

The Summit at Ski Lake No. 13

A part of the North Half of Section 24,
T6N, R1E, SLB & M., U.S. Survey
Weber County, Utah
June 2015

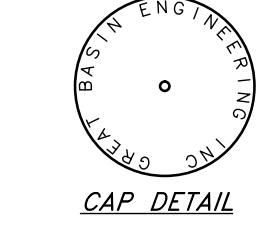
Narrative:
At the request of Ray Bowden, owner and developer, we have prepared this subdivision plat.
The Basis of Bearings for this plat is South 89°36'57" East between the Brass Caps found at the Northwest corner and the North Quarter Corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey.

- NOTE:**
- 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines.
 - 20' slope easements along frontage of lots as shown.
 - Centerline monuments to be set upon completion of improvements, as shown.
 - Private Streets also serve as Public Utility Easements

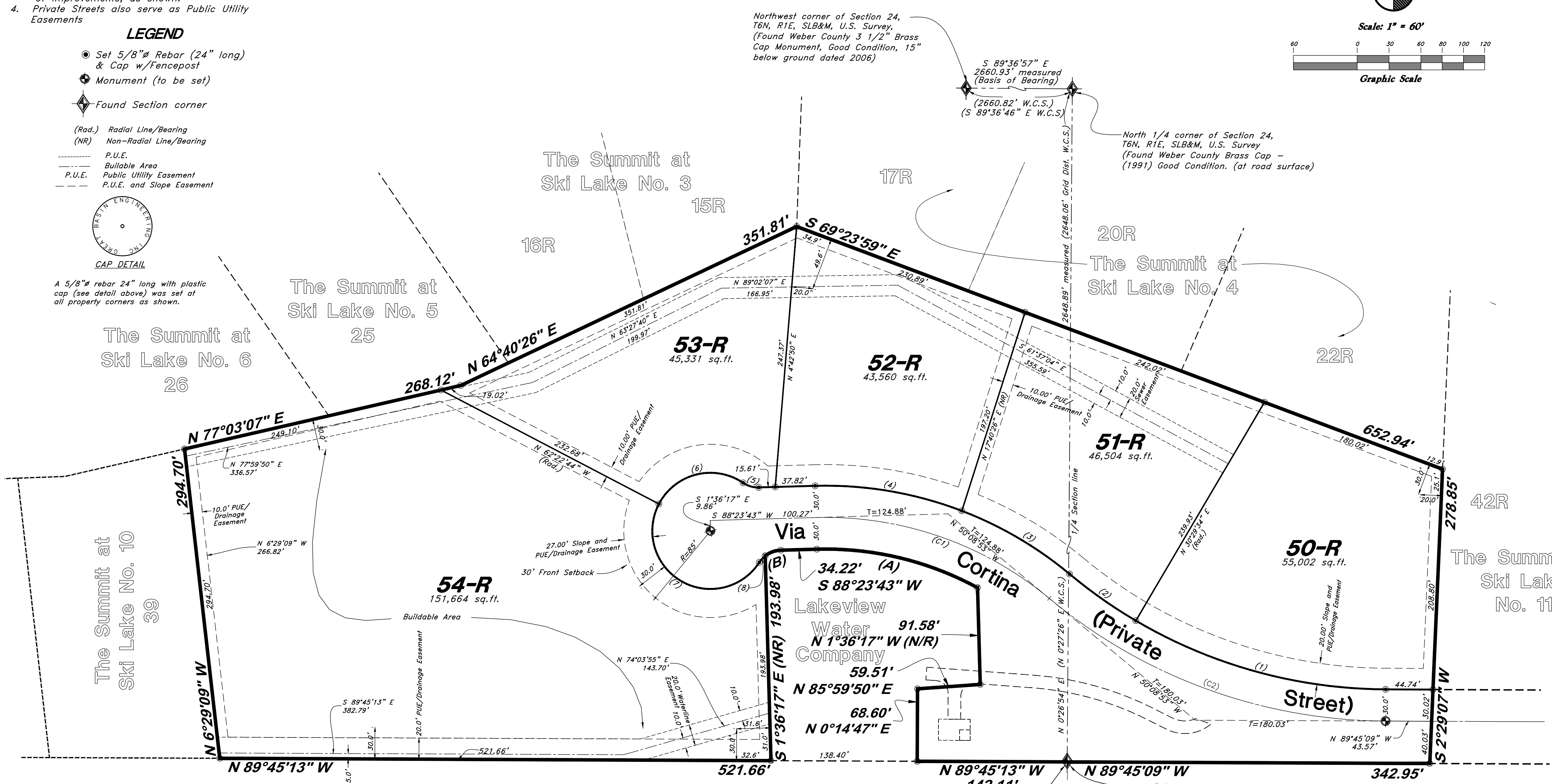
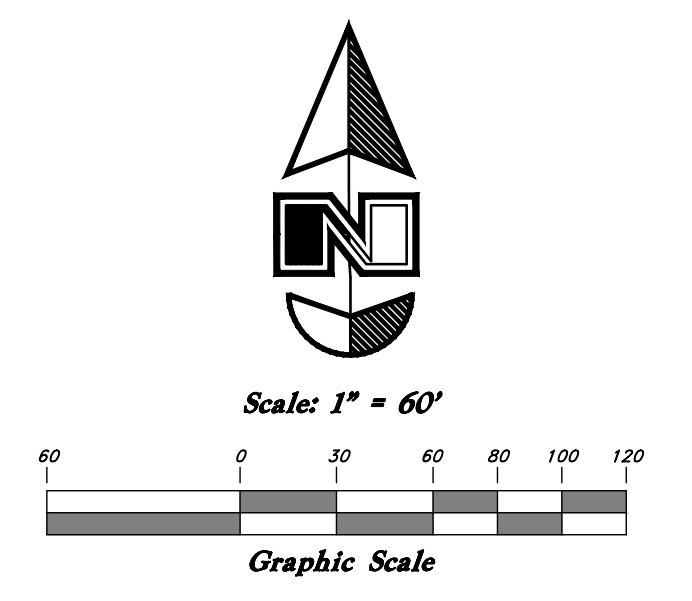
LOT RESTRICTIONS
Lots 51-R and 53-R are subject to Weber County Requirements per Definition 36B-2 of the Weber County Hillside Development Review Procedures and Standards.

LEGEND

- Set 5/8" Rebar (24" long) & Cap w/Fencepost
- Monument (to be set)
- Found Section corner
- Radial Line/Bearing
- Non-Radial Line/Bearing
- P.U.E.
- Buildable Area
- P.U.E. Public Utility Easement
- P.U.E. and Slope Easement



CAP DETAIL
A 5/8" rebar 24" long with plastic cap (see detail above) was set at all property corners as shown.



Legends at Hawkins Creek

PROPERTY LINE CURVE DATA

(1)	(2)	(3)	(4)	(5)
Δ = 30°14'43"	Δ = 9°21'33"	Δ = 18°54'15"	Δ = 22°33'09"	Δ = 35°50'01"
R = 470.00'	R = 470.00'	R = 360.00'	R = 360.00'	R = 25.00'
L = 245.10'	L = 76.77'	L = 118.79'	L = 141.70'	L = 15.64'
LC = 245.23'	LC = 76.69'	LC = 118.24'	LC = 140.79'	LC = 15.38'
N 74°03'55" E	N 54°49'39" W	N 59°36'00" W	N 80°19'43" W	N 73°41'16" W

BOUNDARY CURVE DATA

(A)	(B)
Δ = 30°12'01"	Δ = 36°30'25"
R = 300.00'	R = 25.00'
L = 156.13'	L = 15.93'
LC = 156.30'	LC = 15.66'
N 76°30'16" W	S 70°08'31" W

CENTERLINE CURVE DATA

(C1)	(C2)
Δ = 41°27'24"	Δ = 39°36'16"
R = 330.00'	R = 500.00'
L = 336.71'	L = 345.61'
LC = 233.60'	LC = 338.77'
N 70°52'35" W	N 69°57'01" W

Developer:
Valley Enterprise Investment Company, LLC.
Ray Bowden - President
5393 East 3850 North
Eden, UT. 84310



WEBER COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.
Signed this _____ day of _____, 2015.

WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this _____ day of _____, 2015.

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION
This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the _____ day of _____, 2015.
Chair, Ogden Valley Township Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2015.
Chair, Weber County Commission

SURVEYOR'S CERTIFICATE
I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that The Summit at Ski Lake No. 13, in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.
I also certify that all the lots within The Summit at Ski Lake No. 13, in Weber County meet the frontage and area requirements of the Weber County Zoning Ordinance.
Signed this _____ day of _____, 2015.

166484
License No. Mark E. Babbitt

OWNER'S DEDICATION
I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and private street as shown on this plat, and name said tract The Summit at Ski Lake No. 13 and do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Street (Private Right of Way) as access to the individual lots, to be maintained by The Summit at Ski Lake Owners Association whose membership consists of said owners, their grantees, successors, or assigns, and also grant and dedicate a perpetual right and easement over, upon and under Private Streets and the lands designated hereof as sanitary sewer easements, slope and public utility/drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage/detention facilities, sanitary sewer facilities, grading, or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by the governing authority with no buildings or structures being erected within such easements.
Signed this _____ day of _____, 2015.

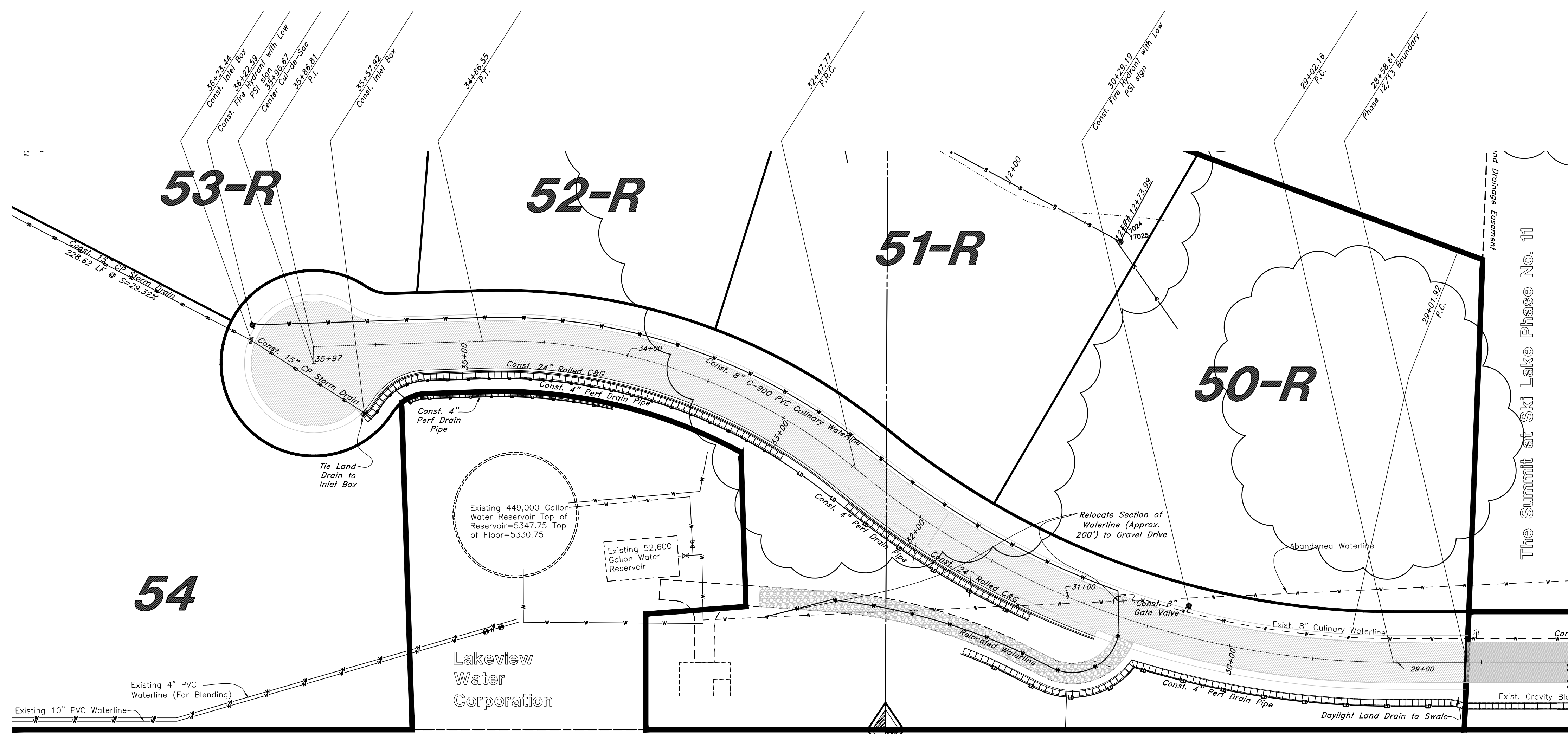
Valley Enterprise Investment Company, LLC.
Ray Bowden - President
5393 East 3850 North
Eden, UT. 84310

