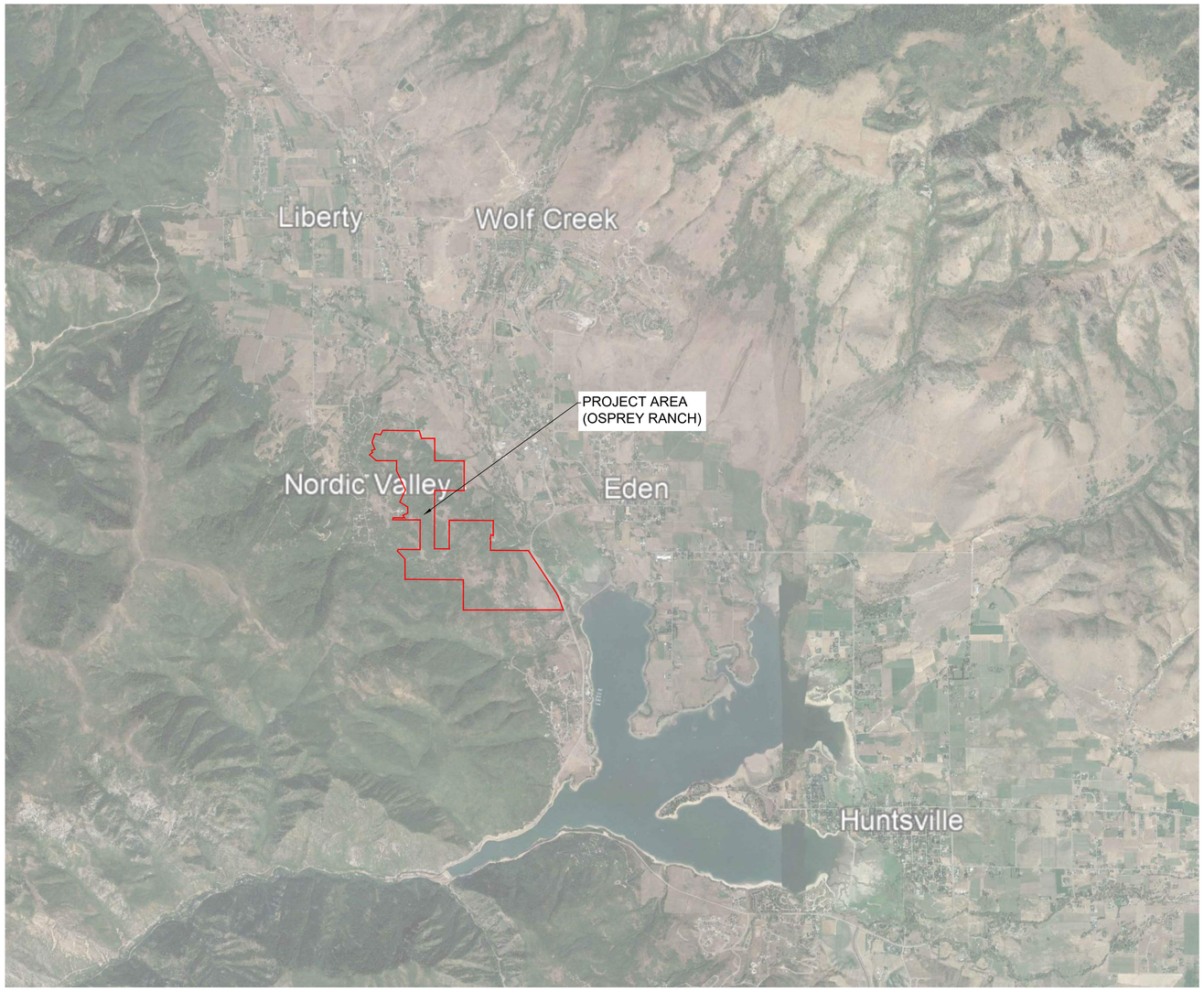
PH 2 - OSPREY RANCH

PHASE 2
WEBER COUNTY, UTAH

LOCATION MAP



OSPREY RANCH

PREPARED FOR:

OSPREY RANCH LLC.
3718 N WOLF CREEK DR
EDEN, UTAH 84310

CONSULTANTS:

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

ENGINEER:
GARDNER ENGINEERING
RYAN CHRISTENSEN
1580 W 2100 S
OGDEN, UTAH 84401
801.476.0202

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

REGISTERED PROFESSIONAL ENGINEER
6/25/25
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

SHEET INDEX:

C-01	COVER SHEET
SA1	SLOPE ANALYSIS - PHASE 2
PH1	PHASING PLAN
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SP1	SITE PLAN - PHASE 2
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PP0	PLAN AND PROFILE INDEX SHEET
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SS1	SEWER LIFT STATION SITE PLAN
SW1	SWPPP
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DT2	SEWER DETAILS

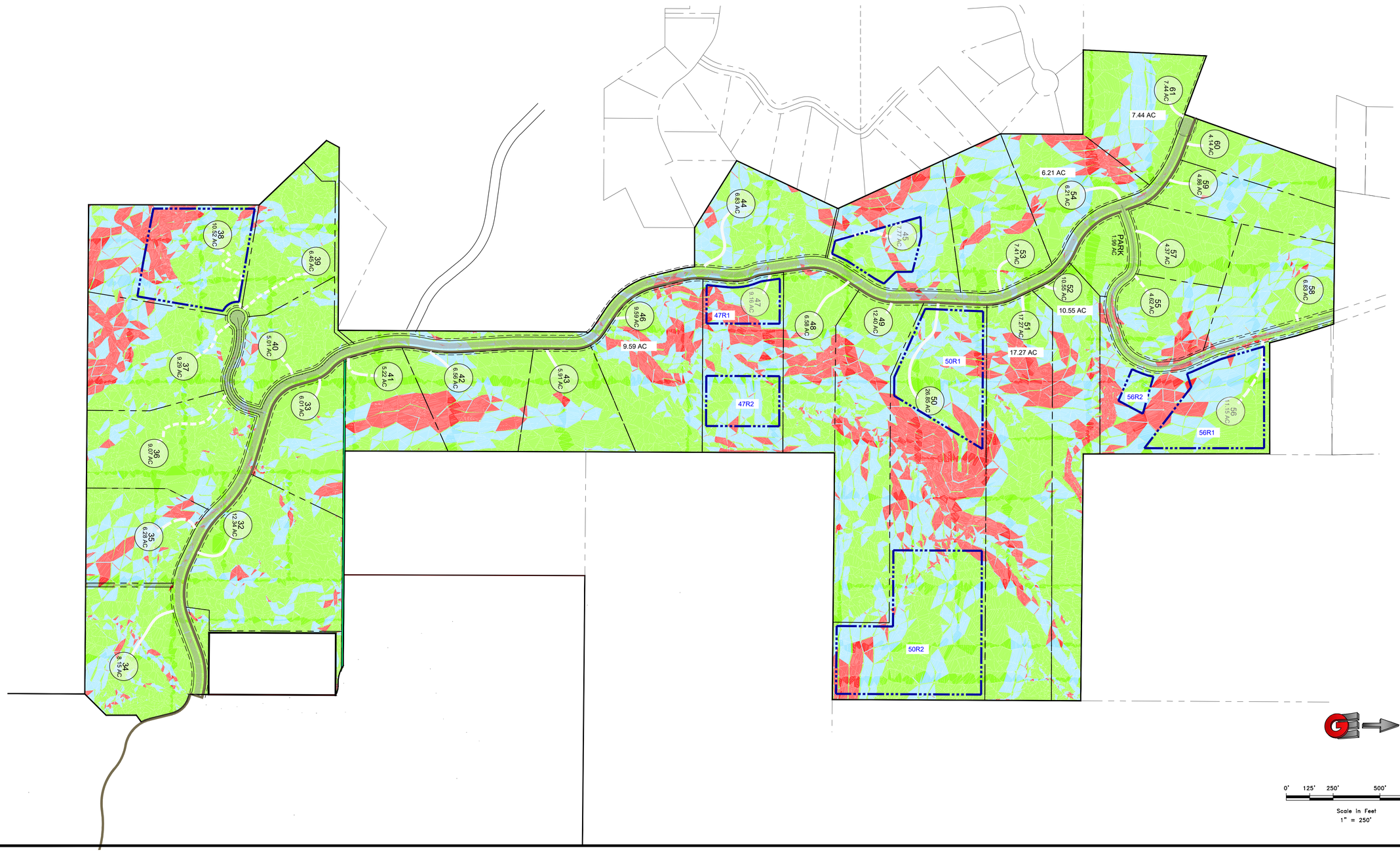
PH 2 - OSPREY RANCH
PHASE 2
6/26/25

\\GE-SERVER\LAND DESKTOP\201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY UTILITY PLAN - PHASE 2.DWG
Login name:ZsLand Desktop\201 - Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Utility Plan - Phase 2.dwg, 6/25/2025 1:34:13 PM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

SLOPE ANALYSIS - PHASE 2
OSPREY RANCH

Slopes Table - PHASE 2				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	25.00%	161.64	
2	25.00%	40.00%	79.15	
3	40.00%	46347.70%	34.02	

BUILDABLE AREAS



REVISIONS	
DATE	DESCRIPTION

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DATE 2-26-25
DESIGN K-N
DRAWN K-N
CHECKED RC
DWG:

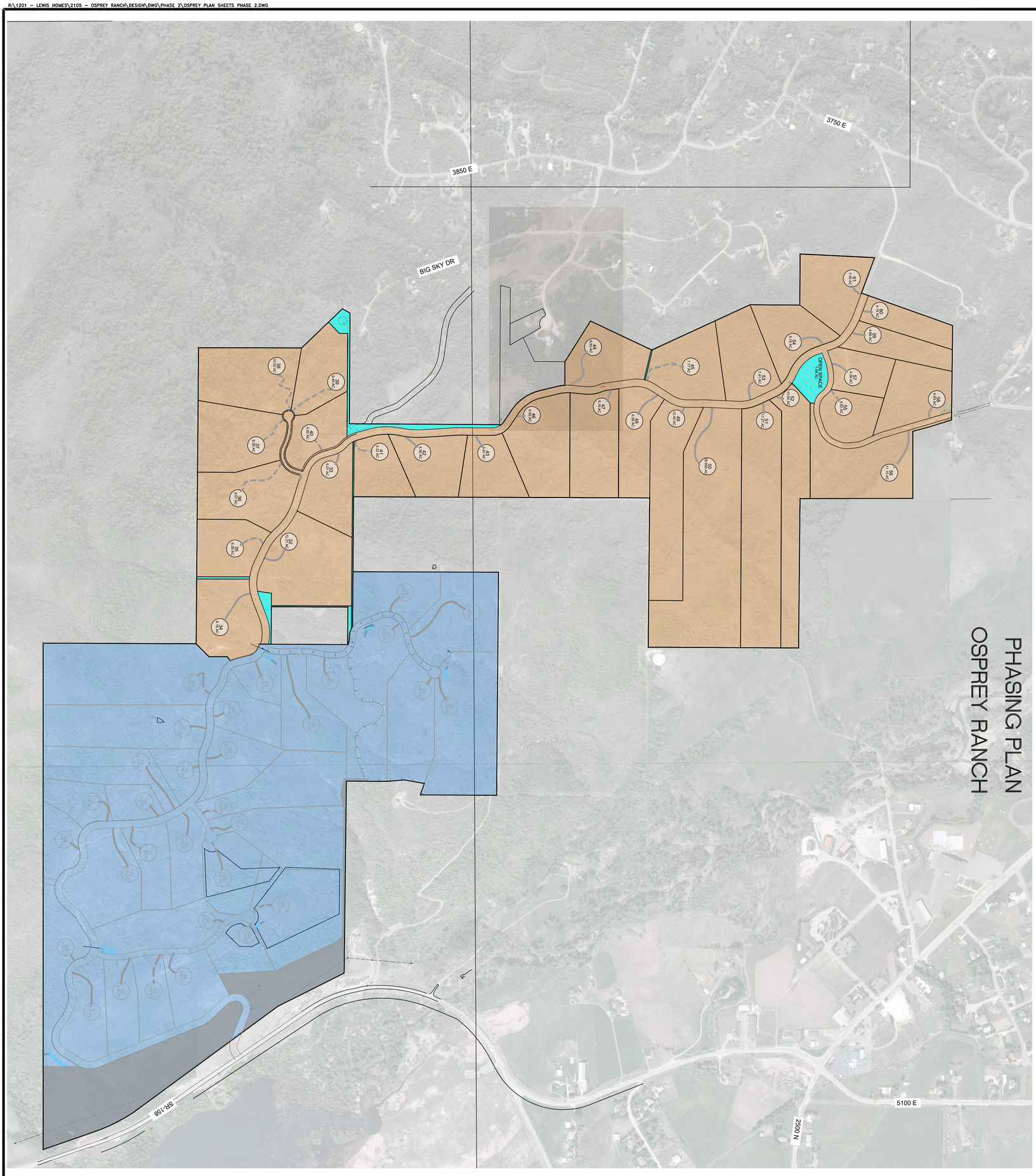
SLOPE ANALYSIS - PHASE 2
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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

SA1

R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY RANCH SLOPE ANALYSIS PHASE 2.DWG

R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PLAN SHEETS PHASE 2.DWG



PHASING PLAN
OSPREY RANCH

PHASE 2 - 274.82 ACRES (30 LOTS)

PHASE 1 - 283.839 ACRES (31 LOTS)

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

PH1

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

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 8910280
RYAN A. CHRISTENSEN

REVISIONS	
DATE	DESCRIPTION

DWG:

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DATE: 5-30-25
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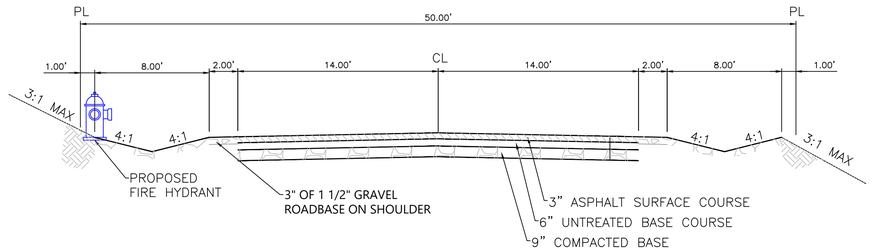
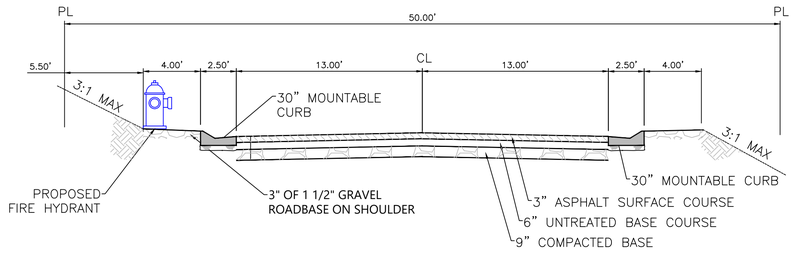


TYPICAL ROAD SECTION - 50 ROW

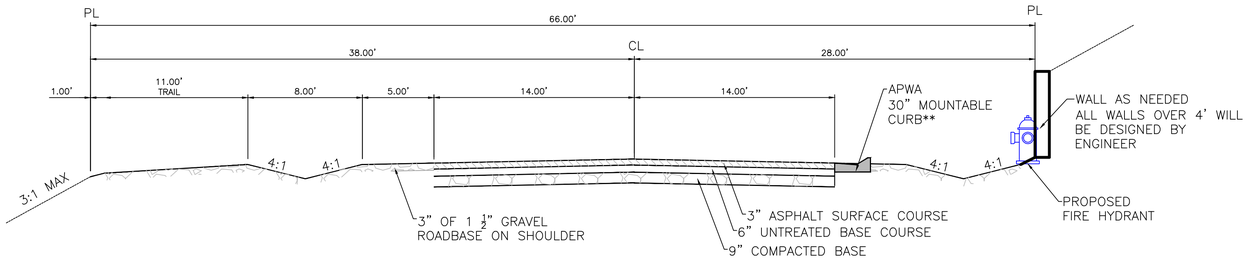
NOT TO SCALE
ROAD 3



TYPICAL ROAD SECTION - 50 ROW

NOT TO SCALE
ROAD 5 - CURB AND GUTTER

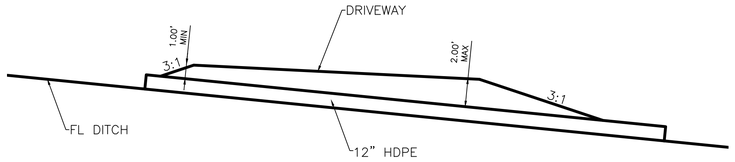
PROVIDE COMPACTION TESTING ON ROAD BASE AND ASPHALT PER GEOTECH RECOMMENDATIONS



TYPICAL ROAD SECTION - 66 ROW TRAIL LT

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

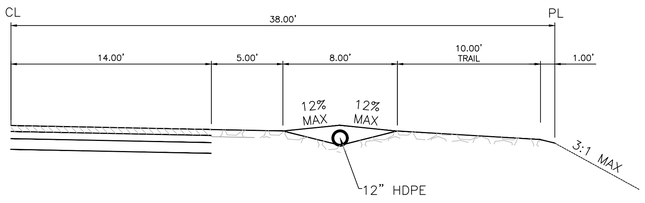
**CURB AND GUTTER RIGHT SIDE FROM STATION 71+20.21 TO 77+54.61



TYPICAL DRIVEWAY DETAIL

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.



TYPICAL DRIVEWAY DETAIL

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.

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 SWPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
3. INSPECTION TO BE PREFORMED WEEKLY BY A RSI OR OTHER CERTIFIED INSPECTOR.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS INSTALLED SHALL BE NEW AND CONFORM TO NORDIC MOUNTAIN WATER INC WATER COMPANY STANDARDS, SPECIFICATIONS AND PLANS.
2. ALL INTERIOR SURFACES AND COATINGS SHALL COMPLY WITH ANSI/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.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WCWSID 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 WCWSID 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 WCWSID 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 WCWSID STANDARD.

SCALE: Custom
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

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DWG:

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No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

TYPICAL SECTIONS AND GENERAL NOTES
PH 2 – OSPREY RANCH
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TS1

\\GE-SERVER2\Land Desktop\1201 - LEWIS HOMES 2105 - OSPREY RANCH\DESIGN\DWG PHASE 2\OSPREY PLAN SHEETS PHASE 2.DWG
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SITE PLAN PH 2

PH 2 - OSPREY RANCH

KEY NOTES:

1. ROAD SIDE PATHWAY (SEE TS1 TYPICAL SECTIONS)
2. SOFT TRAIL
3. 50 FT - EPHEMERAL STREAM SETBACK
4. DETENTION POND
5. PROPOSED DRIVEWAY LOCATION
6. 10' PUE
7. 33' ACCESS EASEMENT
8. PAVED TEMPORARY TURN AROUND
9. CURB AND GUTTER
10. FUTURE TRAIL HEAD
12. DRAINAGE EASEMENT
13. COMMON AREA
14. WIDEN EXISTING ROAD TO 24' MIN
15. EXISTING WATER TANK

COMMON AREA (PHASE 2)

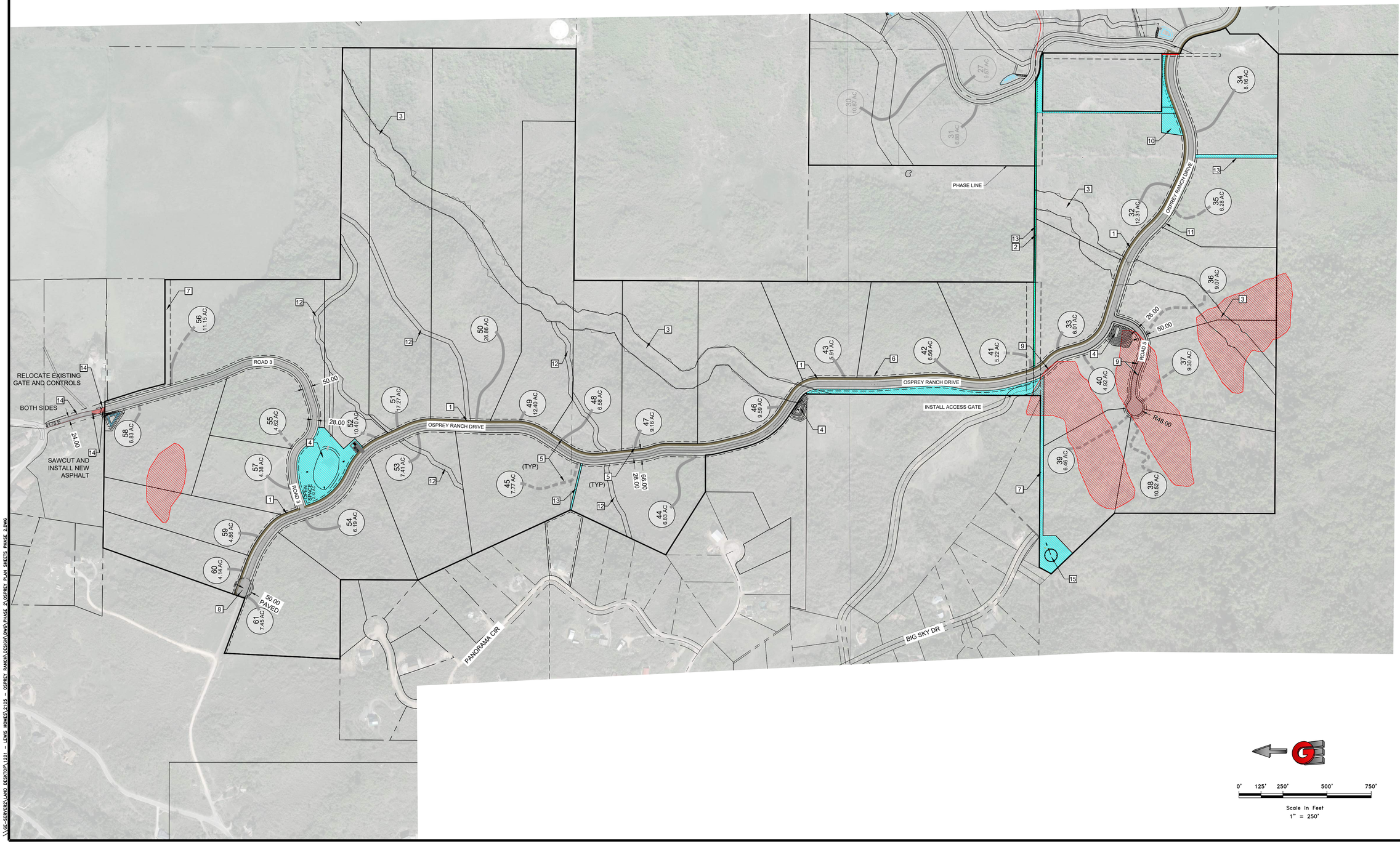
GEOLOGICAL HAZARD

PHASE LINE

PROPOSED ROADSIDE PATHWAY

PROPOSED BOUNDARY

PROPOSED BOUNDARY



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SP1

\\GE-SERVER\LAND DESKTOP\101 - LEWIS HOMES\2105 - OSPREY RANCH DESIGN\DWG\PHASE 2\OSPREY PLAN SHEETS PHASE 2.DWG
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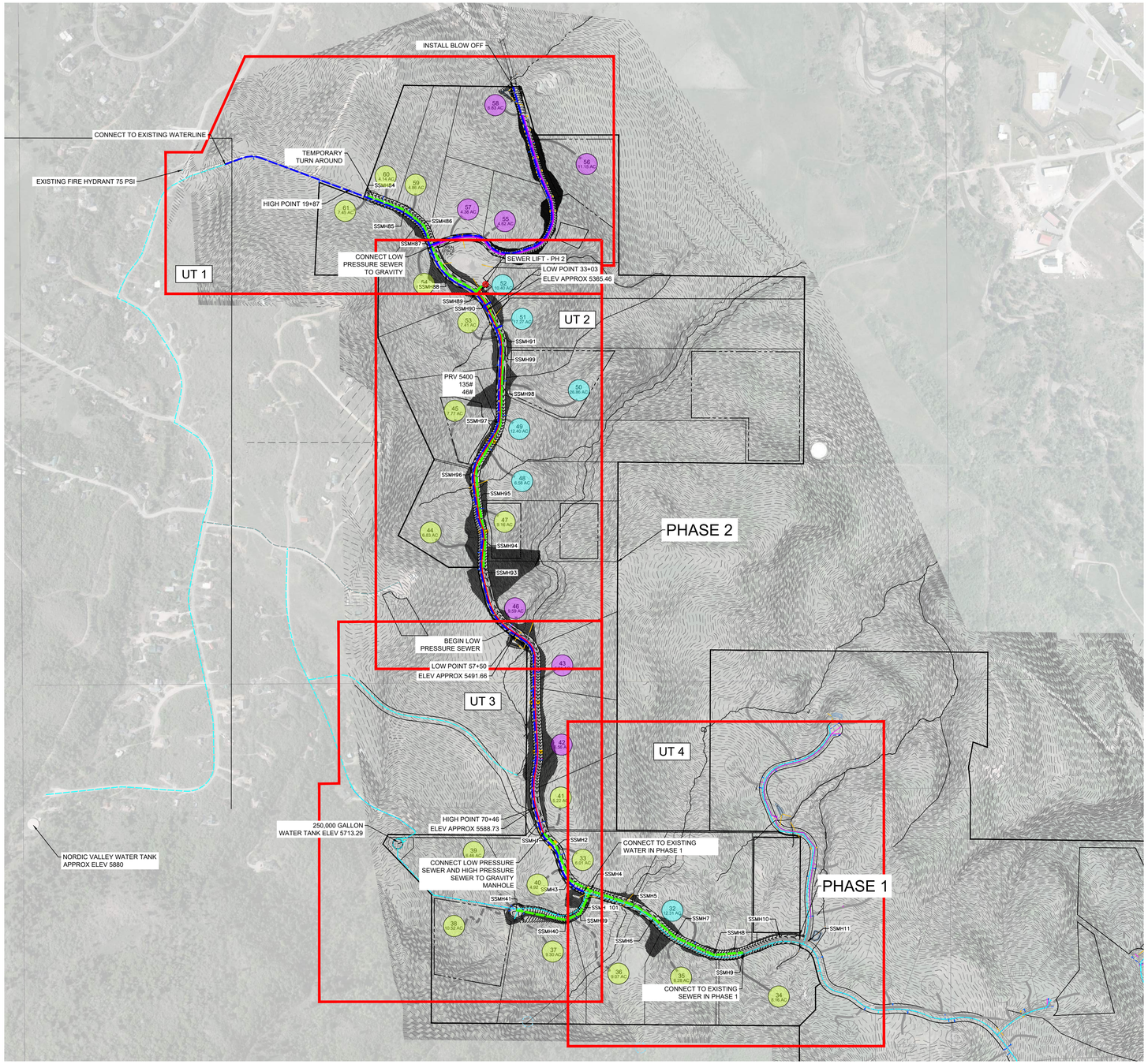
UTILITY MAP - PH 2 OVERVIEW

PH 2 - OSPREY RANCH



PRESSURE SEWER
GRAVITY SEWER
LOW PRESSURE SEWER
PROPOSED 12" WATERLINE
PROPOSED 8" WATERLINE
EXISTING WATERLINE
EXISTING SEWER
250,000 GALLON WATER TANK
PROPOSED FIRE HYDRANT
PROPOSED PRV
PROPOSED SEWER LIFT STATION
GRAVITY SEWER LATERAL
LOW PRESSURE SEWER PUMP
PUMP TO GRAVITY SEWER

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 IMPROVMENTS
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

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OFFICE: 801.476.0202 FAX: 801.476.0066

UT0

\\GE-SERVER\LAND DESKTOP\1201 - LEWIS HOMES\3105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY UTILITY PLAN - PHASE 2.DWG

