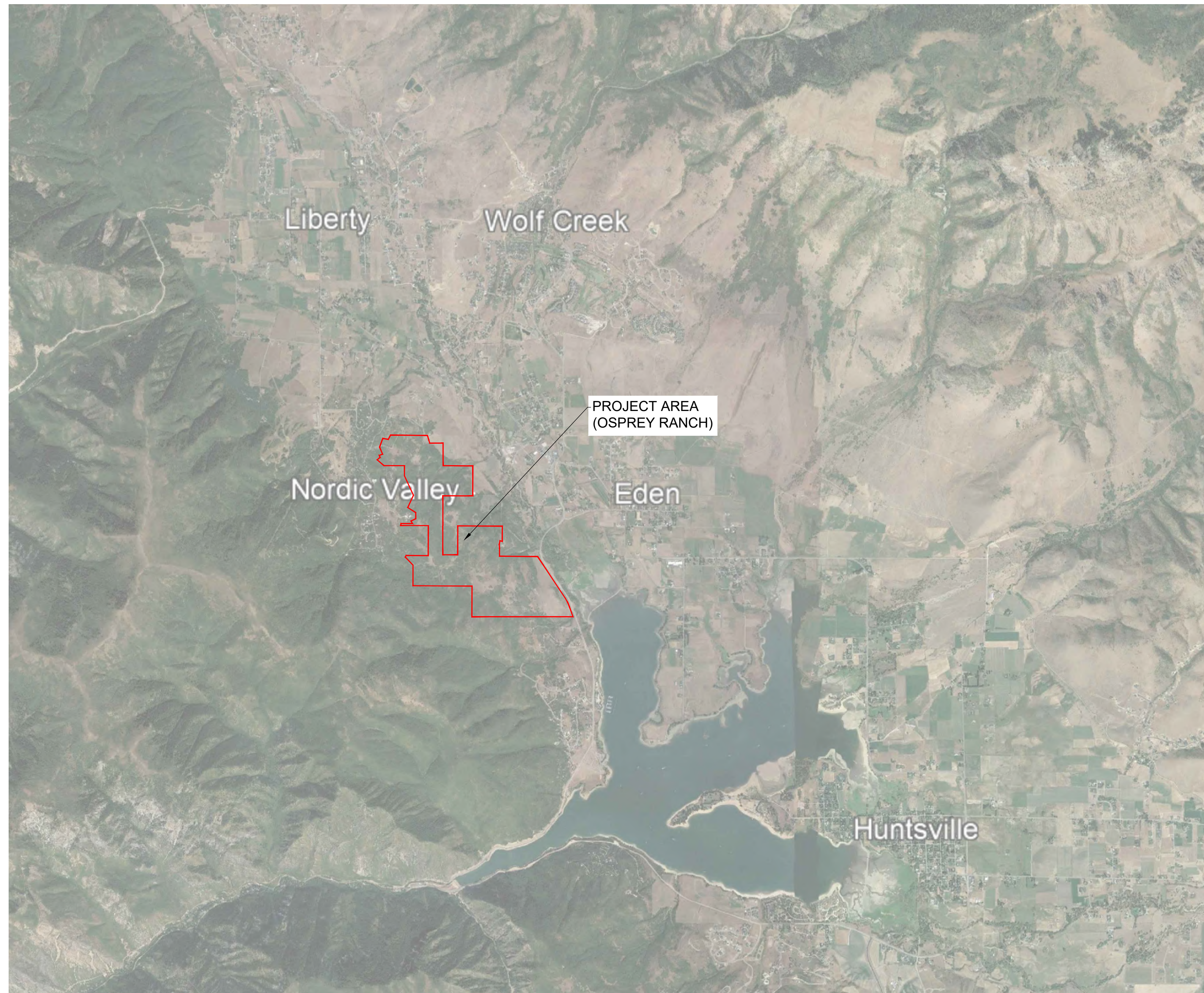


OSPREY RANCH



PHASE 1
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:



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ENGINEER:
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968 CHAMBERS STREET, SUITE 5
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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
- TS1 TYPICAL SECTIONS AND NOTES
- SP1 SITE PLAN - PHASE 1
- UM1 UTILITY MASTER PLAN
- UT1-3 UTILITY SHEETS - PHASE 1
- DR1 DRAINAGE MASTER PLAN
- DR2-3 DRAINAGE CALCULATIONS
- DR4-9 DRAINAGE PROFILES
- SW1 SWPPP
- PP0 PLAN AND PROFILE KEY MAP
- PP1-15 PLAN AND PROFILE SHEETS
- PS1-PS6 SEWER PLAN AND PROFILE

DETAILS:

- DT1 WATER TANK DETAIL - NOT INCLUDED WITH THIS SET
- DT2 WATER TANK DETAILS - NOT INCLUDED WITH THIS SET
- DT3 ALTITUDE VALVE DETAIL
- DT4 WATER DETAILS
- DT5 SEWER DETAILS

OSPREY RANCH
PHASE 1

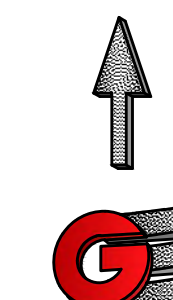
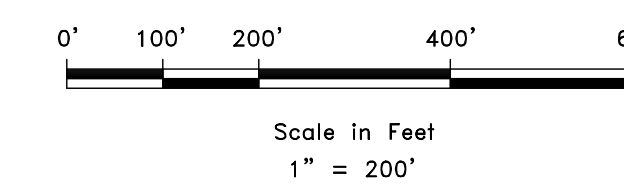
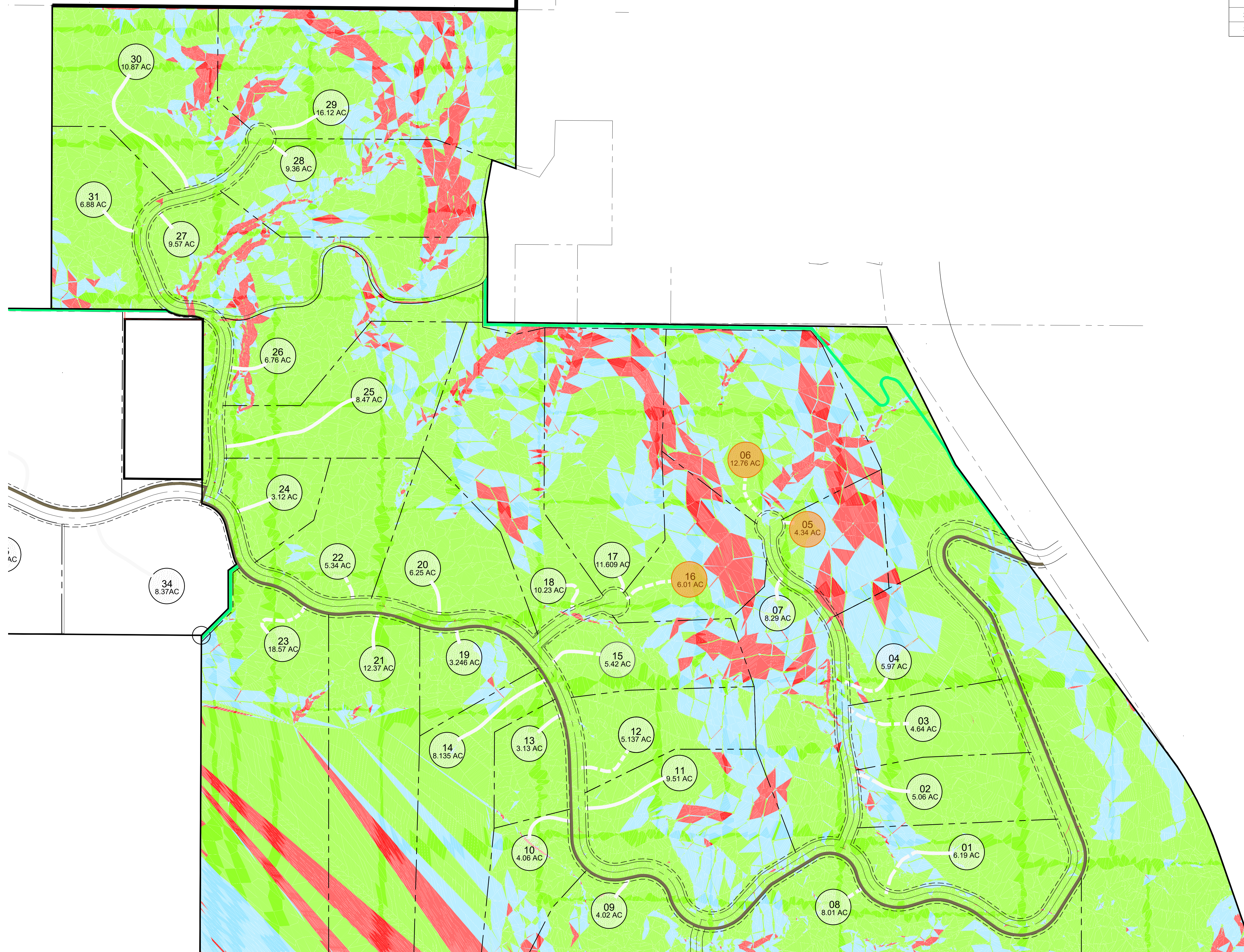
September 15, 2022

SLOPE ANALYSIS - PHASE 1 OSPREY RANCH

PHASE 1

| Slopes Table | | | | |
|--------------|---------------|---------------|----------|-------|
| Number | Minimum Slope | Maximum Slope | Area | Color |
| 1 | 0.00% | 25.00% | 99598.32 | Green |
| 2 | 25.00% | 40.00% | 90153.86 | Blue |
| 3 | 40.00% | 46347.70% | 72215.25 | Red |

 R-LOTS



| REVISIONS | DATE | DESCRIPTION |
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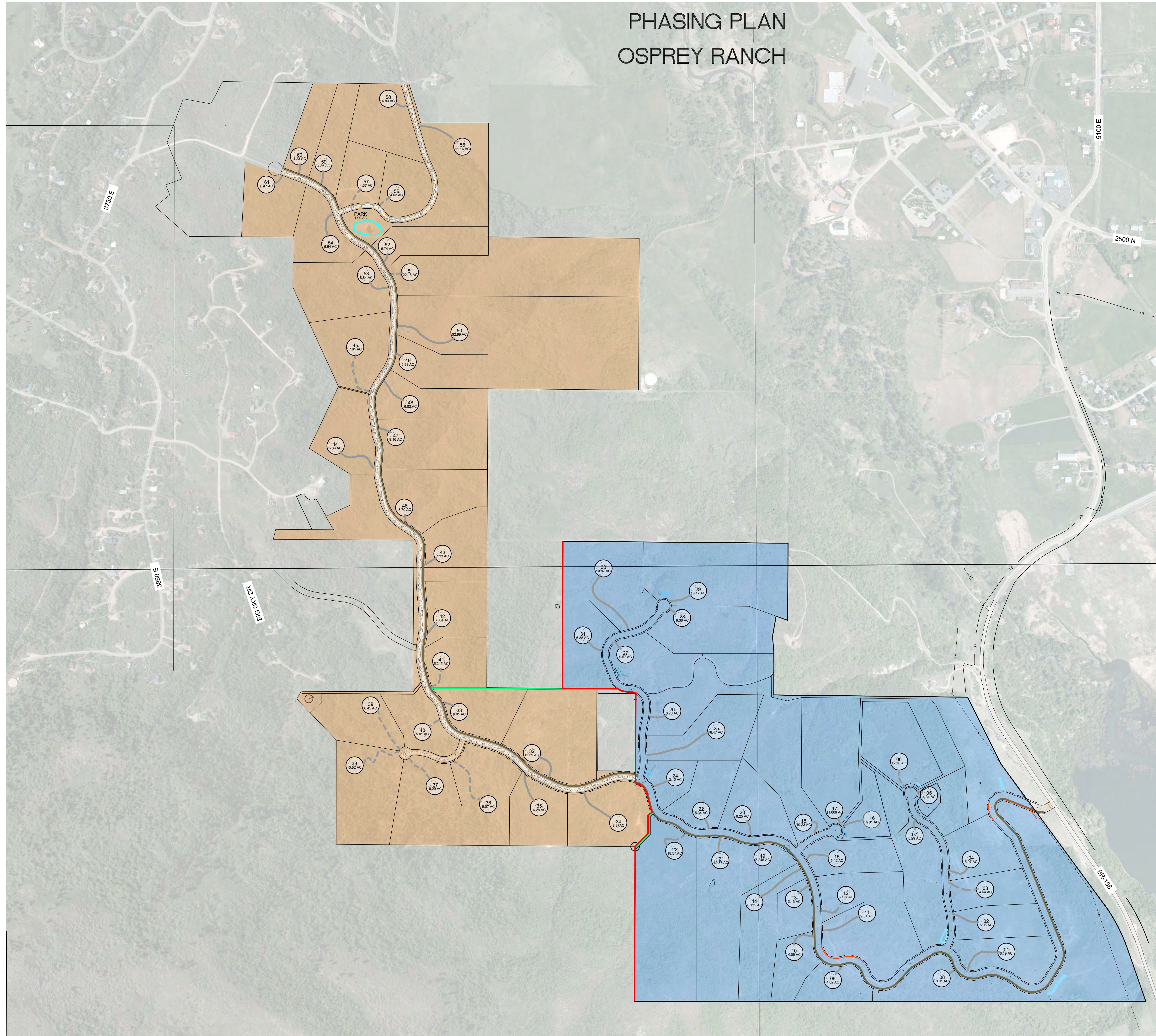


SLOPE ANALYSIS - PHASE 1
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
51150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

DATE: 5/19/22
DRAWN: KAN
CHECKED: RC
SCALE: 1" = 200'

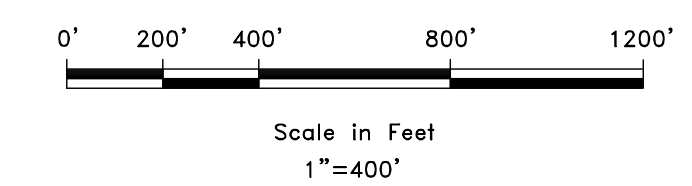
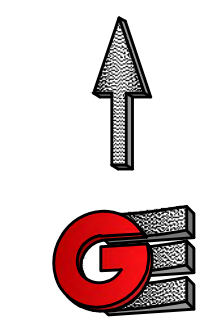
PHASING PLAN OSPREY RANCH



- PHASE 1 - 283.839 ACRES (31 LOTS)
- PHASE 2 - 280.91 ACRES (30 LOTS)

SITE DATA:

| | |
|----------------------|--------------------|
| TOTAL AREA | 564.75 ACRES |
| EXISTING ZONE FV-3 | |
| ROAD ROW | 30.06 ACRES |
| SLOPES OVER 40% | 62.12 ACRES |
| STREAM CORRIDOR | 16.15 ACRES |
| NET DEVELOPABLE AREA | 456.42 ACRES |
| PROPOSED UNITS | 61 UNITS |
| PROPOSED NET DENSITY | 1 UNIT/ 7.48 ACRES |



| REVISIONS | |
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| DATE | DESCRIPTION |
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PHASING PLAN
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UT-158
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PH1

A:\1201 - LEWIS, HOWES & SONS - OSPREY RANCH\DESIGN\OSPREY PHASING PLAN SHEETS 6-17-22.DWG

GENERAL NOTES

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

UTILITY DISCLAIMER

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

NOTICE TO CONTRACTOR

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

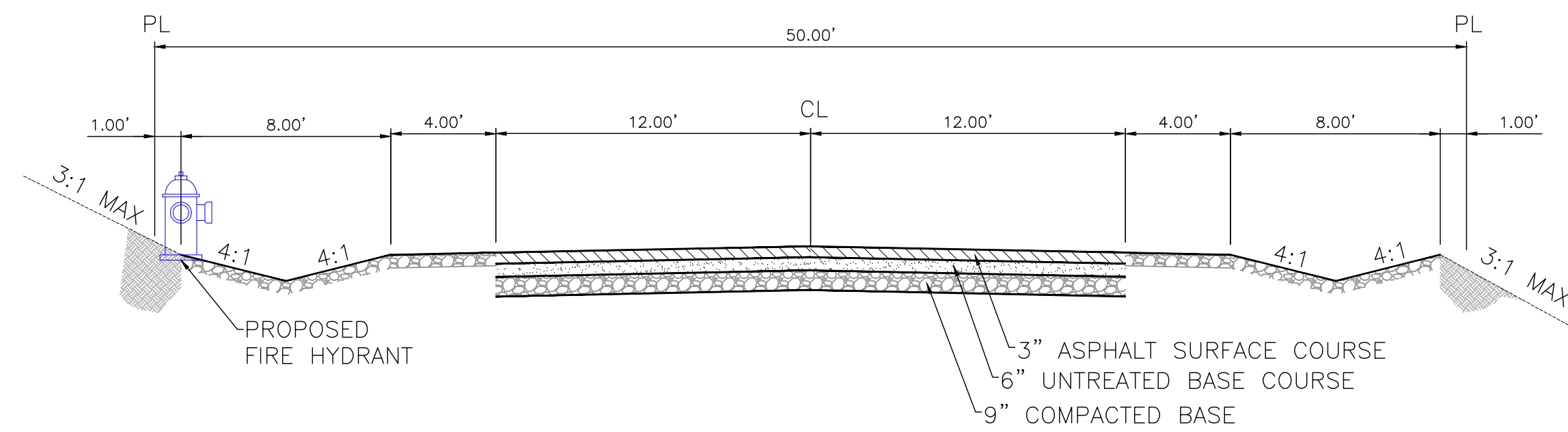
CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND THAT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

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY UPDES PERMITS AS REQUIRED BY THE COUNTY ENGINEERING DEPARTMENT AND UTAH STATE DEPT. OF ENV. QUALITY.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
3. INSPECTION TO BE PERFORMED WEEKLY BY A RSI OR OTHER CERTIFIED INSPECTOR.

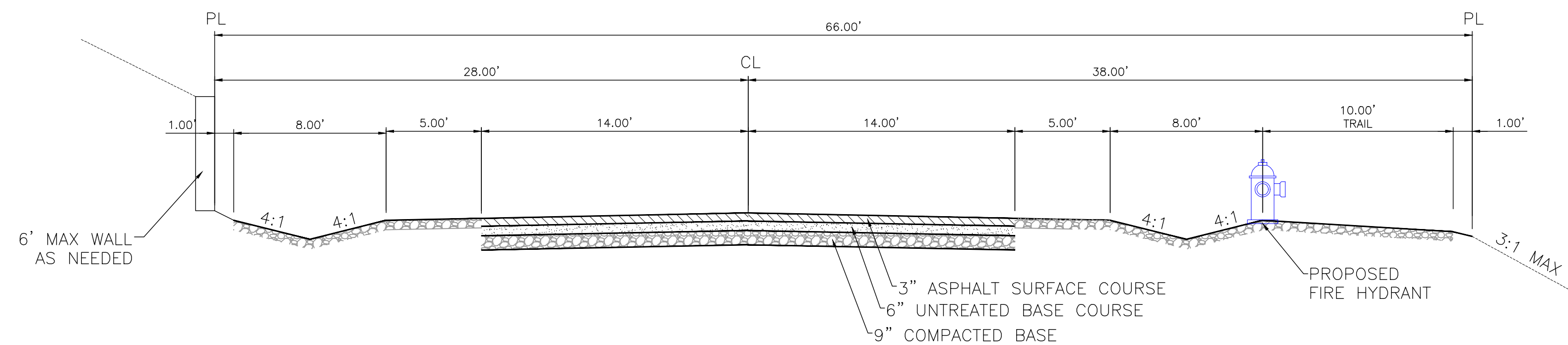
CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS INSTALLED SHALL BE NEW AND CONFORM TO EDEN WATER COMPANY STANDARDS, SPECIFICATIONS AND PLANS.
2. ALL INTERIOR SURFACES AND COATINGS SHALL COMPLY WITH ANS/NSF STANDARD 61 OR OTHER STANDARDS APPROVED BY THE DIRECTOR. THIS REQUIREMENT APPLIES TO ANY PIPES AND FITTINGS, PROTECTIVE MATERIALS (E.G., PAINTS, COATINGS, CONCRETE ADMIXTURES, CONCRETE RELEASE AGENTS, OR CONCRETE SEALERS), JOINING AND SEALING MATERIALS (E.G., ADHESIVES, CAULKS, GASKETS, PRIMERS AND SEALANTS) AND MECHANICAL DEVICES (E.G., ELECTRICAL WIRE, SWITCHES, SENSORS, VALVES, OR SUBMERSIBLE PUMPS) THAT MAY COME INTO CONTACT WITH THE DRINKING WATER.
3. THE CURRENT REQUIREMENTS OF THE UTAH DIVISION OF DRINKING WATER, GOVERNING THE MATERIALS AND INSTALLATION USED IN THE PROJECT SHALL BE MET.
4. THRUST BLOCKING AND MECHANICAL RESTRAINTS ARE REQUIRED AT ALL BENDS AND FITTINGS.
5. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, CARE SHALL BE TAKEN TO ENSURE, THERE ARE NO JOINTS IN EITHER PIPE WITHIN 20' OF THE POINT AT WHICH THE PIPES CROSS EACH OTHER, EITHER THROUGH INSTALLING THE PIPES IN CASINGS OR BY PLACEMENT OF JOINTS.
6. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE COUNTY.
7. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION IN ACCORDANCE WITH AWWA STANDARD C651-14. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
8. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
9. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA DUCTILE IRON PC 250 AND SHALL BE PRESSURE TESTED AT 200 PSI FOR AT LEAST 2 HOUR.
10. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
11. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO COMMISSIONING TANK.
12. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, TRIPAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.



TYPICAL ROAD SECTION - 50 ROW

NOT TO SCALE
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6



TYPICAL ROAD SECTION - 66 ROW TRAIL RT

NOT TO SCALE
ROAD A
WE WILL HOLD ROAD CL AND OFFSET ROW AS NEED FOR TRAIL ON LEFT OR RIGHT SIDE

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE COMPANY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE MANUAL OF STD. SPECIFICATIONS (ORANGE BOOK, LATEST EDITION).
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (CG PROJECT NO. 133-014) AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THE GRADING PLAN CONTAINED HEREIN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

SANITARY SEWER GENERAL NOTES

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

TYPICAL SECTIONS AND GENERAL NOTES

OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

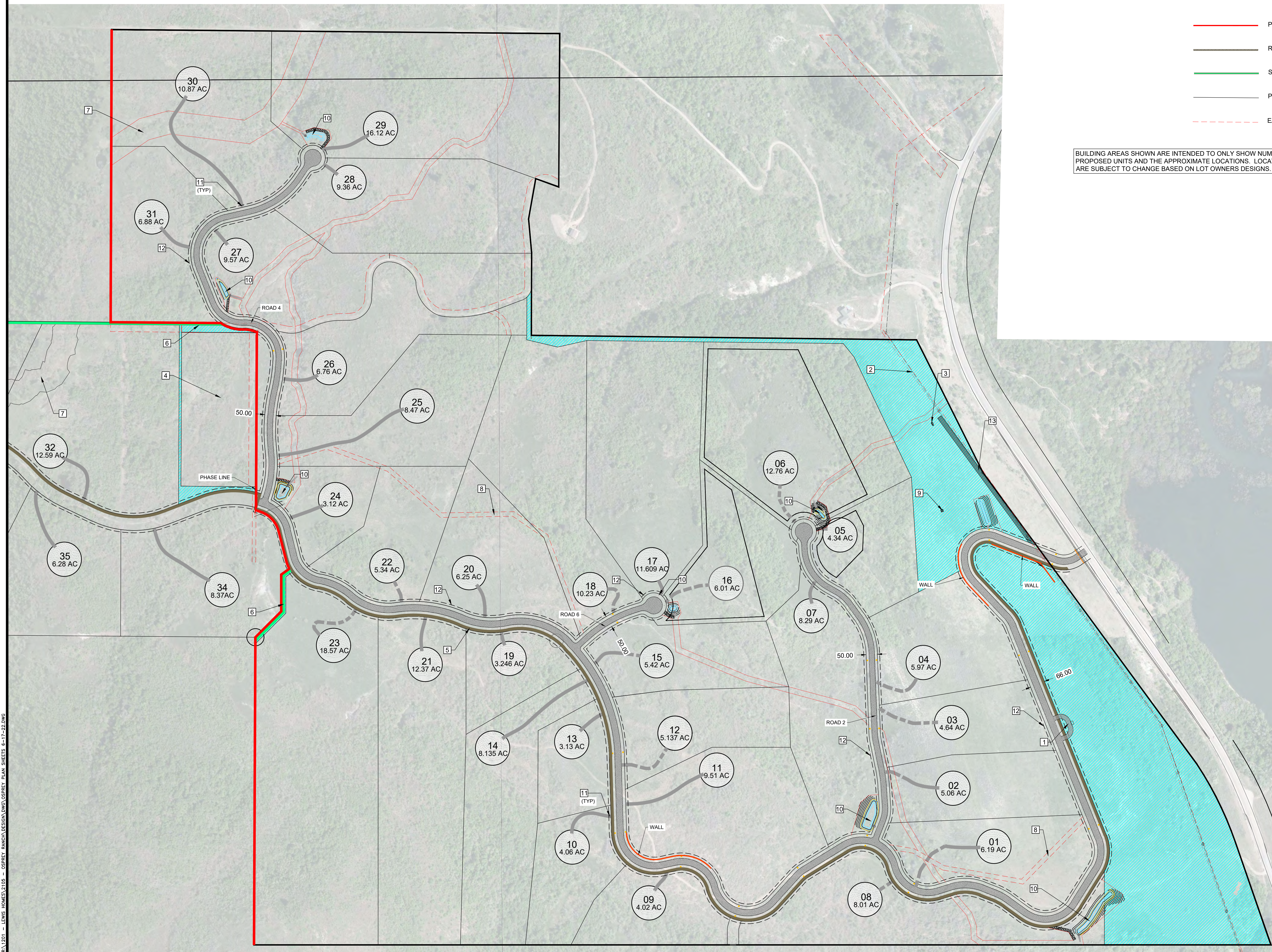
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TS1

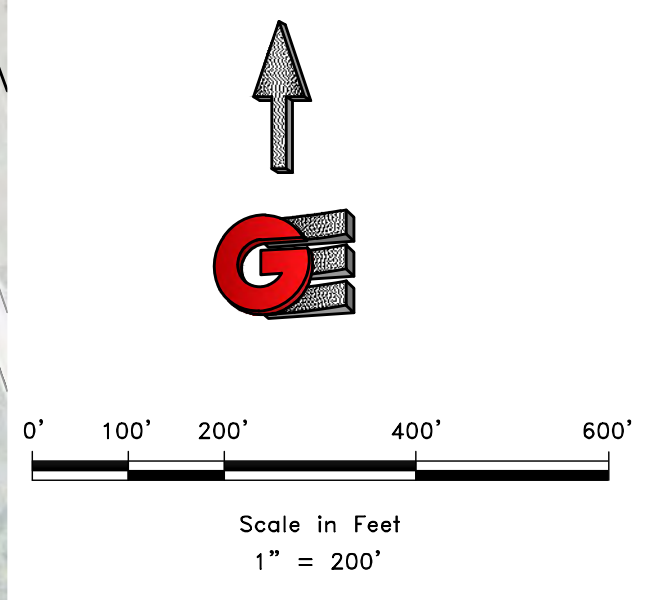
SITE PLAN - PHASE 1 OSPREY RANCH

- ASPHALT PHASE 1 - 13.35 ACRES
- COMMON AREA - 28.69 ACRES
- PHASE LINE
- ROADSIDE PATHWAY
- SOFT TRAIL
- PROPOSED BOUNDARY
- EASEMENT

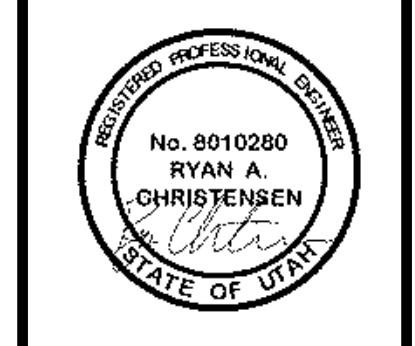
BUILDING AREAS SHOWN ARE INTENDED TO ONLY SHOW NUMBER OF PROPOSED UNITS AND THE APPROXIMATE LOCATIONS. LOCATION AND SIZE ARE SUBJECT TO CHANGE BASED ON LOT OWNERS DESIGNS.



- KEY NOTES:**
- 1 MAIL PICKUP AREA (BY OTHERS)
 - 2 POWER CORRIDOR
 - 3 PROPOSED SEWER LIFT STATION
 - 4 FRANKLIN AND BETH MAUGHAN - 5 ACRES
 - 5 ROAD SIDE PATHWAY (SEE TS1 TYPICAL SECTIONS) (7225 FT)
 - 6 SOFT TRAIL (757 FT)
 - 7 50 FT - EPHEMERAL STREAM SETBACK
 - 8 20 FT - SEWER EASEMENT
 - 9 MONUMENT SIGN
 - 10 DETENTION POND
 - 11 PROPOSED DRIVEWAY LOCATION
 - 12 10' PUE
 - 13 20' ACCESS ROAD



| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |



SITE PLAN - PHASE 1
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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SP1

A3 1201 - LEWIS, HOMES 2105 - OSPREY RANCH, UTAH, OSPREY PLAN SHEETS 6-17-22 DWG

DWG:

SCALE 1" = 200'

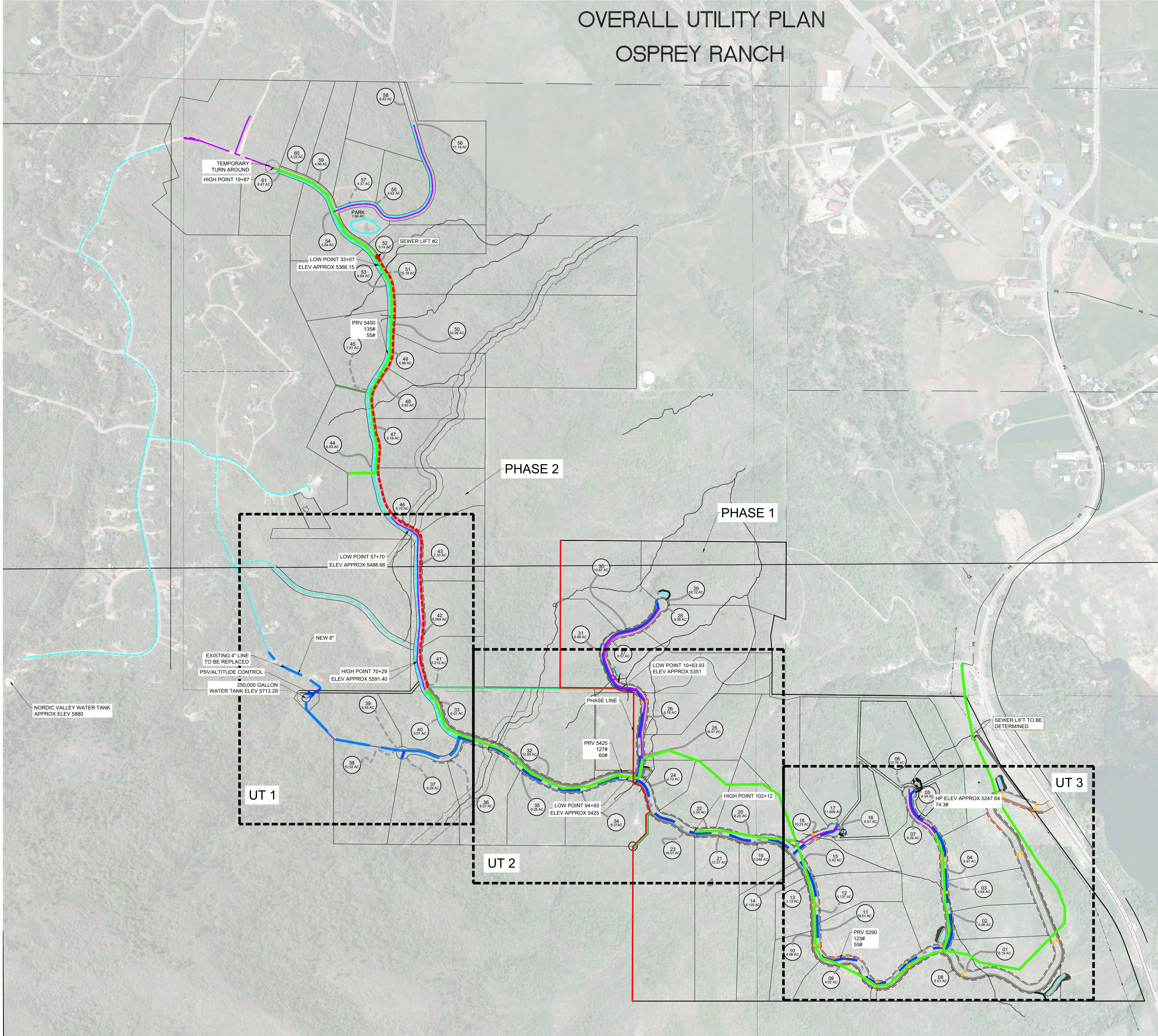
DATE 07-28-22

DESIGN KAN

DRAWN KAN

CHECKED RC

OVERALL UTILITY PLAN OSPREY RANCH



- - - - - PRESSURE SEWER
- - - - - GRAVITY SEWER
- - - - - LOW PRESSURE SEWER
- - - - - PROPOSED 12" 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

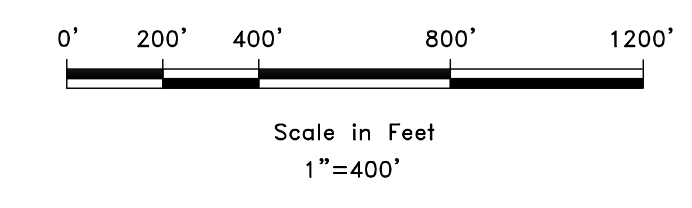
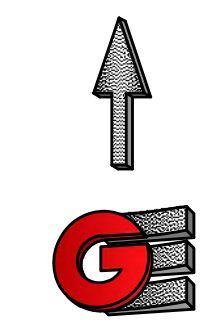
- CULINARY WATER IMPROVEMENTS**
- PHASE 1**
- 250 K GALLON WATER TANK
 - 12"/8" WATER MAIN
 - PRESSURE SUSTAINING/ALTITUDE VALVE STATION
 - 2 - PRESSURE REDUCING VALVES
- PHASE 2**
- 8" WATER MAIN
 - 1 - PRESSURE REDUCING VALVE

| REVISIONS | DESCRIPTION |
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| DATE | |



OVERALL UTILITY PLAN
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

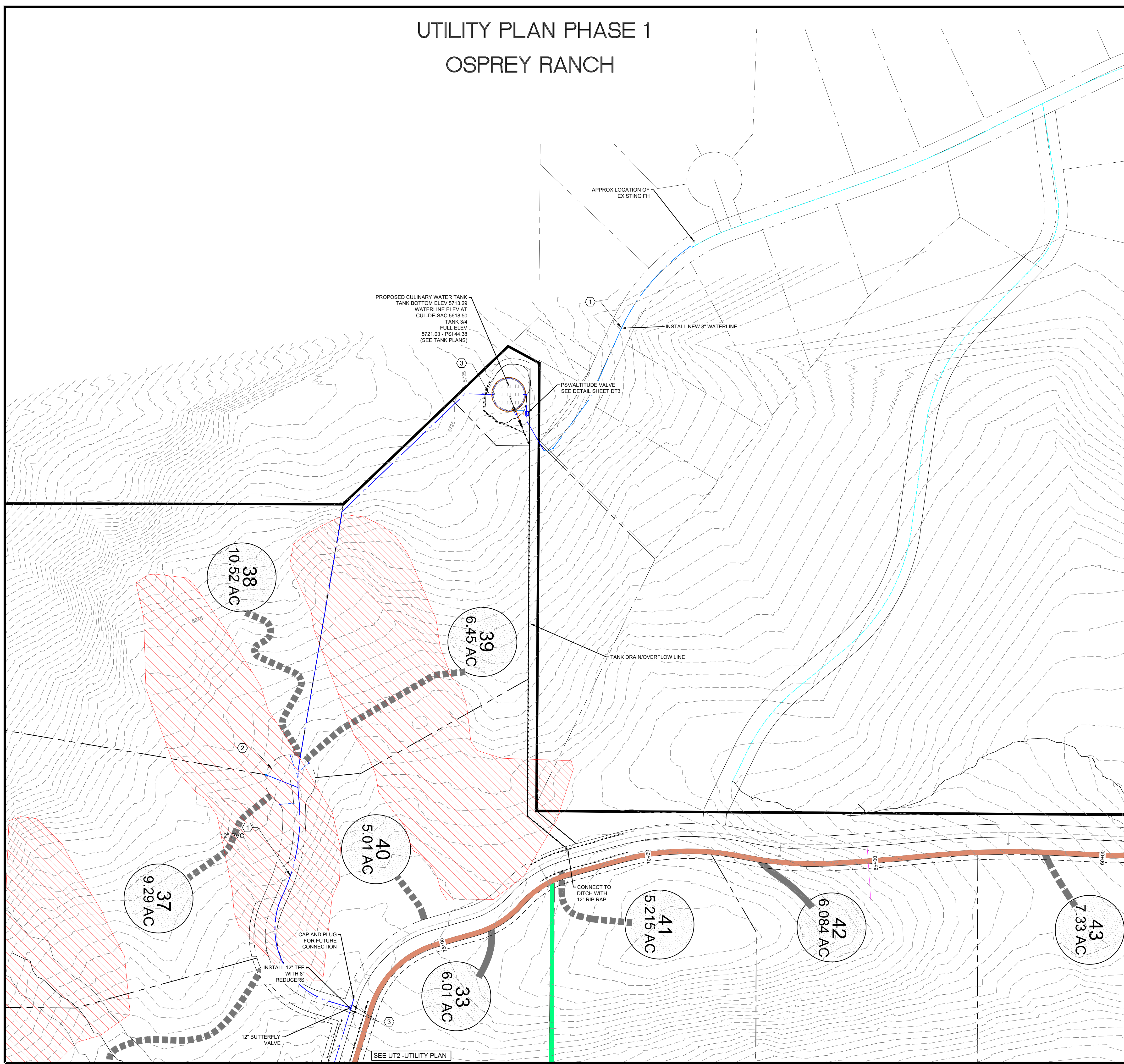
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UM1

A:\1201 - LEWIS HOMES\1205 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN SHEETS 6-17-22.DWG

UTILITY PLAN PHASE 1 OSPREY RANCH



- PROPOSED WATER
- PROPOSED PRESSURE SEWER
- PROPOSED LOW PRESSURE SEWER
- PROPOSED GRAVITY SEWER
- PROPOSED STORM DRAIN/CULVERT

- PROPOSED FIRE HYDRANT
- PROPOSED PRV
- TRAIL

KEY NOTES

- ① 8" WATER C900 DR18 UNLESS INDICATED OTHERWISE (MIN DEPTH 5')
- ② FIRE HYDRANT (PER DISTRICT STD)
- ③ GATE VALVES (PER DISTRICT STD)
- ④ 8" SEWER - SDR 35 PVC
- ⑤ 2" LOW PRESSURE SEWER - SDR11 HDPE (MIN DEPTH 5')
- ⑥ LOW PRESSURE LATERAL SEE DETAIL DT5
- ⑦ GRAVITY SEWER LATERAL
- ⑧ WATER SERVICE LATERAL (PER DISTRICT STD)

| | |
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| SCALE | 1" = 100' |
| DATE | 6/17/22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | PC |



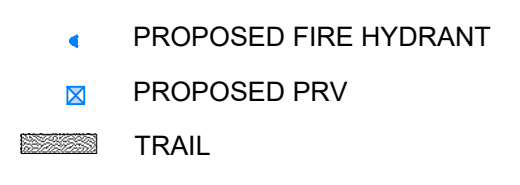
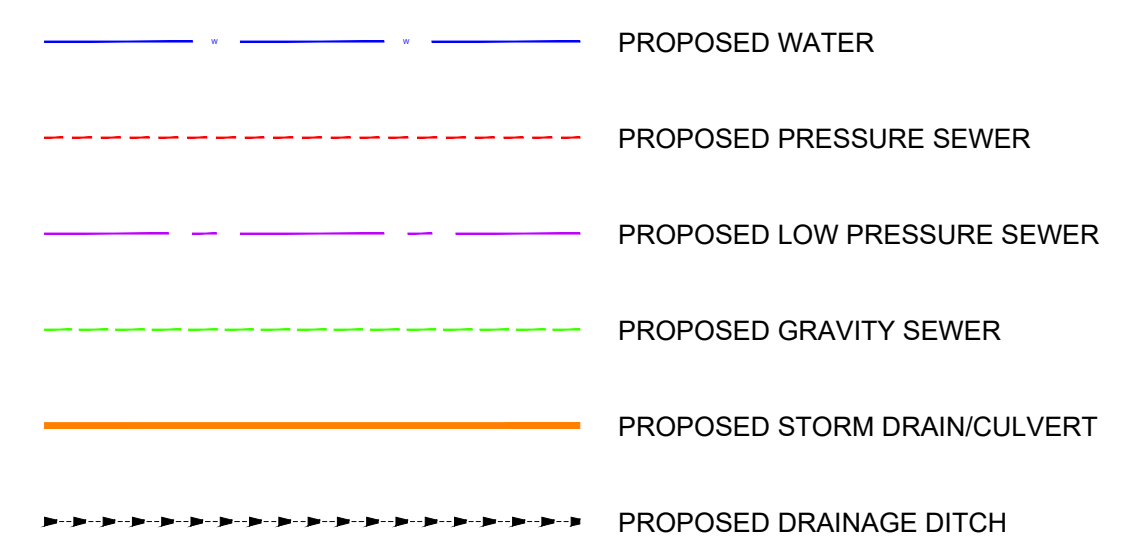
UTILITY PLAN PHASE 1
OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

517 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0099

UT1

UTILITY PLAN PHASE 1 OSPREY RANCH

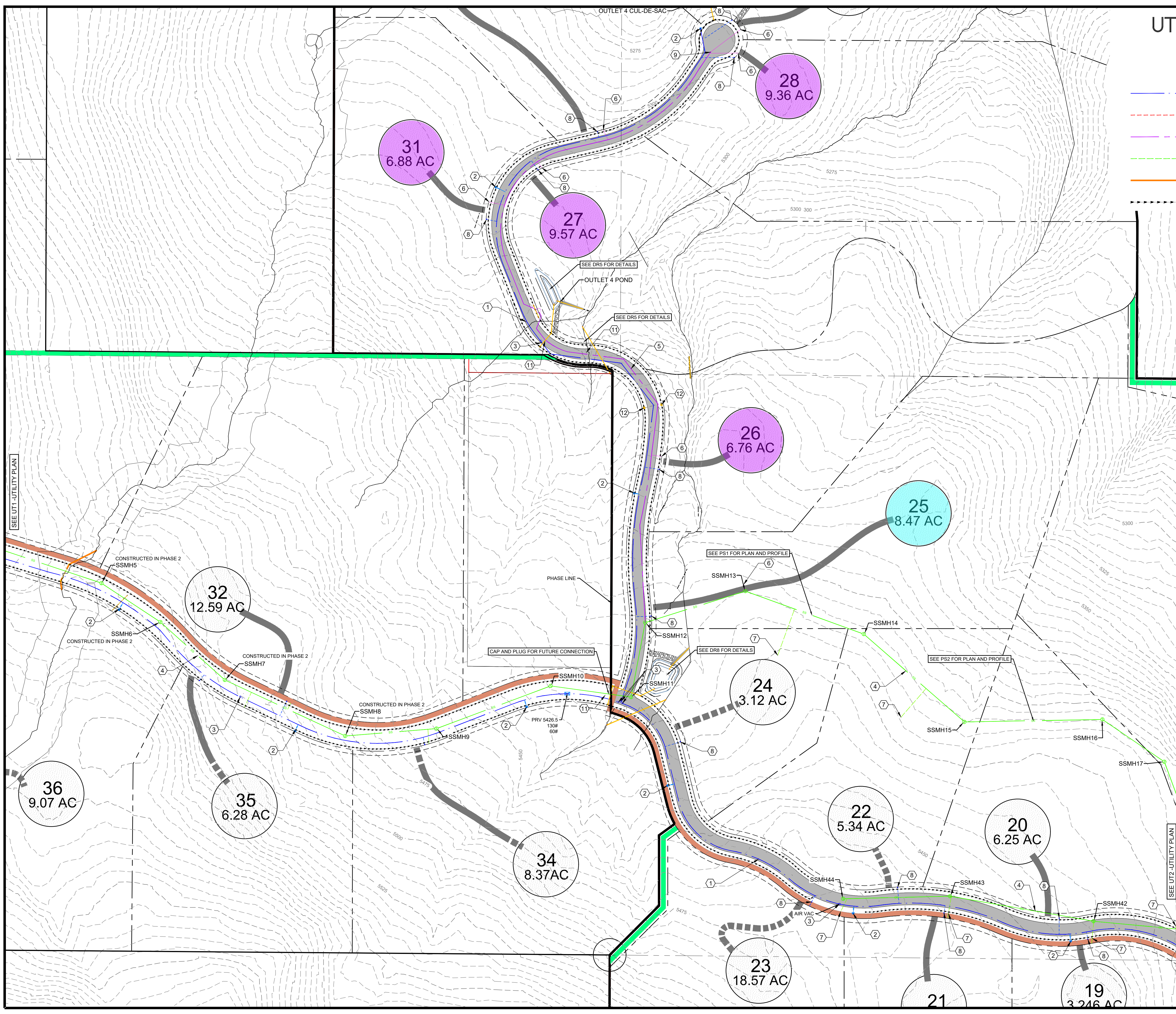
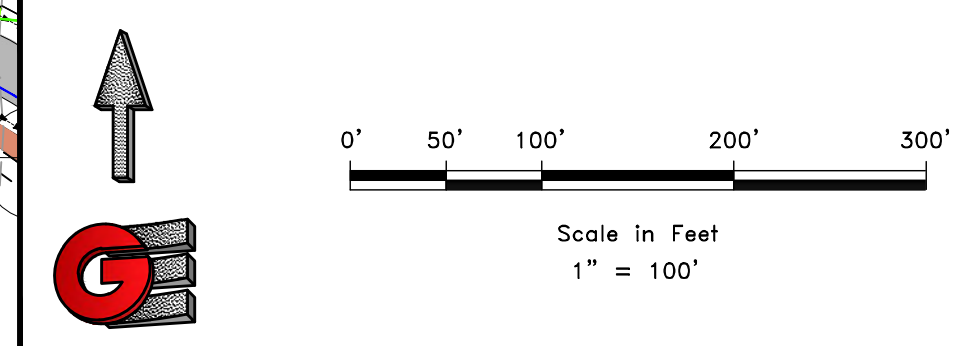


KEY NOTES

- ① 8" WATER C900 DR18 (MIN DEPTH 5')
- ② FIRE HYDRANT (SEE DT4)
- ③ GATE VALVES (SEE DT4)
- ④ 8" SEWER - SDR 35 PVC
- ⑤ 2" LOW PRESSURE SEWER - SDR11 HDPE (MIN DEPTH 5')
- ⑥ LOW PRESSURE LATERAL SEE DETAIL DT5
- ⑦ GRAVITY SEWER LATERAL
- ⑧ WATER SERVICE LATERAL (SEE DT 4)
- ⑨ LOW PRESSURE SEWER CLEANOUT
- ⑩ POND OUTLET SEE DT6
- ⑪ 15" RCP STORM DRAIN
- ⑫ CHECK DAM SEE DR4 FOR DETAIL

| Osprey Sewer STRUCTURE TABLE | | | |
|------------------------------|--|--------------------|--------------------|
| STRUCTURE NAME: | DETAILS: | PIPES IN: | PIPES OUT |
| SSMH10 4' SSMH | RIM = 5431.93 INV IN = 5423.46 INV OUT = 5423.36 | INV (W) = 5423.46 | INV (E) = 5423.36 |
| SSMH11 4' SSMH | RIM = 5425.93 INV IN = 5417.76 INV OUT = 5417.66 | INV (W) = 5417.76 | INV (N) = 5417.66 |
| SSMH12 8' SSMH | RIM = 5416.85 INV IN = 5406.45 INV OUT = 5406.35 | INV (S) = 5406.45 | INV (E) = 5406.35 |
| SSMH13 4' SSMH | RIM = 5415.00 INV IN = 5405.38 INV OUT = 5405.28 | INV (W) = 5405.38 | INV (E) = 5405.28 |
| SSMH14 4' SSMH | RIM = 5412.57 INV IN = 5404.12 INV OUT = 5404.02 | INV (W) = 5404.12 | INV (SE) = 5404.02 |
| SSMH15 4' SSMH | RIM = 5410.00 INV IN = 5402.18 INV OUT = 5402.08 | INV (NW) = 5402.18 | INV (E) = 5402.08 |
| SSMH16 4' SSMH | RIM = 5408.13 INV IN = 5400.81 INV OUT = 5400.71 | INV (W) = 5400.81 | INV (SE) = 5400.71 |
| SSMH17 4' SSMH | RIM = 5407.96 INV IN = 5400.02 INV OUT = 5399.92 | INV (NW) = 5400.02 | INV (S) = 5399.92 |
| SSMH42 4' SSMH | RIM = 5438.22 INV IN = 5428.50 INV OUT = 5428.40 | INV (W) = 5428.50 | INV (E) = 5428.40 |
| SSMH43 4' SSMH | RIM = 5458.26 INV IN = 5450.26 INV OUT = 5450.16 | INV (W) = 5450.26 | INV (E) = 5450.16 |
| SSMH44 4' SSMH | RIM = 5470.74 INV OUT = 5464.89 | | INV (E) = 5464.89 |

- LOW PRESSURE SEWER PUMP
- PUMP TO GRAVITY SEWER

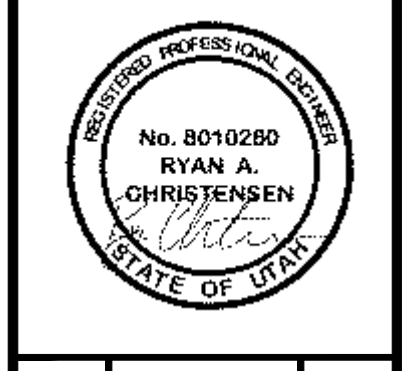


SCALE: 1" = 100'

| | |
|---------|---------|
| DATE | 9/12/22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | PC |

| REVISIONS | DESCRIPTION |
|-----------|-----------------------------------|
| DATE | REVISIONS |
| 9/12/22 | REVISED SERVICE LATERAL LOCATIONS |
| 9-12-22 | COUNTY COMMENTS |

DWG: R\1\201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY UTILITY PLAN.DWG

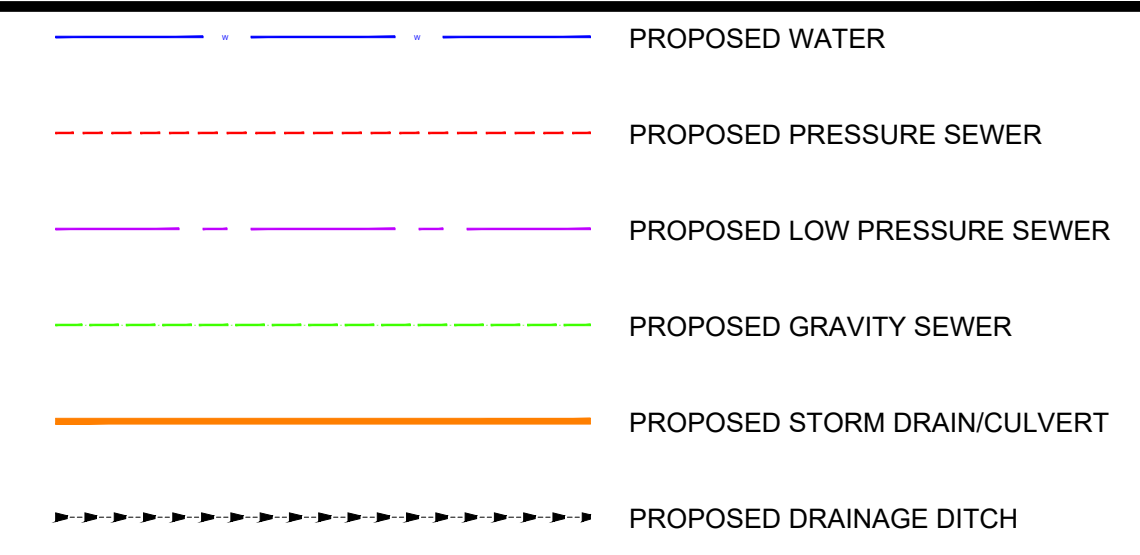
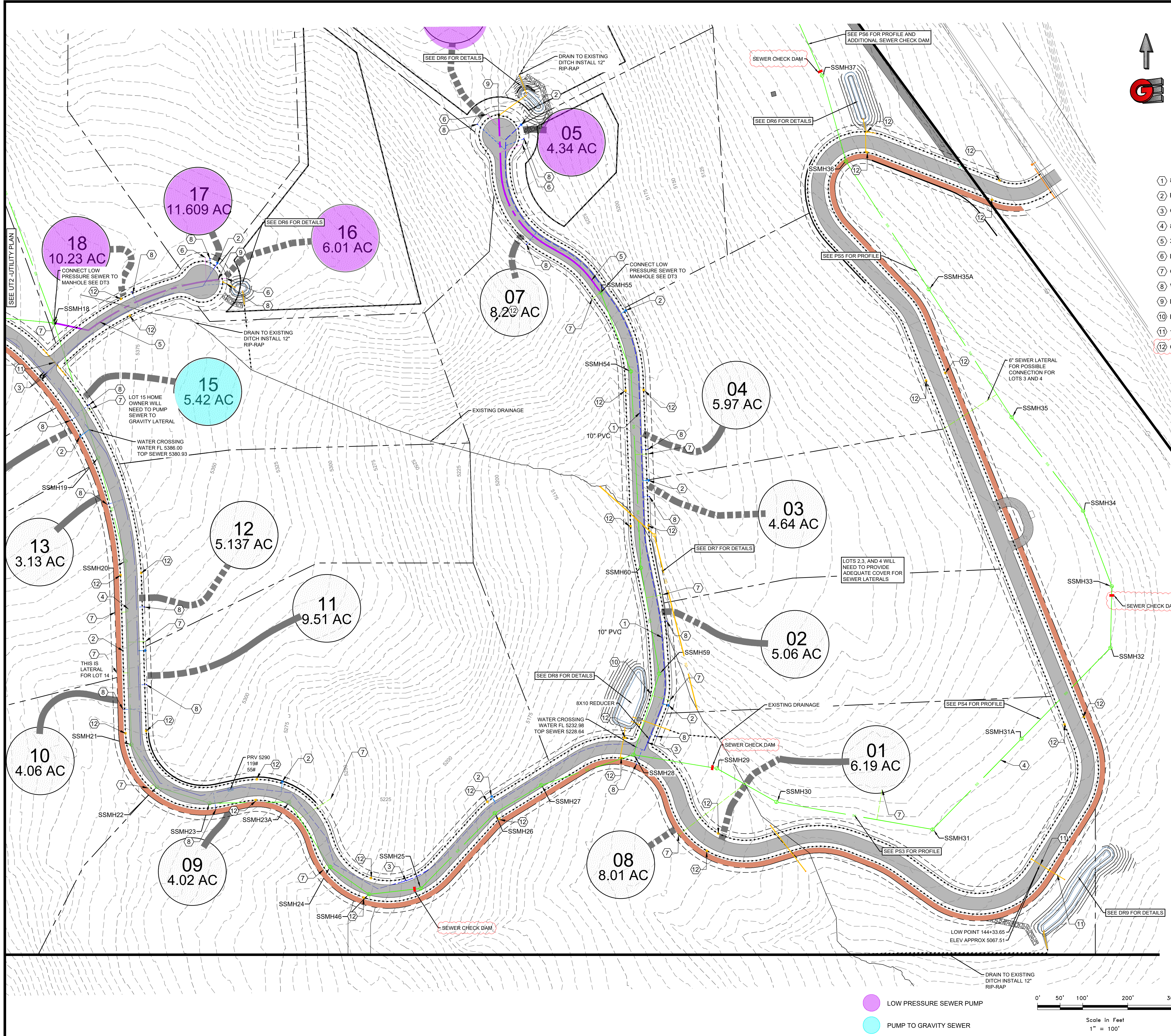


UTILITY PLAN PHASE 1
OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING

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

UT2



- KEY NOTES**
- ① 8" WATER C900 DR18 UNLESS INDICATED OTHERWISE (MIN DEPTH 5')
 - ② FIRE HYDRANT (SEE DT4)
 - ③ GATE VALVES (SEE DT4)
 - ④ 8" SEWER - SDR 35 PVC
 - ⑤ 2" LOW PRESSURE SEWER - SDR11 HDPE (MIN DEPTH 5')
 - ⑥ LOW PRESSURE LATERAL SEE DETAIL DT5
 - ⑦ GRAVITY SEWER LATERAL
 - ⑧ WATER SERVICE LATERAL (SEE DT4)
 - ⑨ LOW PRESSURE SEWER CLEANOUT
 - ⑩ POND OUTLET SEE DT6
 - ⑪ 15" RCP STORM DRAIN
 - ⑫ CHECK DAM SEE DR4 FOR DETAIL

Osprey Sewer STRUCTURE TABLE

| STRUCTURE NAME: | DETAILS: | PIPES IN: | PIPES OUT: |
|--------------------|--|--|--------------------|
| SSMH18 5' SSMH | RIM = 5404.40 INV IN = 5397.82 INV IN = 5397.82 INV OUT = 5397.72 | INV (N) = 5397.82 INV (W) = 5397.82 | INV (S) = 5397.72 |
| SSMH19 4' SSMH | RIM = 5381.65 INV IN = 5373.33 INV OUT = 5373.23 | INV (N) = 5373.33 | INV (S) = 5373.23 |
| SSMH20 4' SSMH | RIM = 5352.74 INV IN = 5346.68 INV OUT = 5346.58 | INV (N) = 5346.68 | INV (S) = 5346.58 |
| SSMH21 4' SSMH | RIM = 5304.15 INV IN = 5297.77 INV OUT = 5297.67 | INV (N) = 5297.77 | INV (SE) = 5297.67 |
| SSMH22 4' SSMH | RIM = 5291.74 INV IN = 5285.59 INV OUT = 5285.49 | INV (NW) = 5285.59 | INV (E) = 5285.49 |
| SSMH23 4' SSMH | RIM = 5277.91 INV IN = 5269.91 INV OUT = 5269.81 | INV (W) = 5269.91 | INV (E) = 5269.81 |
| SSMH23A 4' SSMH | RIM = 5255.59 INV IN = 5247.60 INV OUT = 5247.50 | INV (W) = 5247.60 | INV (SE) = 5247.50 |
| SSMH24 4' SSMH | RIM = 5234.28 INV IN = 5225.78 INV OUT = 5225.68 | INV (NW) = 5225.78 | INV (SE) = 5225.68 |
| SSMH25 4' SSMH | RIM = 5209.16 INV IN = 5202.12 INV OUT = 5202.02 | INV (W) = 5202.12 | INV (NE) = 5202.02 |
| SSMH26 4' SSMH | RIM = 5181.45 INV IN = 5174.38 INV OUT = 5174.28 | INV (SW) = 5174.38 | INV (NE) = 5174.28 |
| SSMH27 4' SSMH | RIM = 5166.86 INV IN = 5159.87 INV OUT = 5159.77 | INV (SW) = 5159.87 | INV (E) = 5159.77 |
| SSMH28 5' SSMH | RIM = 5138.84 INV IN = 5129.55 INV IN = 5129.55 INV OUT = 5129.45 | INV (W) = 5129.55 INV (N) = 5129.55 | INV (E) = 5129.45 |
| SSMH29 4' SSMH | RIM = 5108.24 INV IN = 5092.89 INV OUT = 5092.79 | INV (W) = 5092.89 | INV (SE) = 5092.79 |
| SSMH30 4' SSMH | RIM = 5097.87 INV IN = 5091.28 INV OUT = 5091.39 | INV (NW) = 5091.28 | INV (E) = 5091.39 |
| SSMH31 4' SSMH | RIM = 5095.00 INV IN = 5090.06 INV OUT = 5089.96 | INV (W) = 5090.06 | INV (NE) = 5089.96 |
| SSMH31A 4' SSMH | RIM = 5096.60 INV IN = 5088.89 INV OUT = 5088.79 | INV (SW) = 5088.89 | INV (NE) = 5088.79 |
| SSMH32 4' SSMH | RIM = 5095.00 INV IN = 5087.72 INV OUT = 5087.62 | INV (SW) = 5087.72 | INV (N) = 5087.62 |
| SSMH33 4' SSMH | RIM = 5095.00 INV IN = 5087.10 INV OUT = 5087.00 | INV (S) = 5087.10 | INV (N) = 5087.00 |
| SSMH34 4' SSMH | RIM = 5095.00 INV IN = 5086.32 INV OUT = 5086.22 | INV (S) = 5086.32 | INV (NW) = 5086.22 |
| SSMH35 4' SSMH | RIM = 5095.03 INV IN = 5085.23 INV OUT = 5085.13 | INV (SE) = 5085.23 | INV (NW) = 5085.13 |
| SSMH35A 4' SSMH | RIM = 5073.62 INV IN = 5064.89 INV OUT = 5064.79 | INV (SE) = 5064.89 | INV (NW) = 5064.79 |
| SSMH36 4' SSMH | RIM = 5051.27 INV IN = 5044.56 INV OUT = 5044.46 | INV (SE) = 5044.56 | INV (N) = 5044.46 |
| SSMH37 4' SSMH | RIM = 5050.81 INV IN = 5040.38 INV OUT = 5040.28 | INV (S) = 5040.38 | INV (NW) = 5040.28 |
| SSMH46 4' SSMH | RIM = 5223.31 INV IN = 5215.24 INV OUT = 5215.14 | INV (NW) = 5215.24 | INV (E) = 5215.14 |
| SSMH54 4' SSMH | RIM = 5207.71 INV IN = 5199.53 INV OUT = 5199.43 | INV (N) = 5199.53 | INV (S) = 5199.43 |
| SSMH55 4' SSMH | RIM = 5230.83 INV IN = 5224.65 | INV (S) = 5224.65 | |
| SSMH59 4' SSMH | RIM = 5138.93 INV IN = 5130.40 INV OUT = 5130.30 | INV (N) = 5130.40 | INV (S) = 5130.30 |
| SSMH60 4' SSMH | RIM = 5155.54 INV IN = 5147.58 INV OUT = 5147.48 | INV (N) = 5147.58 | INV (S) = 5147.48 |