ACKNOWLEDGMENT
State of Utah } ss
County of _____ }
The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____, Residing At: _____, A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name _____

BOUNDARY DESCRIPTION
A part of the North Half of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the Center of Said Section 24 in Weber County, Utah; and running thence North 89°45'13" West 142.11 feet along the Quarter Section Line; thence North 0°14'47" East 68.60 feet; thence North 85°59'50" East 59.51 feet; thence North 1°36'17" West 91.58 feet to the point of curve of a non-tangent curve of which the Radius point lies South 28°35'44" West 300.00 feet; thence West along the arc of a 300.00 foot Radius curve to the left a distance of 158.13 feet (Central Angle equals 30°12'01", and Long Chord bears North 76°30'16" West 156.30 feet); thence South 85°23'43" West 34.22 feet to a point of curvature; thence West along the arc of a 25.00 foot Radius curve to the left a distance of 15.93 feet (Central Angle equals 36°30'25" and Long Chord bears South 70°08'31" West 15.66 feet); thence South 1°36'17" East 193.98 feet to said Quarter Section Line; thence North 89°45'13" West 521.66 feet along the Quarter Section Line to the Southeast Corner of The Summit at Ski Lake Subdivision No. 10, Weber County, Utah; thence North 6°29'09" West 294.70 feet along the East Boundary Line of said Subdivision No. 10 to the South Boundary Line of The Summit at Ski Lake Subdivision No. 6, Weber County, Utah; thence North 77°03'07" East 268.12 feet along the South Boundary Lines of No. 5 and 6 of The Summit at Ski Lake Subdivision, Weber County, Utah; thence North 64°40'26" East 351.81 feet along the South Boundary Line of No. 5 and 3 of The Summit at Ski Lake Subdivision, Weber County, Utah; thence South 69°23'59" East 652.94 feet along the South Boundary Line of The Summit at Ski Lake Subdivision No. 4, Weber County, Utah, to the West Boundary Line of The Summit at Ski Lake Subdivision No. 11, Weber County, Utah; thence South 2°29'07" West 278.85 feet along Said West Boundary Line to the Quarter Section Line; thence North 89°45'09" West 342.95 feet along said Quarter Section Line to the Point of Beginning.
Contains 9.646 acres.

WEBER COUNTY RECORDER

ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND _____
IN BOOK _____	OF OFFICIAL _____
RECORDS, PAGE _____	RECORDED FOR _____
WEBER COUNTY RECORDER	DEPUTY



Legend

(Note: All items may not appear on drawing)

- Sanitary Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electric Manhole
- Catch Basin
- Proposed Fire Hydrant
- Exist. Fire Hydrant
- Proposed Water Valve
- Sanitary Sewer Line
- Culinary Water Line
- Gas Line
- Irrigation Line
- Storm Drain Line
- Telephone Line
- Secondary Water Line
- Underground Power Line
- Land Drain Line
- Flowline of Ditch
- PVC
- TA
- EA
- E
- FL
- TC
- RM
- Top of Curb
- Rim
- Finish Grade
- Exist. Grade
- Direction of Flow
- Monument
- Section Corner
- Rebar & Cap
- Existing Asphalt
- Proposed Asphalt
- Heavy Duty Asphalt
- Concrete
- Building or Structure

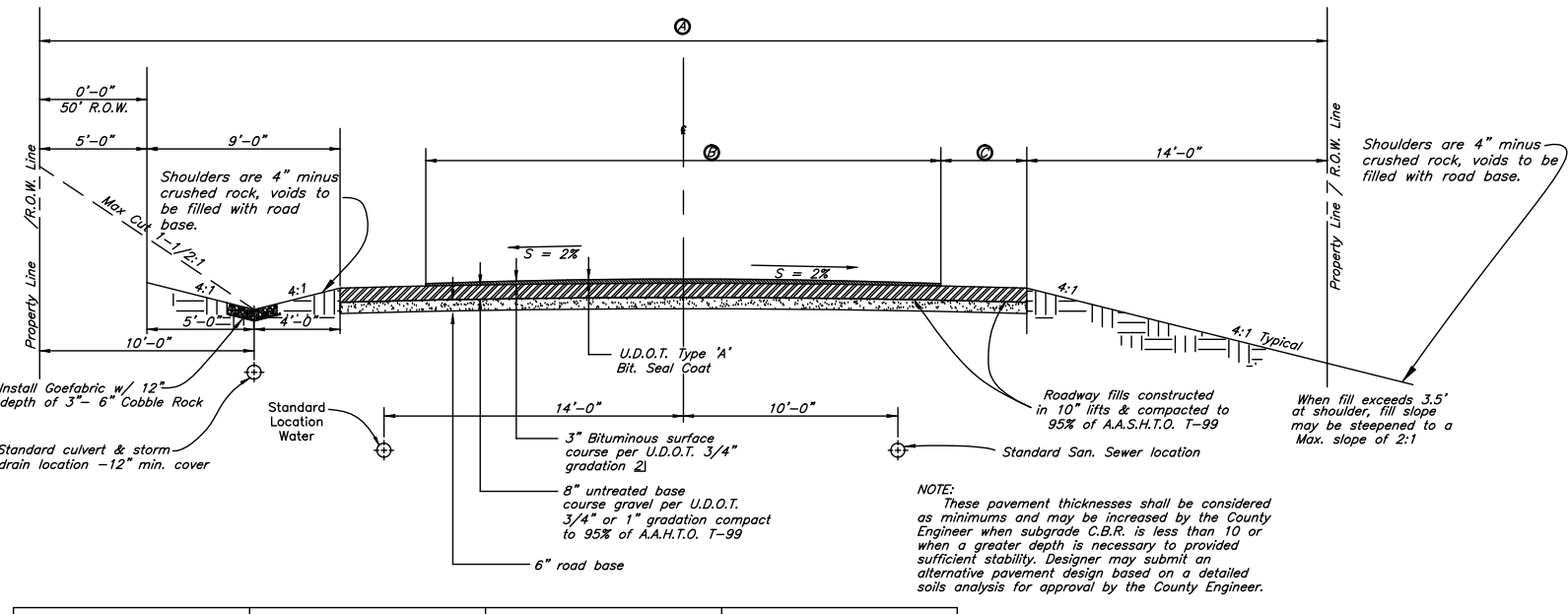
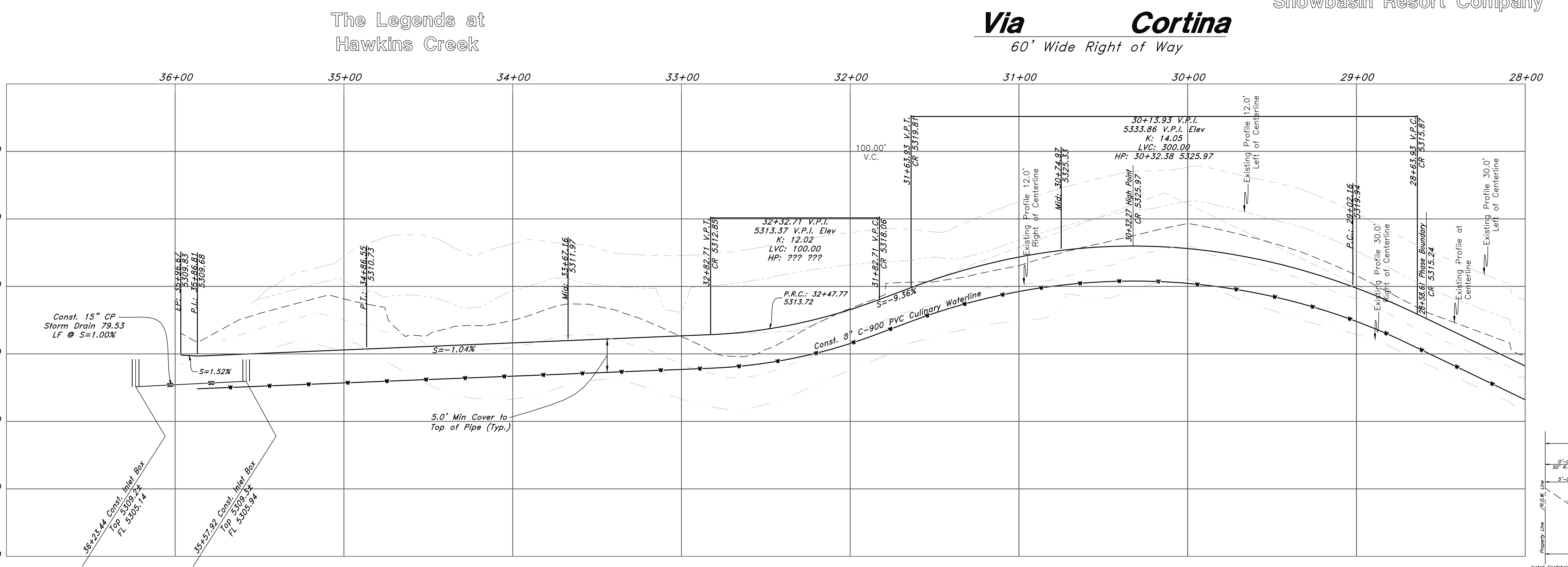
Scale: 1" = 40'

Graphic Scale

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

574 SOUTH 1475 EAST, SUITE 102, JUTAH, UT 84003
 MAIN: 801-391-4515, FAX: 801-391-7514
 WWW.GREATBASINENGINEERING.COM



Erosion Control Notes :

- Sandbags will be placed at discharge locations to contain and divert storm water through straw bales.
- An earthen berm 6" high will be constructed to contain the storm water and divert it to discharge areas.
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.