UTILITY PLAN - PHASE 2

PH 2 - OSPREY RANCH

Osprey Sewer STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
SEWER LIFT STATION JUNCTION 4' SS MH	RIM = 5370.05 INV IN = 5356.46	INV (SW) =5356.46	
SSMH84 4' SSMH	RIM = 5424.70 INV OUT = 5418.20		INV (E) =5418.20
SSMH85 4' SSMH	RIM = 5403.35 INV IN = 5395.72 INV OUT = 5395.62	INV (W) =5395.72	INV (SE) =5395.62
SSMH86 4' SSMH	RIM = 5387.55 INV IN = 5380.57 INV OUT = 5380.47	INV (NW) =5380.57	INV (S) =5380.47
SSMH87 4' SSMH	RIM = 5373.51 INV IN = 5366.65 INV OUT = 5366.55	INV (N) =5366.65	INV (SE) =5366.55
SSMH88 4' SSMH	RIM = 5367.52 INV IN = 5359.00 INV OUT = 5358.90	INV (NW) =5359.00	INV (SE) =5358.90
SSMH89 4' SSMH	RIM = 5370.83 INV IN = 5357.42 INV IN = 5357.42 INV OUT = 5357.32	INV (NW) =5357.42 INV (SE) =5357.42	INV (NE) =5357.32

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. STORM DRAIN (SEE DR SHEETS)
12. CHECK DAM (TYP) SEE DR4 FOR DETAIL
13. CULINARY AIR / VAC SEE DT4
14. E/ONE TERMINAL FLUSHING CONNECTION

LOW PRESSURE SEWER PUMP

PUMP TO GRAVITY SEWER

GRAVITY SEWER

PROPOSED WATER

PROPOSED PRESSURE SEWER

PROPOSED LOW PRESSURE SEWER

PROPOSED GRAVITY SEWER

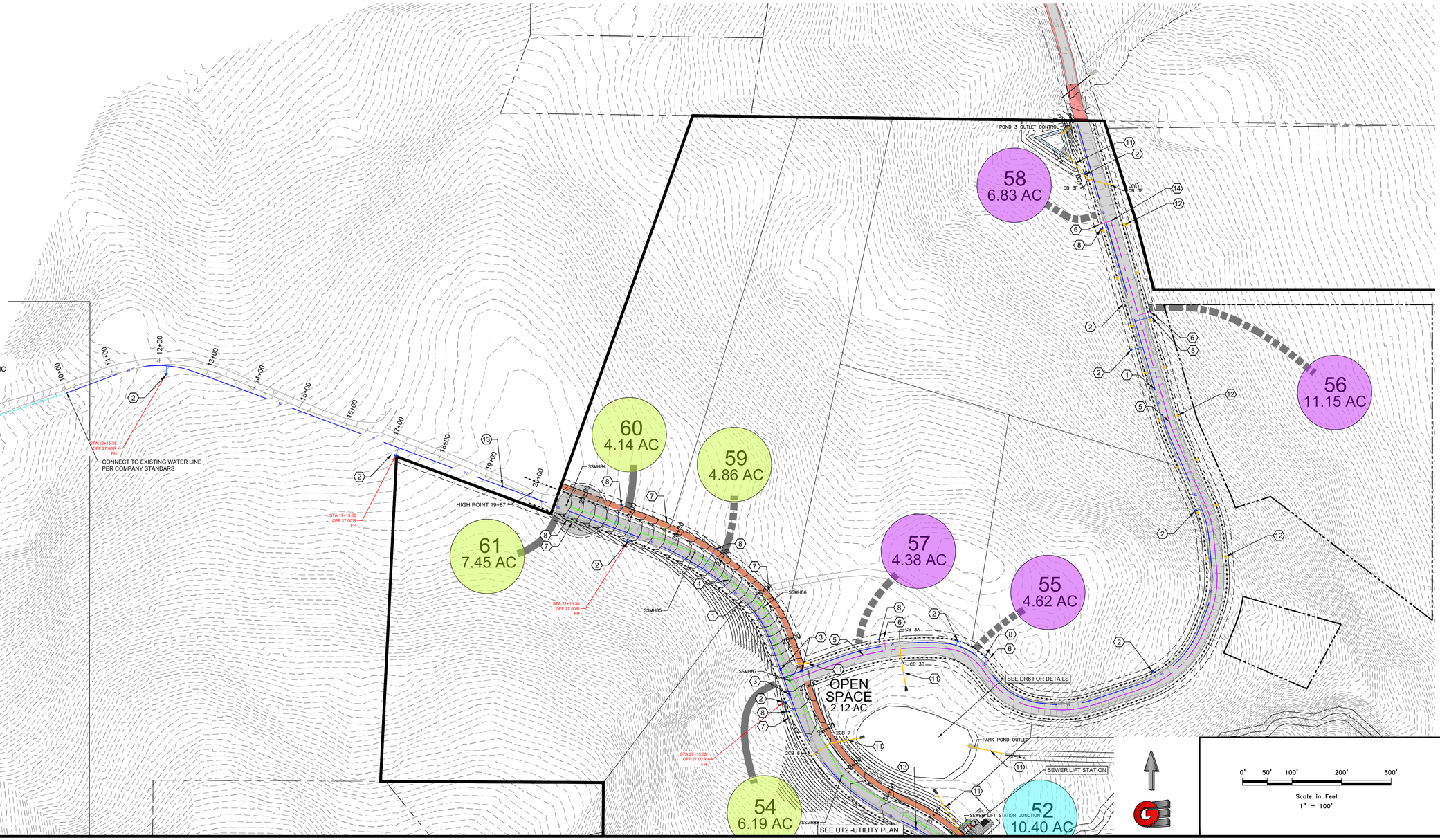
PROPOSED STORM DRAIN/CULVERT

PROPOSED DRAINAGE DITCH

PROPOSED FIRE HYDRANT

PROPOSED PRV

TRAIL



SCALE 1" = 100'
DATE 6/25/25
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DATE	DESCRIPTION

DWG:

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

UTILITY PLAN - PHASE 2
PH 2 - 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

UT1

\\GE-SERVER\LAND DESIGN\1201 - LEWIS HOMES\1205 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY UTILITY PLAN - PHASE 2.DWG
User:samuel\Land Desktop\1201 - Lewis Homes\1205 - Osprey Ranch\DESIGN\DWG\Plans\Osprey Utility Plan - Phase 2.dwg, 6/26/2025 4:33:16 PM, ARCH full bleed D (24.00 x 36.00 inches), 1:1

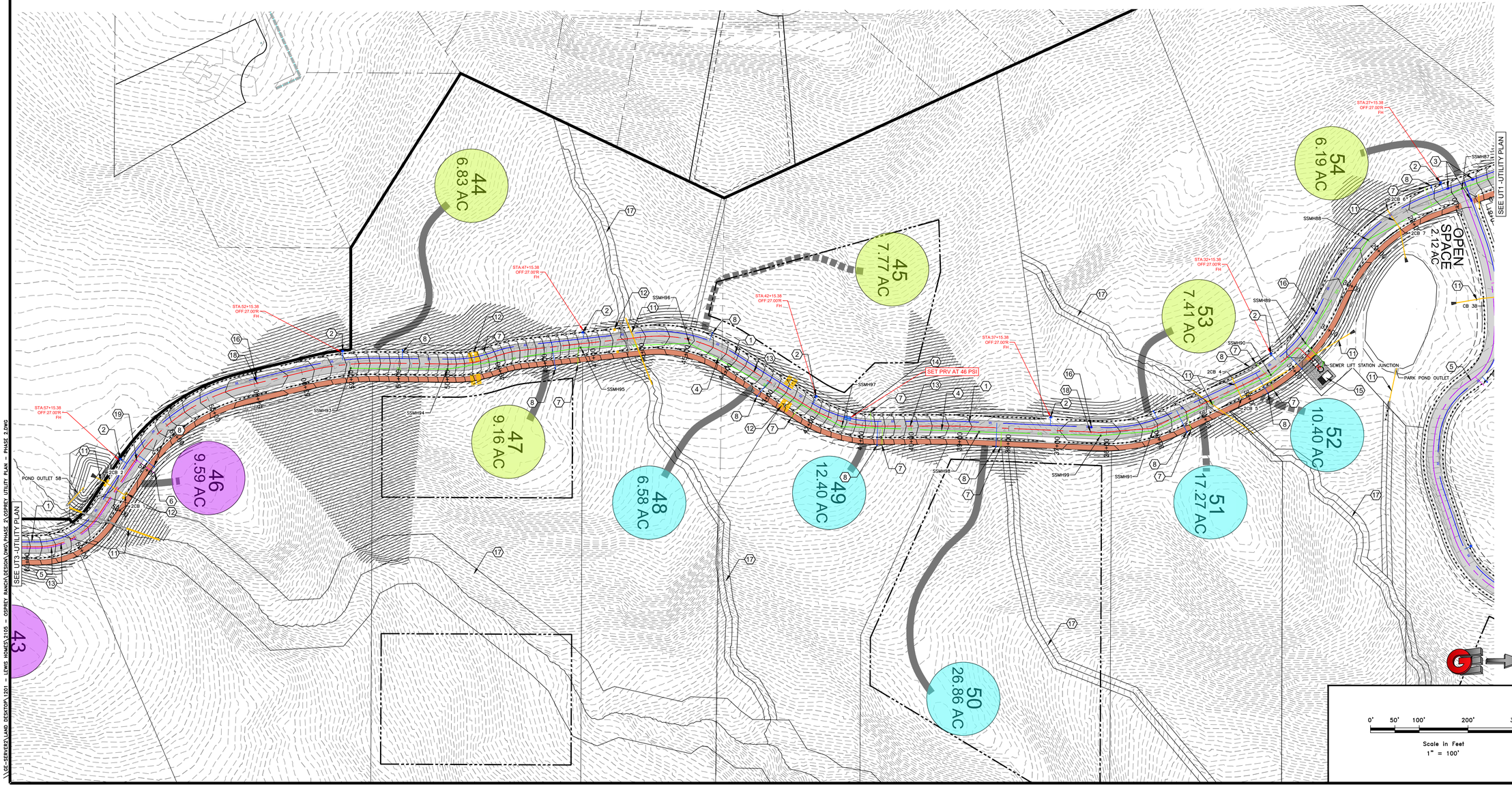
Osprey Sewer STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
SSMH89 4' SSMH	RIM = 5370.83 INV IN = 5357.42 INV IN = 5357.42 INV OUT = 5357.32	INV (NW) =5357.42 INV (SE) =5357.42	INV (NE) =5357.32
SSMH90 4' SSMH	RIM = 5368.85 INV IN = 5360.07 INV OUT = 5359.97	INV (SE) =5360.07	INV (NW) =5359.97
SSMH91 4' SSMH	RIM = 5376.67 INV IN = 5367.30 INV OUT = 5367.20	INV (S) =5367.30	INV (NW) =5367.20
SSMH93 4' SSMH	RIM = 5497.26 INV OUT = 5490.00		INV (N) =5490.00
SSMH94 4' SSMH	RIM = 5478.00 INV IN = 5470.32 INV OUT = 5470.22	INV (S) =5470.32	INV (N) =5470.22
SSMH95 4' SSMH	RIM = 5445.61 INV IN = 5436.86 INV OUT = 5436.76	INV (S) =5436.86	INV (N) =5436.76
SSMH96 4' SSMH	RIM = 5432.21 INV IN = 5424.76 INV OUT = 5424.66	INV (S) =5424.76	INV (NE) =5424.66
SSMH97 4' SSMH	RIM = 5400.58 INV IN = 5388.60 INV OUT = 5388.50	INV (SW) =5388.60	INV (N) =5388.50
SSMH98 4' SSMH	RIM = 5379.38 INV IN = 5373.13 INV OUT = 5373.03	INV (S) =5373.13	INV (N) =5373.03
SSMH99 4' SSMH	RIM = 5380.73 INV IN = 5370.54 INV OUT = 5370.44	INV (S) =5370.54	INV (N) =5370.44

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)
10. POND OUTLET SEE DT6
11. STORM DRAIN SEE DR SHEETS
12. CHECK DAM (TYP) SEE DR4 FOR DETAIL
13. HIGH PRESSURE SEWER - SDR 11 HDPE 4710 (MIN DEPTH 6')
14. PRV
15. SEWER LIFT STATION
16. CULINARY AIR VAC SEE DT4
17. DRAINAGE EASEMENT
18. SEWER AIR VAC
19. E/ONE TERMINAL FLUSHING CONNECTION

UTILITY PLAN- PHASE 2
PH 2 - OSPREY RANCH

- PROPOSED WATER
- PROPOSED PRESSURE SEWER
- PROPOSED LOW PRESSURE SEWER
- PROPOSED GRAVITY SEWER
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH
- PROPOSED FIRE HYDRANT
- PROPOSED PRV
- TRAIL
- LOW PRESSURE SEWER PUMP
- PUMP TO GRAVITY SEWER
- GRAVITY SEWER



SCALE 1" = 100'
DATE 6/25/25
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DESCRIPTION	DATE

DWG:

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

UTILITY PLAN- PHASE 2
PH 2 - OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

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5150 SOUTH 375 EAST OGDEN, UT
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UT2

\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\Phase 2\Osprey Utility Plan - Phase 2.dwg 6/25/2025 4:44:17 PM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

UTILITY PLAN PHASE 2

PH 2 - OSPREY RANCH

Osprey Sewer STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
SSMH 101 4' SSMH	RIM = 5558.13 INV IN = 5550.10 INV OUT = 5550.00	INV (SW) =5550.10	INV (NE) =5550.00
SSMH1 4' SSMH	RIM = 5584.65 INV OUT = 5574.77		INV (SE) =5574.77
SSMH2 4' SSMH	RIM = 5579.05 INV IN = 5570.01 INV OUT = 5569.91	INV (NW) =5570.01	INV (S) =5569.91
SSMH3 4' SSMH	RIM = 5571.18 INV IN = 5562.30 INV OUT = 5562.20	INV (N) =5562.30	INV (SE) =5562.20
SSMH4 5' SSMH	RIM = 5556.19 INV IN = 5546.00 INV IN = 5546.00 INV OUT = 5545.90	INV (NW) =5546.00 INV (SW) =5546.00	INV (E) =5545.90
SSMH39 4' SSMH	RIM = 5570.16 INV IN = 5561.89 INV OUT = 5561.79	INV (SW) =5561.89	INV (NE) =5561.79
SSMH40 4' SSMH	RIM = 5582.99 INV IN = 5575.37 INV OUT = 5575.27	INV (W) =5575.37	INV (NE) =5575.27

PROPOSED WATER

PROPOSED PRESSURE SEWER

PROPOSED LOW PRESSURE SEWER

PROPOSED GRAVITY SEWER

PROPOSED STORM DRAIN/CULVERT

PROPOSED FIRE HYDRANT

PROPOSED PRV

TRAIL

LOW PRESSURE SEWER PUMP

PUMP TO GRAVITY SEWER

GRAVITY SEWER

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)
10. POND OUTLET SEE DT6
11. STORM DRAIN SEE DR SHEETS
12. CHECK DAM (TYP) SEE DR4 FOR DETAIL
13. HIGH PRESSURE SEWER - SDR 11 HDPE 4710 (MIN DEPTH 6')
14. CULINARY AIR VAC SEE DT4
15. SEWER AIR VAC
16. E/ONE TERMINAL FLUSHING CONNECTION

APPROX LOCATION OF EXISTING FH

EXISTING CULINARY WATER TANK

EXISTING CULINARY WATER LINE

TANK DRAIN/OVERFLOW

INSTALL CULVERT FOR ACCESS

CONNECT LOW PRESSURE SEWER AND HIGH PRESSURE SEWER TO SSMH

CONNECT TO EXISTING

EX SD PROTECT IN PLACE

EX 12" PVC

SSMH1

SSMH2

SSMH3

SSMH4

SSMH39

SSMH40

SSMH41

SSMH 101

STA:71+81.14 OFF:27.00'R FH

STA:73+39.00 OFF:30.00'R FH

STA:79+81.04 OFF:27.00'R FH

STA:67+15.38 OFF:27.00'R FH

STA:62+15.28 OFF:27.00'R FH

STA:57+15.38 OFF:27.00'R FH

SEE UT2 -UTILITY PLAN

38 10.52 AC

39 6.46 AC

40 4.92 AC

37 9.30 AC

41 5.22 AC

42 6.56 AC

43 5.91 AC

33 6.01 AC

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

SCALE: 1" = 100'
DATE: 6/29/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

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

UTILITY PLAN PHASE 2
PH 2 - OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

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

UT3

\\GE-SERVER\LAND DESIGN\1301 - LEWIS HOMES\1305 - OSPREY RANCH DESIGN\DWG\PHASE 2\OSPREY UTILITY PLAN - PHASE 2.DWG
\\gesurvey\Land Desktop\1301 - Lewis Homes\1305 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Utility Plan - Phase 2.dwg, 6/29/2025 4:33:48 PM, ARCH full bleed D (24.00 x 36.00 inches), 1:1

UTILITY PLAN PHASE 2

PH 2 - OSPREY RANCH

PROPOSED WATER

PROPOSED PRESSURE SEWER

PROPOSED LOW PRESSURE SEWER

PROPOSED GRAVITY SEWER

PROPOSED STORM DRAIN/CULVERT

PROPOSED DRAINAGE DITCH

PROPOSED FIRE HYDRANT

PROPOSED PRV

TRAIL

LOW PRESSURE SEWER PUMP

PUMP TO GRAVITY SEWER

GRAVITY SEWER

KEY NOTES

1. 8" WATER C900 DR18 (MIN DEPTH 5')
2. FIRE HYDRANT (SEE DT4)
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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. STORM DRAIN SEE DR SHEETS
12. CHECK DAM (TYP) SEE DR4 FOR DETAIL
13. EXISTING FIRE HYDRANT
14. EXISTING WATER METER
15. DRAINAGE EASEMENT

Osprey Sewer STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
SSMH4 5' SSMH	RIM = 5556.19 INV IN = 5546.00 INV IN = 5546.00 INV OUT = 5545.90	INV (NW) =5546.00 INV (SW) =5546.00	INV (E) =5545.90
SSMH5 4' SSMH	RIM = 5532.55 INV IN = 5520.85 INV OUT = 5520.75	INV (W) =5520.85	INV (SE) =5520.75
SSMH7 4' SSMH	RIM = 5510.49 INV IN = 5502.41 INV OUT = 5502.31	INV (NW) =5502.41	INV (SE) =5502.31
SSMH8 4' SSMH	RIM = 5479.94 INV IN = 5472.26 INV OUT = 5472.16	INV (NW) =5472.26	INV (E) =5472.16
SSMH9 4' SSMH	RIM = 5458.07 INV IN = 5451.69 INV OUT = 5451.59	INV (W) =5451.69	INV (E) =5451.59
SSMH10 4' SSMH	RIM = 5431.52 INV IN = 5423.46 INV OUT = 5423.36	INV (W) =5423.46	INV (E) =5423.36

REVISIONS

DESCRIPTION	DATE
REVISED SEWER LATERAL LOCATIONS	6/29/25
COUNTY COMMENTS	9-12-22

DWG:

SCALE 1" = 100'
DATE 6/29/25
DESIGN KAN
DRAWN KAN
CHECKED RC

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

UTILITY PLAN PHASE 2
PH 2 - 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

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

UT4

C:\E-SERVER\LAND DESIGN\2021 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY UTILITY PLAN - PHASE 2.DWG
SEE UT1 -UTILITY PLAN
Last saved by Jared Densley on 6/29/2025 4:37:07 PM, AutoCAD full (taken 0 d 6 h 1 m 36.00 hrs), 1:1

NOTE:
1. DETENTION CALCS ARE FOR THE 10 YR STORM WITH A RELEASE RATE OF 0.1 CFS/SCRE

2. STORM WATER RUN OFF FROM ROAD RIGHT OF WAY TO BE DETAINED BY PROJECT IMPROVEMENTS.

3. SEE DR4 - DR7 FOR POND DETAILS

4. SEE DR 5 FOR POND OUTLET DETAIL

EXISTING DRAINAGE DITCH

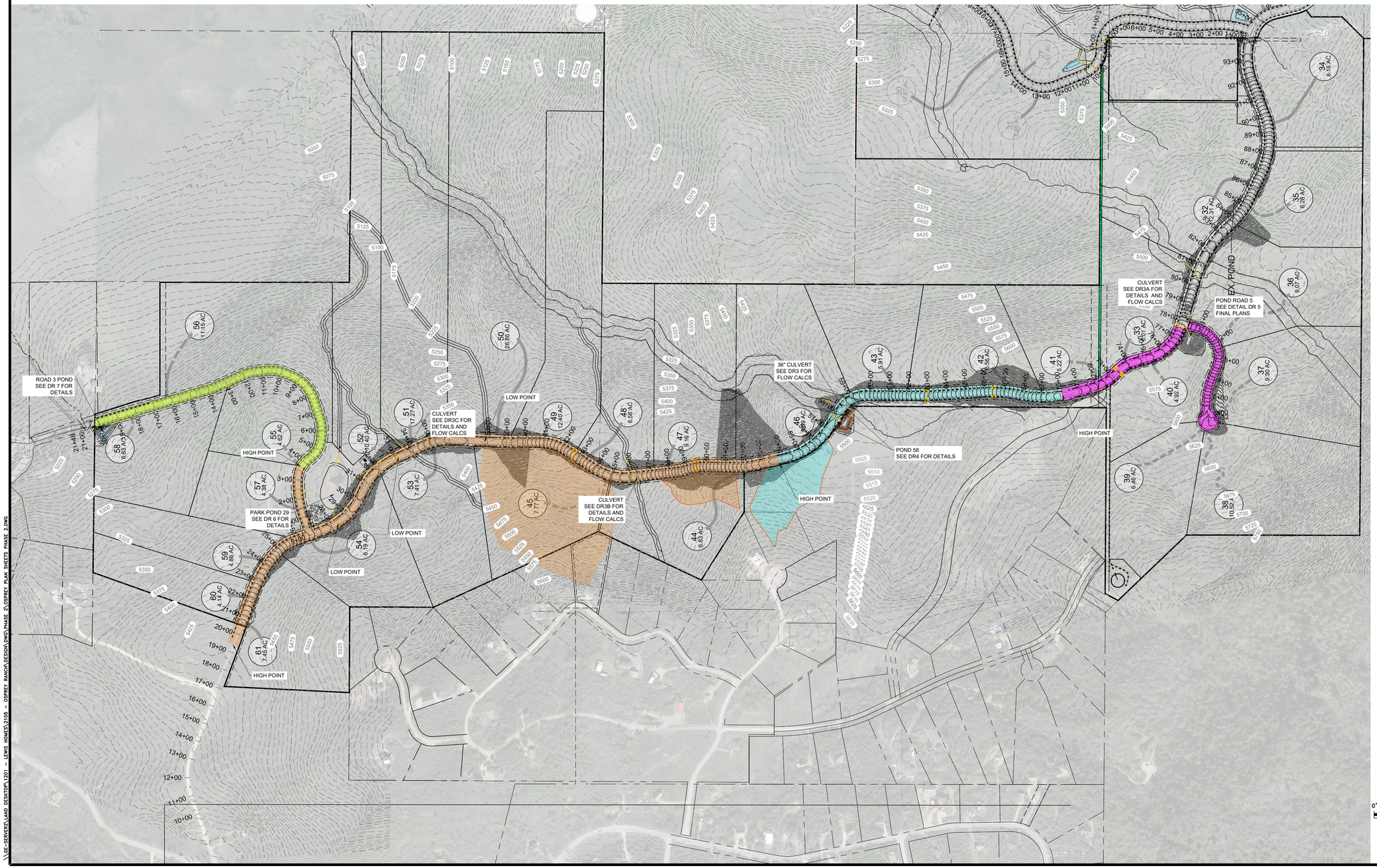
PROPOSED DRAINAGE DITCH

PROPOSED STORM DRAIN

CHECK DAM SEE DR4 FOR DETAIL

OSPREY PHASE 2 - DRAINAGE
PH 2 - OSPREY RANCH

Basin	Area (acres)	Detention Volume (cy)
Pond 58	2.58	237
Park Pond 29	15.58	552
Pond Road 5	1.97	164
Pond Road 3	1.89	142



SCALE 1" = 250'
DATE 6/25/25
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DATE	DESCRIPTION
9-8-22	ADDED EASEMENTS

DWG:

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

OSPREY PHASE 2 - DRAINAGE
PH 2 - OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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

DR1

\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PLAN SHEETS PHASE 2.DWG
Plotted: 25 Jun 2025 - 5:11:12 PM, ARCH full (Sized D (36.00 x 24.00 Inches), 1:1
User name: RyanC (Land Desktop) 1201 - Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Plan Sheets Phase 2.dwg, 6/25/2025 5:11:12 PM, ARCH full (Sized D (36.00 x 24.00 Inches), 1:1

PHASE 2 - BASIN CALCULATIONS

PH 2 - OSPREY RANCH

Osprey Ranch
Road 5

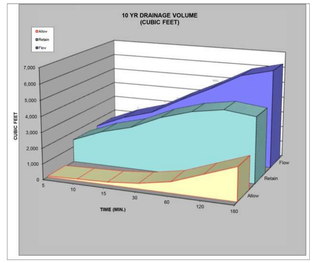
Latitude: 41.2978° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Road 5	85,712	1.97	0.60
Total/Weighted	85,712	1.97	0.60
		Q (MAX)	3.22 cfs

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.20

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr / 10	Total 10 YEAR	Vol (cf)	Detain Vol (cf) Difference
5	59	4.01	1,539		1,480
10	118	3.05	2,341		2,222
15	177	2.52	2,901		2,724
30	354	1.7	3,914		3,560
60	708	1.05	4,835		4,126
120	1,417	0.636	5,857		4,440
180	2,125	0.458	6,326		4,201
360	4,250	0.295	8,150		3,900
720	8,500	0.191	10,553		2,053
1440	13,371	0.121	13,371		0



	CUBIC FEET	CUBIC YARDS	
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	4,440	164	100 YR VOL - 350 CY
Pond Volume	182.80 CY		

Orifice Calculation

top pond 5135
fl out 5131.93

H =	4.36	Maximum water height to center of orifice (ft)
Q =	0.20	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.019	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	2	Orifice Diameter (in)

Osprey Ranch
Pond 29

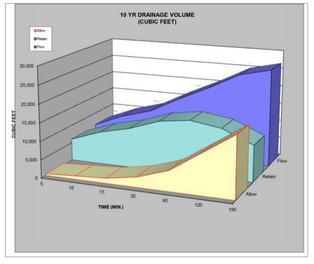
Latitude: 41.2978° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Pond 29	244,574	5.61	0.70
offsite	433,911	9.96	0.15
Total/Weighted	678,485	15.58	0.35
		Q (MAX)	9.90 cfs

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 1.56

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr / 10	Total 10 YEAR	Vol (cf)	Detain Vol (cf) Difference
5	467	4.01	6,526		6,058
10	935	3.05	9,927		8,992
15	1,402	2.52	12,303		10,901
30	2,804	1.7	16,599		13,795
60	5,607	1.05	20,504		14,897
120	11,215	0.636	24,839		13,625
180	16,822	0.458	26,831		10,009
360	33,644	0.295	34,564		921
720	44,758	0.191	44,758		0
1440	56,709	0.121	56,709		0



	CUBIC FEET	CUBIC YARDS	
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	14,897	552	100 YR VOL - 1270 CY
Pond Volume	567.73 CY		

Orifice Calculation

top pond 5135
fl out 5131.93

H =	3.07	Maximum water height to center of orifice (ft)
Q =	1.56	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.182	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	6	Orifice Diameter (in)

Osprey Ranch
Pond 58

Latitude: 41.2978° Longitude: -111.8318°

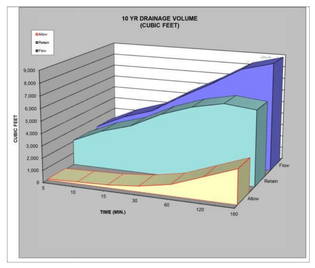
Areas	Area Sq. Ft.	Acre	C
Pond 58	112,368	2.58	0.70
Total/Weighted	112,368	2.58	0.70
		Q (MAX)	4.55 cfs

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.26

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr / 10	Total 10 YEAR	Vol (cf)	Detain Vol (cf) Difference
5	77	4.01	2,172		2,095
10	155	3.05	3,304		3,150
15	232	2.52	4,090		3,863
30	464	1.7	5,526		5,061
60	929	1.05	6,826		5,897
120	1,857	0.636	8,269		6,411
180	2,786	0.458	8,932		6,146
360	5,572	0.295	11,506		5,934
720	11,144	0.191	14,899		3,755
1440	18,878	0.121	18,878		0

