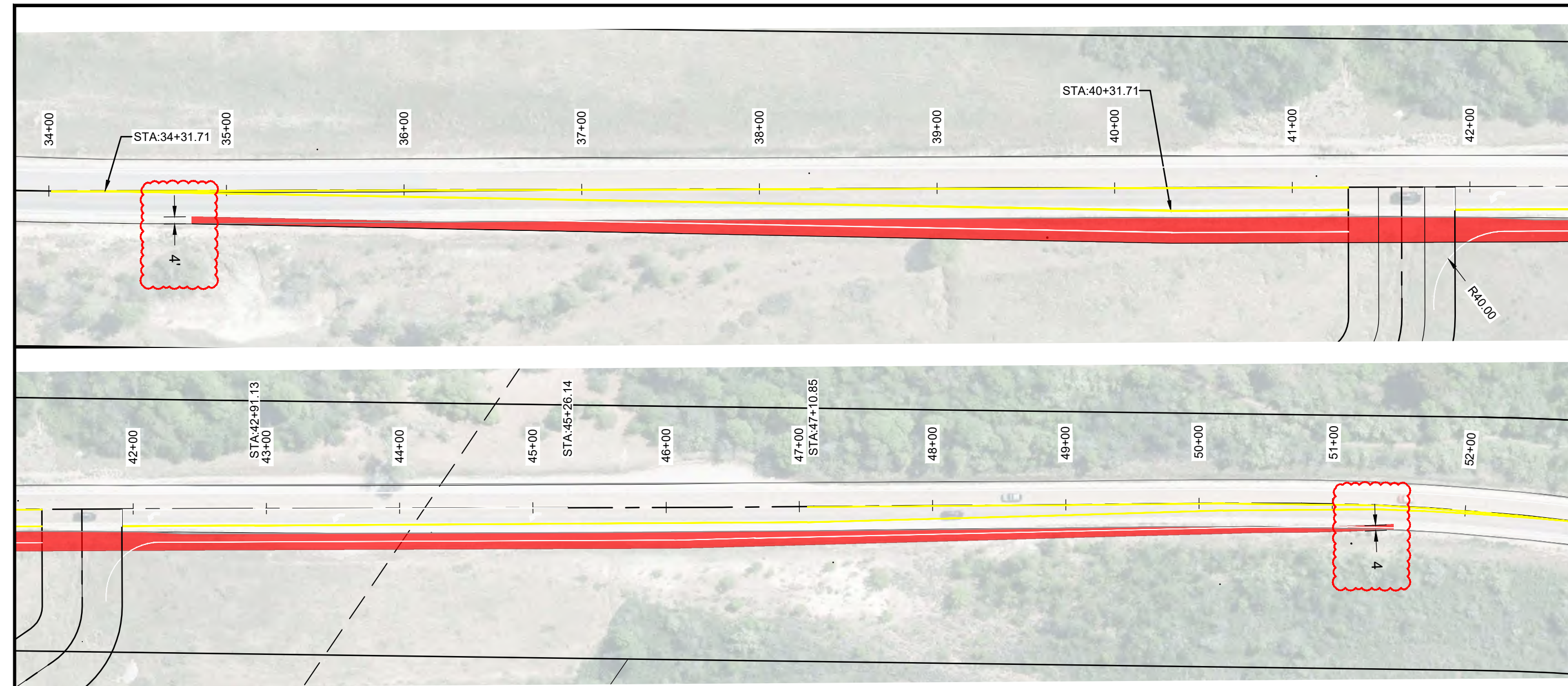
Date:	10-14-21
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Drafted:	KAN
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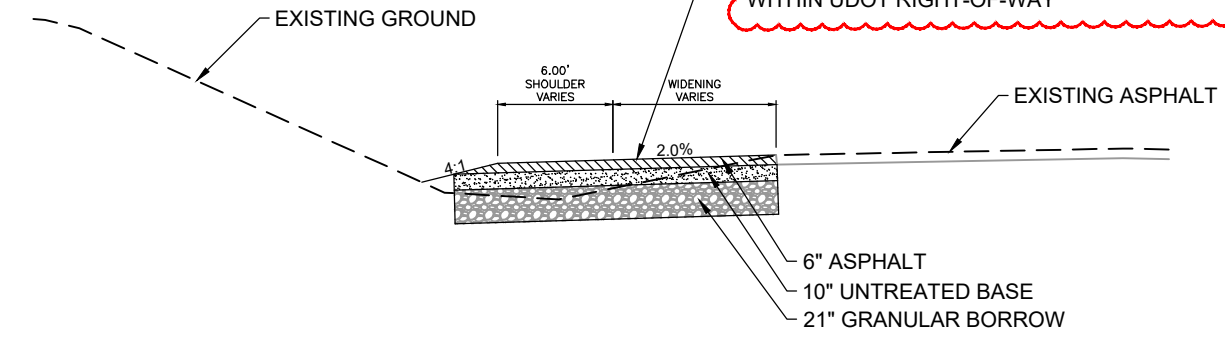
UDOT NOTES:

- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
- OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

GENERAL NOTES:

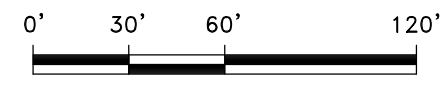
- SAW CUT EXISTING EDGE OF ASPHALT AND TACK PER UDOT STANDARDS
- REMOVE EXISTING CENTERLINE STRIPING PER UDOT STANDARDS
- SPEED LIMIT 45 MPH **DESIGN 50 MPH**

CHIP SEAL TYPE II WITH EMULSION LMCRS-2 PER UDOT STANDARD SPECIFICATION 02785 (ESTIMATED APPLICATION RATE OF 0.45 GAL/SQ YD) IS REQUIRED FOR THIS ROADWAY ON ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY



PAVEMENT SECTION

ASPHALT WIDENING



Scale in Feet
1" = 60'

Date:	10-14-21
Scale:	1" = 60'
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Drafted:	KAN
Checked:	RC

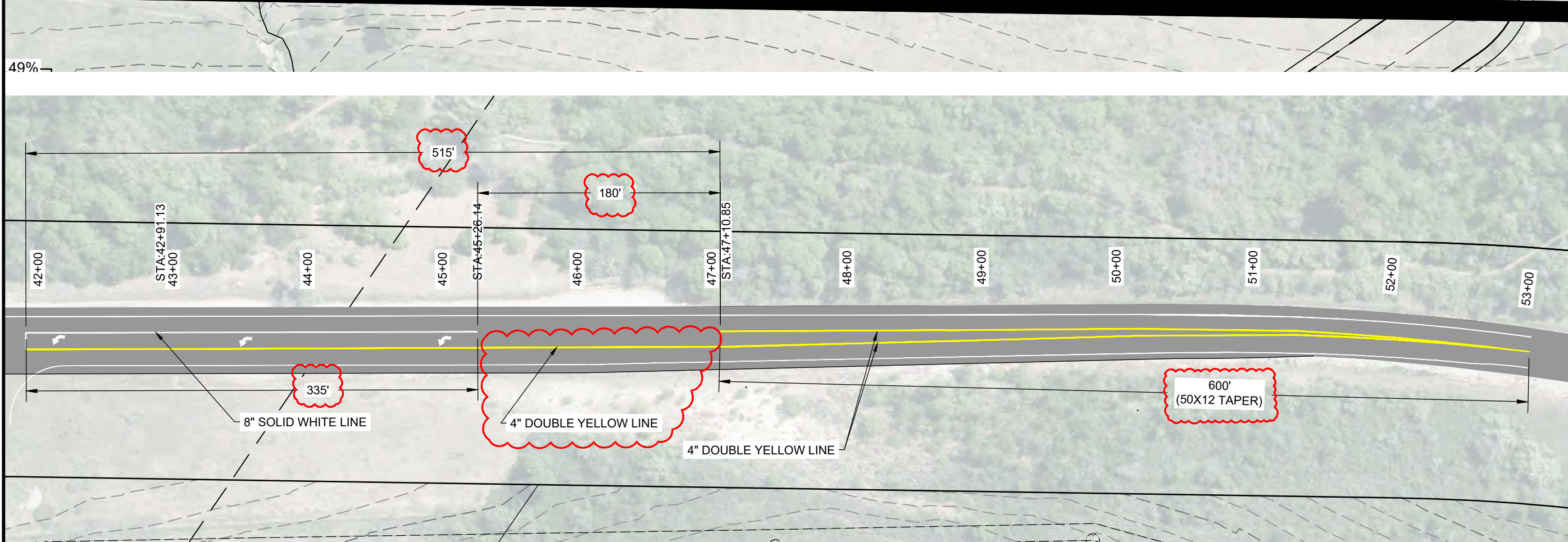
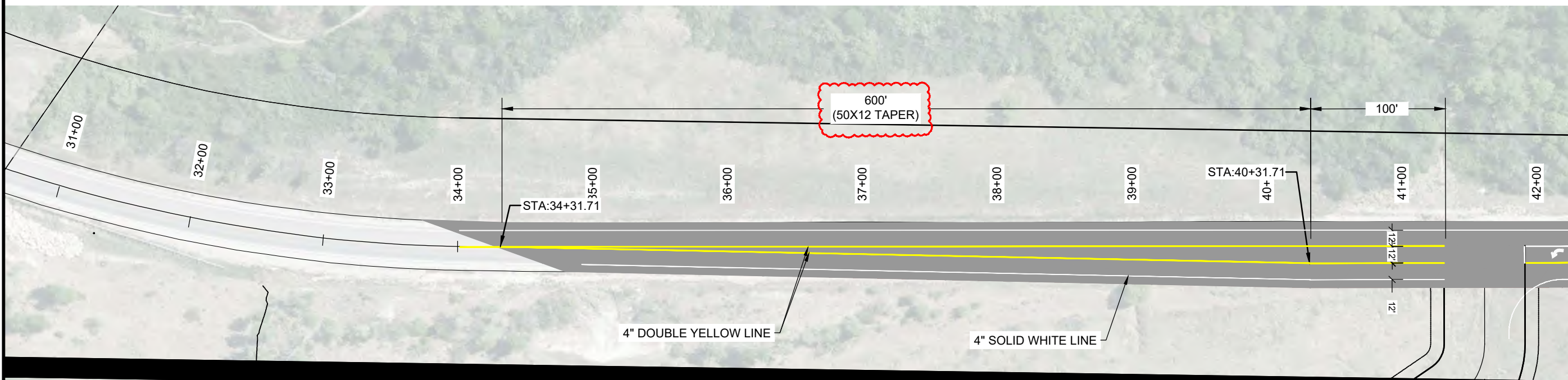
Revisions	Date	Description

