

9/19/2017

WEBER COUNTY
IMPROVEMENTS GUARANTEE AGREEMENT

THIS AGREEMENT (herein "Agreement") is entered into this 6th day of September, 2017.

***** PARTIES *****

"APPLICANT": BRIDGES HOLDING COMPANY

a(n): LIMITED LIABILITY COMPANY (corporation, limited liability company, partnership, individual).

address: 3718 N. WOLF CREEK DR City: EDEN state: UT zip: 84310

telephone: (801) 430-1507, facsimile: (____) _____

"COUNTY": Weber County, a political subdivision of the State of Utah,
2380 Washington BLVD, Ogden, UT 84401,
(801) 399-8374.



W2879694

***** RECITALS *****

WHEREAS, APPLICANT desires to post the following improvement guarantee(s) (check):

- Off-site improvement guarantee
- On-site improvement guarantee

EN 2879694 PG 1 OF 41
LEANN H KILTS, WEBER COUNTY RECORDER
20-SEP-17 351 PM FEE \$0.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

with the COUNTY for PARKSIDE PRUD PHASE 1
(description or name of Project)

located at 4875 EAST BAILEY LANE, EDEN, UT 84310
(address of Project)

WHEREAS, COUNTY ordinances require APPLICANT to guarantee the construction of certain improvements prior to either the recordation of the above described subdivision plat or the actual issuance of any permit(s) or approval(s) related to the above-described Project; and

WHEREAS, the terms of either the subject subdivision plat approval or the issuance of the subject permit(s)/approval(s) require APPLICANT to complete the following improvements, (herein "the Improvements") (check one and complete):

specified in Exhibit B, attached hereto and incorporated herein by this reference;

- or -

described as follows: _____; and

WHEREAS, COUNTY will not record the subject subdivision or grant the subject permit(s)/approval(s) until adequate provision has been made to guarantee completion of the Improvements and to warrant the Improvements shall be maintained and remain free from any defects or damage, which improvements and required warranty are estimated to cost the amount set forth herein, and which improvements shall be installed in accordance with the specifications of COUNTY, and inspected by COUNTY;

NOW THEREFORE, For good and valuable consideration, the parties agree as follows:

******* TERMS AND CONDITIONS *******

1. **PURPOSE FOR AGREEMENT.** The parties hereto expressly acknowledge that the purpose of this Agreement is not only to guarantee the proper completion of the Improvements named herein, but also, among other things, to eliminate and avoid the harmful effects of unauthorized subdivisions and other land developments which may leave property or improvements improperly completed, undeveloped or unproductive.

2. **UNRELATED OBLIGATIONS OF APPLICANT.** The benefits and protection of the Proceeds specified herein shall inure solely to COUNTY and not to third parties, including, but not limited to, lot purchasers, contractors, subcontractors, laborers, suppliers, or others. COUNTY shall not be liable to claimants or others for obligations of APPLICANT under this Agreement. COUNTY shall further have no liability for payment of any costs or expenses of any party who attempts to make a claim under this Agreement, and shall have under this Agreement no obligation to make payments to, give Notices on behalf of, or otherwise have obligations to any alleged claimants under this Agreement.

3. **AGREEMENT DOCUMENTS.** All data which is used by COUNTY to compute the cost of or otherwise govern the design and installation of the Improvements is hereby made a part of this Agreement, and is incorporated herein by this reference. This Agreement incorporates herein by reference any subject subdivision plat, plan, construction drawing, permit, condition of approval, and any and all other relevant data and specifications required by the Weber County Land Use Code.

4. **COMPLETION DATE.** APPLICANT shall complete the Improvements: (check one and complete)

within a period of 2 Year(s) Months (check one) from the date this Agreement was entered into;

- or -

as specified in Exhibit _____ (Completion Schedule), attached hereto and incorporated herein by this reference.

5. **FEES.** APPLICANT agrees to pay all Fees required by COUNTY for the entire Project prior to the issuance of any subsequent permit or approval within the Project.

6. **SPECIFIC PERFORMANCE.** APPLICANT has entered into this Agreement with COUNTY for the purpose of guaranteeing construction of the Improvements and payment of the Fees. COUNTY shall be entitled to specifically enforce APPLICANT'S obligation under this Agreement to construct and install the Improvements in a manner satisfactory to COUNTY, and to pay the Fees.