Q(15)= 4.55



	CUBIC FEET	CUBIC YARDS	
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	6,411	237	100 YR VOL - 499 CY
Pond Volume	272.16 CY		

Orifice Calculation

top pond 5135
fl out 5131.93

H =	2.76	Maximum water height to center of orifice (ft)
Q =	0.26	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.032	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	2	Orifice Diameter (in)

Osprey Ranch
Road 3

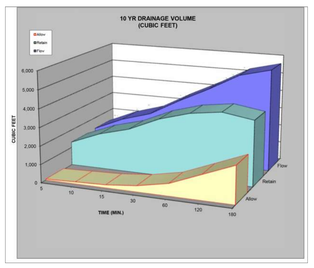
Latitude: 41.2978° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Road 3	82,528	1.89	0.60
Total/Weighted	82,528	1.89	0.60
		Q (MAX)	2.86 cfs

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.19

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr / 10	Total 10 YEAR	Vol (cf)	Detain Vol (cf) Difference
5	57	4.01	1,368		1,311
10	114	3.05	2,080		1,967
15	171	2.52	2,578		2,408
30	341	1.7	3,478		3,137
60	682	1.05	4,297		3,615
120	1,364	0.636	5,205		3,841
180	2,046	0.458	5,623		3,577
360	4,092	0.295	7,243		3,151
720	8,185	0.191	9,379		1,195
1440	11,884	0.121	11,884		0



	CUBIC FEET	CUBIC YARDS	
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	3,641	142	100 YR VOL - 307 CY
Pond Volume	161.60 CY		

Orifice Calculation

top pond 5135
fl out 5131.93

H =	3.07	Maximum water height to center of orifice (ft)
Q =	0.19	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.022	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	2	Orifice Diameter (in)

RUN OFF COEFFICIENTS

C - 50 foot ROW				
Road	0.95	24	22.8	
gravel	0.35	36	12.6	
		60	35.4	0.59
				0.59

C - 66 foot ROW				
Road	0.95	38	36.1	
gravel	0.35	28	9.8	
		66	45.9	0.695455
				0.7

SCALE
DATE 6/25/25
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS
DESCRIPTION
DATE

DWG:

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

PHASE 2 - BASIN CALCULATIONS
PH 2 - OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

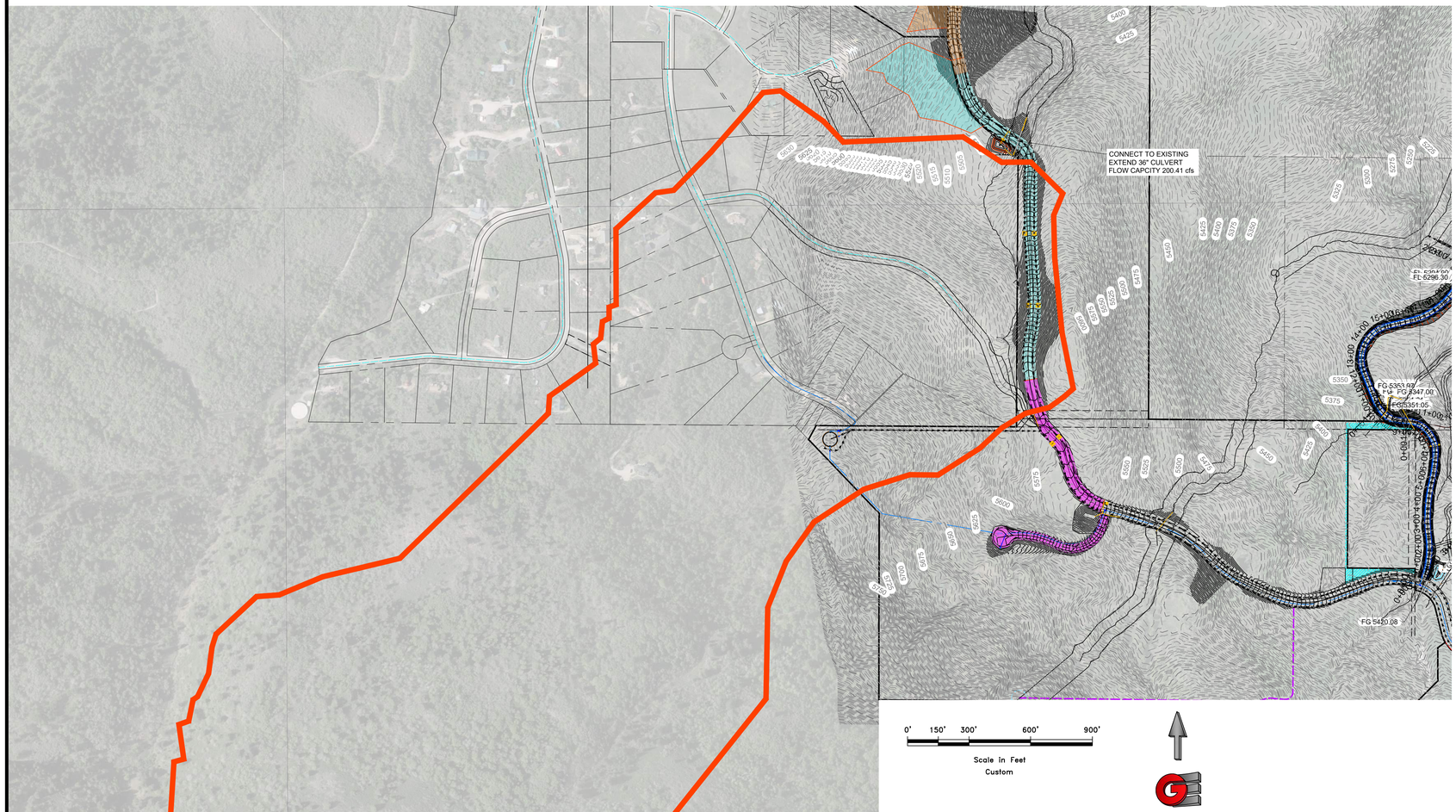
GARDNER ENGINEERING
CIVIL* LAND PLANNING
MUNICIPAL* LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

DR2

\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PLAN SHEETS PHASE 2.DWG
Tuesday, 6/24/2025 11:44:04 PM, ARCH full (ledit) (5.00) = 24.00 Inch(es), 1:1

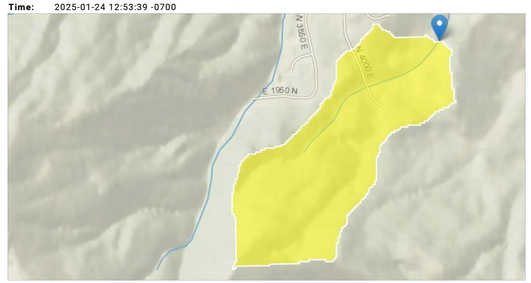
OFFSITE DRAINAGE
PH 2 - OSPREY RANCH

CULVERT CROSSING STA 58
Q-PIPE CAP HEIGHT OF 3 = 59.67 cfs
100 YR FLOW FROM BASIN - 36.5 cfs



StreamStats Report

Region ID: UT
Workspace ID: UT20250124195316369000
Clicked Point (Latitude, Longitude): 41.29690, -111.84704
Time: 2025-01-24 12:53:39 -0700



1/24/25, 12:59 PM StreamStats

Peak-Flow Statistics Disclaimers [Region 2]

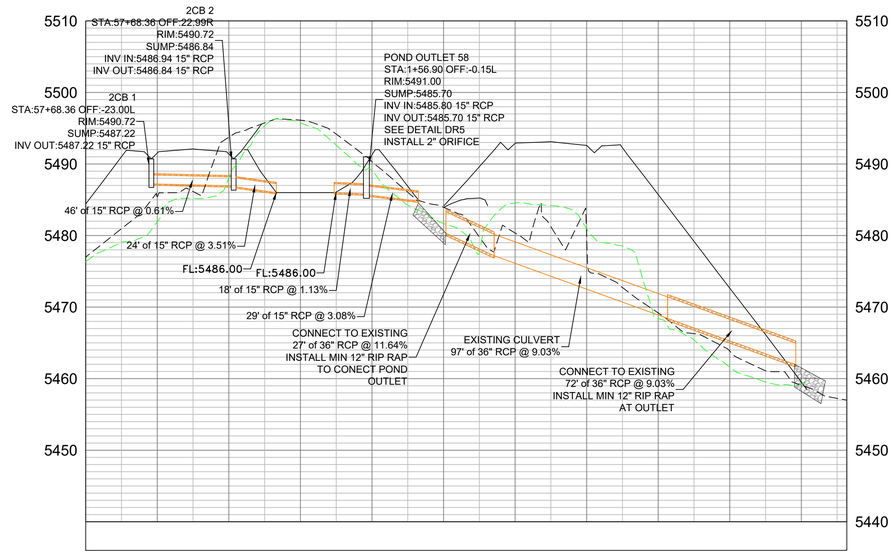
One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Peak-Flow Statistics Flow Report [Region 2]

Statistic	Value	Unit
50-percent AEP flood	4.64	ft^3/s
20-percent AEP flood	10.5	ft^3/s
10-percent AEP flood	15.8	ft^3/s
4-percent AEP flood	21.6	ft^3/s
2-percent AEP flood	29.9	ft^3/s
1-percent AEP flood	36.5	ft^3/s
0.5-percent AEP flood	43.8	ft^3/s
0.2-percent AEP flood	60.1	ft^3/s

Peak-Flow Statistics Citations

Kenney, T.A., Wilkowske, C.D., and Wright, S.J.,2007, Methods for Estimating Magnitude and Frequency of Peak Flows for Natural Streams in Utah: U.S. Geological Survey Scientific Investigations Report 2007-5158, 28 p. (http://pubs.usgs.gov/sir/2007/5158/)



SCALE
DATE 6/25/25
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS
DATE | DESCRIPTION

DWG:

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

OFFSITE DRAINAGE
PH 2 - OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
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5150 SOUTH 375 EAST OGDEN, UT
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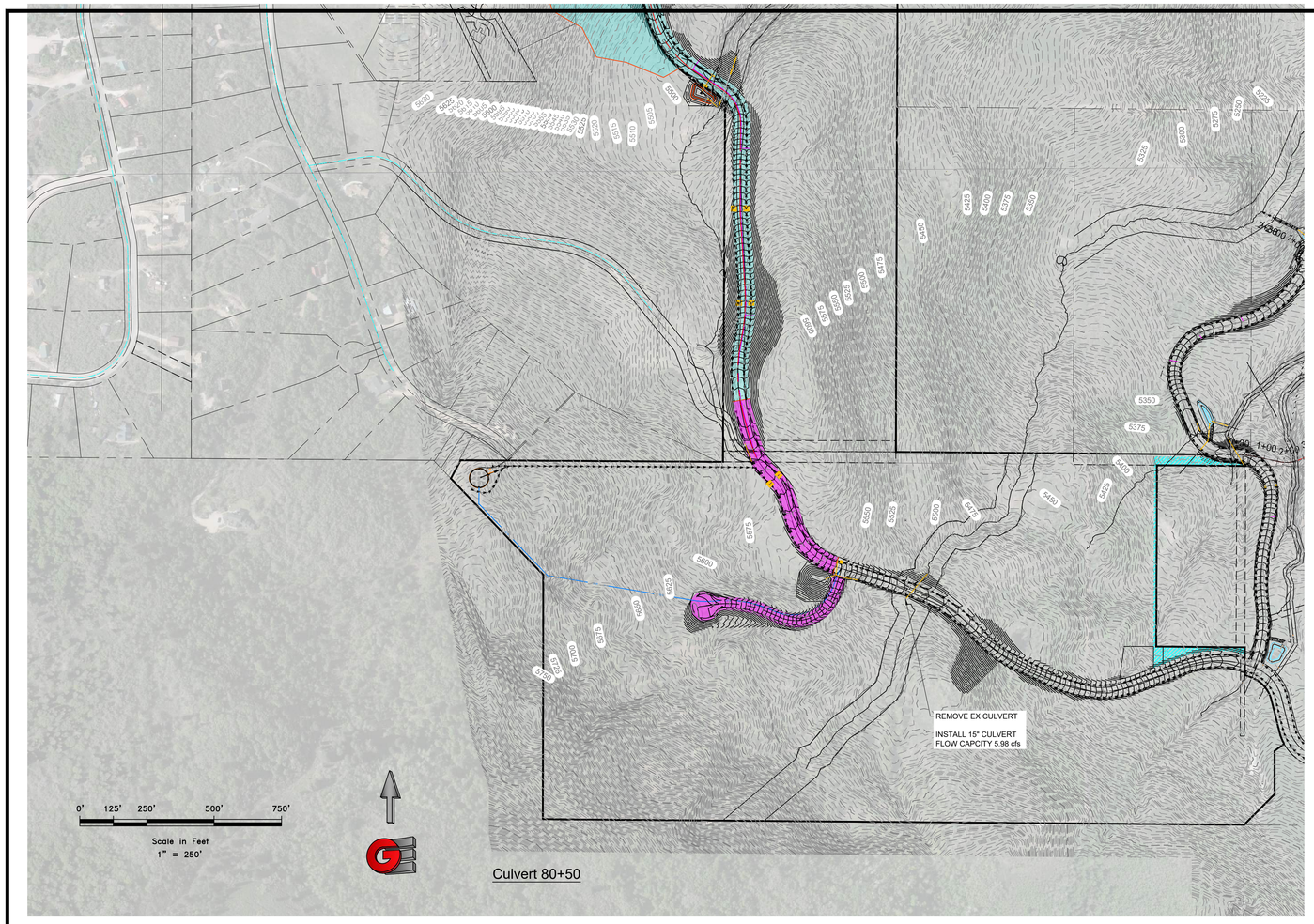
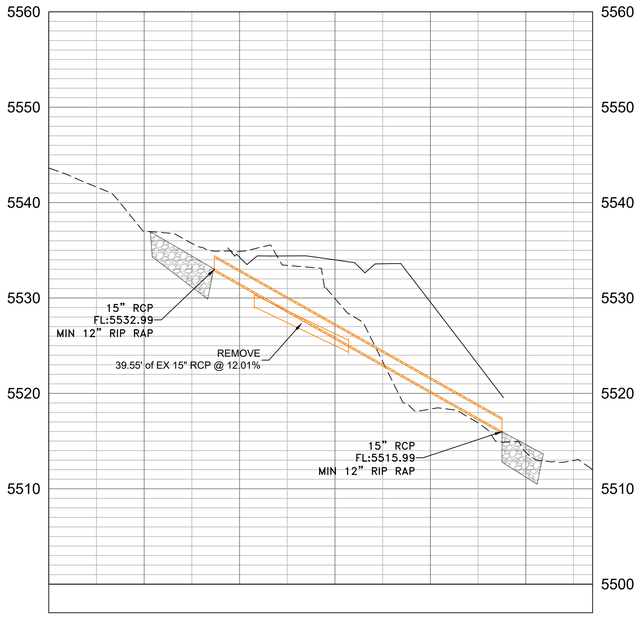
DR3

\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\3105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PLAN SHEETS PHASE 2.DWG
\\gemserver2\Land Desktop\1201 - Lewis Homes\3105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Plan Sheets Phase 2.dwg, 6/26/2025 11:42:01 PM, ARCH full bleed D (36.00 x 24.00 Inches), 1:1



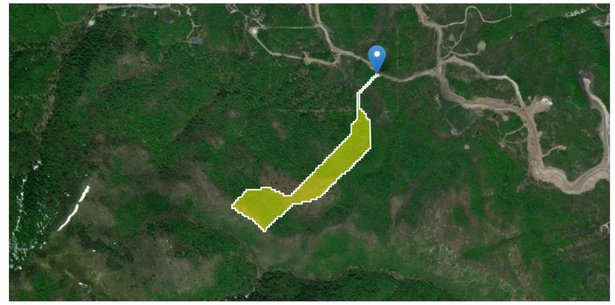


OFFSITE DRAINAGE
PH 2 - OSPREY RANCH

CULVERT CROSSING STA 80+50
Q-PIPE CAP HEIGHT OF 1 = 5.98 cfs
100 YR FLOW FROM BASIN - 1.98 cfs

Drainage Station 80+50 Osprey Ranch Drive

Region ID: UT
Workspace ID: UT20250515215228472000
Clicked Point (Latitude, Longitude): 41.29127, -111.84327
Time: 2025-05-15 15:53:08 -0600



Labeled Drainage 5 and 6 in cad drawing

Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.0356	square miles
PRECIP	Mean Annual Precipitation	34	inches

Peak-Flow Statistics

Peak-Flow Statistics Parameters [Region 2]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.0356	square miles	2.14	84.1
PRECIP	Mean Annual Precipitation	34	inches	16.5	53.7

Peak-Flow Statistics Disclaimers [Region 2]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Peak-Flow Statistics Flow Report [Region 2]

Statistic	Value	Unit
50-percent AEP flood	0.393	ft^3/s
20-percent AEP flood	1.17	ft^3/s
10-percent AEP flood	1.98	ft^3/s
4-percent AEP flood	3.1	ft^3/s

SCALE
DATE 6/25/25
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS
DATE | DESCRIPTION

DWG:

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

OFFSITE DRAINAGE
PH 2 - OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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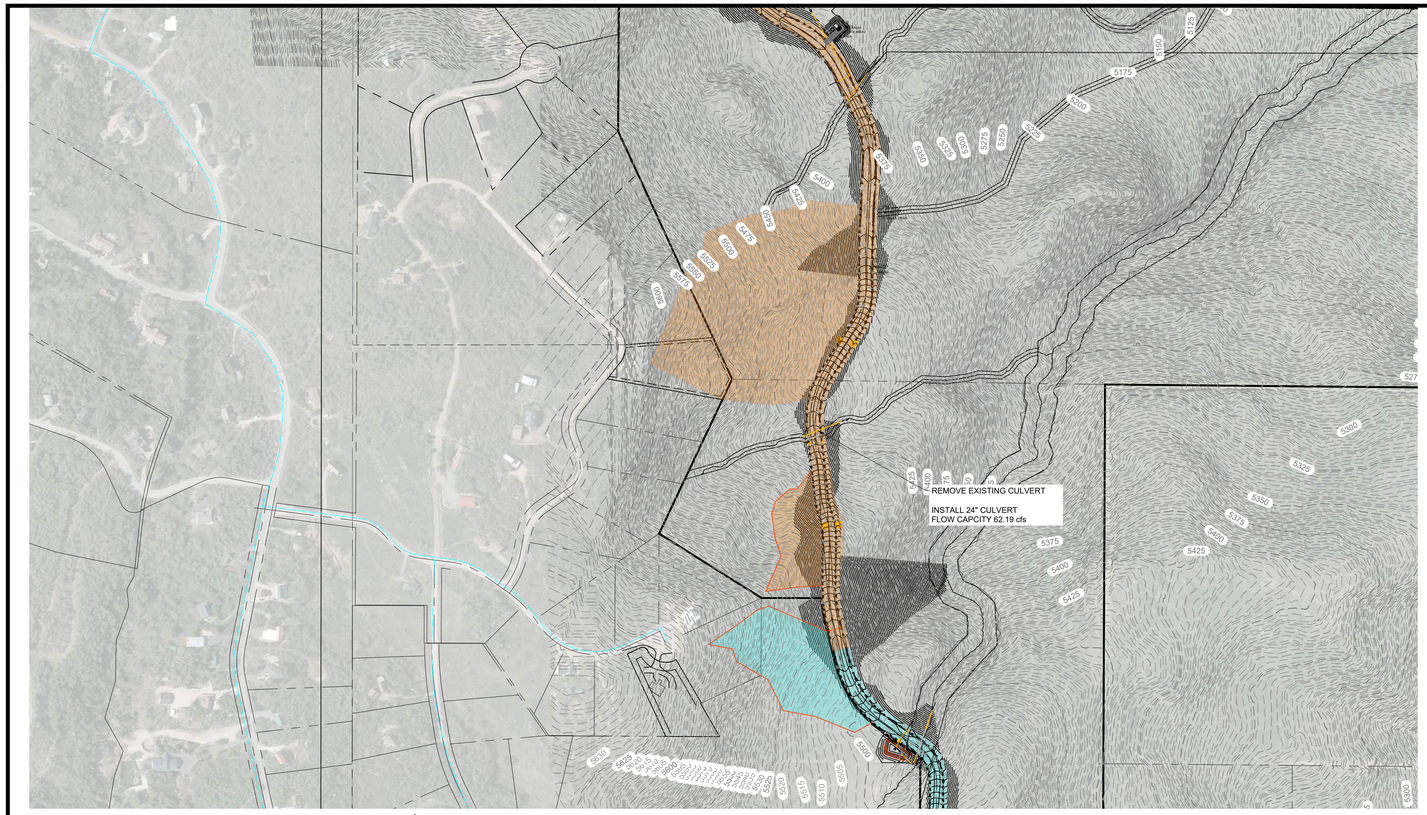
DR3A

\\GE-SERVER\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PLAN SHEETS PHASE 2.DWG
\\ge-server\Land Desktop\1201 - Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Plan Sheets Phase 2.dwg, 6/25/2025 11:55:06 PM, ARCH full bleed D (36.00 x 24.00 Inches), 1:1



0' 125' 250' 500' 750'

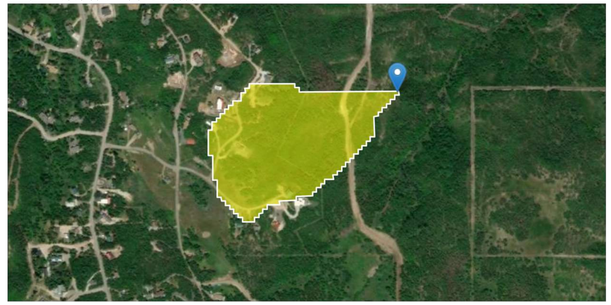
Scale in Feet
1" = 250'

OFFSITE DRAINAGE
PH 2 - OSPREY RANCH

CULVERT CROSSING STA 46+30
G-PIPE CAP HEIGHT OF 1 = 15.31 cfs
100 YR FLOW FROM BASIN - 5.97 cfs

Drainage Station 46+30 Osprey Ranch Drive

Region ID: UT
Workspace ID: UT20250521210145712000
Clicked Point (Latitude, Longitude): 41.30052, -111.84685
Time: 2025-05-21 15:02:47 -0600



Collapse All

Peak-Flow Statistics Flow Report [Region 2]

Statistic	Value	Unit
50-percent AEP flood	0.4	ft^3/s
20-percent AEP flood	1.19	ft^3/s
10-percent AEP flood	2.01	ft^3/s
4-percent AEP flood	3.14	ft^3/s
2-percent AEP flood	4.58	ft^3/s
1-percent AEP flood	5.97	ft^3/s
0.5-percent AEP flood	7.62	ft^3/s
0.2-percent AEP flood	11.4	ft^3/s

Peak-Flow Statistics Citations

Kenney, T.A., Wilkowske, C.D., and Wright, S.J.,2007, Methods for Estimating Magnitude and Frequency of Peak Flows for Natural Streams in Utah: U.S. Geological Survey Scientific Investigations Report 2007-5158, 28 p. (http://pubs.usgs.gov/sir/2007/5158/)

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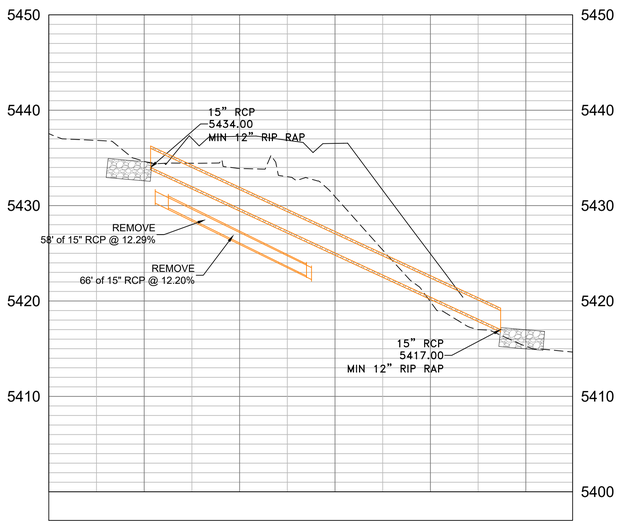
Culvert 46+30



SCALE
DATE 6/25/25
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS
DATE DESCRIPTION

DWG:

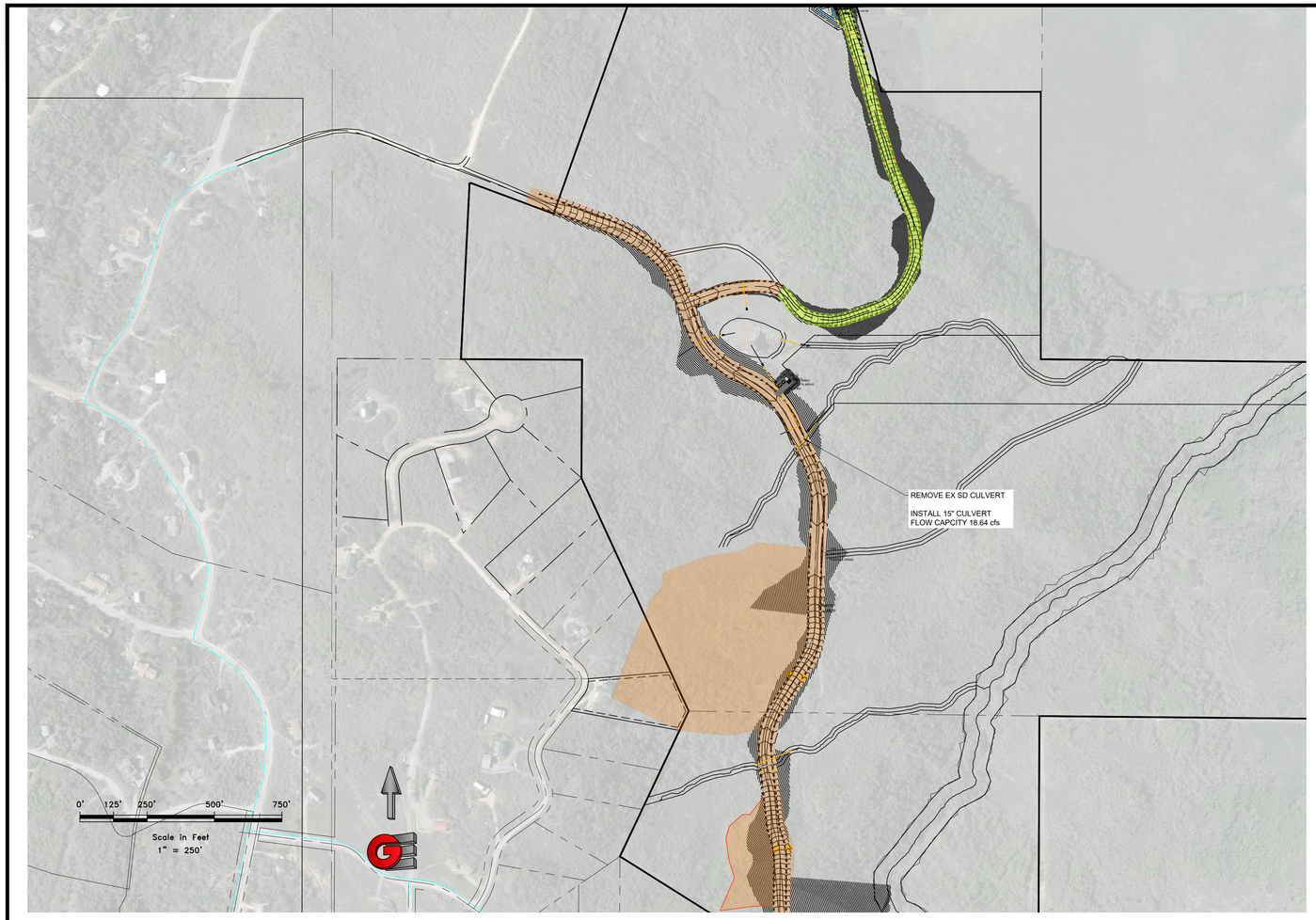
REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