- NOTES:
- Each home will need:
- Booster pump for culinary water.
 - Fire Sprinkler system with booster pump.
 - Recommend Generator to handle fire pump.
 - Backflow preventor.

STREET DESIGN	R.S.W. Width	Surface Course Width	Shoulder Width
1) Minor and/or Private	50'	24'	4'
Standard Residential	60'	24'	4'
Collector	66'	28'	5'
2) Minor Arterial	80'	44' (30")	4' 3)
3) Major Arterial	100' (Consult County Engineer for Specific Requirements)		

Plan and Profile

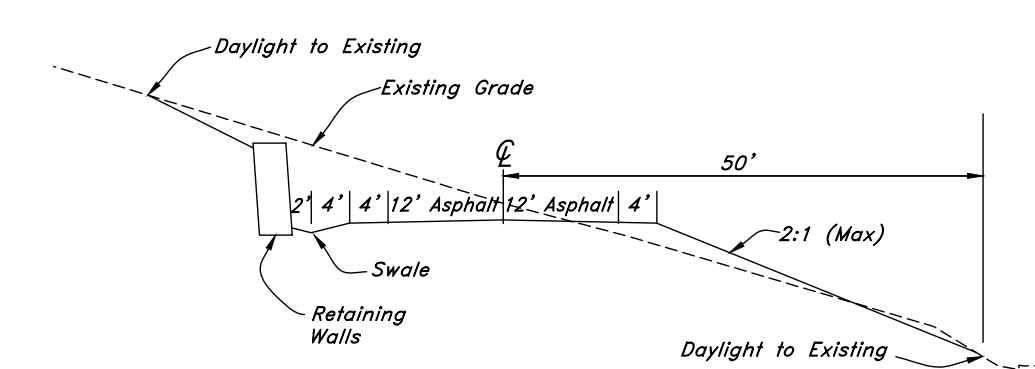
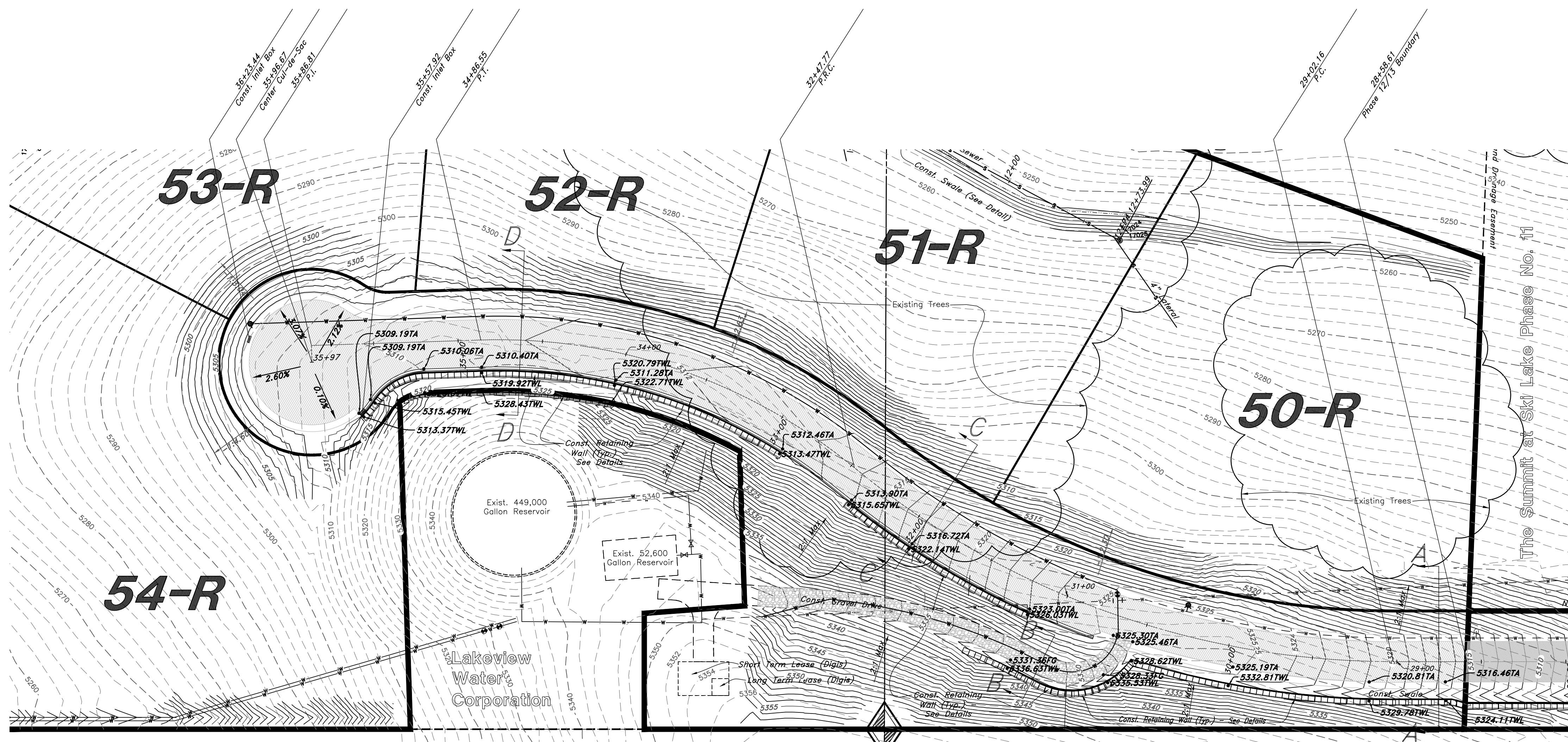
The Summit at Ski Lake No. 13

A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, S188M, U.S. Survey.

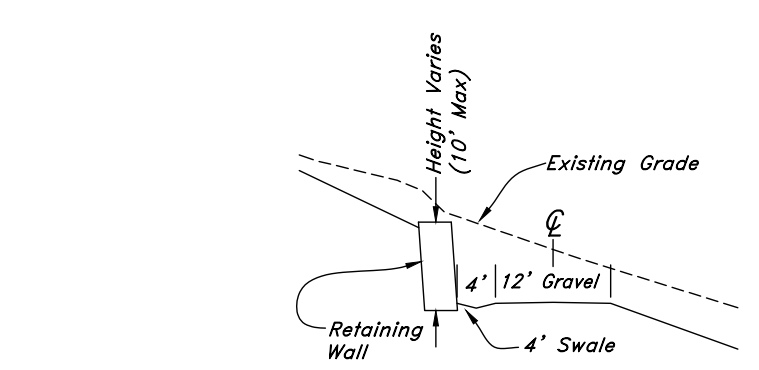
April 2015

SHEET NO.

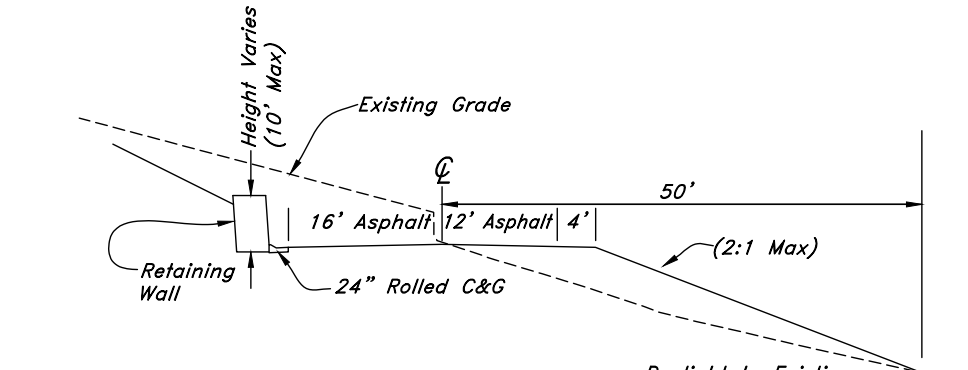
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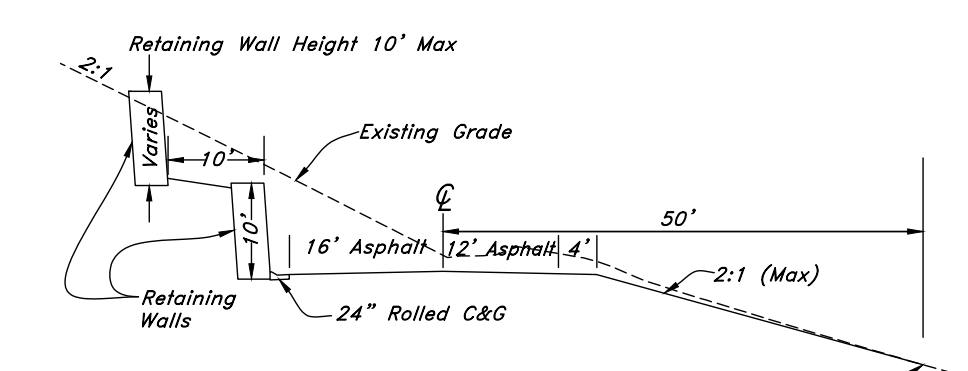
A-A Section
From Approx. Sta. 28+58 to Sta. 30+50