UTILITY PLAN PHASE 1
OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

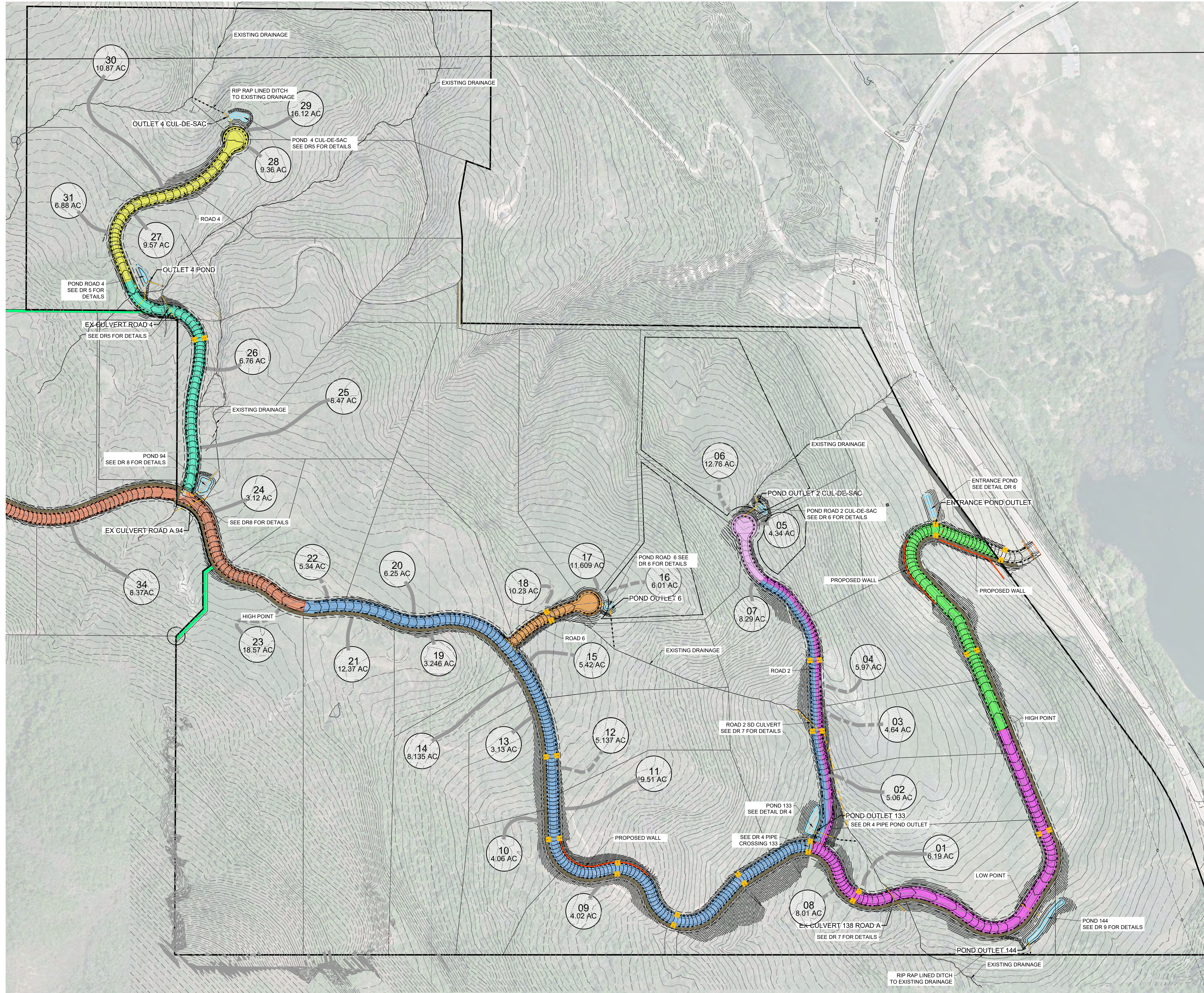
GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

UT3

| | | | | |
|------------------|-----------------|-------------|------------|-------------|
| SCALE: 1" = 100' | DATE: 9/16/22 | DESIGN: KAN | DRAWN: KAN | CHECKED: PC |
| REVISIONS | DESCRIPTION | REVISED | DATE | |
| | REVISIONS | | | |
| | COUNTY COMMENTS | | | |

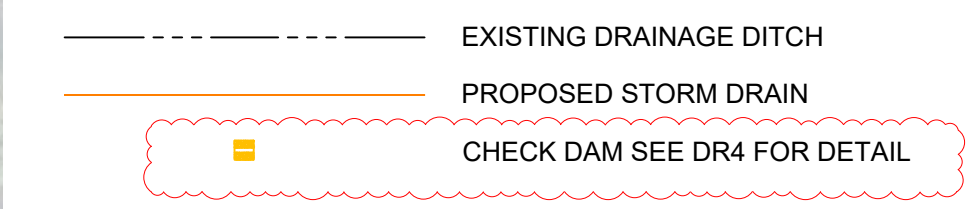
DWG: R11201 - LEWIS HOMES 2105 - OSPREY RANCH DESIGN (DWG) OSPREY UTILITY PLAN (DWG)

PHASE 1 - DRAINAGE OSPREY RANCH



| Basin | Area (acres) | Detention Volume (cy) |
|-------------------|--------------|-----------------------|
| Pond 94 | 3.67 | 308 |
| Pond 133 | 5.46 | 456 |
| Pond 144 | 3.62 | 303 |
| Pond Road 4 | 1.23 | 94 |
| Pond 4 cul-de-sac | 1.19 | 91 |
| Pond 2 cul-de-sac | 0.44 | 34 |
| Entrance Pond | 1.93 | 148 |
| Road 6 | 0.59 | 45 |

- 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.
 4. SEE DR4 AND DR5 FOR PROFILE OF POND OUTLETS



SCALE: 1" = 200'

| | |
|---------|----------|
| DATE | 07-28-22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | RC |

| REVISIONS | DESCRIPTION |
|-----------|-----------------|
| DATE | ADDED EASEMENTS |
| 8-9-22 | |

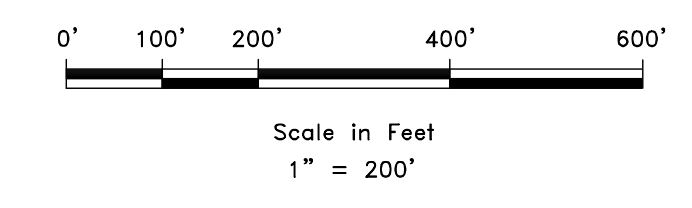
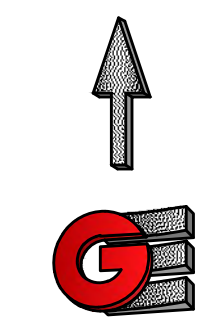
DWG:



PHASE 1 - DRAINAGE
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

51150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066



DR1

A:\1201 - LEWIS HOMES\1205 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN SHEETS 8-17-22.DWG

PHASE 1 - BASIN CALCULATIONS OSPREY RANCH

**Osprey Ranch
Pond Sta 94**
Latitude: 41.2527° Longitude: -111.8318°

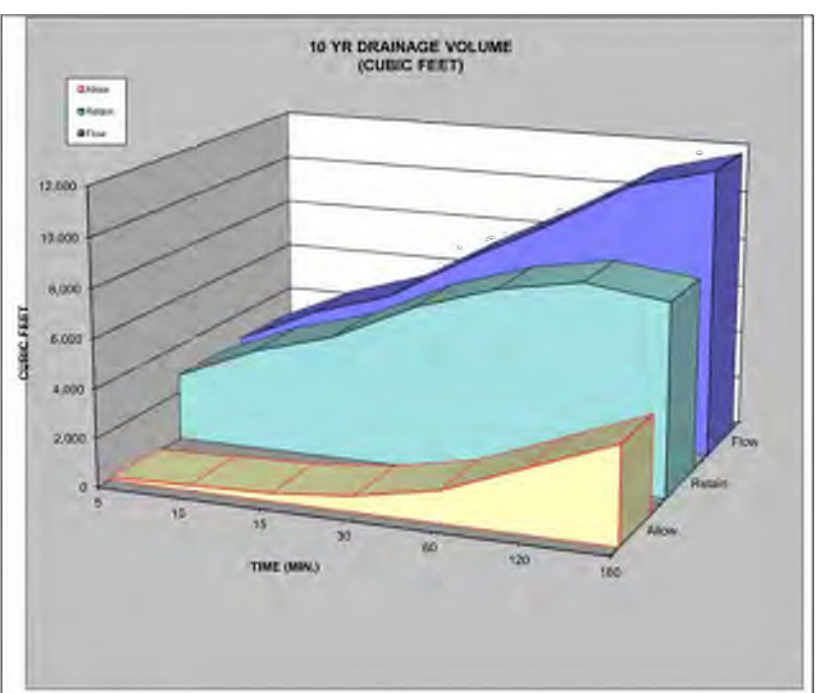
| Area | Sq. Ft. | Acres | C |
|-----------------------|----------------|-------------|-------------|
| Pond 94 | 159,887 | 3.67 | 0.35 |
| Total Weighted | 159,887 | 3.67 | 0.35 |

Allow Release Rate (cfs/acre)
Q Allowable (cfs)

0.37
0.37

10 YEAR STORM EVENT

| MIN | Release Vol (cft) | Inch / Hr | Total Vol (cft) | Disturb Vol (cft) |
|-----|-------------------|-----------|-----------------|-------------------|
| 5 | 110 | 4.01 | 2,867 | 2,737 |
| 10 | 220 | 3.95 | 4,261 | 4,141 |
| 15 | 330 | 2.82 | 6,404 | 6,074 |
| 20 | 440 | 1.7 | 7,291 | 6,545 |
| 25 | 550 | 1.05 | 9,007 | 7,887 |
| 30 | 660 | 0.636 | 10,911 | 8,272 |
| 35 | 770 | 0.468 | 11,786 | 7,827 |
| 40 | 880 | 0.299 | 15,183 | 7,265 |
| 45 | 990 | 0.191 | 18,614 | 6,526 |
| 50 | 1,100 | 0.121 | 24,911 | 0 |



10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED

| CUBIC FEET | CUBIC YARDS |
|--------------------|---------------|
| 272 | 30 |
| Pond Volume | 387.00 |

Orifice Calculation

H = 5.16 Maximum water height to center of orifice (ft)
 Q = 0.37 Flowrate out of orifice (cfs)
 Co = 0.62 Coefficient of Contraction
 Cv = 0.58 Coefficient of Velocity
 Area = 0.030 Orifice Area (ft²)
 D = 3.14
 g = 32.17 Gravitational Constant
 d = 2 Orifice Diameter (in)

top pond 6419.5
 # out 5413.34

**Osprey Ranch
Road POND 144**
Latitude: 41.2527° Longitude: -111.8318°

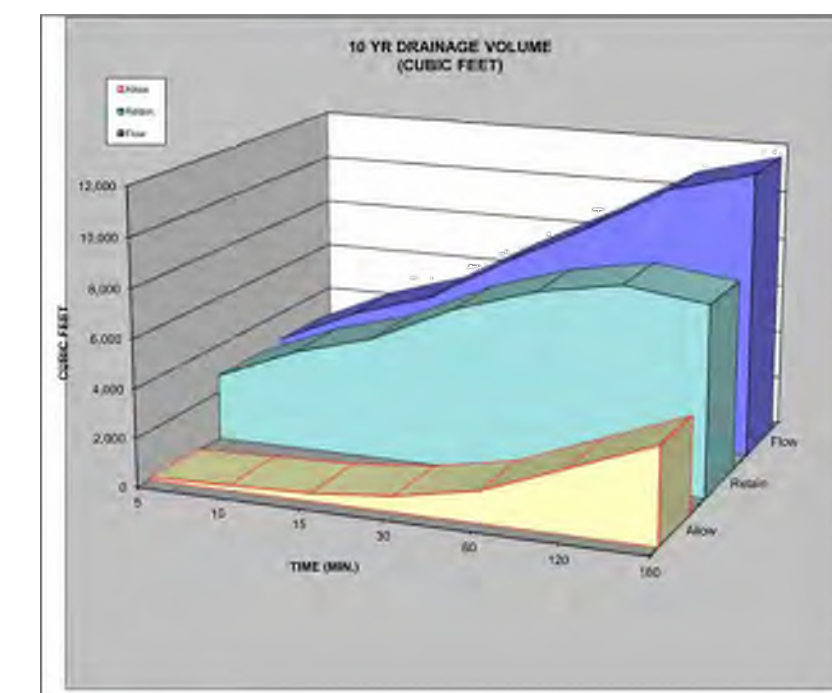
| Area | Sq. Ft. | Acres | C |
|-----------------------|----------------|-------------|-------------|
| Pond 144 | 157,878 | 3.62 | 0.35 |
| Total Weighted | 157,878 | 3.62 | 0.35 |

Allow Release Rate (cfs/acre)
Q Allowable (cfs)

0.36
0.36

10 YEAR STORM EVENT

| MIN | Release Vol (cft) | Inch / Hr | Total Vol (cft) | Disturb Vol (cft) |
|-----|-------------------|-----------|-----------------|-------------------|
| 5 | 109 | 4.01 | 2,830 | 2,722 |
| 10 | 217 | 3.95 | 4,236 | 4,088 |
| 15 | 326 | 2.82 | 6,338 | 6,011 |
| 20 | 435 | 1.7 | 7,230 | 6,545 |
| 25 | 544 | 1.05 | 8,994 | 7,887 |
| 30 | 653 | 0.636 | 10,774 | 8,188 |
| 35 | 762 | 0.468 | 11,638 | 7,755 |
| 40 | 871 | 0.299 | 14,892 | 7,174 |
| 45 | 980 | 0.191 | 18,414 | 6,776 |
| 50 | 1,089 | 0.121 | 24,598 | 0 |



10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED

| CUBIC FEET | CUBIC YARDS |
|--------------------|---------------|
| 516 | 33 |
| Pond Volume | 378.00 |

Orifice Calculation

H = 2.3 Maximum water height to center of orifice (ft)
 Q = 0.36 Flowrate out of orifice (cfs)
 Co = 0.62 Coefficient of Contraction
 Cv = 0.58 Coefficient of Velocity
 Area = 0.047 Orifice Area (ft²)
 D = 3.14
 g = 32.17 Gravitational Constant
 d = 3 Orifice Diameter (in)

top pond 5091.5
 # out 5049

**Osprey Ranch
Pond Sta 133**
Latitude: 41.2527° Longitude: -111.8318°

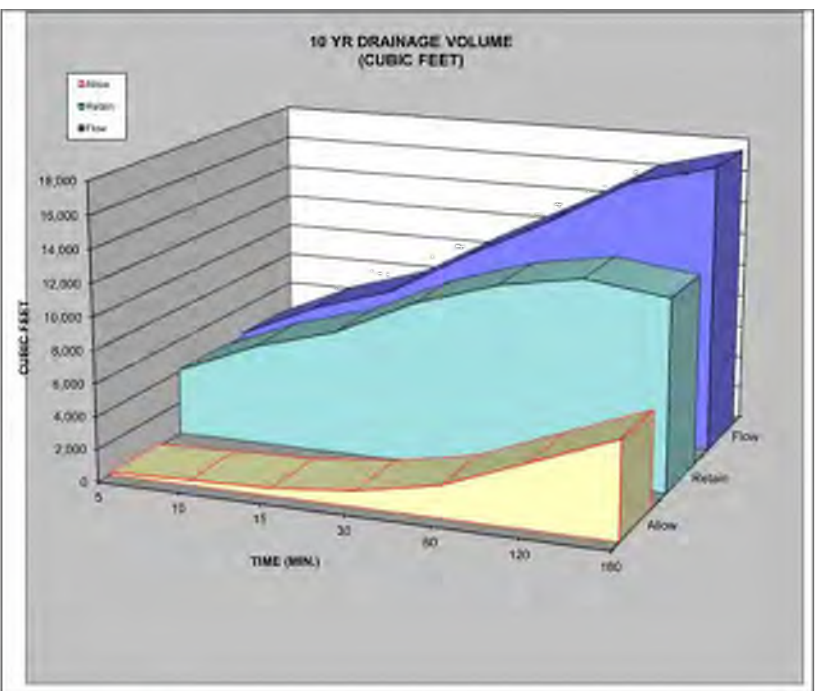
| Area | Sq. Ft. | Acres | C |
|-----------------------|----------------|-------------|-------------|
| Pond 133 | 237,913 | 5.46 | 0.35 |
| Total Weighted | 237,913 | 5.46 | 0.35 |

Allow Release Rate (cfs/acre)
Q Allowable (cfs)

0.55
0.55

10 YEAR STORM EVENT

| MIN | Release Vol (cft) | Inch / Hr | Total Vol (cft) | Disturb Vol (cft) |
|-----|-------------------|-----------|-----------------|-------------------|
| 5 | 104 | 4.01 | 4,211 | 4,107 |
| 10 | 208 | 3.95 | 6,497 | 6,189 |
| 15 | 312 | 2.82 | 8,852 | 7,962 |
| 20 | 416 | 1.7 | 10,883 | 9,880 |
| 25 | 520 | 1.05 | 12,416 | 11,405 |
| 30 | 624 | 0.636 | 16,257 | 12,324 |
| 35 | 728 | 0.468 | 17,399 | 11,851 |
| 40 | 832 | 0.299 | 22,021 | 10,834 |
| 45 | 936 | 0.191 | 26,263 | 9,898 |
| 50 | 1,040 | 0.121 | 37,114 | 0 |



10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED

| CUBIC FEET | CUBIC YARDS |
|--------------------|---------------|
| 1,334 | 82 |
| Pond Volume | 458.00 |

Orifice Calculation

H = 3.97 Maximum water height to center of orifice (ft)
 Q = 0.55 Flowrate out of orifice (cfs)
 Co = 0.62 Coefficient of Contraction
 Cv = 0.58 Coefficient of Velocity
 Area = 0.064 Orifice Area (ft²)
 D = 3.14
 g = 32.17 Gravitational Constant
 d = 3 Orifice Diameter (in)

top pond 6135
 # out 5731.93

**Osprey Ranch
Road A ENTRANCE**
Latitude: 41.2527° Longitude: -111.8318°

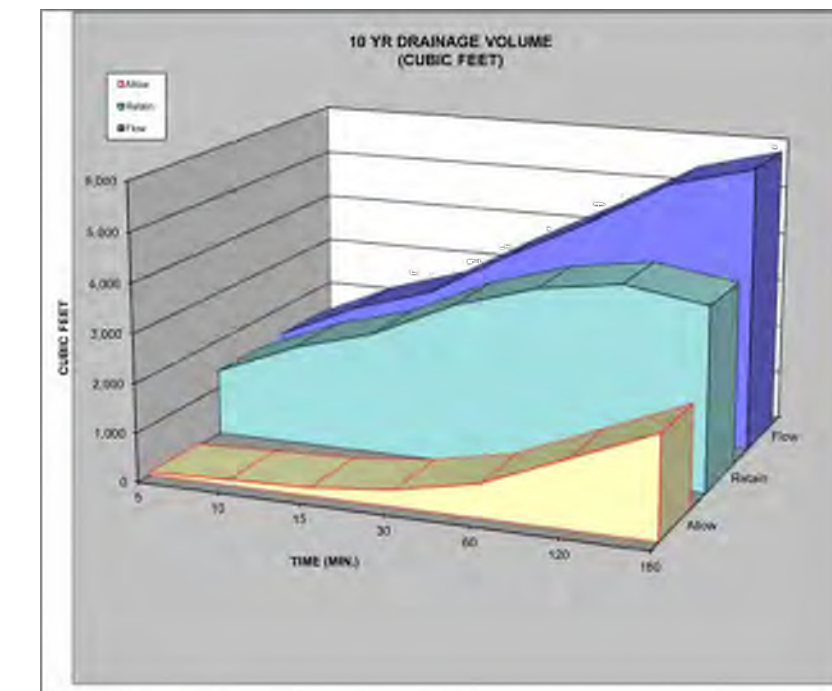
| Area | Sq. Ft. | Acres | C |
|-----------------------|---------------|-------------|-------------|
| Road A ENTRANCE | 81,012 | 1.83 | 0.31 |
| Total Weighted | 81,012 | 1.83 | 0.31 |

Allow Release Rate (cfs/acre)
Q Allowable (cfs)

0.19
0.19

10 YEAR STORM EVENT

| MIN | Release Vol (cft) | Inch / Hr | Total Vol (cft) | Disturb Vol (cft) |
|-----|-------------------|-----------|-----------------|-------------------|
| 5 | 66 | 4.01 | 1,415 | 1,357 |
| 10 | 132 | 3.95 | 2,163 | 2,037 |
| 15 | 198 | 2.82 | 2,866 | 2,681 |
| 20 | 264 | 1.7 | 3,600 | 3,283 |
| 25 | 330 | 1.05 | 4,447 | 3,753 |
| 30 | 396 | 0.636 | 5,387 | 3,899 |
| 35 | 462 | 0.468 | 5,819 | 3,791 |
| 40 | 528 | 0.299 | 7,497 | 3,431 |
| 45 | 594 | 0.191 | 9,707 | 1,376 |
| 50 | 660 | 0.121 | 12,266 | 0 |



10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED

| CUBIC FEET | CUBIC YARDS |
|--------------------|---------------|
| 3,399 | 142 |
| Pond Volume | 168.00 |

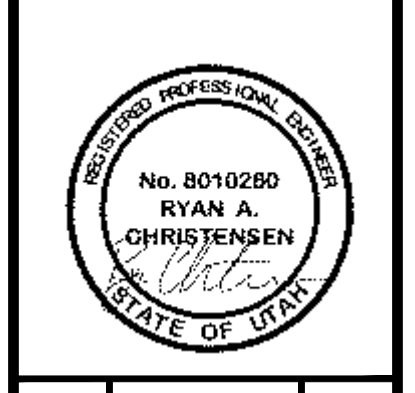
Orifice Calculation

H = 2.18 Maximum water height to center of orifice (ft)
 Q = 0.19 Flowrate out of orifice (cfs)
 Co = 0.62 Coefficient of Contraction
 Cv = 0.58 Coefficient of Velocity
 Area = 0.027 Orifice Area (ft²)
 D = 3.14
 g = 32.17 Gravitational Constant
 d = 2 Orifice Diameter (in)

top pond 5041.9
 # out 5039.72

| | | | | |
|-------|----------|----------|----------|---------|
| SCALE | DATE | DESIGN | DRAWN | CHECKED |
| | 06-15-22 | RVAN KAN | RVAN KAN | RC |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |



PHASE 1 - BASIN CALCULATIONS
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

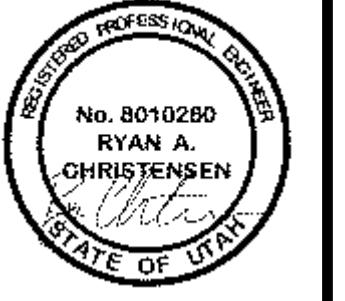
DR2

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PHASE 1 - BASIN CALCULATIONS OSPREY RANCH

SCALE: 08-15-22
DATE: 08-15-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

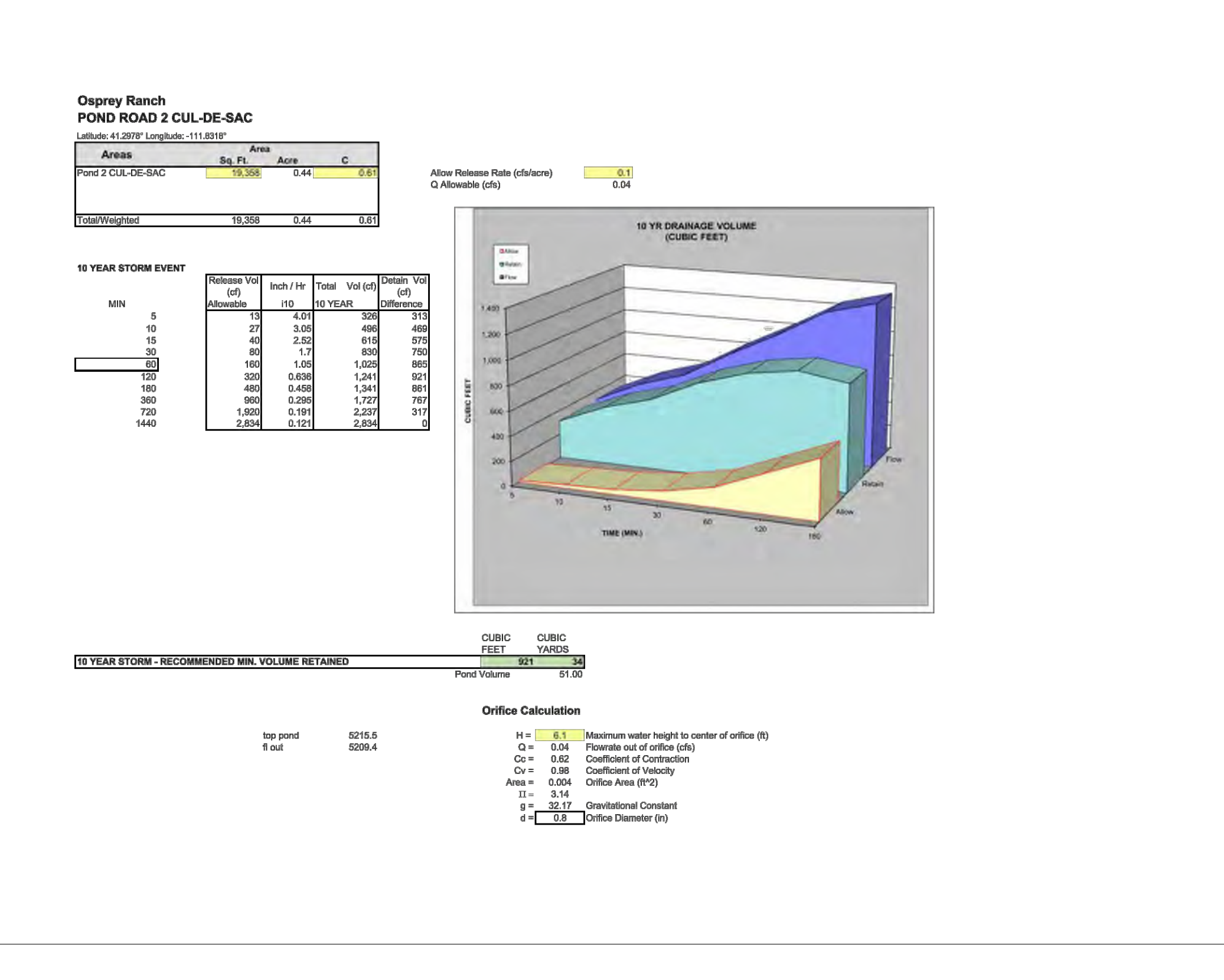
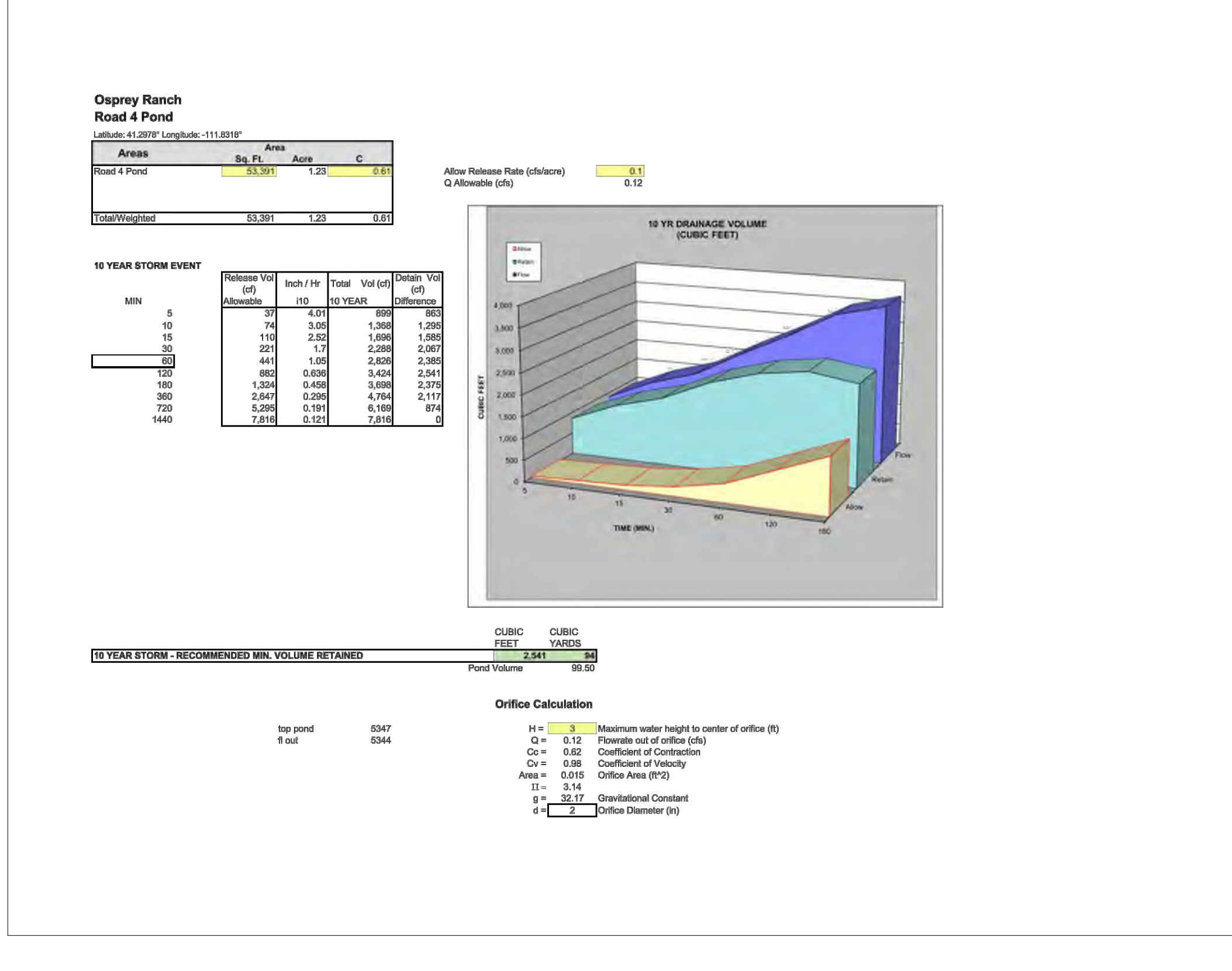
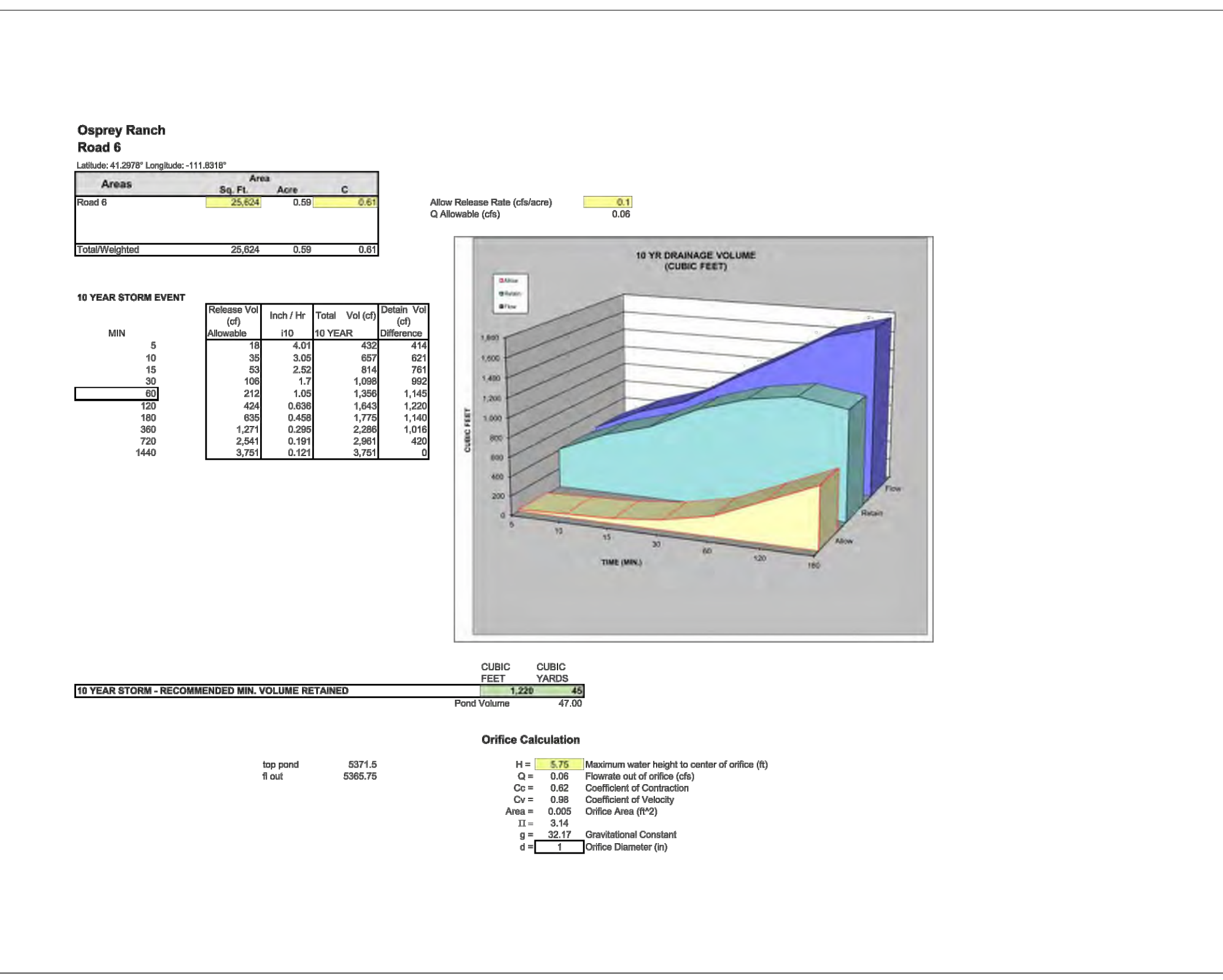
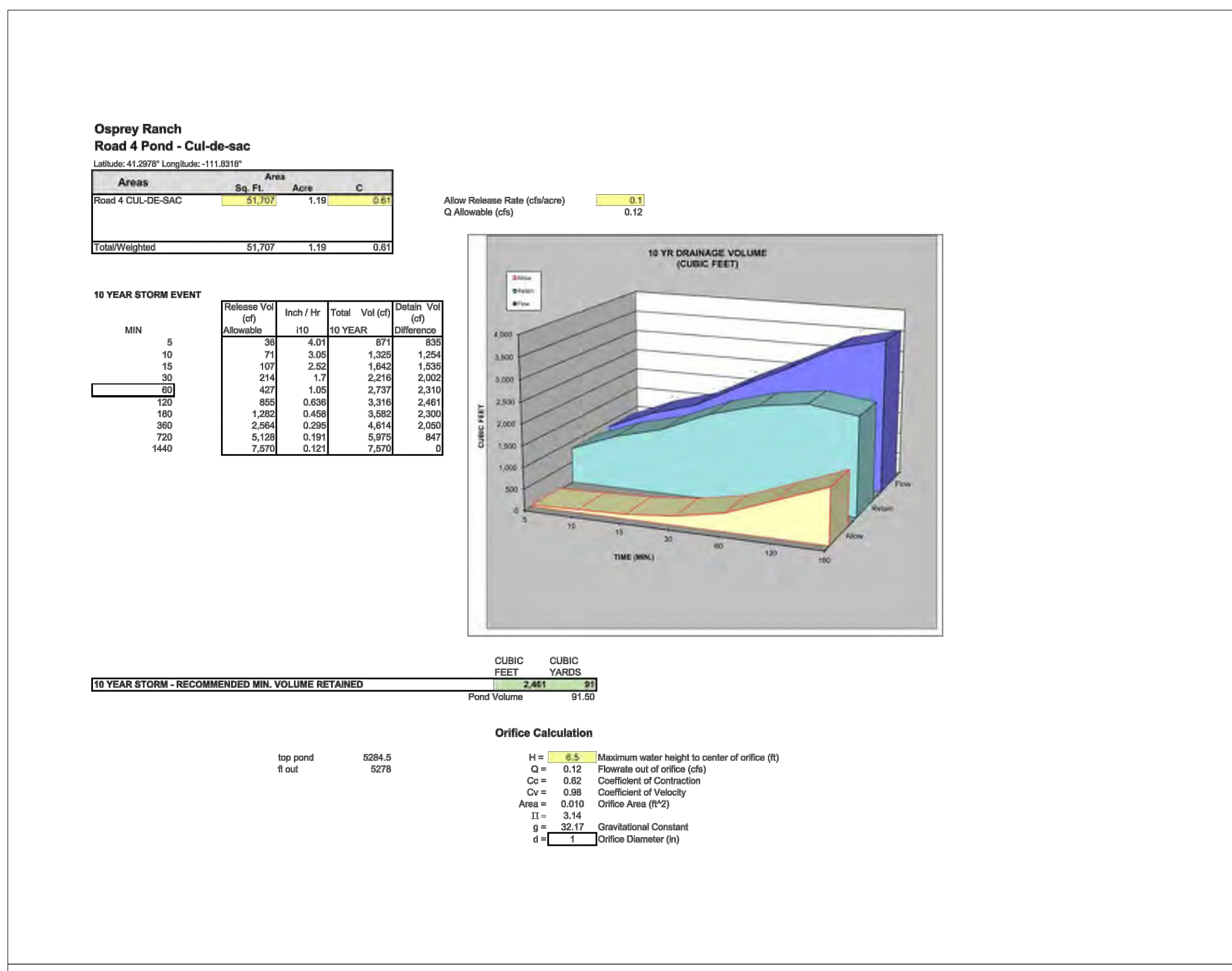
| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |



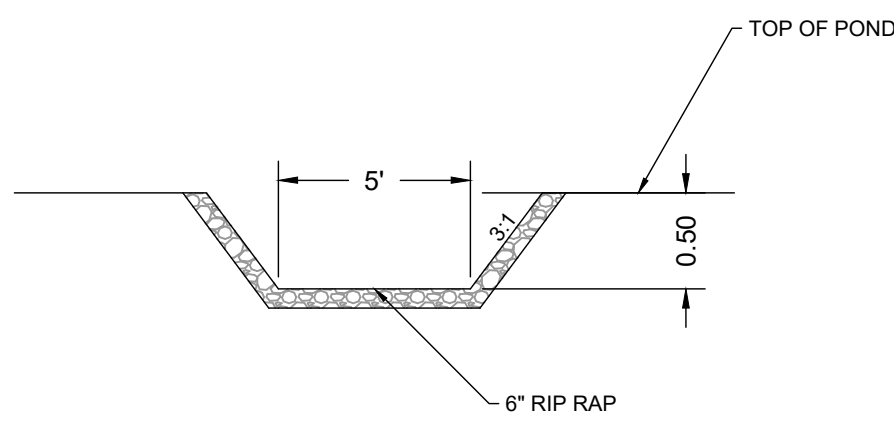
PHASE 1 - BASIN CALCULATIONS
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH



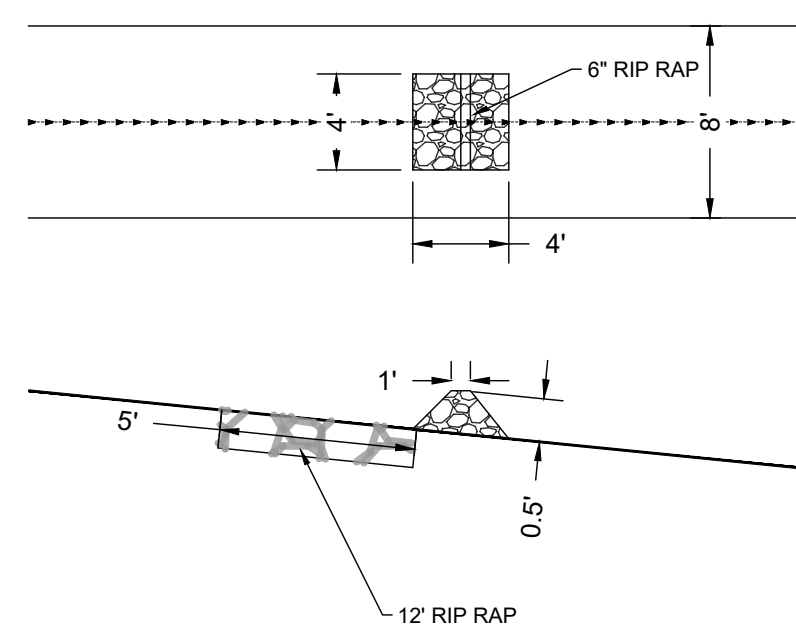
DR3



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

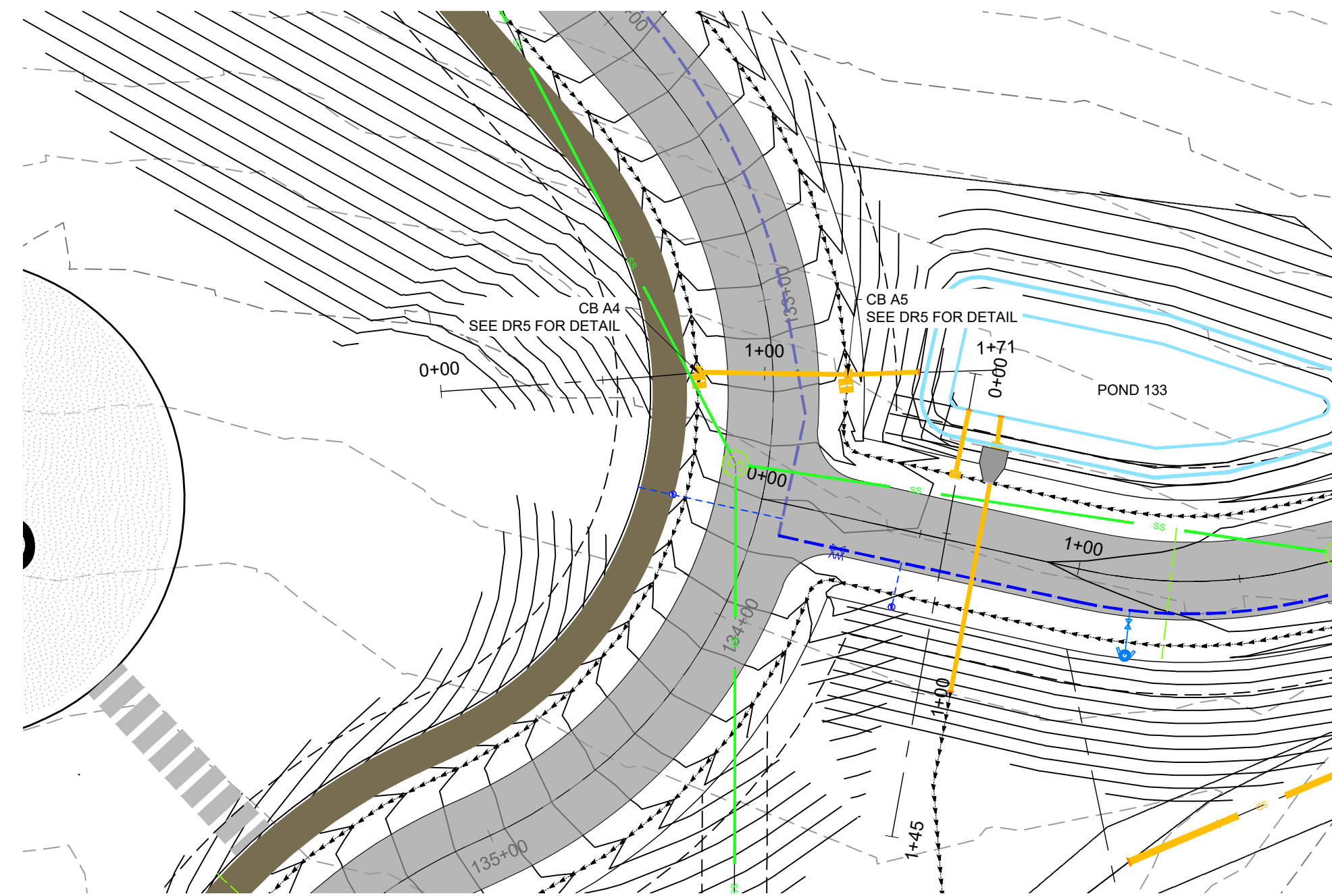
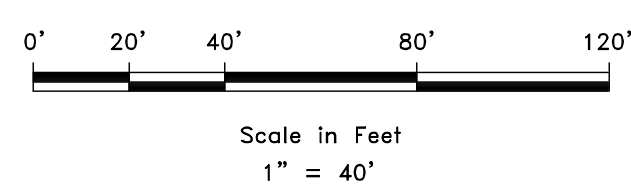


POND OVERFLOW DETAIL

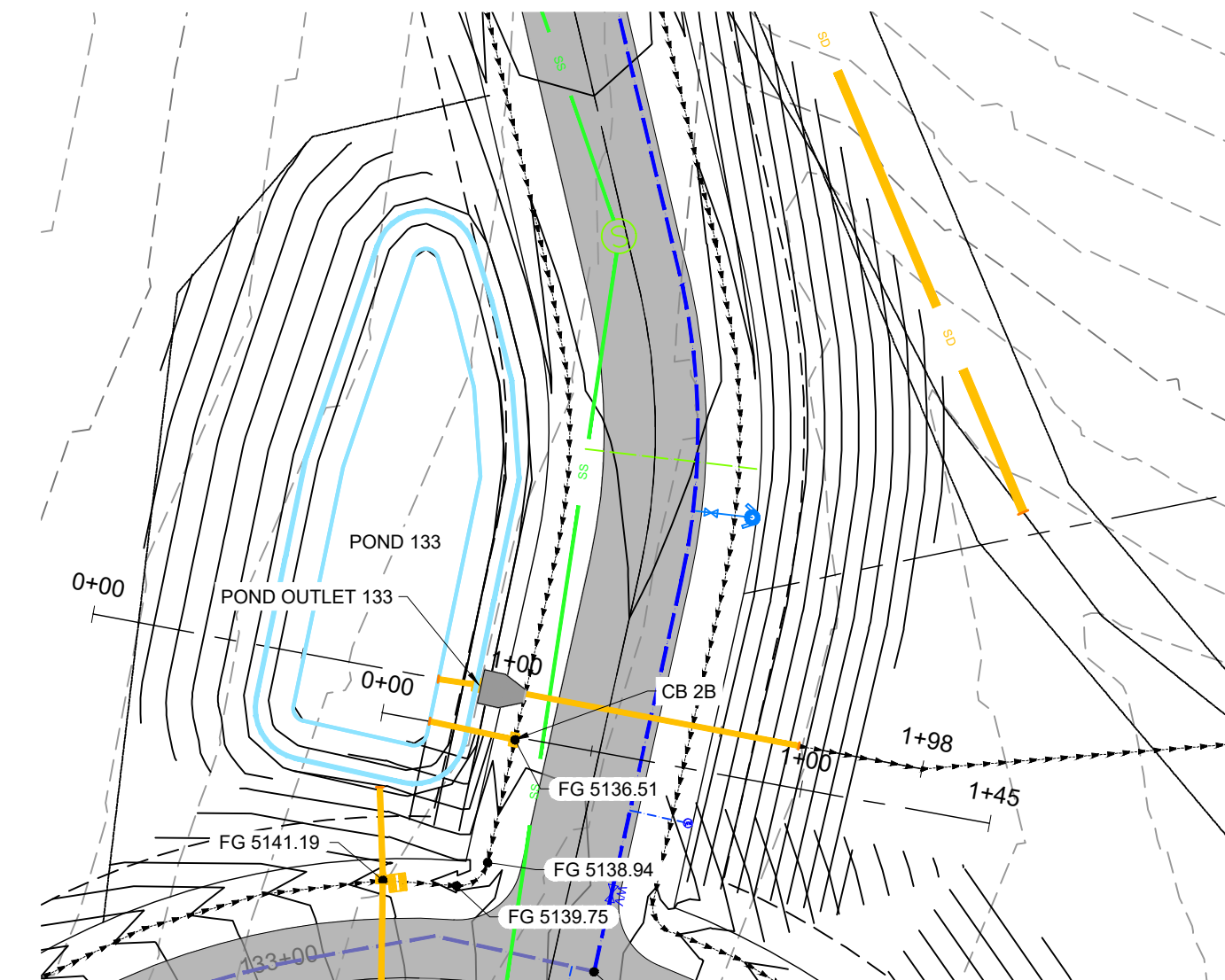
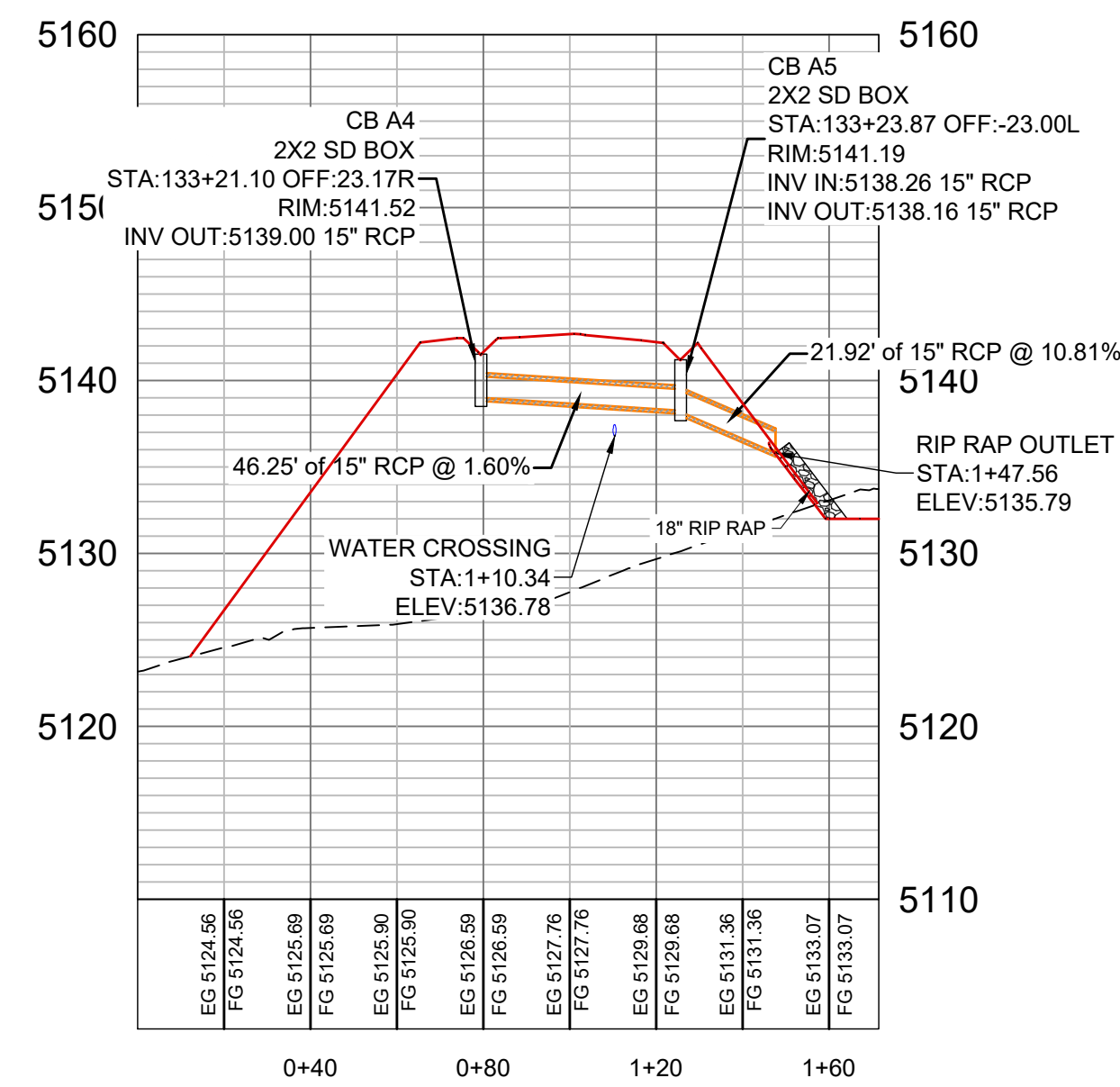


CHECK DAM

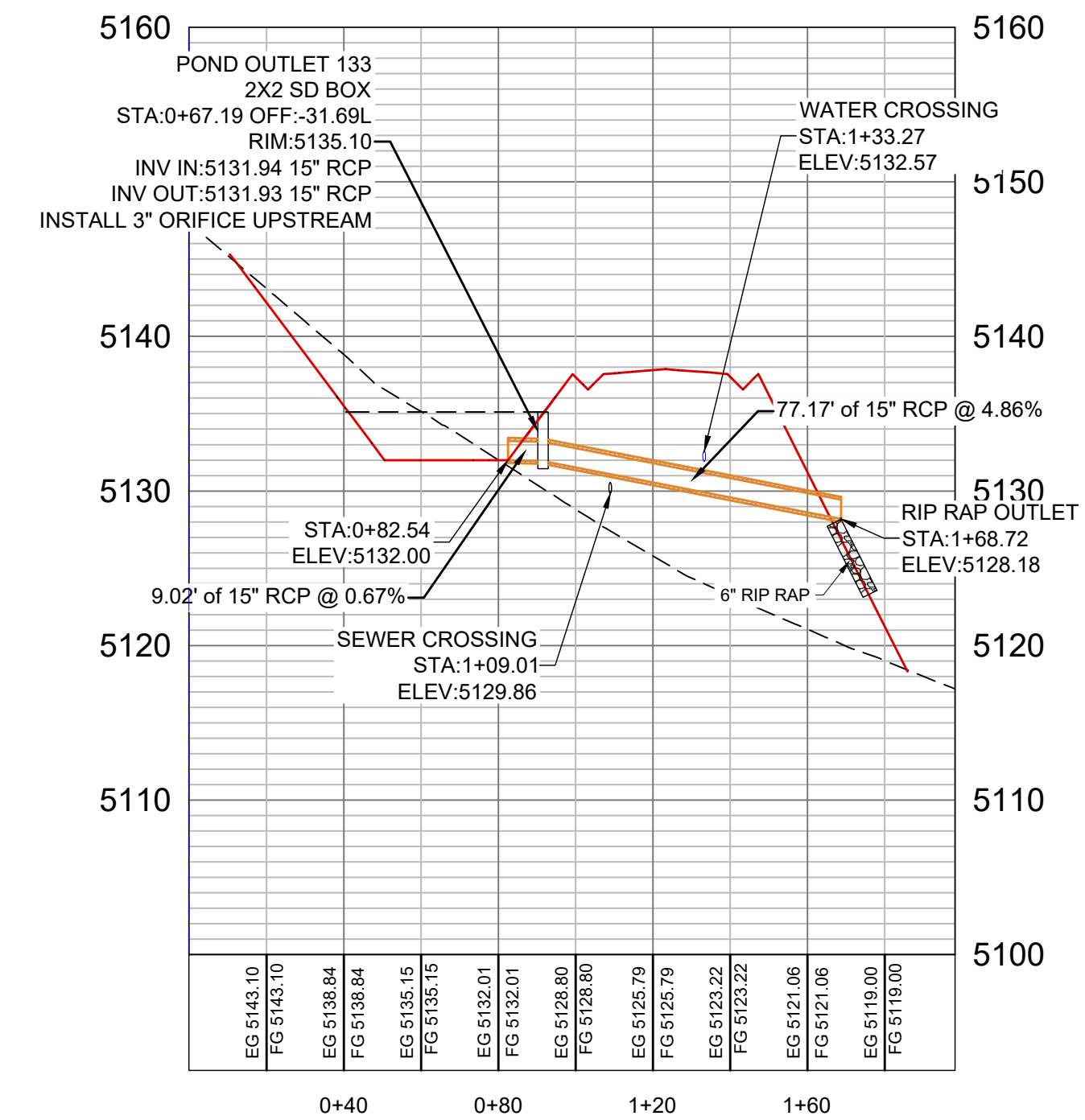
| Check Dam | | | |
|-----------|-------------|----|------------|
| Ditch | | Q | 0.37 |
| V= | 4 ft/sec | c | 0.65 |
| C= | 0.86 | i | 2.52 |
| S= | 2.65 | W | 28 |
| G= | 32.17 | L= | 351.412873 |
| DSO | 0.18 ft | | |
| | 2.10 inches | | |



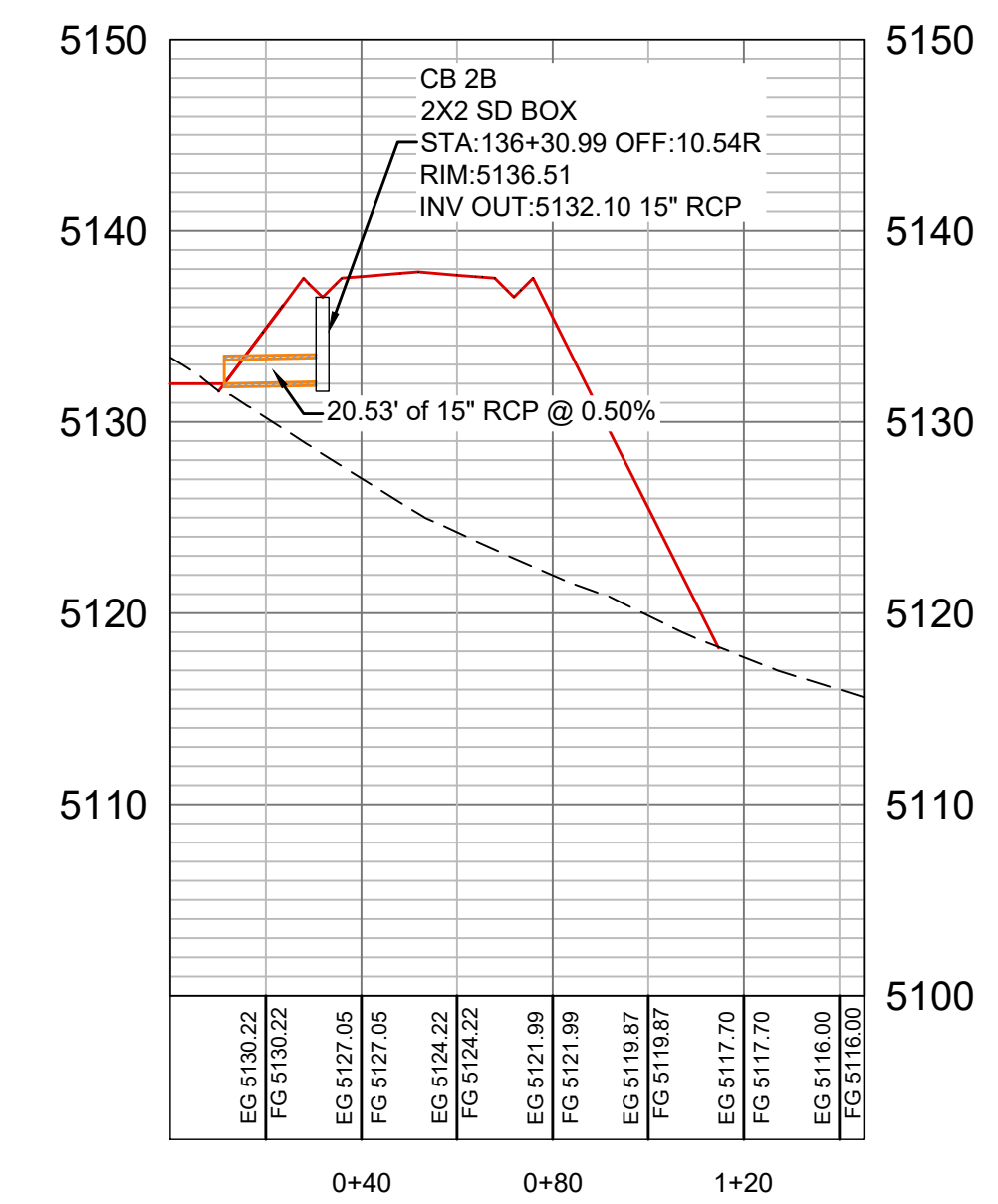
PIPE CROSSING 133



POND OUTLET 133



POND 133 INLET 2



| RIP RAP SIZE | | |
|--|------------|--------|
| $D_{50} = \frac{V^2}{2 \cdot g \cdot C \cdot (S - 1)}$ | | |
| | Pond Inlet | Outlet |
| V=ft/sec | 11.89 | 5.75 |
| C= | 0.86 | 0.86 |
| S= | 3.00 | 3.00 |
| G= | 32.17 | 32.17 |
| DSO (ft) | 1.28 | 0.30 |
| inches | 15.33 | 3.58 |

POND 133
 TOP OF POND ELEV:5136.10
 BOTTOM POND ELEV:5132.00
 WATER SURFACE ELEV:5135.10
 POND VOLUME REQ. - 456 CY
 ACTUAL POND VOLUME - 498 CY