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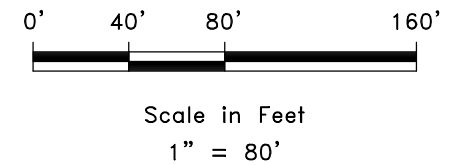
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UDOT ACCESS STRIPING



REMOVE EXISTING CENTER 4" DOUBLE YELLOW LINE PER UDOT STANDARDS SECTION 02765 PAVEMENT MARKING PAINT SECTION 3.4



Date:	10-14-21
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UDOT ACCESS STRIPING

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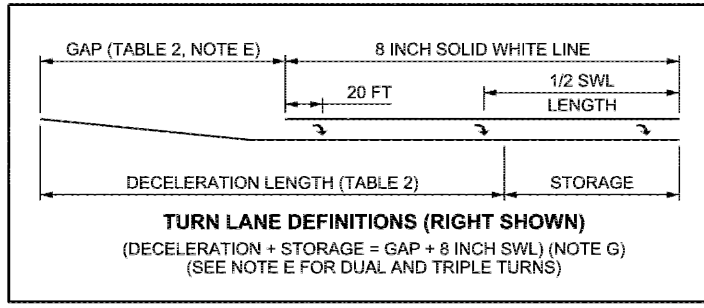
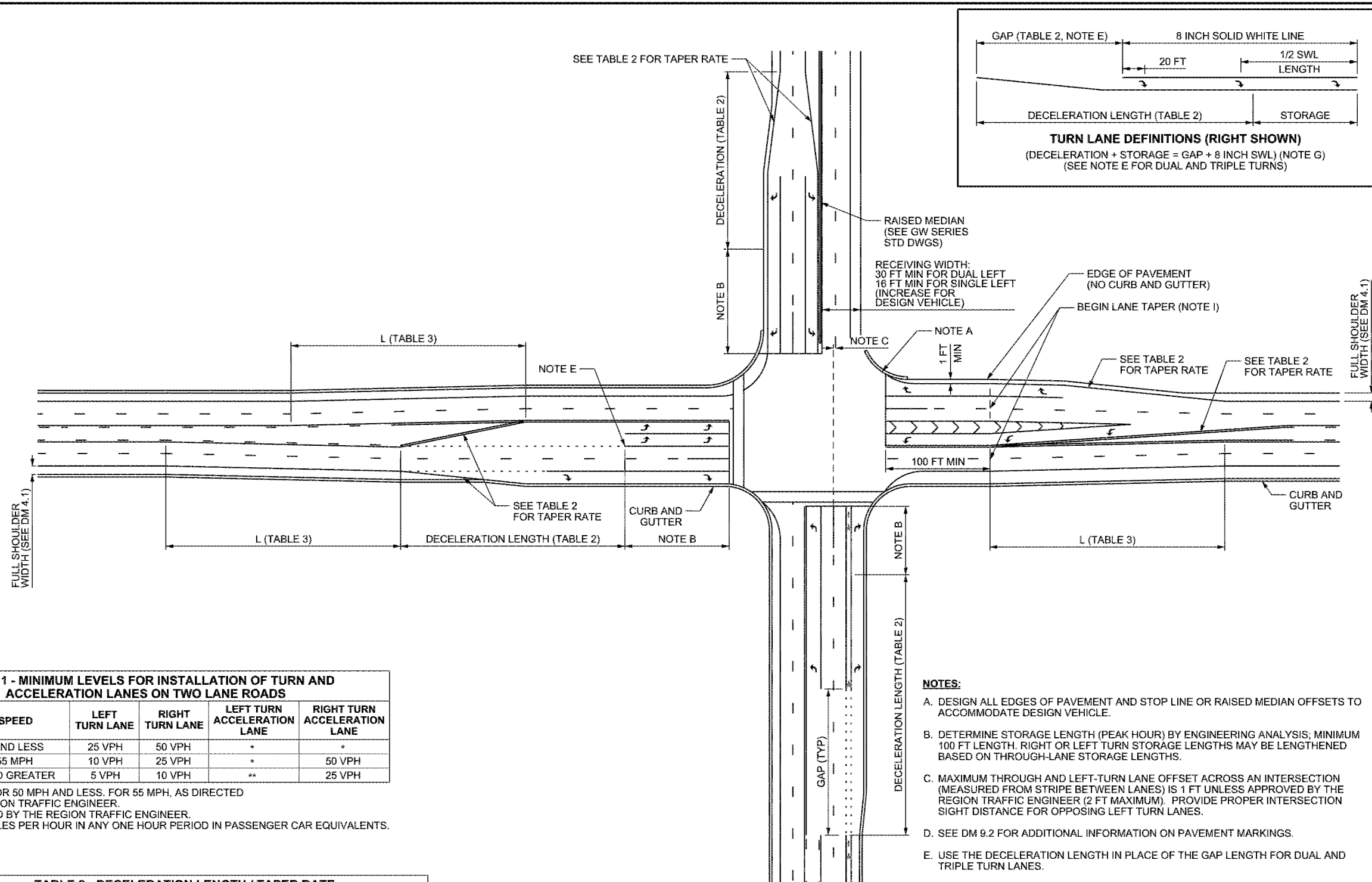


TABLE 1 - MINIMUM LEVELS FOR INSTALLATION OF TURN AND ACCELERATION LANES ON TWO LANE ROADS

DESIGN SPEED	LEFT TURN LANE	RIGHT TURN LANE	LEFT TURN ACCELERATION LANE	RIGHT TURN ACCELERATION LANE
40 MPH AND LESS	25 VPH	50 VPH	*	*
45 TO 55 MPH	10 VPH	25 VPH	*	50 VPH
60 MPH AND GREATER	5 VPH	10 VPH	**	25 VPH

* OPTIONAL FOR 50 MPH AND LESS. FOR 55 MPH, AS DIRECTED BY THE REGION TRAFFIC ENGINEER.
 ** AS DIRECTED BY THE REGION TRAFFIC ENGINEER.
 VPH= VEHICLES PER HOUR IN ANY ONE HOUR PERIOD IN PASSENGER CAR EQUIVALENTS.