OFFSITE DRAINAGE
PH 2 - OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

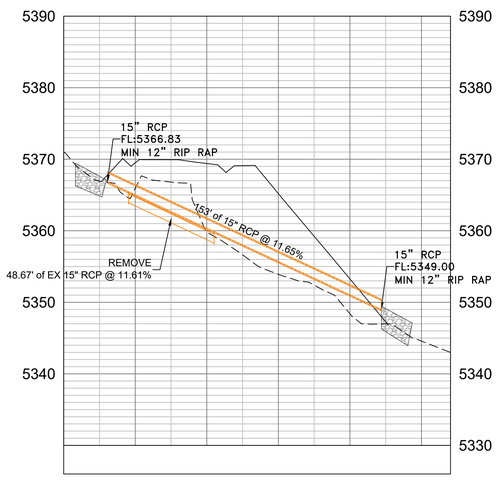
DR3B

\\GE-SERVER\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PLAN SHEETS PHASE 2.DWG
Tue, 6/24/2025 11:14:1 PM, ARCH full bleed D (36.00 x 24.00 inches), 1:1
\\ge-server\Land Desktop\1201 - Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Plan Sheets Phase 2.dwg, 6/24/2025 11:14:1 PM, ARCH full bleed D (36.00 x 24.00 inches), 1:1

OFFSITE DRAINAGE
PH 2 - OSPREY RANCH



Culvert 34+00



Drainage Station 34+00 Osprey Ranch Drive

Region ID: UT
Workspace ID: UT20250521211139354000
Clicked Point (Latitude, Longitude): 41.30422, -111.84760
Time: 2025-05-21 15:12:28 -0600

Collapse All

Peak-Flow Statistics Flow Report [Region 2]

Statistic	Value	Unit
50-percent AEP flood	0.391	ft^3/s
20-percent AEP flood	1.17	ft^3/s
10-percent AEP flood	1.98	ft^3/s
4-percent AEP flood	3.09	ft^3/s
2-percent AEP flood	4.51	ft^3/s
1-percent AEP flood	5.88	ft^3/s
0.5-percent AEP flood	7.51	ft^3/s
0.2-percent AEP flood	11.2	ft^3/s

Peak-Flow Statistics Citations

Kenney, T.A., Wilkowske, C.D., and Wright, S.J.,2007, Methods for Estimating Magnitude and Frequency of Peak Flows for Natural Streams in Utah: U.S. Geological Survey Scientific Investigations Report 2007-5158, 28 p. (http://pubs.usgs.gov/sir/2007/5158/)

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SCALE
DATE 6/25/25
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS
DATE | DESCRIPTION

DWG:

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

OFFSITE DRAINAGE
PH 2 - OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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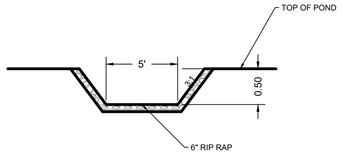
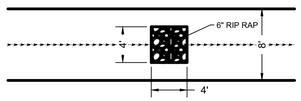
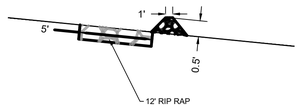
DR3C

\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\3105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PLAN SHEETS PHASE 2.DWG
Plotted By: Jared Dunkley (1201 - Lewis Homes) 2:43 PM, Jun 25, 2025 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Plan Sheets Phase 2.dwg, 6/26/2025 1:16:21 PM, ARCH full bleed D (36.00 x 24.00 Inches), 1:1



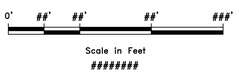
POND OVERFLOW DETAIL



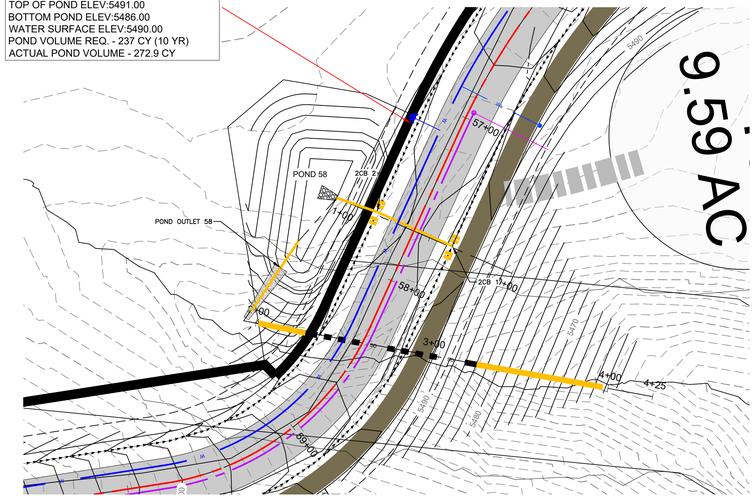


CHECK DAM

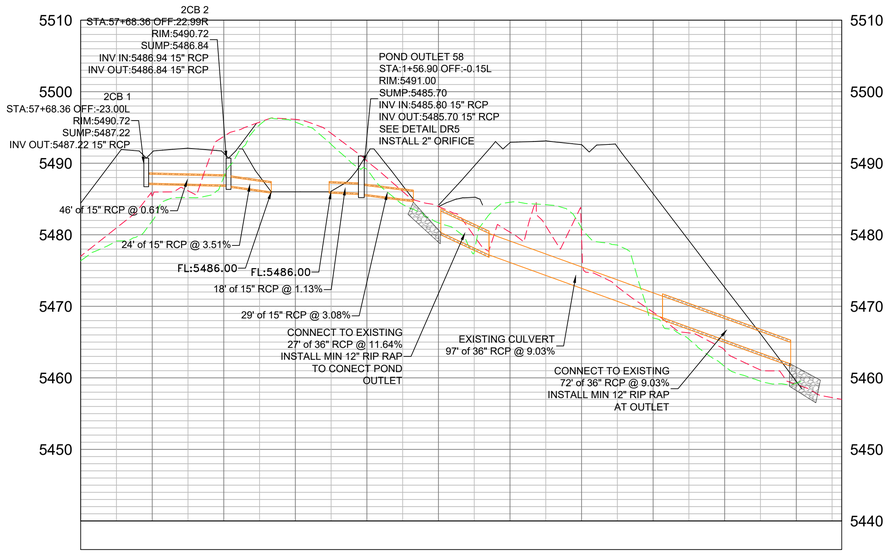
Check Dam				
	Ditch		Q	0.37
V=	4	ft/sec	c	0.65
C=	0.86		i	2.52
S=	2.65		w	28
G=	32.17		L=	351.412873
D50	0.18	ft		
	2.10	inches		



POND 58
TOP OF POND ELEV:5491.00
BOTTOM POND ELEV:5486.00
WATER SURFACE ELEV:5490.00
POND VOLUME REQ. - 237 CY (10 YR)
ACTUAL POND VOLUME - 272.9 CY



58 SD



RIP RAP SIZE

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

	Pond Inlet	Outlet
V=	9.70	3.10
C=	0.86	0.86
S=	3.00	3.00
G=	32.17	32.17
D50 (ft)	0.85	0.09
inches	10.20	1.04

REVISIONS

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

DWG:

SCALE: 1=40
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

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

POND 58
PH 2 – OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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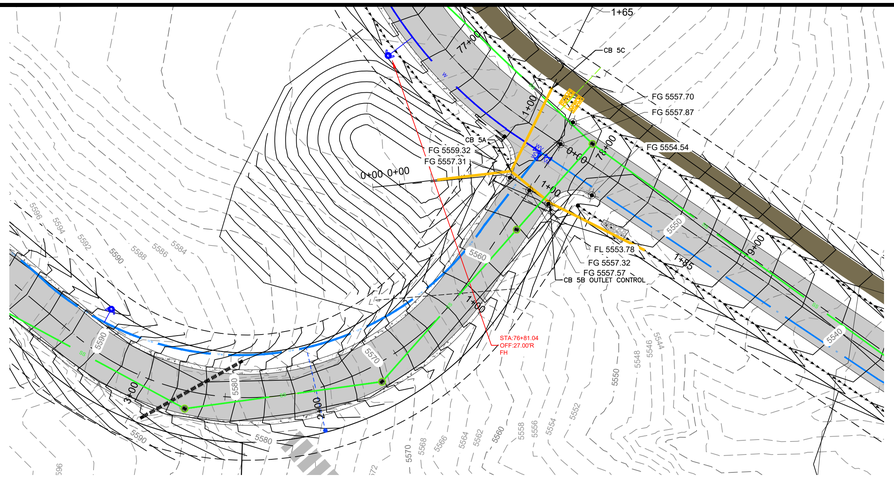
DR4

\\GE-SERVER\LAND DESKTOP\101 - LEWIS HOMES\2105 - OSPREY RANCH DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG
\\ge-server\Land Desktop\101 - Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Phase 2 Plan Profile Sheets.dwg, 6/26/2025 4:58:03 PM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

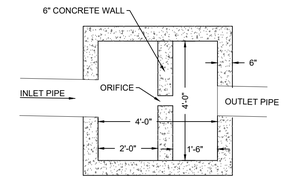


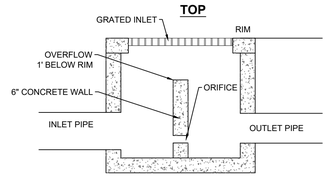
POND ROAD 5
TOP OF POND ELEV:5554.25
BOTTOM POND ELEV:5550.25
WATER SURFACE ELEV:5553.25
POND VOLUME REQ. - 164 CY
ACTUAL POND VOLUME - 182.30 CY

RIP RAP SIZE

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

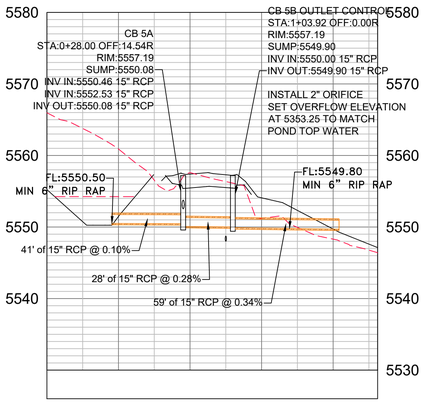
	Pond Inlet	Outlet
V=	8.45	5.75
C=	0.86	0.86
S=	3.00	3.00
G=	32.17	32.17
D50 (ft)	0.65	0.30
inches	7.74	3.58



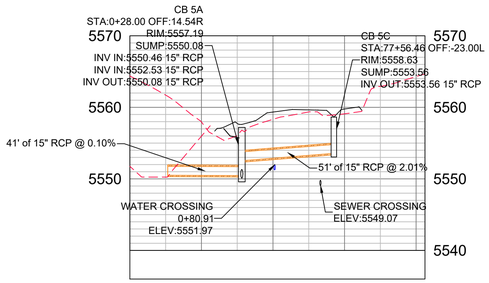


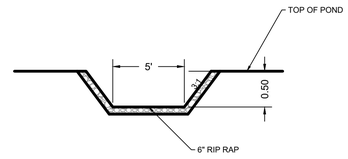
4x4 SD BOX
OUTLET CONTROL STRUCTURE

SD Road 5 INT

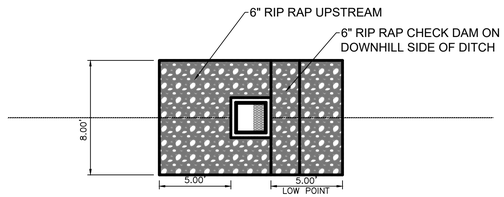


SD Road 5 crossing





POND OVERFLOW DETAIL



2X2 SD BOX IN DRAINAGE DITCH

SCALE: ******
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION
7-14-22	REVISED EXISTING CULVERT
9-1-22	COUNTY COMMENTS
9-8-22	

DWG:

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

POND ROAD 5
PH 2 - OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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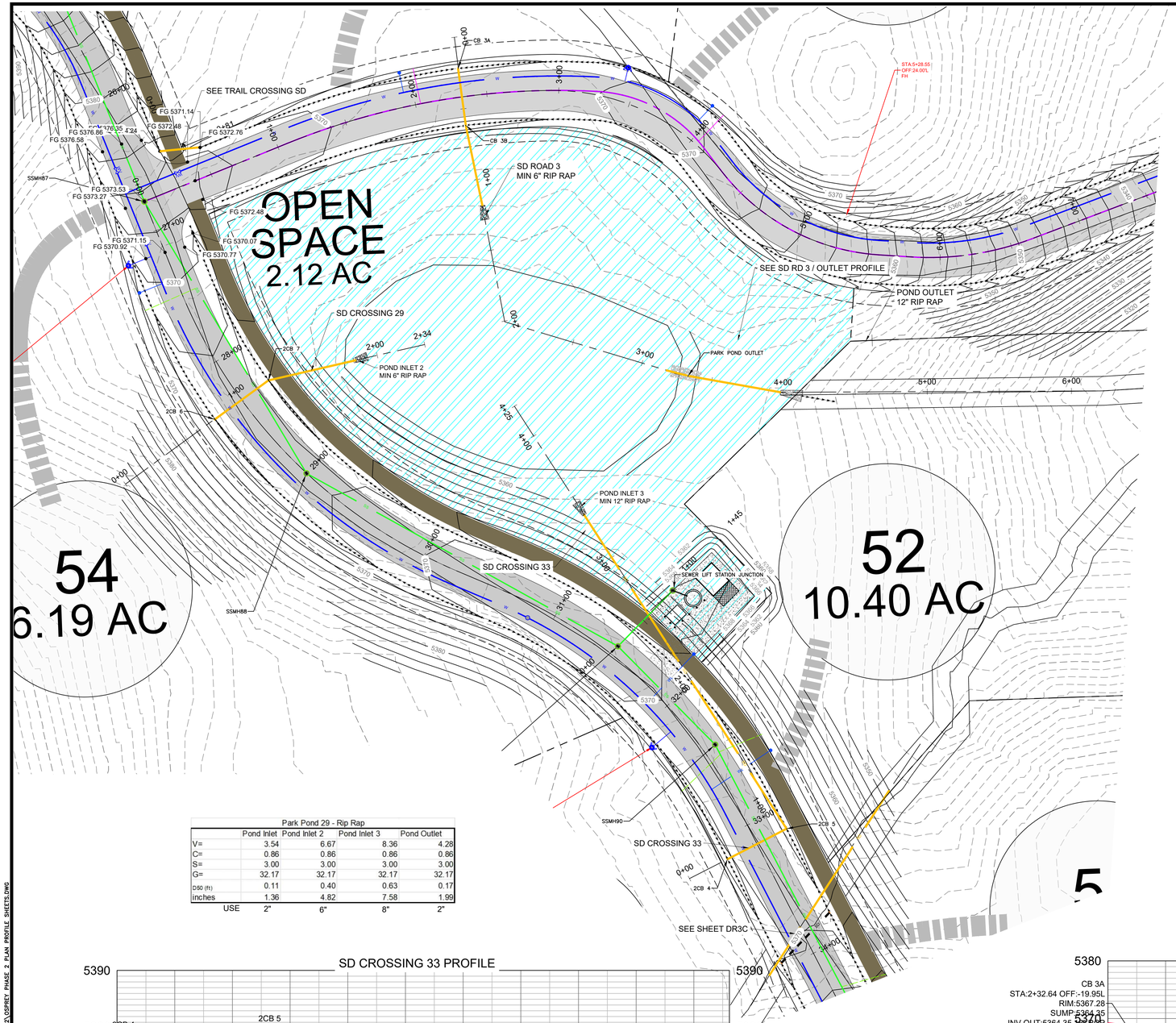
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

DR5

\\GE-SERVER\LAND DESKTOP\120 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG
\\ge-server\Land Desktop\120 - Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Phase 2 Plan Profile Sheets.dwg, 6/25/2025 4:54:41 PM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

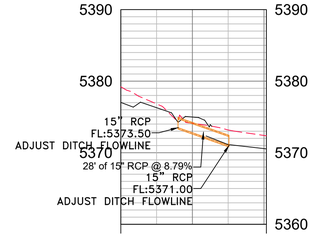


PARK POND 29
TOP OF POND ELEV:5359.00
BOTTOM POND ELEV:5357.00
WATER SURFACE ELEV:5358.00
POND VOLUME REQ. - 452.00 CY
ACTUAL POND VOLUME - 781.00 CY

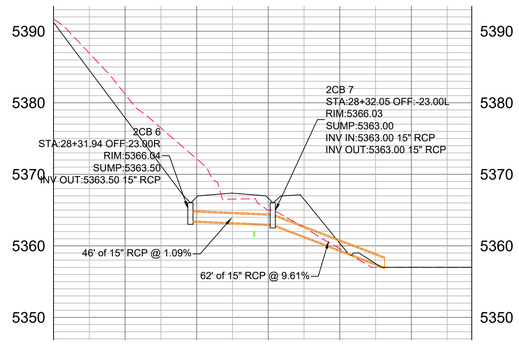
0' ##' ##' ##' ###'
Scale In Feet
########

Park Pond 29 - Rip Rap				
	Pond Inlet	Pond Inlet 2	Pond Inlet 3	Pond Outlet
V=	3.54	6.67	8.36	4.28
C=	0.86	0.86	0.86	0.86
S=	3.00	3.00	3.00	3.00
G=	32.17	32.17	32.17	32.17
D50 (ft)	0.11	0.40	0.63	0.17
inches	1.36	4.82	7.58	1.99
USE	2"	6"	8"	2"

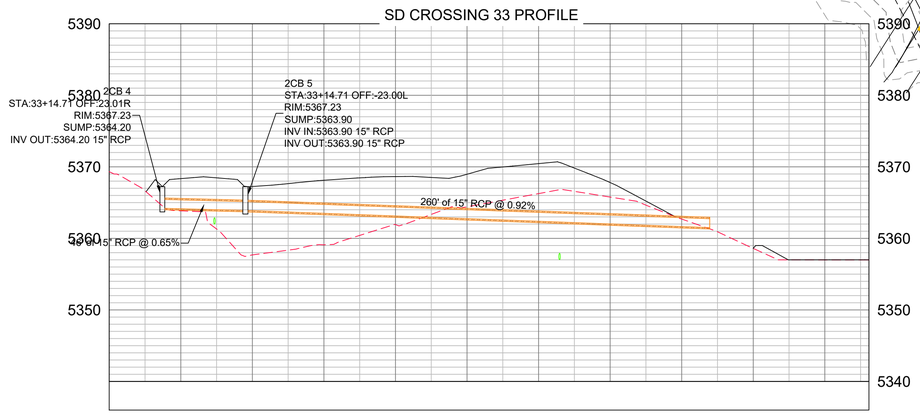
SD TRAIL CROSSING



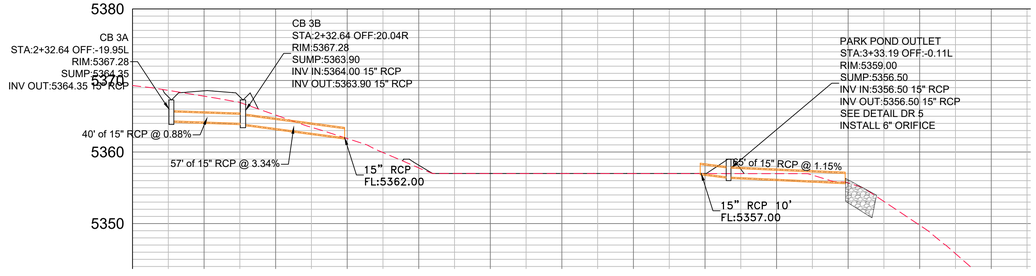
SD CROSSING 29



SD CROSSING 33 PROFILE



SD RD 3 / OUTLET PROFILE



SCALE: #######
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

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

DWG:

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

PARK POND 29
PH 2 – OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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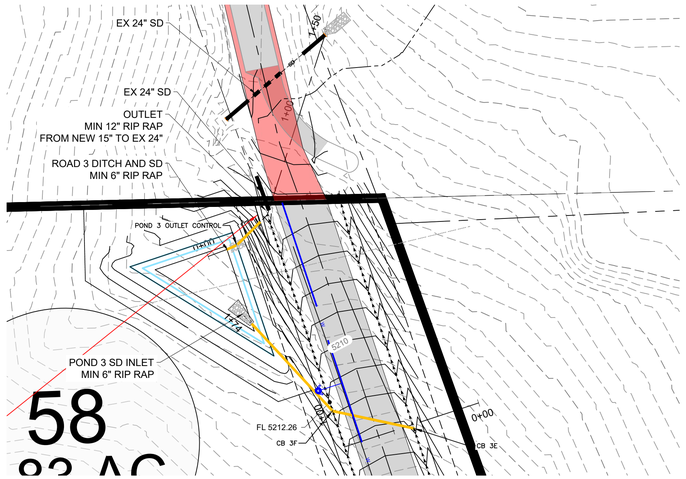
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

DR6

\\GE-SERVER2\LAND_DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN_PROFILE SHEETS.DWG
Tue, Jan 24, 2023 - 4:58:49 PM - ARCH full bleed D (24.00 x 36.00 inches) - 1:1



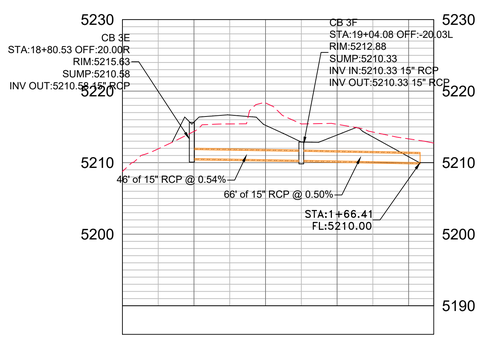
POND ROAD 3
TOP OF POND ELEV:5213.00
BOTTOM POND ELEV:5210.00
WATER SURFACE ELEV:5212.50
POND VOLUME REQ. - 142.0 CY
ACTUAL POND VOLUME - 161.60 CY

RIP RAP SIZE

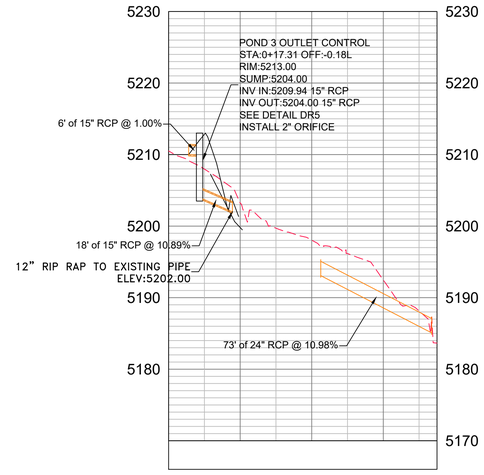
$$D_{50} = \frac{V^2}{2 \cdot g \cdot C \cdot (S - 1)}$$

	Pond Inlet	Outlet
V=	4.00	4.46
C=	0.86	0.86
S=	3.00	3.00
G=	32.17	32.17
D50 (ft)	0.14	0.18
inches	1.73	2.16

POND 3 SD INLET



Road 3 ditch and sd



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

Scale In Feet

########

SCALE: ########
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

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

DWG:

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

POND ROAD 3

PH 2 – OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

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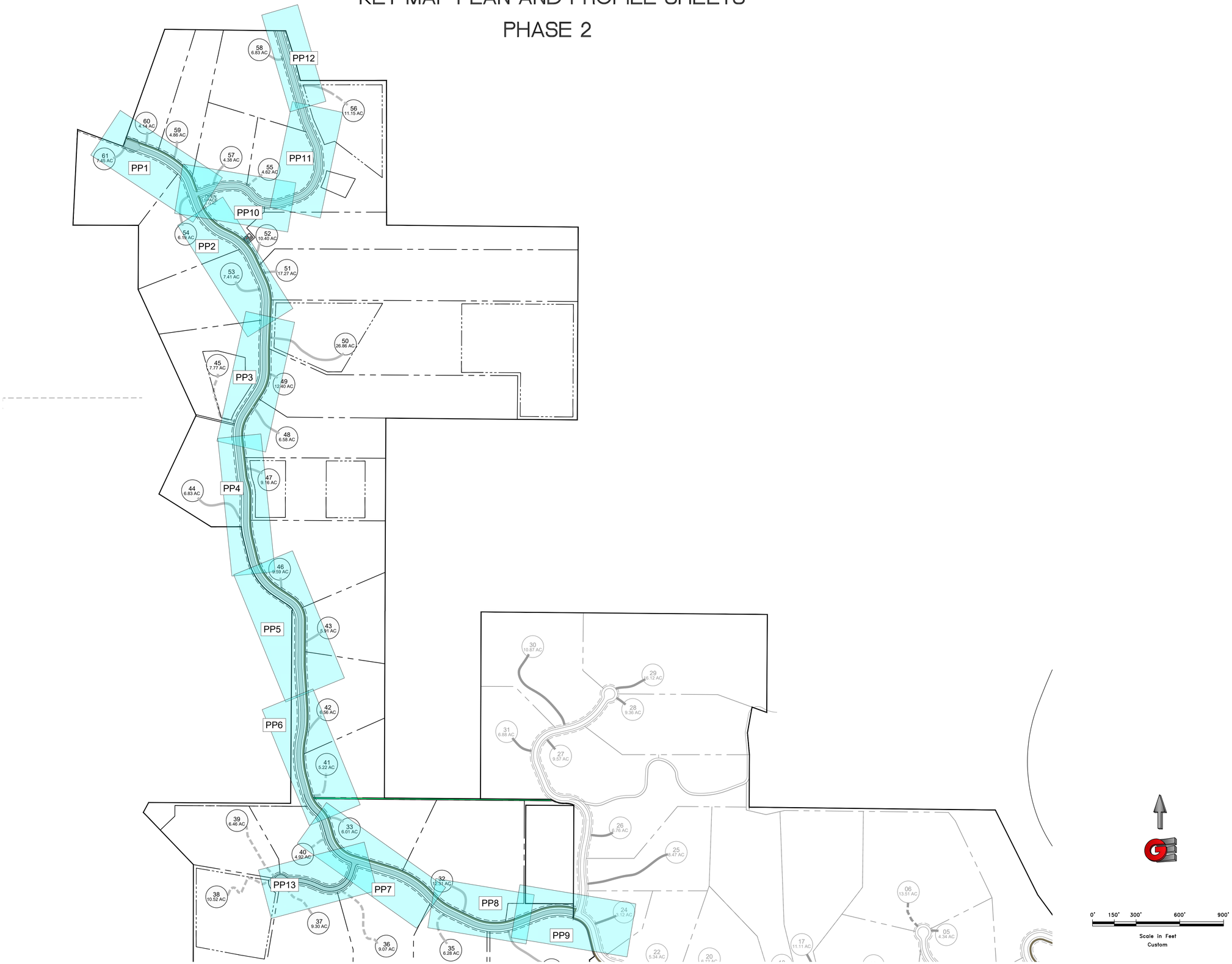
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

DR7

\\GE-SERVER\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG
\\ge-server2\Land Desktop\1201 - Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Phase 2 Plan Profile Sheets.dwg, 6/25/2025 5:08:00 PM, ANSI full bleed D (24.00 x 36.00 Inches), 1:1

KEY MAP PLAN AND PROFILE SHEETS

PHASE 2



SCALE: Custom
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

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

OVERVIEW PHASE 2 – PP SHEETS
PH 2 – OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
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5150 SOUTH 375 EAST OGDEN, UT
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PP0