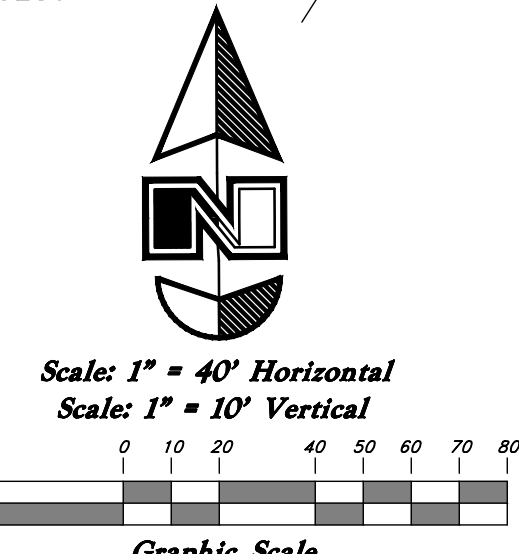
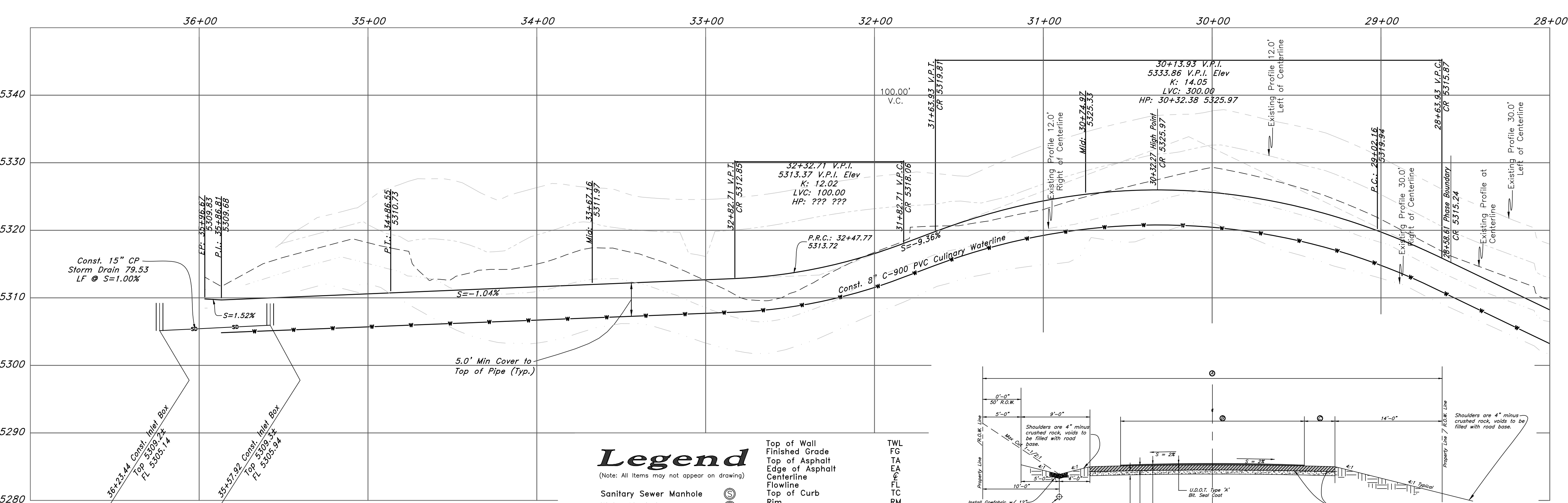
B-B Section
Along access drive to reservoir



C-C Section
From Approx. Sta. 30+75 to Sta. 34+00
And Sta. 35+30 to Sta. 35+70



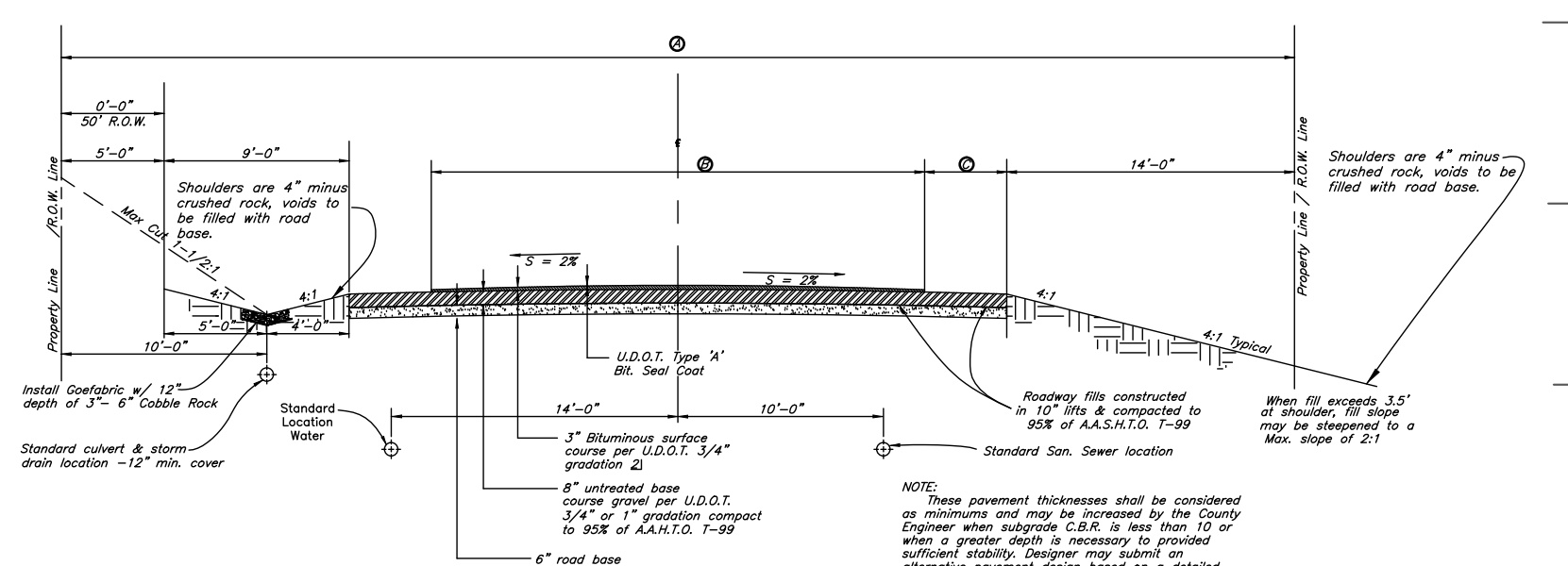
D-D Section
From Approx. Sta. 34+00 to Sta. 35+30



- Erosion Control Notes :**
- Sandbags will be placed at discharge locations to contain and divert storm water through straw bales.
 - An earthen berm 6" high will be constructed to contain the storm water and divert it to discharge areas.
 - Storm water will be discharged into an existing drainage system. Existing lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
 - The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.

Legend
(Note: All items may not appear on drawing.)

Sanitary Sewer Manhole	Water Manhole	Storm Drain Manhole	Electric Manhole	Catch Basin	Proposed Fire Hydrant	Exist. Fire Hydrant	Proposed Water Valve	Sanitary Sewer Line	Culinary Water Line	Gas Line	Irrigation Line	Storm Drain Line	Telephone Line	Secondary Water Line	Underground Power Line	Land Drain Line	Flowline of Ditch	Polyvinyl Chloride	PVC
Top of Wall	Finished Grade	Top of Asphalt	Edge of Asphalt	Centerline	Flowline	Top of Curb	Rim	Finish Grade	Exist. Grade	TC	RM	95.33TA	95.72TA	TC	RM	95.33TA	95.72TA	TC	RM
Direction of Flow	Monument	Section Corner	Rebar & Cap	Existing Asphalt	Proposed Asphalt	Heavy Duty Asphalt	Concrete	Building or Structure											



Standard Rural Roadway Section

STREET DESIGN	R.O.W. WIDTH	Surface Course WIDTH	Shoulder WIDTH
1. Minor and/or Private	50'	24'	4'
Standard Residential	60'	24'	4'
Collector	66'	28'	5'
2. Minor Arterial	80'	44' (30")	4'
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GREAT BASIN ENGINEERING

147 E. EAST OGDEN, UTAH 84403
 MAIN 435-1515, FAX 435-1392, WWW.GREATBASINENGINEERING.COM

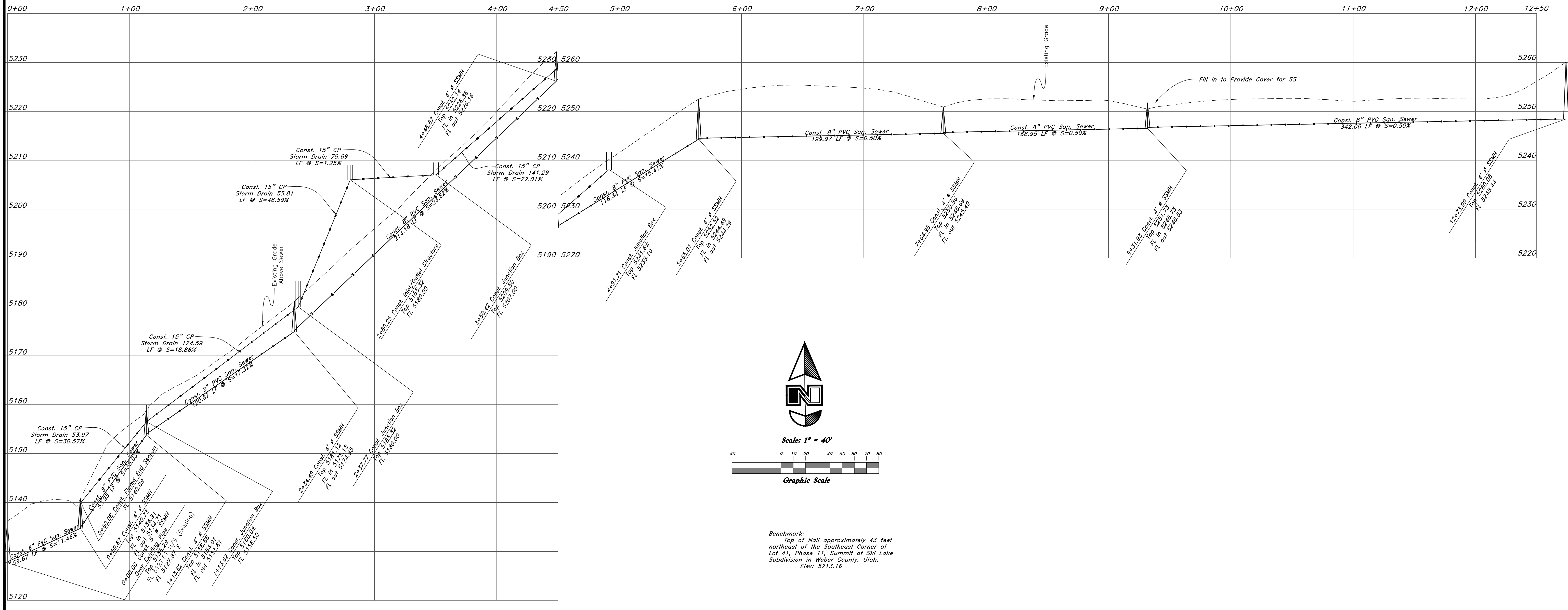
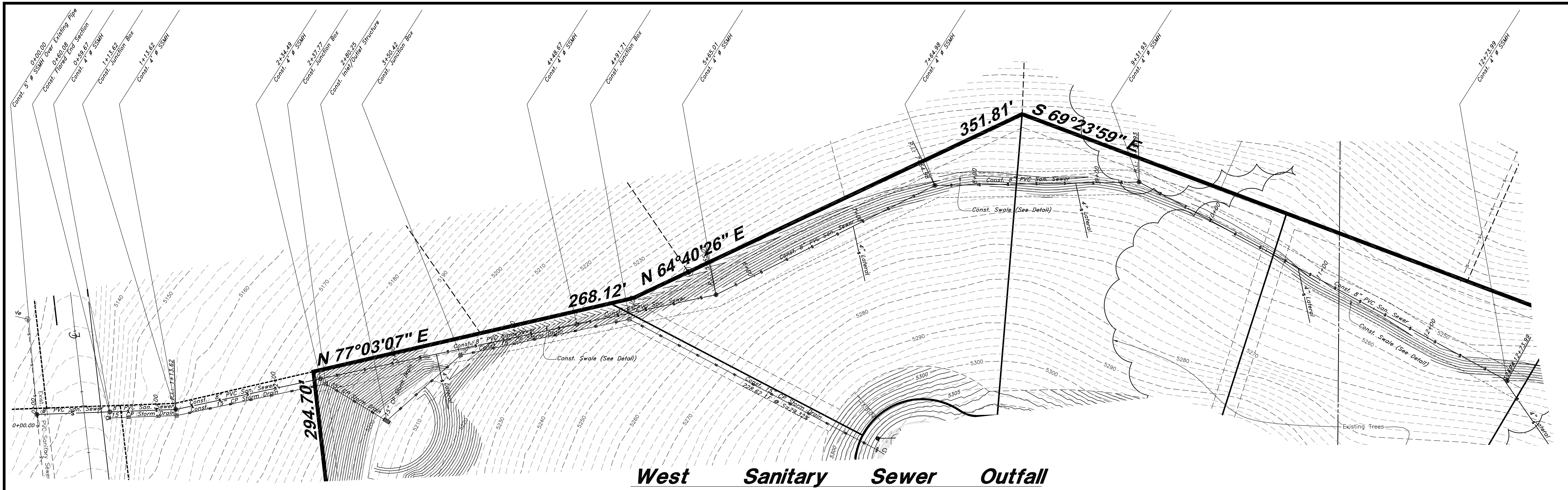
Plan and Profile

The Summit at Ski Lake No. 13
 A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, S188M, U.S. Survey.