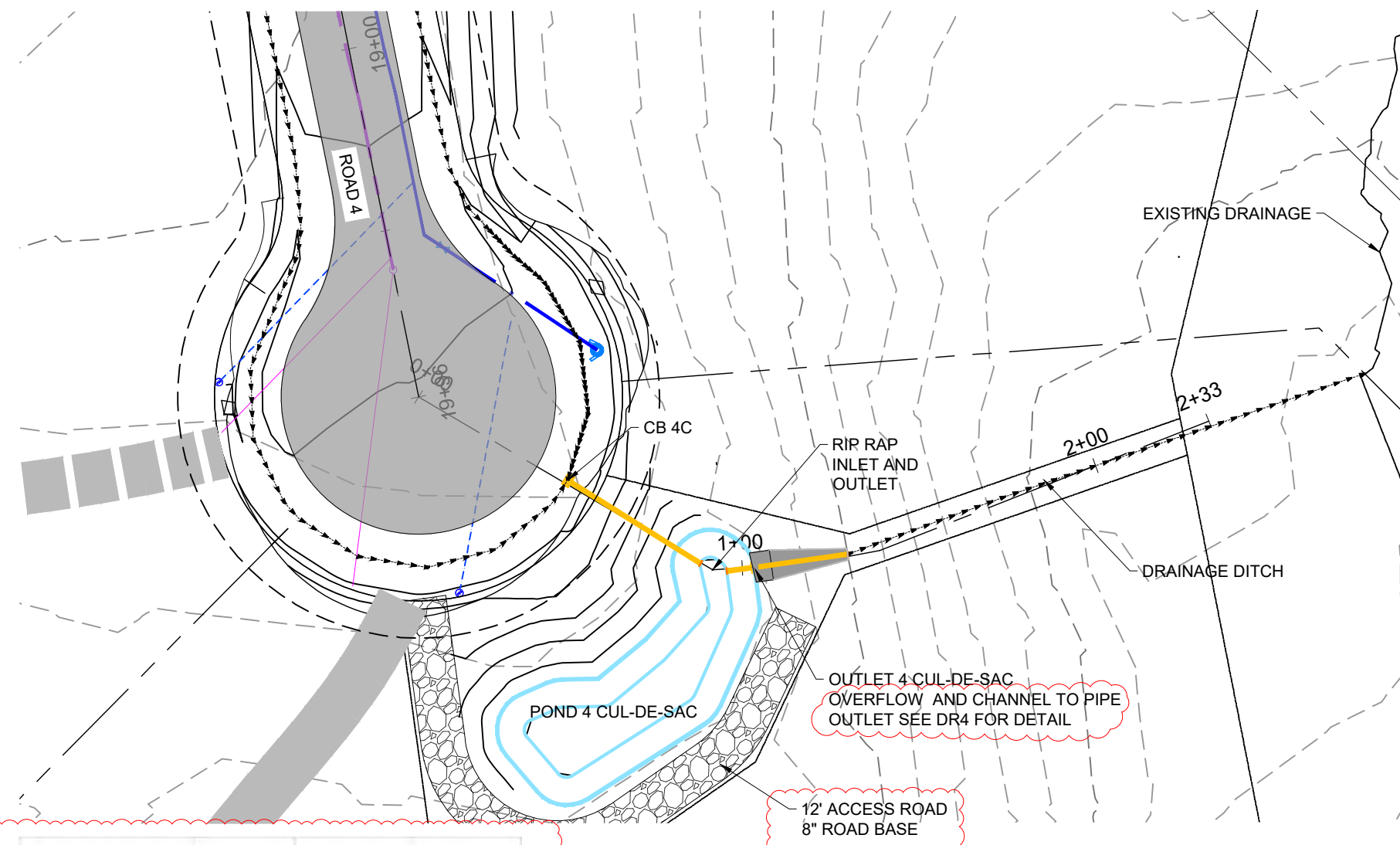
| | |
|---------|----------|
| SCALE | 1" = 40' |
| DATE | 8-12-22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | RC |

| REVISIONS | |
|-----------|-----------------|
| DATE | DESCRIPTION |
| 7-14-22 | COUNTY COMMENTS |
| 9-8-22 | |



SD CROSSINGS
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

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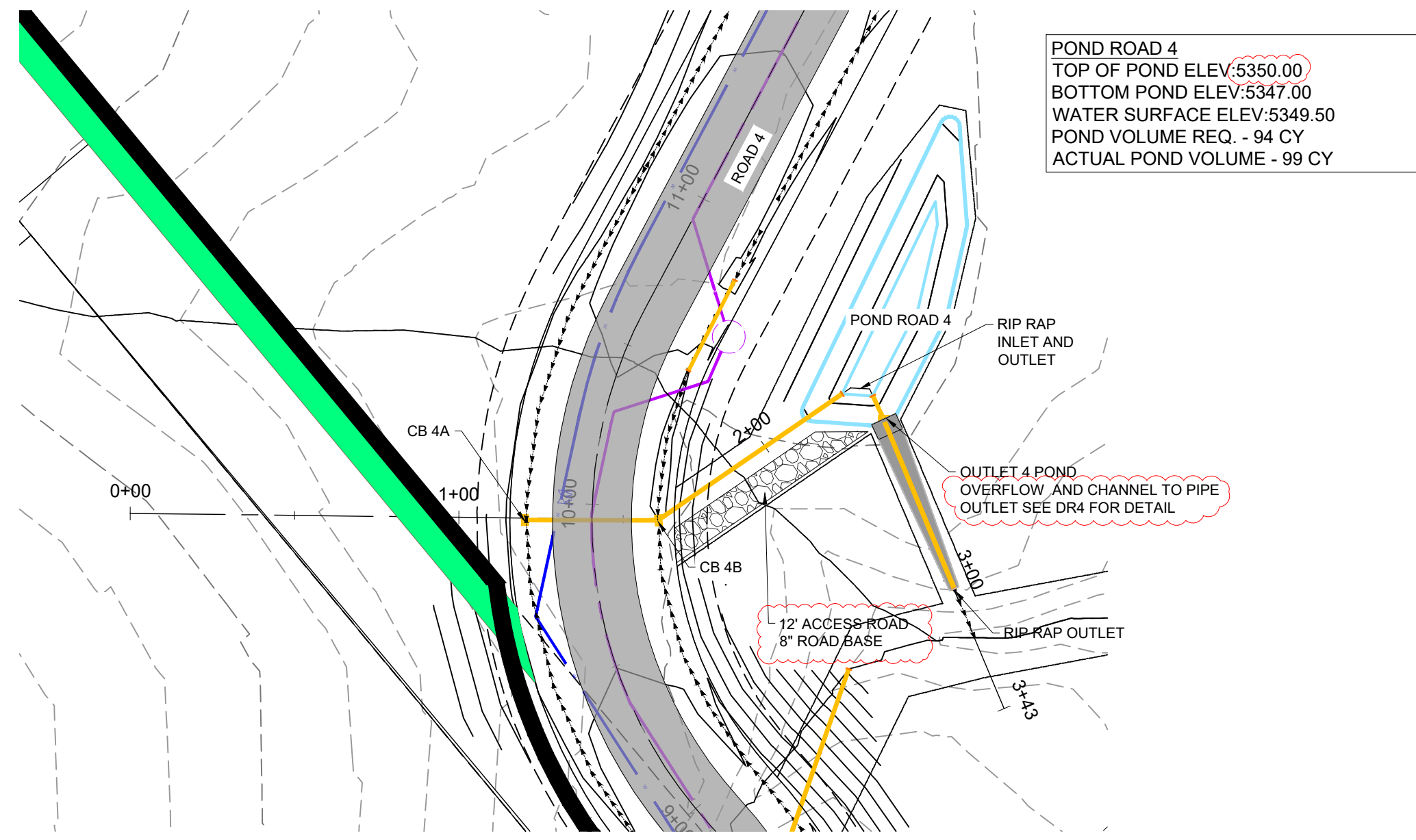
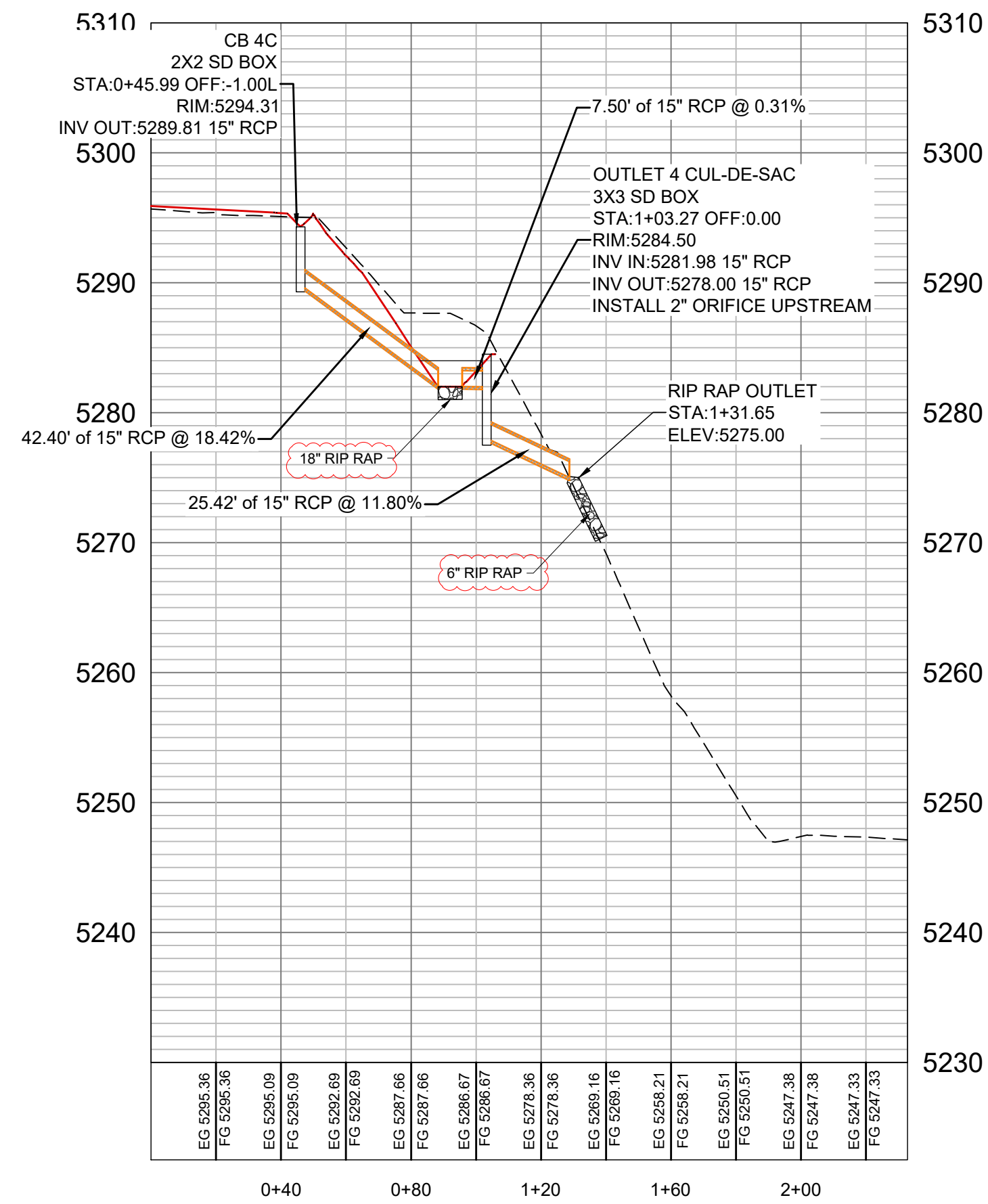
RIP RAP SIZE

$$D_{50} = \frac{V^2}{2 \cdot g \cdot C \cdot (S - 1)}$$

| | pond inlet | outlet |
|----------|------------|--------|
| V=ft/sec | 12.83 | 5.23 |
| C= | 0.86 | 0.86 |
| S= | 3.00 | 3.00 |
| G= | 32.17 | 32.17 |
| D50 (ft) | 1.49 | 0.25 |
| inches | 17.85 | 2.97 |

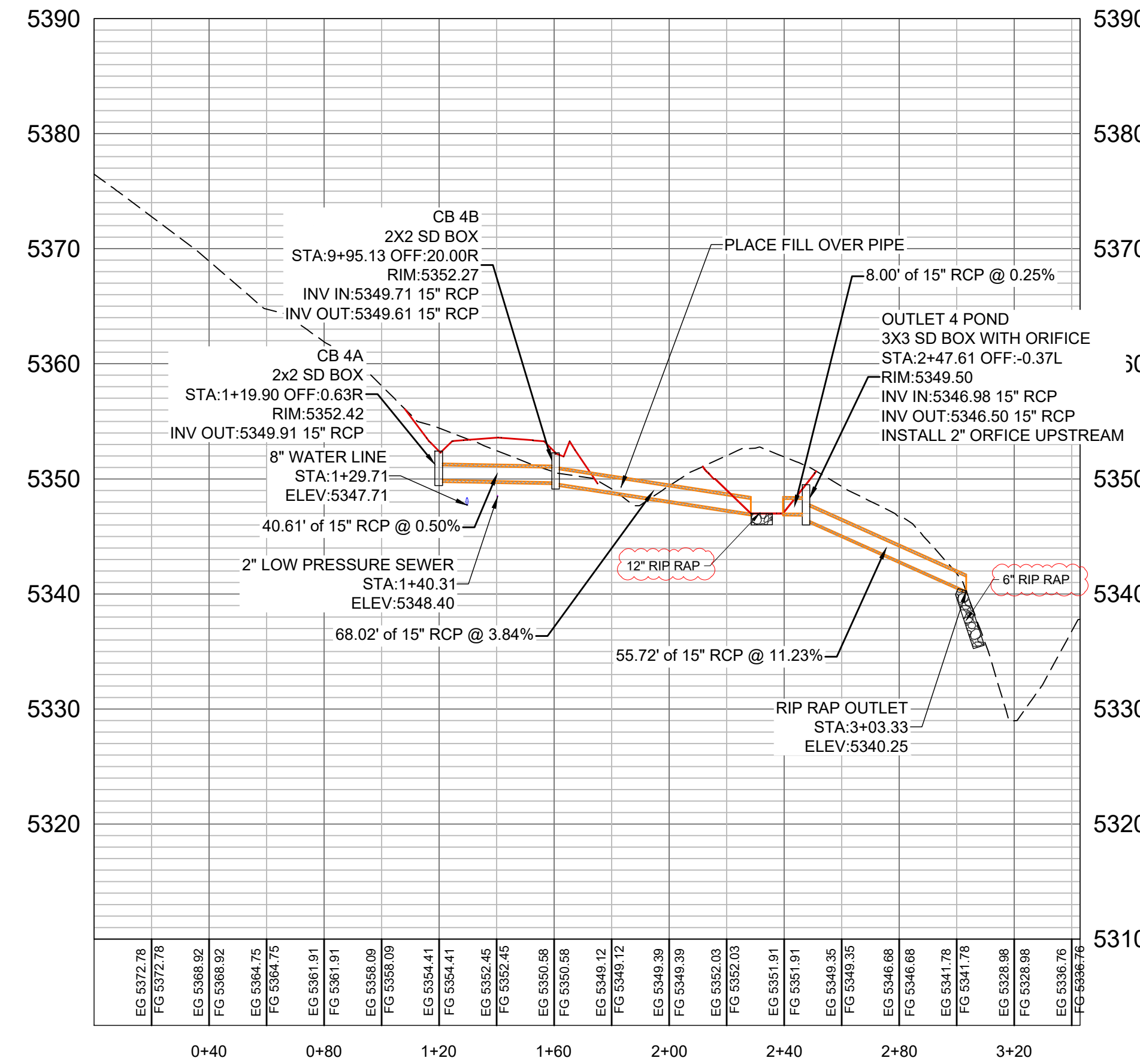
POND 4 - CUL-DE-SAC
TOP OF POND ELEV:5285.00
BOTTOM POND ELEV:5282.00
WATER SURFACE ELEV:5284.00
POND VOLUME REQ. - 91 CY
ACTUAL POND VOLUME - 105.4 CY

POND 4 CUL-DE-SAC



POND ROAD 4
TOP OF POND ELEV:5350.00
BOTTOM POND ELEV:5347.00
WATER SURFACE ELEV:5349.50
POND VOLUME REQ. - 94 CY
ACTUAL POND VOLUME - 99 CY

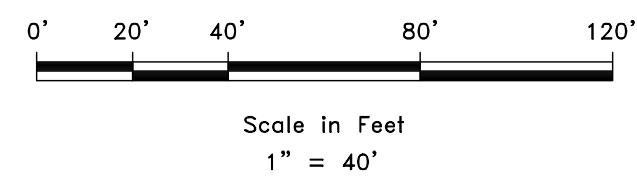
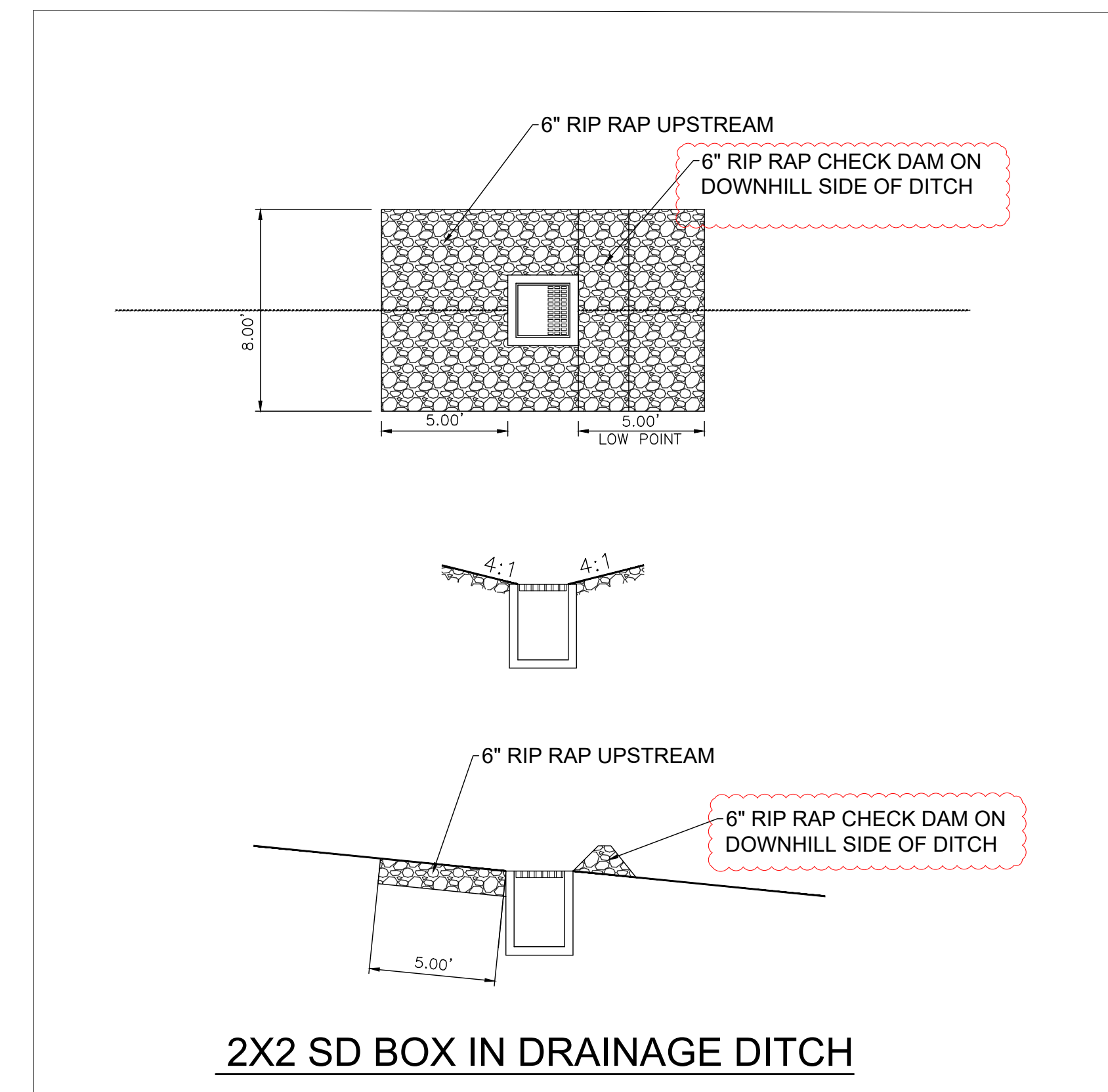
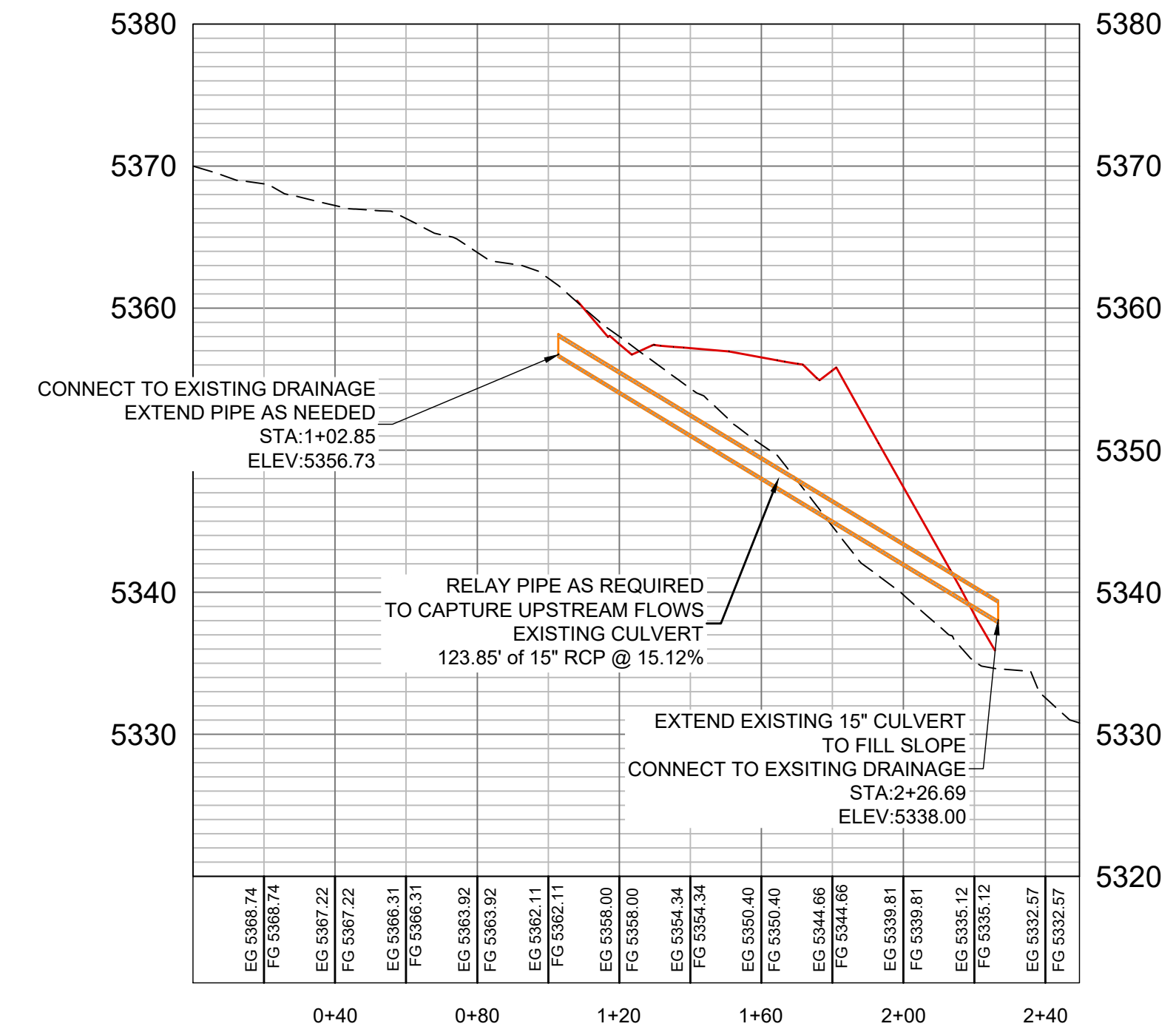
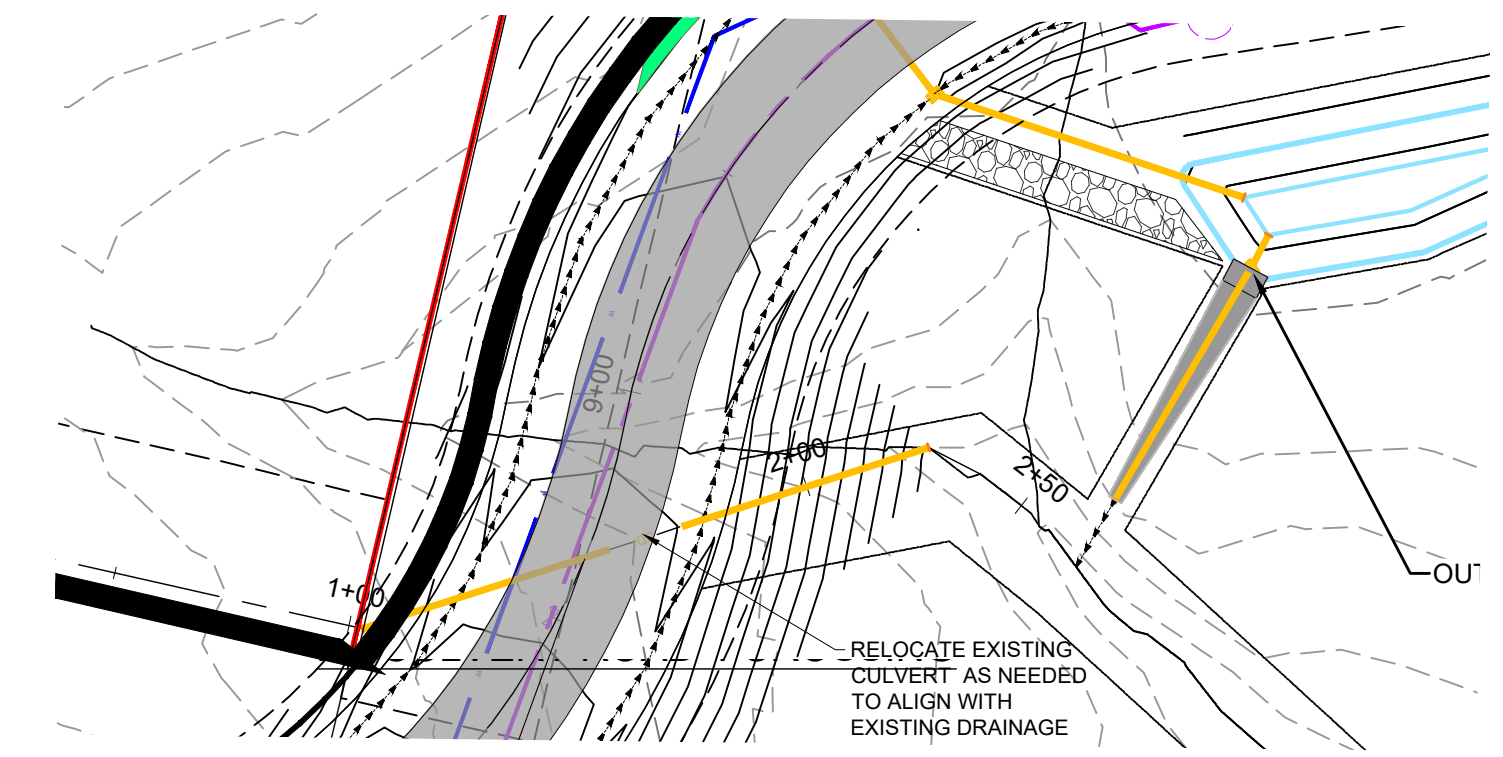
POND ROAD 4



RIP RAP SIZE

$$D_{50} = \frac{V^2}{2 \cdot g \cdot C \cdot (S - 1)}$$

| | Pond Inlet | Outlet |
|----------|------------|--------|
| V=ft/sec | 7.55 | 5.10 |
| C= | 0.86 | 0.86 |
| S= | 2.50 | 2.50 |
| G= | 32.17 | 32.17 |
| D50 (ft) | 0.69 | 0.31 |
| inches | 8.24 | 3.76 |

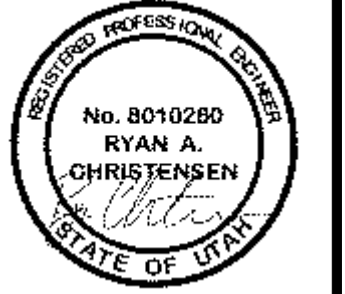


SCALE: 1" = 40'
DATE: 8-12-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

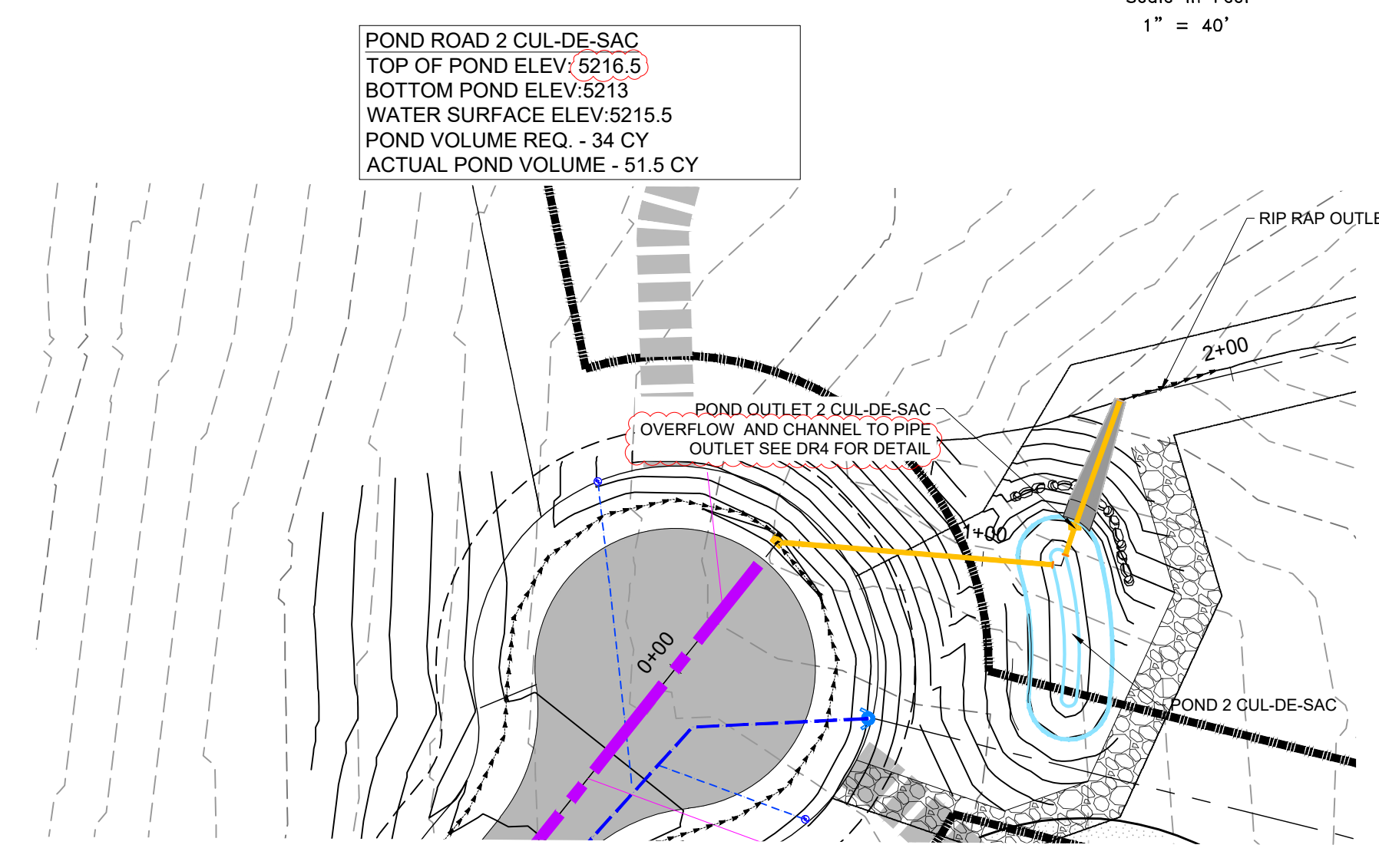
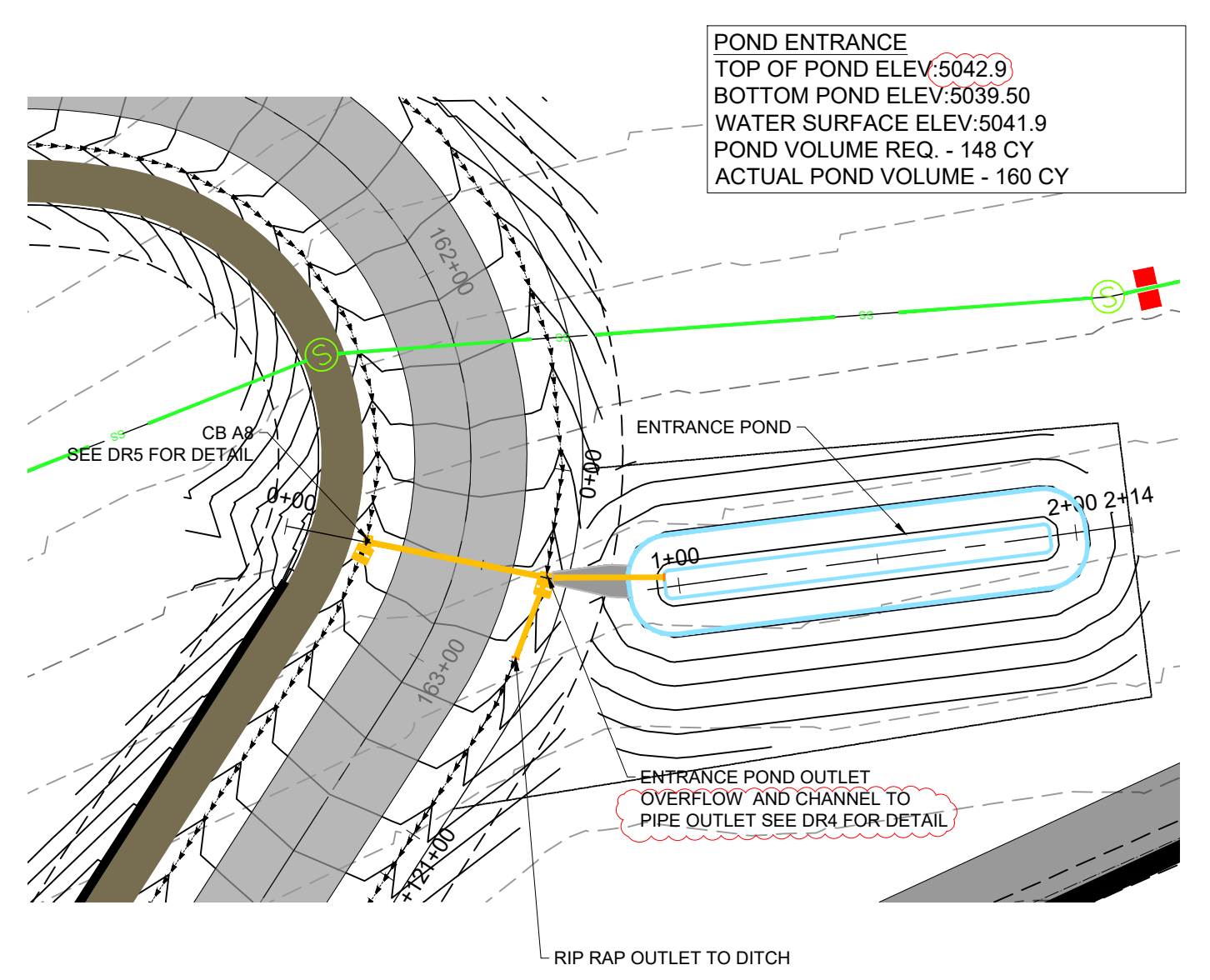
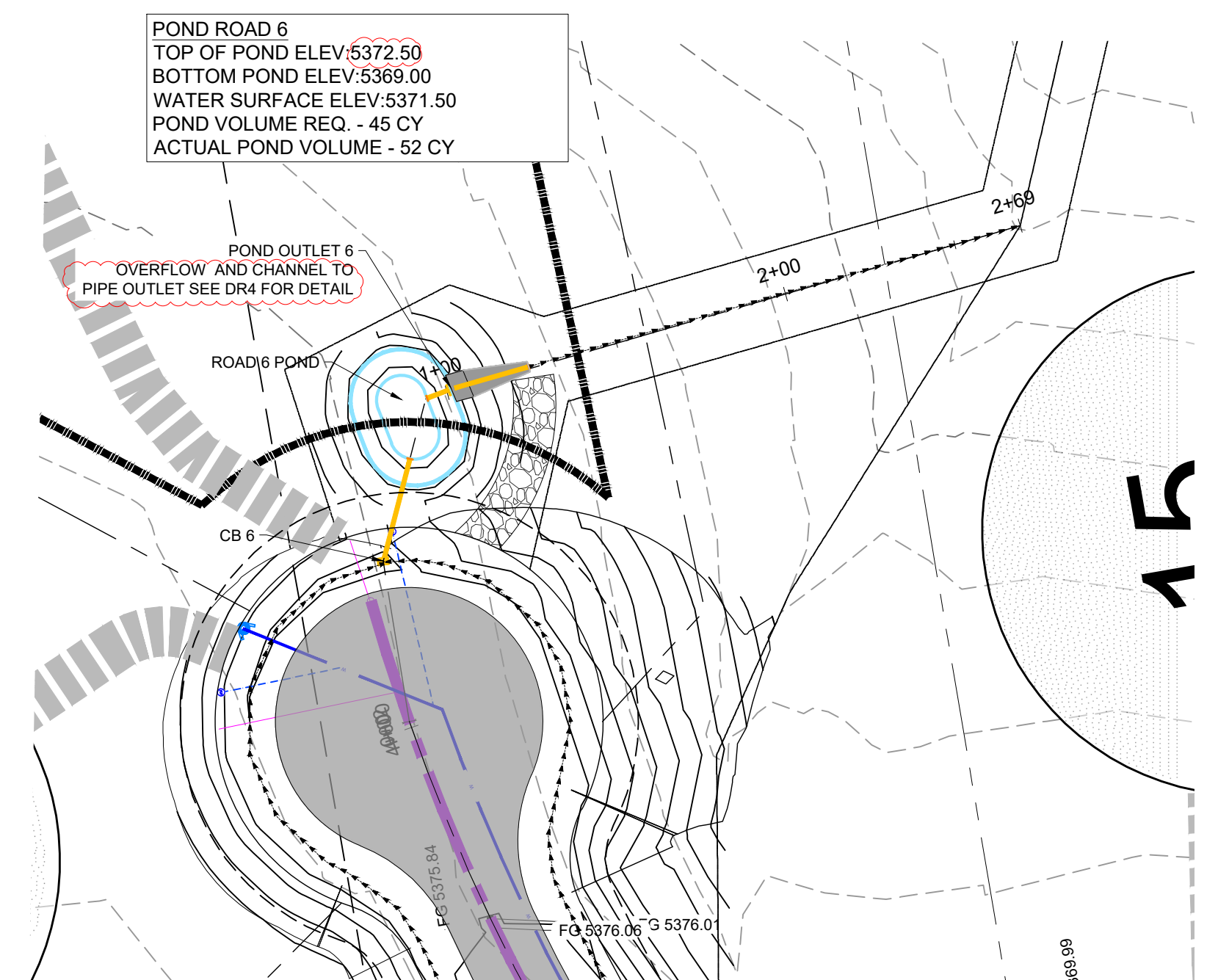
| DATE | DESCRIPTION |
|---------|--------------------------|
| 7-14-22 | REVISED EXISTING CULVERT |
| 9-1-22 | COUNTY COMMENTS |

DWG:



SD CROSSINGS
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

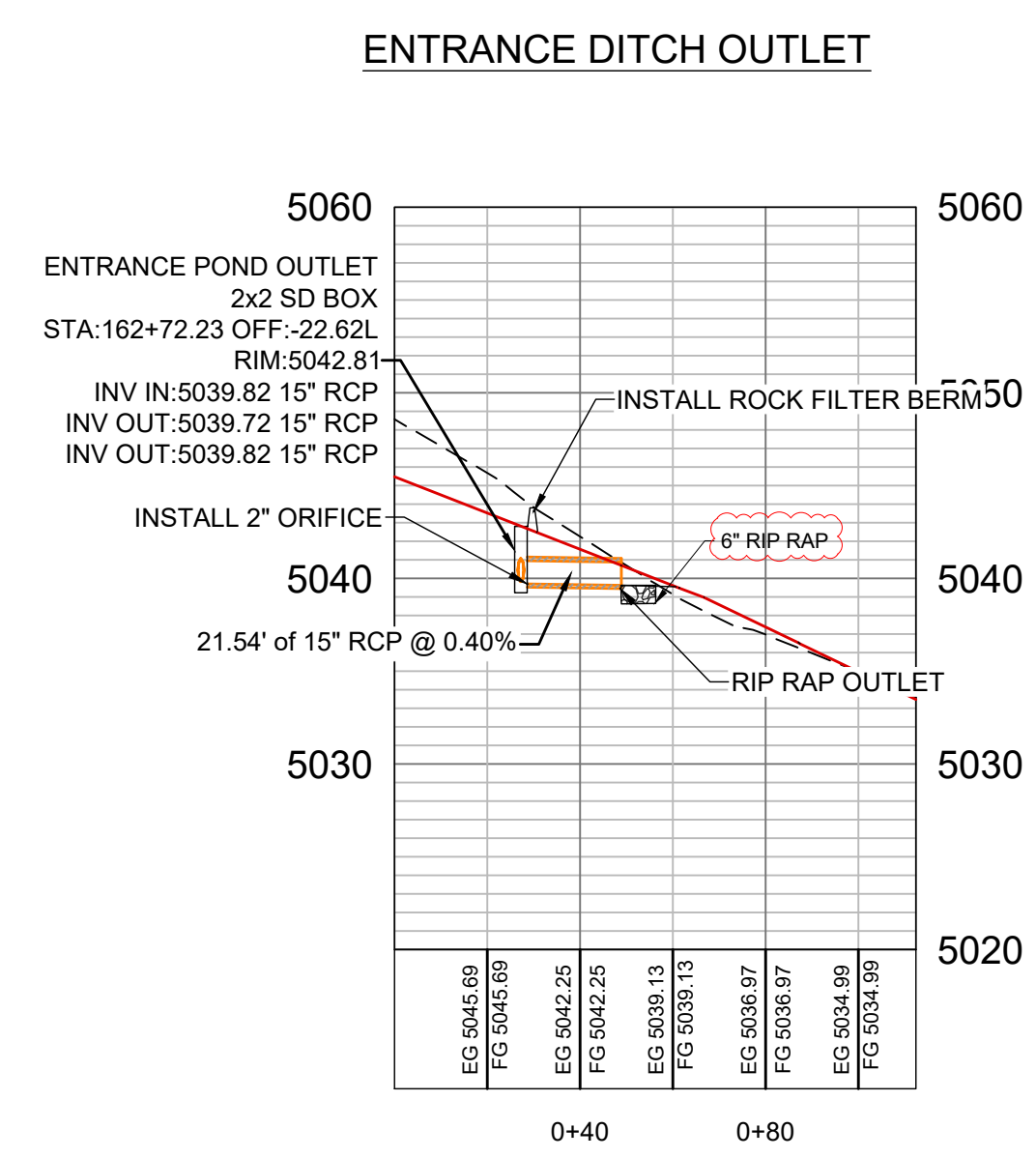
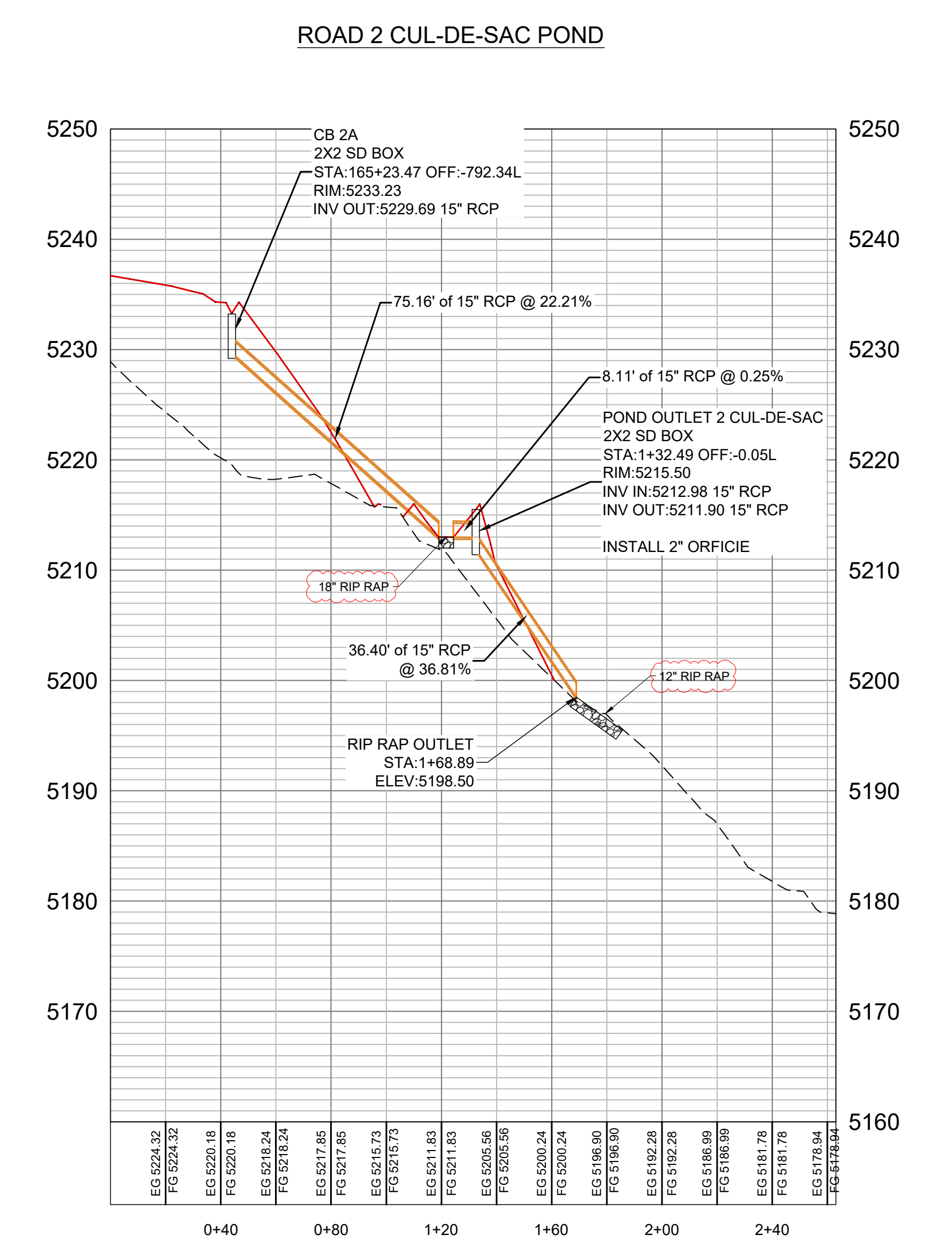
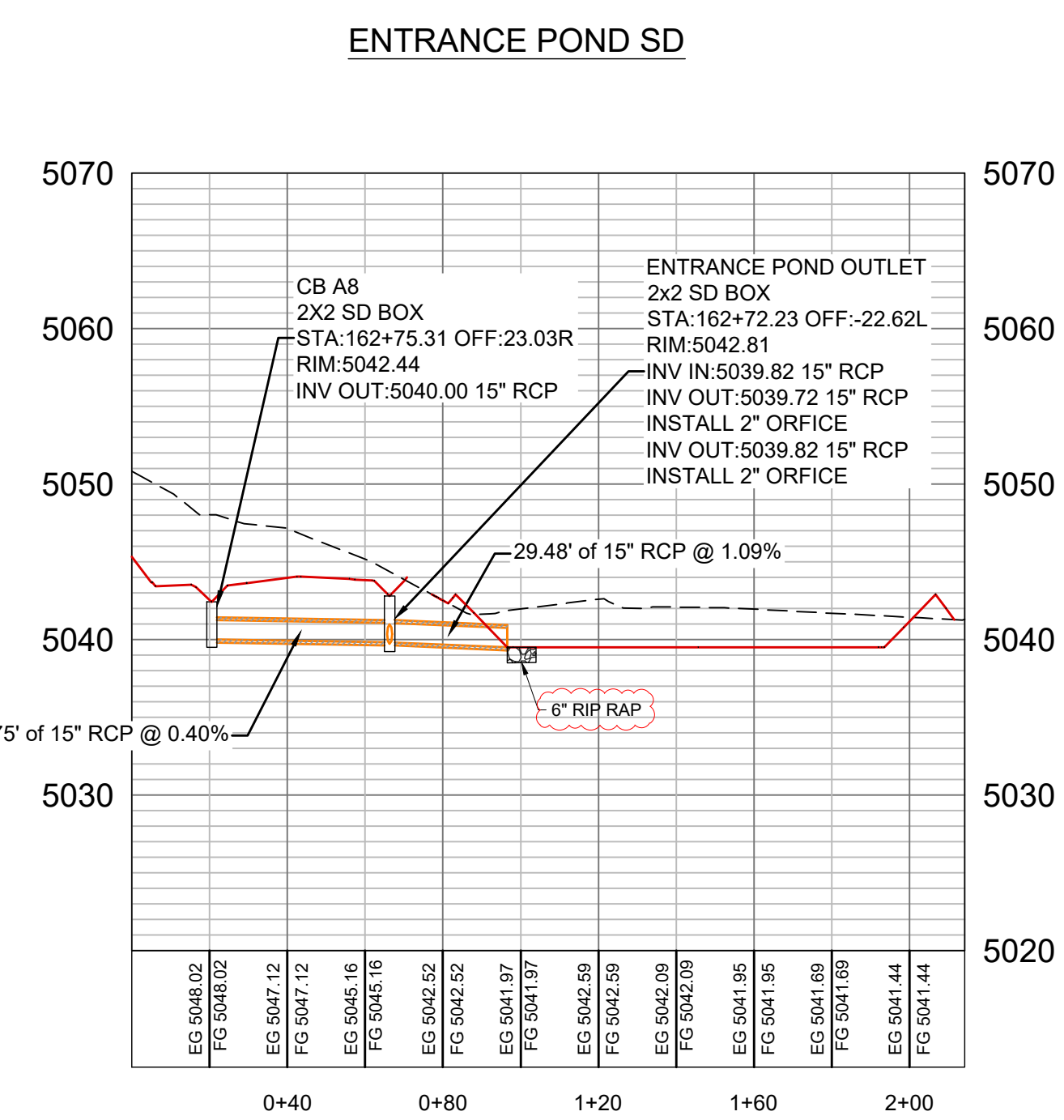
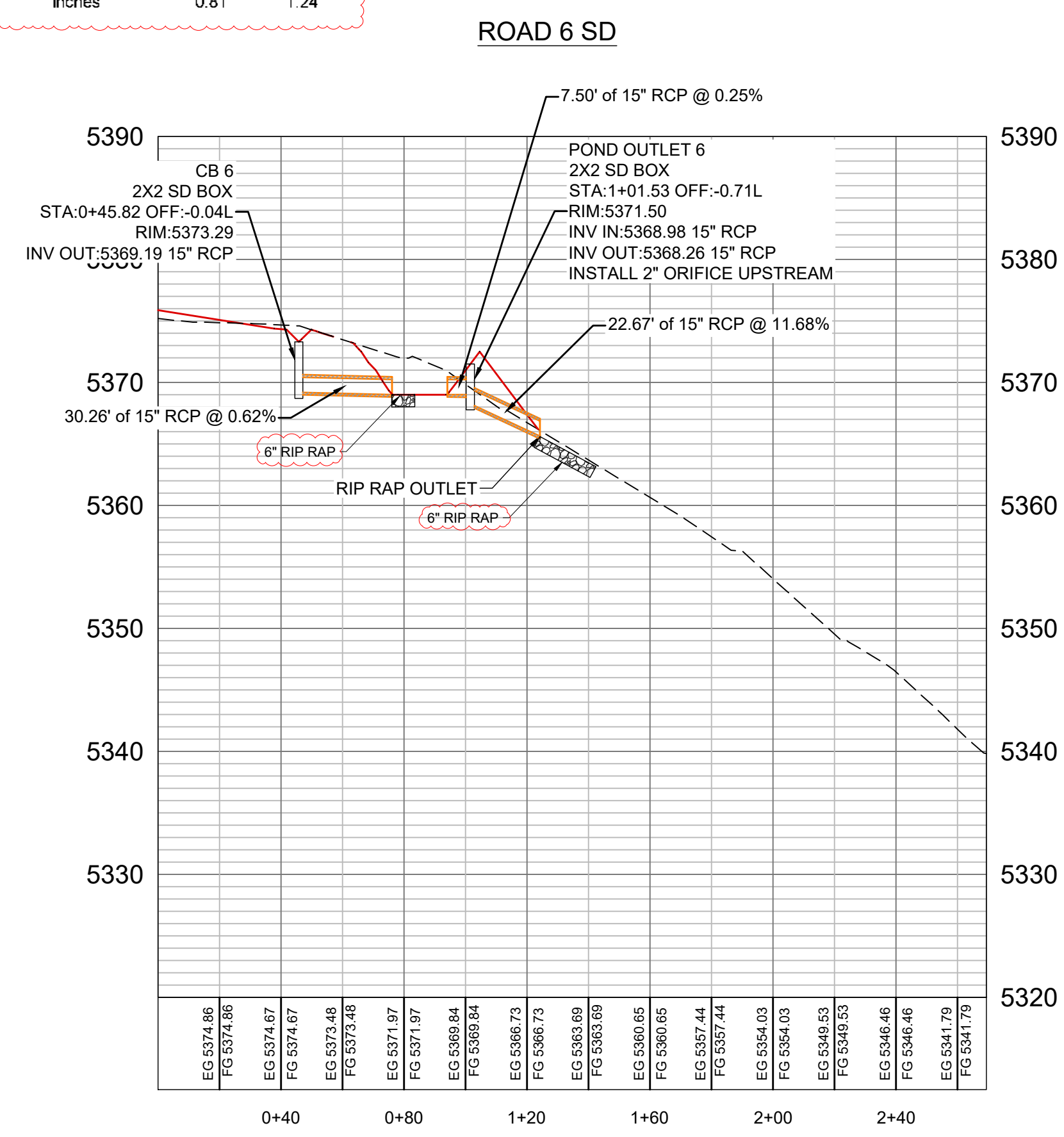
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OFFICE: 801.476.0202 FAX: 801.476.0066



RIP RAP SIZE

$$D_{50} = \frac{V^2}{2 \cdot g \cdot C \cdot (S - 1)}$$

| | pond inlet | outlet |
|----------|------------|--------|
| V=ft/sec | 3.22 | 4 |
| C= | 1.20 | 1.20 |
| S= | 3.00 | 3.00 |
| G= | 32.17 | 32.17 |
| D50 (ft) | 0.07 | 0.10 |
| inches | 0.81 | 1.24 |



RIP RAP SIZE

$$D_{50} = \frac{V^2}{2 \cdot g \cdot C \cdot (S - 1)}$$

| | pond inlet | outlet |
|----------|------------|--------|
| V=ft/sec | 5.35 | 1.60 |
| C= | 0.86 | 1.20 |
| S= | 2.65 | 2.65 |
| G= | 32.17 | 32.17 |
| D50 (ft) | 0.31 | 0.02 |
| inches | 3.76 | 0.24 |

RIP RAP SIZE

$$D_{50} = \frac{V^2}{2 \cdot g \cdot C \cdot (S - 1)}$$

| | Pond Inlet | Outlet |
|----------|------------|--------|
| V=ft/sec | 10.57 | 7.09 |
| C= | 0.86 | 0.86 |
| S= | 2.50 | 2.50 |
| G= | 32.17 | 32.17 |
| D50 (ft) | 1.35 | 0.61 |
| inches | 16.15 | 7.27 |

SCALE: 1" = 40'

DATE: 8-12-22

DESIGN: KAN

COUNTY COMMENTS:

DRAWN: KAN

CHECKED: RC

REVISIONS

| DATE | DESCRIPTION |
|---------|-------------|
| 7-14-22 | |
| 9-8-22 | |

DWG:



SD CROSSINGS

OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

GARDNER ENGINEERING

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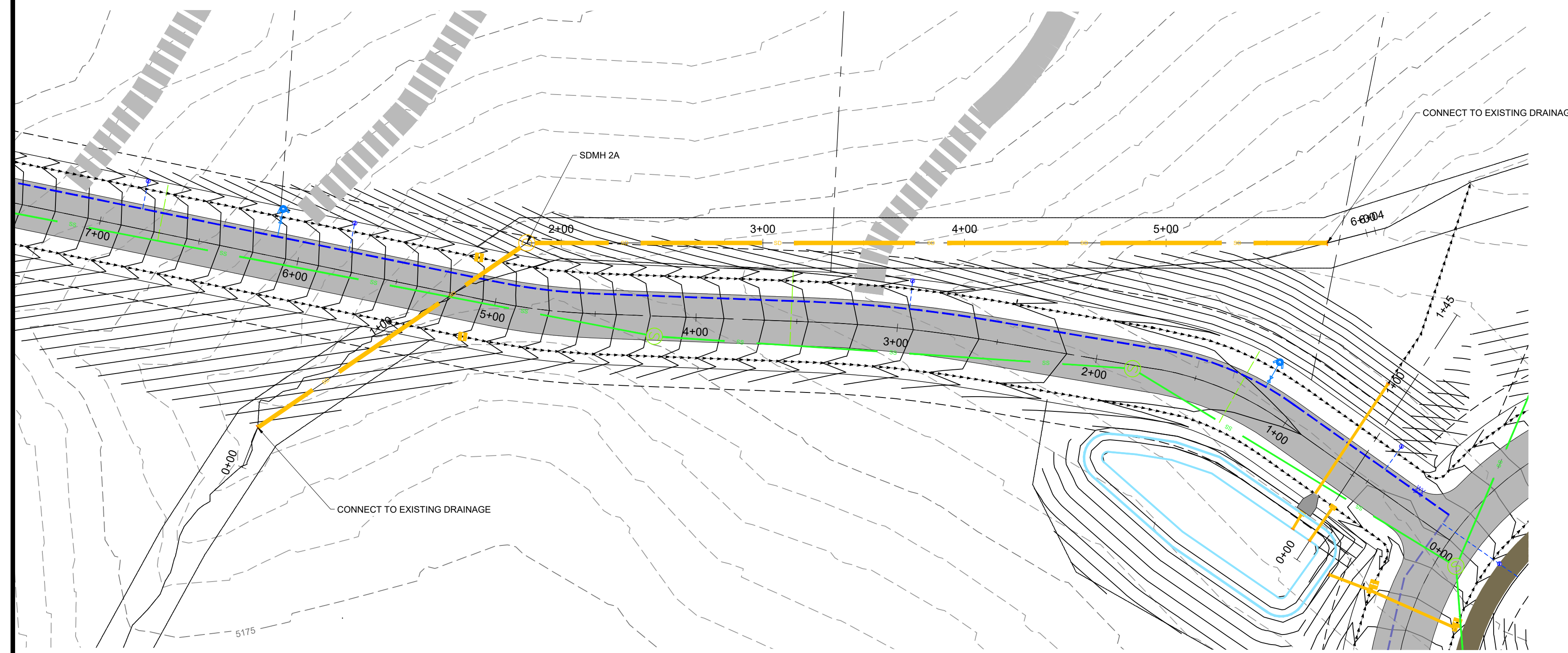
5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801-476-0202 FAX: 801-476-0066

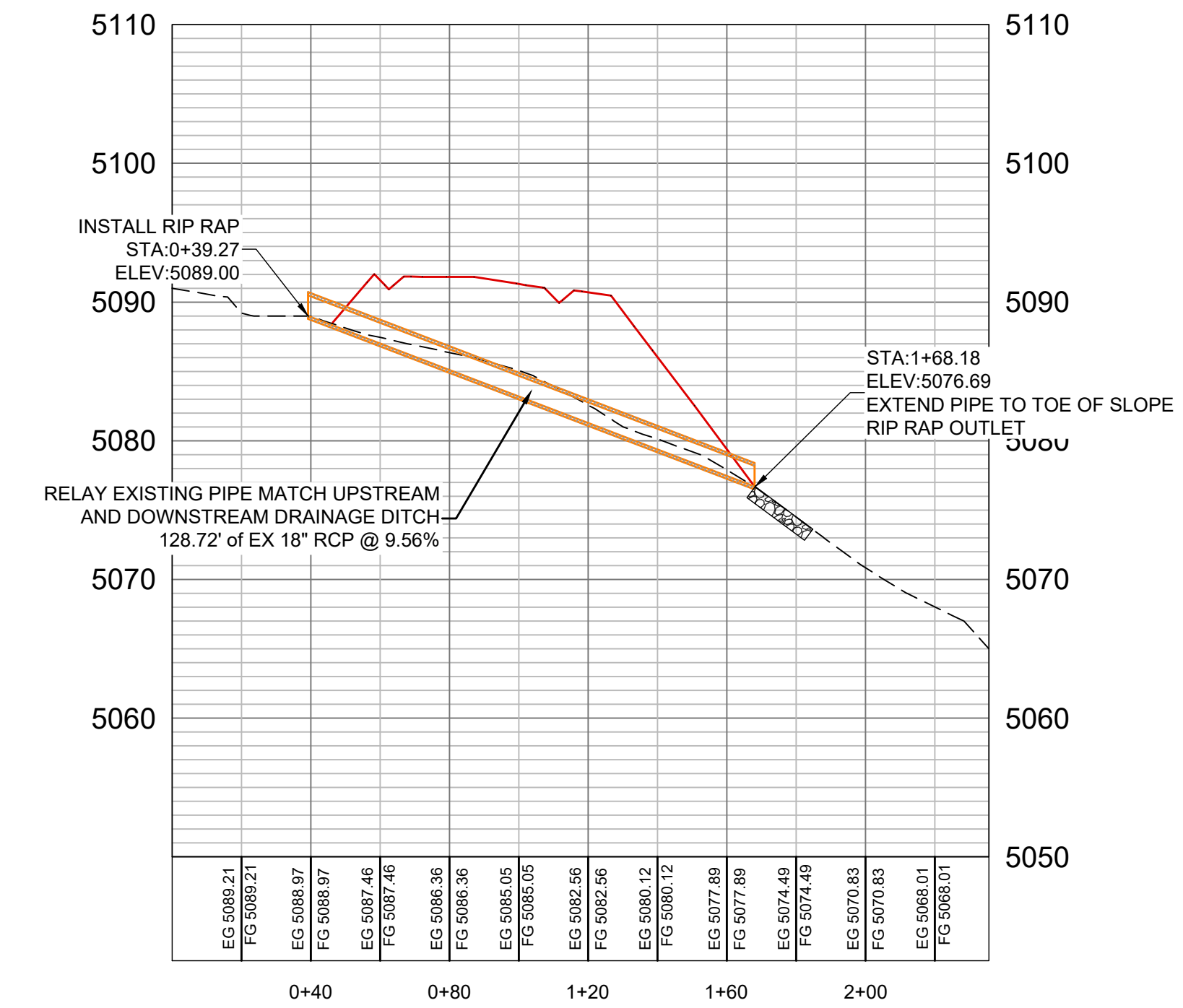
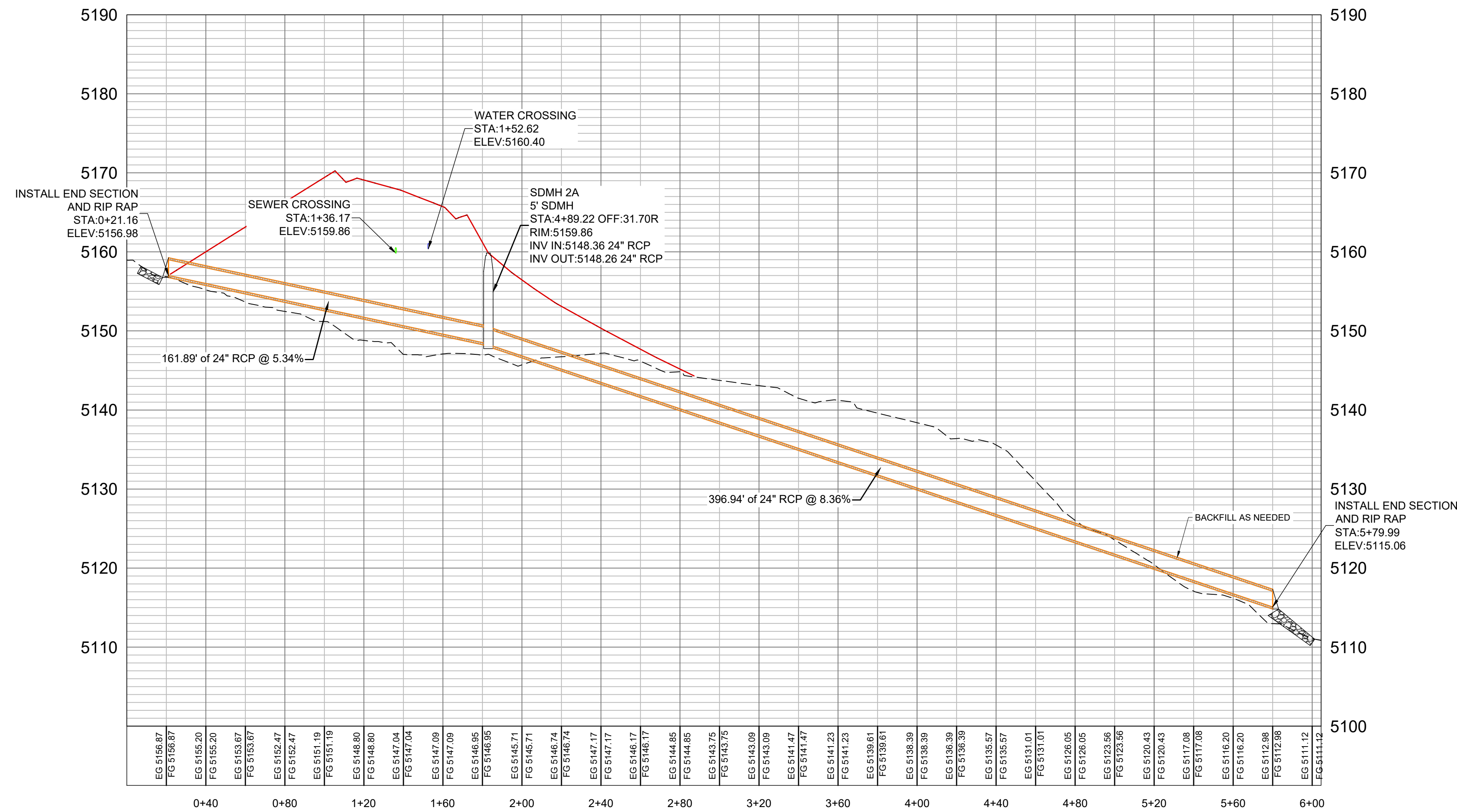
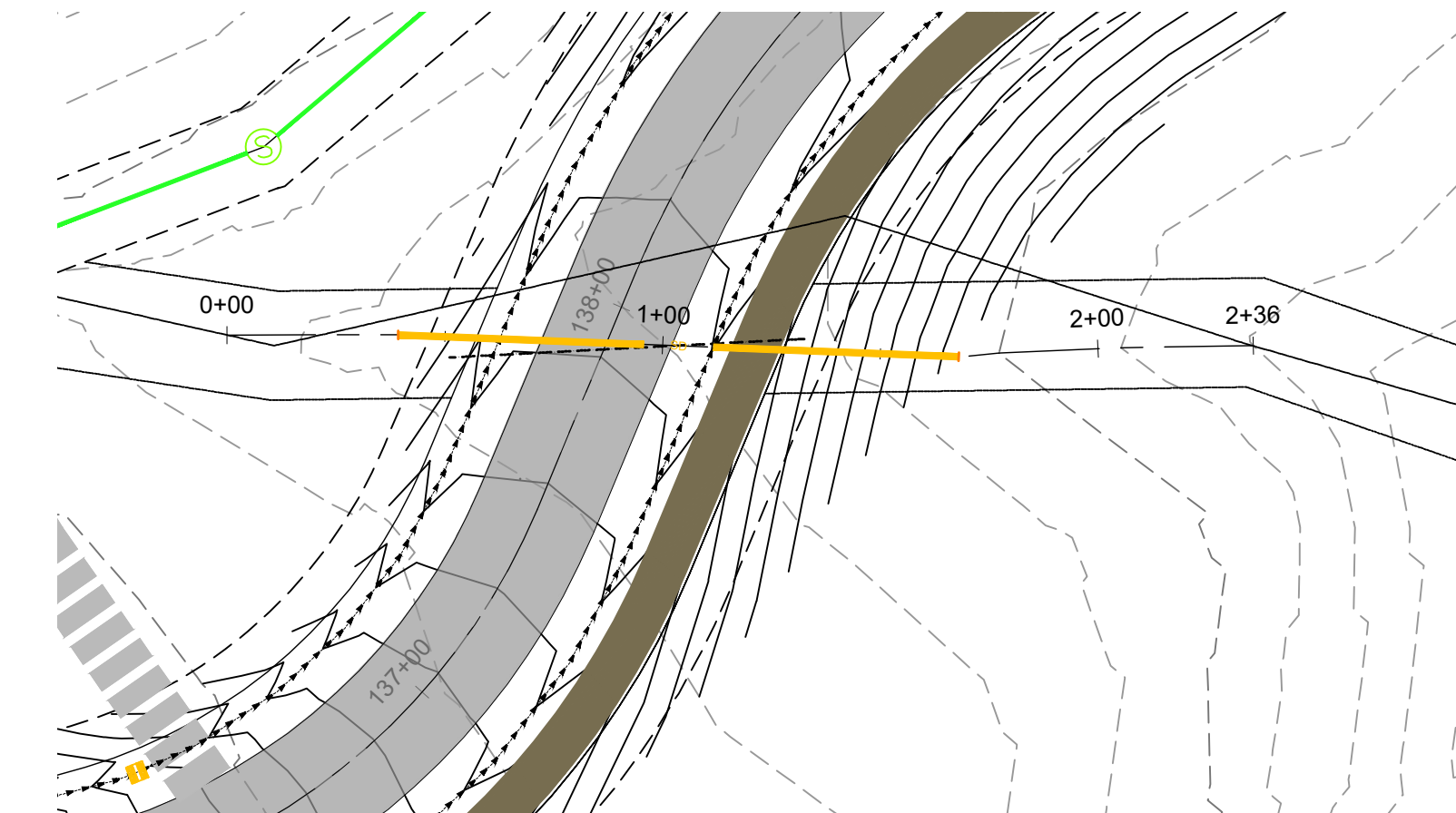
DR6