\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG
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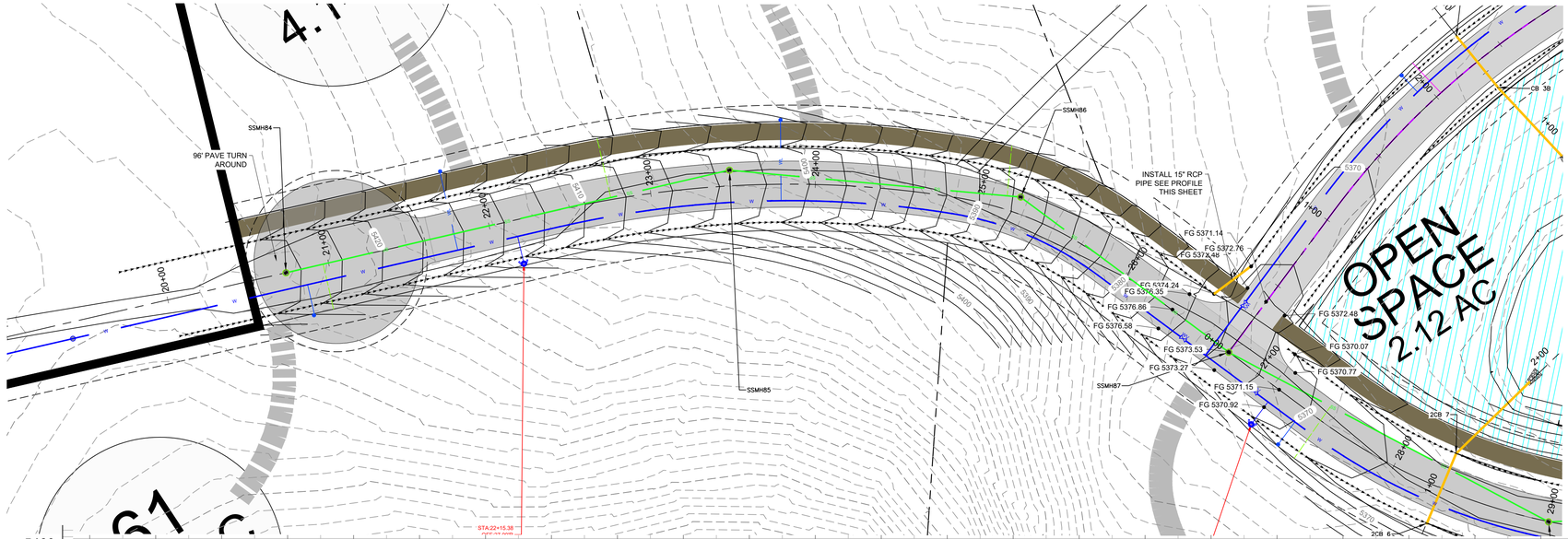
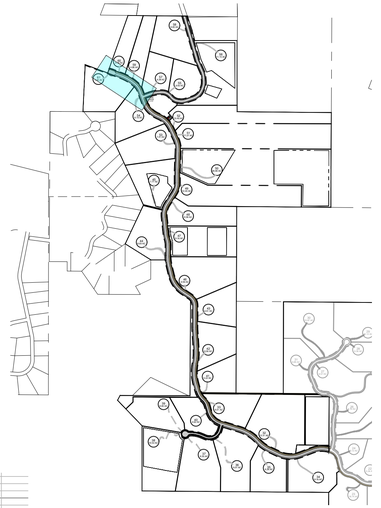
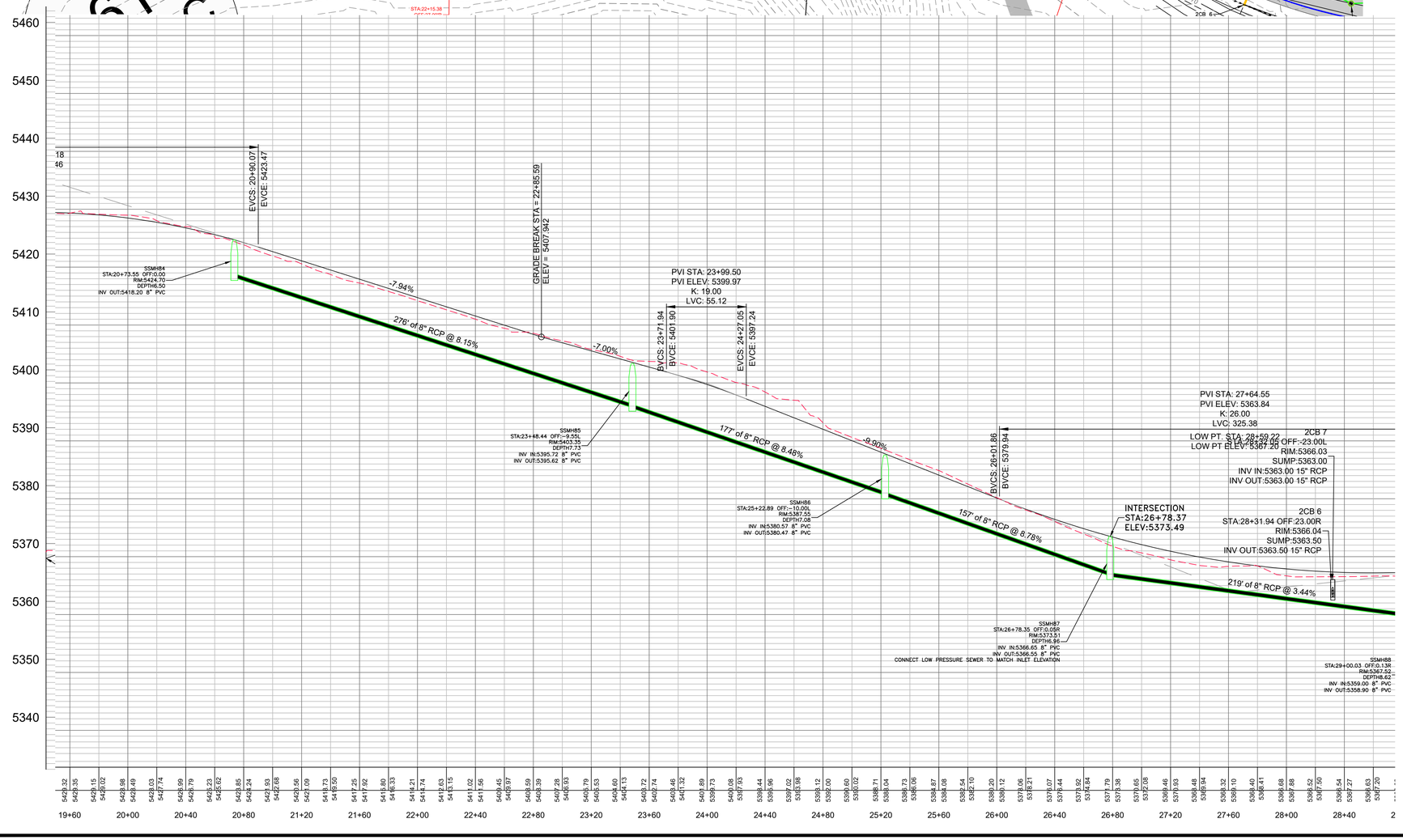
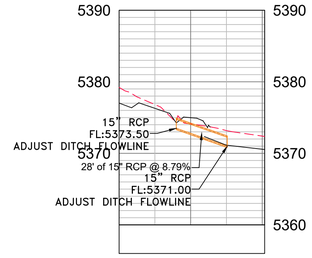




LOCATION MAP



sd trail pipe



0' 20' 40' 80' 120'

Scale In Feet
1" = 40'

SCALE: 1" = 40'
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

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

PLAN AND PROFILE PHASE 2

PH 2 – OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

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OFFICE: 801.476.0202 FAX: 801.476.0066

PP1

\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG
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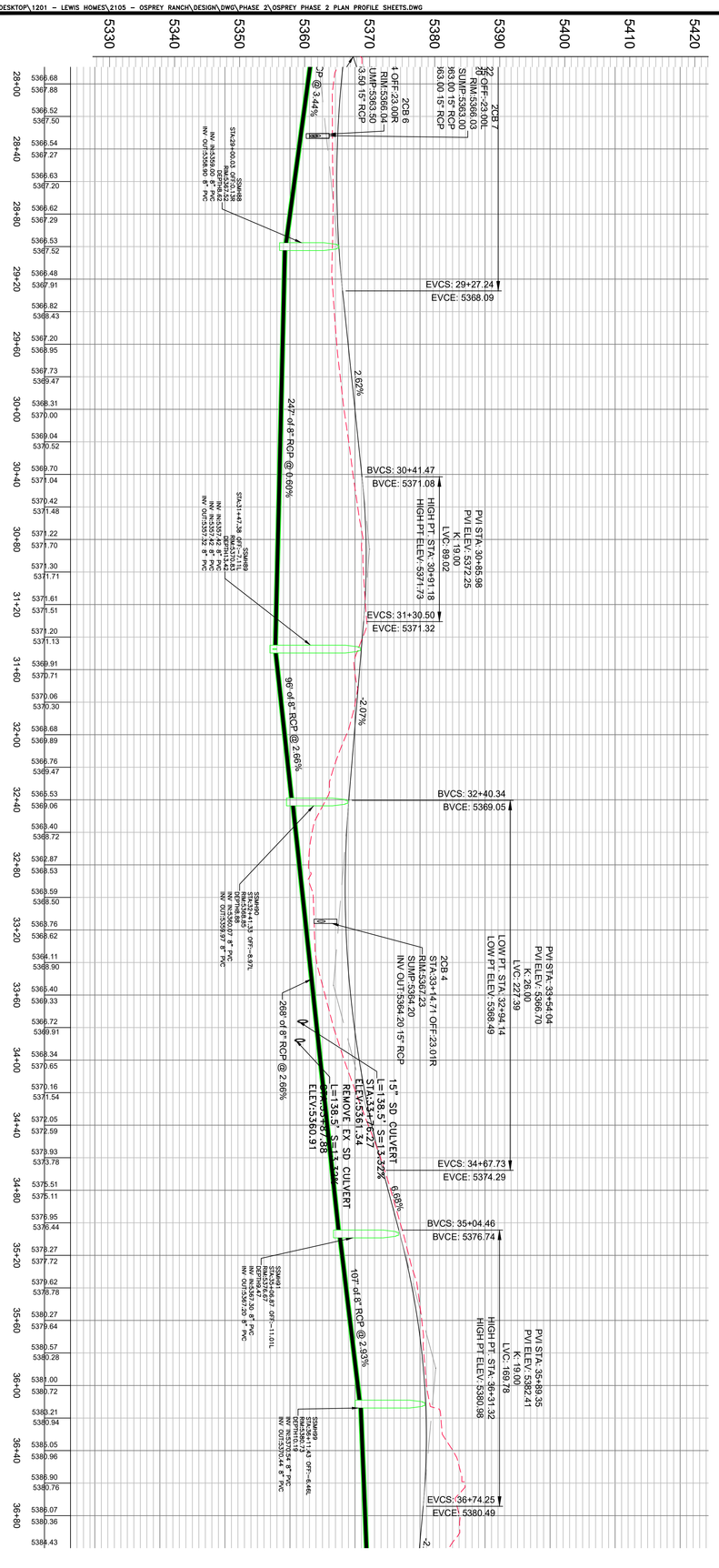
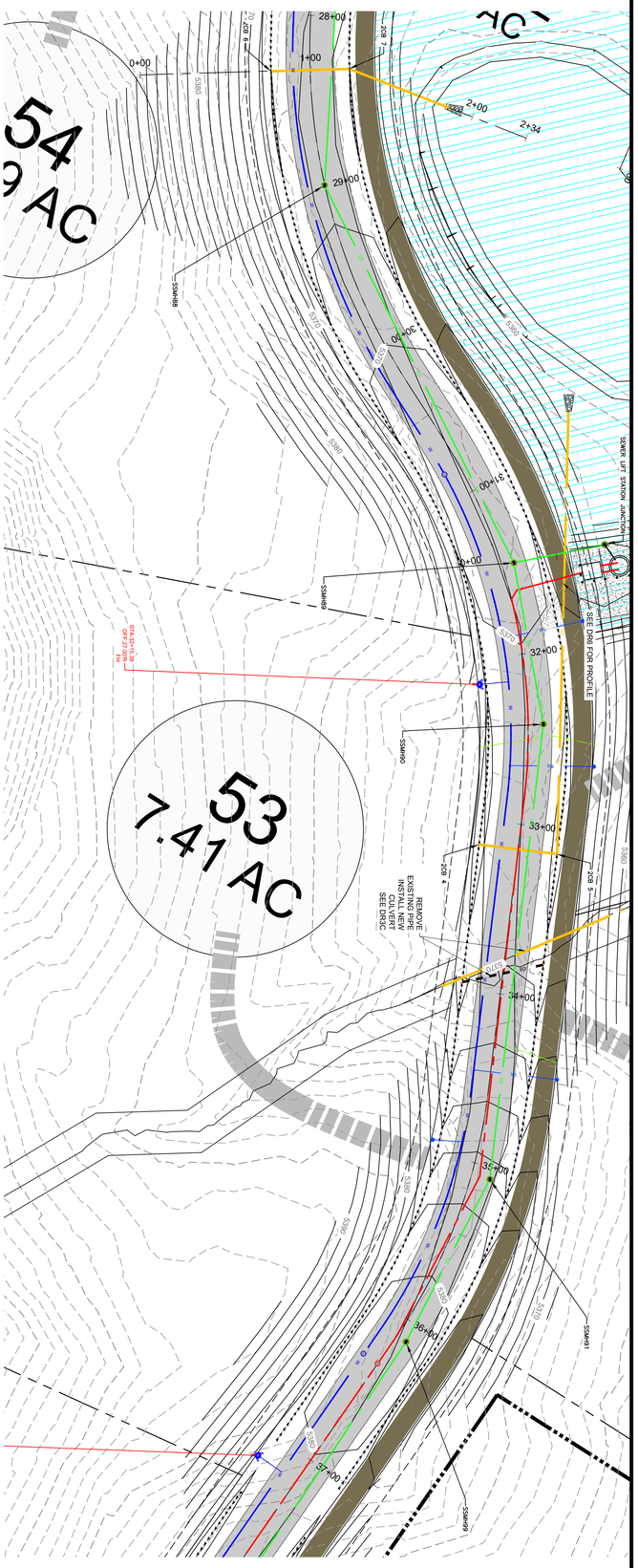
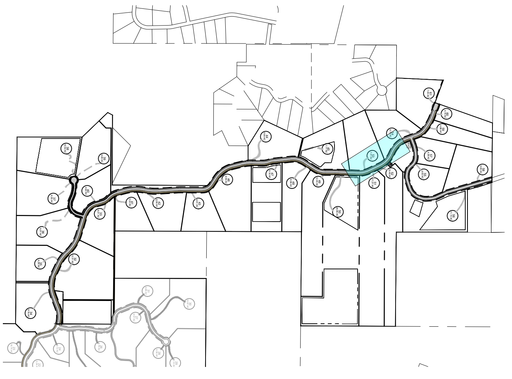
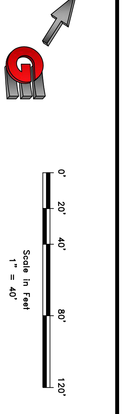
\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG









PP2

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

PLAN AND PROFILE PHASE 2

PH 2 - OSPREY RANCH

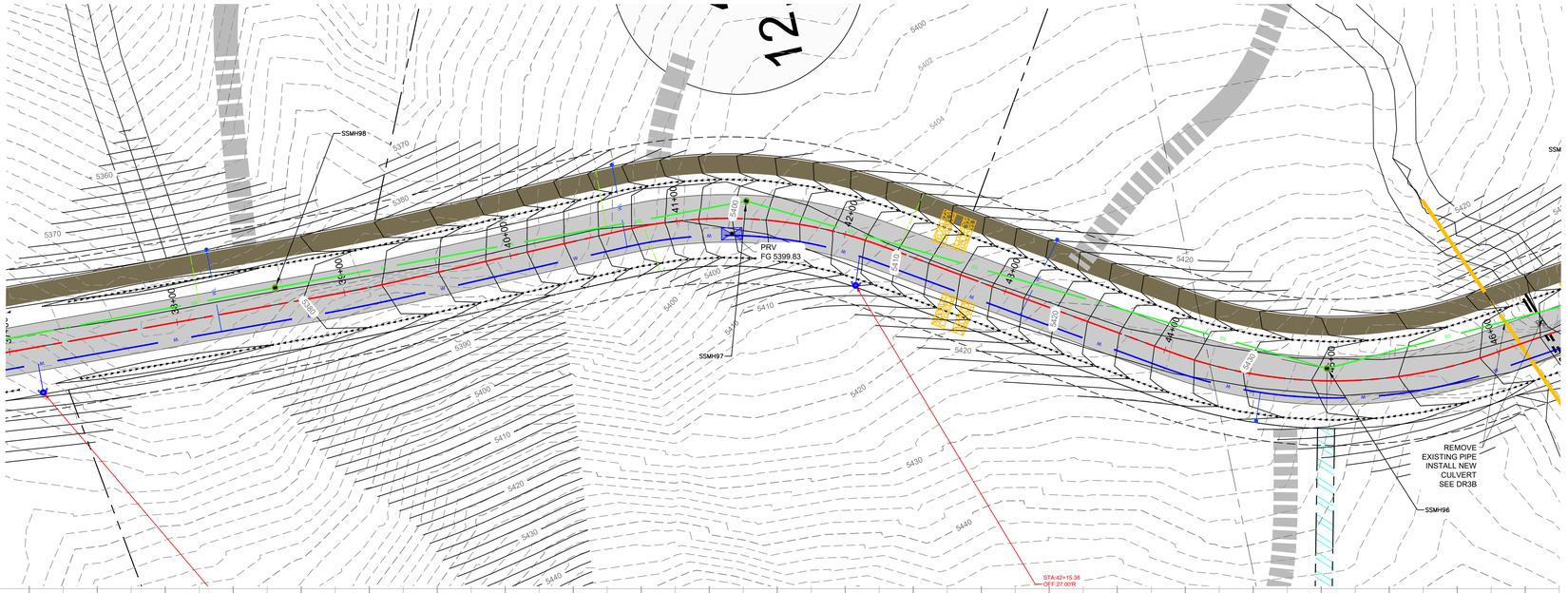
UT-158

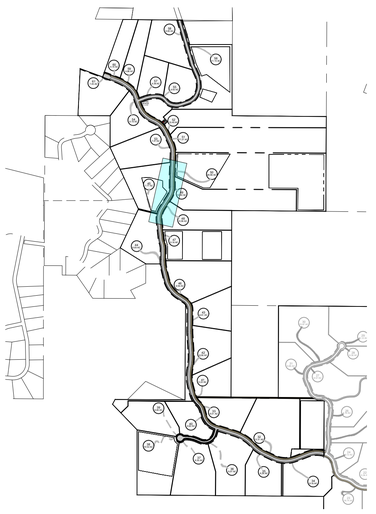
EDEN, WEBER, UTAH

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 8910280
RYAN A. CHRISTENSEN

REVISIONS	
DATE	DESCRIPTION

SCALE:	1" = 40'
DATE:	6/25/25
DESIGN:	KAN
DRAWN:	KAN
CHECKED:	RC
DWG.:	

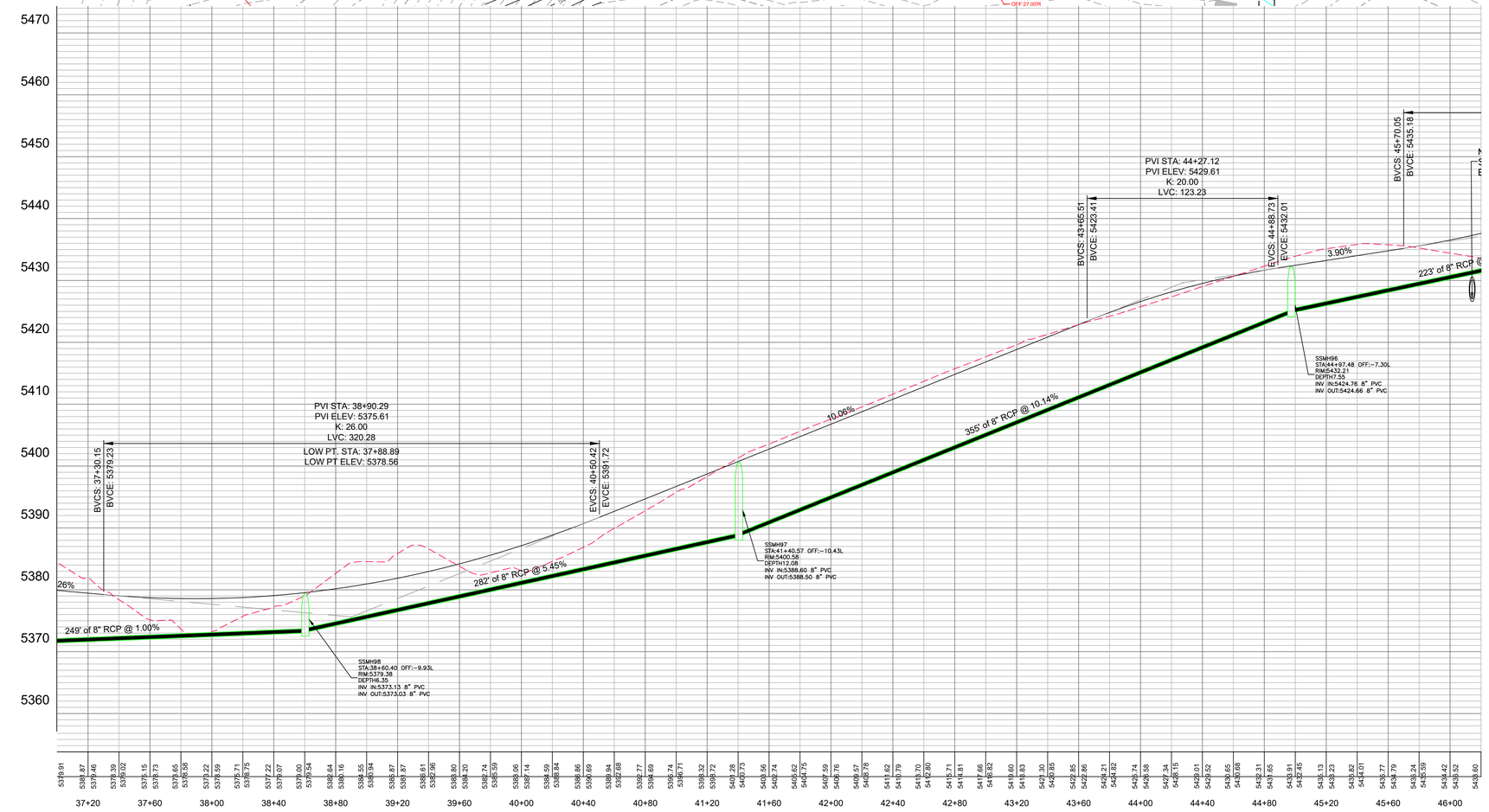




LOCATION MAP

0' 20' 40' 80' 120'

Scale in Feet
1" = 40'



SCALE: 1" = 40'
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

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

PLAN AND PROFILE PHASE 2

PH 2 – 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

PP3

\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG
Tue, Jun 24, 2025 - 3:48:53 PM, ANSI A full bleed D (24.00 x 36.00 inches), 1:1
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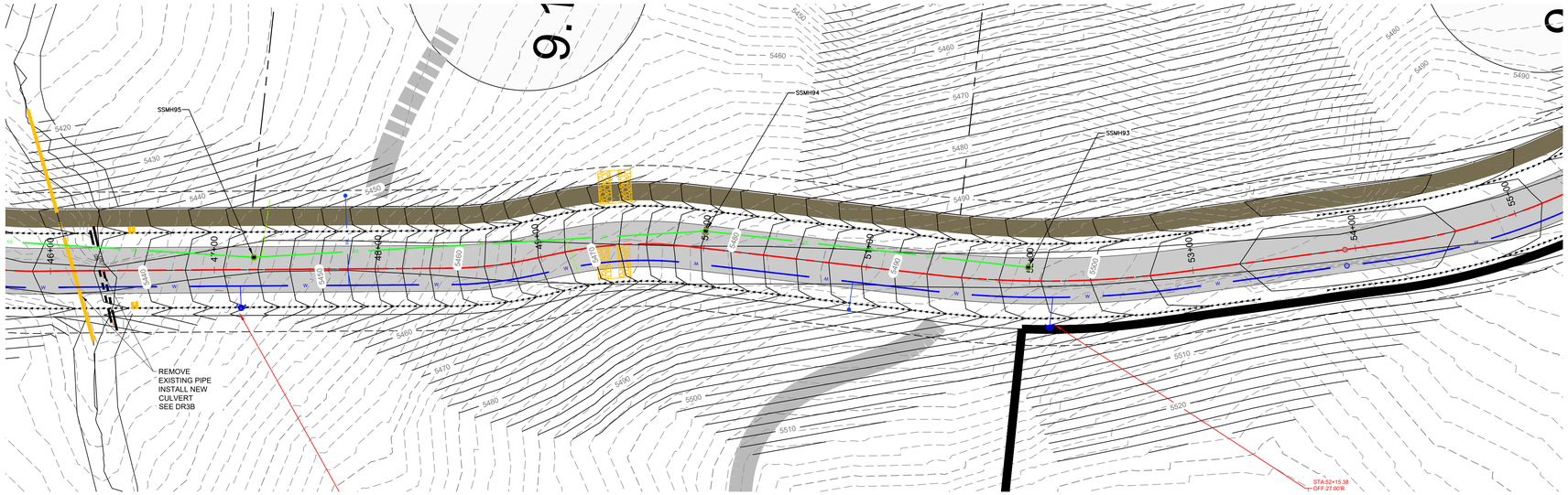

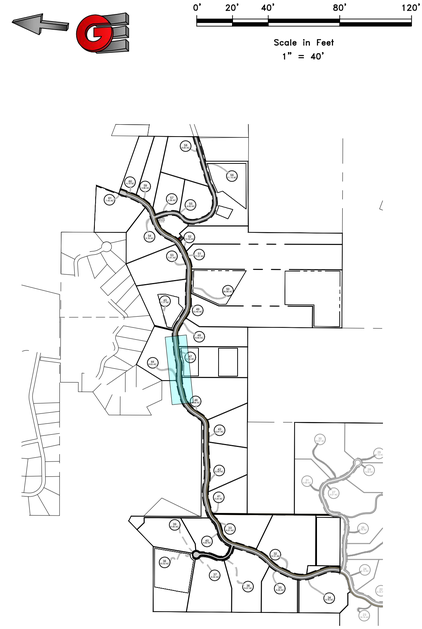

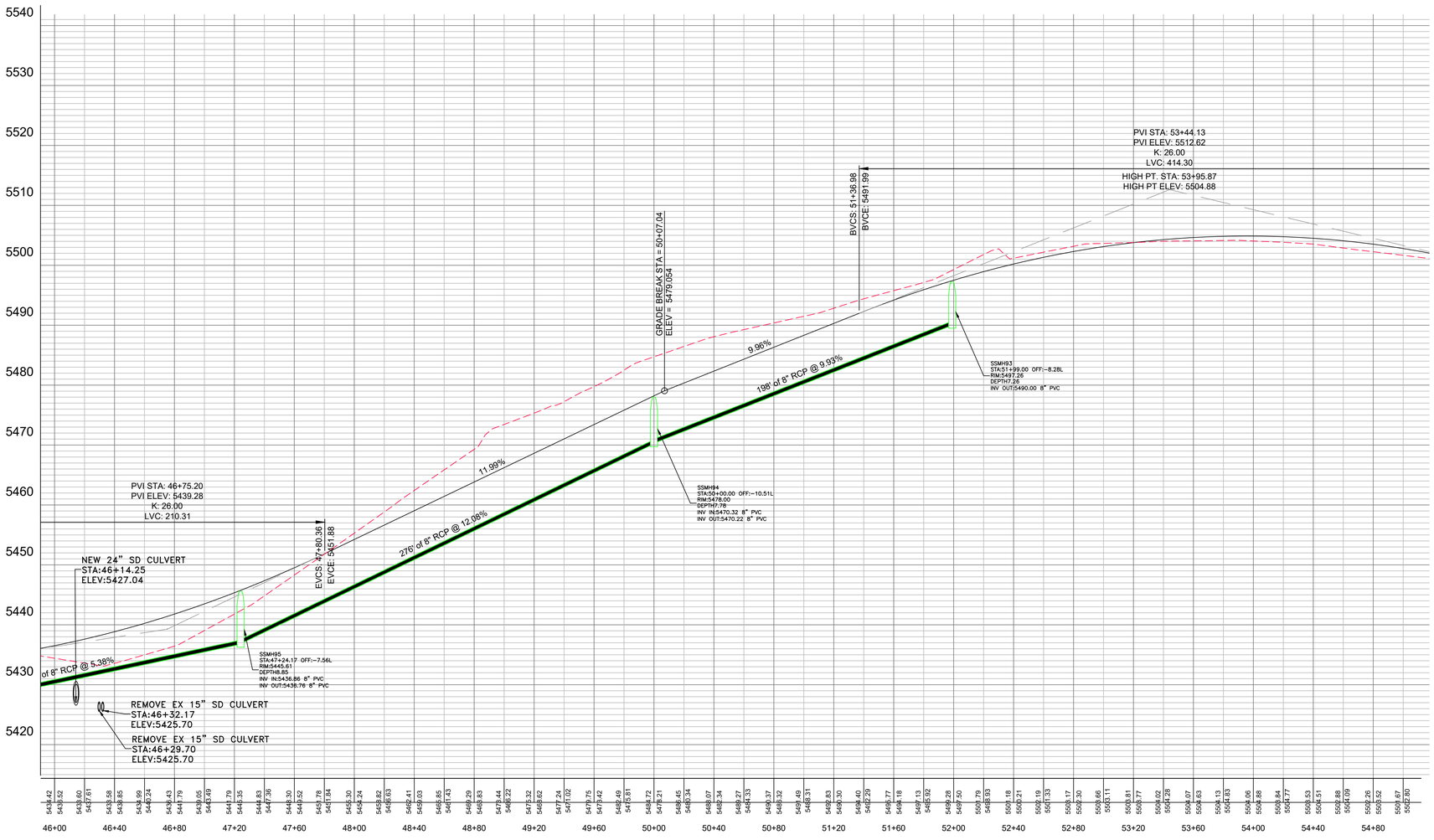

SCALE: 1" = 40'
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS
DATE | DESCRIPTION