April 2015

SHEET NO. **1a**

11N224 #13 S6.dwg



Benchmark:
 Top of Nail approximately 43 feet
 northeast of the Southeast Corner of
 Lot 41, Phase 11, Summit at Ski Lake
 Subdivision in Weber County, Utah.
 Elev. 5213.16

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

574 SOUTH 1475 EAST, SUITE 102, SALT LAKE CITY, UTAH 84143
 MAIN: 801-391-4151 FAX: 801-392-7541
 WWW.GREATBASINENGINEERING.COM

Plan and Profile

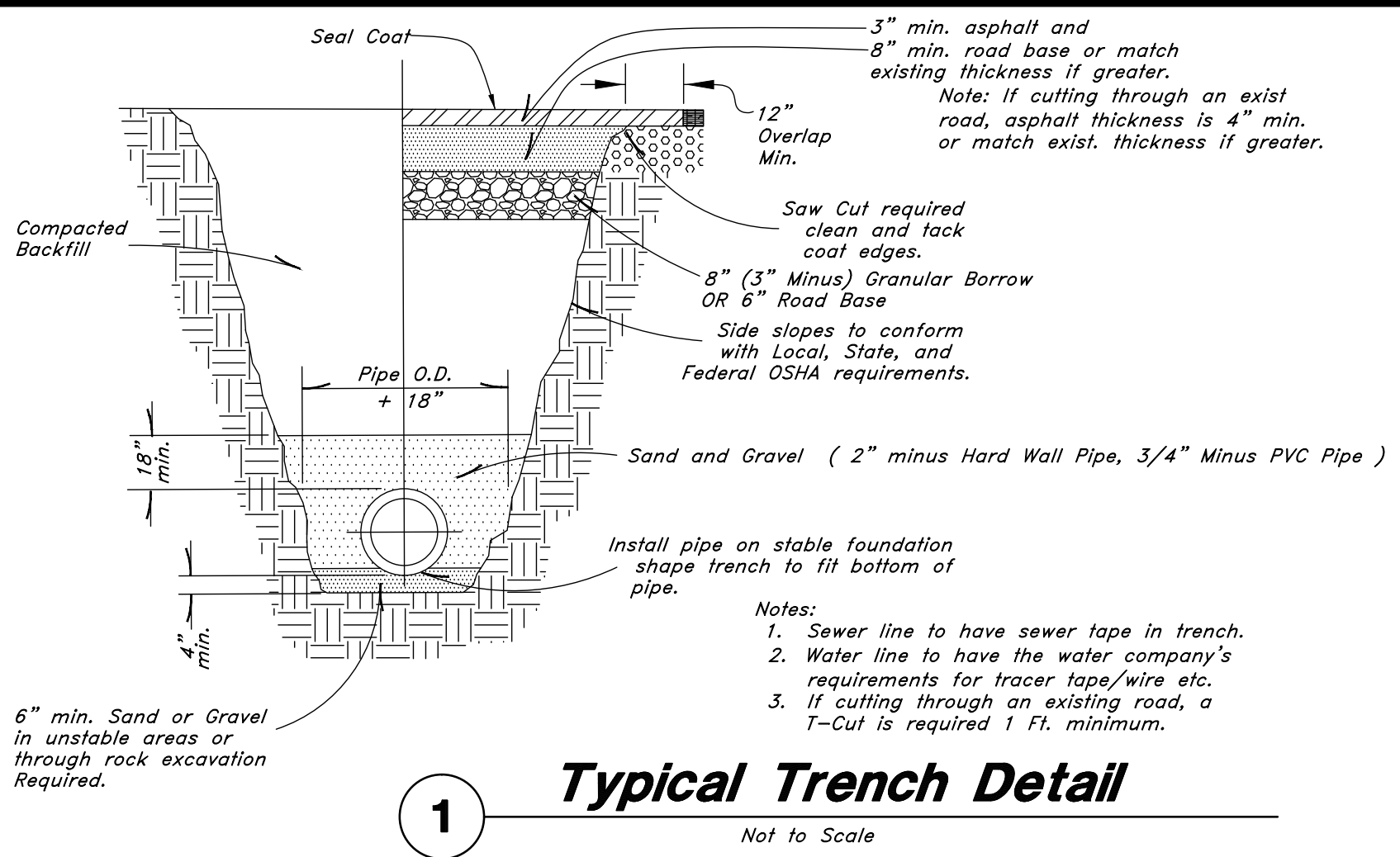
The Summit at Ski Lake No. 13
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April 2015

SHEET NO.