11/2021 - LEWIS, HANCOCK, OSPREY - PLAN PROFILE SHEETS PHASE 1 - RECOVER, RECOVER.DWG

\\L1201 - LEWIS, HOWES, 2/10/25 - OSPREY RANCH, UTAH, OSPREY RANCH PLAN PROFILE SHEETS PHASE 1 - RECOVER, RECOVER.DWG



ROAD 2 SD CULVERT



| | |
|---------|---------|
| SCALE | ***** |
| DATE | 8-12-22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | RC |

| REVISIONS | DATE | DESCRIPTION |
|-----------|---------|--------------------|
| 1 | 8-12-22 | REVISED EX CULVERT |

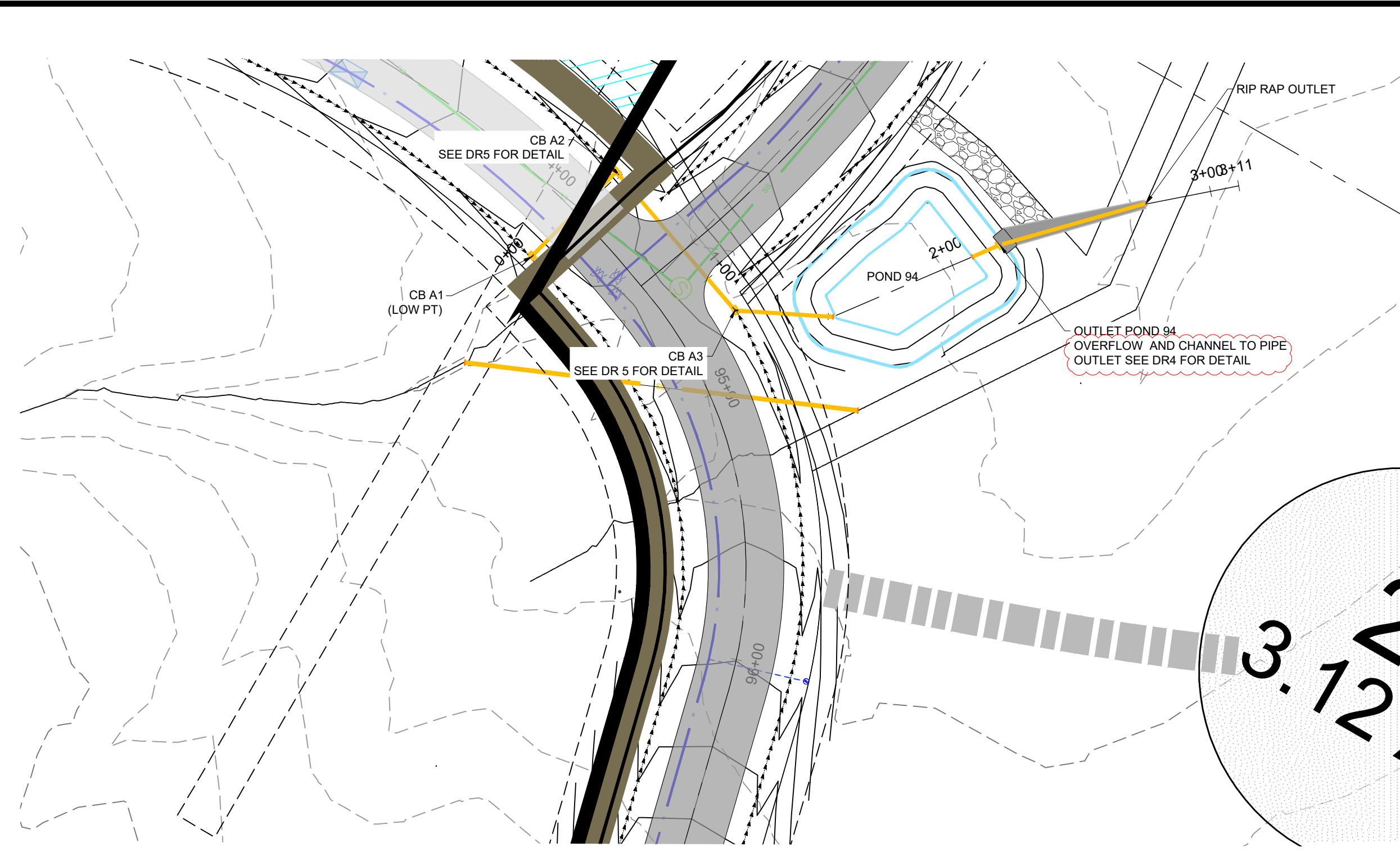
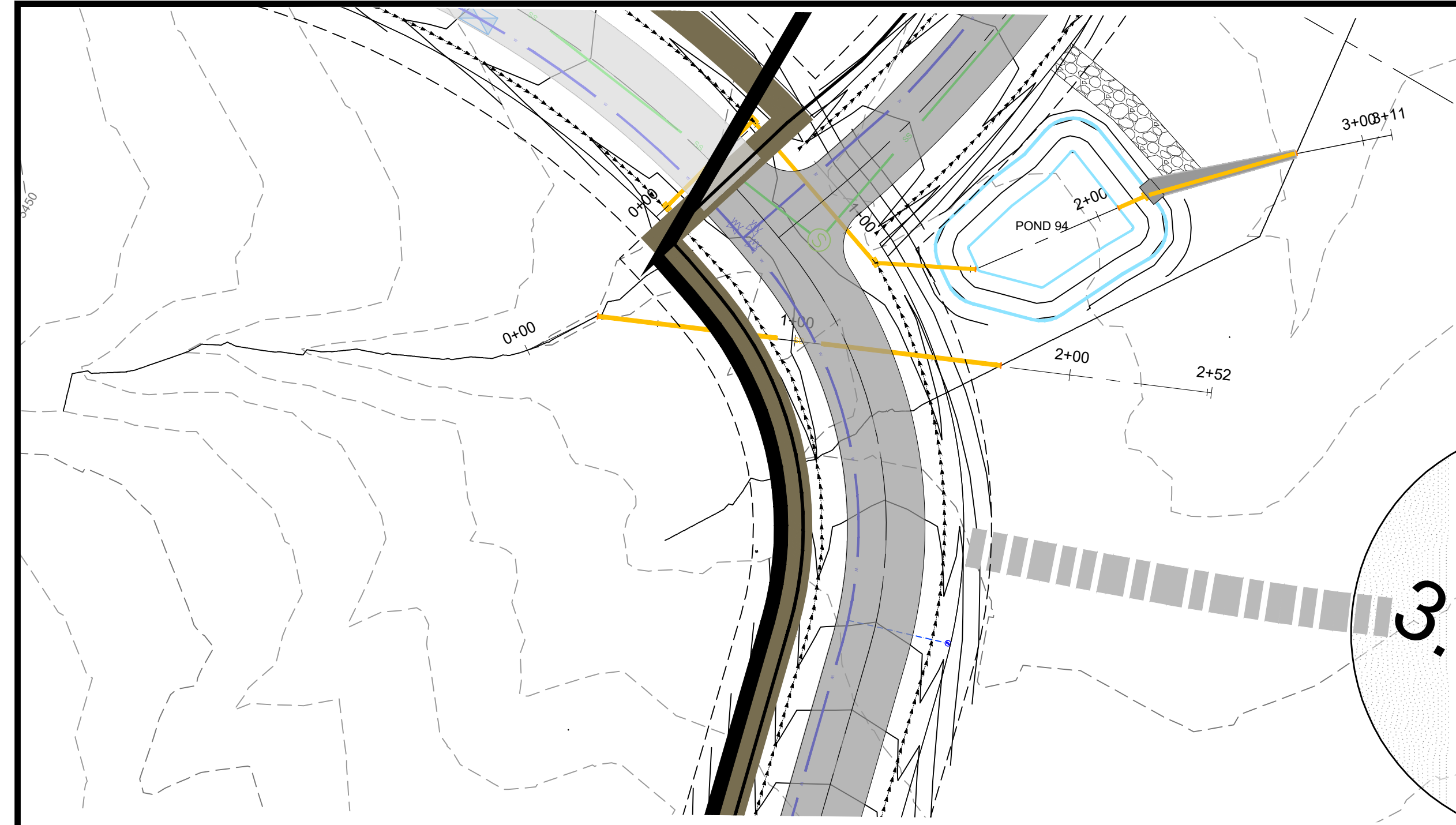


SD CROSSINGS
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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DR7

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



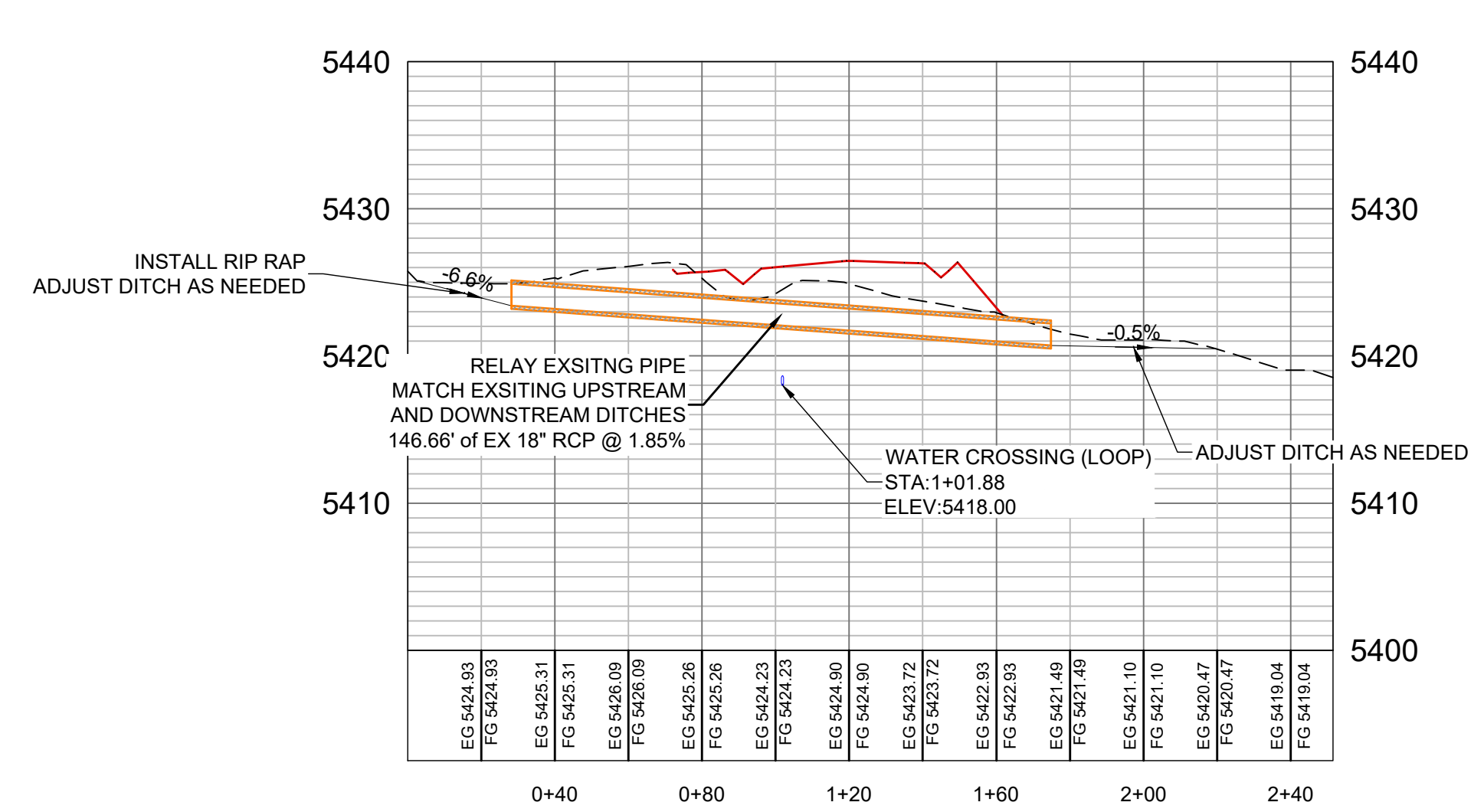
POND 94
 TOP OF POND ELEV:5420.50
 BOTTOM POND ELEV:5416.00
 WATER SURFACE ELEV:5419.5
 POND VOLUME REQ. - 306 CY
 ACTUAL POND VOLUME - 318 CY

RIP RAP SIZE

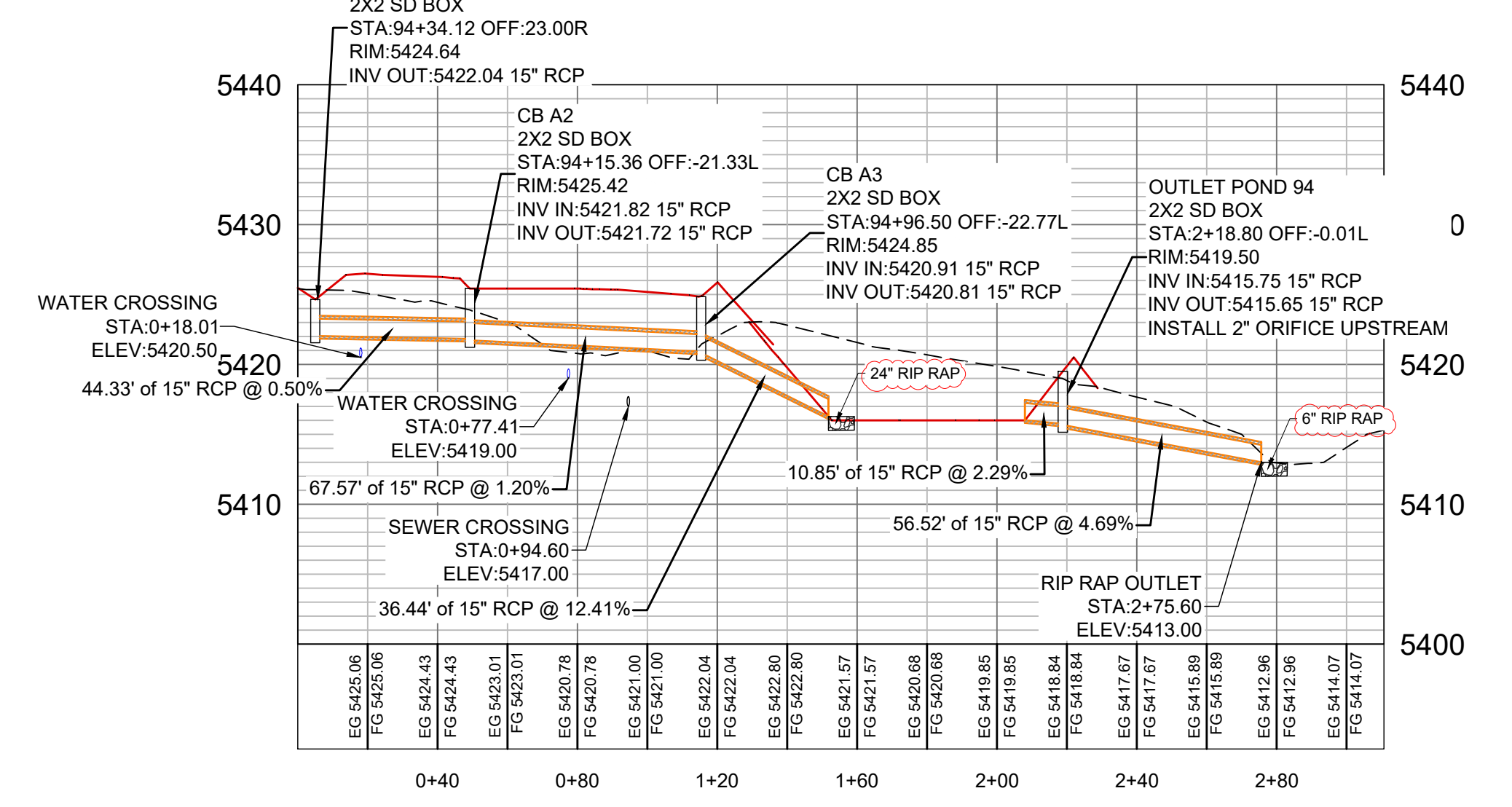
$$D_{50} = \frac{V^2}{2 \cdot g \cdot C \cdot (S \cdot 1)}$$

| | Pond Inlet | Outlet |
|----------|------------|--------|
| V=ft/sec | 15.86 | 5.13 |
| C= | 1.10 | 0.86 |
| S= | 3.00 | 2.65 |
| G= | 32.17 | 32.17 |
| D50 (ft) | 1.78 | 0.29 |
| inches | 21.32 | 3.46 |

EX CULVERT ROAD A 94



POND 94



| | |
|---------|---------|
| SCALE | ##### |
| DATE | 8-12-22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | RC |

| REVISIONS | DATE | DESCRIPTION |
|-----------|---------|--------------------|
| | 7-14-22 | REVISED EX CULVERT |
| | 9-8-22 | COUNTY COMMENTS |

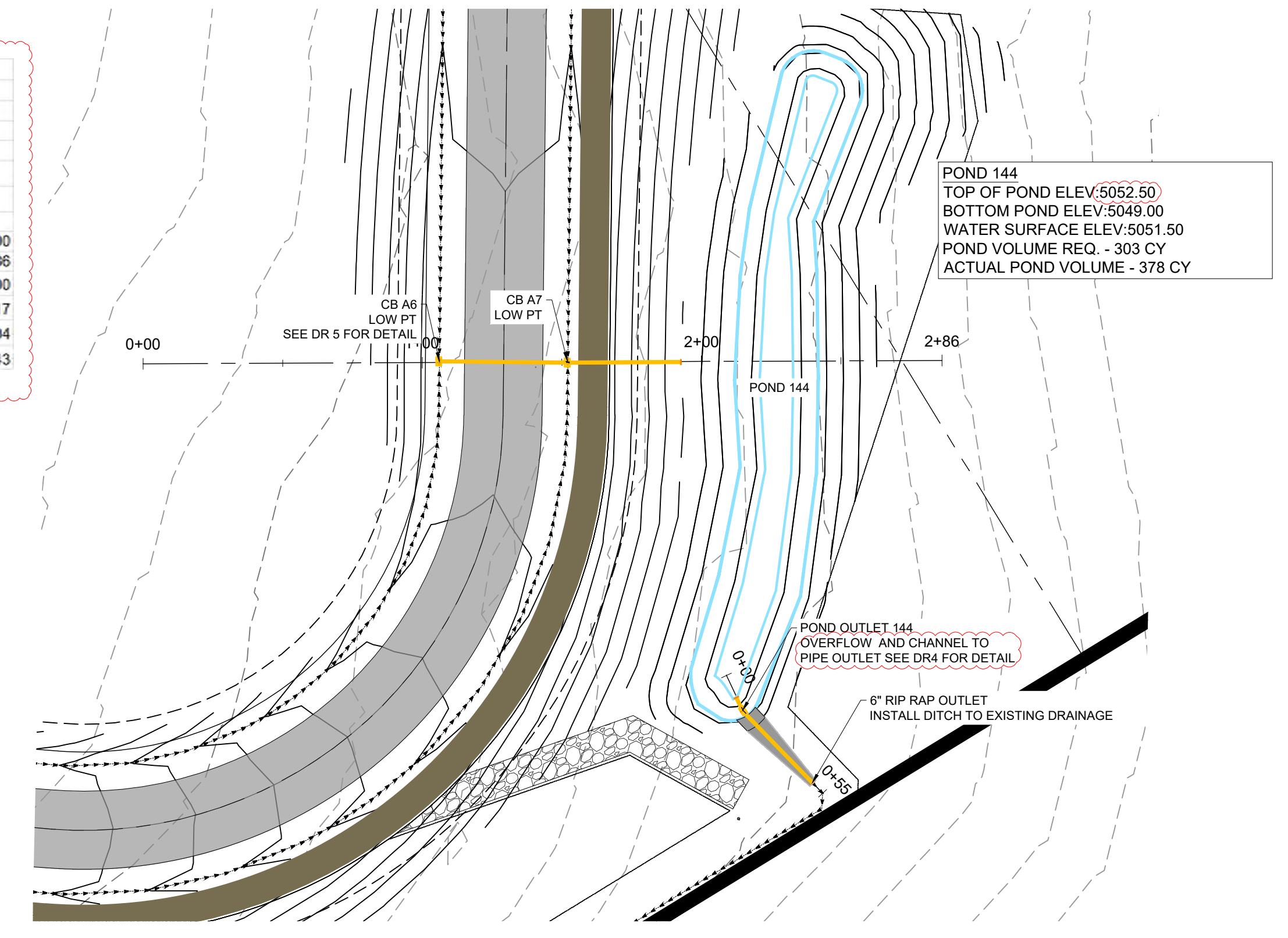
PROFESSIONAL SURVEYOR
 No. 8010280
 RYAN A. CHRISTENSEN
 STATE OF UTAH

SD CROSSINGS
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

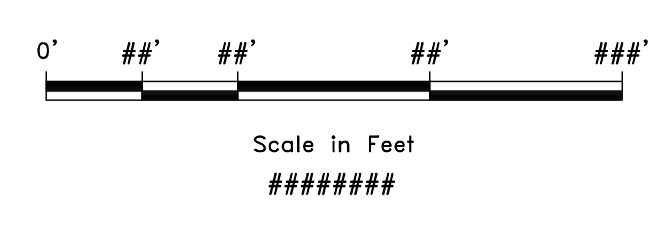
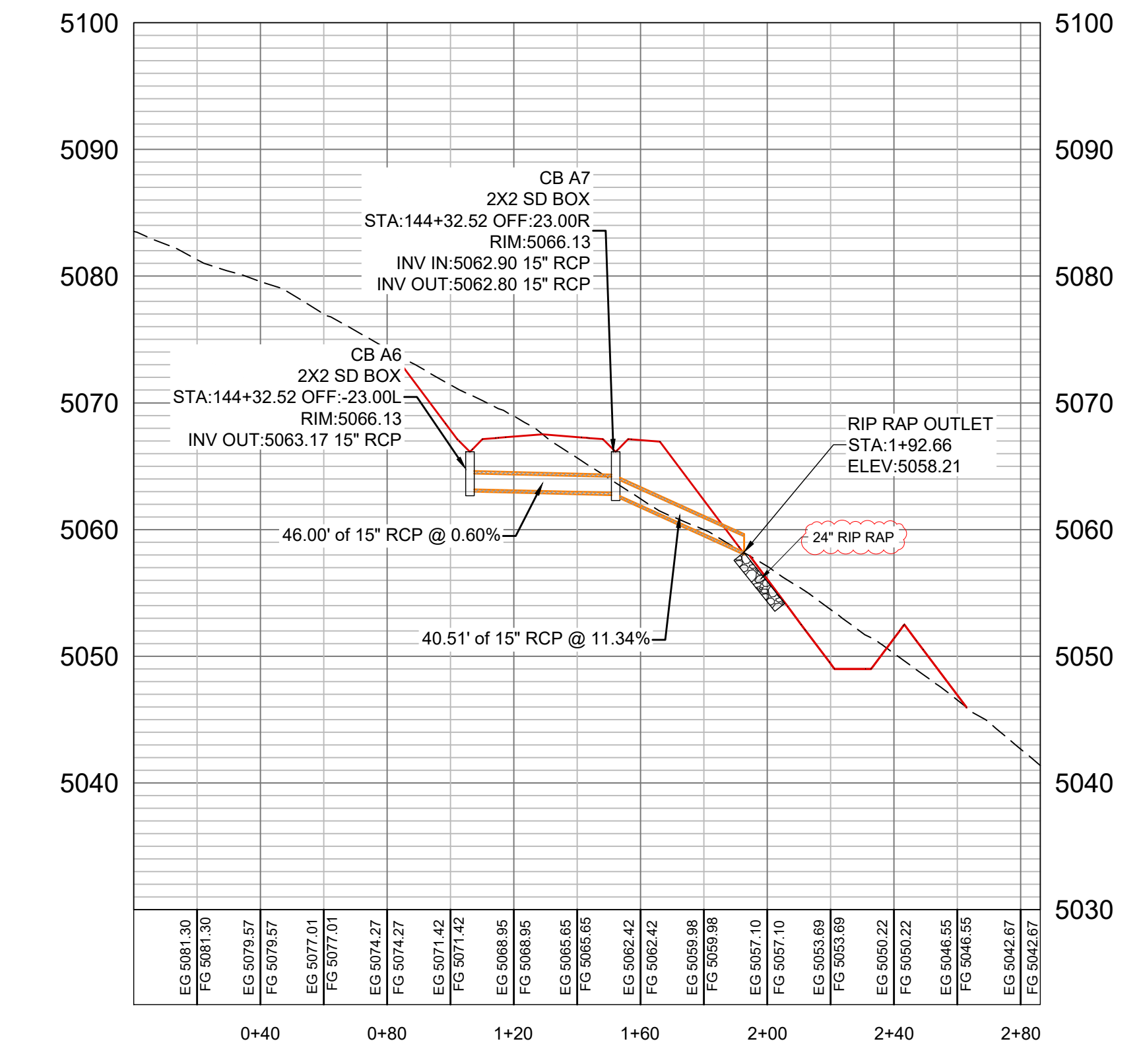
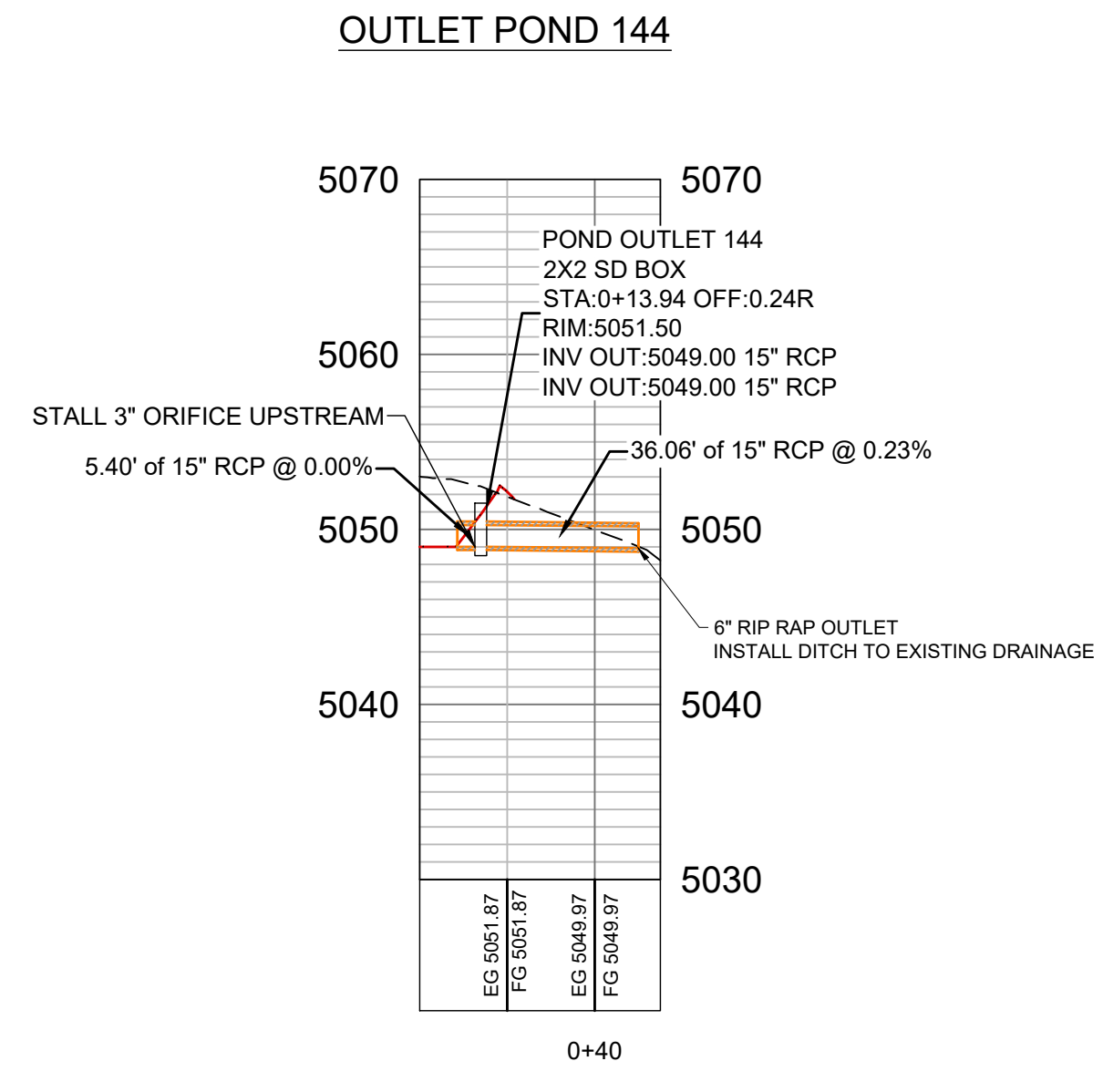
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 OFFICE: 801.476.0202 FAX: 801.476.0066

1411291 - LEWIS, HOWES & SONS - OSPREY RANCH, UTAH - RECOVER, RECOVER.DWG

| RIP RAP SIZE | | |
|--|------------|--------|
| $D_{50} = \frac{V^2}{2 \cdot g \cdot C \cdot (S - 1)}$ | | |
| | Pond Inlet | Outlet |
| V=ft/sec | 15.10 | 2.00 |
| C= | 0.86 | 0.86 |
| S= | 3.00 | 3.00 |
| G= | 32.17 | 32.17 |
| D50 (ft) | 2.06 | 0.04 |
| inches | 24.72 | 0.43 |



STORM DRAIN CROSSING 144



| REVISIONS | |
|-----------|-----------------|
| DATE | DESCRIPTION |
| 7-14-22 | COUNTY COMMENTS |
| 9-8-22 | |

SCALE: #####
 DATE: 8-12-22
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: RC



SD CROSSINGS DETAIL
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

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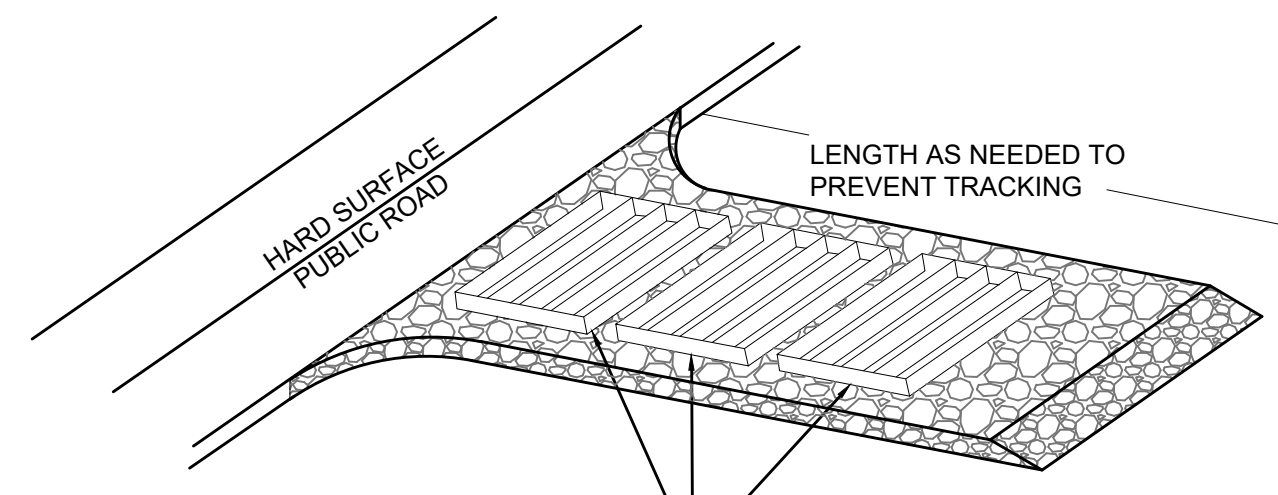
STORM WATER PROTECTION PLAN

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:

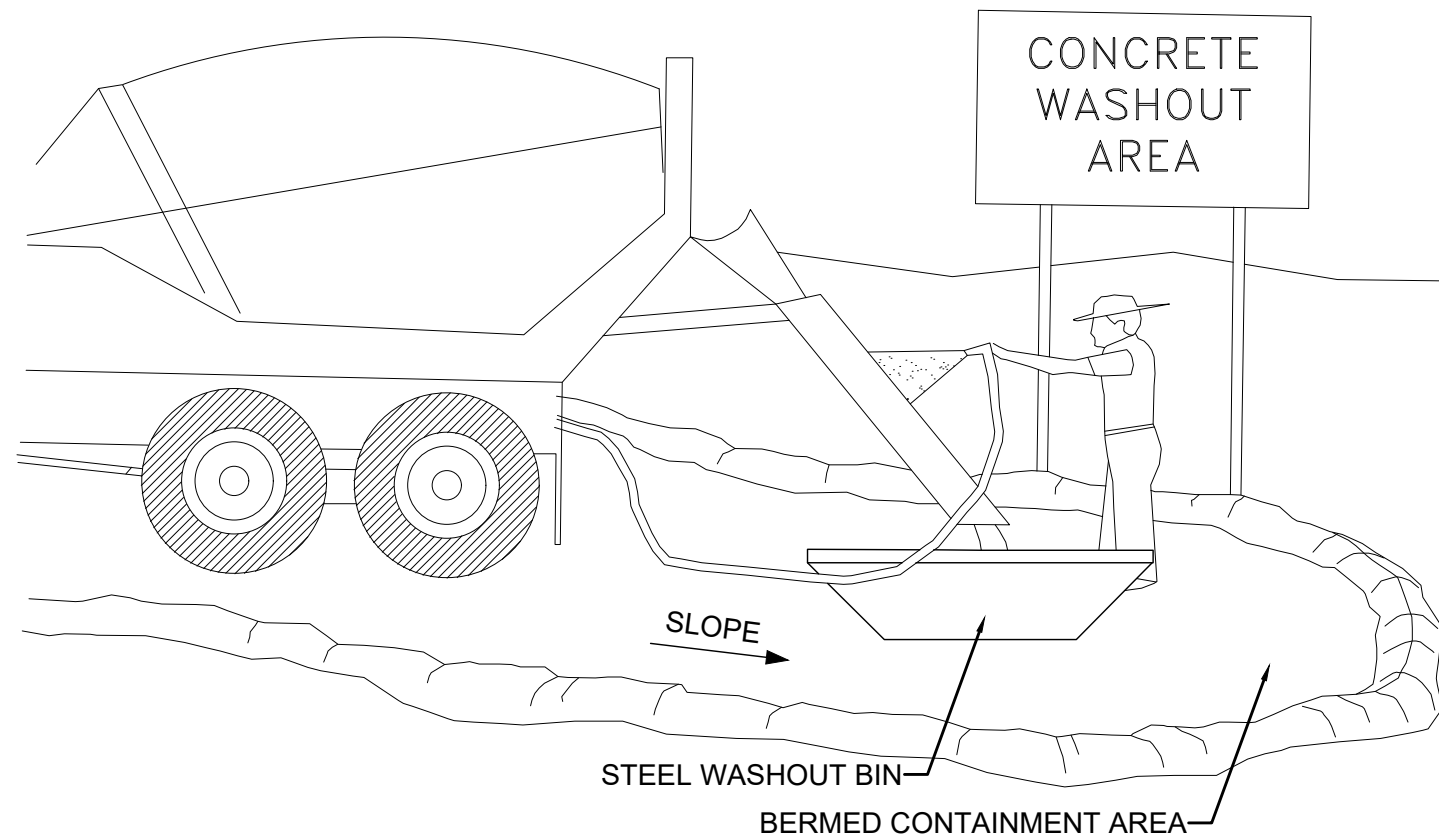
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR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

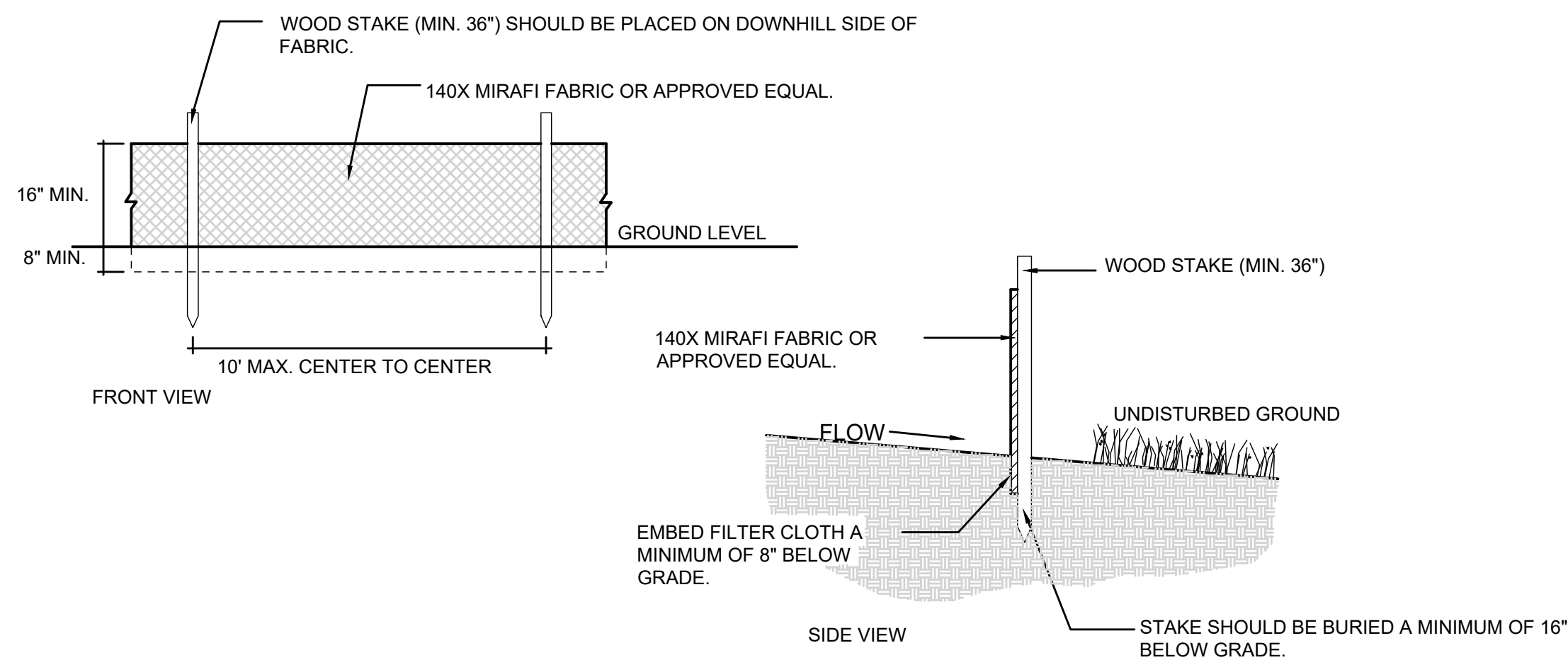
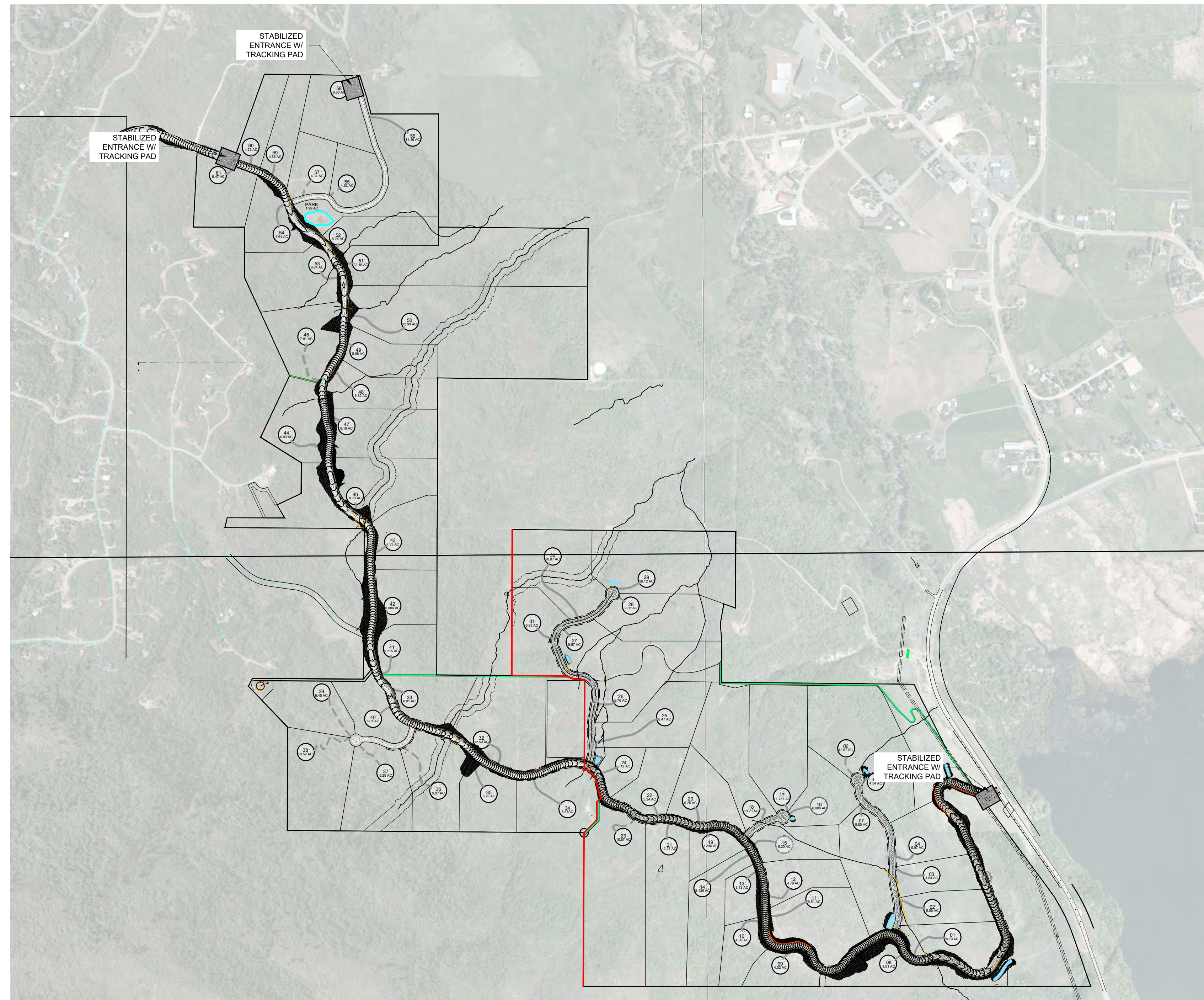
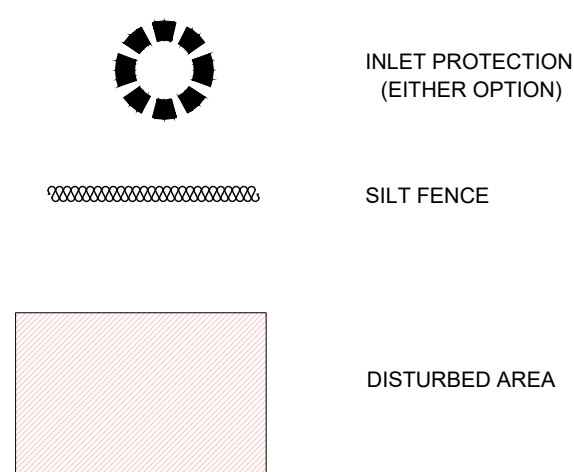
NOTE:

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



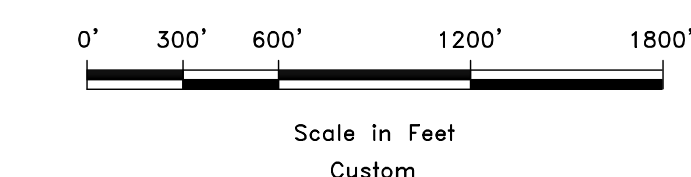
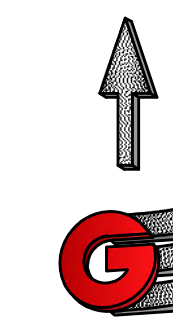
NOTES:

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

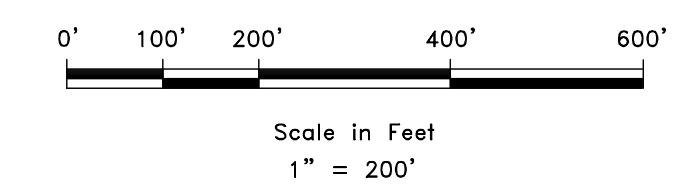
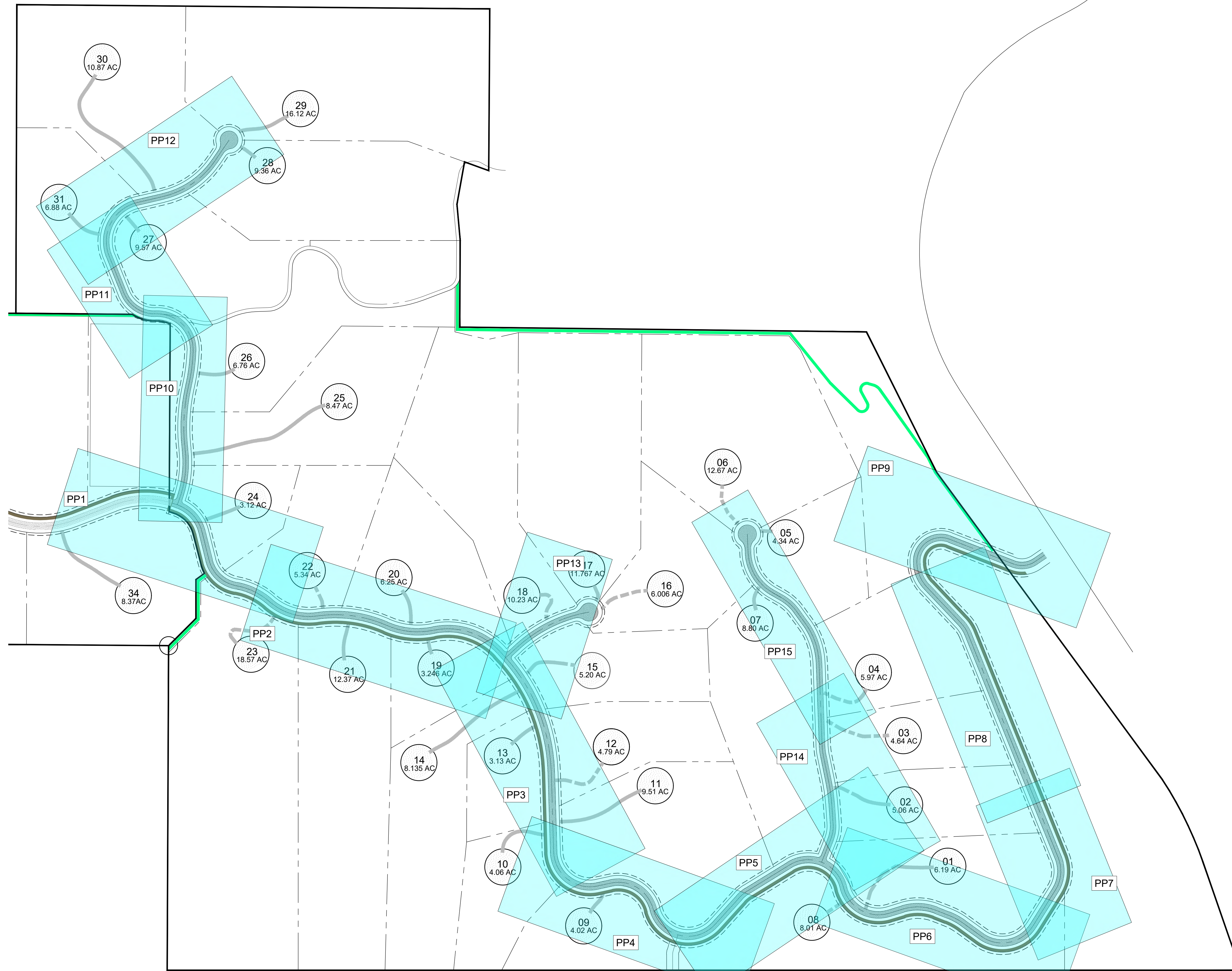
GARDNER ENGINEERING
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MUNICIPAL • LAND SURVEYING

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

SWWP

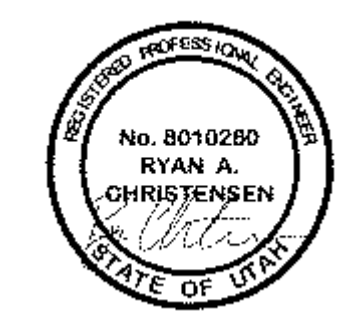
R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN SHEETS 6-17-22.DWG

KEY MAP PLAN AND PROFILE SHEETS PHASE 1



| | |
|---------|-----------|
| SCALE | 1" = 200' |
| DATE | 6-15-22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | RC |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |



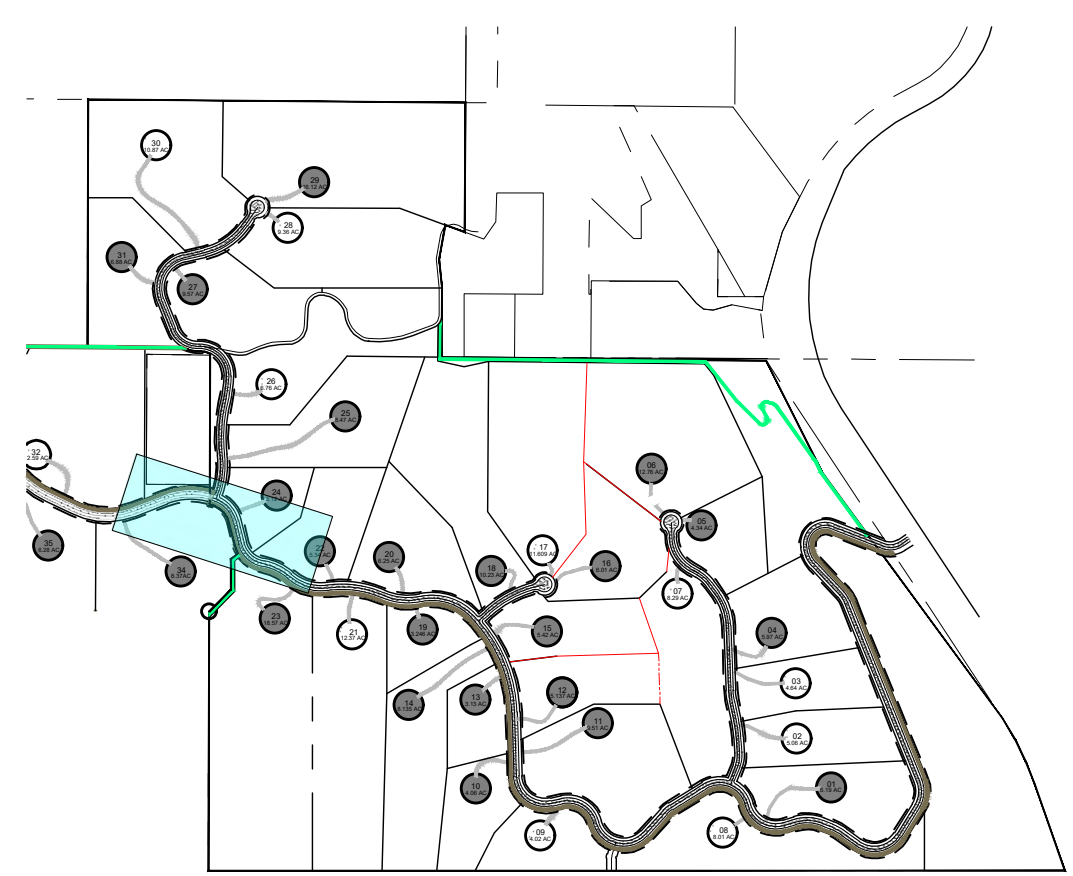
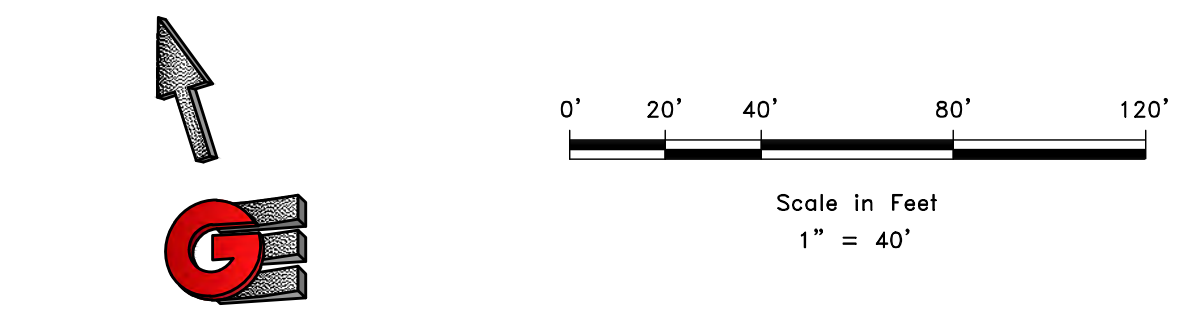
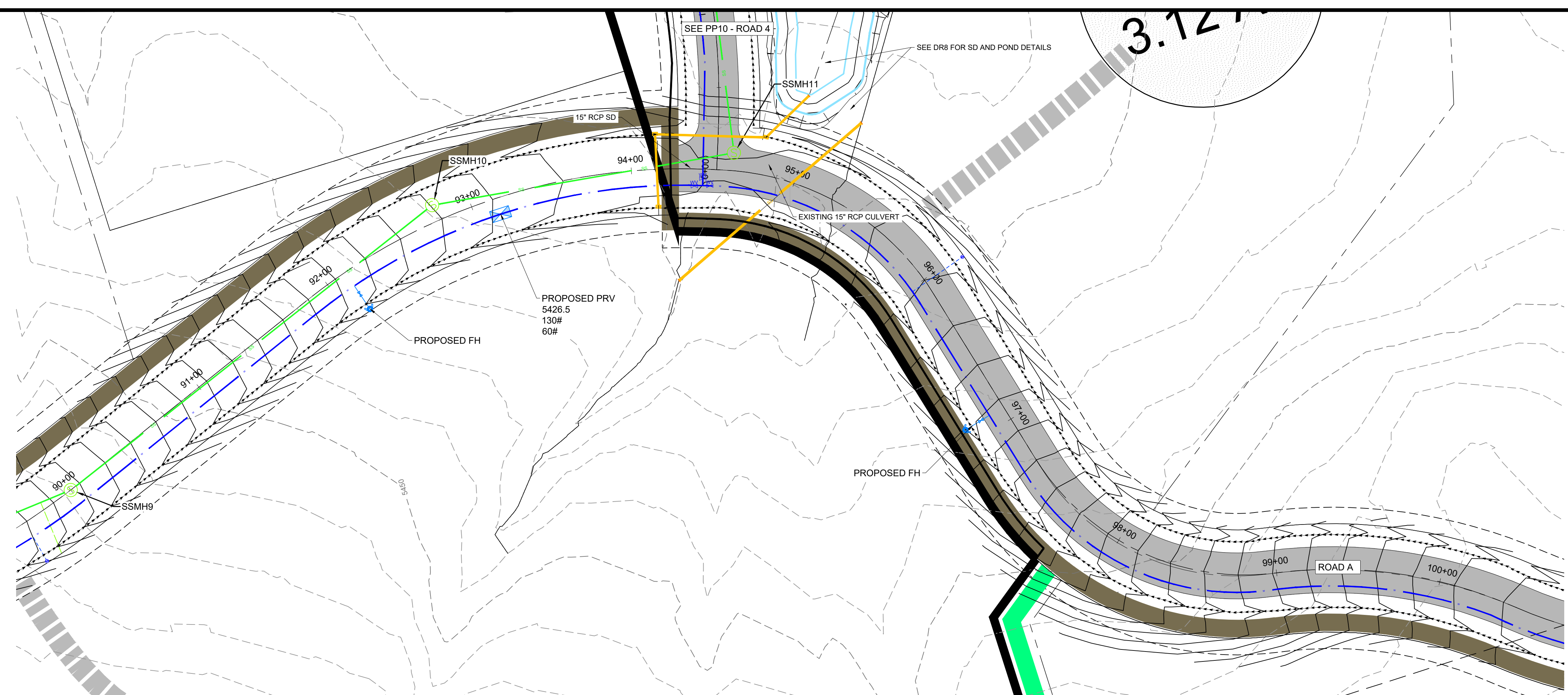
OVERVIEW PP SHEETS
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

PP0

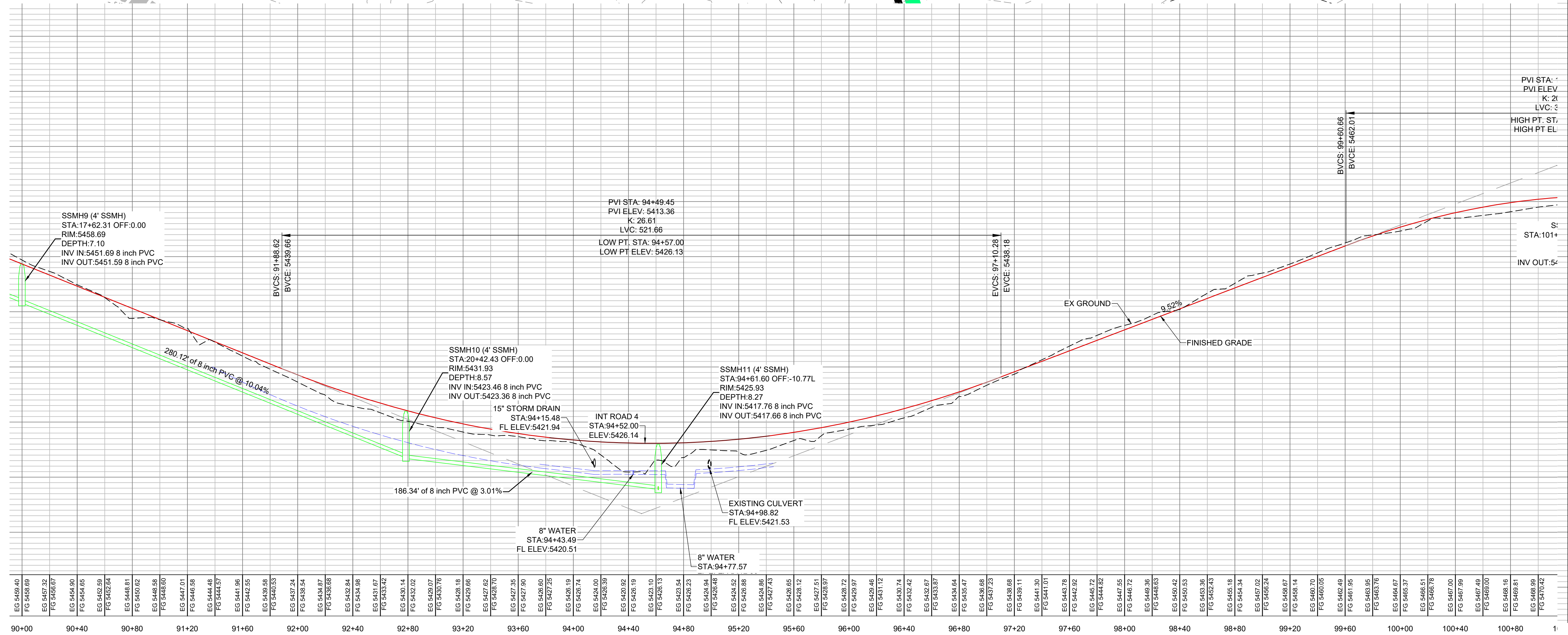
06/15/2022 - LEWIS, HOWES & ASSOCIATES, INC. - OSPREY RANCH, UTAH - OSPREY RANCH PHASE 1 - KEY MAP PLAN AND PROFILE SHEETS - REVISIONS - RECORDING - RECOVERING

PLAN AND PROFILE ROAD A
OSPREY RANCH
EDEN, WEBER, UTAH



LOCATION MAP

- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR-11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH



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SCALE: 1" = 40'

DATE: 8-16-22

DESIGN: KAN

DRAWN: KAN

CHECKED: RC

REVISIONS

DESCRIPTION

| DATE | DESCRIPTION |
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DWG:

PP1

PLAN AND PROFILE ROAD A

OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

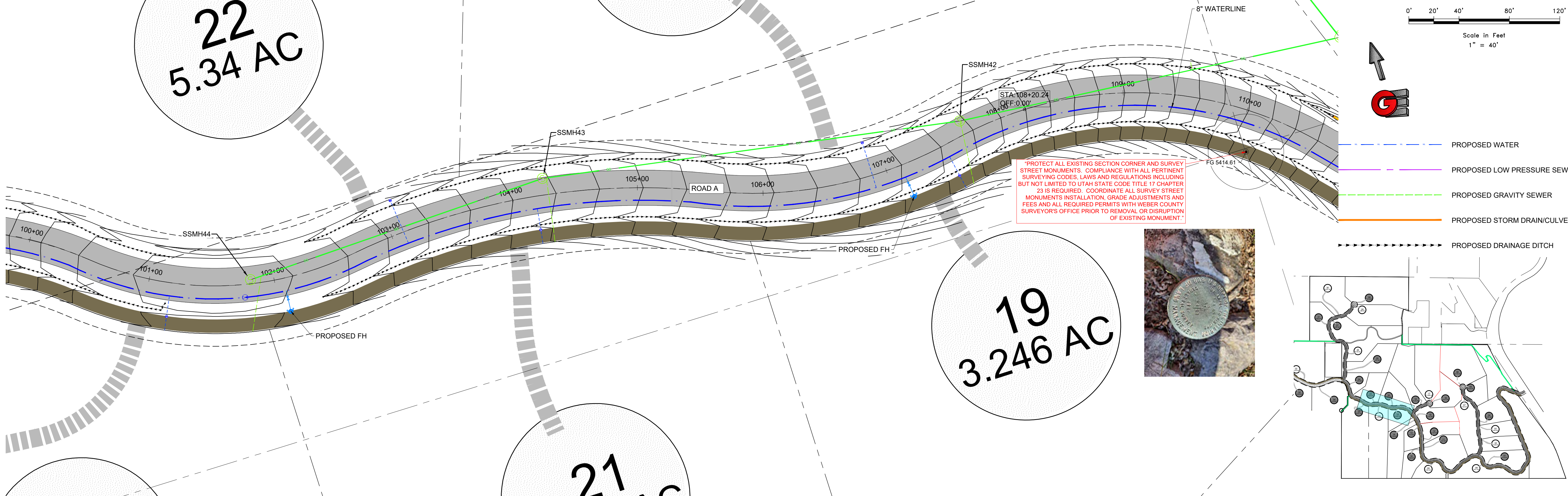
CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

22
5.34 AC

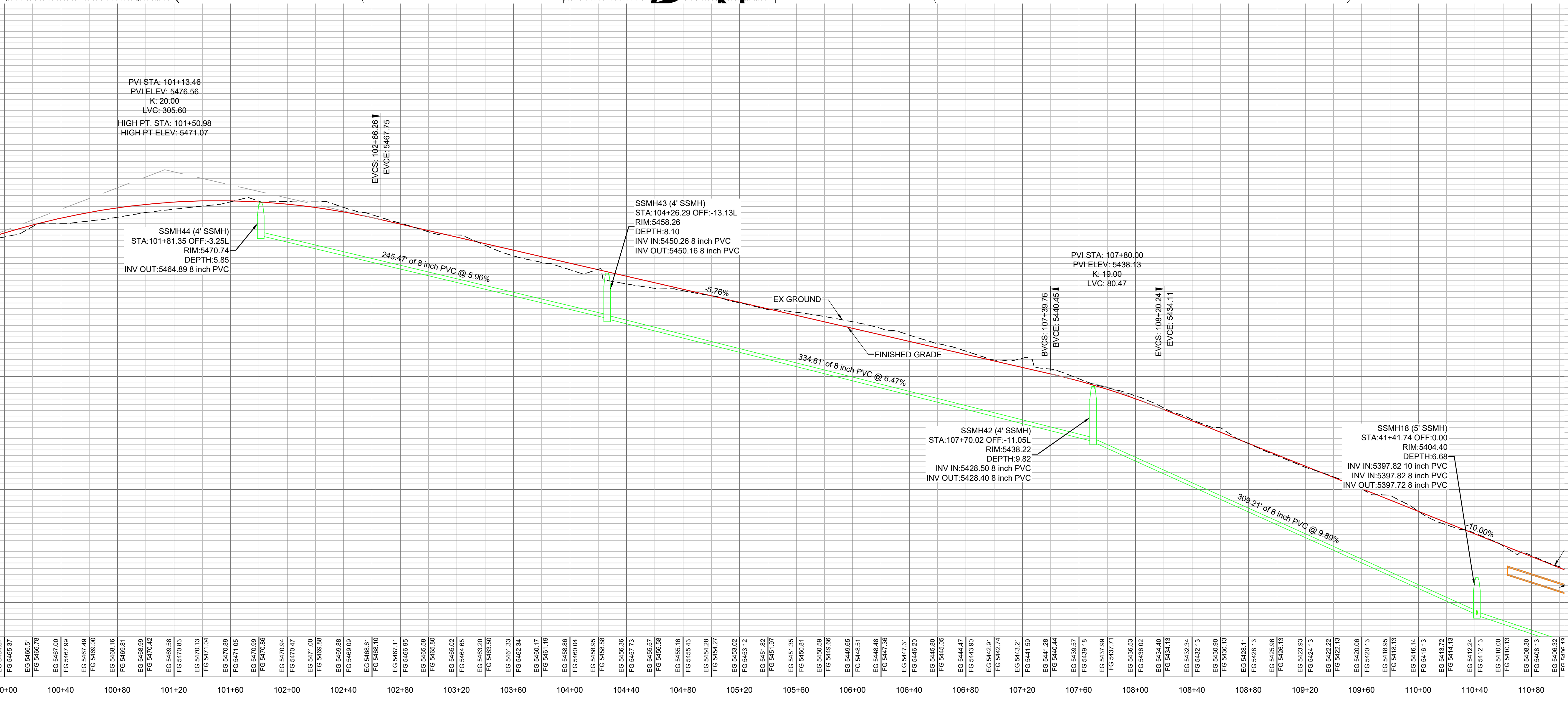
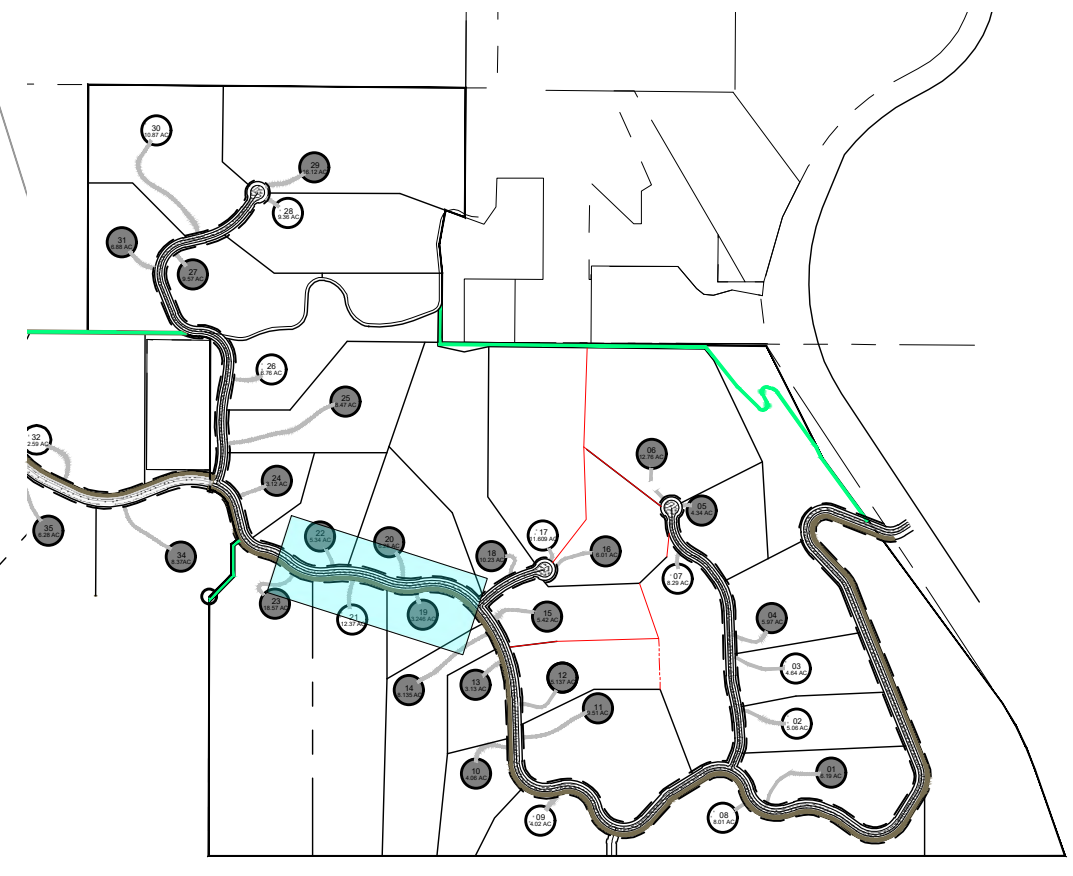
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19
3.246 AC

21



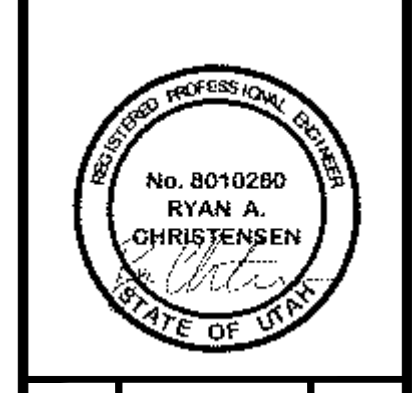
PROTECT ALL EXISTING SECTION CORNER AND SURVEY STREET MONUMENTS. COMPLIANCE WITH ALL PERTINENT SURVEYING CODES, LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO UTAH STATE CODE TITLE 17 CHAPTER 23 IS REQUIRED. COORDINATE ALL SURVEY STREET MONUMENTS INSTALLATION, GRADE ADJUSTMENTS AND FEES AND ALL REQUIRED PERMITS WITH WEBER COUNTY SURVEYOR'S OFFICE PRIOR TO REMOVAL OR DISRUPTION OF EXISTING MONUMENT.



LOCATION MAP

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| SCALE | 1" = 40' |
| DATE | 8-12-22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | RC |

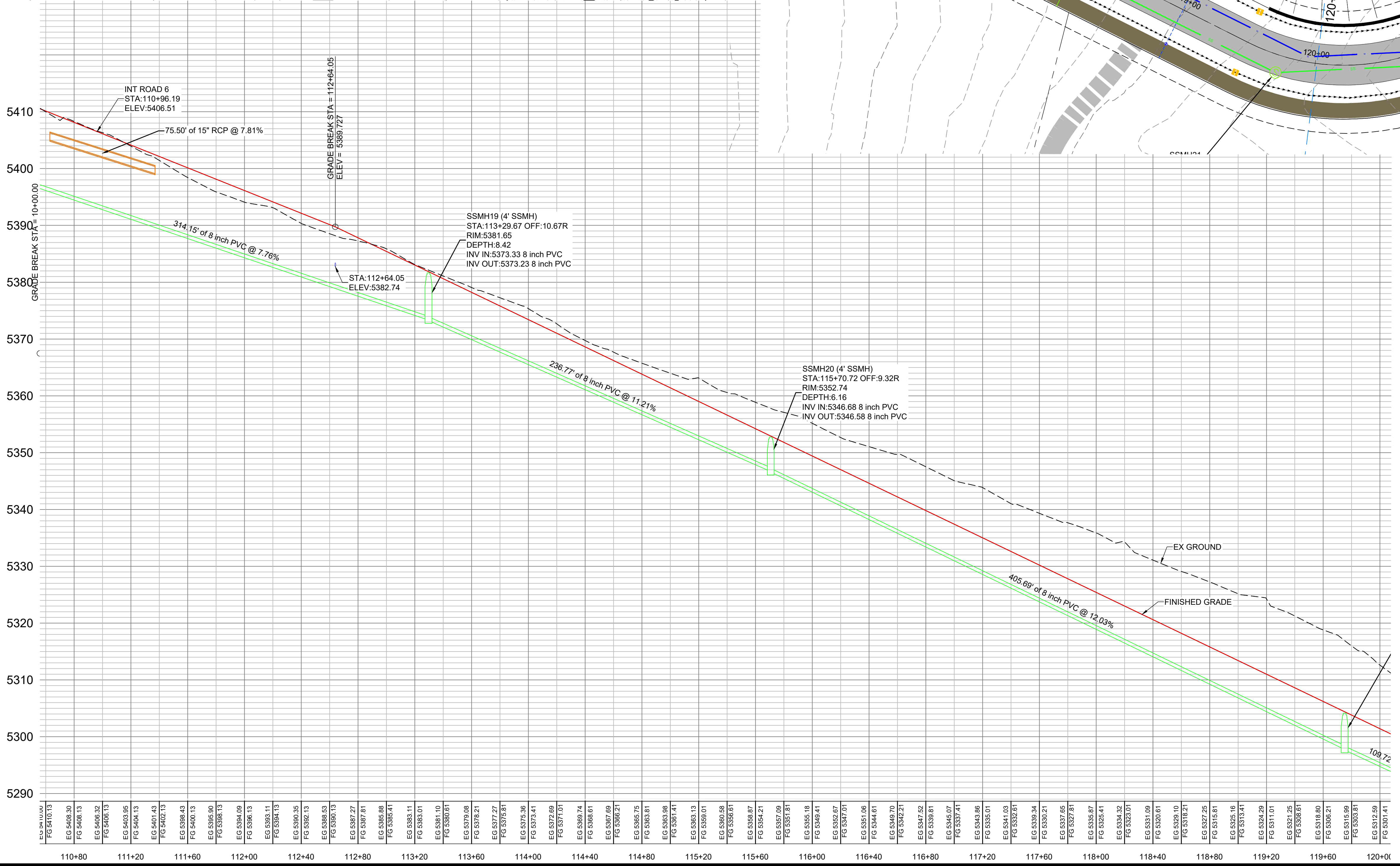
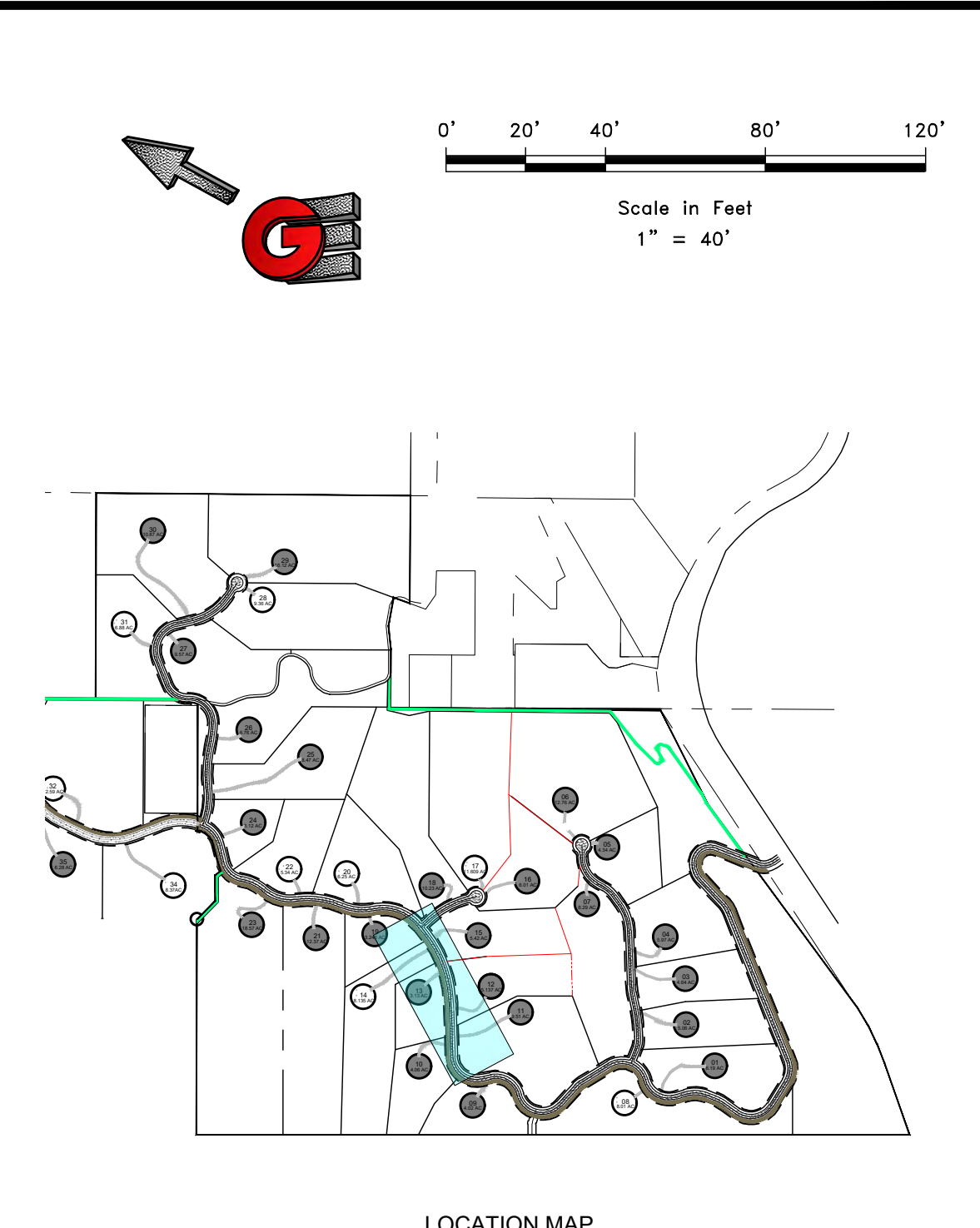
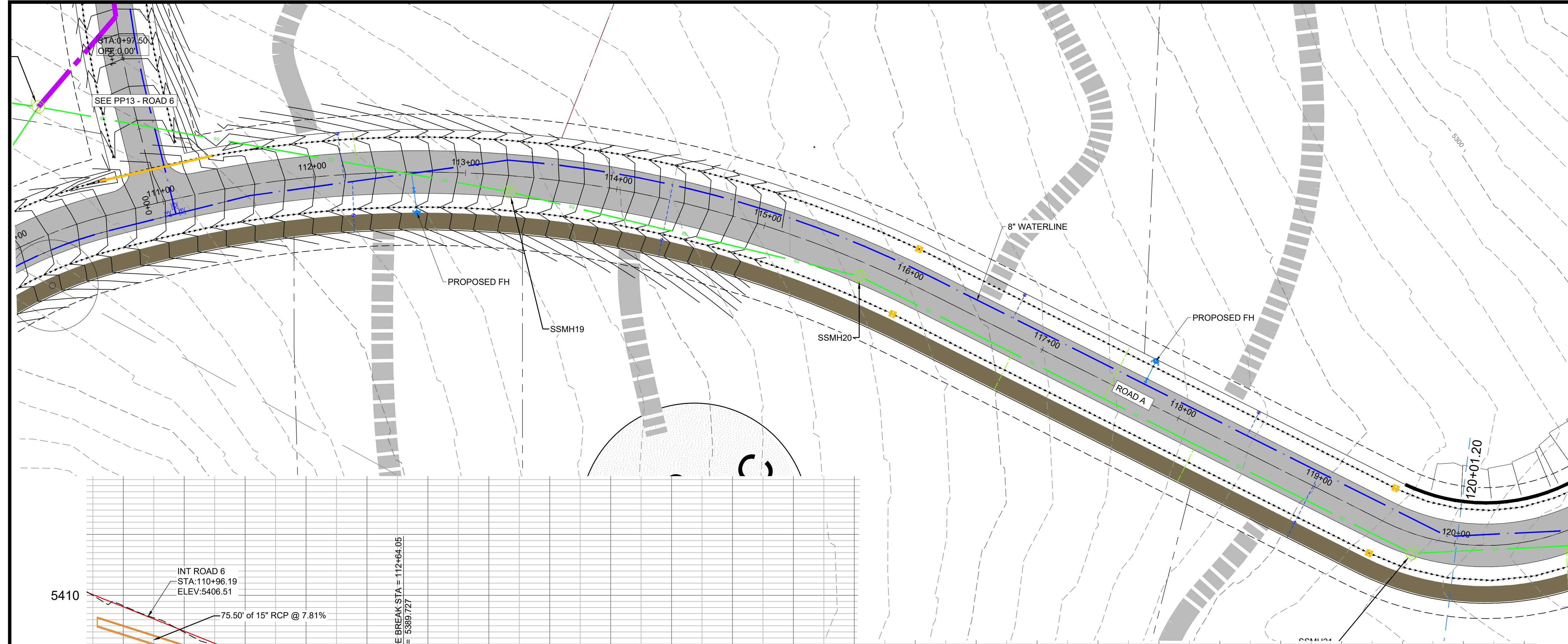
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| REVISIONS | DESCRIPTION |
| DATE | ADDED MONUMENT |
| 8-12-22 | |



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

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

PLAN AND PROFILE ROAD A - OSPREY RANCH - UTAH - 158 - 8-12-22 - 1" = 40' - RYAN A. CHRISTENSEN - ENGINEER



- LOCATION MAP
- PROPOSED WATER - C900 DR14
 - PROPOSED LOW PRESSURE SEWER SDR -11
 - PROPOSED GRAVITY SEWER - SDR-35
 - PROPOSED STORM DRAIN/CULVERT
 - PROPOSED DRAINAGE DITCH

SCALE: 1" = 40'

DATE: 8-12-22

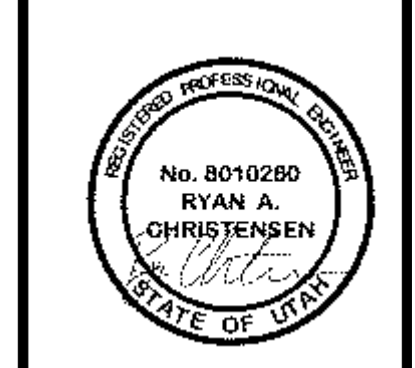
DESIGN: KAN

DRAWN: KAN

CHECKED: RC

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |

DWG:



PLAN AND PROFILE ROAD A

OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

GARDNER ENGINEERING

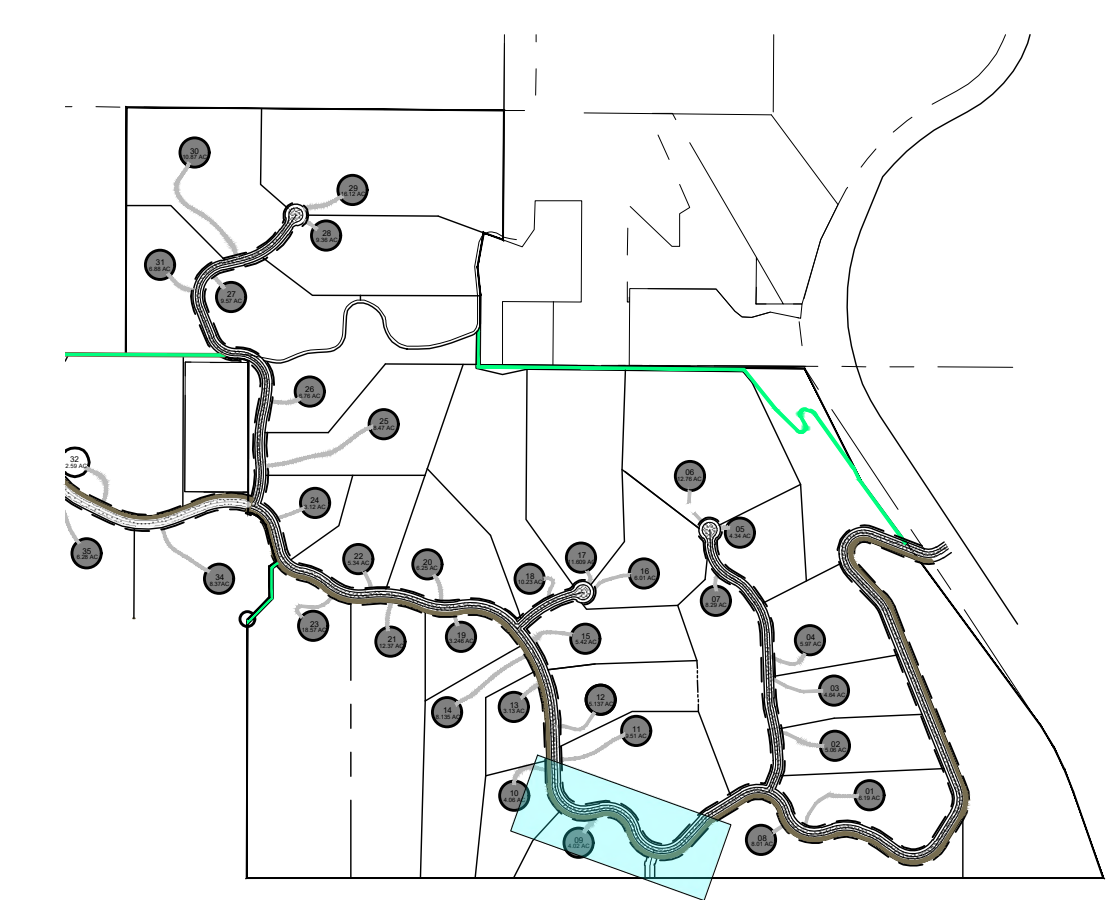
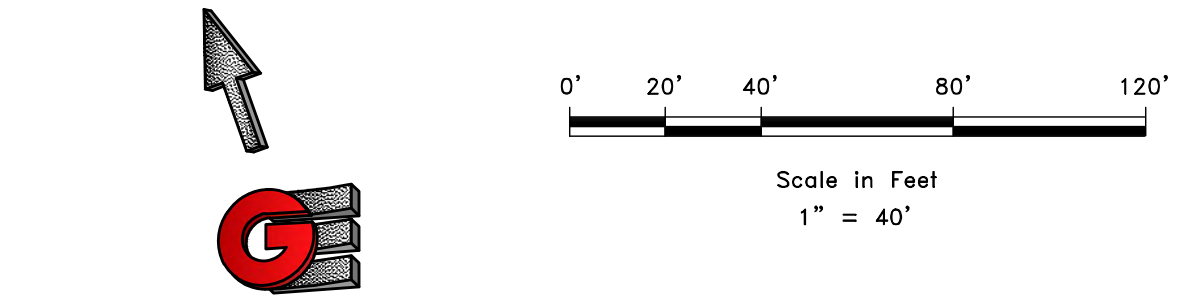
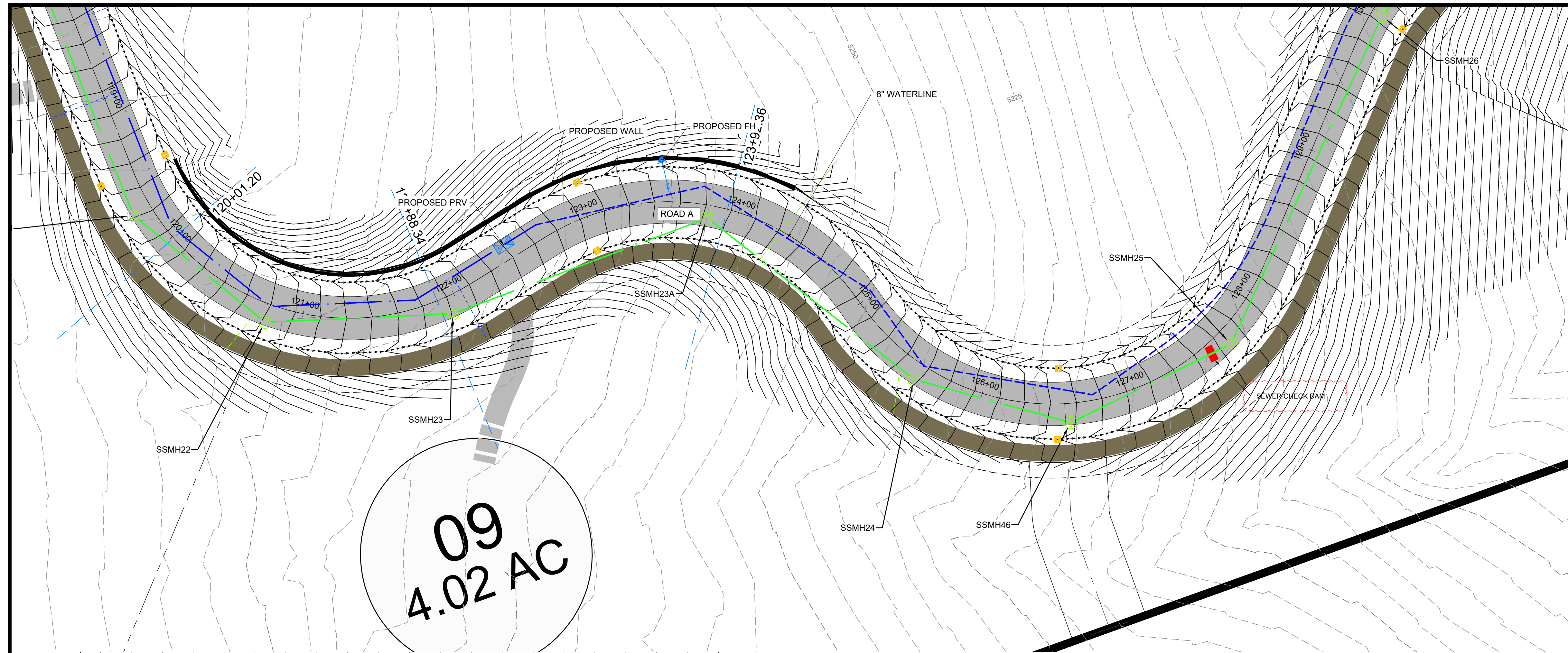
CIVIL • LAND PLANNING

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5150 SOUTH 375 EAST OGDEN, UT

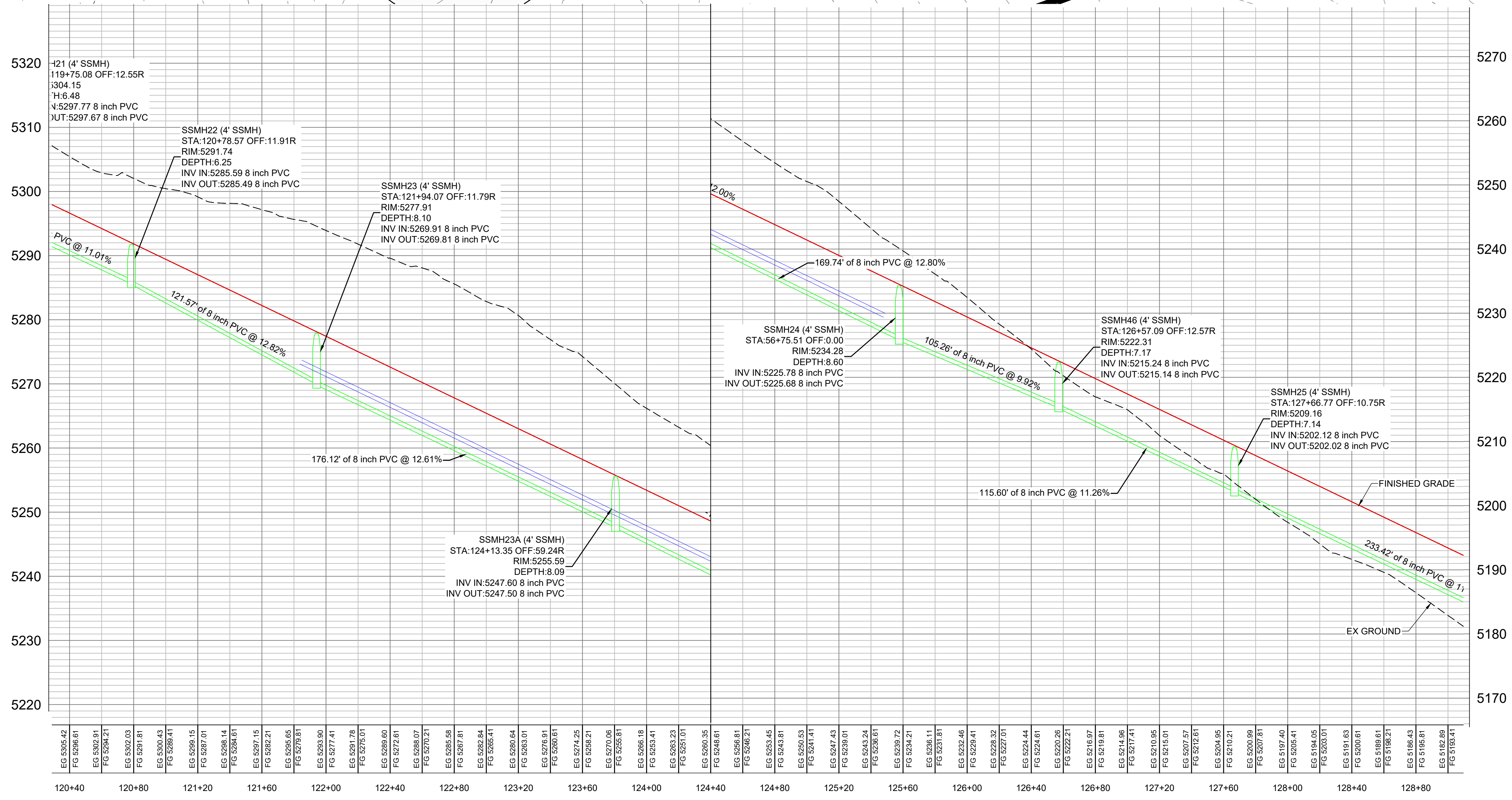
OFFICE: 801-476-0202 FAX: 801-476-0066

BA 1201 - LEWIS, HOWES & SONS - OSPREY RANCH, UTAH - OSPREY PLAN, PROFILE, SHEETS PHASE 1 - RECORD, RECOVER.DWG



LOCATION MAP

- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR-11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH



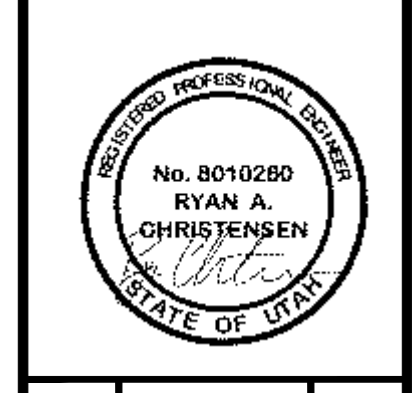
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SCALE: 1" = 40'

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| DATE | 8-12-22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | RC |

| REVISIONS | DESCRIPTION |
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| DATE | COUNTY COMMENTS |
| 9-12-22 | |

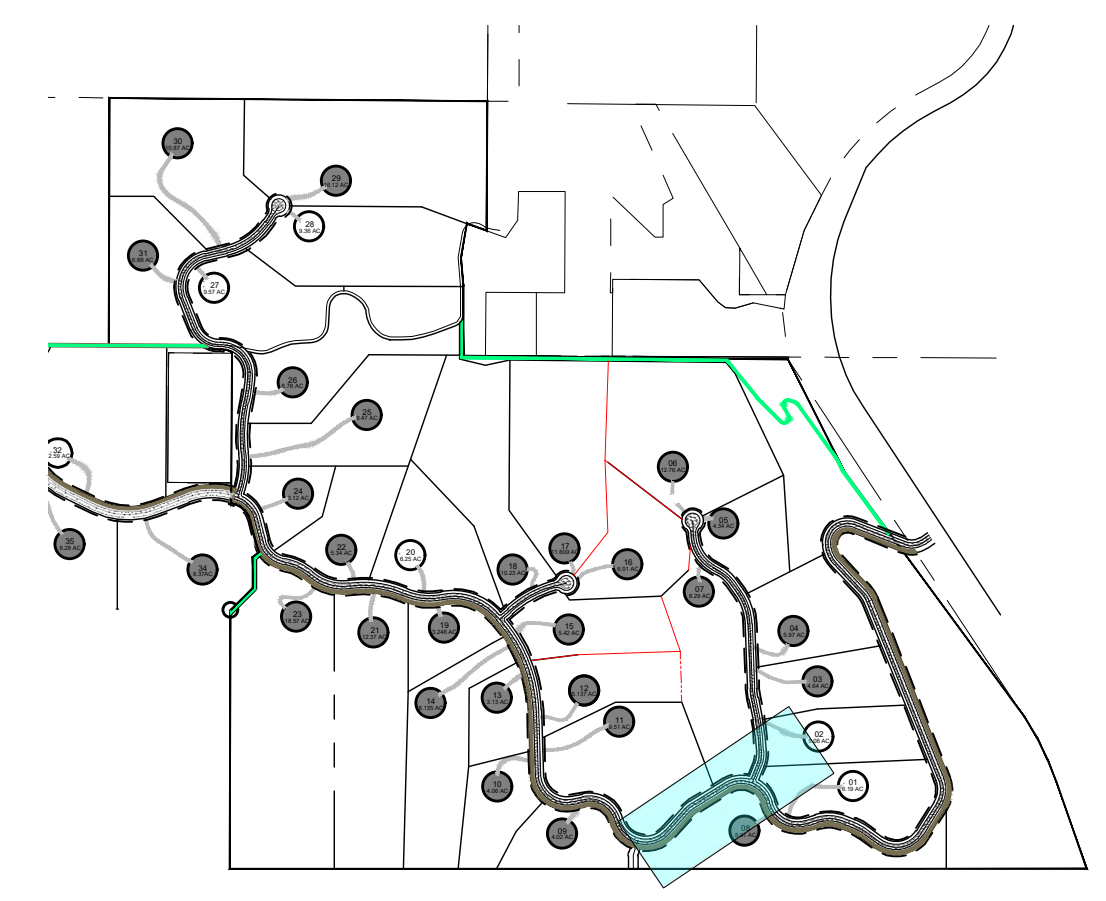
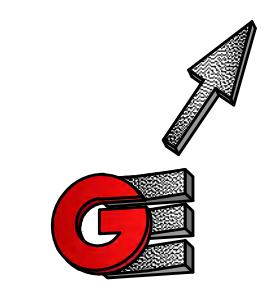
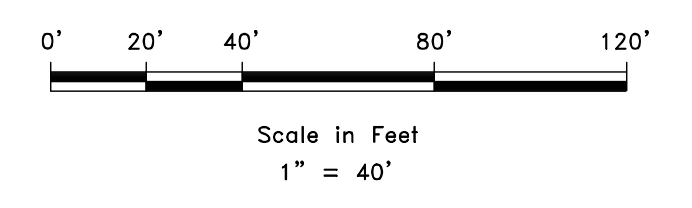
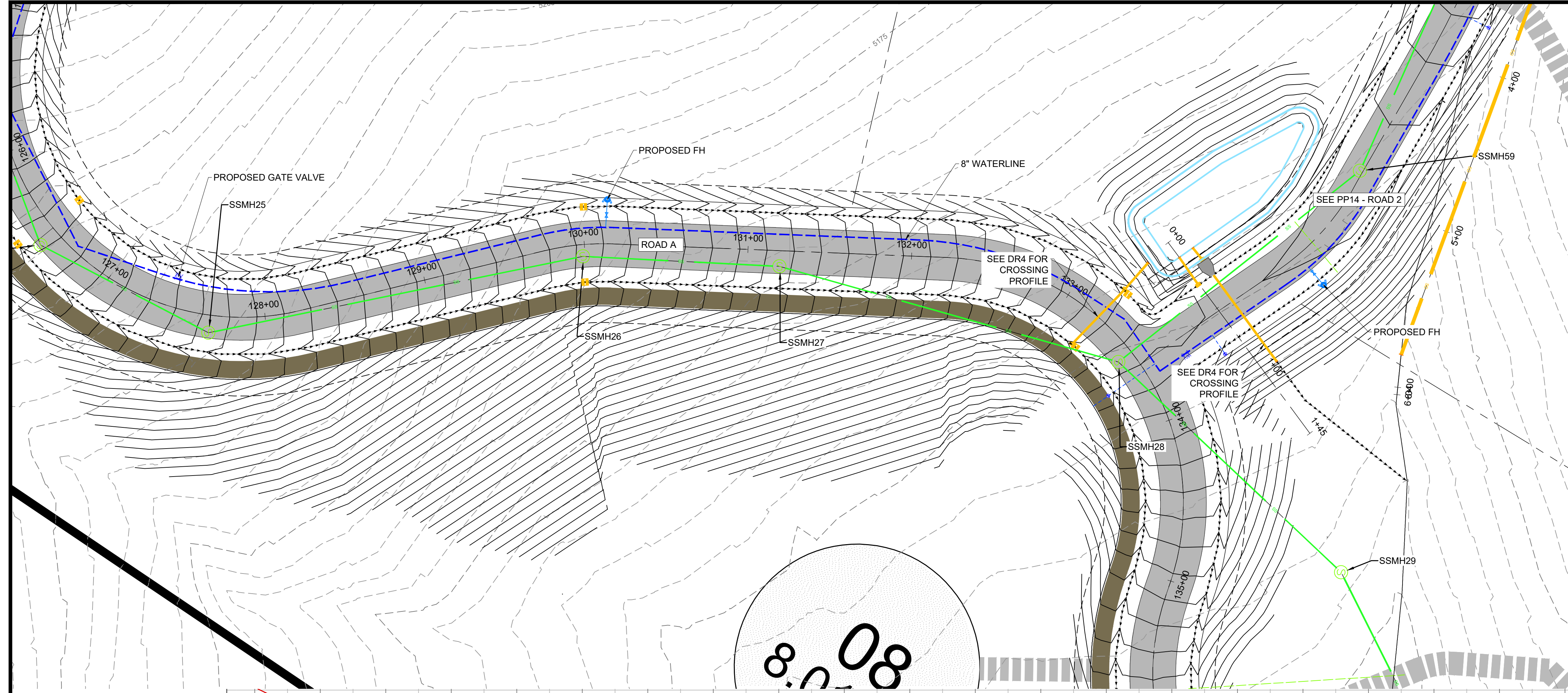
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PLAN AND PROFILE ROAD A
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

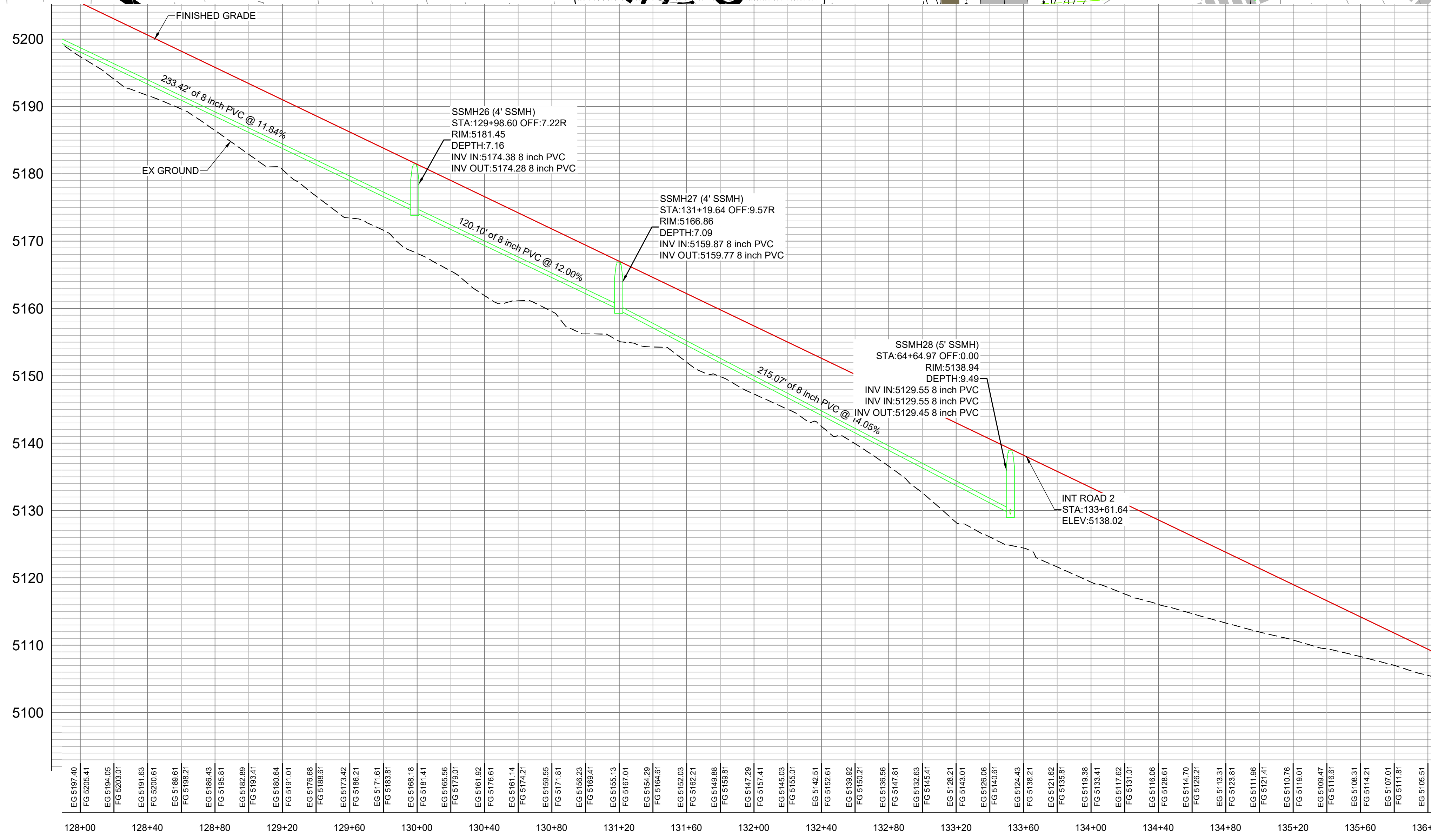
GARDNER ENGINEERING
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 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

PP4



LOCATION MAP

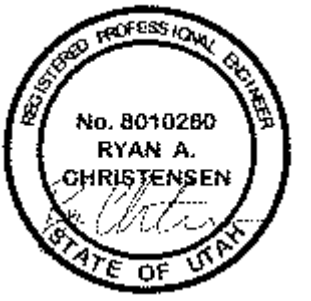
- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR-11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH



A:\1201 - LEWIS, HOMES\1205 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS\PHASE 1 - RECOVER, RECOVER.DWG

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| DATE | 8-12-22 |
| DESIGN | KAN |
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| CHECKED | RC |

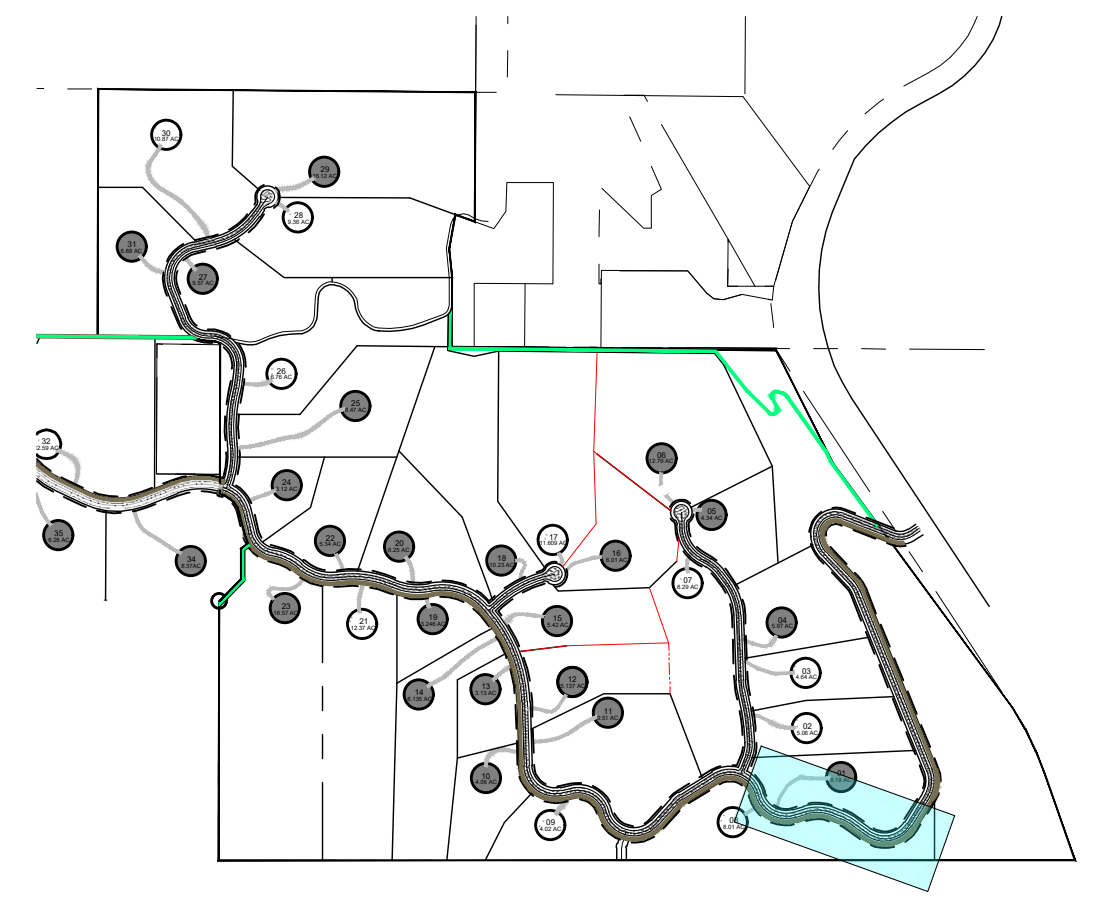
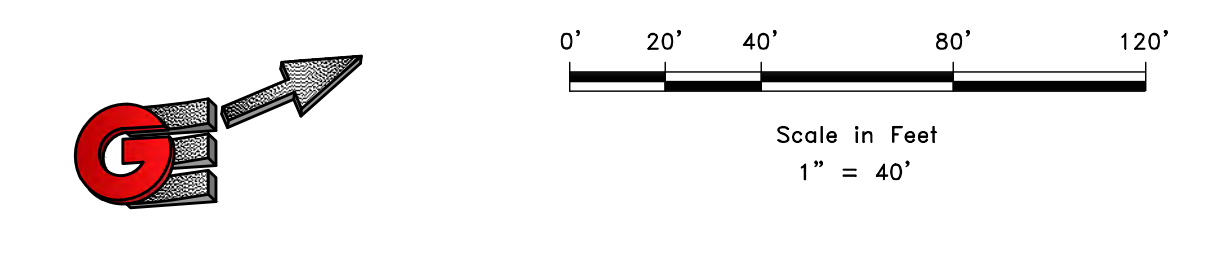
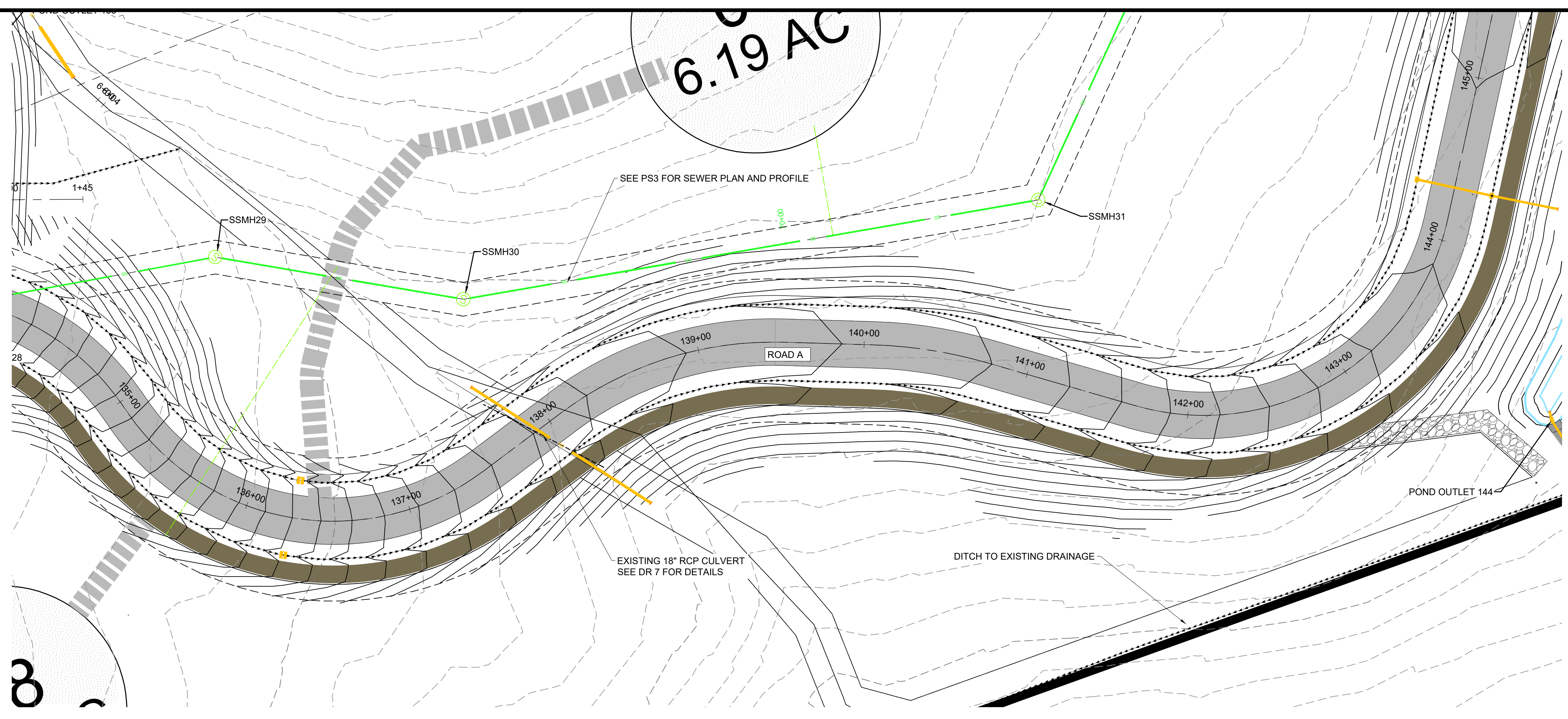
| REVISIONS | DESCRIPTION |
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PLAN AND PROFILE ROAD A
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

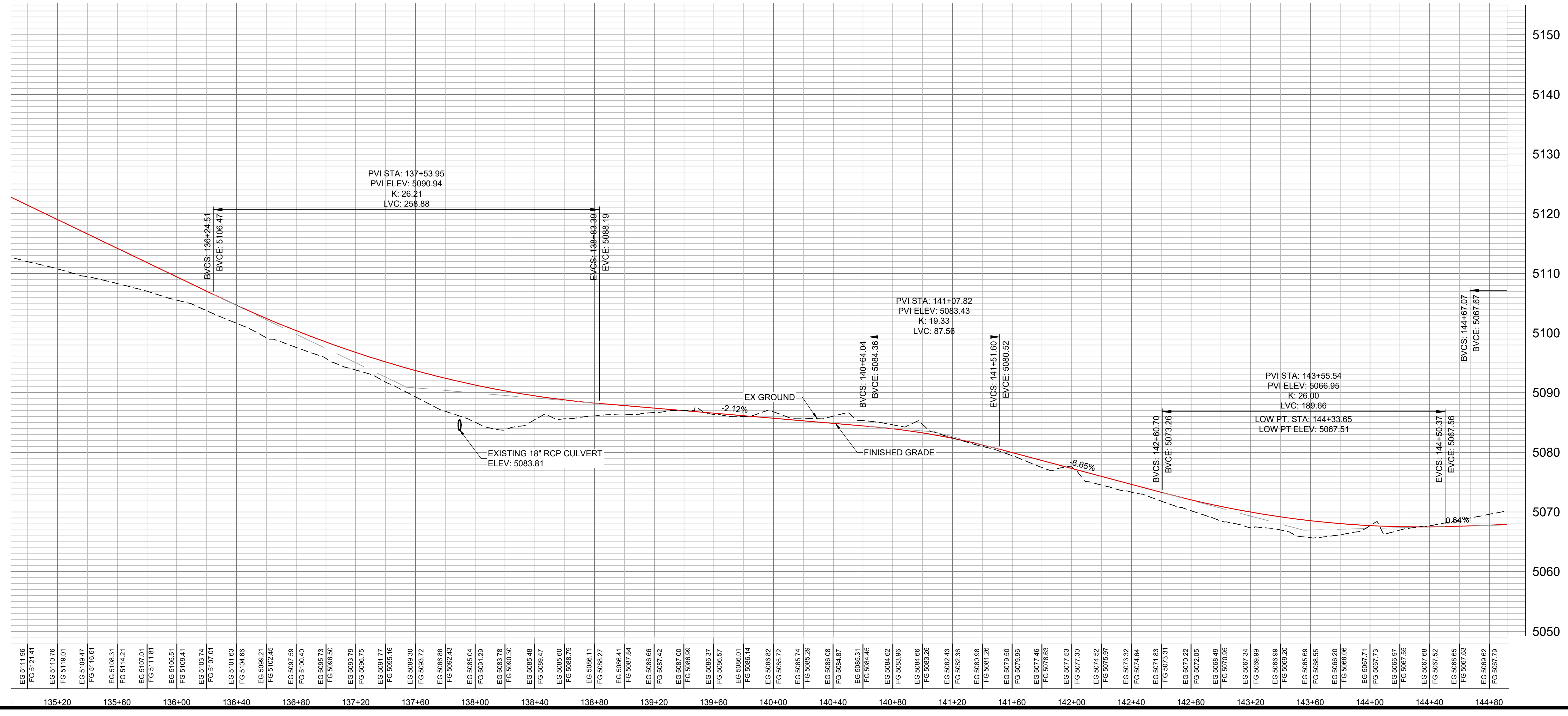
GARDNER ENGINEERING
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51150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066



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



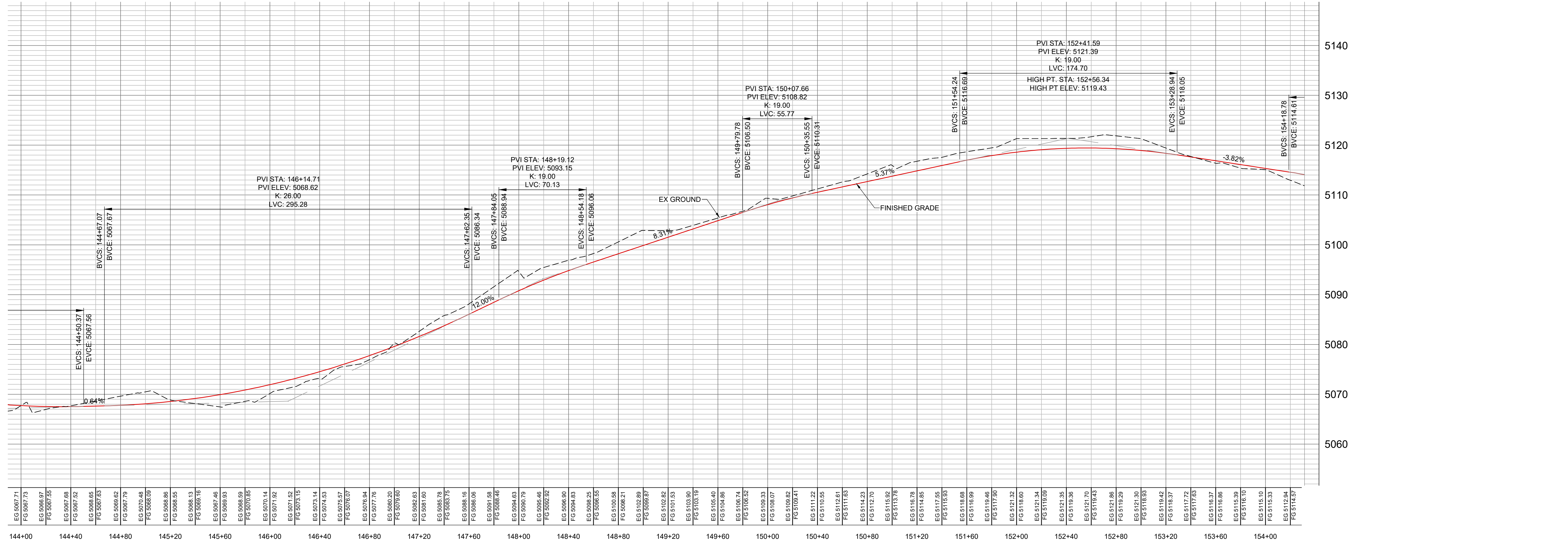
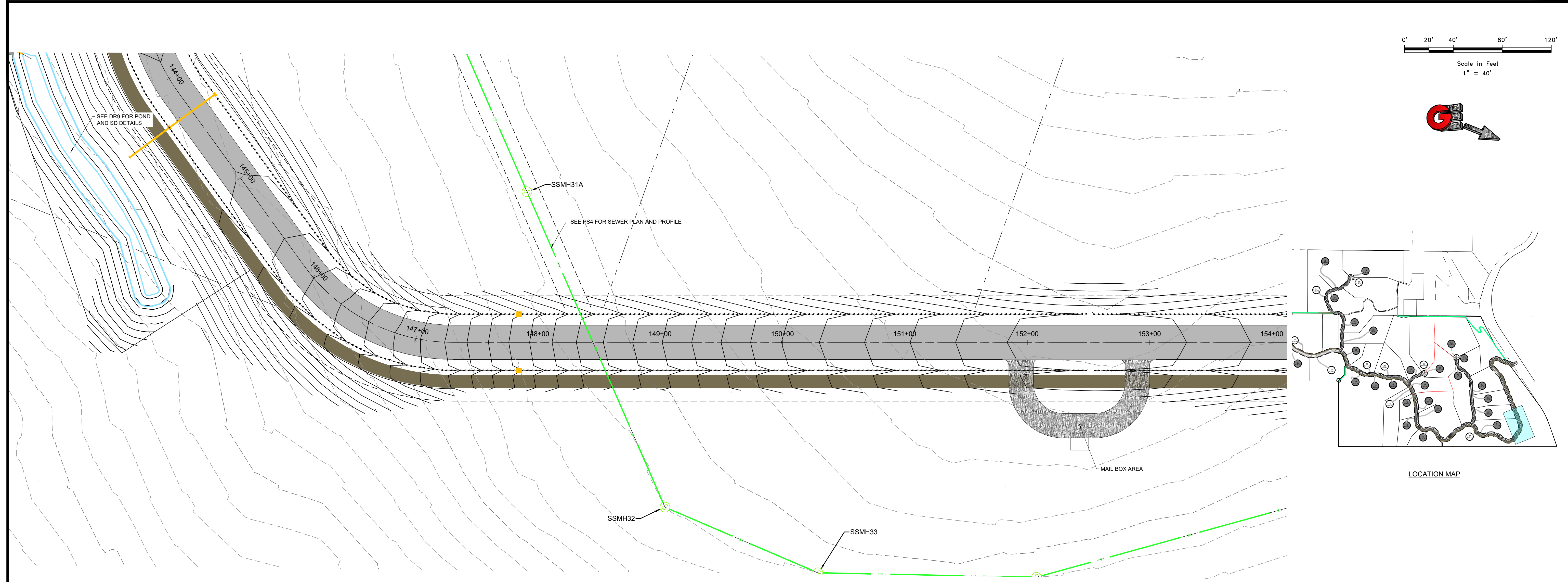
LOCATION MAP

- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR - 11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH



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| SCALE: 1" = 40' | DATE: 8-12-22 | DESIGN: KAN | DRAWN: KAN | CHECKED: RC |
| REVISIONS | | DESCRIPTION | | |
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| PLAN AND PROFILE ROAD A OSPREY RANCH UT-158 EDEN, WEBER, UTAH | | | | |
|  GARDNER ENGINEERING <small>CIVIL • LAND PLANNING</small> <small>MUNICIPAL • LAND SURVEYING</small> <small>5150 SOUTH 375 EAST OGDEN, UT</small> <small>OFFICE: 801.476.0202 FAX: 801.476.0066</small> | | | | |
| PP6 | | | | |

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



SCALE: 1" = 40'

DATE: 8-12-22

DESIGN: KAN

DRAWN: KAN

CHECKED: RC

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
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DWG:

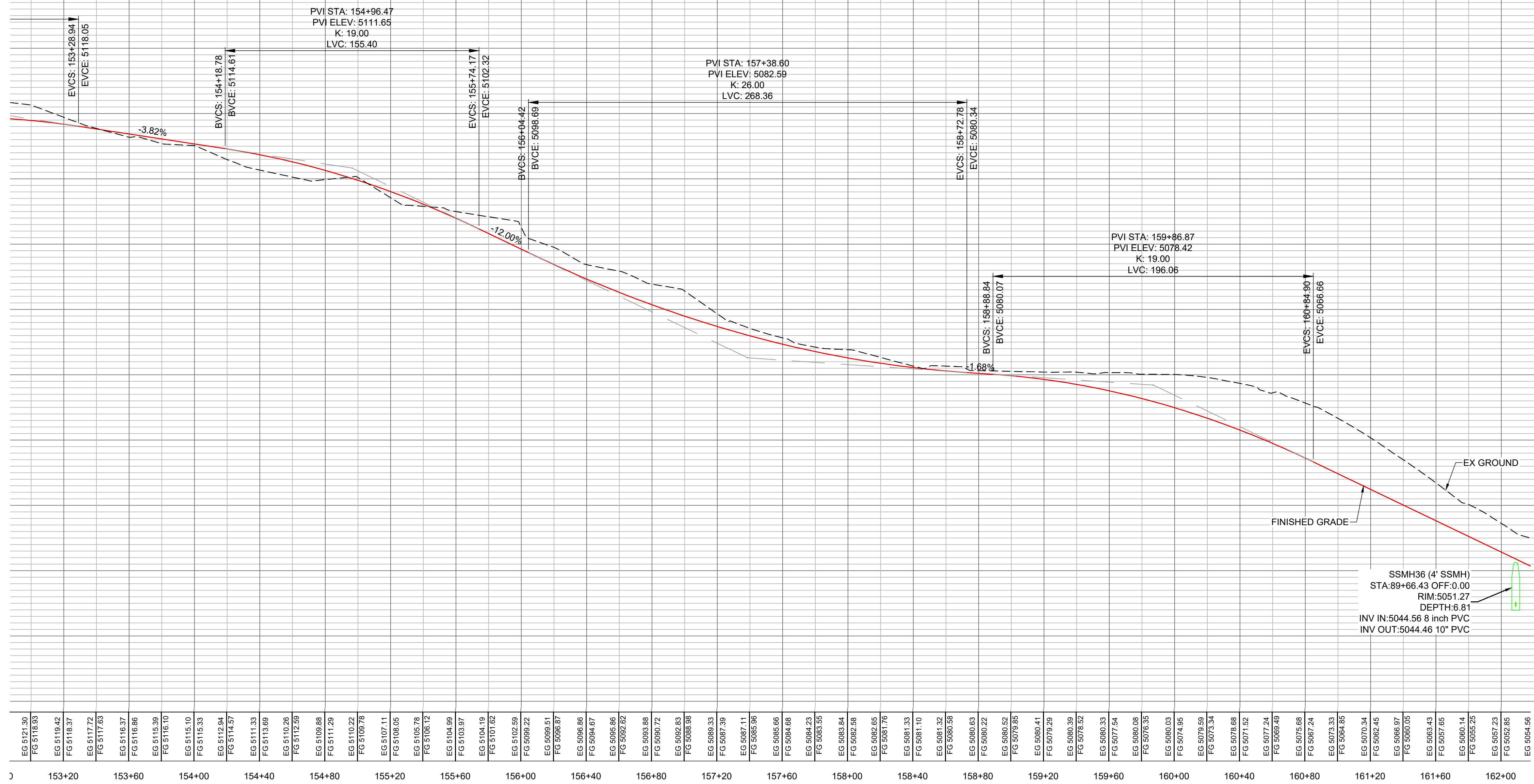
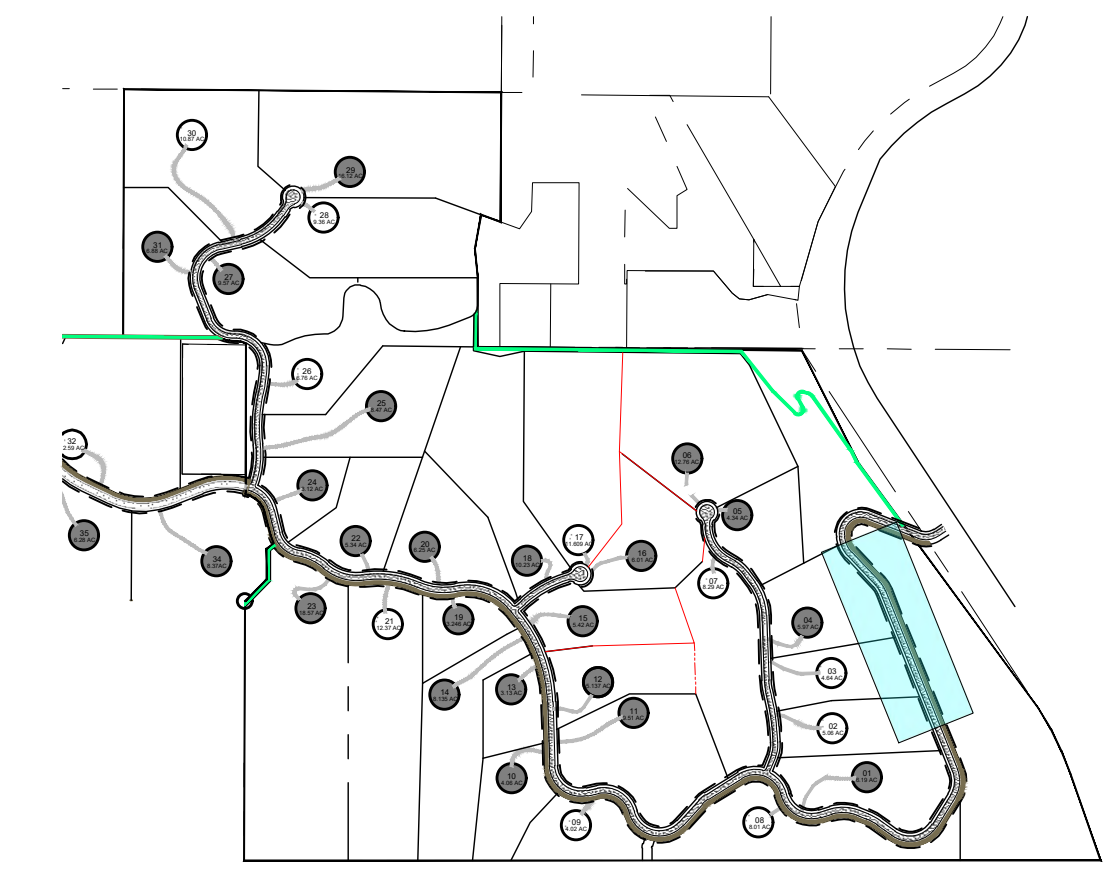
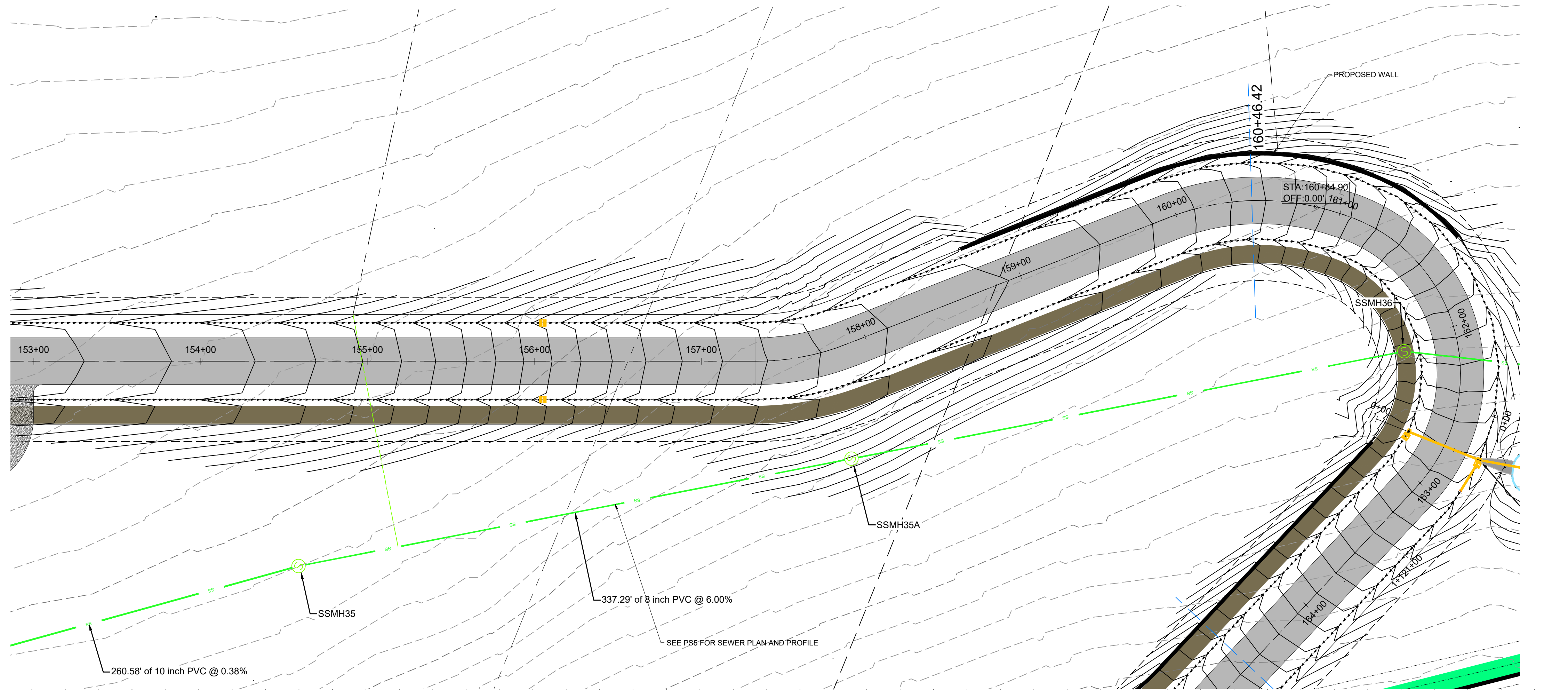
REGISTERED PROFESSIONAL SURVEYOR
 No. 8010280
 RYAN A. CHRISTENSEN
 STATE OF UTAH

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

PP7

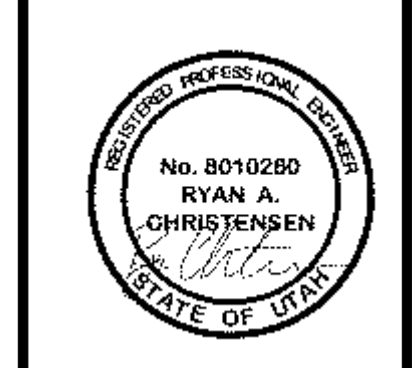
PLAN AND PROFILE ROAD A
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH



5130
5120
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5070
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5040
5030

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| SCALE | 1" = 40' |
| DATE | 8-12-22 |
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| DRAWN | KAN |
| CHECKED | RC |

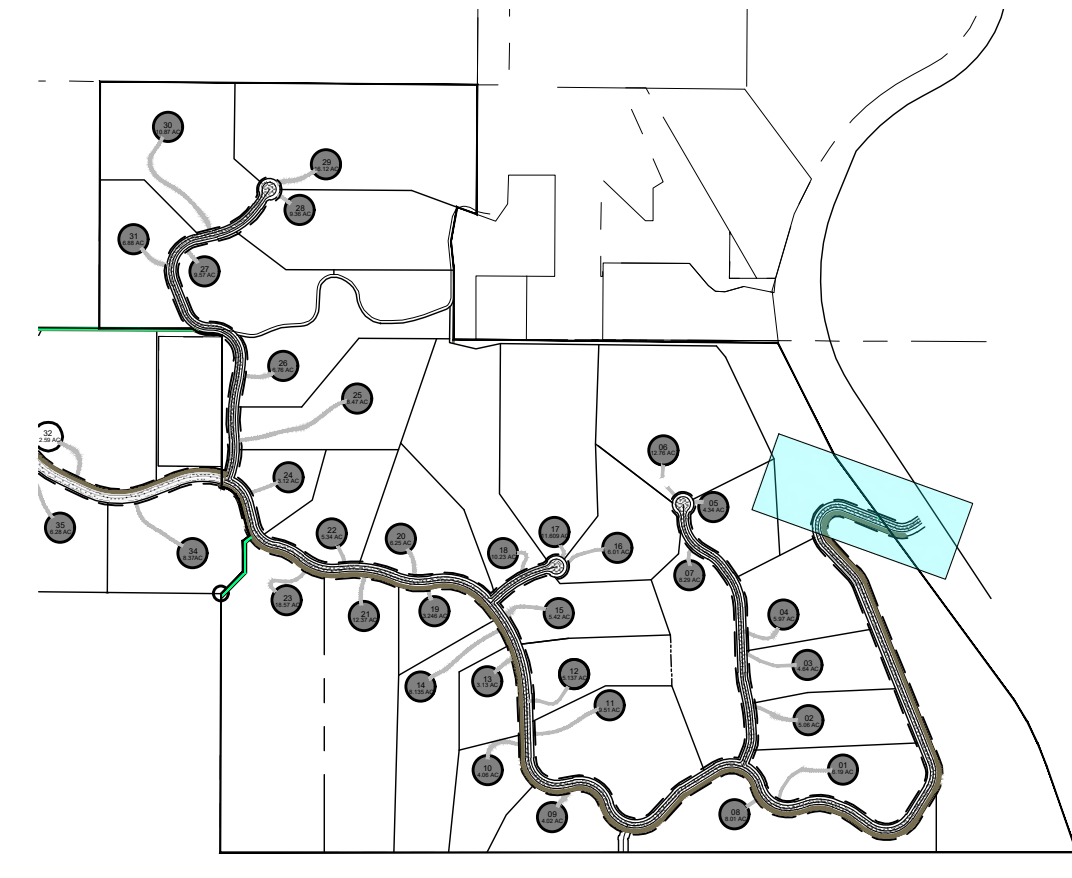
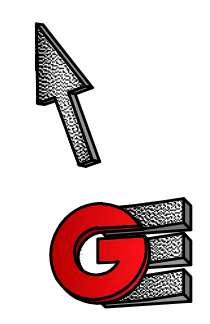
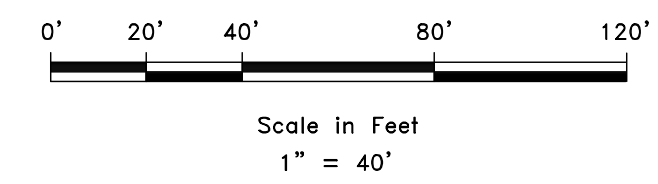
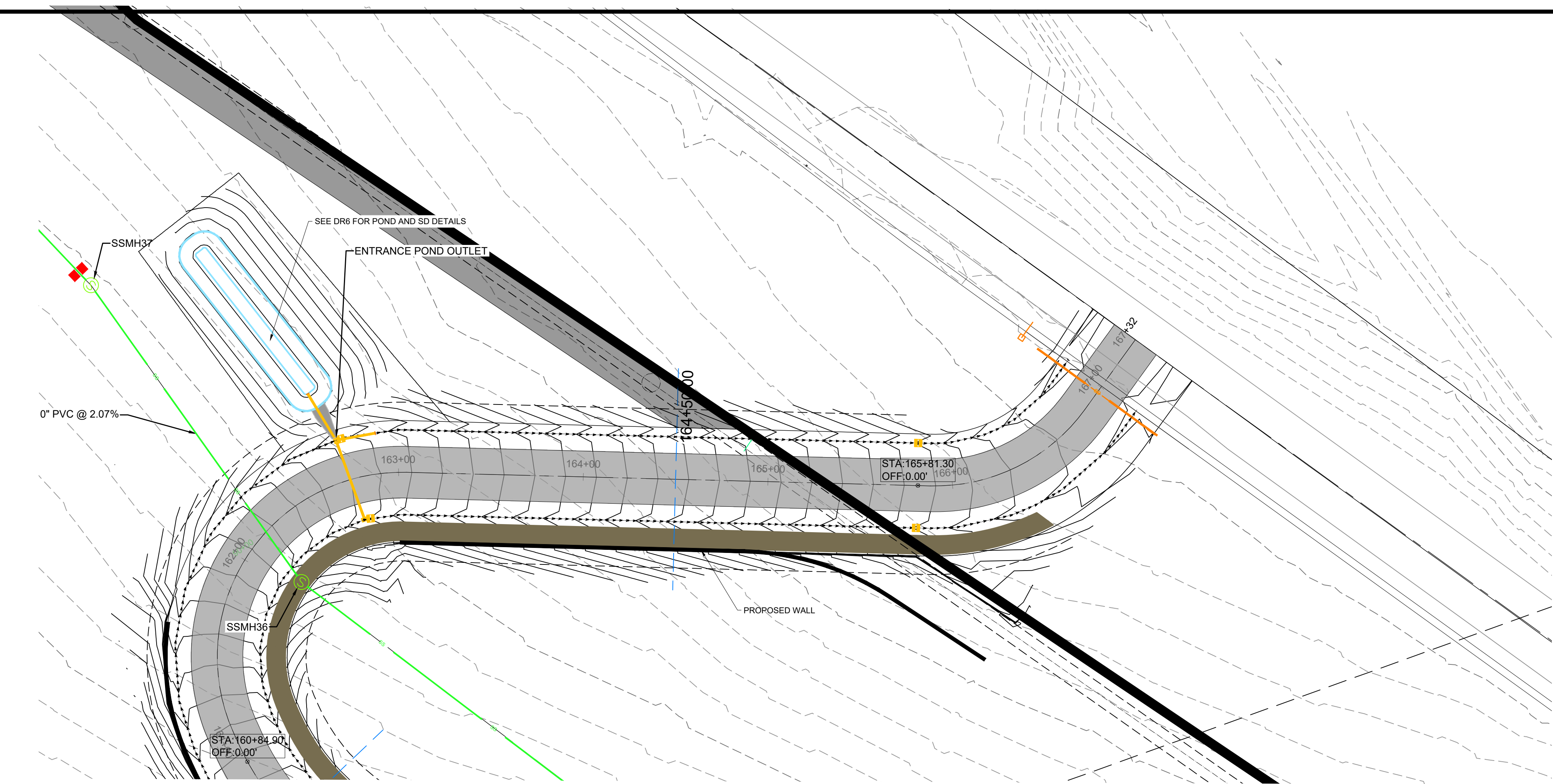
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| DATE | |



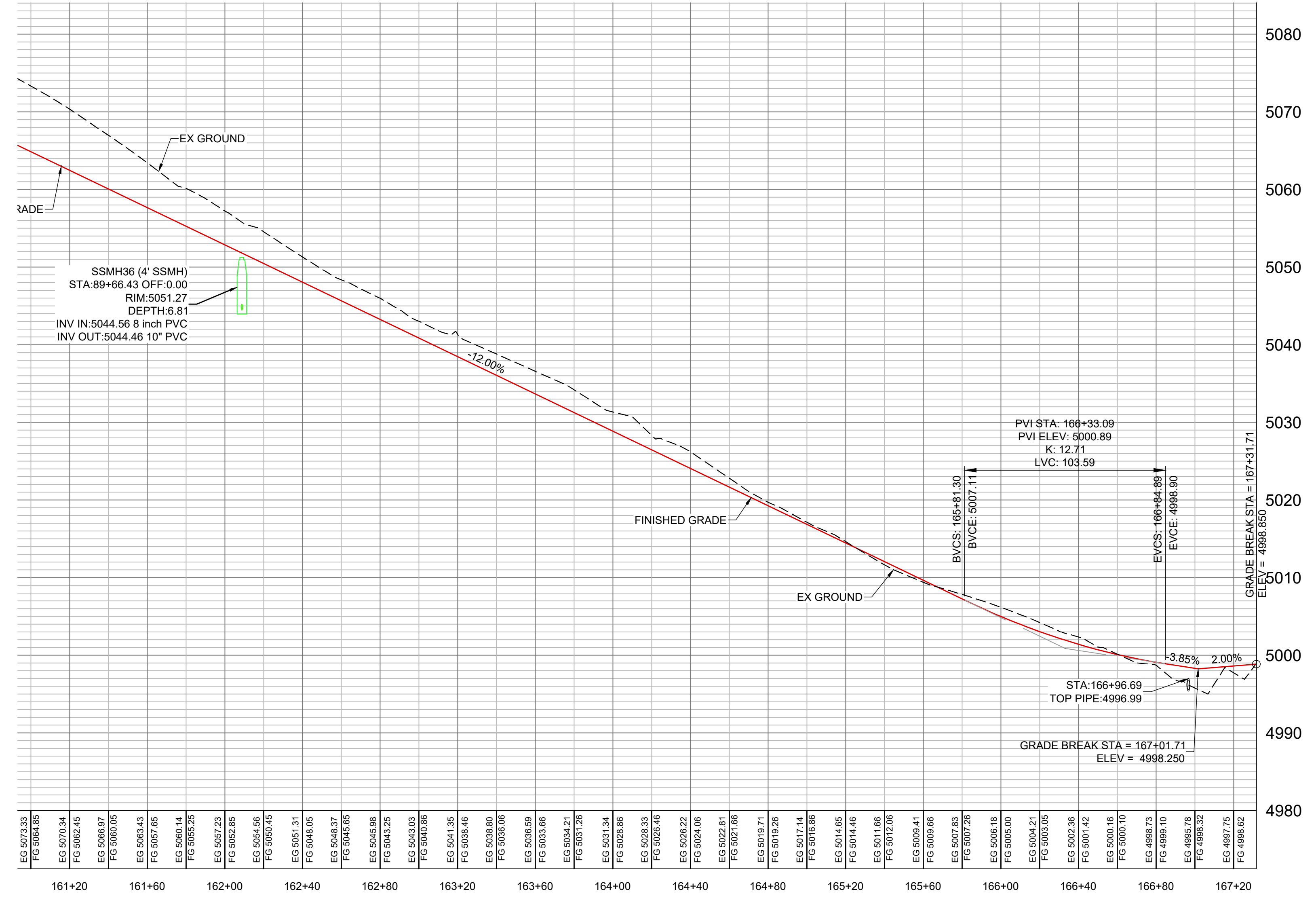
PLAN AND PROFILE ROAD A
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

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 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

A:\201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1 - RECOVER - RECOVER.DWG

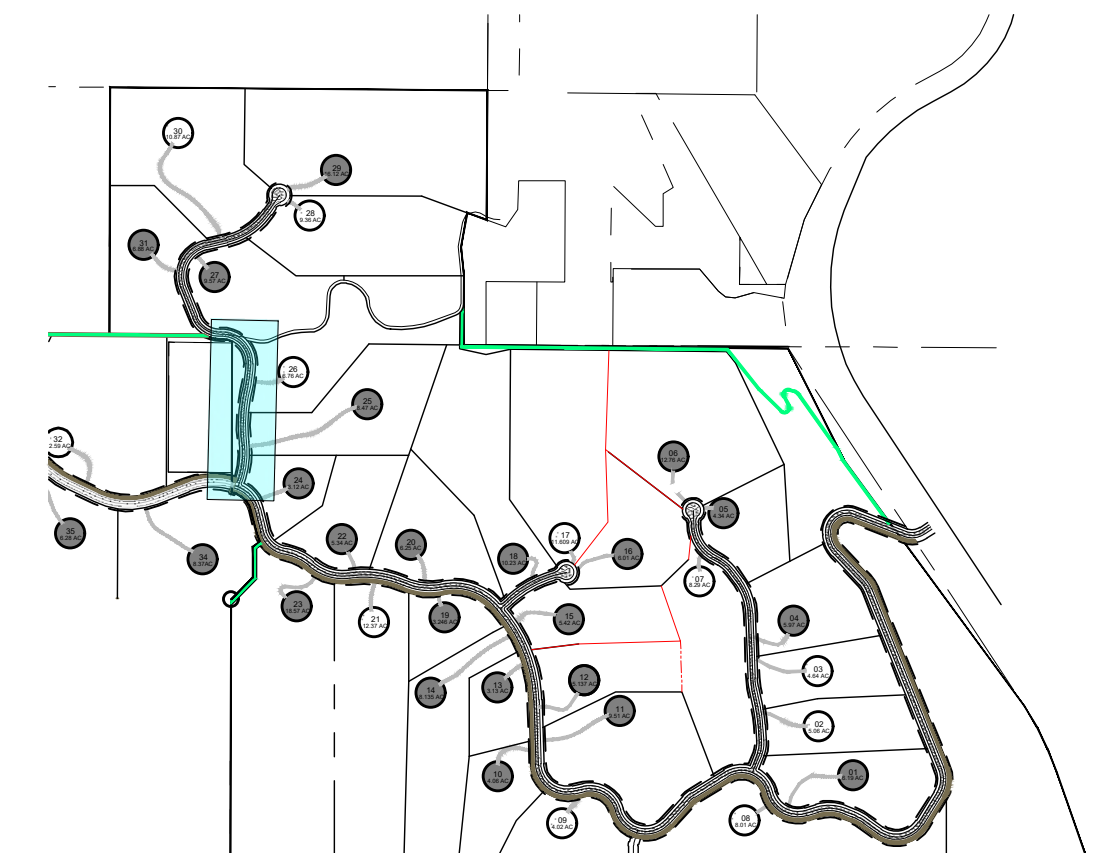
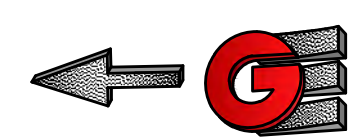
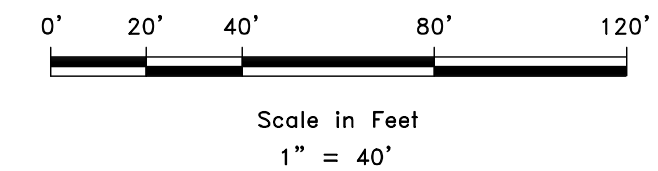
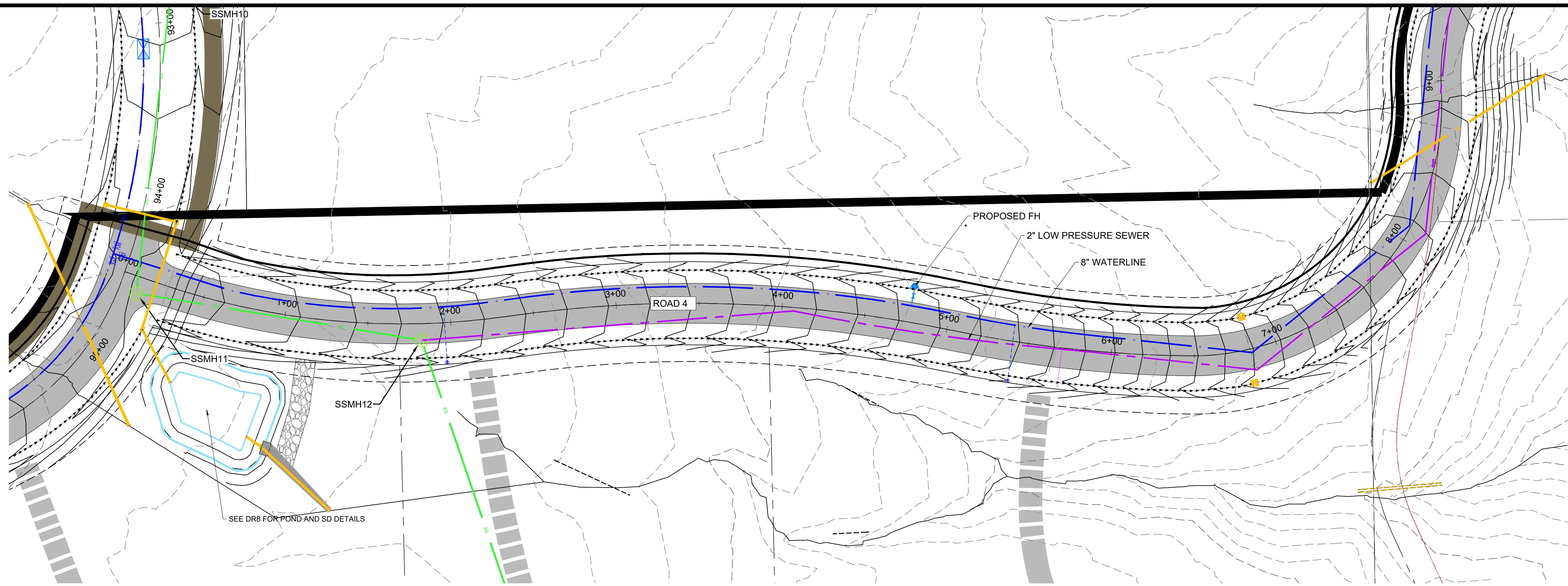


LOCATION MAP

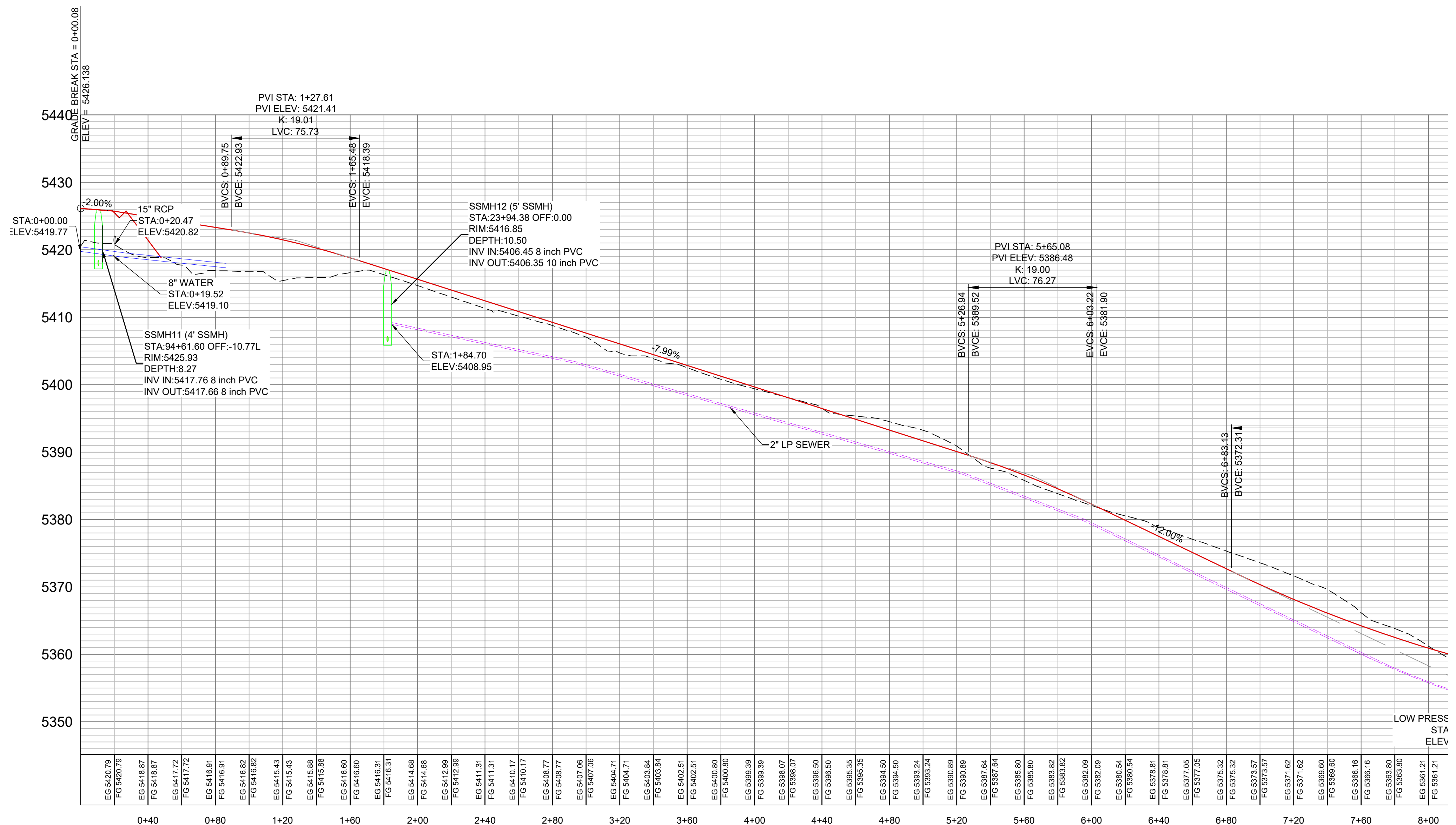


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| SCALE: 1" = 40' DATE: 8/12/22 DESIGN: KAN DRAWN: KAN CHECKED: RC | REVISIONS DATE: _____ DESCRIPTION: _____ DWG: _____ | | PLAN AND PROFILE ROAD A OSPREY RANCH UT-158 EDEN, WEBER, UTAH |
| | | | |
| GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066 | | | |
| PP9 | | | |



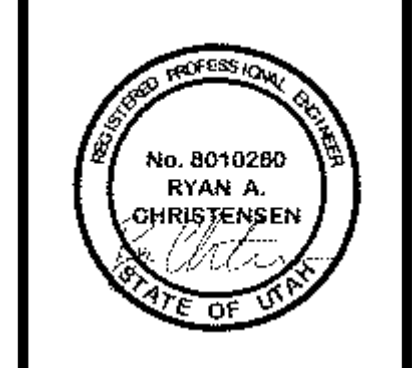
LOCATION MAP



- - - - - PROPOSED WATER - C900 DR14
- - - - - PROPOSED LOW PRESSURE SEWER SDR -11
- - - - - PROPOSED GRAVITY SEWER - SDR-35
- - - - - PROPOSED STORM DRAIN/CULVERT
- - - - - PROPOSED DRAINAGE DITCH

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|---------|----------|
| SCALE | 1" = 40' |
| DATE | 8-12-22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | RC |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |



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

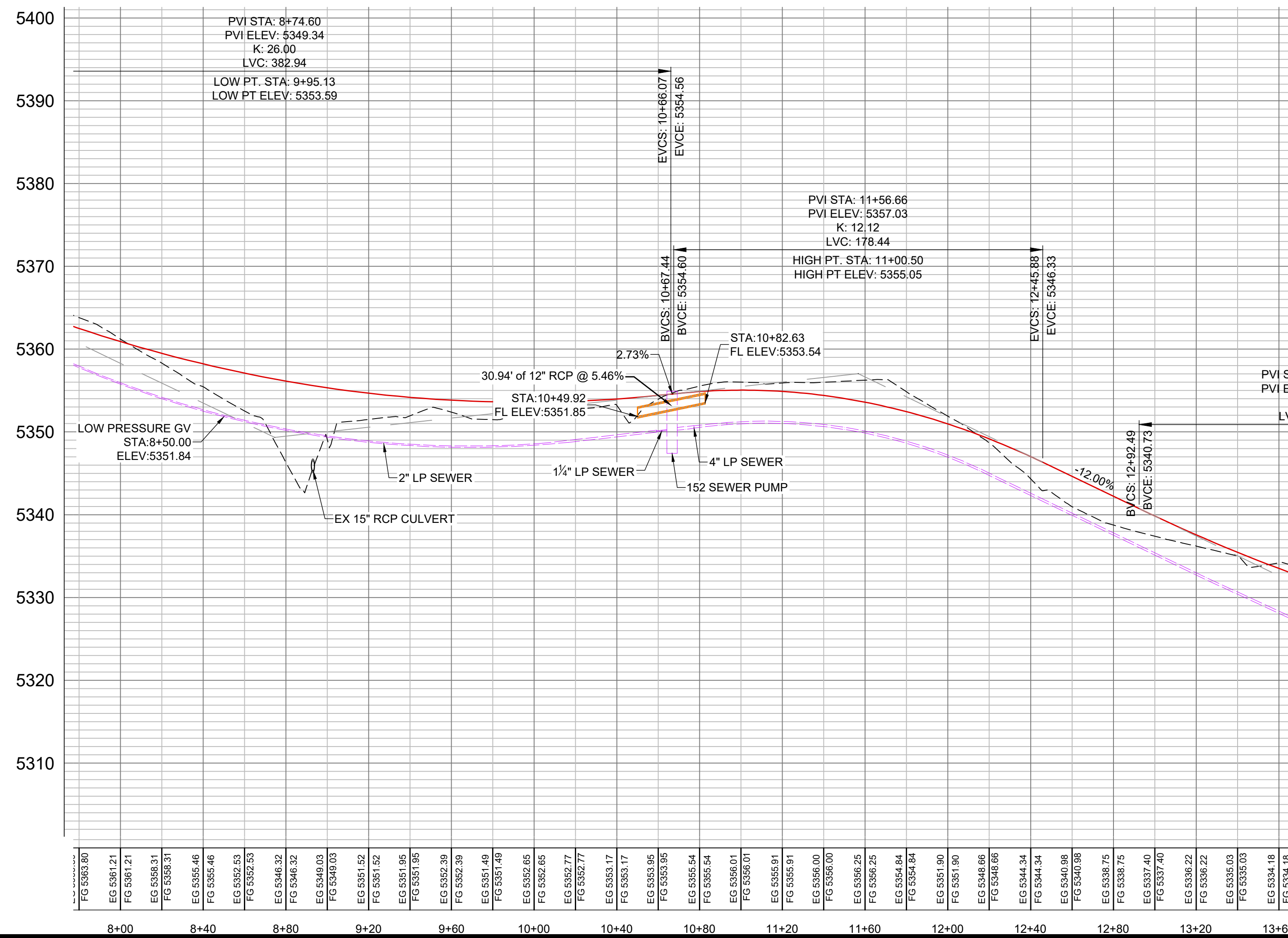
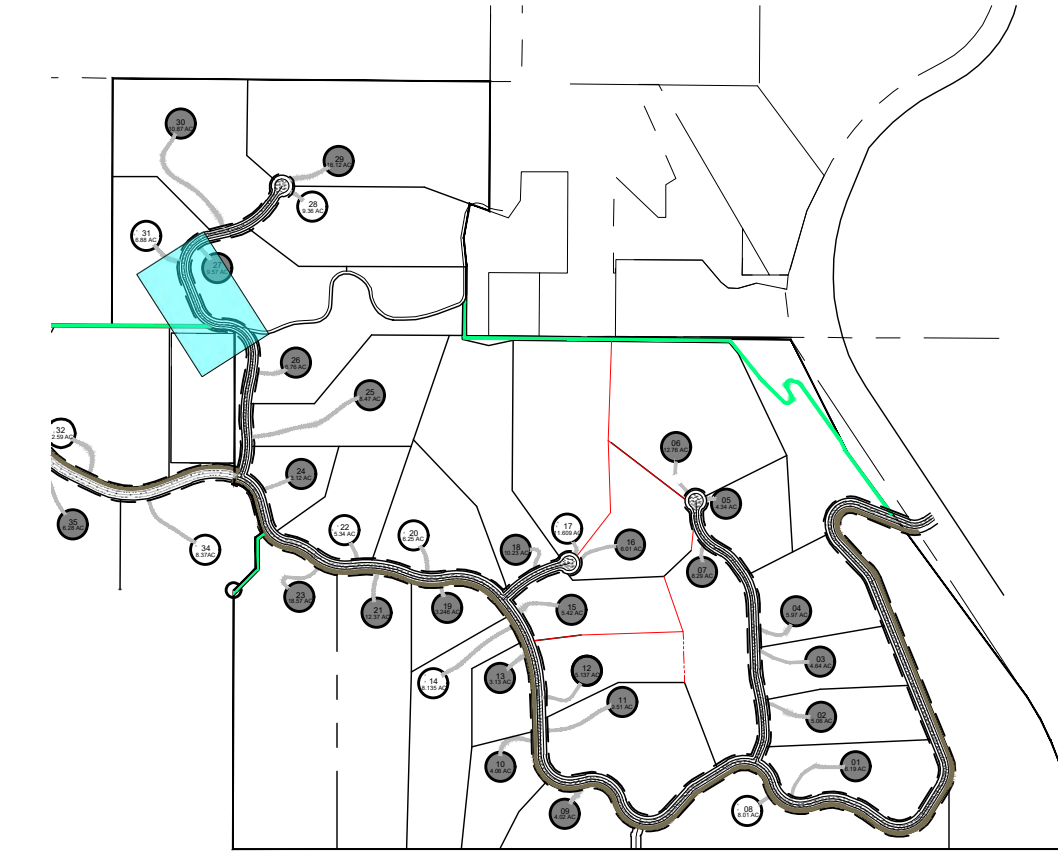
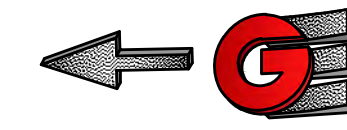
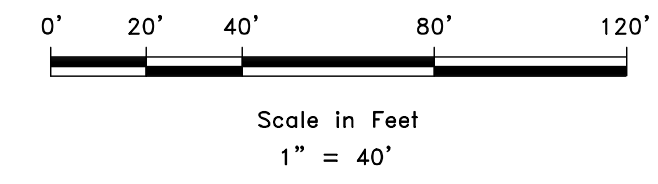
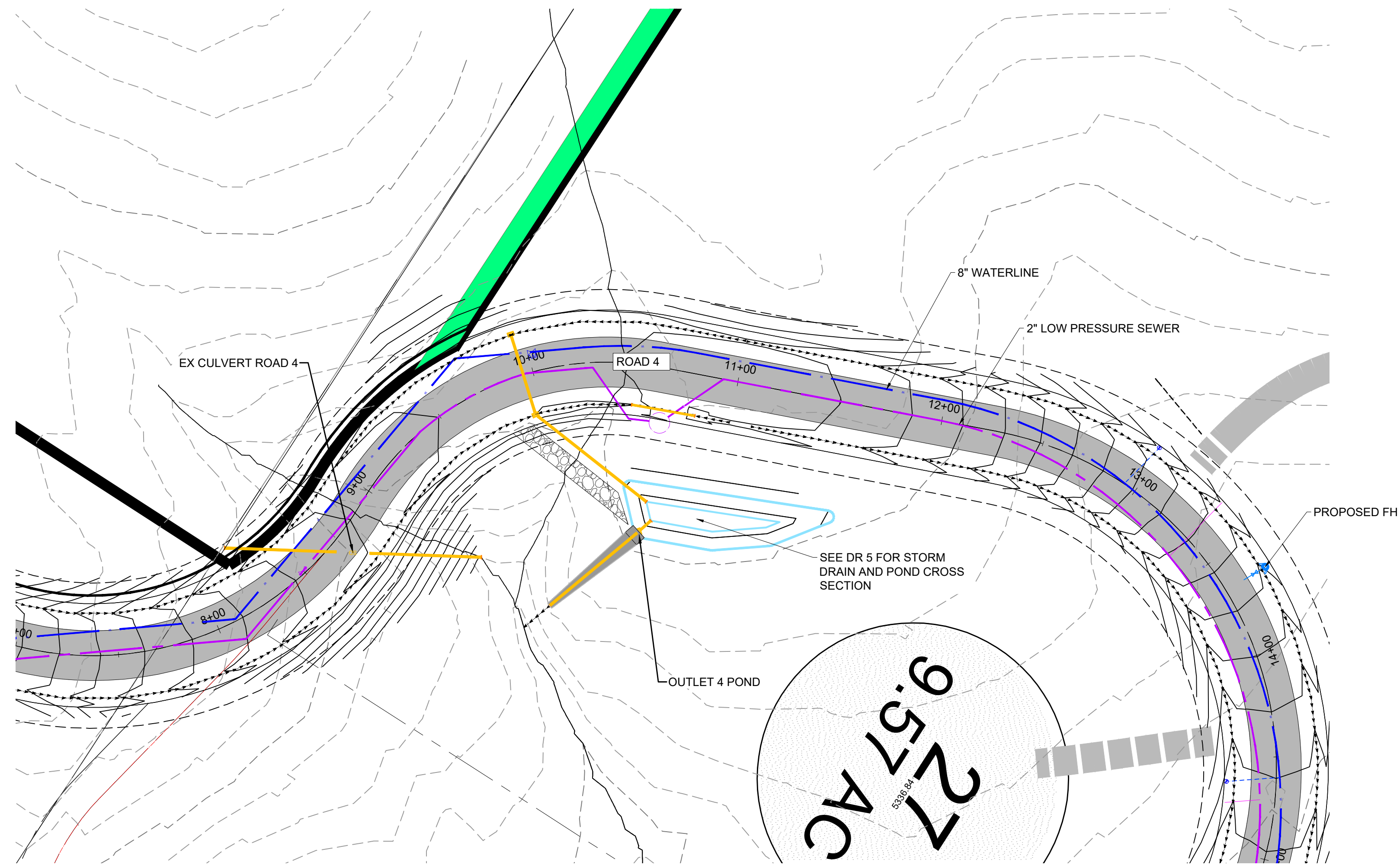
GARDNER ENGINEERING

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

A:\1221 - LEWIS, HOMER\12105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS\PHASE 4 - RECOVER RECOVER.DWG

A:\1201 - LEWIS, HOMES 2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 4 - RECOVER.AECOR.DWG



- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR -11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH

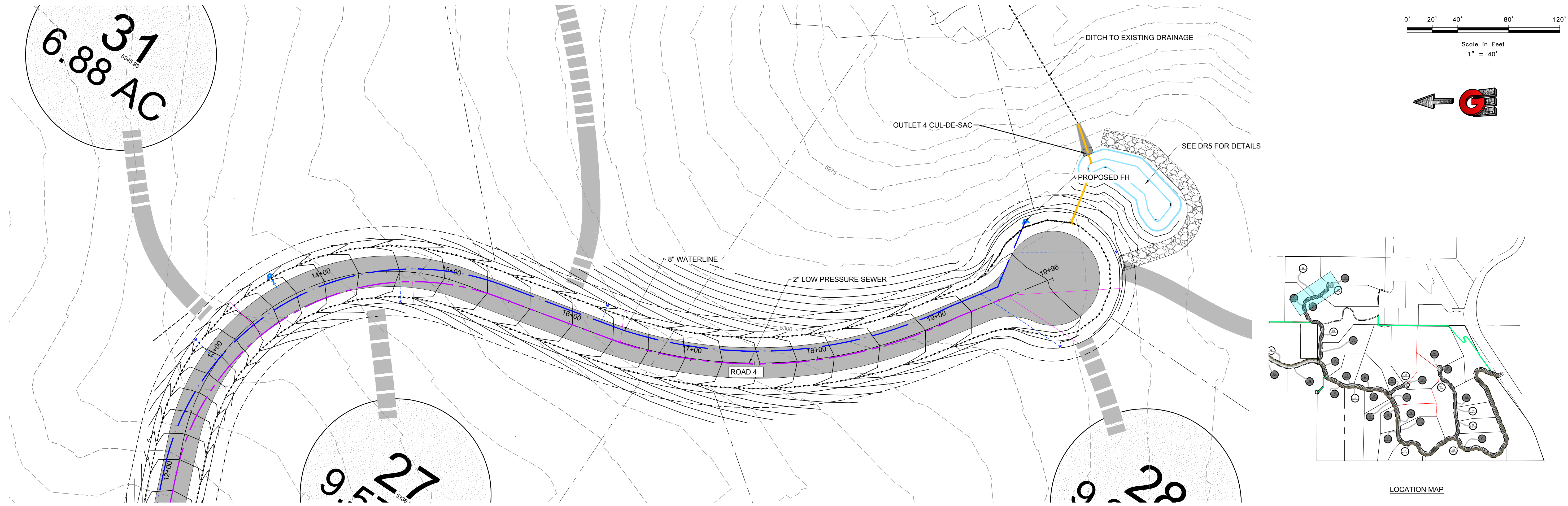
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PLAN AND PROFILE ROAD 4
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

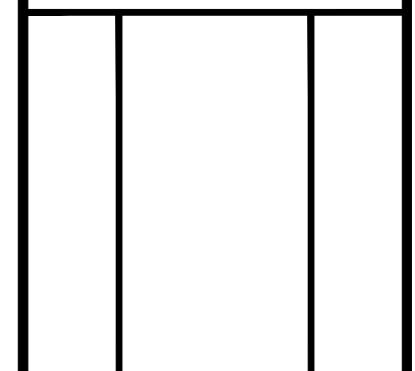
GARDNER ENGINEERING
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5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

PLAN AND PROFILE ROAD 4



| REVISIONS | DATE | DESCRIPTION |
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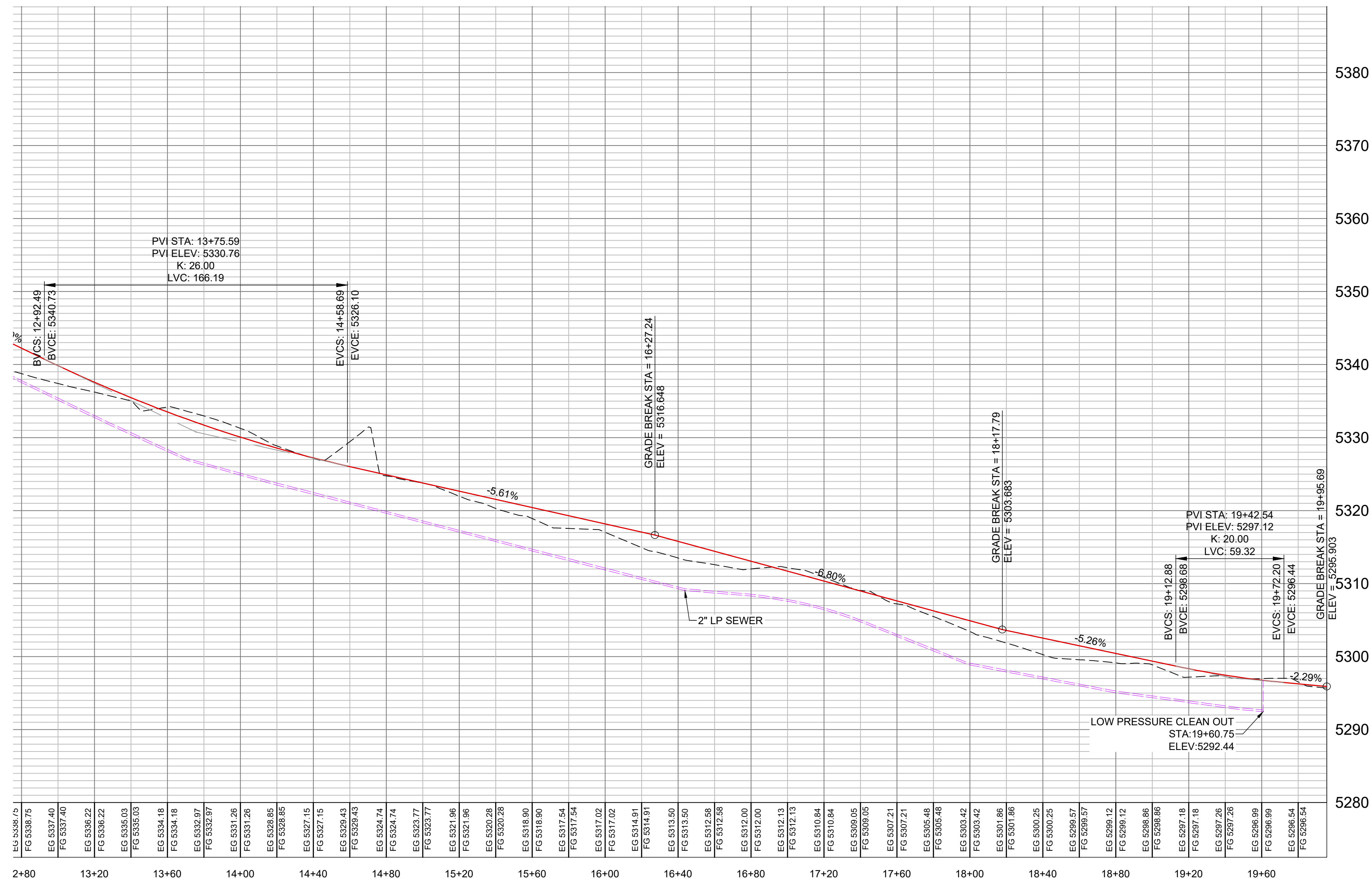
SCALE: 1" = 40'
 DATE: 8-12-22
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: RC



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

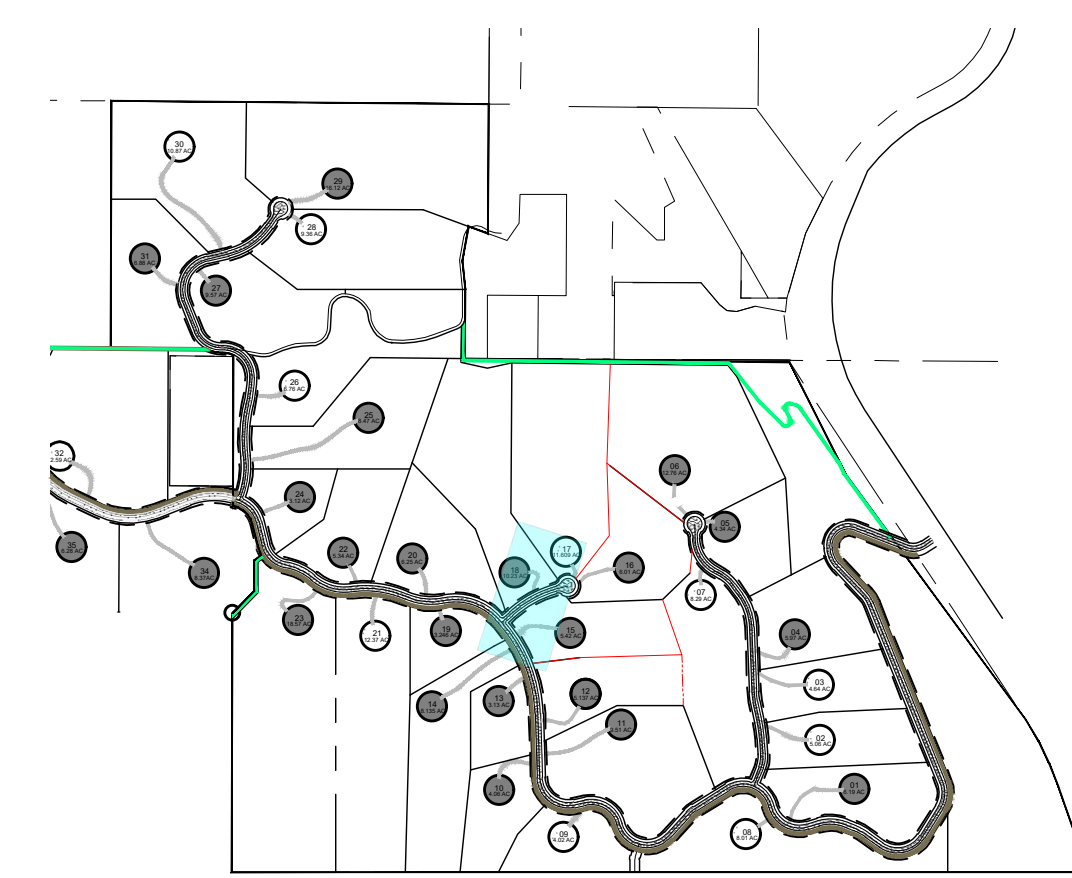
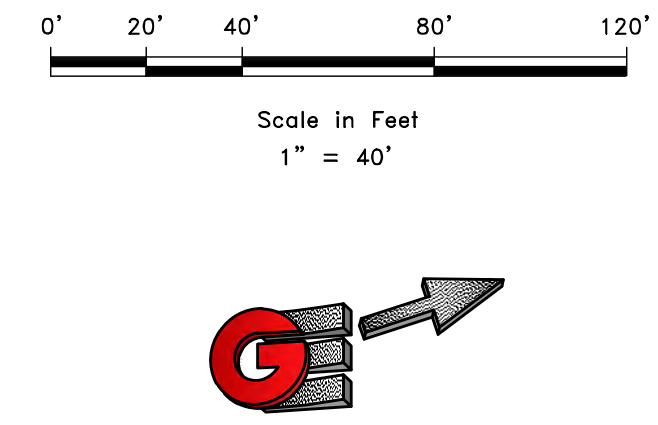
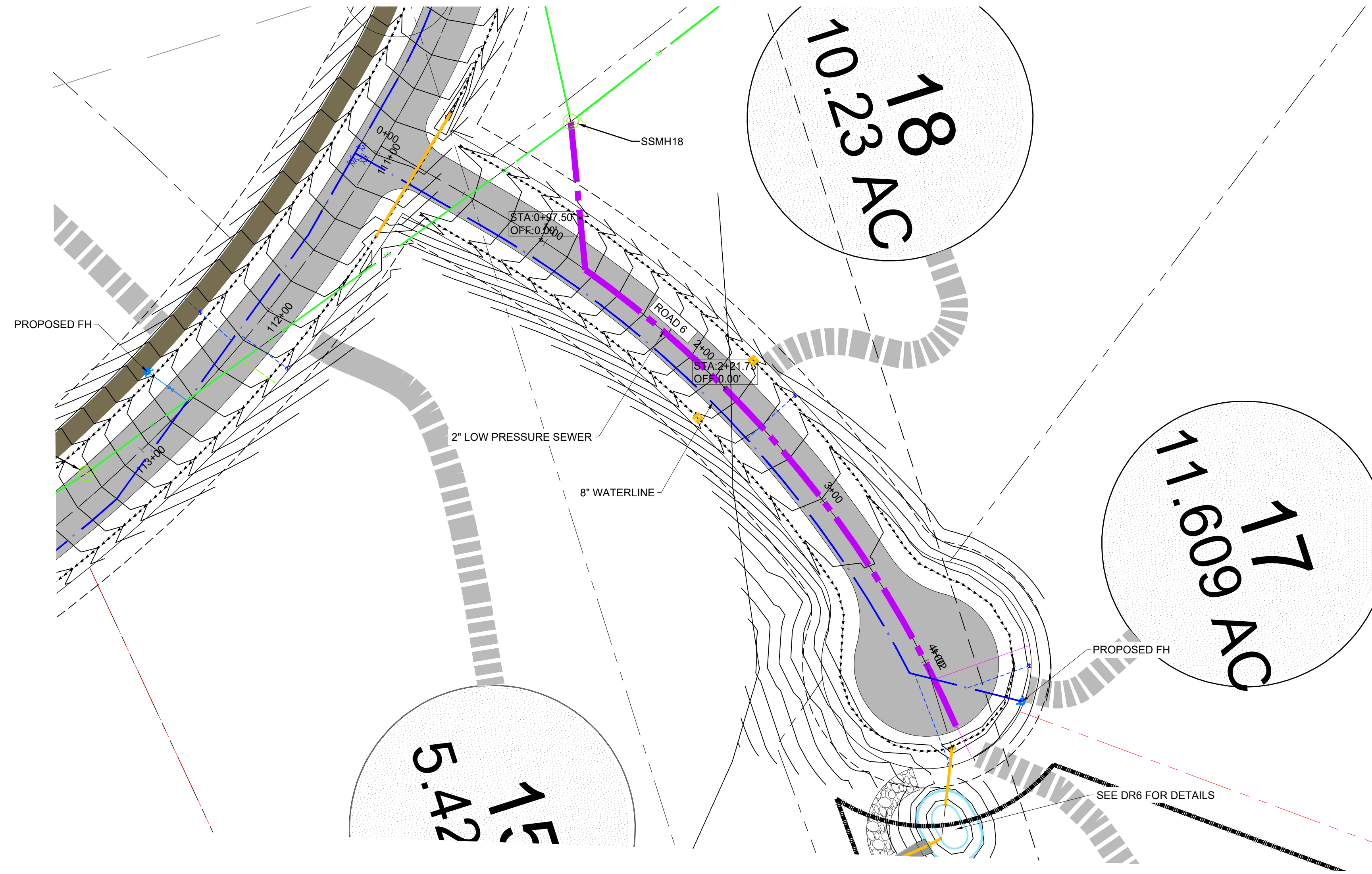
GARDNER ENGINEERING
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 5150 SOUTH 375 EAST OGDEN, UT
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PP12



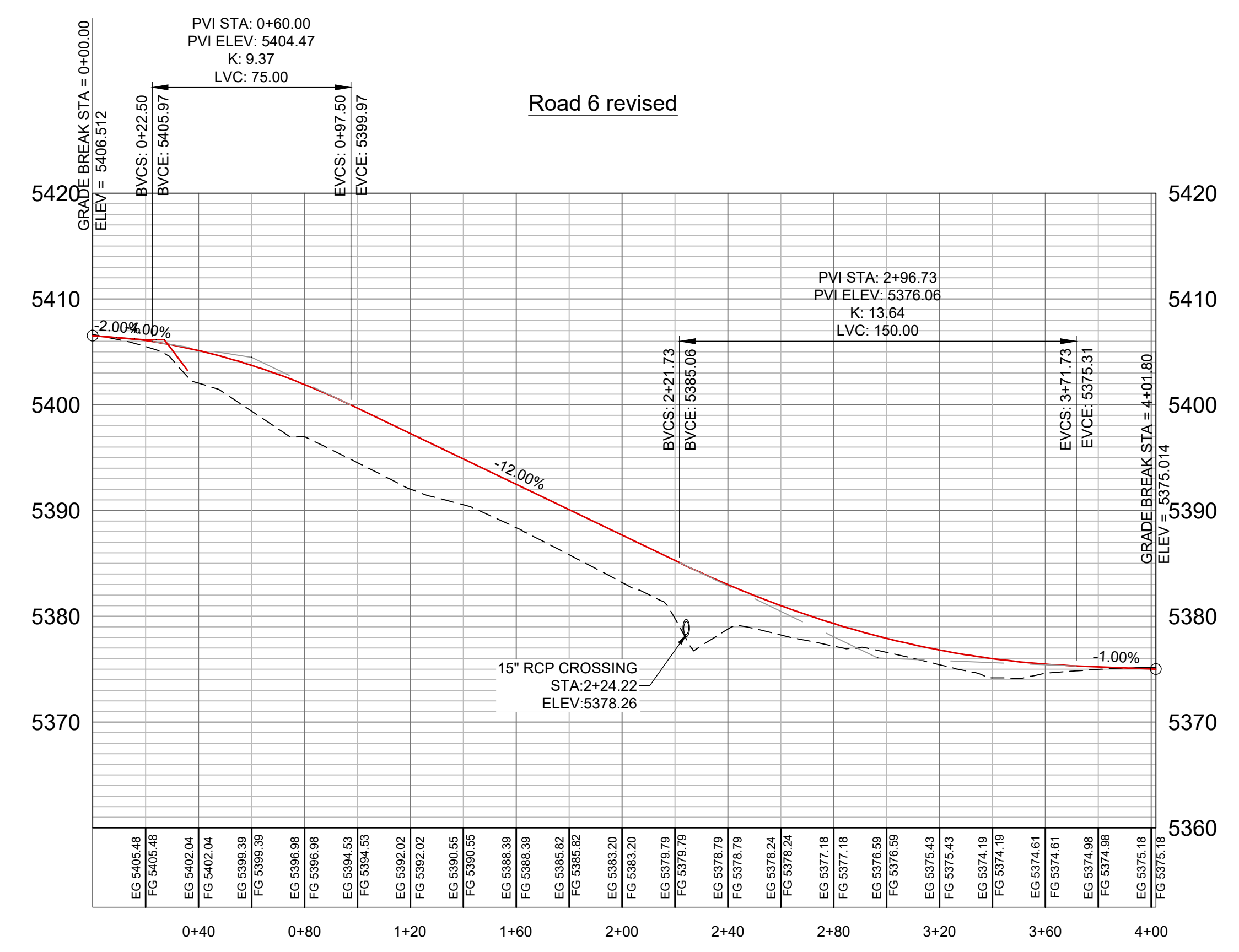
- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR-11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH

PLAN 1201 - LEWIS HOMES 2105 - OSPREY RANCH VESICIA DAVIS OSPREY PLAN PROFILE SHEETS PHASE 1 - RECOVER RECOVER.DWG

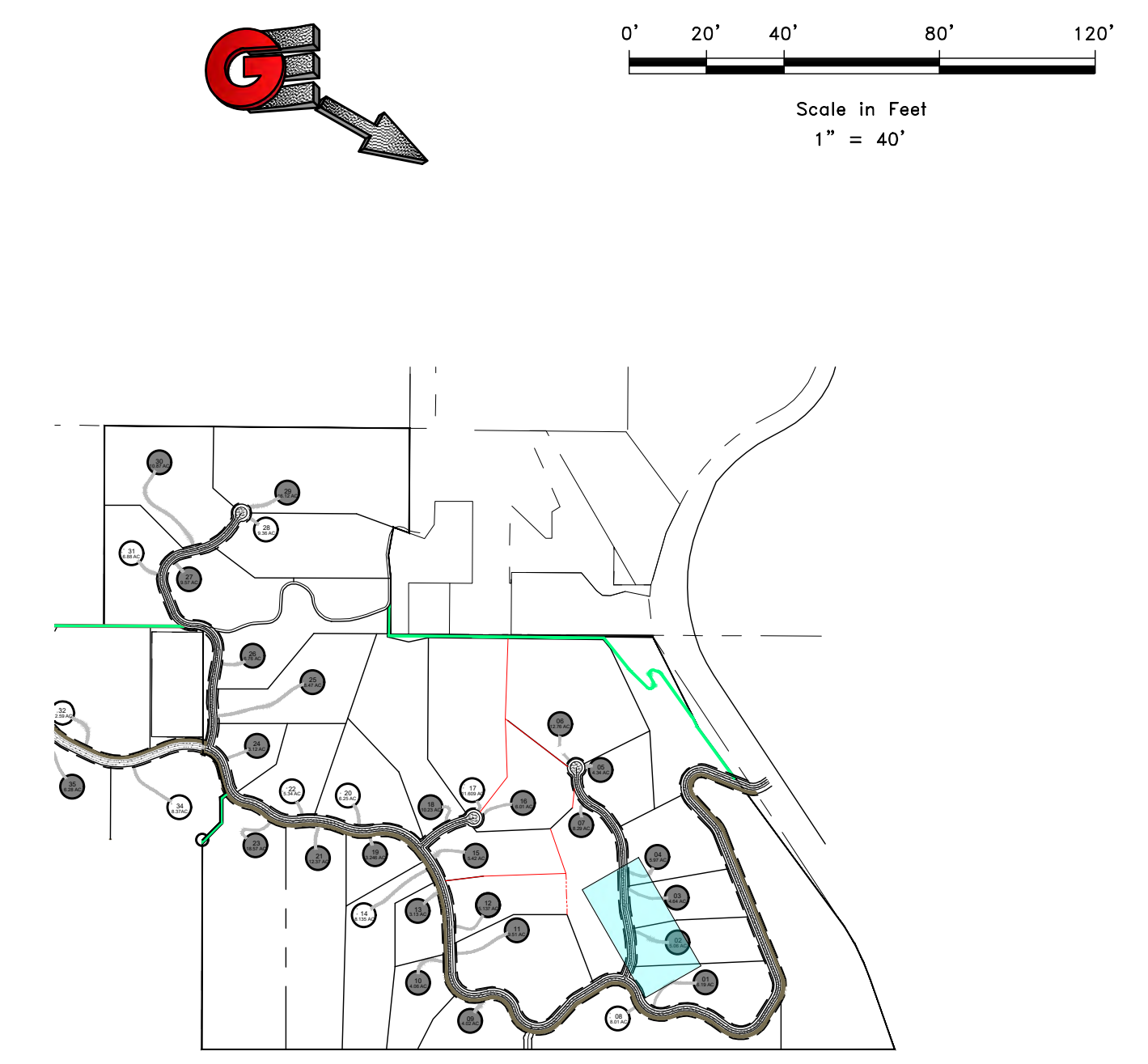
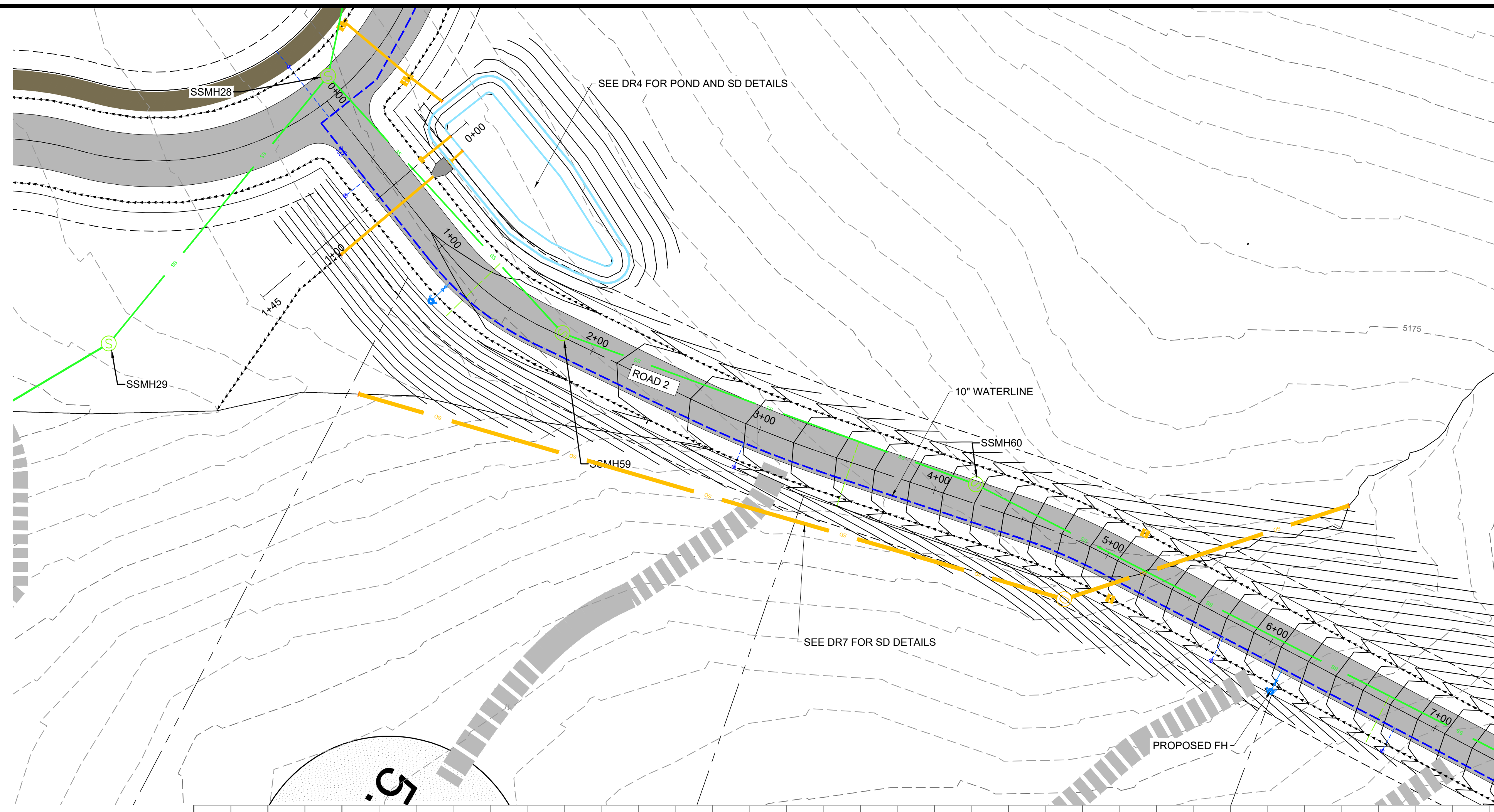


LOCATION MAP

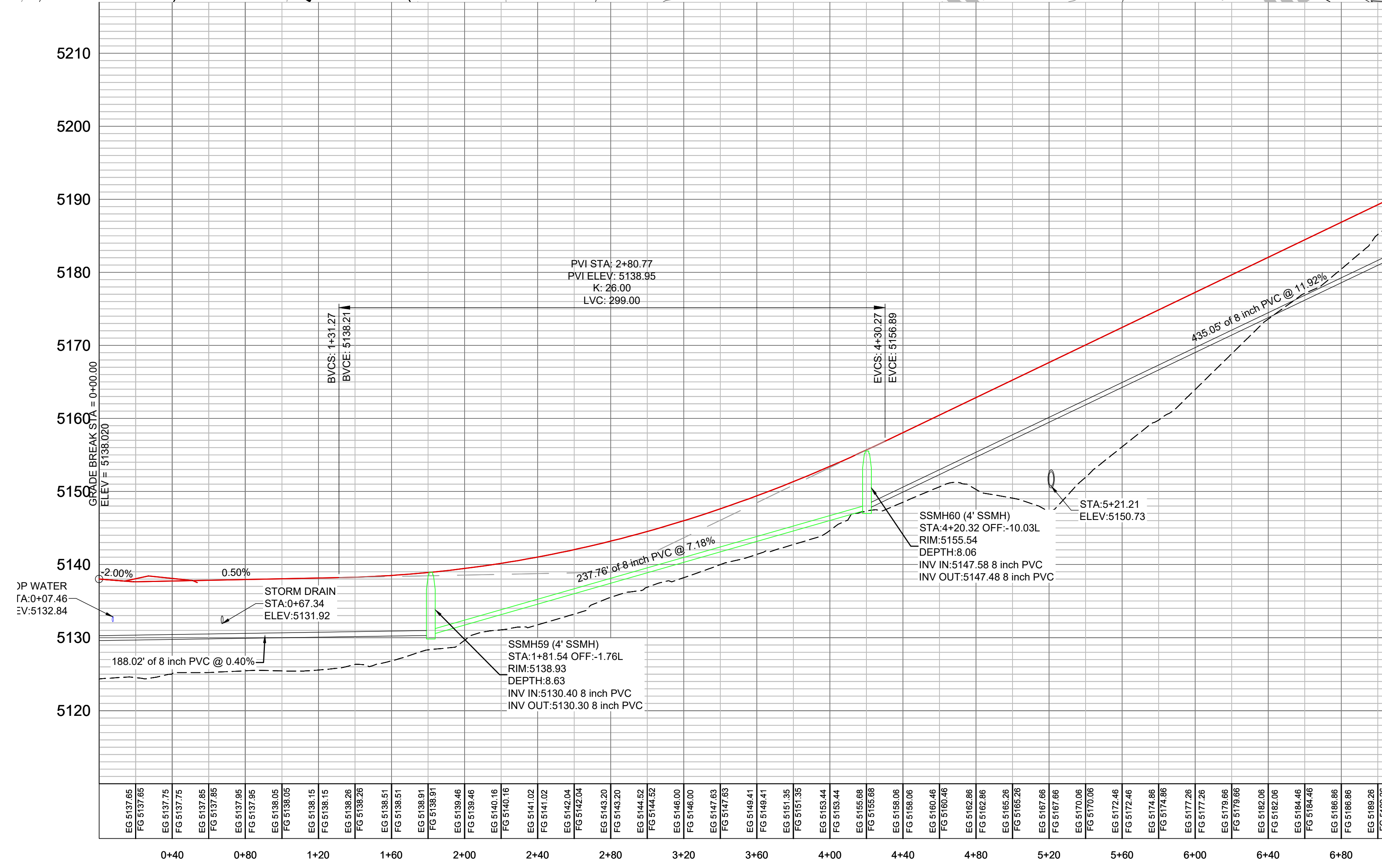
- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR -11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH



| SCALE: 1" = 40' DATE: 8-12-22 DESIGN: KAN DRAWN: KAN CHECKED: RC | REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> | DATE | DESCRIPTION | | | | | | | DWG: | | PLAN AND PROFILE ROAD 6 OSPREY RANCH UT-158 EDEN, WEBER, UTAH | |
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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 | | | | | | | | | | | | | |
| PP13 | | | | | | | | | | | | | |



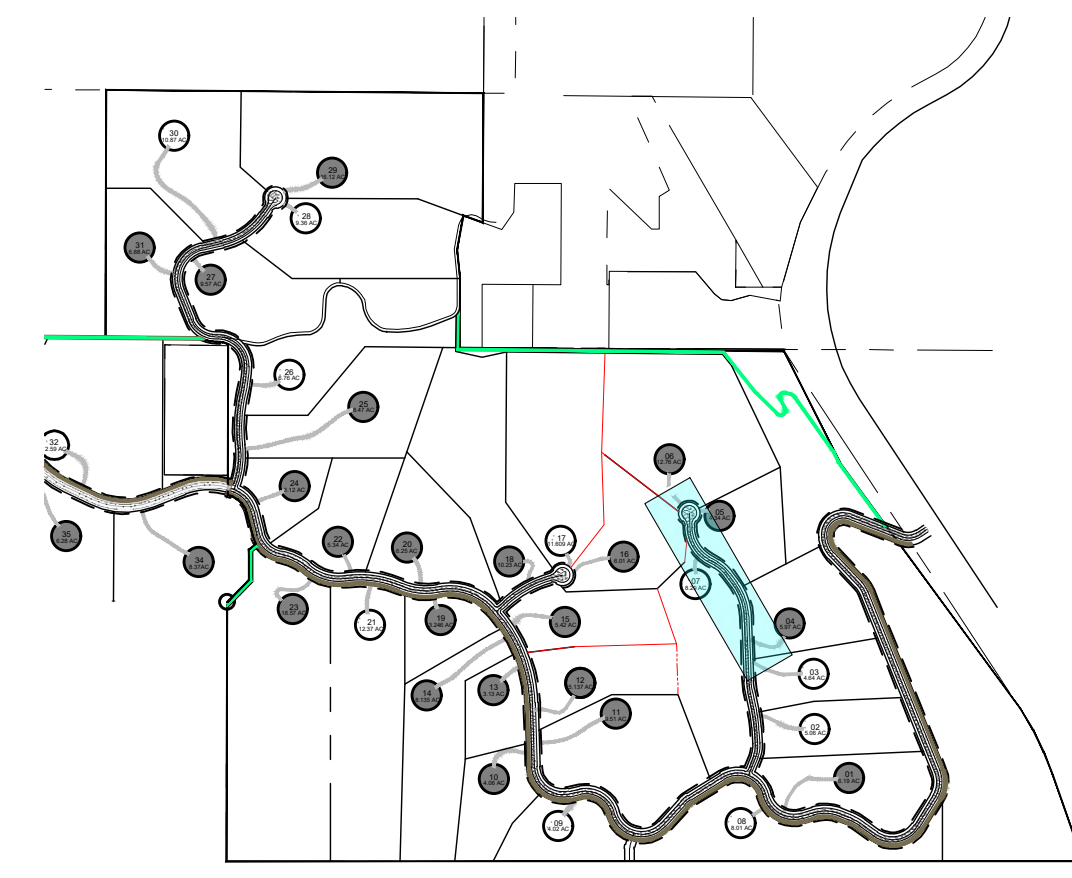
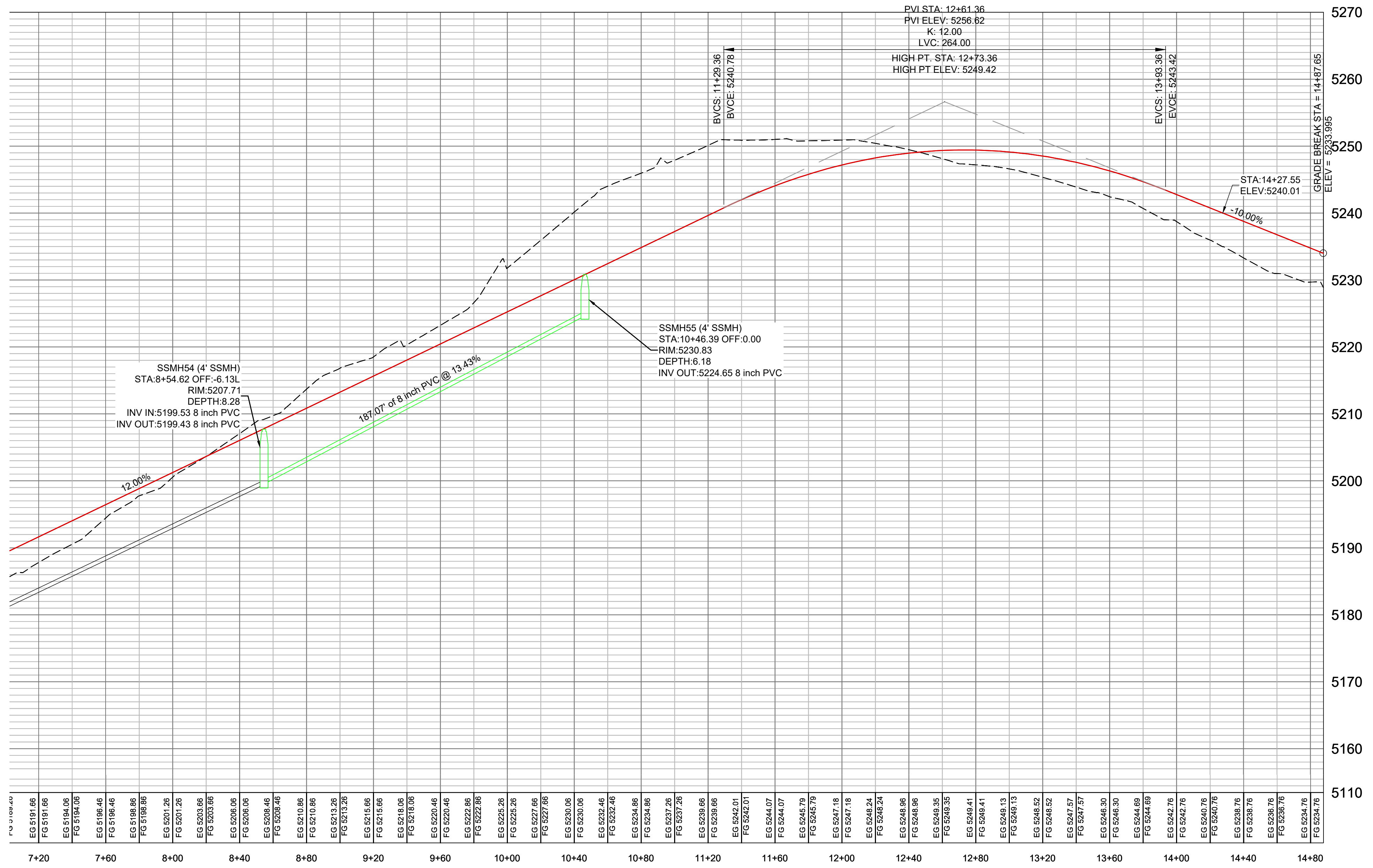
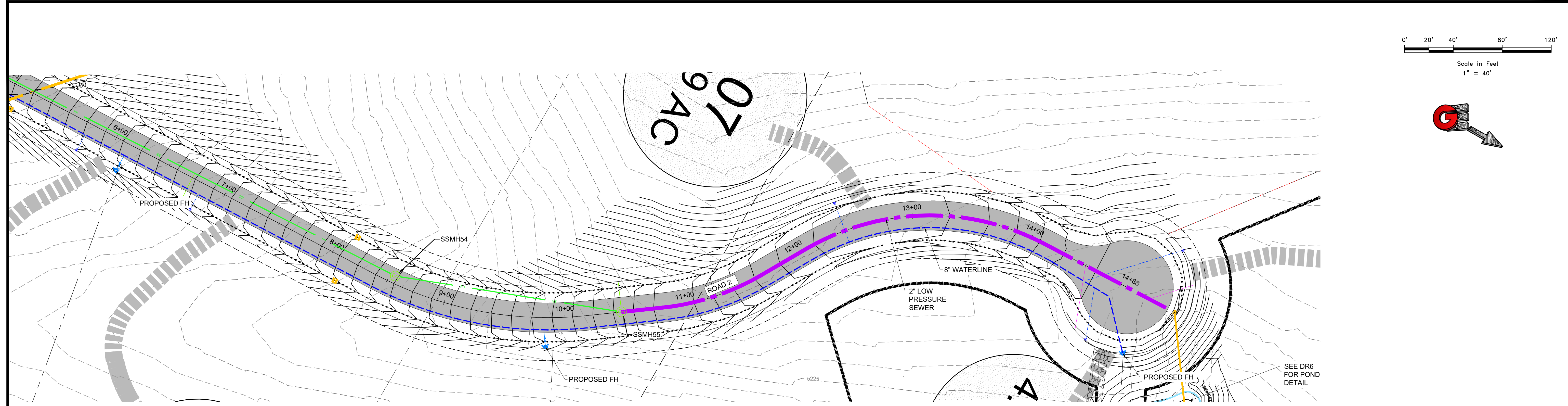
- LOCATION MAP
- PROPOSED WATER - C900 DR14
 - PROPOSED LOW PRESSURE SEWER SDR -11
 - PROPOSED GRAVITY SEWER - SDR-35
 - PROPOSED STORM DRAIN/CULVERT
 - PROPOSED DRAINAGE DITCH



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| SCALE: 1" = 40' | DATE: 8-12-22 | DESIGN: KAN | DRAWN: KAN | CHECKED: RC |
| <div style="border: 1px solid black; padding: 5px; display: inline-block;"> PROFESSIONAL ENGINEER No. 8010280 RYAN A. CHRISTENSEN STATE OF UTAH </div> | | | | |
| REVISIONS | DESCRIPTION | | | |
| DATE | DWG.: | | | |
| PLAN AND PROFILE ROAD 2 OSPREY RANCH UT-158 EDEN, WEBER, UTAH | | | | |
| GARDNER ENGINEERING <small>CIVIL • LAND PLANNING</small> <small>MUNICIPAL • LAND SURVEYING</small> <small>5150 SOUTH 375 EAST OGDEN, UT</small> <small>OFFICE: 801-476-0202 FAX: 801-476-0066</small> | | | | |
| PP14 | | | | |

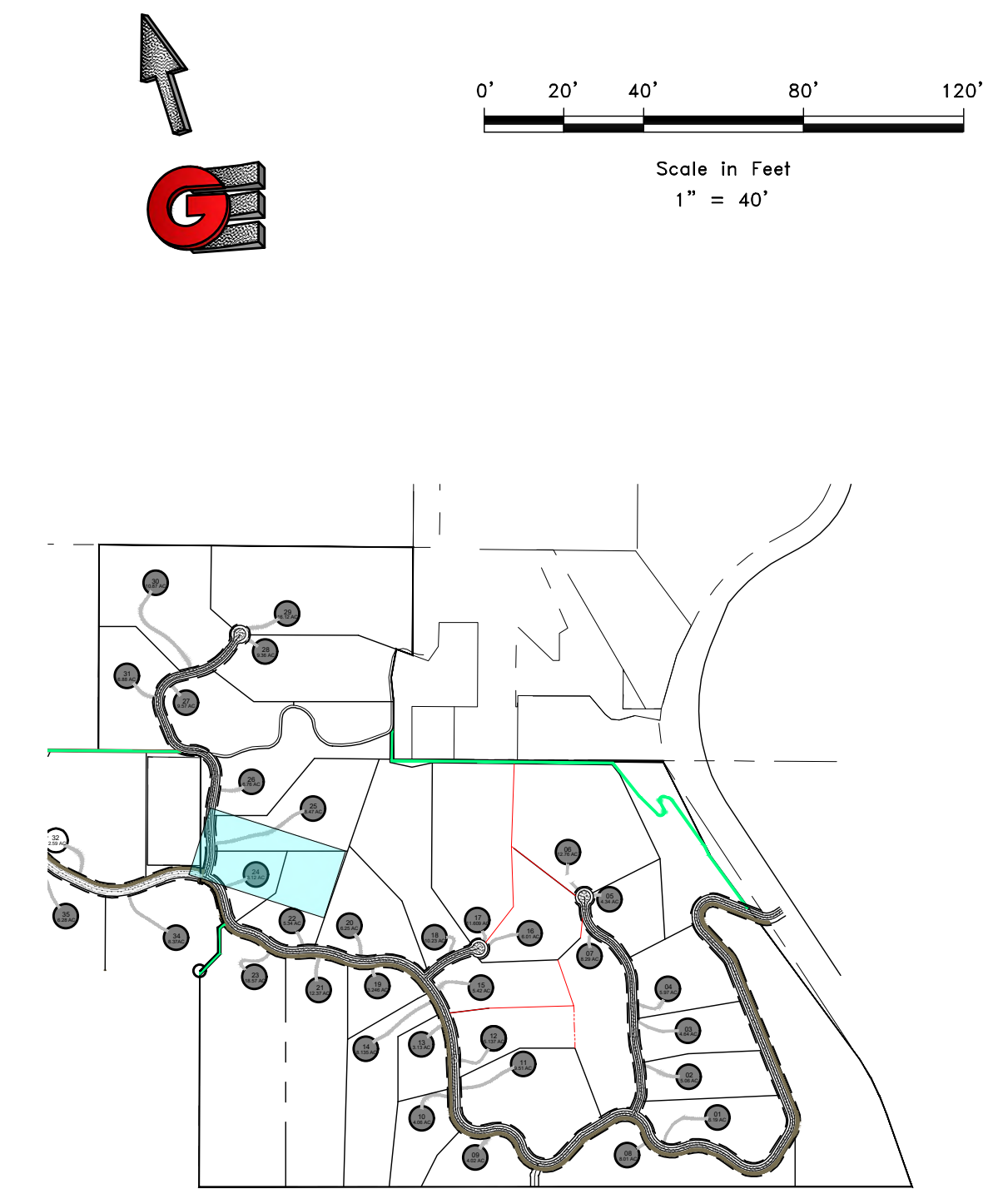
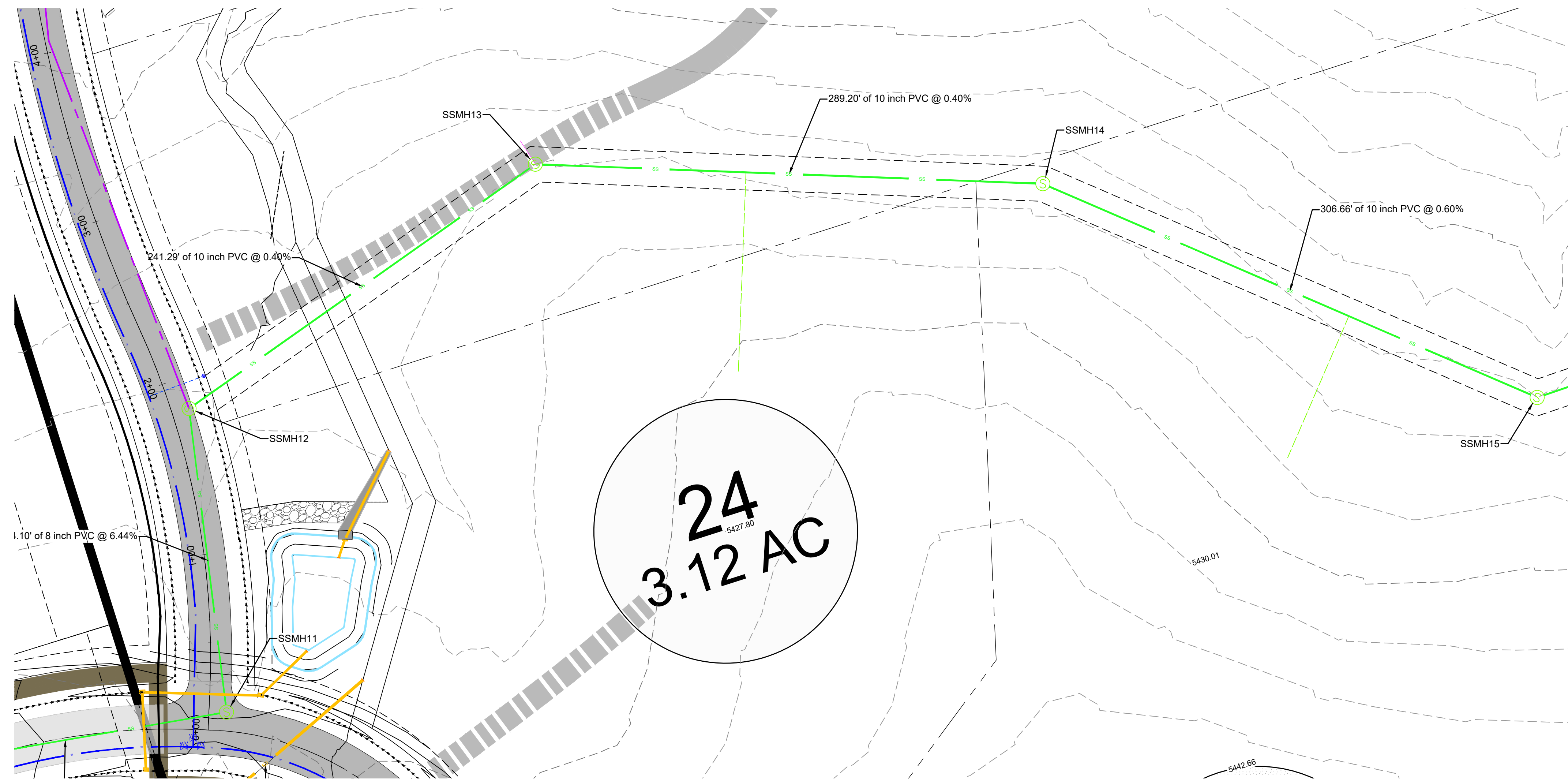
8/12/22 - LEWIS, HOWES, 2105 - OSPREY RANCH, EDEN, WEBER, UTAH - OSPREY RANCH, EDEN, WEBER, UTAH - PLAN AND PROFILE SHEETS PHASE 1 - RECOVER, RECOVER.DWG

PLAN PROFILE ROAD 2



- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR - 11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH

| SCALE: 1" = 40' | DATE: 8-12-22 | DESIGN: KAN | DRAWN: KAN | CHECKED: RC | | | | |
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| REVISIONS | DESCRIPTION | | | | | | | |
| DATE | DESCRIPTION | | | | | | | |
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| <p>PLAN AND PROFILE ROAD 2 OSPREY RANCH UT-158 EDEN, WEBER, UTAH</p> | | | | | | | | |
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| PP15 | | | | | | | | |



Scale in Feet
1" = 40'



EG 5421.29
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EG 5418.91
EG 5418.31
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EG 5416.91
EG 5416.73
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PLAN AND PROFILE SEWER
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

REVISIONS
DATE DESCRIPTION
DATE DESCRIPTION
DATE DESCRIPTION

SCALE: 1" = 40'
DATE: 8-15-22
DESIGN: KAN
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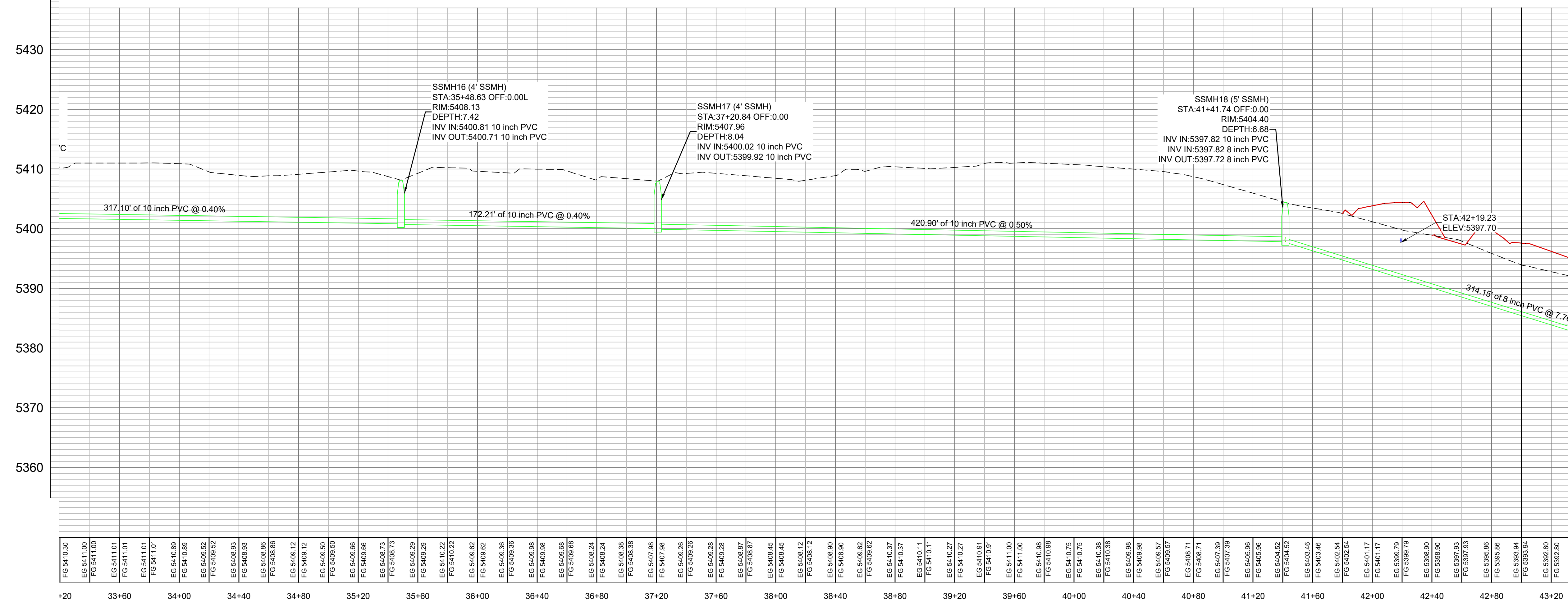
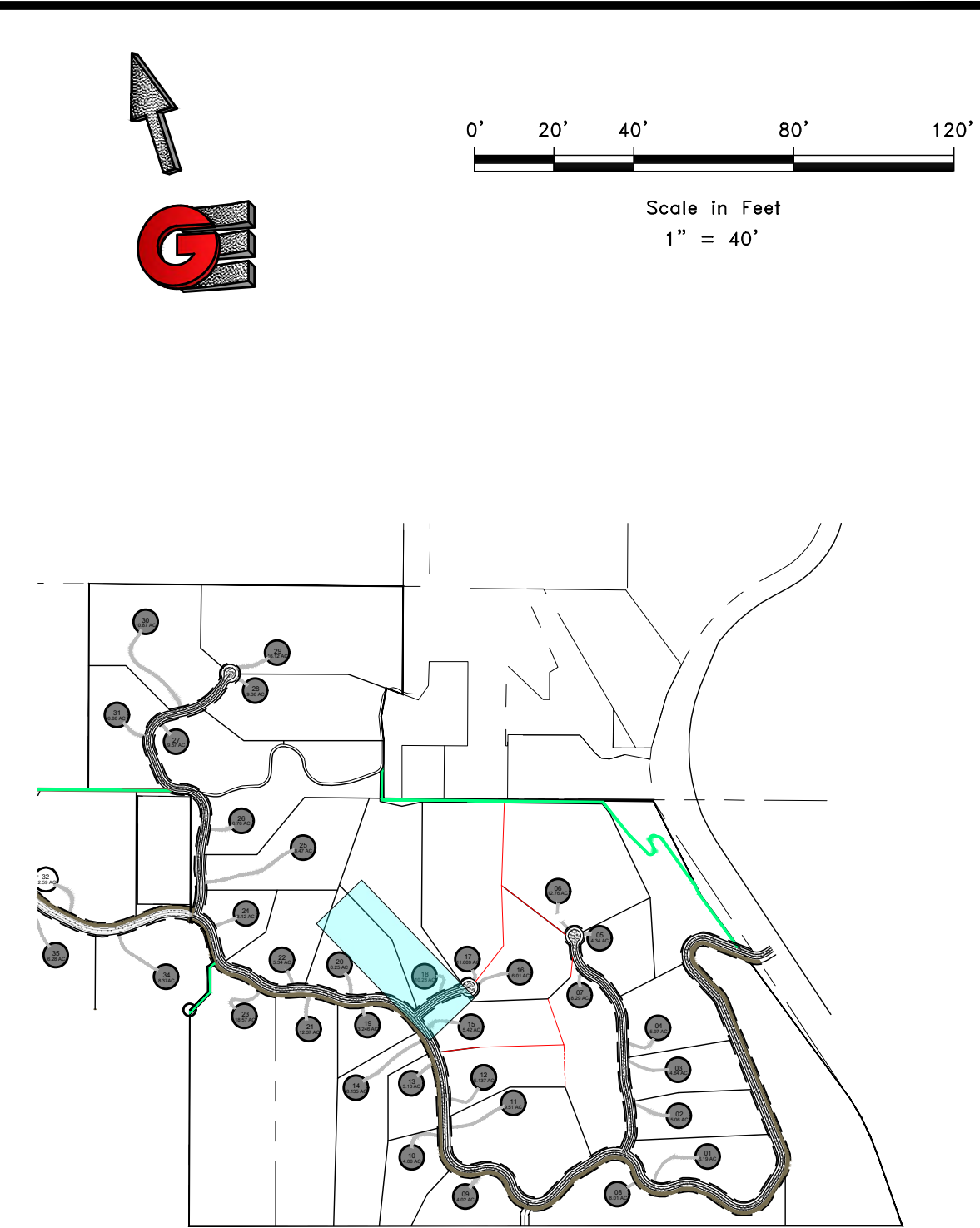
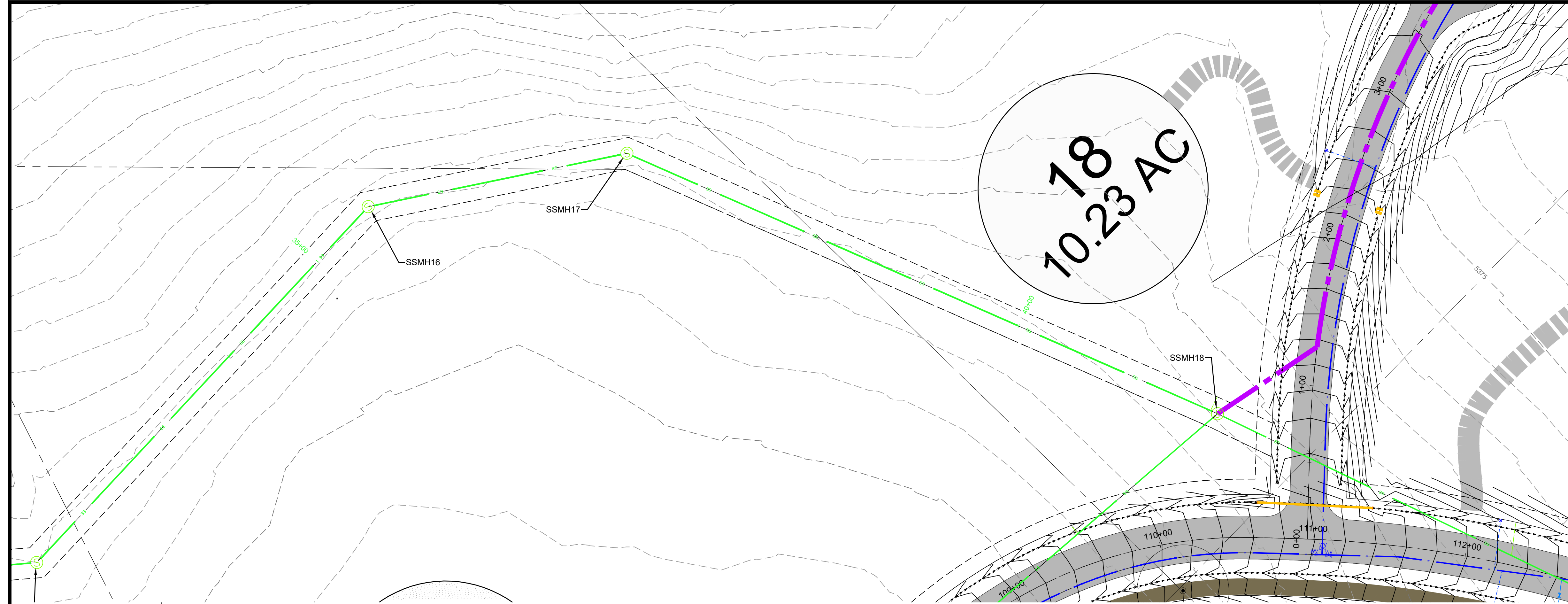
DWG.

PROFESSIONAL SURVEYOR
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

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

PS1

A3.1251 - LEWIS HOMES 2105 - OSPREY RANCH DESIGN (DWG) OSPREY PLAN PROFILE SHEETS PHASE 1 - RECOVER, RECOVER.DWG



SCALE: 1" = 40'

DATE: 8-12-22

DESIGN: KAN

DRAWN: KAN

CHECKED: RC

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| | | |

DWG:

PLAN AND PROFILE SEWER

OSPREY RANCH

UT-158

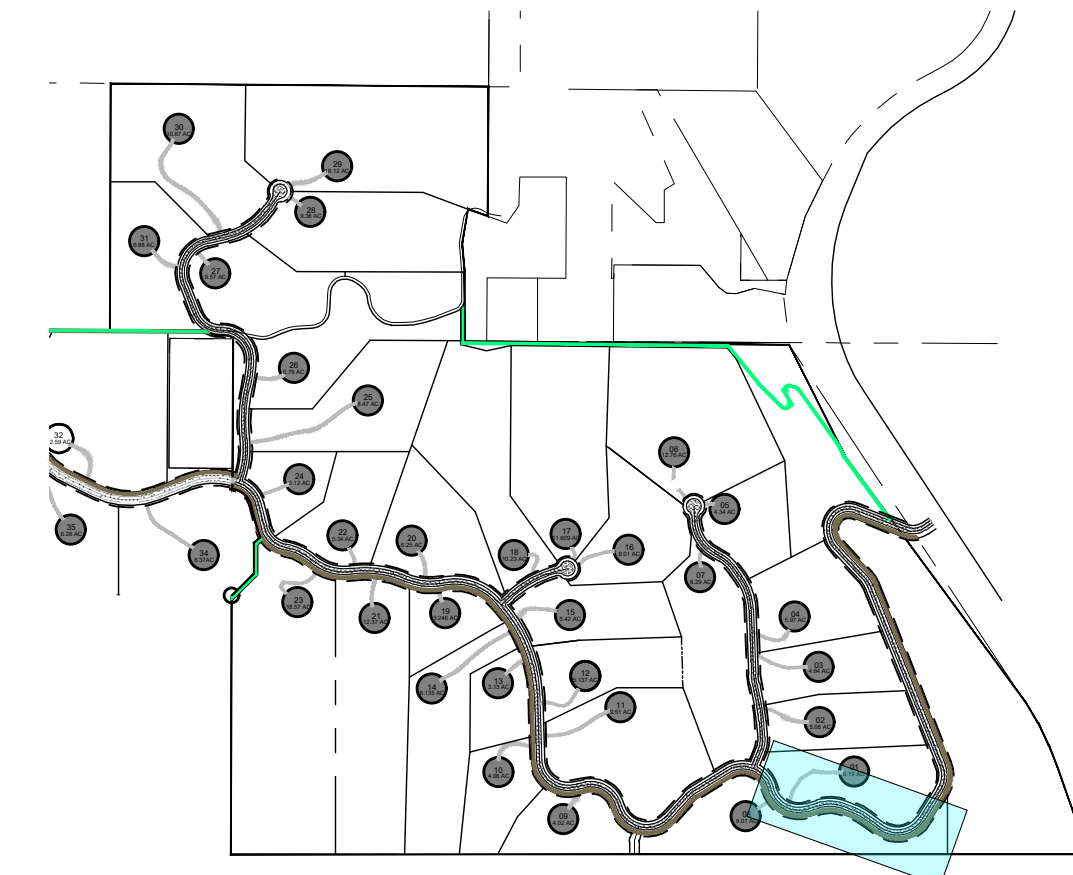
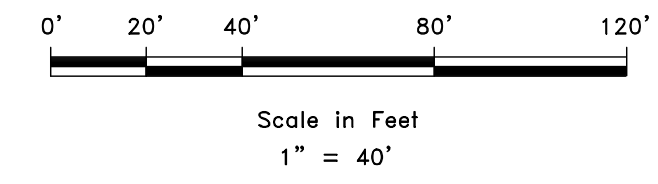
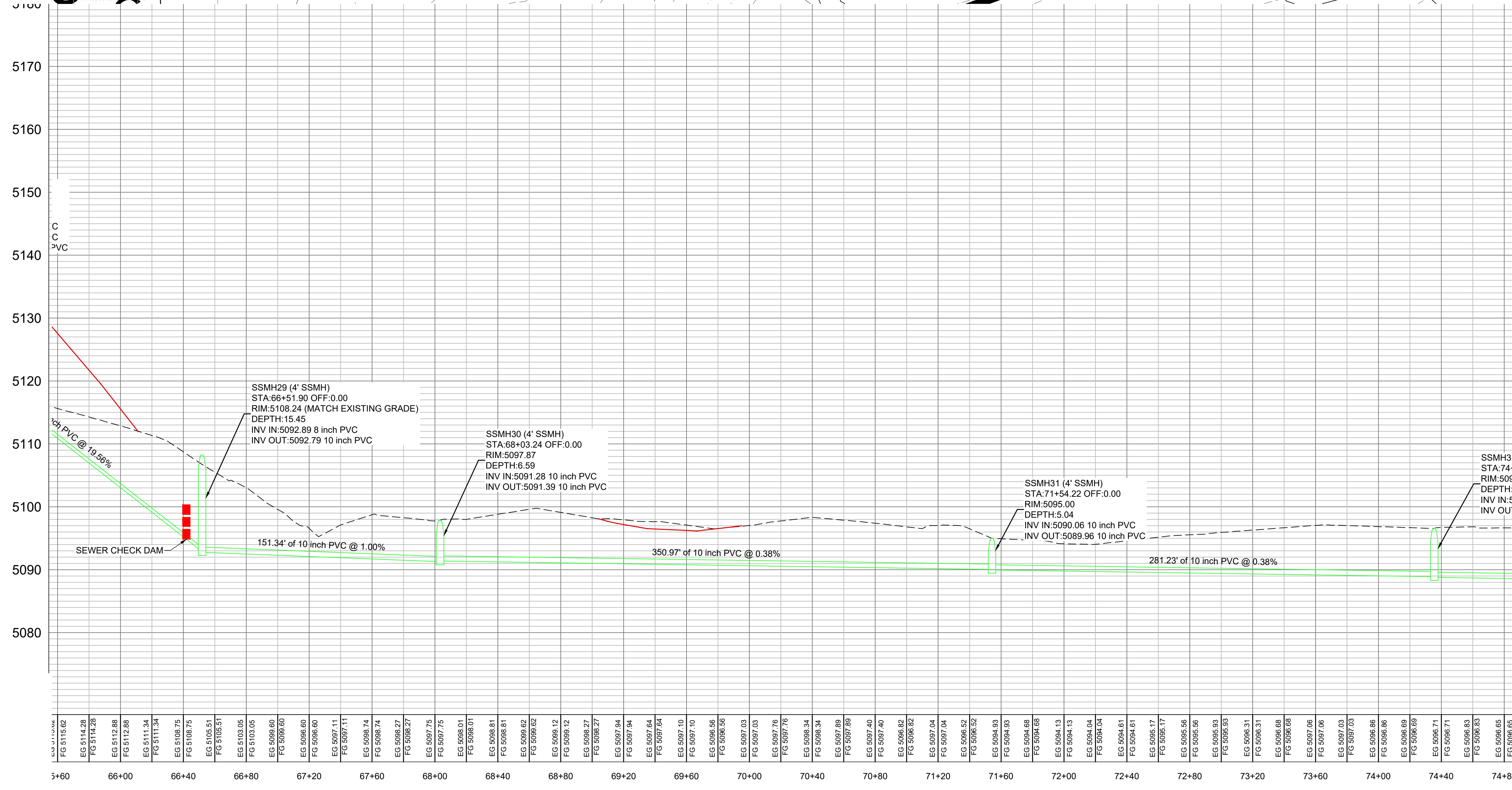
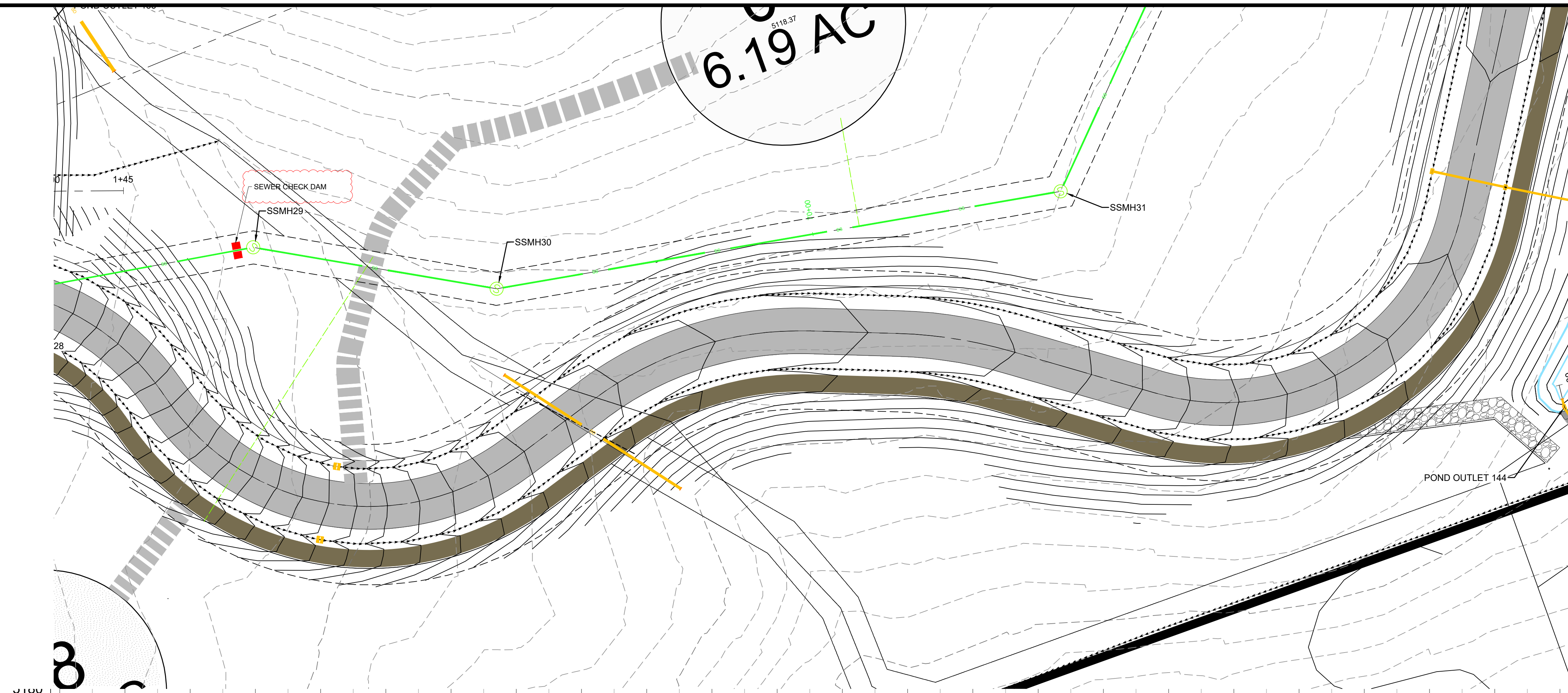
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

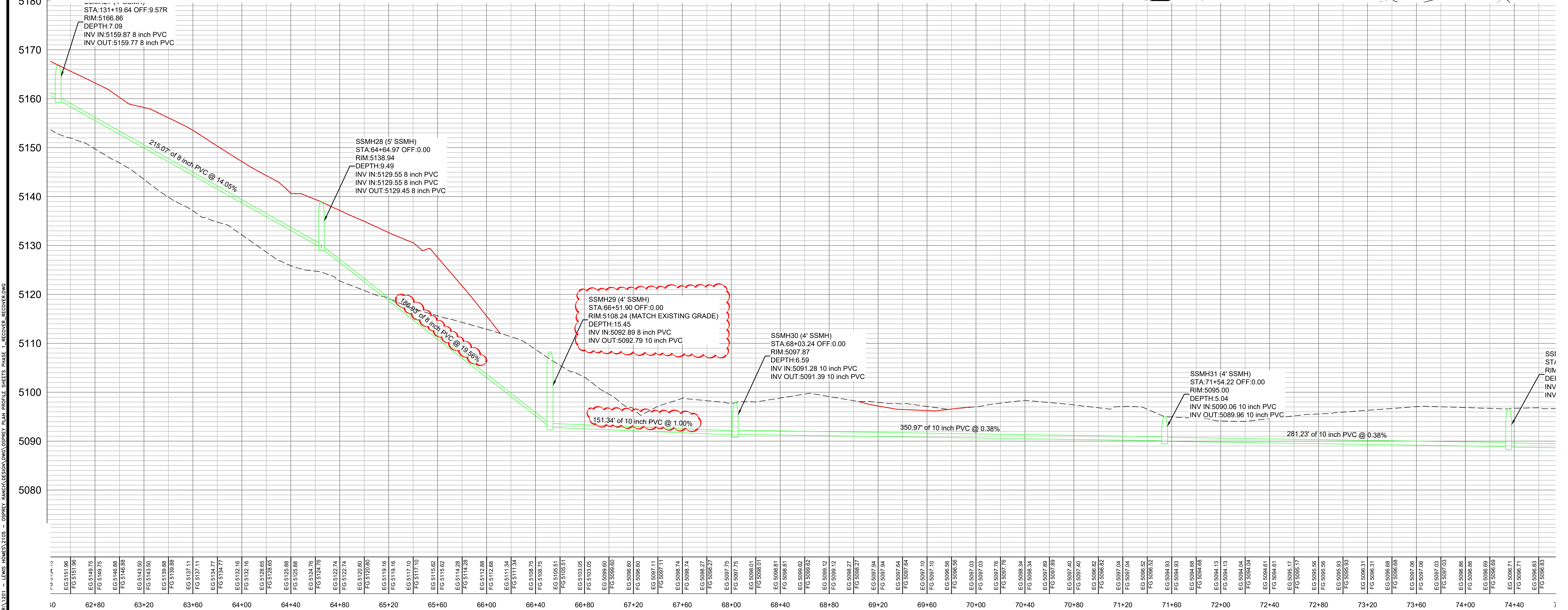
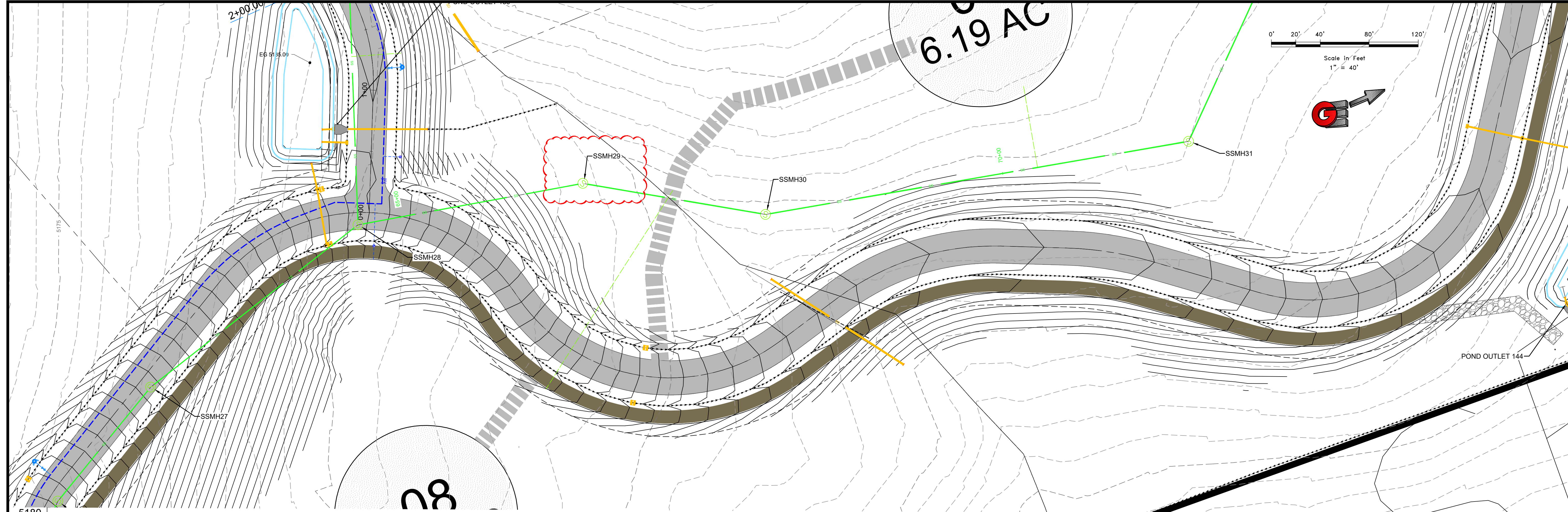
51150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

PS2

A:\2021 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1 - RECORDING.DWG



| SCALE: 1" = 40' DATE: 8-12-22 DESIGN: KAN DRAWN: KAN CHECKED: RC | REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>8-12-22</td> <td>COUNTY COMMENTS</td> </tr> </tbody> </table> | DATE | DESCRIPTION | 8-12-22 | COUNTY COMMENTS | DWG: | | 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 |
|--|--|------|-------------|---------|-----------------|------|--|---|--|--|
| DATE | DESCRIPTION | | | | | | | | | |
| 8-12-22 | COUNTY COMMENTS | | | | | | | | | |



SCALE: 1" = 40'
 DATE: 8-12-22
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: RC

REVISIONS
 DATE DESCRIPTION
 DWG:

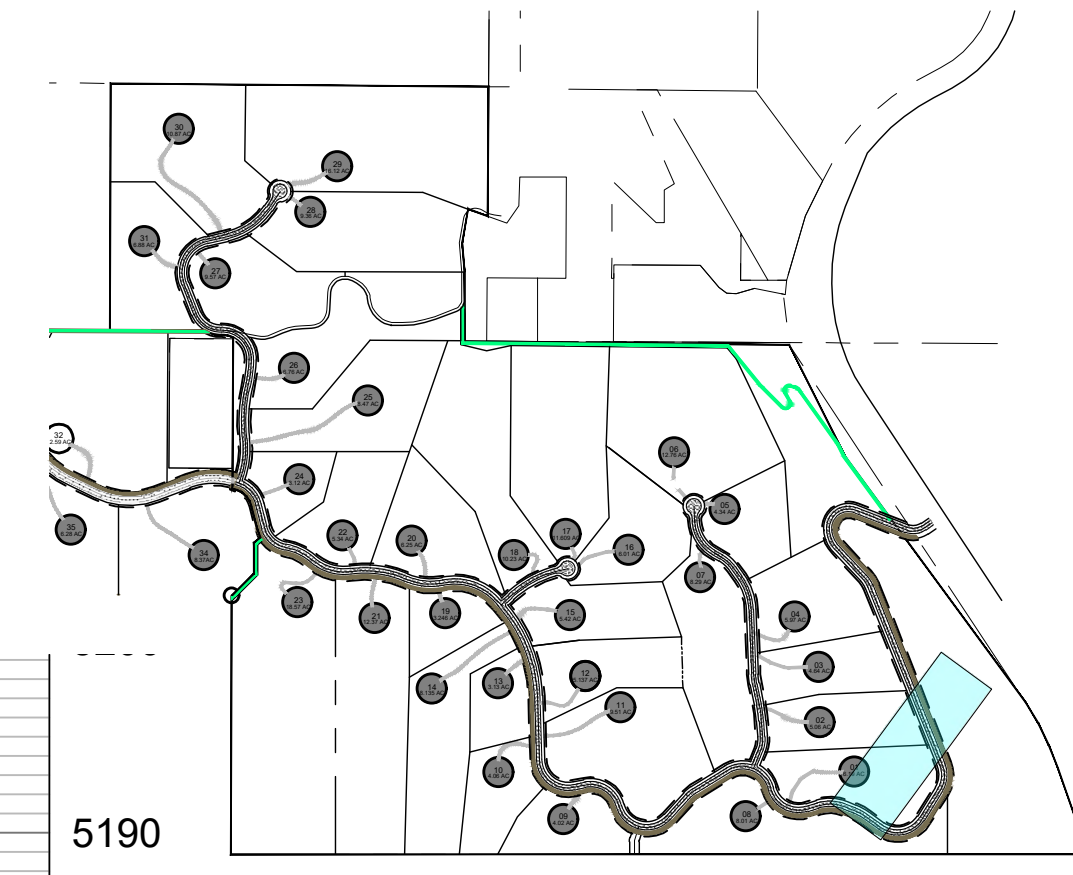
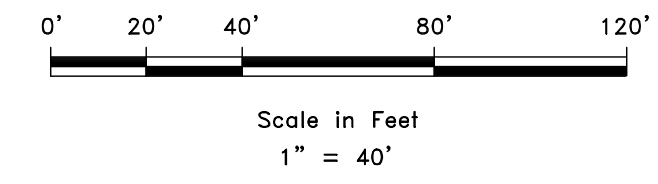
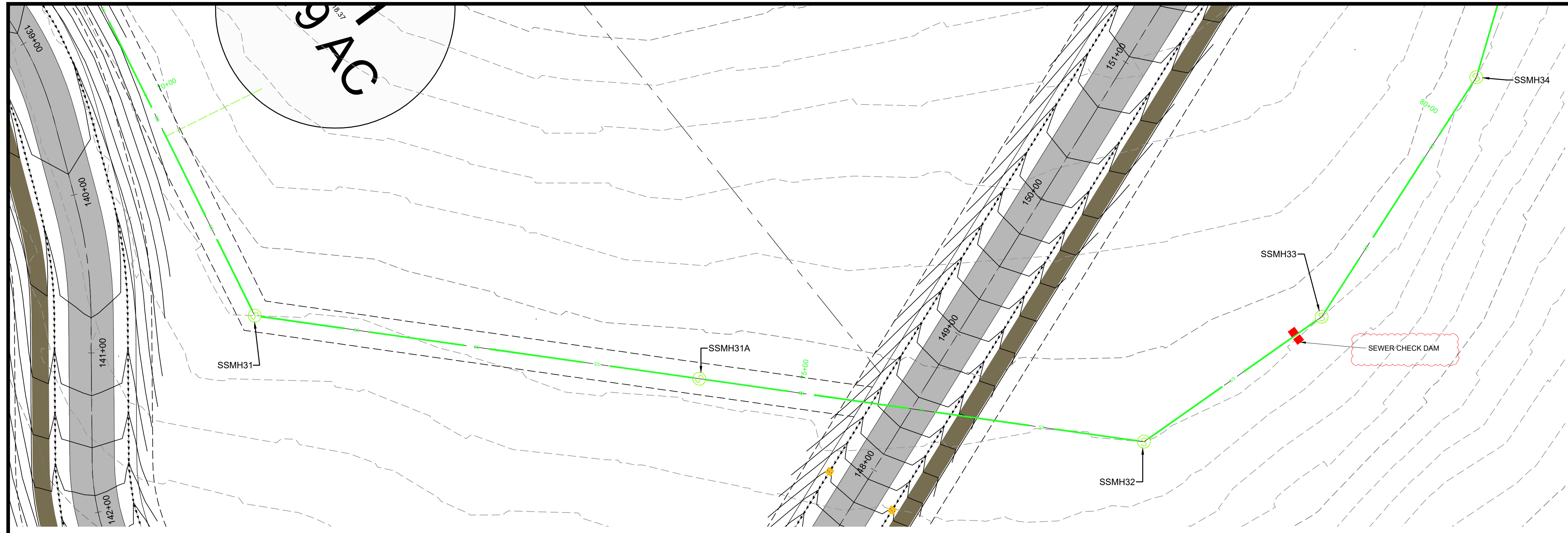
REGISTERED PROFESSIONAL ENGINEER
 No. 8010260
 RYAN A. CHRISTENSEN
 STATE OF UTAH