TABLE 2 - DECELERATION LENGTH / TAPER RATE

DESIGN SPEED (MPH)	TAPER RATE*	DECEL LENGTH (FT)*	DOWNGRADE**			UPGRADE**			GAP (FT)***
			-3%	-6%	-9%	3%	6%	9%	
30	8:1	150	175	211	268	129	115	103	100
35	10:1	205	238	286	365	176	156	140	120
40		265	310	376	477	230	204	183	
45	15:1	340	393	476	603	291	258	231	180
50		415	485	587	745	359	318	286	
55		505	587	711	901	435	385	345	
60		600	698	846	1073	517	458	411	
65		700	819	993	1259	607	538	483	210

* SEE AASHTO GB SECTION 9.7.2 FOR ADDITIONAL INFORMATION ON DECELERATION LENGTH AND TAPER RATES
 ** SEE AASHTO GB EQUATION 3-3
 *** GAP LENGTHS ARE MINIMUM VALUES, LENGTH MAY BE INCREASED

TABLE 3

DESIGN SPEED	FORMULA	RATE
LESS THAN 45 MPH	$L = \frac{WS^2}{60}$	$\frac{S^2}{60} : 1$
45 MPH AND GREATER	$L = WS$	S:1

WHERE:
 L = TAPER LENGTH IN FEET
 W = WIDTH OF OFFSET IN FEET
 S = DESIGN SPEED IN MPH

- NOTES:**
- DESIGN ALL EDGES OF PAVEMENT AND STOP LINE OR RAISED MEDIAN OFFSETS TO ACCOMMODATE DESIGN VEHICLE.
 - DETERMINE STORAGE LENGTH (PEAK HOUR) BY ENGINEERING ANALYSIS; MINIMUM 100 FT LENGTH. RIGHT OR LEFT TURN STORAGE LENGTHS MAY BE LENGTHENED BASED ON THROUGH-LANE STORAGE LENGTHS.
 - MAXIMUM THROUGH AND LEFT-TURN LANE OFFSET ACROSS AN INTERSECTION (MEASURED FROM STRIPE BETWEEN LANES) IS 1 FT UNLESS APPROVED BY THE REGION TRAFFIC ENGINEER (2 FT MAXIMUM). PROVIDE PROPER INTERSECTION SIGHT DISTANCE FOR OPPOSING LEFT TURN LANES.
 - SEE DM 9.2 FOR ADDITIONAL INFORMATION ON PAVEMENT MARKINGS.
 - USE THE DECELERATION LENGTH IN PLACE OF THE GAP LENGTH FOR DUAL AND TRIPLE TURN LANES.
 - SEE DM 4.1 FOR REQUIRED LANE AND SHOULDER WIDTHS.
 - THE FOLLOWING MITIGATIONS (IN ORDER OF PRECEDENCE) MAY BE USED UPON APPROVAL OF THE REGION TRAFFIC ENGINEER IF MINIMUM TURN LANE LENGTHS CANNOT BE PROVIDED:
 - REDUCE THE 8 INCH SWL TO PROVIDE THE STANDARD GAP LENGTH. DO NOT REDUCE THE STRIPE TO ENCROACH ON THE MINIMUM (100 FT MIN) CALCULATED STORAGE LENGTH. DECELERATION WILL OCCUR IN THE THROUGH LANES.
 - REMOVE THE TURN POCKET AND DO NOT BREAK THE SHOULDER OR MEDIAN STRIPING. DECELERATION MAY OCCUR IN THE SHOULDER OR MEDIAN AND THE THROUGH LANES.
 - PROVIDE A TWO-WAY LEFT TURN LANE CONNECTING ADJACENT ACCESSES WHEN OPPOSING TAPERS OVERLAP OR AS DIRECTED BY THE REGION TRAFFIC ENGINEER.
 - PROVIDE A MINIMUM 100 FT TANGENT APPROACH SECTION PRIOR TO STOP LINES. USE THE SAME ENTRANCE AND EXIT BEARINGS FOR OPPOSING INTERSECTION DIRECTIONS UNLESS THE ALIGNMENT IS ON A CURVE THEN PROVIDE A MINIMUM 100 FT DISTANCE WHERE TRAVEL LANES ARE PARALLEL TO THE HORIZONTAL CONTROL LINE.

UTAH DEPARTMENT OF TRANSPORTATION
 UDOT ROADWAY DRAWINGS

INTERSECTION GEOMETRICS

RDM. DWG. NO. DM 9.1

REVISIONS

Date	Description

APPROVED: _____ DATE: _____
 PROFESSIONAL ENGINEER

DRAWN BY: _____ DATE: _____
 OC CHECKED BY: _____

REMARKS

Date: 10-14-21
 Scale: #####
 Designed: KAN
 Drafted: KAN
 Checked: RC

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