2

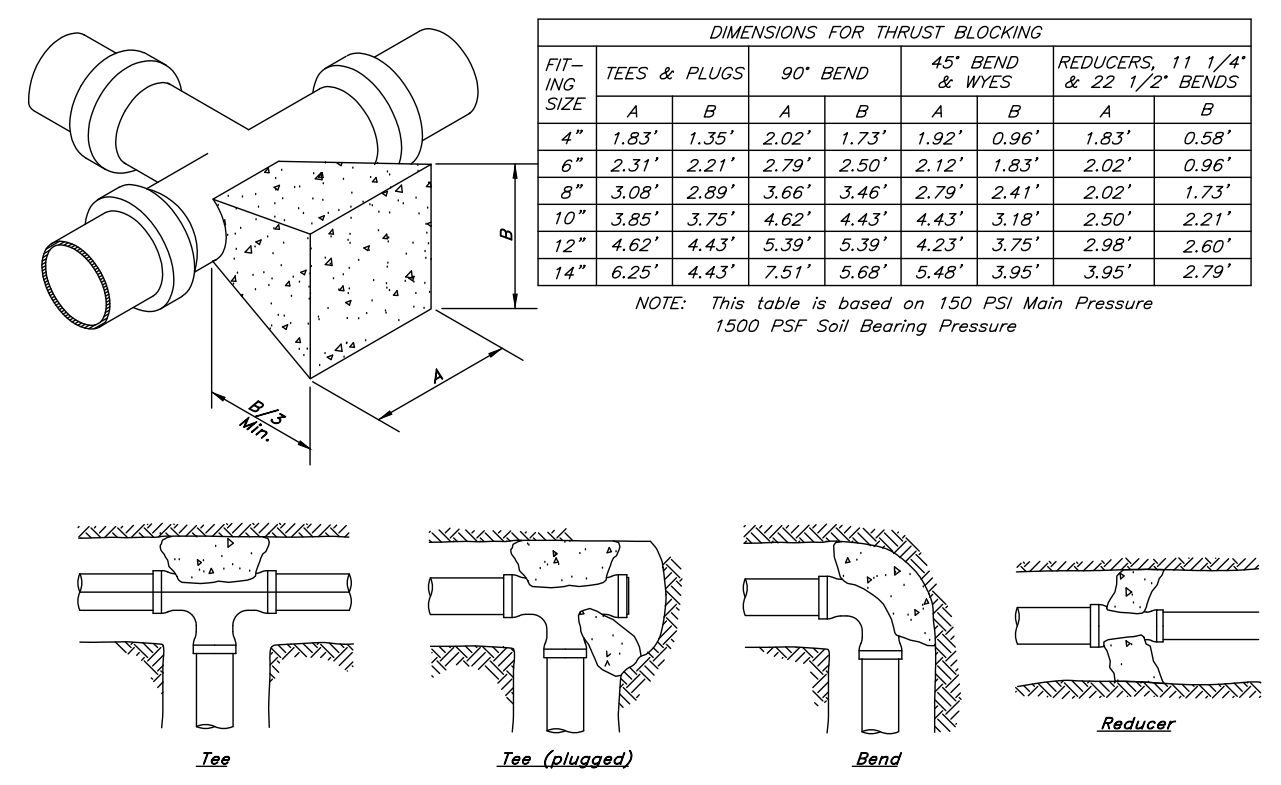
11N224 #13 S6.dwg



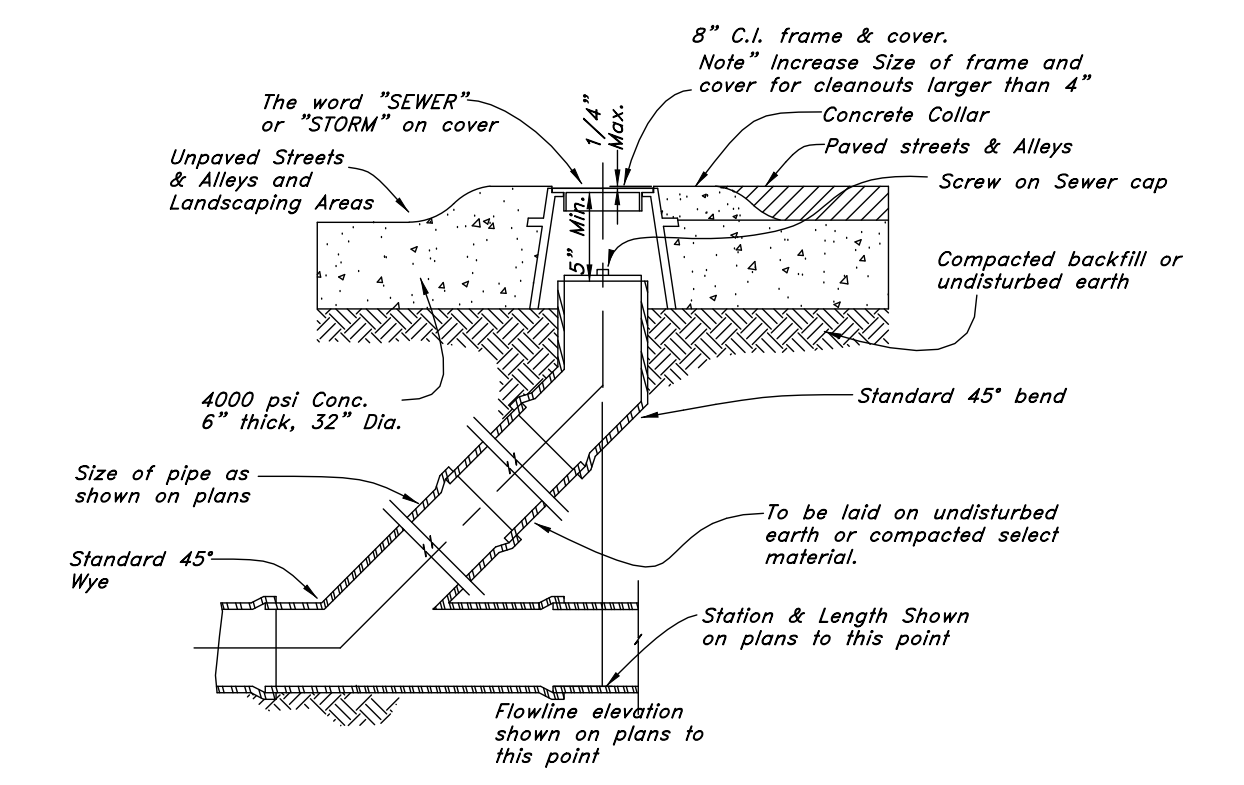
1 Typical Trench Detail
Not to Scale



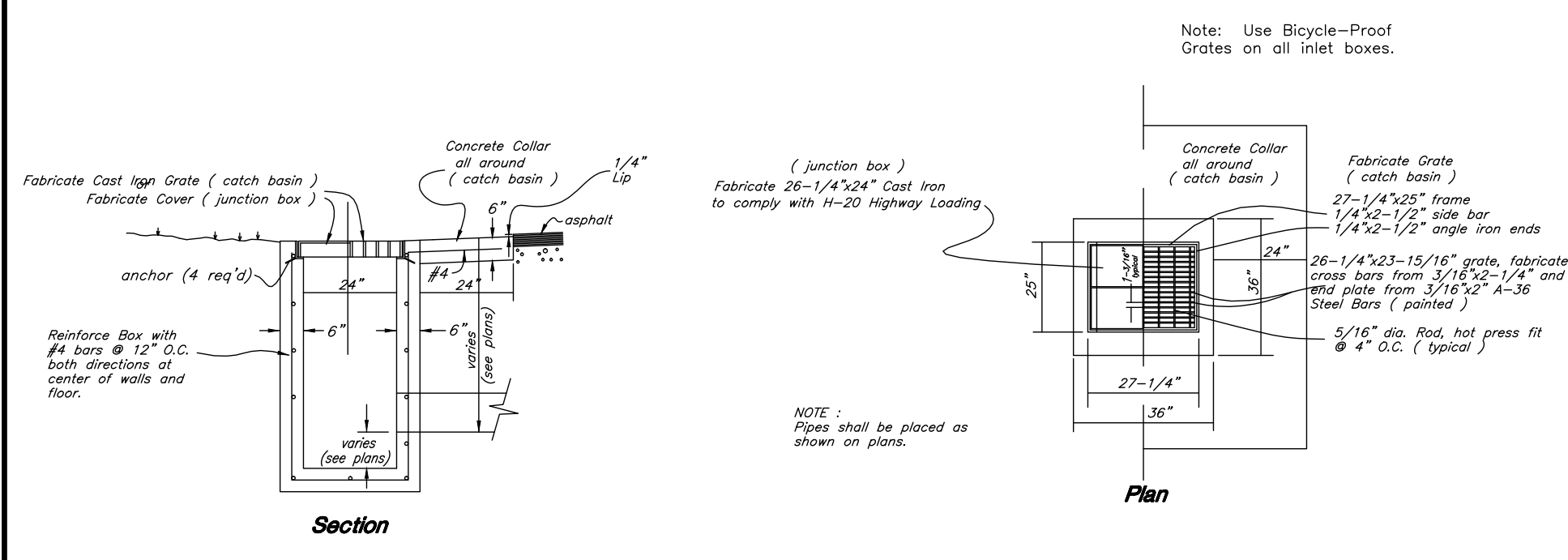
2 Check Dam
Not to Scale



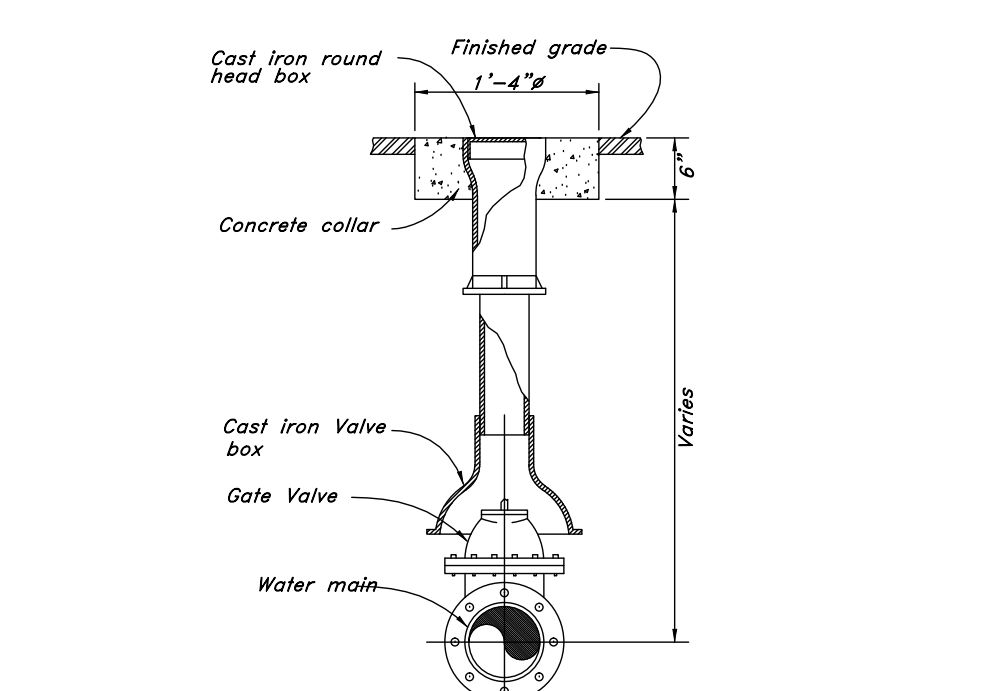
3 Thrust Blocking Details
Not to Scale



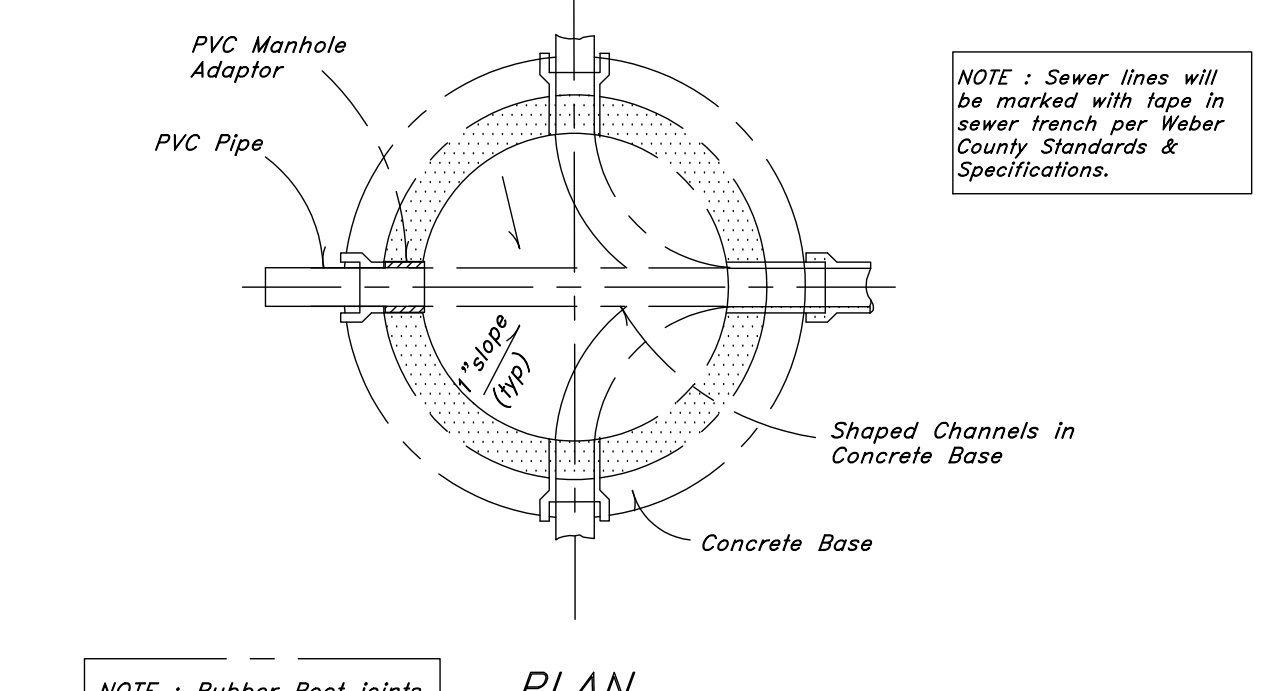
4 Sewer, Storm, and Roof Drain Cleanout Detail
Not to Scale