DWG:

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

PLAN AND PROFILE PHASE 2

PH 2 – OSPREY RANCH

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OFFICE: 801.476.0202 FAX: 801.476.0066

PP4

C:\Users\ryan\Desktop\1201 - Lewis Homes\3105 - OSPREY RANCH\DESIGN\DWG\Plan Profile Drawings\Osprey Phase 2 Plan Profile Drawings_6-25-2025 3:42:08 PM_ARCH full bleed D (24.00 x 36.00 Inches, 1:1

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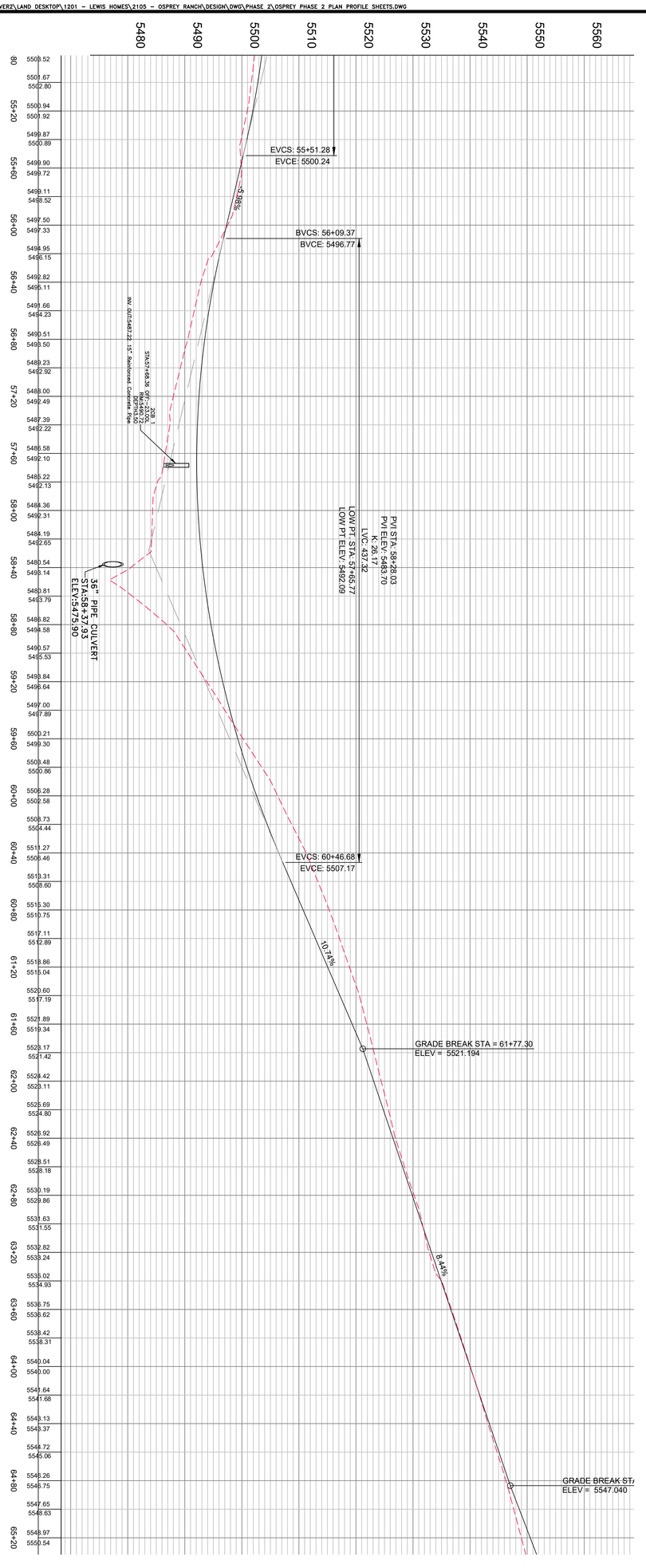
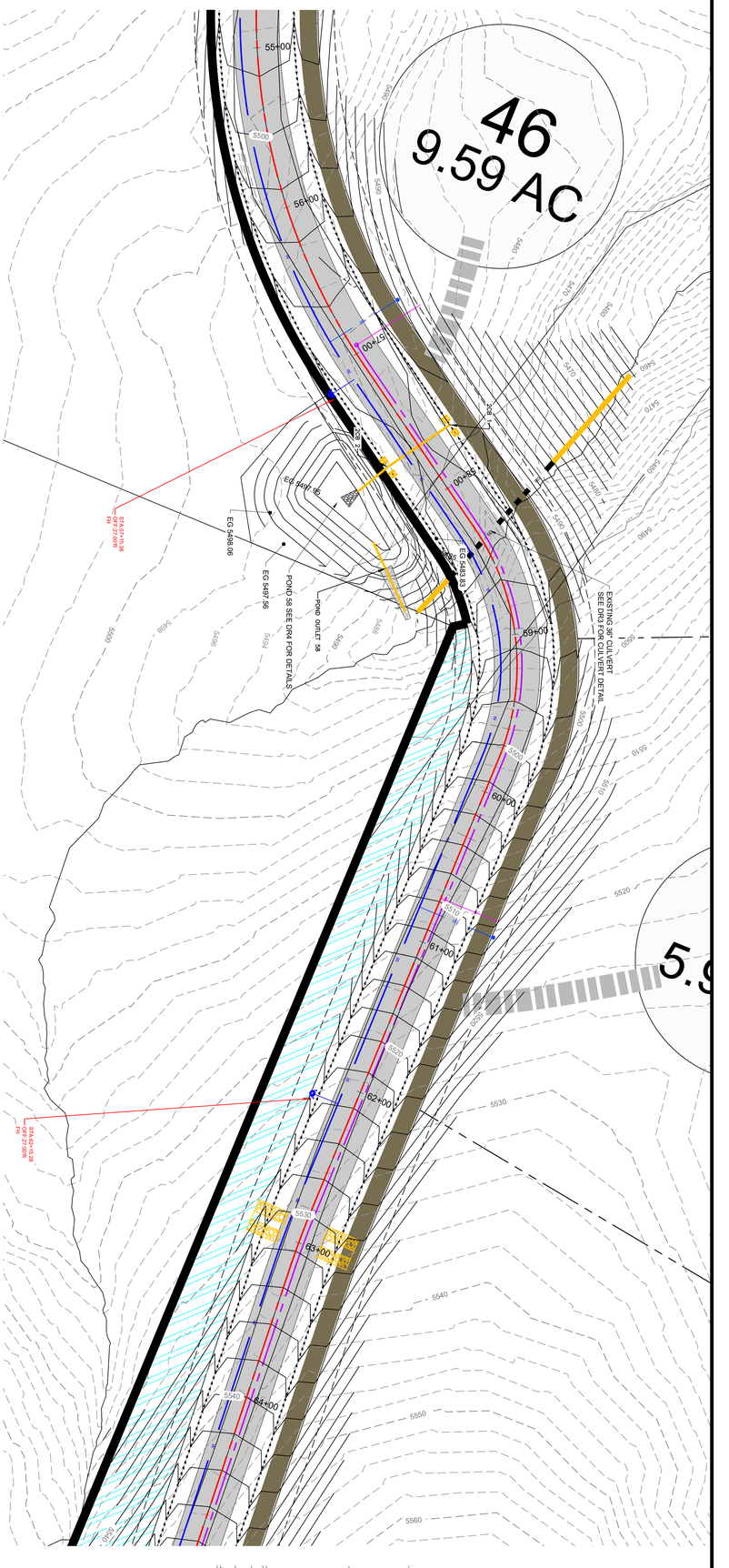
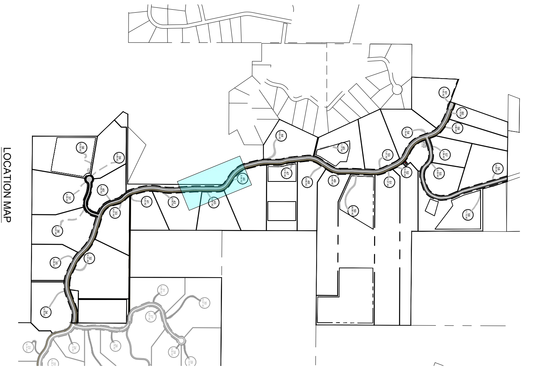
\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG







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

PP5

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

PLAN AND PROFILE PHASE 2

PH 2 - OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 8910280
RYAN A. CHRISTENSEN

REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 40'
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC
DWG:

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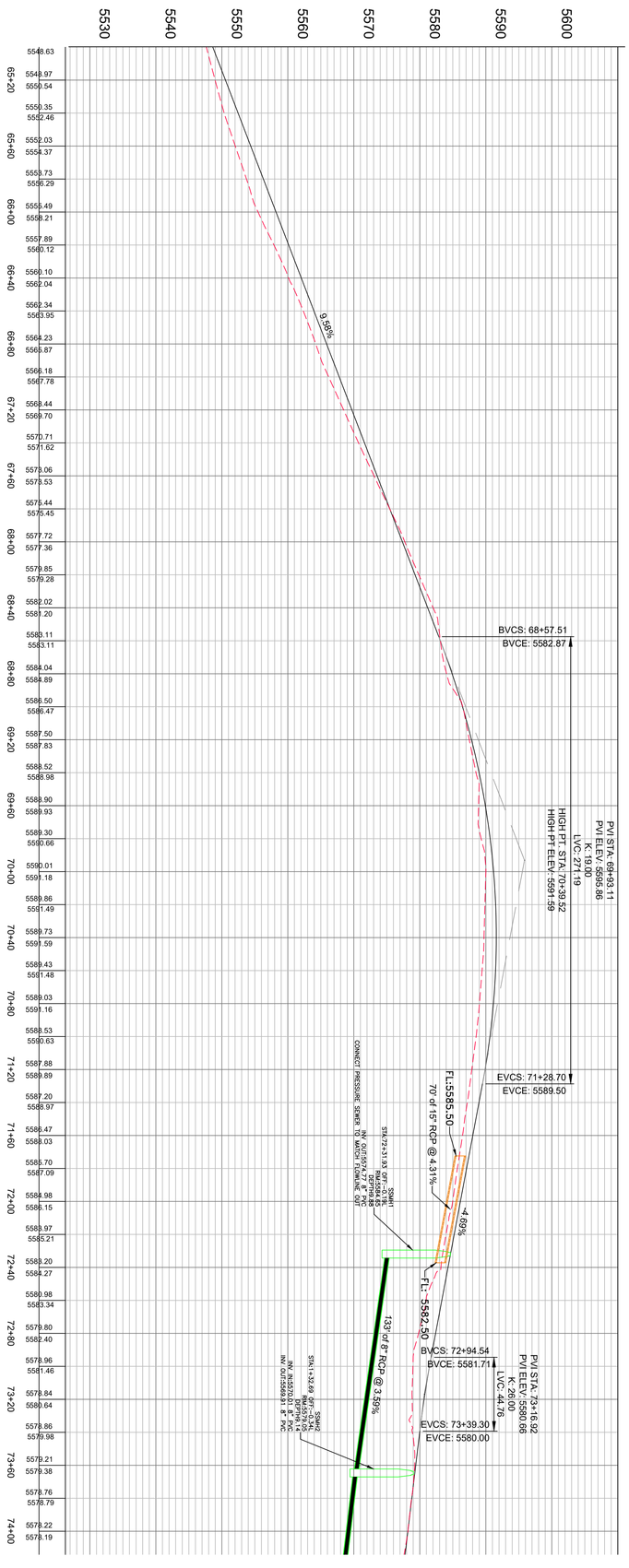
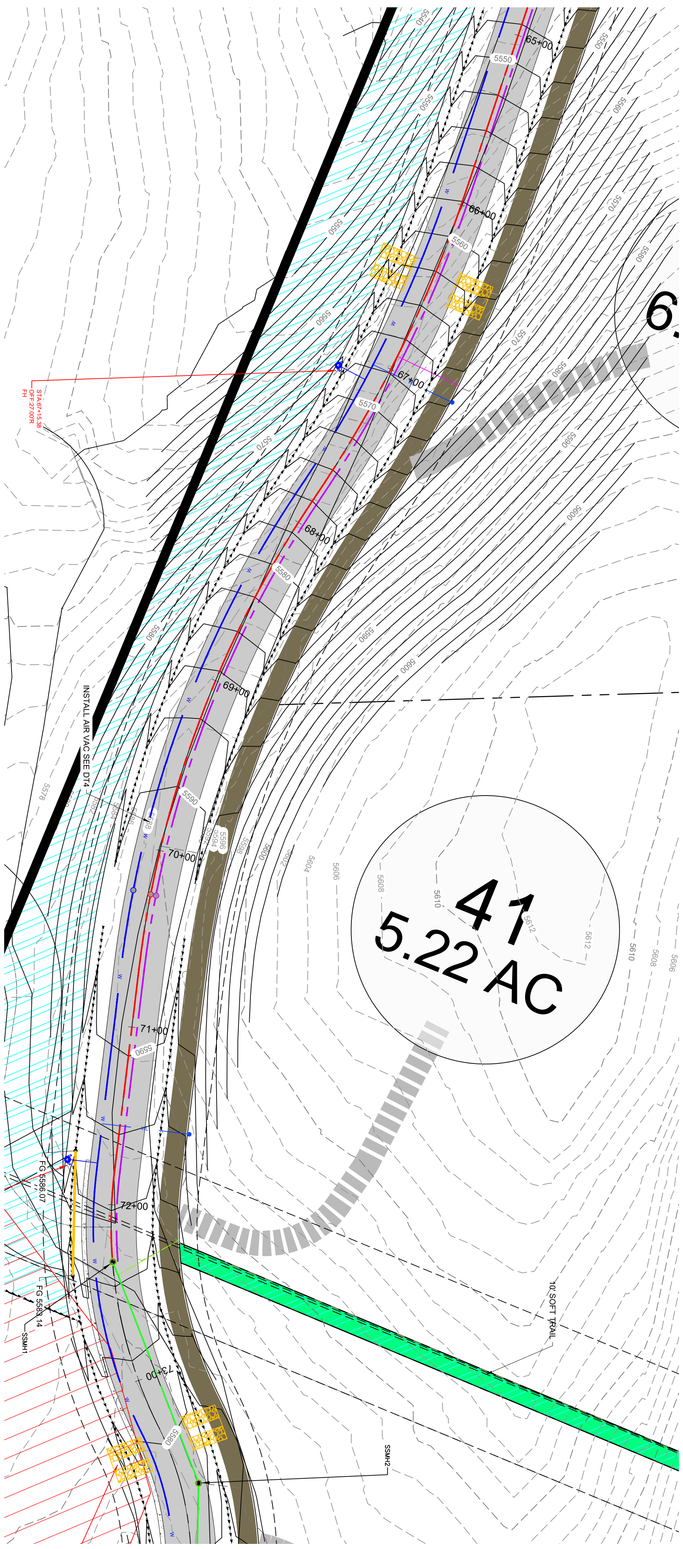
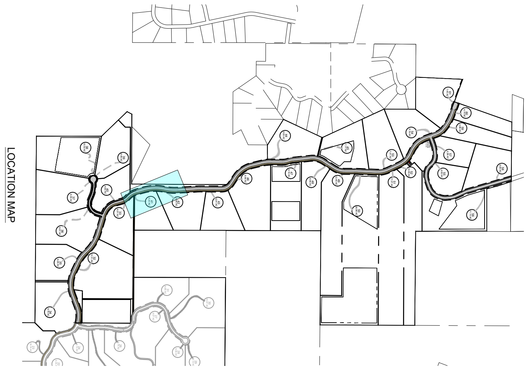
\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG







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

PP6

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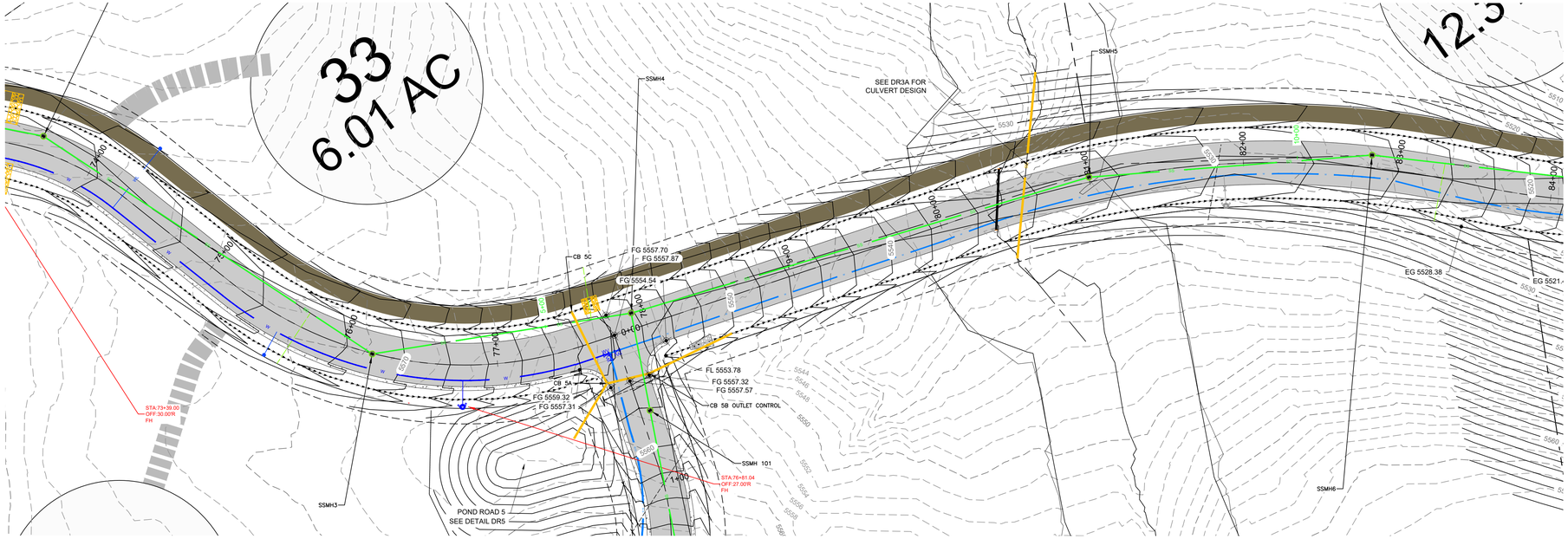
PLAN AND PROFILE PHASE 2
PH 2 - OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

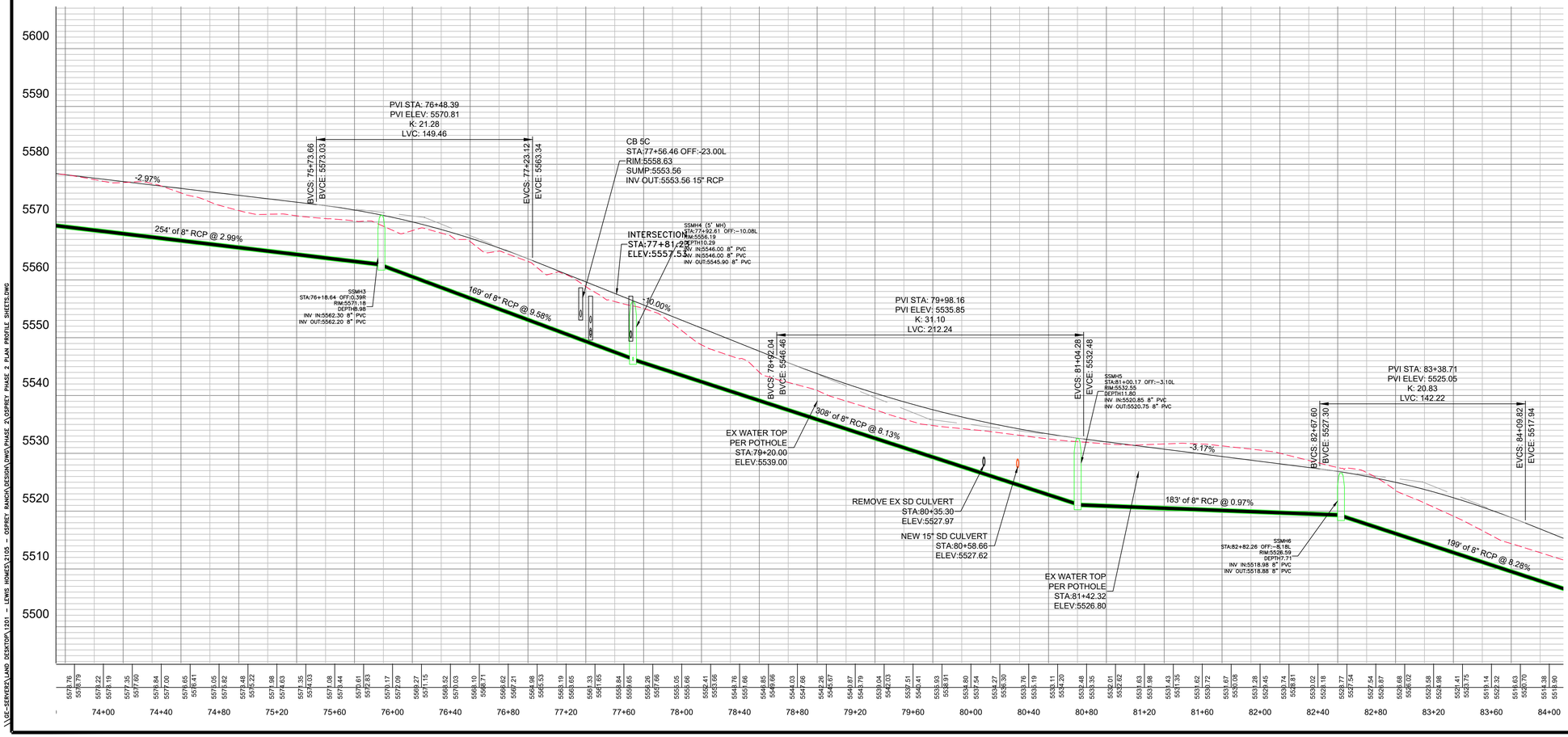
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 8510280
CHRISTENSEN
RYAN A.

REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 40'
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC
DWG.:



LOCATION MAP



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DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

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

PLAN AND PROFILE PHASE 2

PH 2 – OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

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PP7

\\gardner2\Land Desktop\120\ - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\Phase 2\Osprey Phase 2 Plan Profile Sheets.dwg, 6/25/2025 3:45:12 PM, ARCH full bleed D (24.00 x 36.00 inches), 1:1

LOCATION MAP

SCALE: 1" = 40'
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

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

PLAN AND PROFILE PHASE 2

PH 2 – OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

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PP8

\\GE-SERVER2\LAND DESKTOP\2021 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG
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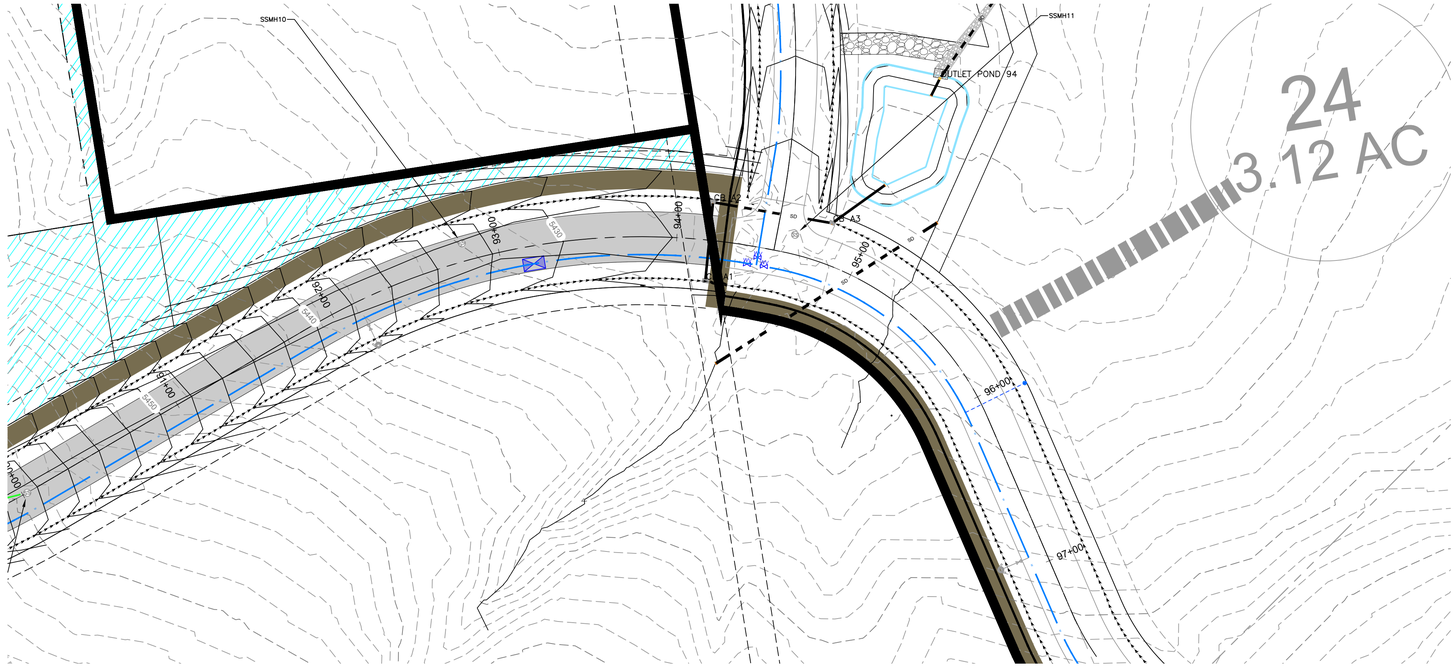
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SSMH11
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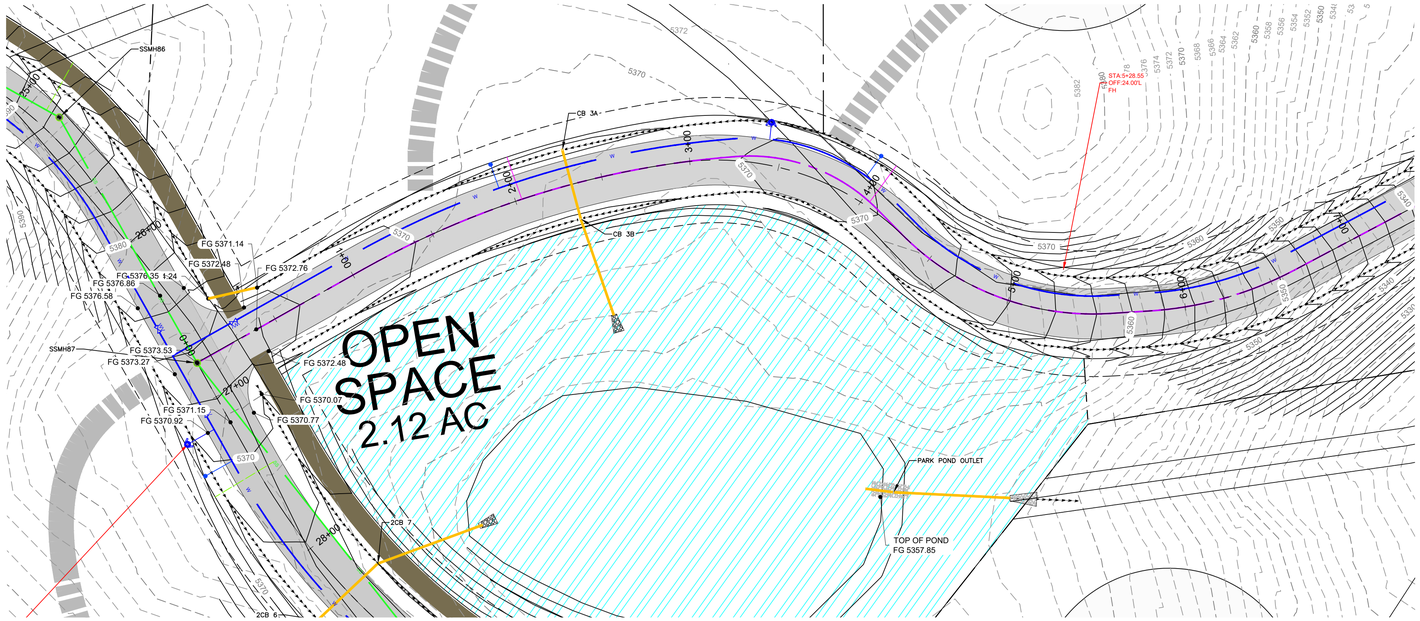