PLAN AND PROFILE SEWER REVISED
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

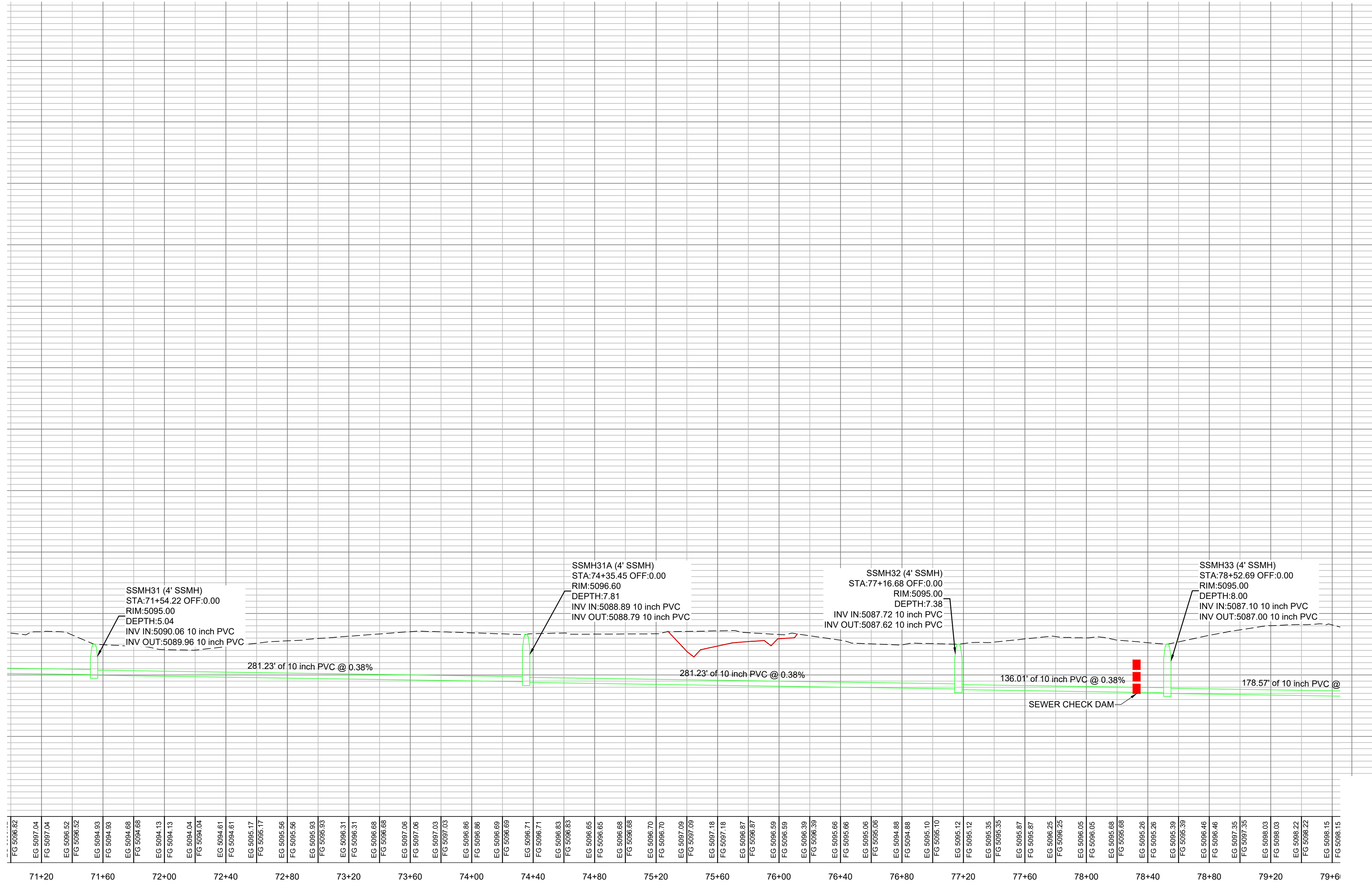
GARDNER ENGINEERING
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 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

PS3R

PLAN AND PROFILE SEWER

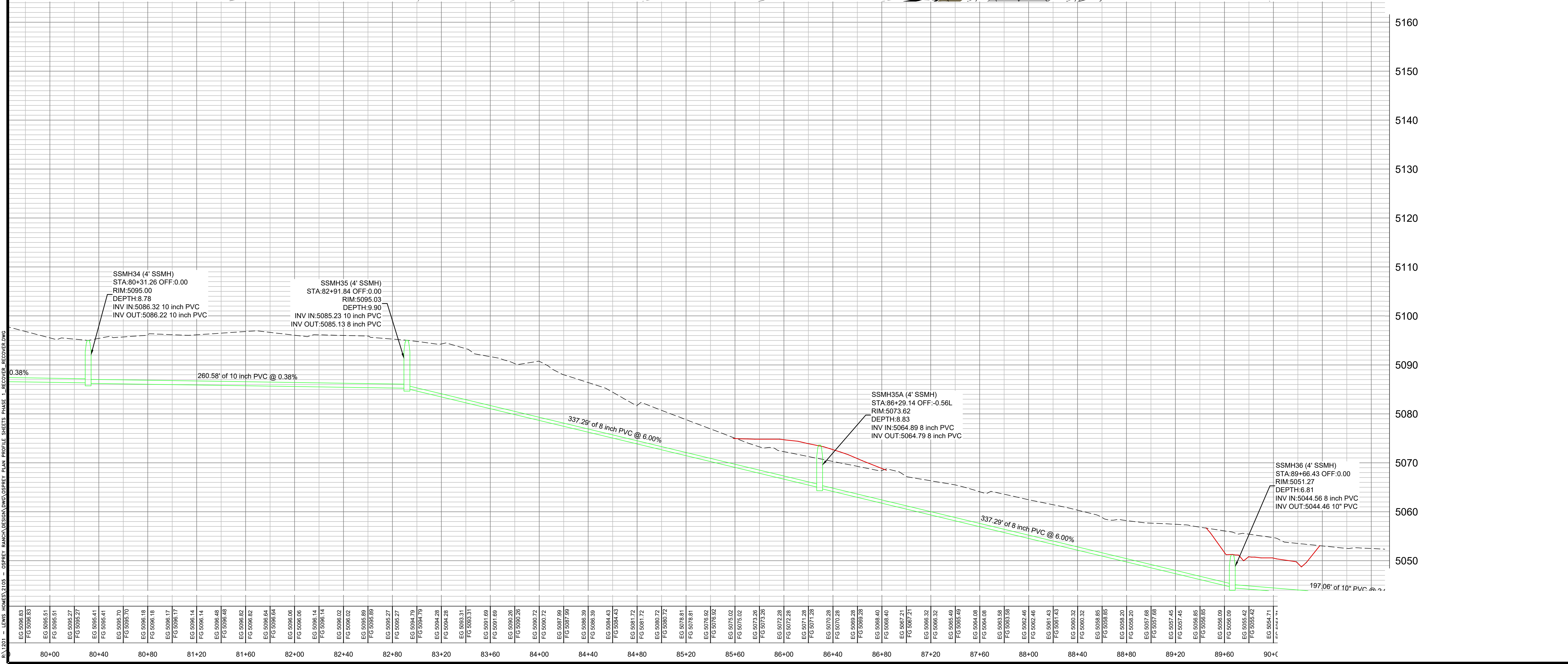
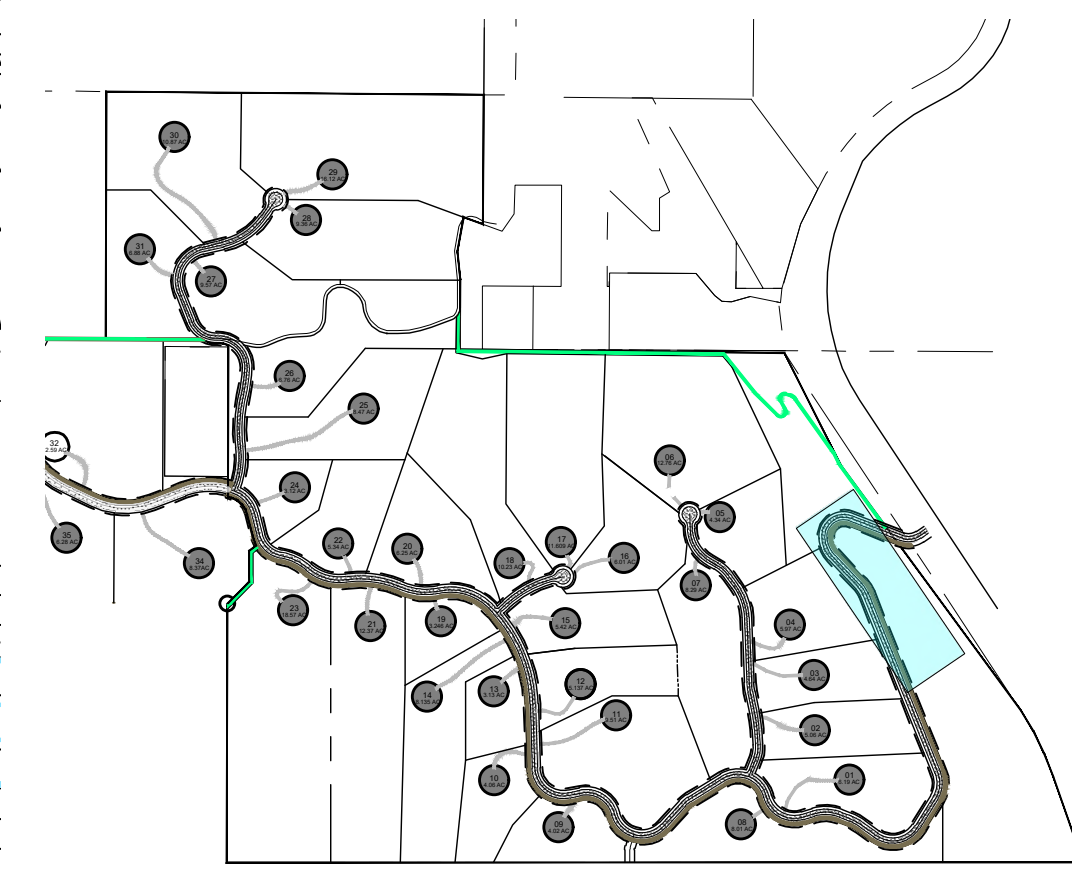
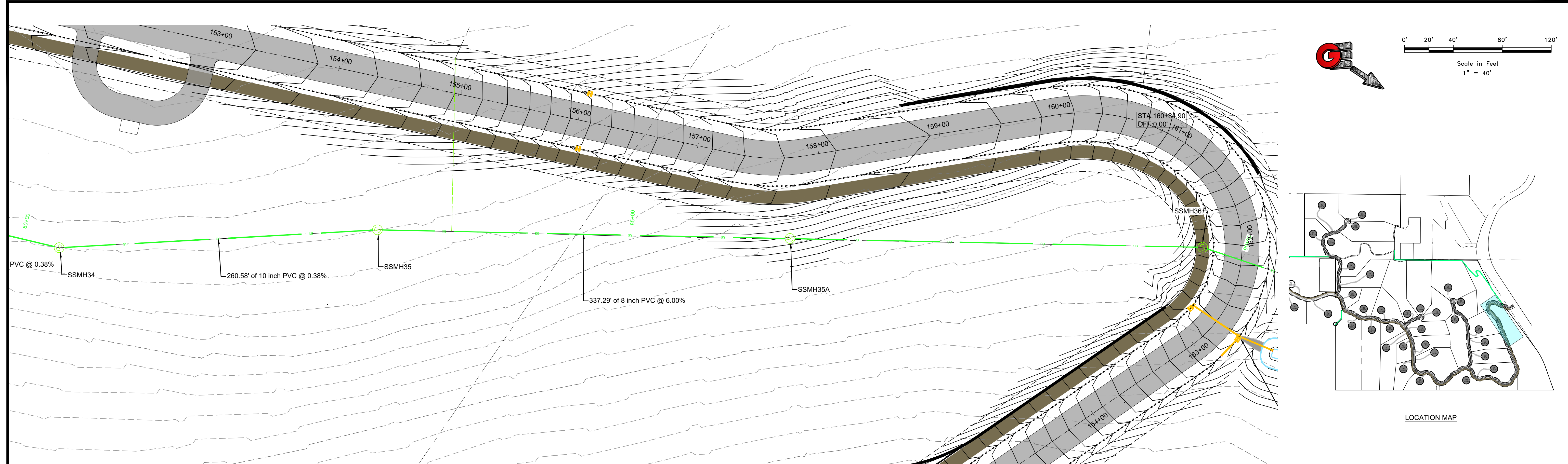


LOCATION MAP





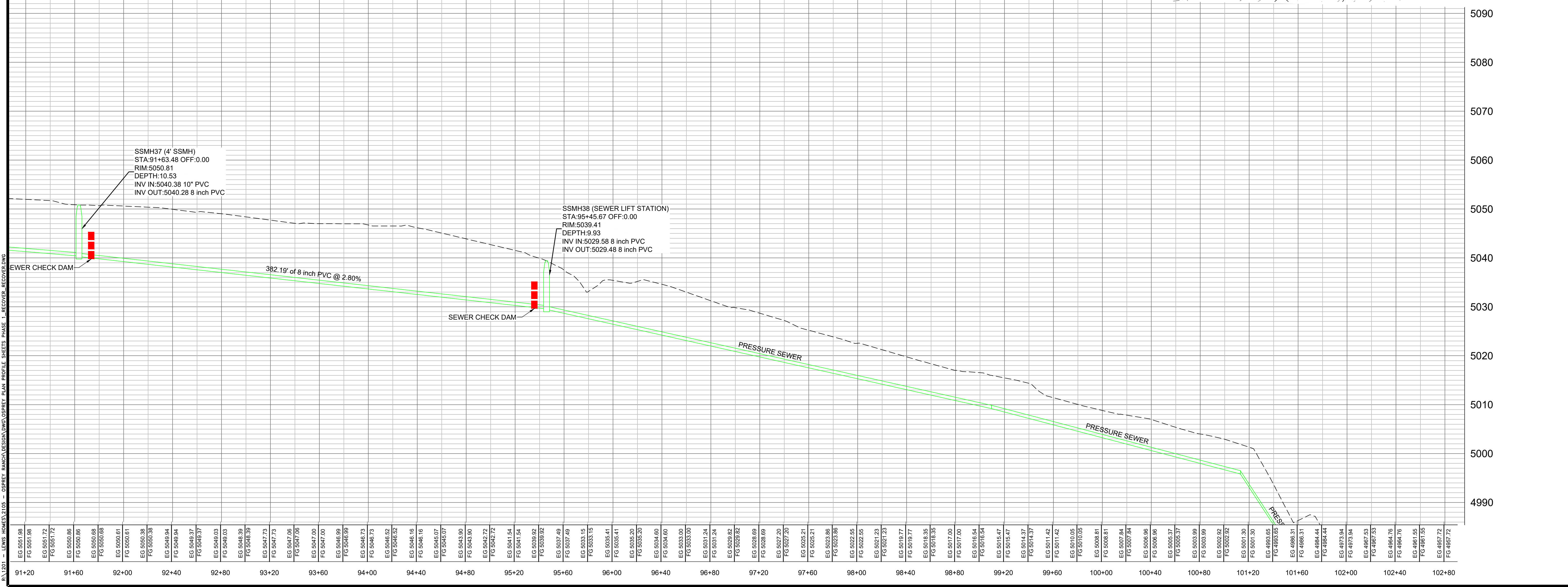
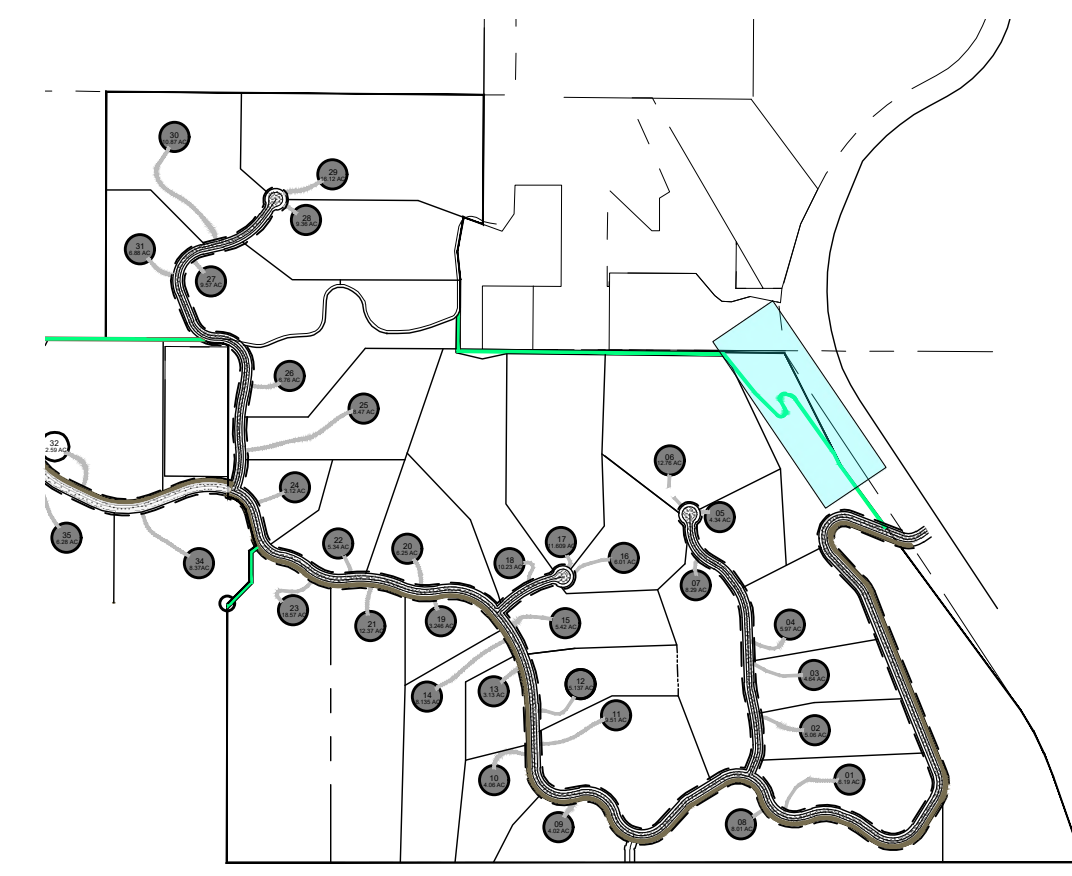
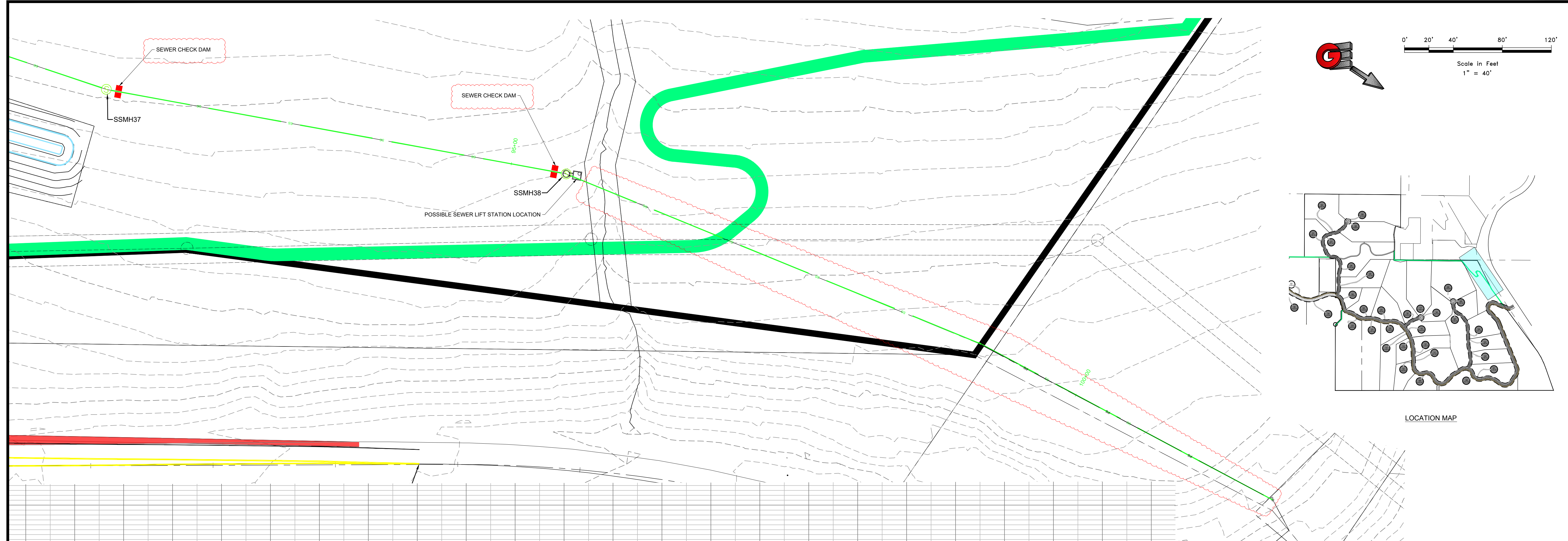
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| | | | |
|---|--|---|--|
| <p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066</p> | | <p>PLAN AND PROFILE SEWER OSPREY RANCH UT-158 EDEN, WEBER, UTAH</p> | |
| <p>DATE: 9-15-22 DESIGN: KAN DRAWN: KAN CHECKED: RC</p> | | <p>DATE: 9-15-22 COUNTY COMMENTS: DWG:</p> | |
| <p>SCALE: 1" = 40'</p> | | <p>REVISIONS</p> | |
| <p>DATE: 9-15-22</p> | | <p>DESCRIPTION</p> | |
| <p>DESIGN: KAN</p> | | <p>COUNTY COMMENTS</p> | |
| <p>DRAWN: KAN</p> | | <p>CHECKED: RC</p> | |
| <p>PROFESSIONAL SEAL No. 8010280 RYAN A. CHRISTENSEN STATE OF UTAH</p> | | <p>PS4</p> | |



11/22/21 - LEWIS HOWES 2105 - OSPREY RANCH (DESIGN) OSPREY RANCH UT - PROFILE SHEETS PHASE 1 - RECORDS RECOVER.DWG

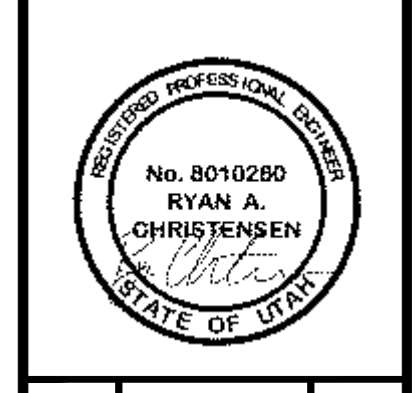
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| SCALE: 1" = 40' | DATE: 8-12-22 | DESIGN: KAN | DRAWN: KAN | CHECKED: RC |
| REVISIONS | DESCRIPTION | | | |
| DATE | DESCRIPTION | | | |
|  | | | | |
| PLAN AND PROFILE SEWER OSPREY RANCH UT-158 EDEN, WEBER, UTAH | | | | |
|  | | | | |
| 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066 | | | | |
| PS5 | | | | |



11/20/21 - LEWIS HOWES 2105 - OSPREY RANCH (DESIGN) OSPREY PLAN PROFILE SHEETS PHASE 1 - RECORD REVISIONS

| | |
|---------|----------|
| SCALE | 1" = 40' |
| DATE | 8-12-22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | RC |

| REVISIONS | DATE | DESCRIPTION |
|-----------|---------|-----------------|
| | 9-12-22 | COUNTY COMMENTS |



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

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PS6

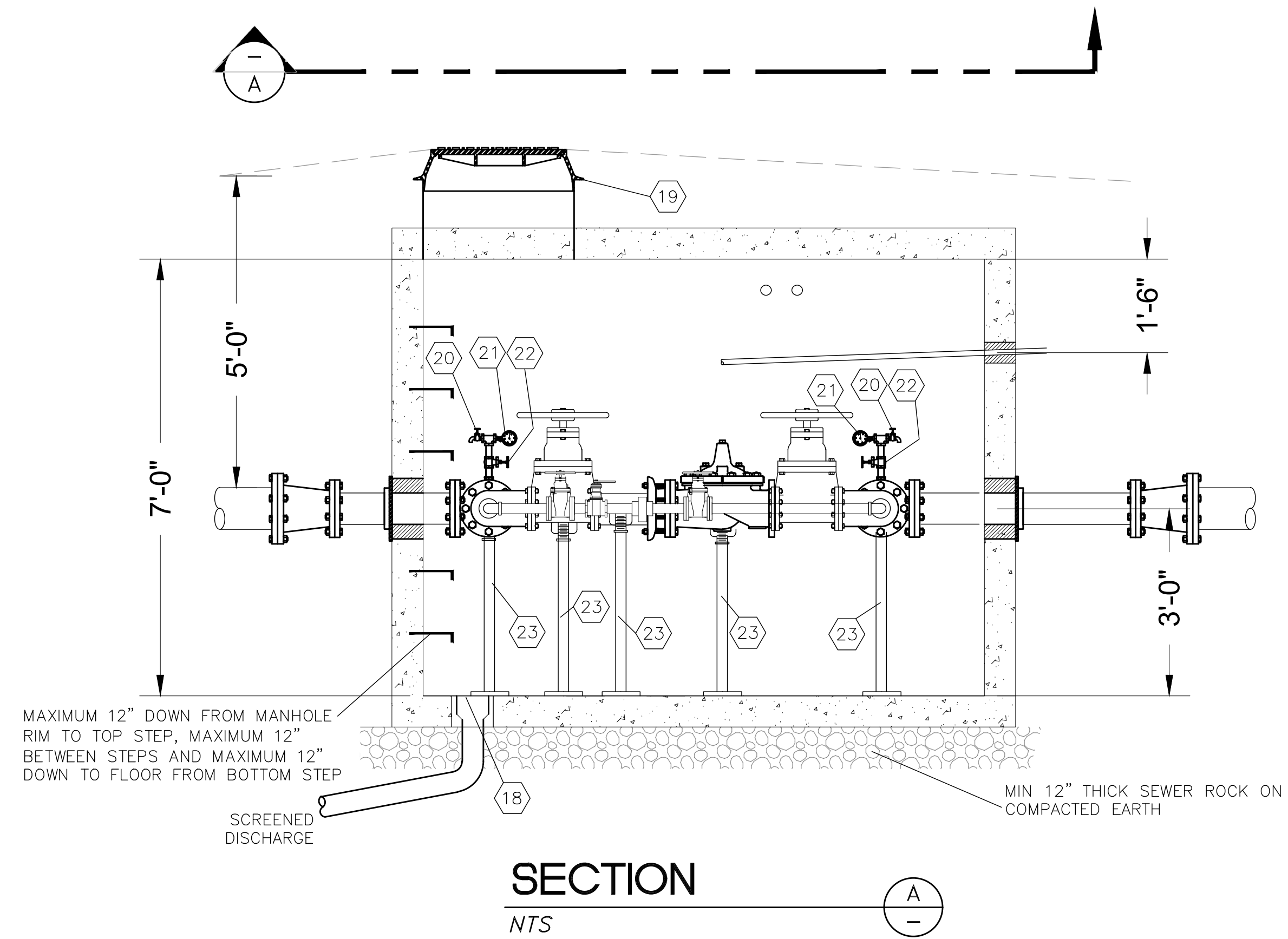
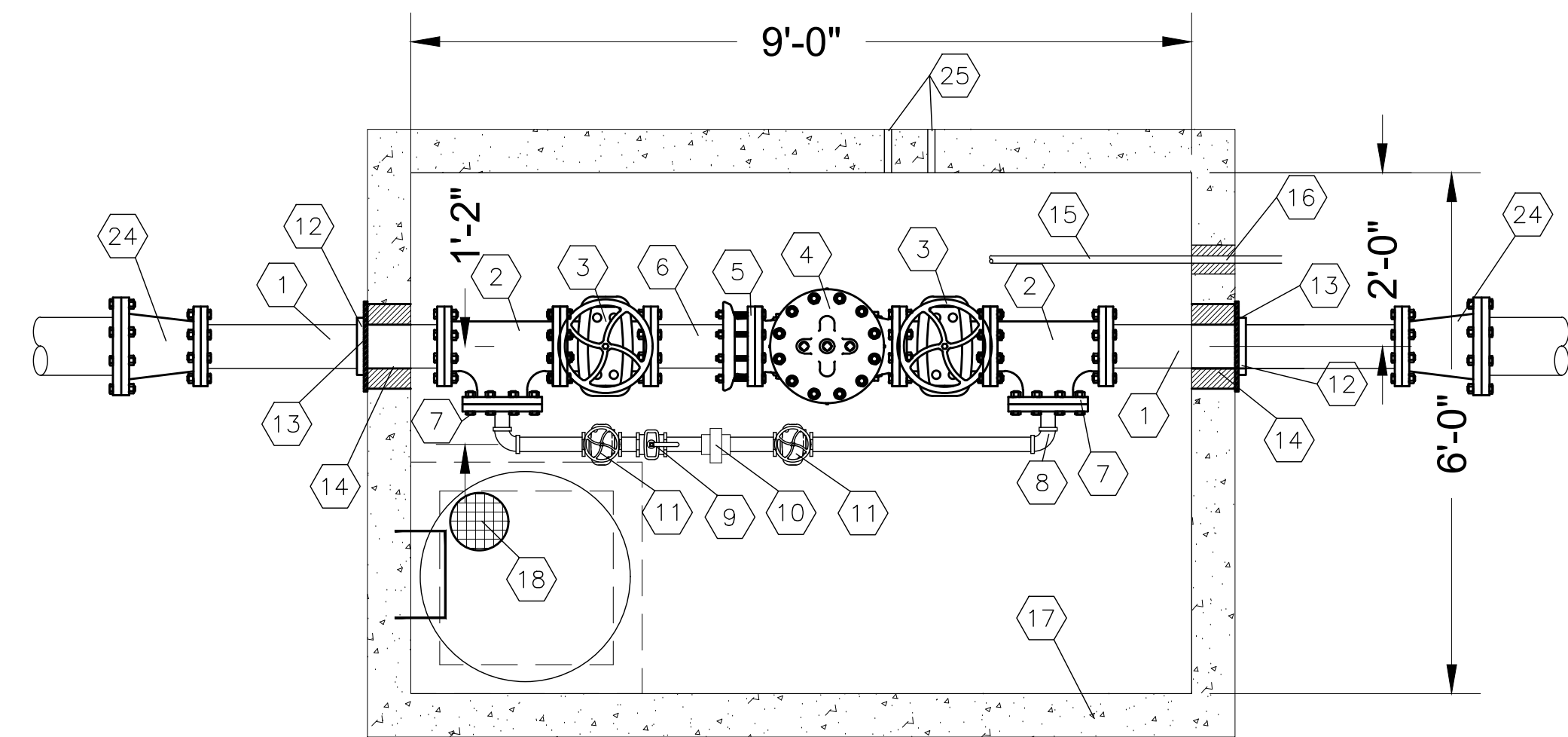
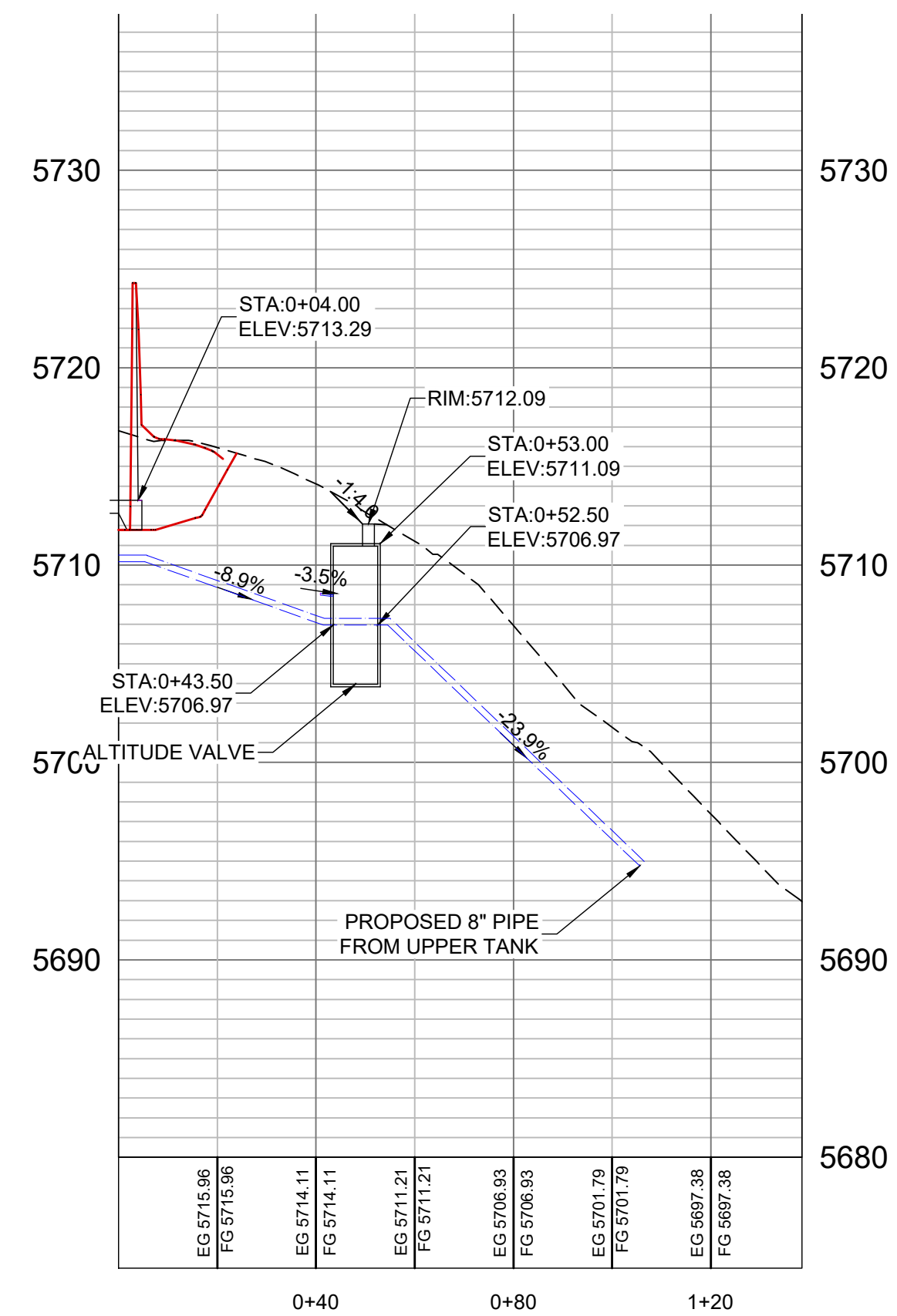
DETAIL ALTITUDE VALVE

| BILL OF MATERIALS | | NOTES |
|-------------------|---|--|
| 1 | 2 | 6" DIP SPOOL 4'-0" LENGTH FLGXPE |
| 2 | 2 | 6" TEE FLGXFLG |
| 3 | 2 | 6" GATE VALVE W/ HAND WHEEL |
| 4 | 1 | 6" ALTITUDE VALVE |
| 5 | 1 | 6" FLANGED COUPLING ADAPTER |
| 6 | 1 | 6" DIP SPOOL 9" LENGTH FLGXPE |
| 7 | 2 | 6" BLIND FLANGE |
| 8 | - | 2" BRASS PIPE ELBOWS FOR BYPASS |
| 9 | 1 | 2" BRASS BODY GATE VALVE |
| 10 | 1 | 2" 3 PIECE UNION |
| 11 | 2 | 2" BRASS BODY BUTTERFLY VALVE |
| 12 | 2 | 6" FIELD FLANGE FOR DIP |
| 13 | 2 | 1/4" THICK STEEL THRUST PLATE |
| 14 | 2 | PRE-CORED HOLES 8"Ø |
| 15 | - | 1" CTS SDR9 HDPE NSF61 SENSING LINE |
| 16 | 1 | PRE-CORED HOLE 4"Ø |
| 17 | 1 | 6' X 9' X 7' TALL PRECAST CONCRETE VAULT |
| 18 | 1 | 4" DRAIN PVC PIPE TO DAYLIGHT |
| 19 | 1 | A-1180 D&L MANHOLE RING AND COVER |
| 20 | 2 | 1/2" SMOOTH NOSE TAP |
| 21 | 2 | 1/4" (1-100) PSI DIGITAL PRESSURE SENSOR |
| 22 | 2 | 3/4" BRASS PIPING AND ISOLATION VALVE |
| 23 | 5 | ADJUSTABLE PIPE STAND |
| 24 | 2 | 6" X 8" REDUCER |
| 25 | 2 | 1" S.S. THREADED NIPPLE THROUGH WALL AND RNC TO VALVE/METER. |

*IMPRINTED STAINLESS STEEL TAG, 1/8" THICK, 2"x4" 8" LETTERING HEIGHT. ATTACHED TO VALVE W/SS. CHAIN (WIRE LINK OR BEADED TYPE)

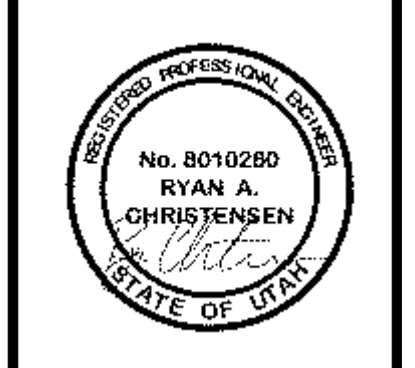
"EMERGENCY BYPASS

"1. FULLY OPEN GATE VALVES
 "2. OPEN B.V. ENOUGH FOR 2 PSI DROP ON UPSTREAM GAUGE.
 "3. FULLY CLOSE GATE VALVES WHEN DONE"



| | |
|---------|----------|
| SCALE | ***** |
| DATE | 01-21-22 |
| DESIGN | KAN |
| DRAWN | KAN |
| CHECKED | PC |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | |



DETAIL ALTITUDE VALVE
 OSPREY RANCH
 1800 N HYW 158
 EDEN, WEBER, UTAH

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 5150 SOUTH 375 EAST OGDEN, UT
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DT3

WATER DETAILS

1 THRUST BLOCK DETAIL
NTS

APPLIES TO ALL PRESSURE PIPE

ADJUST WATER VALVE BOX TO GRADE FOLLOWING FINAL SURFACE PREP. W/CONCRETE COLLAR. COLLAR TO BE HELD DOWN 1/4" BELOW TOP OF NEW ASPHALT IF IN ROADWAY.

2 TYPICAL VALVE DETAIL
NTS

ADJUST WATER VALVE BOX TO GRADE FOLLOWING FINAL SURFACE PREP. W/CONCRETE COLLAR. COLLAR TO BE HELD DOWN 1/4" BELOW TOP OF NEW ASPHALT IF IN ROADWAY.

NOTES:
1. VALVE BOX, RISER AND LID MUST COME FROM THE SAME MFR. BE INTENDED FOR USE TOGETHER AND SHALL BE WITHIN PUBLISHED DIMENSIONS TO BRANCHES.
2. IF LOCATED IN ROADWAY W/ SPEED LIMIT OF 40 MPH OR GREATER, LID SHALL BE HEAVY AND EXTRA DEEP.
3. VALVES MUST BE INSTALLED ON EACH SIDE OF TEES AND CROSSINGS, UNLESS THERE IS A VALVE WITHIN 200 FEET OF SAID FITTINGS.

3A TYPICAL TRENCH SECTION
NTS

NOTE:
CONTRACTOR IS RESPONSIBLE TO MEET TRENCH RESTORATION STANDARDS OF THE ENTITY OWNING THE ROADWAY. RESTORE THE ROADWAY TO SAID STANDARDS AND SHALL BE SOLELY RESPONSIBLE FOR ALL ROADWAY PERMITS AND/OR FEES.

NOTE:
WATER & SEWER LINES SHALL BE INSTALLED A MINIMUM OF 10 HORIZONTAL FEET FROM EACH OTHER.
WHERE A WATER LINE AND A SEWER LINE MUST CROSS, THE WATER LINE SHALL BE AT LEAST 10' ABOVE THE SEWER LINE.
SEPARATION DISTANCES ARE TO BE MEASURED ACROSS TO CENTER.
WATER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH EITHER SEWER OR SECONDARY PIPES.
IF THESE STANDARDS CANNOT BE MET AN EXCEPTION TO THE STANDARD MAY BE POSSIBLE. THE ENTITY SEEKING THE EXCEPTION SHALL INITIATE AND PURSUE A REQUEST FOR A SEPARATION EXCEPTION WITH THE STATE DIVISION OF DRINKING WATER, IN ACCORDANCE WITH R309-200-7 OF THE STATE OF UTAH ADMINISTRATIVE RULES.

4 TYPICAL WATER CONNECTION/RE-CONNECTION
NTS

ACCEPTABLE COPPER FITTINGS:
2" FORD V8HC 74-18W-44-30-00
1" FORD V8HC 74-18W-44-44-00

ACCEPTABLE COPPER STOPS:
2" FORD F81100-3-0-0-0
1" FORD F81100-4-0-0-0

ACCEPTABLE COPPER STOPS:
2" FORD V8HC 74-18W-44-30-00
1" FORD V8HC 74-18W-44-44-00

NOTE:
CONTRACTOR IS RESPONSIBLE TO MEET TRENCH RESTORATION STANDARDS OF THE ENTITY OWNING THE ROADWAY. RESTORE THE ROADWAY TO SAID STANDARDS AND SHALL BE SOLELY RESPONSIBLE FOR ALL ROADWAY PERMITS AND/OR FEES.

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6 COMBINATION AIR/VAC VALVE DETAILS
NTS

NOTES:
1. LOCATE STANDPIPE WELL OUTSIDE TRAVELED ROADWAY OR AS DIRECTED BY THE ENGINEER.

NOTES:
1. LOCATE STANDPIPE WELL OUTSIDE TRAVELED ROADWAY OR AS DIRECTED BY THE ENGINEER.

8A PRV STATION
NTS

SEE DETAIL 8B ON SHEET 7 FOR BILL OF MATERIALS

8B PRV STATION
NTS

NOTE: TO BE DETERMINED BY SITE ** 8" CROSS MAY USE 8"x4" CROSS W/DP FITTINGS FOR RELIEF VALVE, VERIFY WITH OWNER AND ENGINEER

| NO. | QTY | DESCRIPTION | 6" LINE | 8" LINE | 10" LINE | NOTES |
|-----|-----|---|---------|---------|----------|------------------------------------|
| 1 | 1 | 8" DIA. 12' X 12' PRECAST CONCRETE VALVE | 1 | 1 | 1 | AS PER MODEL 100-T-100 W/ FITTINGS |
| 2 | 1 | COMBINATION AIR RELEASE VALVE W/ AIR VENT | 1 | 1 | 1 | AS PER MODEL 100-T-100 W/ FITTINGS |
| 3 | 1 | SCREWED GATE VALVE | 1 | 1 | 1 | W/ FITTINGS |
| 4 | 1 | 1/2" SMOOTH NOZZLE TAP | 1 | 1 | 1 | W/ FITTINGS |
| 5 | 1 | SCREWED GATE VALVE | 1 | 1 | 1 | W/ FITTINGS |
| 6 | 1 | CROSS | 1 | 1 | 1 | FNPT |
| 7 | 1 | SCREWED GATE VALVE | 1 | 1 | 1 | FNPT |
| 8 | 1 | RELIEF/SUSTAINING VALVE | 1 | 1 | 1 | CLA-VAL 50-1 OR EQL |
| 9 | 1 | IRON | 1 | 1 | 1 | FNPT |
| 10 | 1 | CORE AND GROUT | 1 | 1 | 1 | TAP INSIDE VALVE FOR DRAINAGE |
| 11 | 1 | GALVANIZED STEEL PIPE (GSP) | 1 | 1 | 1 | ELBOW GSP |
| 12 | 1 | ELBOW GSP | 1 | 1 | 1 | NON-CORRODIBLE |
| 13 | 1 | MESH SCREEN | 1 | 1 | 1 | NON-CORRODIBLE |
| 14 | 1 | CONCRETE COLLAR | 1 | 1 | 1 | NON-CORRODIBLE |

WATER DETAILS

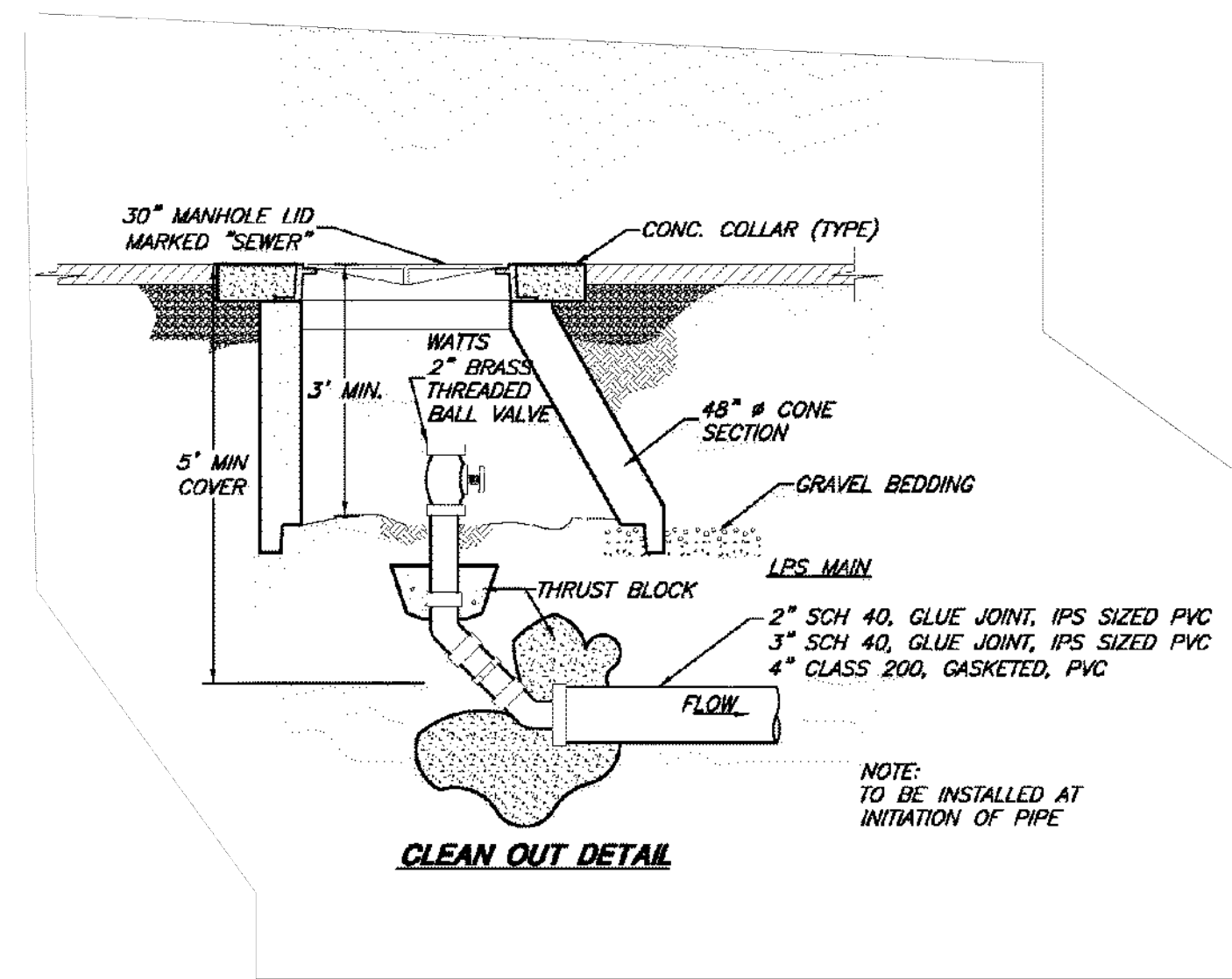
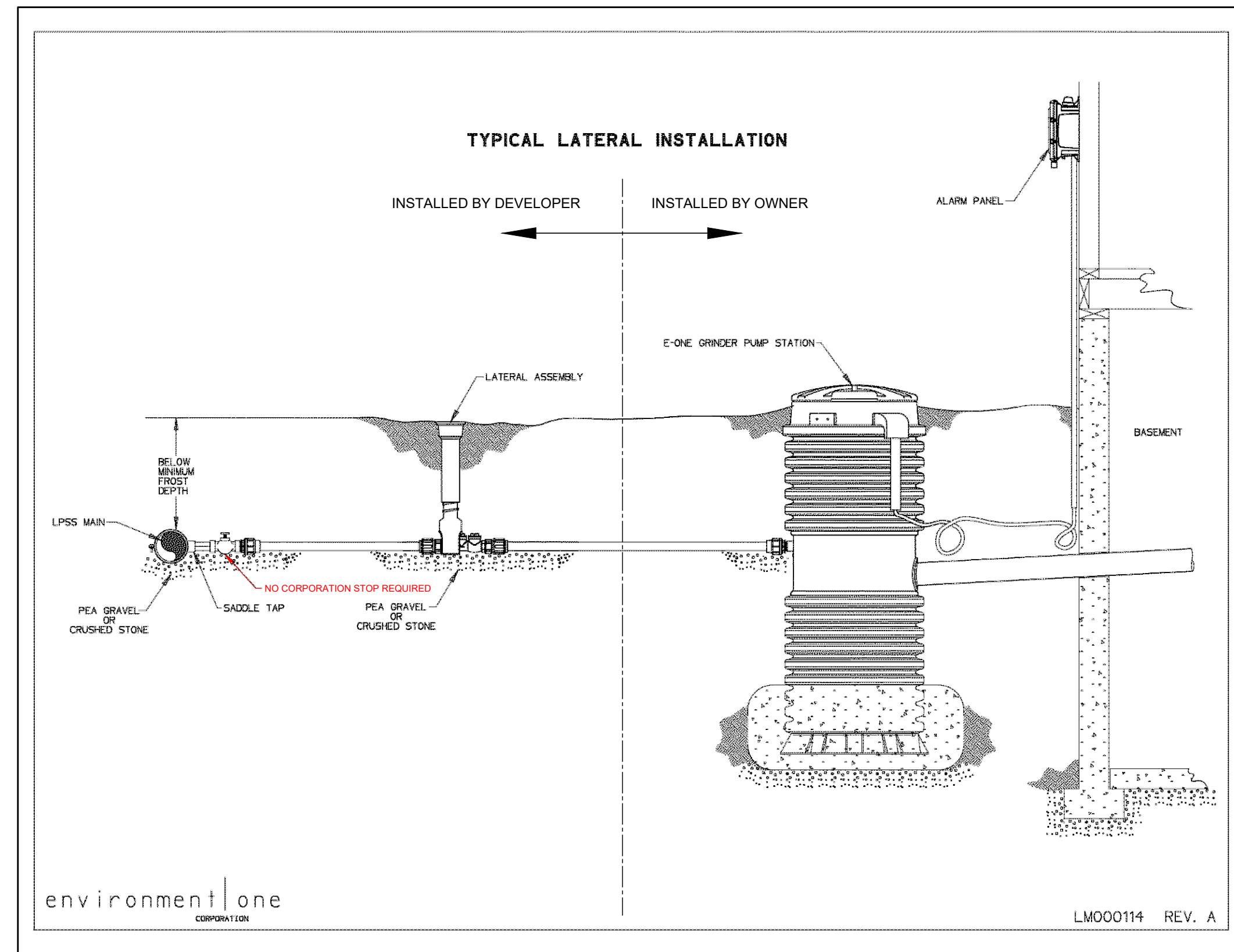
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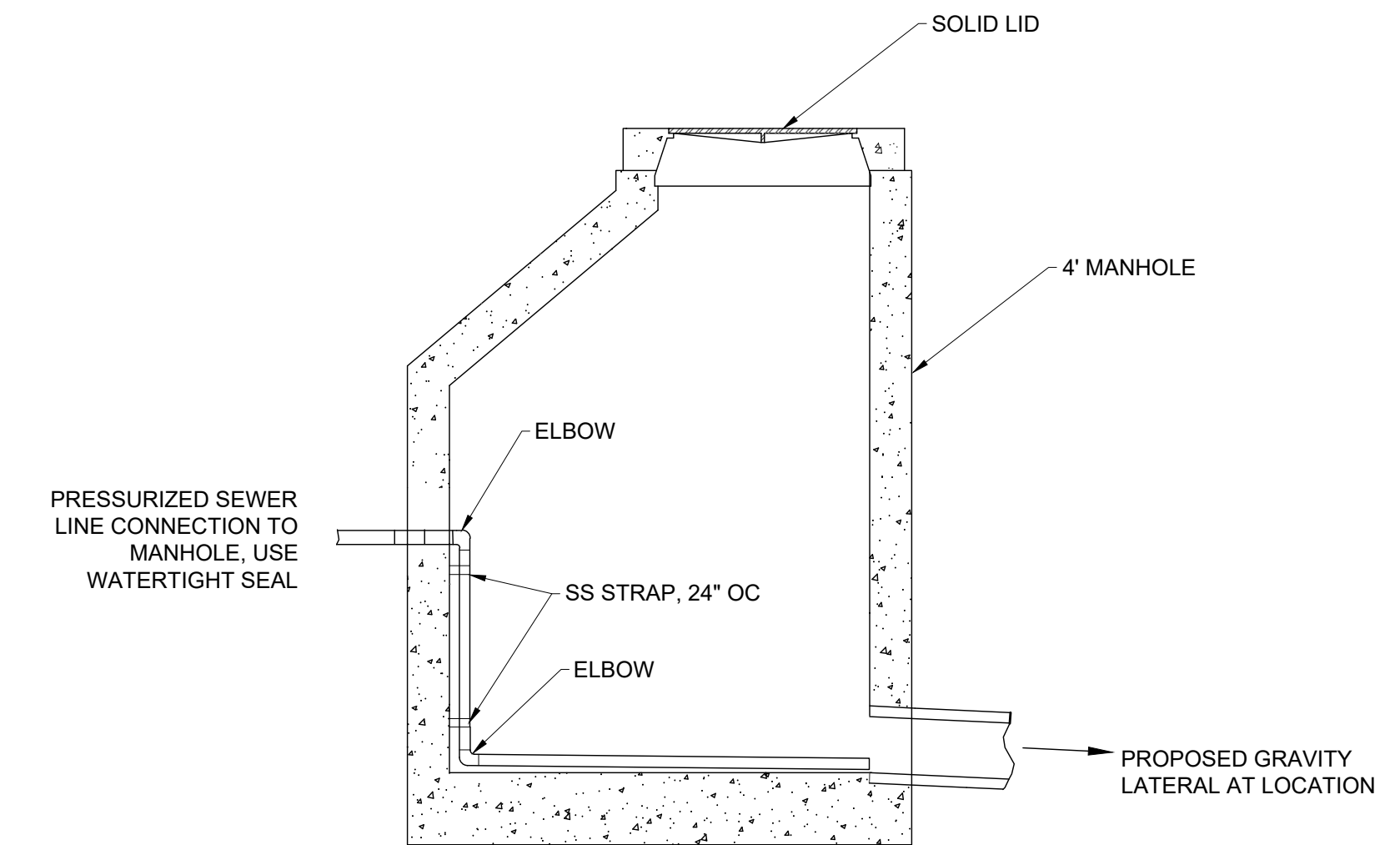
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DT4

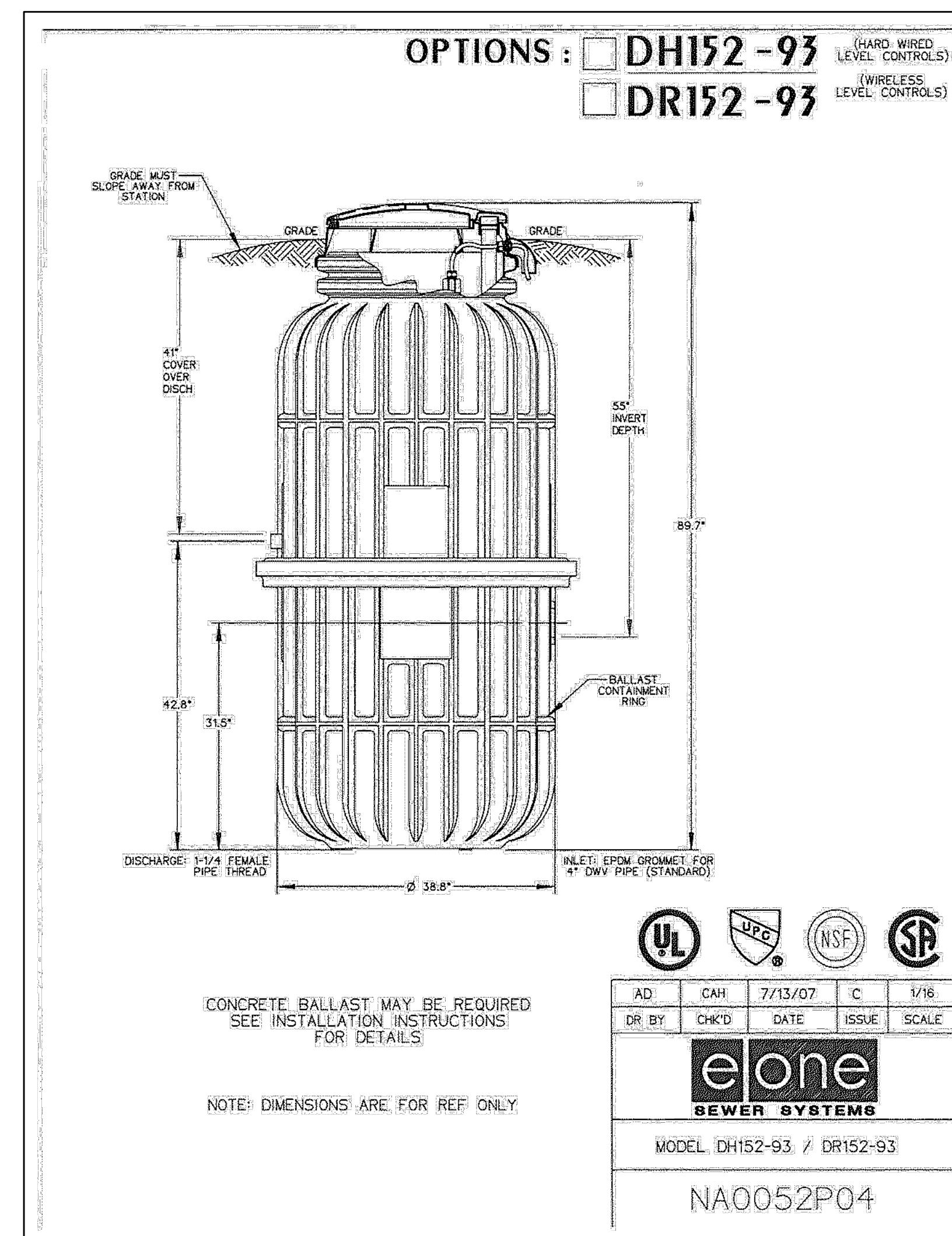
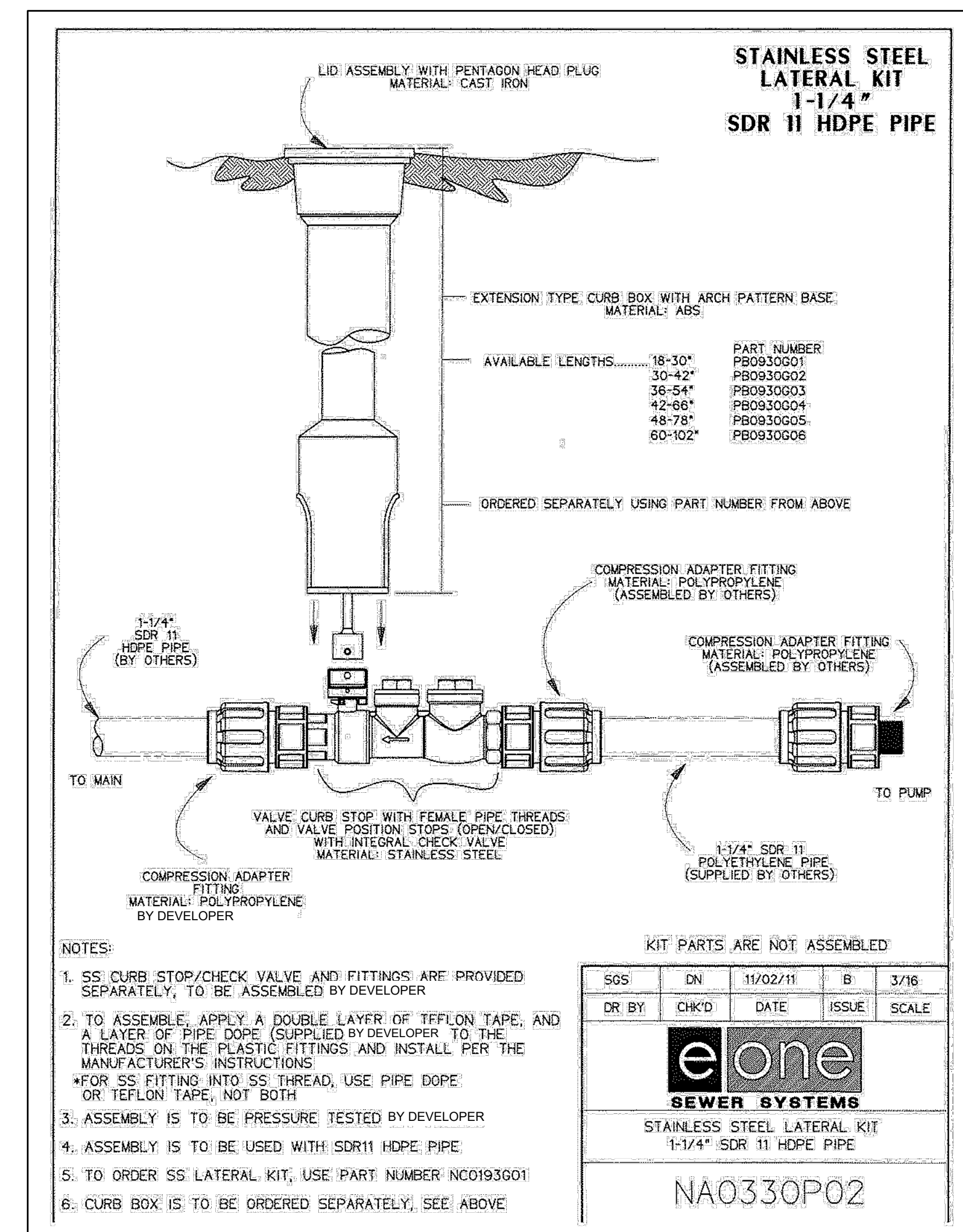
SEWER DETAILS



LOW PRESSURE - SEWER CLEAN OUT



PRESSURE LINE CONNECTION TO MANHOLE (TYP.)



INTERMITTENT PUMP

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| | |
| | |
| | |
| | |
| | |

SCALE: #000000
DATE: 01-21-22
DESIGN: KAN
DRAWN: KAN
CHECKED: PC
DWG. # 11.201 - LEWIS HOMES 2105 - OSPREY RANCH DESIGN (DWG) OSPREY UTILITY PLAN.DWG

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

SEWER DETAILS
OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

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