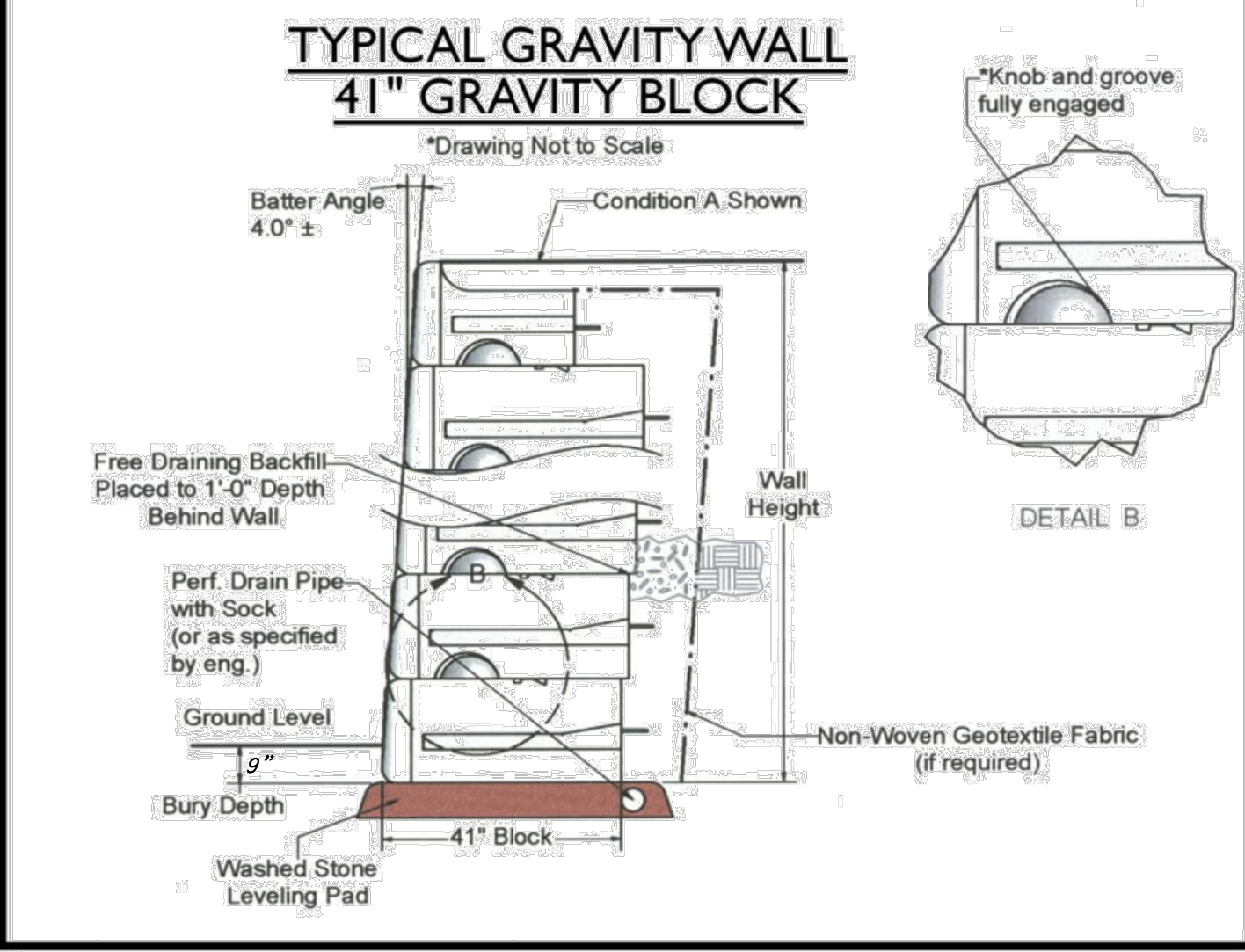
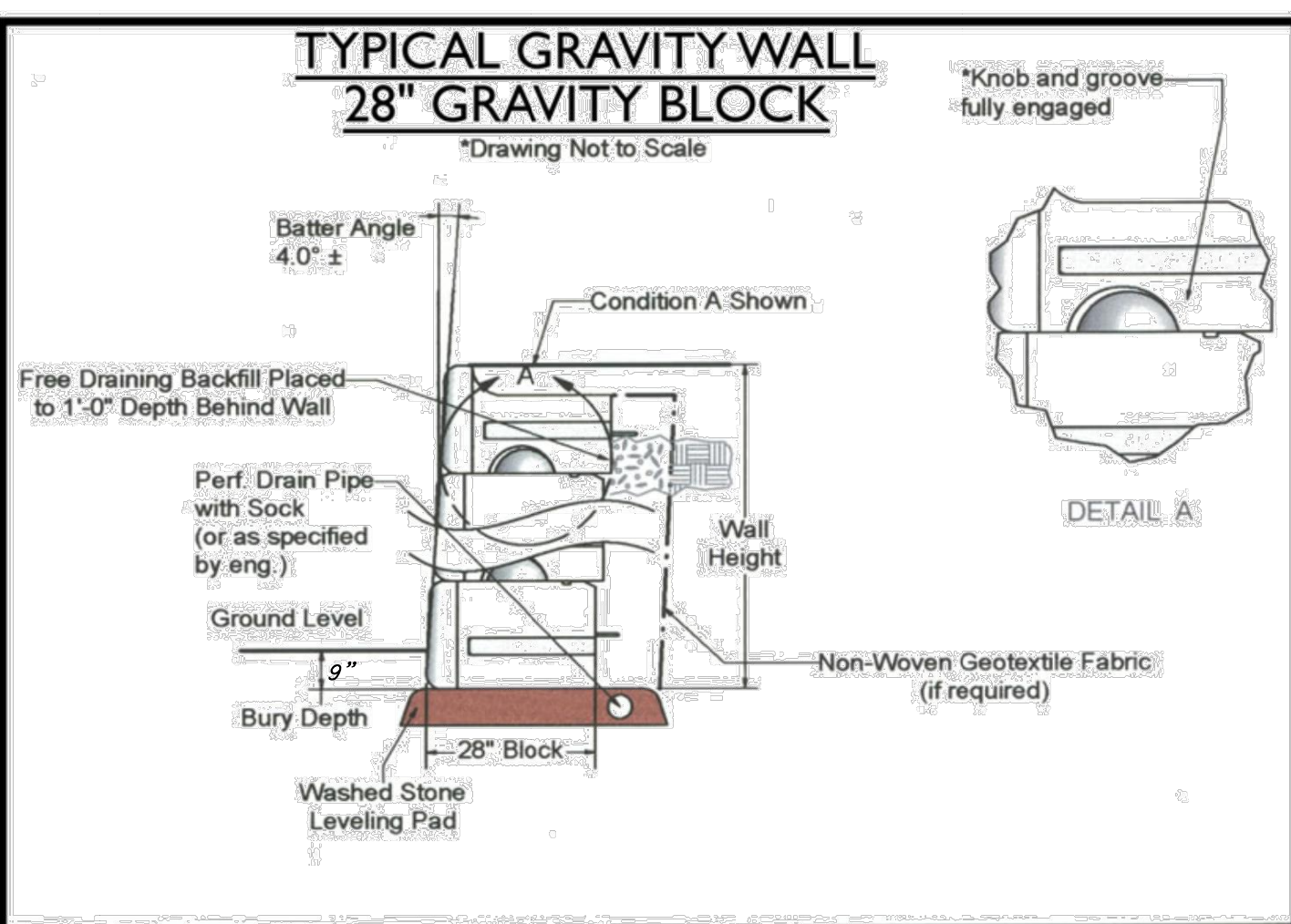
5 Typical Inlet Box
Not to Scale



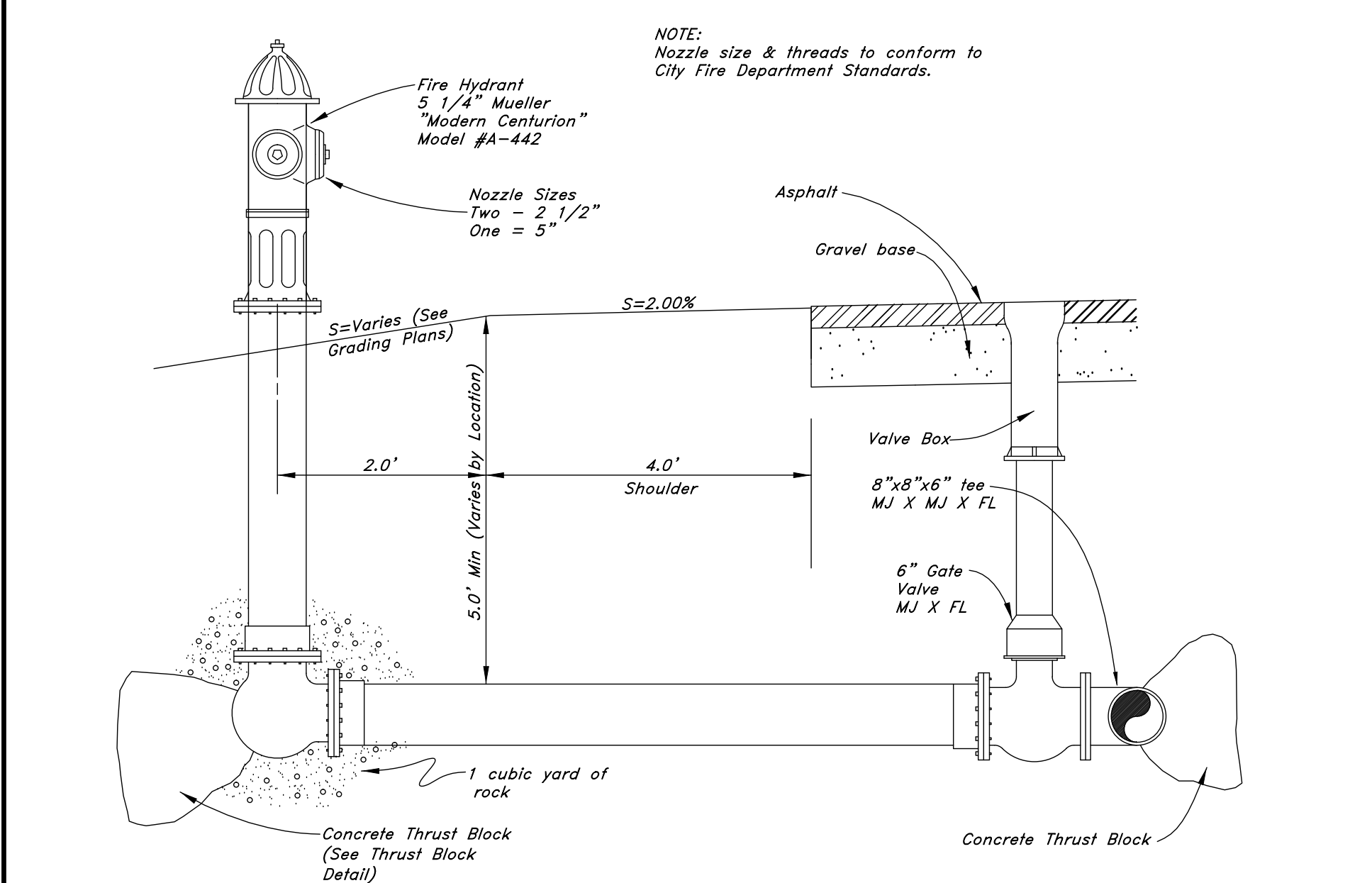
6 Typical Gate Valve
Not to Scale



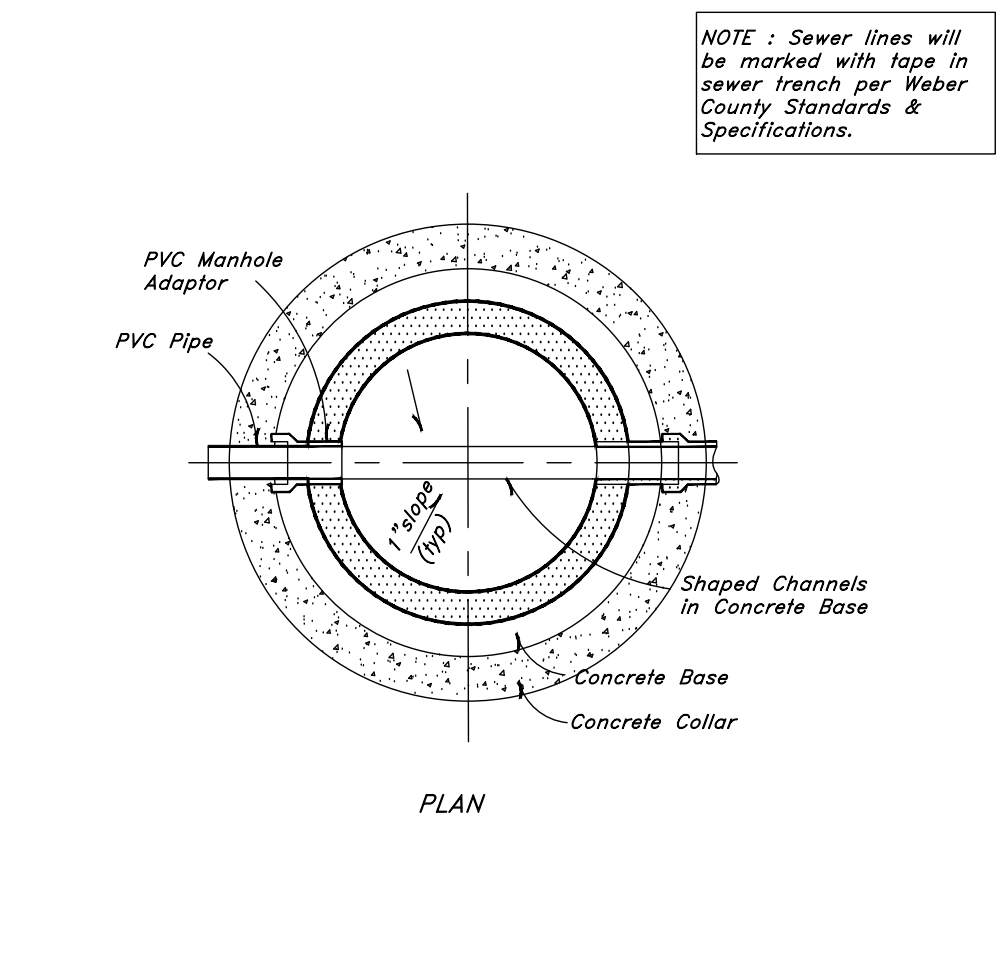
10 Typical 5.0' Manhole Detail
Not to Scale