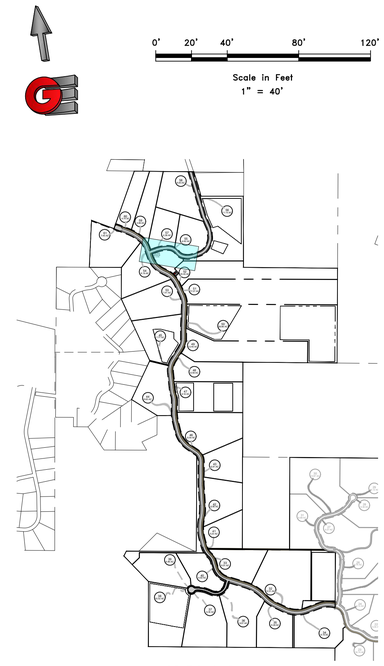

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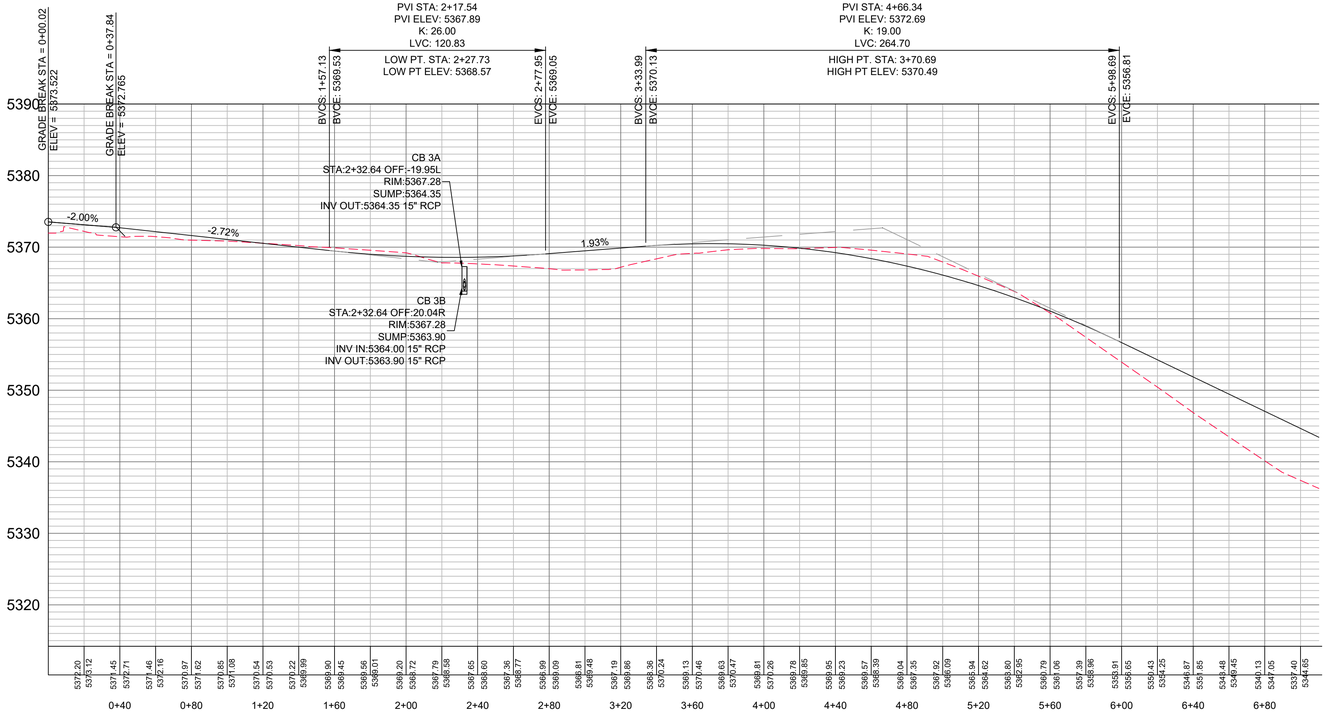
1" = 40'



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DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

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

PLAN AND PROFILE PHASE 2 – Road 3

PH 2 – OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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PP10

\\GE-SERVER2\LAND DESKTOP\201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG
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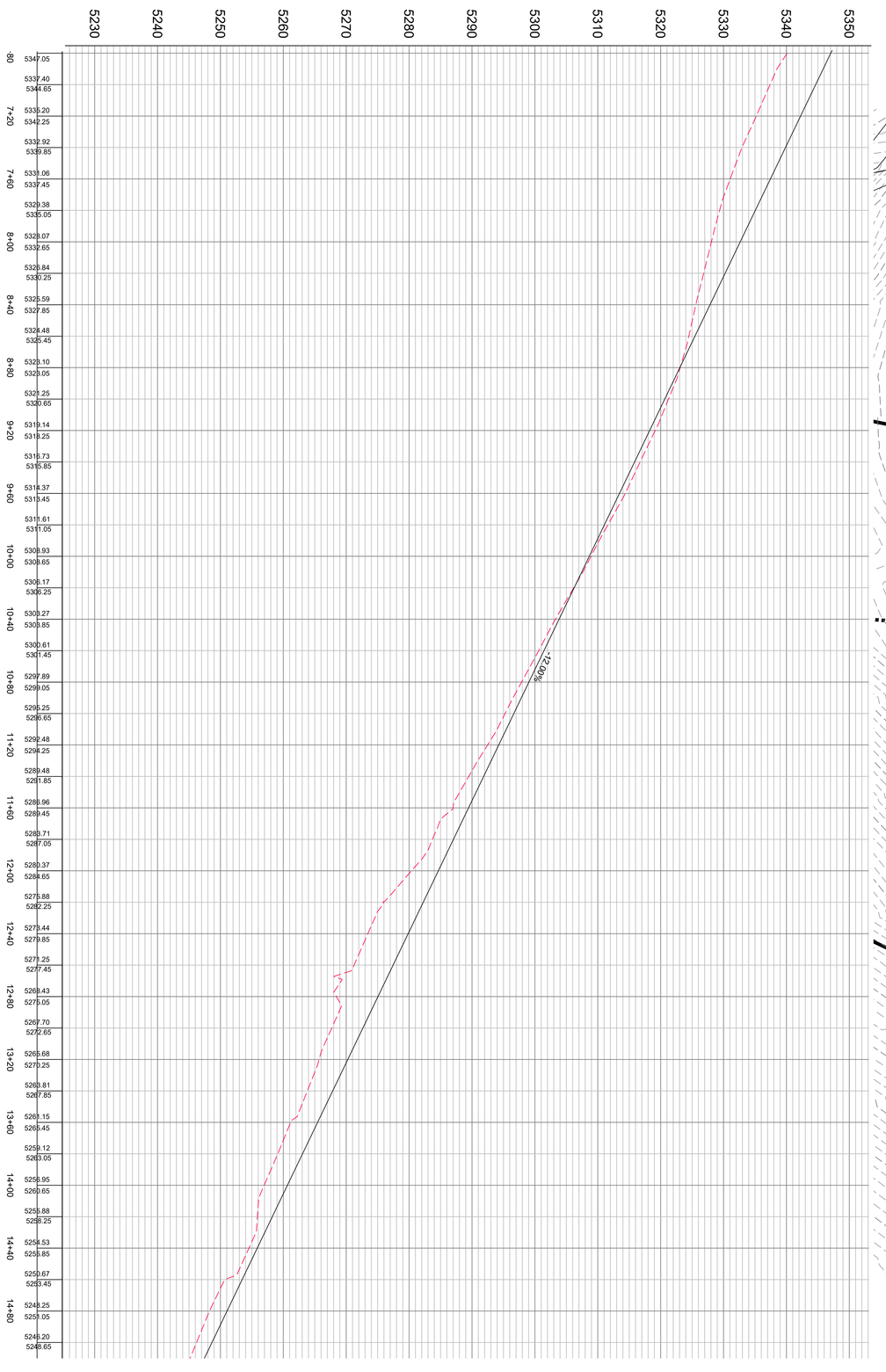
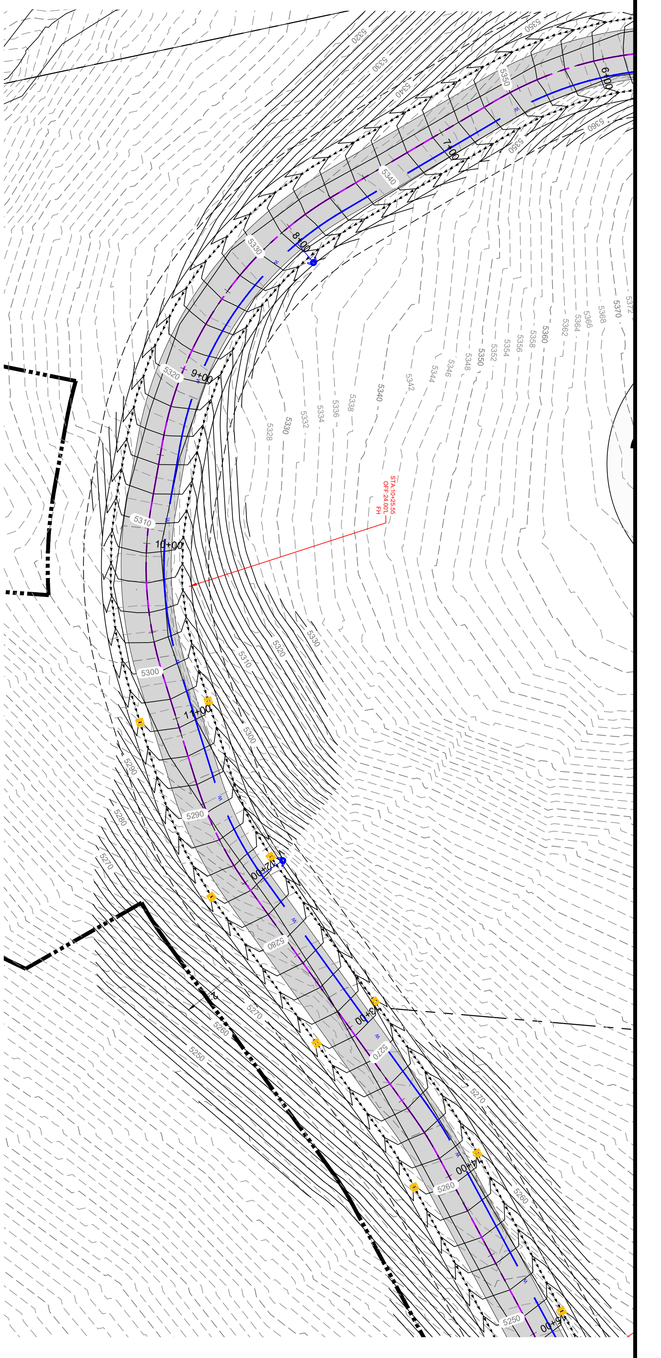
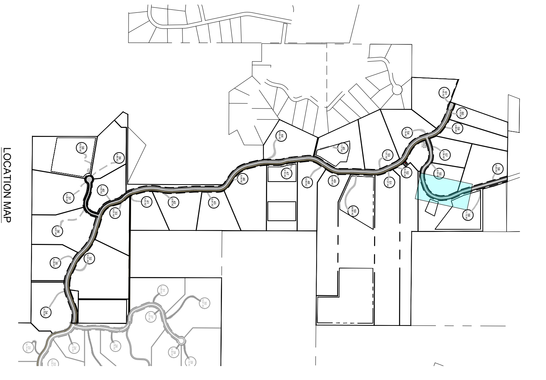
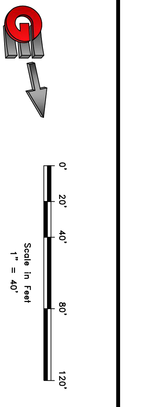
\\GE-SERVER2\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG









PP11

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PLAN AND PROFILE PHASE 2 - Road 3

PH 2 - OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 8910280
RYAN A. CHRISTENSEN

REVISIONS	
DATE	DESCRIPTION

SCALE:	1" = 40'
DATE:	6/25/25
DESIGN:	KAN
DRAWN:	KAN
CHECKED:	RC
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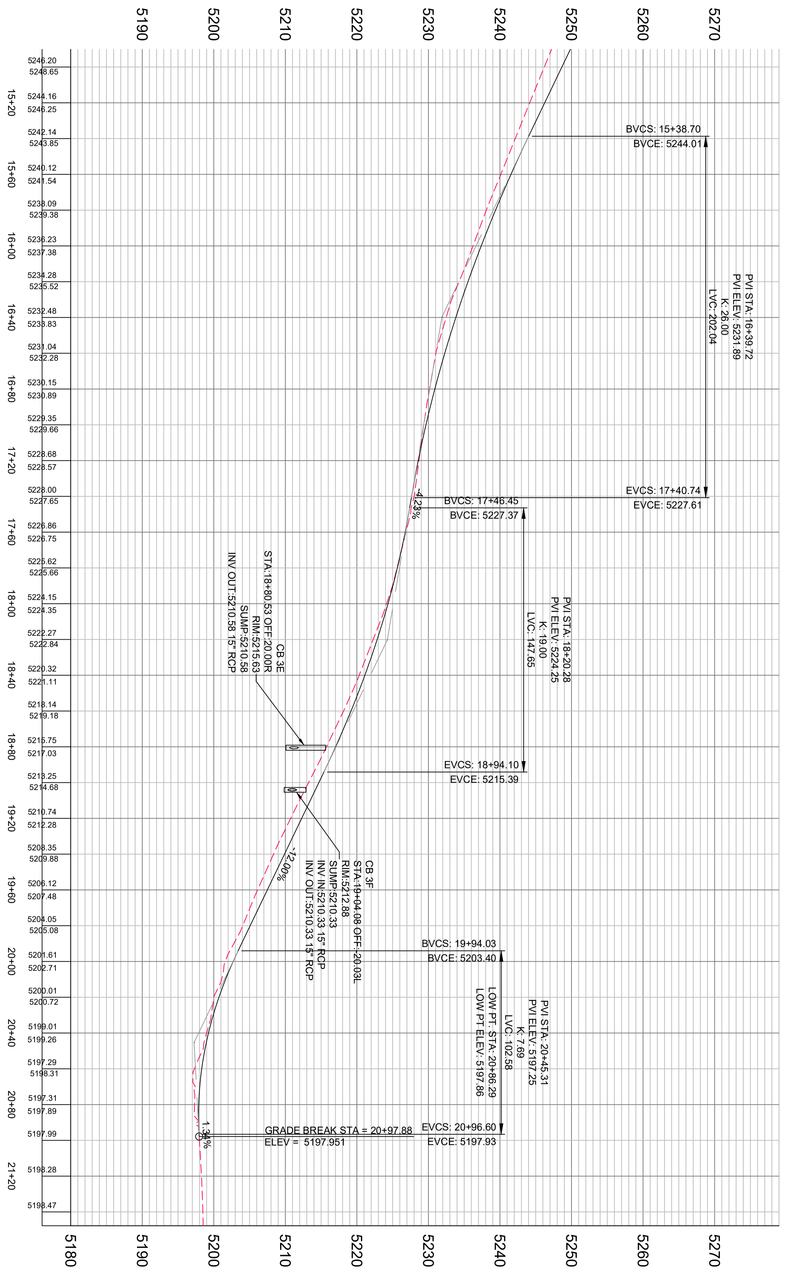

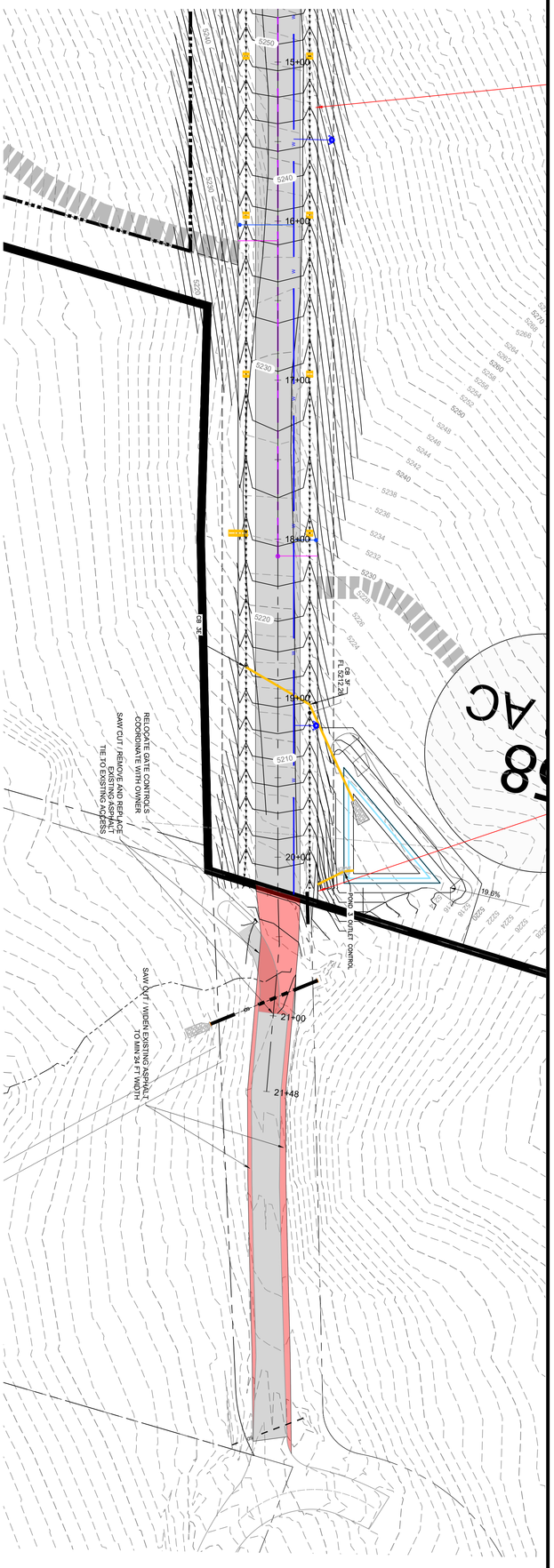

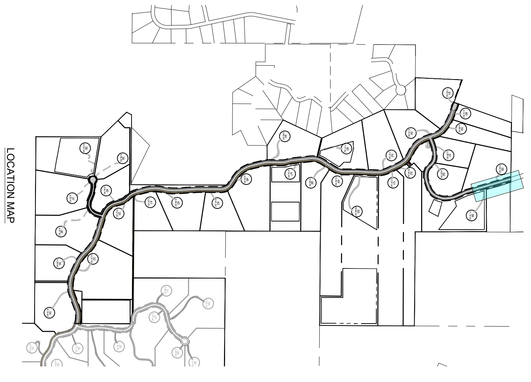

PP12

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PLAN AND PROFILE PHASE 2 - Road 3

PH 2 - OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 8910260
RYAN A. CHRISTENSEN

REVISIONS	
DATE	DESCRIPTION

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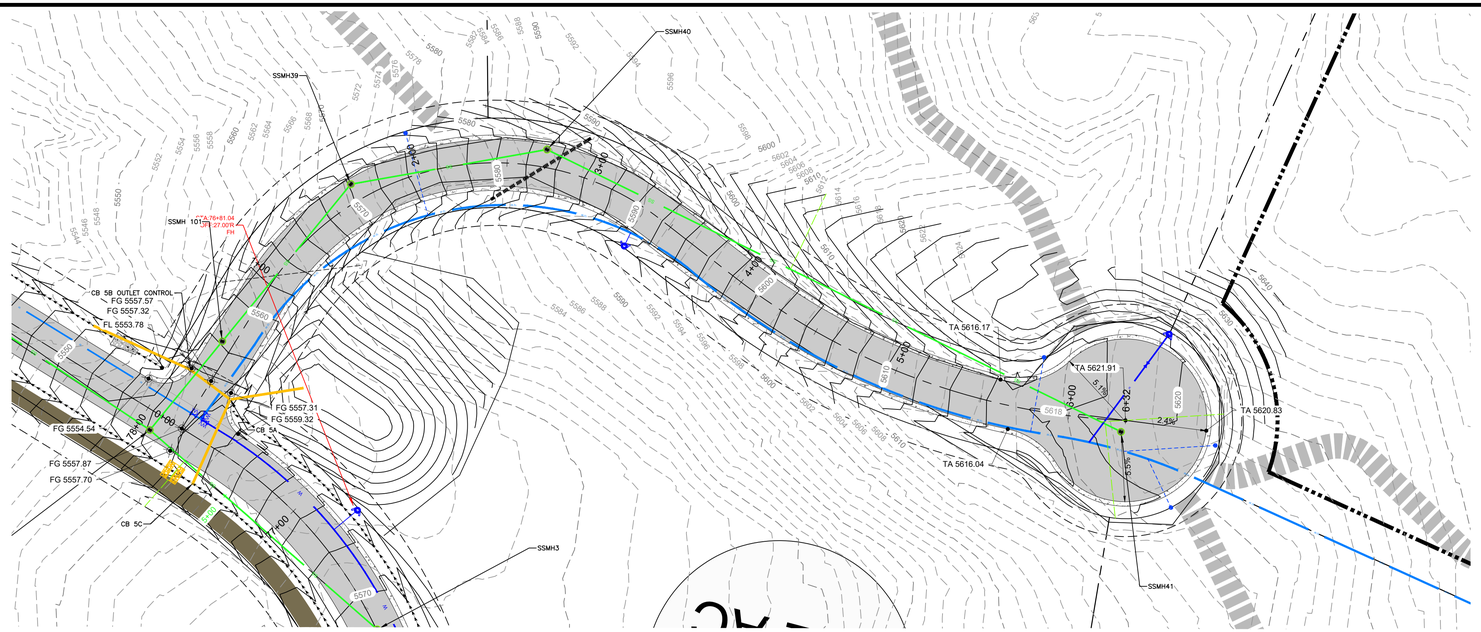
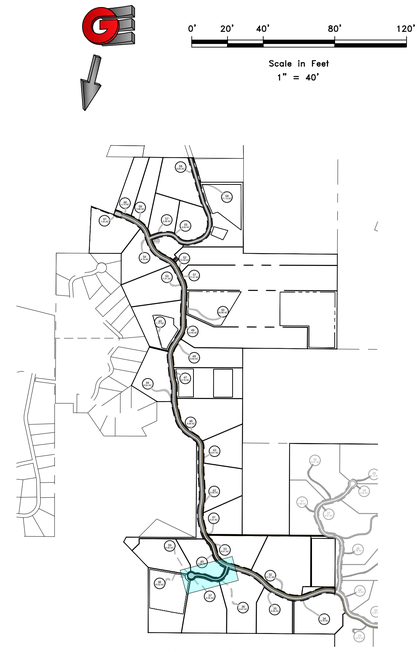
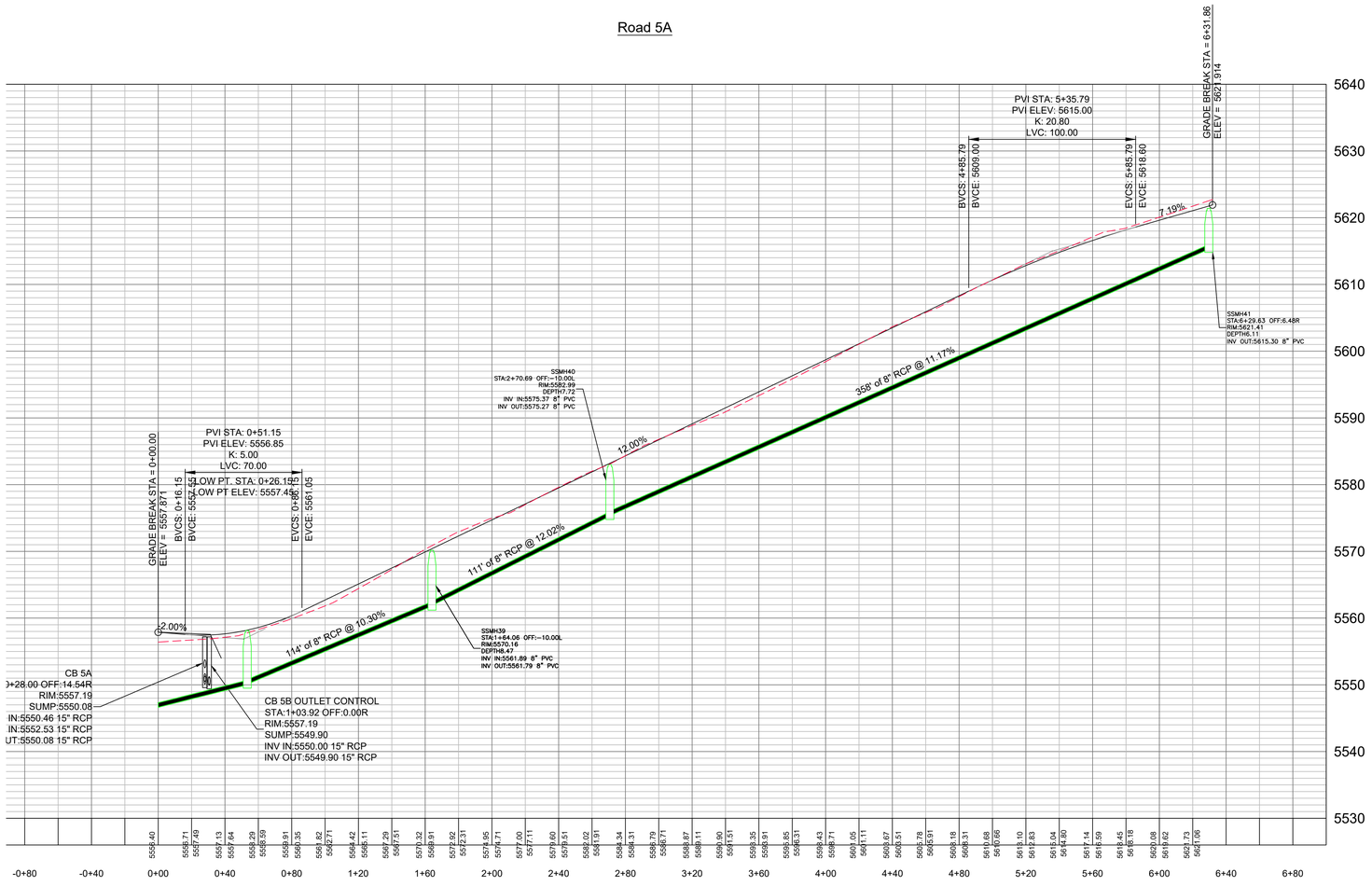




LOCATION MAP

Road 5A



REVISIONS

DATE	DESCRIPTION

DWG:

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DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