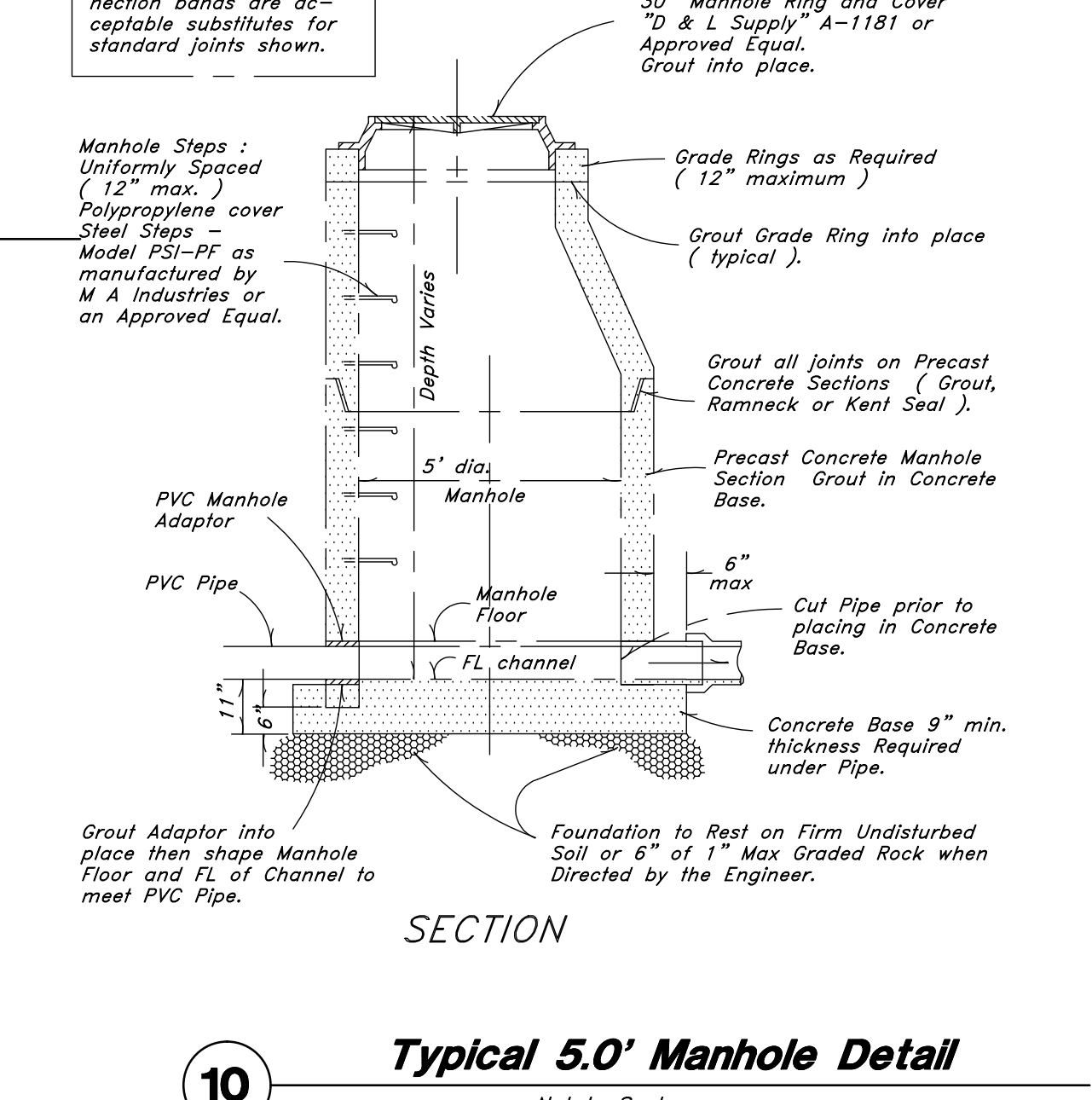
12 Gravity Block Retaining Wall Detail
Not to Scale



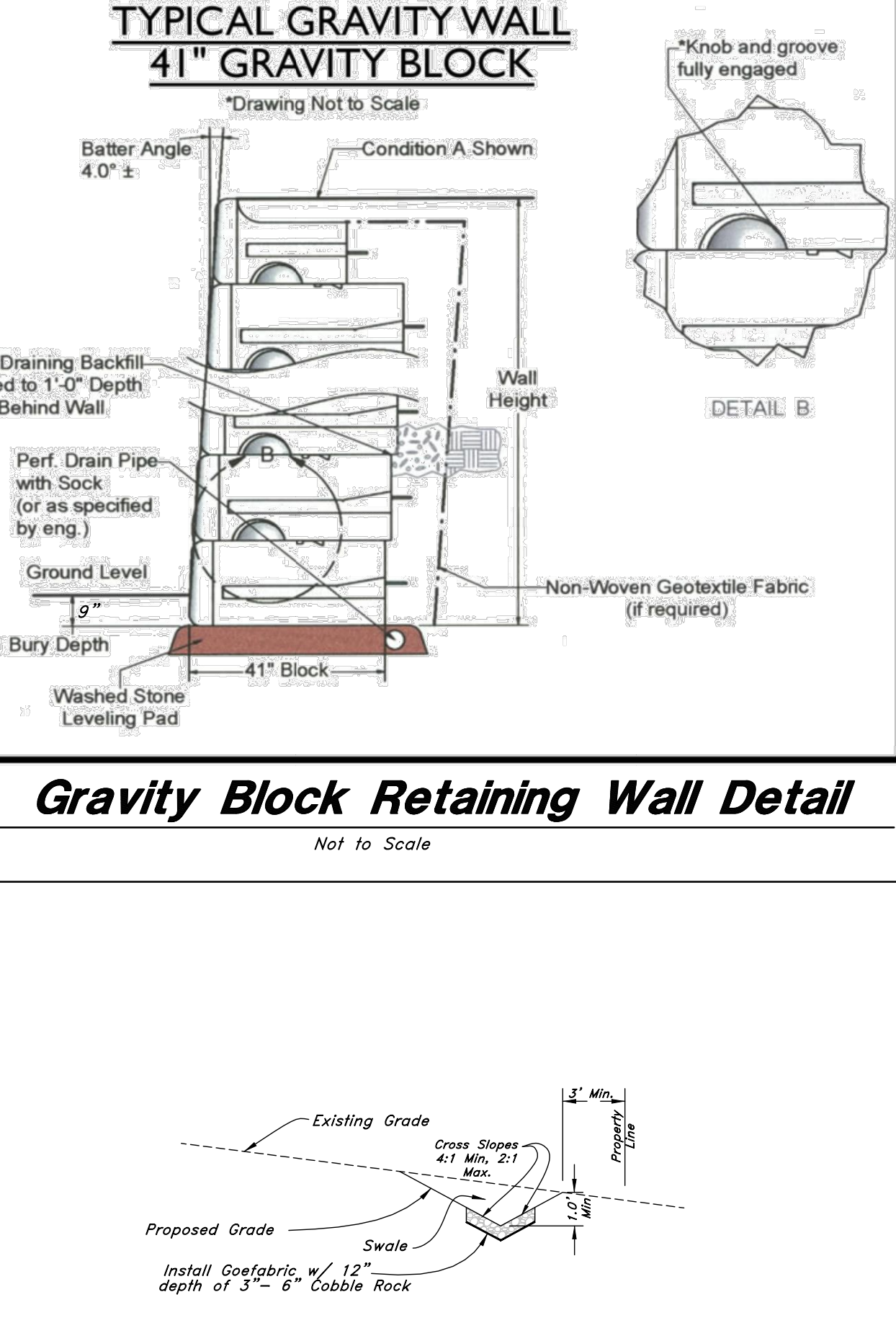
7 Typical Fire Hydrant & Valve Connection
Not to Scale



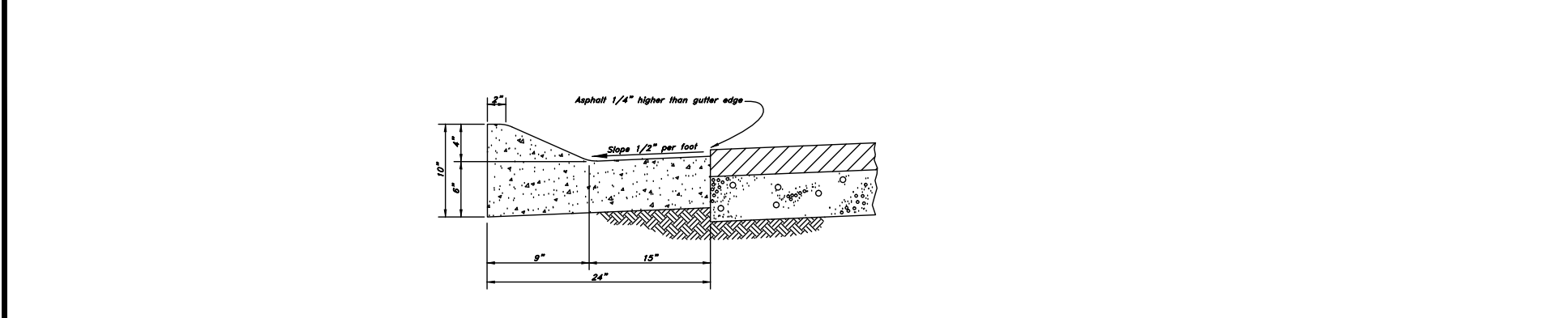
9 Typical 4.0' Manhole Detail
Not to Scale



11 Typical Pavement Section
Not to Scale



13 Swale Detail
Not to Scale



8 24\"/>

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 399-4451 S.L.C. (801) 521-0222 FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

Details
The Summit at Ski Lake No. 13
 A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, SLB&M, U.S. Survey