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

PLAN AND PROFILE PHASE 2 Road 5

PH 2 – OSPREY RANCH

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PP13

C:\GE-SERVER\LAND DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG PHASE 2\OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG
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Tue, 6/24/2025 3:52:49 PM, AutoCAD full (used 0 (2.KB) x 36.00 inches), 1:1
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C:\Users\Zuriel Desktop\1201 - Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Phase 2 Plan Profile Sheets.dwg, 6/24/2025 3:52:49 PM, AutoCAD full (used 0 (2.KB) x 36.00 inches), 1:1

PROPOSED VALVE VAULT
(SEE LIFT STATION PLANSET)

8" COMPACTED ROAD BASE

SS MH
(SEE UTILITY PLAN)

PROPOSED WET WELL
(SEE LIFT STATION PLANSET)

INSTALL BOLLARD (TYP)
MAX 7' SPACING
FIELD ADJUST LOCATIONS AS NEEDED

PROPOSED BUILDING
FFE = 5370.5
(SEE LIFT STATION PLANSET)

WATER METER
EXTEND LATERAL AND INSTALL YARD HYDRANT
LOCATE AS DIRECTED BY OWNER

8" COMPACTED ROAD BASE

6" CONCRETE APRON
(SLOPE 2% AWAY
FROM BUILDING)

LOT LIINE

TOP OF POND
FG 5357.85

EG 5366.34
FG 5370.00
FG 5370.08
FG 5370.27
EG 5365.02
FG 5370.44
EG 5362.87
FG 5369.75
EG 5363.24
EG 5361.50
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0+00
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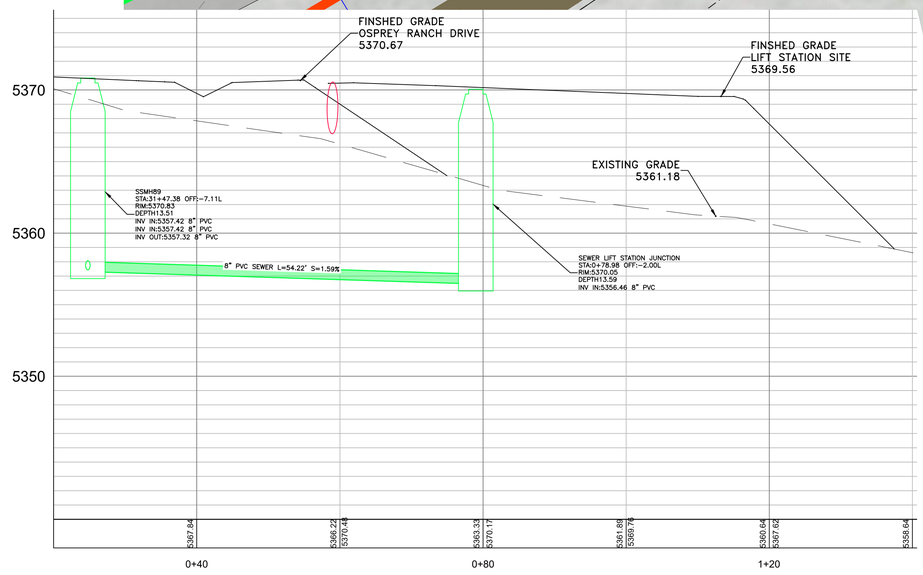

0' 5' 10' 20' 30'
Scale In Feet
1" = 10'

SCALE 1" = 10'
DATE DATE
DESIGN DESIGN
DRAWN DRAWN
CHECKED CHECKED

REVISIONS
DATE DESCRIPTION

DWG:

LIFT STATION SITE PLAN
PHASE 2 - COMMON AREA
OSPREY RANCH SUBD
WEBER COUNTY, UTAH

GARDNER ENGINEERING
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MUNICIPAL ▪ LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

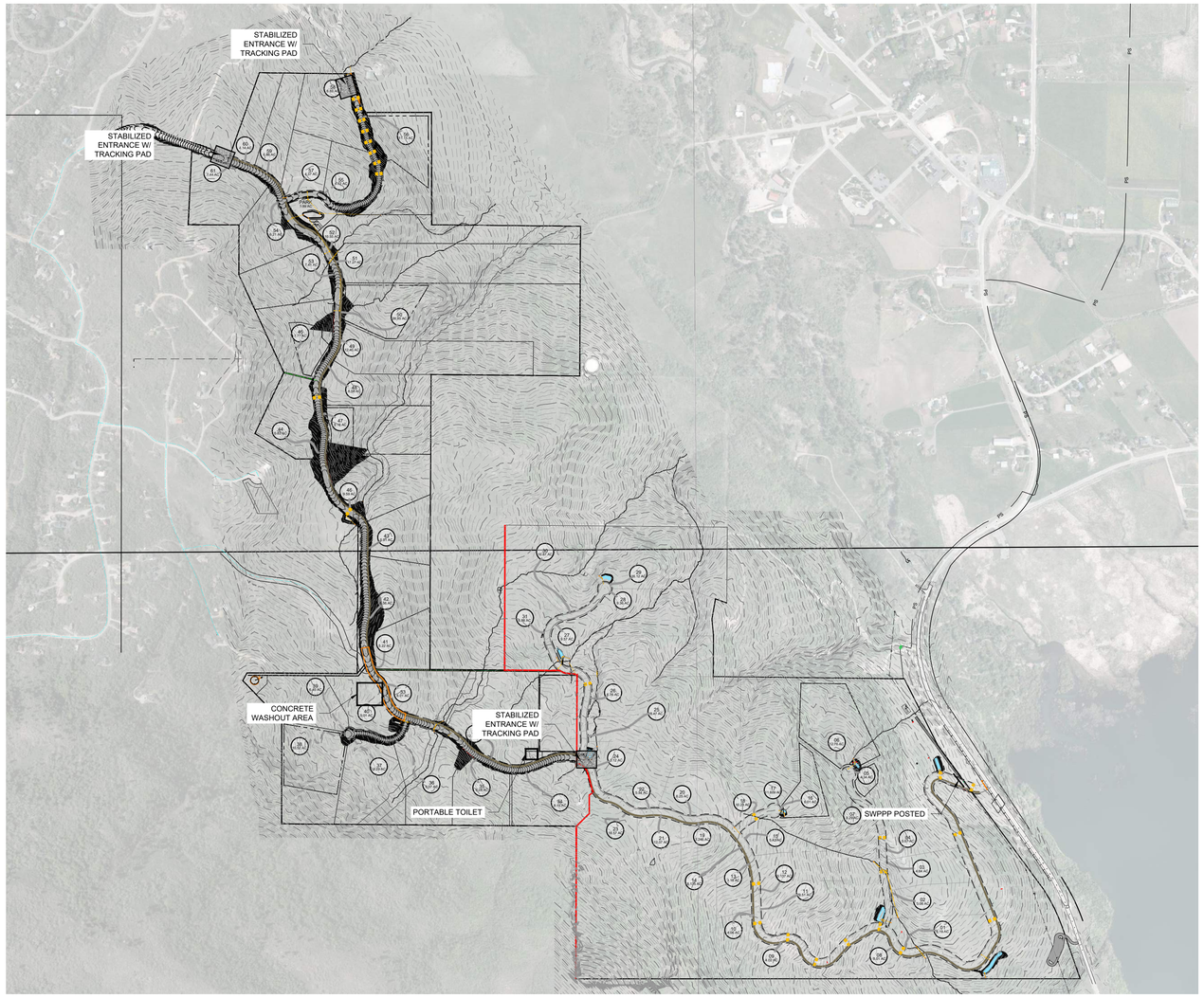
SS1

\\GE-SERVER2\LAND DESKTOP\ 1201 - LEWIS HOMES\ 2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY RANCH BASE PHASE 2_2-24-25RC.DWG
Login:mmw2\Land Desktop\1201 - Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Ranch Base Phase 2 2-24-25rc.dwg, 6/26/2025 9:10:44 PM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

STORM WATER PROTECTION PLAN

OSPREY RANCH

TOTAL AREA 629.64 ACRES
TOTAL DISTURBED AREA 32.61 ACRES



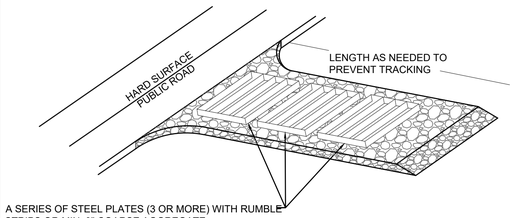
EROSION CONTROL NOTES:

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:

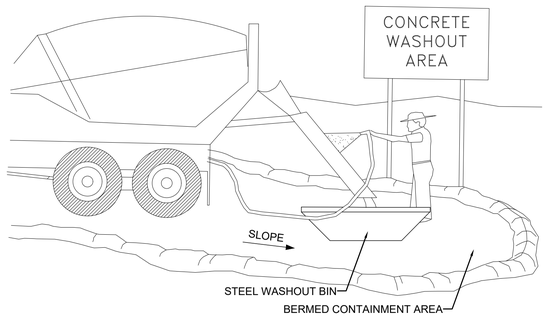
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER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

STREET MAINTENANCE NOTES:

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

NOTE:

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



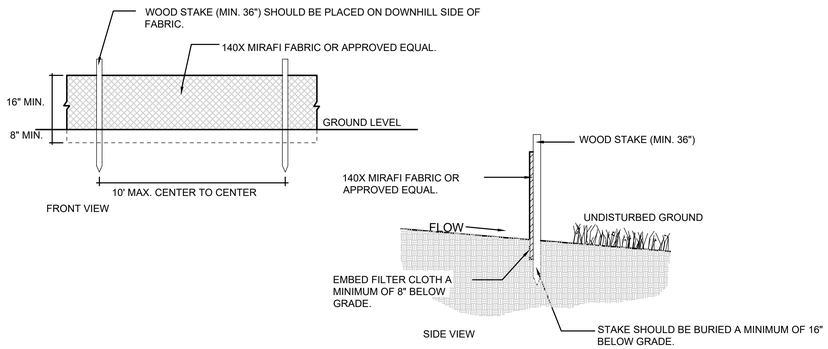
NOTES:

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

INLET PROTECTION (EITHER OPTION)

SILT FENCE

DISTURBED AREA



2 SILT FENCE

Scale: NTS

0' 300' 600' 1200' 1800'

Scale in Feet
Custom

SCALE: ######
DATE: 3-6-23
DESIGN: KAN
DRAWN: KAN
CHECKED: RC
DWG:

REVISIONS

DATE	DESCRIPTION

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

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MUNICIPAL- LAND SURVEYING
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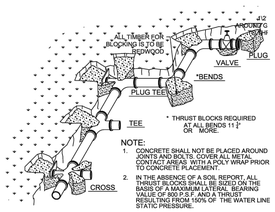
SWWP

R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY PLAN SHEETS PHASE 2.DWG

WATER DETAILS



NOTE:
1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND SHALL COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENSE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

SIZE	BENDS				TEES*	GATE VALVES	DEAD ENDS	CROSS/ BRANCH PLUGGED	CROSS/ BRANCH BEARD PLUGGED
	90°	45°	22 ½°	11 ¼°					
3	1.0	0.0	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	3.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.8	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0

SPECIAL DESIGN

*USE 3/4 MAXIMUM

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS PER SQ. FT. SOIL BEARING CAPACITY.

*ALL VALVES, TEES, CROSSES AND BENDS SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUG OR ROMA GRIP WITH FLUOROPOLYMER COATED BOLTS AND NUTS.

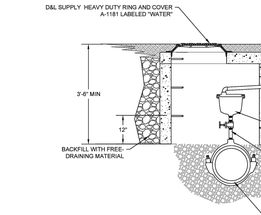
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

EXAMPLE: TO FIND BEARING AREA FOR 8"-90° BEND WITH A STATIC INTERNAL PRESSURE OF 150 P.S.I AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.,
F=1.5 / 3=0.5 TABULATED VALUE = 7.1 SQ. FT.
0.5 X 7.1=3.56 ~ 4 SQ. FT. (~OR FT. LONG BY 2FT. HIGH.)

1 THRUST BLOCK DETAIL
APPLIES TO ALL PRESSURE PIPE

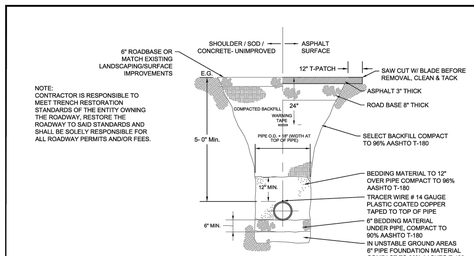
NTS



NOTES:
1. VALVE BOX, RISER AND LID MUST COME FROM THE SAME MFR., BE INTENDED FOR USE TOGETHER AND SHALL BE WITHIN PUBLISHED DIMENSION TOLERANCES.
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 TEE'S AND CROSSES, UNLESS THERE IS A VALVE WITHIN 200 FEET OF SAID FITTINGS.

2 TYPICAL VALVE DETAIL

NTS



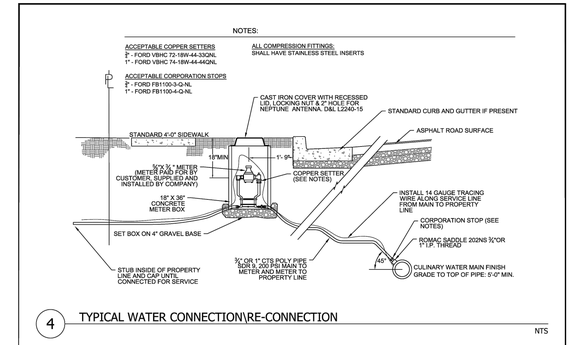
NOTE:
CONTRACTOR IS RESPONSIBLE TO MEET TRENCH RESTORATION STANDARDS OF THE ENTITY OWNING THE ROADWAY. RESTORE THE ROADWAY TO SAID STANDARDS AND SHALL BE SOLELY RESPONSIBLE FOR ALL ROADWAY PERMITS AND/OR FEES.

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 18" ABOVE THE SEWER LINE.
• SEPARATION DISTANCES ARE TO BE MEASURED EDGE-TO-EDGE.
• WATER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH EITHER SEWER OR SECONDARY PIPES.
• IF THESE SEPARATIONS CANNOT BE MET, AN EXCEPTION TO THE STANDARD MAY BE POSSIBLE. THE ENTITY SEEKING THE EXCEPTION SHALL INITIATE THE EXCEPTION PROCESS. SEPARATION EXCEPTION WITH THE STATE DIVISION OF DRINKING WATER, IN ACCORDANCE WITH R309-550-7 OF THE STATE OF UTAH ADMINISTRATIVE RULES.

3A TYPICAL TRENCH SECTION

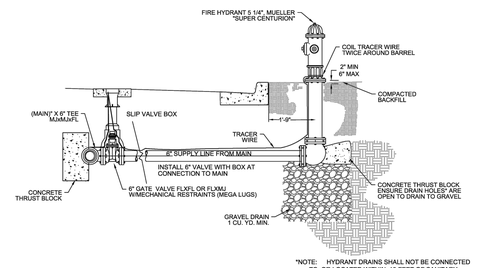
NTS

MATCH EXISTING PAVEMENT THICKNESS.



4 TYPICAL WATER CONNECTION\RE-CONNECTION

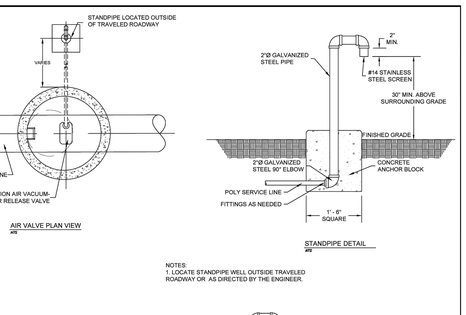
NTS



*NOTE: HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.

5 FIRE HYDRANT DETAIL

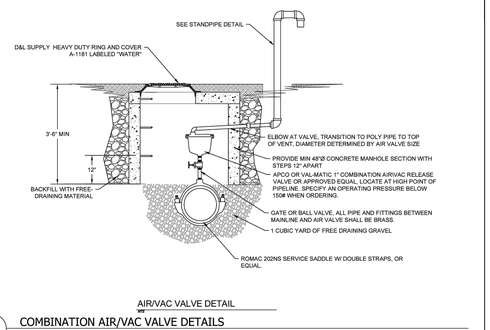
NTS



AIR VALVE PLAN VIEW
AVR

STANDPIPE DETAIL
AVR

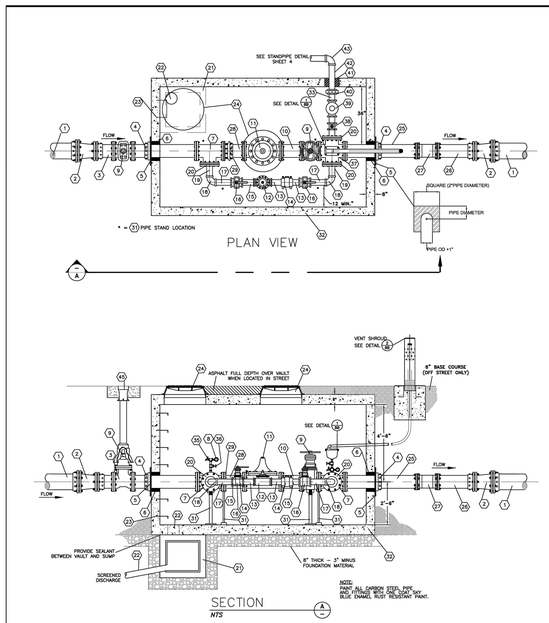
NOTES:
1. LOCATE STANDPIPE WELL OUTSIDE TRAVELED ROADWAY OR AS DIRECTED BY THE ENGINEER.



AIR/VAC VALVE DETAIL
AVR

6 COMBINATION AIR/VAC VALVE DETAILS

NTS

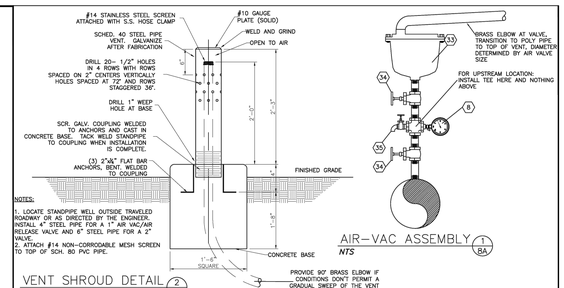


NOTE:
PAINT ALL EXPOSED STEEL PIPE, VALVES, AND FITTINGS WITH TWO COATS OF BLUE ENAMEL RUST RESISTANT PAINT.

8A PRV STATION

SEE DETAIL 8B ON SHEET 7 FOR BILL OF MATERIALS

NTS



NOTES:
1. LOCATE STANDPIPE WELL OUTSIDE TRAVELED ROADWAY OR AS DIRECTED BY THE ENGINEER. INSTALL 4" STEEL PIPE FOR A 1" AIR VAC/AIR RELEASE VALVE AND 6" STEEL PIPE FOR A 2" VALVE.
2. ATTACH #14 NON-CORRODABLE MESH SCREEN TO TOP OF SCH. 80 PVC PIPE.

VENT SHROUD DETAIL 2 8A
NTS

AIR–VAC ASSEMBLY 1 8A
NTS

BILL OF MATERIALS

NO.	QTY	DESCRIPTION	6" LINE	8" LINE	10" LINE	NOTES
1	2	DIP OR PVC MJxPE	6"	8"	10"	
2	2	REDUCER MJxMJ	6"x4"	8"x6"	10"x8"	USE JOINT RETAINER GLANDS
3	1	DIP SPOOL 5'-0" LENGTH FLGXPE	4"	6"	8"	
4	2	FIELD FLANGE FOR DIP	4"	6"	8"	
5	2	1/4" THICK STEEL THRUST PLATE	10"x10" 5"ø	15"x15" 7.5"ø	18"x18" 10"ø	SQ. W/ ø CUT OUT
6	2	PRE-CORED HOLES	10" ø	12" ø	14" ø	SEAL WITH NON-SHRINK GROUT
7	2	TEE FLGxFLG	4"x4"x4"	6"x6"x6"	8"x8"x8"	
8	2	1 1/4" (1-200) PSI LIQUID FILLED PRESSURE GAUGE				SUPPLY WITH BRASS STOP COCK
9	2	RESILIENT SEAT GATE VALVE W/ VALVE BOX	4"	6"	8"	
10	1	DIA. X 1'-0" 1/4" DIP FLGxFLG	6"	8"	10"	
11	1	PRESSURE REDUCING VALVE FLGxFLG	4"	6"	8"	CLA-VAL MODEL 90-01 KC
12	1	PRESSURE REDUCING VALVE THDxTHD	2"	3"	3"	CLA-VAL MODEL 90-01 KC
13	2	DIA. X LENGTH GALV. PIPE THDxWC.	2"ø	3"ø	3"ø	FIELD ADJUST LENGTH
14	2	COUPLING	2"	3"	3"	
15	1	DIA. X LENGTH GALV. PIPE THDxWC.	2"ø	3"ø	3"ø	FIELD ADJUST LENGTH
16	2	BALL VALVE THDxTHD	2"	3"	3"	
17	2	DIA. X LENGTH GALV. PIPE THDxTHD	2"ø	3"ø	3"ø	FIELD ADJUST LENGTH
18	2	90° GALV. BEND THDxTHD	2"	3"	3"	
19	2	DIA. X 8" GALV. PIPE THDxTHD	2"ø	3"ø	3ø	
20	2	BLIND FLANGE W/ THREAD TAP	4"-2"	6"-3"	8"-3"	
21	1	2' X 2' CONCRETE CATCH BASIN				SUMP FOR SUBSURFACE WATER
22	1	8" PRE-CORED HOLE/4" DRAIN PVC PIPE TO DAYLIGHT				*SUMP HOLE IF NO SUBSURFACE WATER
23	6	STEPS				
24	1	A-1181 D&L MANHOLE RING AND COVER				"WATER", GRADE RING IF NEEDED
25	1	DIA. X LENGTH DIP FLGxPE	4", 6"-0"	6", 5'-0"	8", 4-2"	
26	1	DIA. X 2'-0" SPOOL PExPE	4"	6"	8"	
27	1	DIP SLEEVE MJxMJ	4"	6"	8"	
28	1	DIA. X 1'-0" DIP FLGxPE	4"	6"	8"	
29	1	RESTRAINED FLANGED COUPLING ADAPTER	4"	6"	8"	
31	4	PIPE STAND				
32	1	6' X 12' X 7' TALL PRECAST CONCRETE VAULT				H20 LOADING
33	1	COMBINATION AIR RELEASE VALVE W/ AIR VENT	1", 143C	1", 143C	2", 145C	APCO MODEL 143C-145C W/ FITTINGS
34	1	SCREWED GATE VALVE	1"	1"	2"	W/ FITTINGS
35	2	1/2" SMOOTH NOSE TAP				W/ FITTINGS
36	1	SCREWED GATE VALVE	3/4"	3/4"	3/4"	W/ FITTINGS
37	1	CROSS	6"	6"	8"	***
38	1	SCREWED GATE VALVE	2"	3"	4"	FNPT
39	1	RELIEF/SUSTAINING VALVE	2"	3"	4"	CLA-VAL 50-01 OR EQL
40	1	UNION	2"	3"	4"	FNPT
41	1	CORE AND GROUT	5"	6"	8"	
42	*	GALVANIZED STEEL PIPE (GSP)	2"	3"	4"	TAP INSIDE VAULT FOR DRAINAGE
43	*	ELBOW GSP	2"	3"	4"	
44	1	NO. 4 MESH SCREEN	2"	3"	4"	NON-CORRODIBLE
45	1	CONCRETE COLLAR		12"TH X 12"ø		

* TO BE DETERMINED BY SITE ** 8" CROSS MAY USE 8"x4" CROSS W/DIP FITTINGS FOR RELIEF VALVE, VERIFY WITH OWNER AND ENGINE

8B PRV STATION

NTS

REVISIONS	
DATE	DESCRIPTION

SCALE: ######
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC
DWG:

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

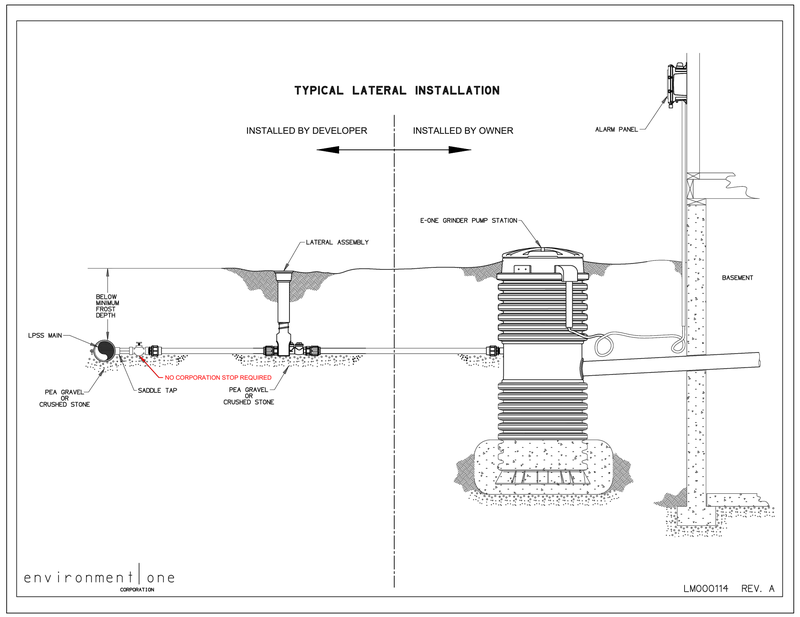
WATER DETAILS
PH 2 – OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

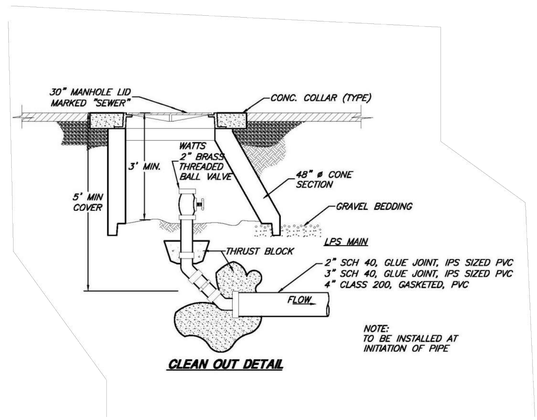
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

DT1

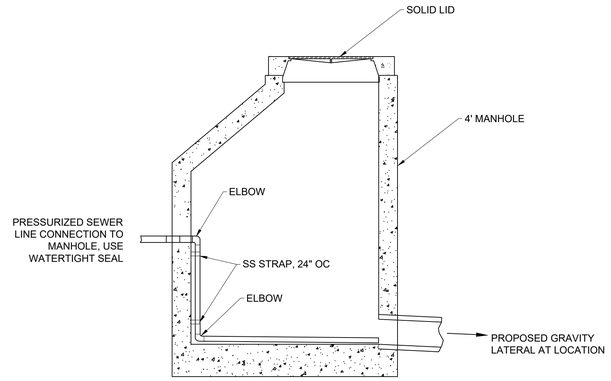
\\GE-SERVER\LAND DESKTOP\ 1201 – LEWIS HOMES\1105 – OSPREY RANCH\DESIGN\DWG\Phase 2\Osprey Utility Plan – Phase 2.dwg, 6/25/2025 4:58:26 PM, ARCH full bind D (24.00 x 36.00 inches), 1:1
\\gardnerse2\Land Desktop\ 1201 – Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Phase 2\Osprey Utility Plan – Phase 2.dwg, 6/25/2025 4:58:26 PM, ARCH full bind D (24.00 x 36.00 inches), 1:1

SEWER DETAILS





LOW PRESSURE - SEWER CLEAN OUT



PRESSURE LINE CONNECTION TO MANHOLE (TYP.)

SCALE: ######
DATE: 6/25/25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DESCRIPTION	DATE

DWG:

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
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SEWER DETAILS
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DT2

\\GE-SERVER\LAND DESKTOP\1201 - LEWIS HOMES\1105 - OSPREY RANCH\DESIGN\DWG\PHASE 2\OSPREY UTILITY PLAN - PHASE 2.DWG
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