7. **APPLICANT'S INDEPENDENT OBLIGATION.** APPLICANT EXPRESSLY ACKNOWLEDGES, UNDERSTANDS AND AGREES that its obligation to complete and warrant the Improvements and pay the Fees and fulfill any other obligation under this Agreement, COUNTY ordinances, or other applicable law is independent of any obligation or responsibility of COUNTY, either express or implied. APPLICANT agrees that its obligation to complete and warrant the Improvements and pay the Fees is not and shall not

be conditioned upon the commencement of actual construction work in the subdivision or development or upon the sale of any lots or part of the subdivision or development. APPLICANT further acknowledges (a) that its contractual obligation to complete and warrant the Improvements and pay the Fees pursuant to this Agreement is independent of any other remedy available to COUNTY to secure proper completion of the Improvements and payment of the Fees; (b) that APPLICANT shall not assert as a defense that COUNTY has remedies against other entities or has other remedies in equity or at law that would otherwise relieve APPLICANT of its duty to perform as outlined in this Agreement or preclude COUNTY from requiring APPLICANT'S performance under this Agreement; (c) that APPLICANT has a legal obligation, independent of this Agreement, to timely complete and pay for the Improvements in full and timely pay the Fees in full; and (d) should APPLICANT Default under this Agreement in any degree, APPLICANT agrees to compensate COUNTY for all costs, including Incidental Costs, related to APPLICANT'S failure to perform its obligation to complete and warrant the Improvements or pay the Fees to the extent that such costs are not adequately covered by the Proceeds ("Proceeds" defined in paragraph 10).

8. **INCIDENTAL COSTS.** "Incidental Costs," as used in this Agreement, shall mean engineering and architect fees, administrative expenses, court costs, attorney's fees (whether incurred by in-house or independent counsel), insurance premiums, mechanic's or materialmen's liens, and any other cost and interest thereon incurred by COUNTY, occasioned by APPLICANT'S Default under this Agreement.

9. **DEFAULT.** "Default," as used in this Agreement, shall mean, in addition to those events previously or subsequently described herein, a party's failure to perform, in a timely manner, any obligation, in whole or in part, required of such party by the terms of this Agreement or required by COUNTY ordinance or other applicable law. In addition, the following shall also be considered Default on the part of APPLICANT: APPLICANT'S abandonment of the Project, as determined by COUNTY; APPLICANT'S insolvency, appointment of a receiver, or filing of a voluntary or involuntary petition in bankruptcy; APPLICANT'S Escrow Repository's or Financial Institution's insolvency, appointment of a receiver, filing of a voluntary or involuntary petition in bankruptcy, or failure to perform under the terms of this agreement; the commencement of a foreclosure proceeding against the Project property; or the Project property being conveyed in lieu of foreclosure.

The occurrence of such shall give the other party or parties the right to pursue any and all remedies available at law, in equity, or otherwise available pursuant to the terms of this Agreement. Only the parties hereto are authorized to determine Default. Default shall not be declared prior to the other party receiving written notice.

10. **GUARANTEE OF IMPROVEMENTS.** APPLICANT hereby files, as an independent guarantee (herein "Financial Guarantee") with COUNTY for the purpose of insuring construction and installation of the Improvements and payment of the Fees, one of the following (check one and complete applicable information):

CASH CERTIFICATE, identified by the following:

Escrow Account: _____,

Escrow Account Repository: _____,

IRREVOCABLE LETTER OF CREDIT (herein the "Letter of Credit"), identified by the following:

Letter of credit account or number: 20714 _____,

Financial Institution: AMERICA FIRST CREDIT UNION _____,

The Financial Guarantee shall be in the amount of one hundred ten percent (110%) of the County Engineer's Cost Estimate (see also Exhibit A attached hereto). The Escrow Certificate or Letter of Credit shall be issued in favor of COUNTY to the account of APPLICANT herein, in the amount of \$ 979,186.00 (herein the "Proceeds"), and is made a part of this Agreement as Exhibit C (Escrow Certificate or Letter of Credit).

11. **PARTIAL RELEASE OF PROCEEDS.** As the Improvements are initially accepted by COUNTY and the Fees are paid, the APPLICANT may submit written request to COUNTY for authorization for a partial release of Proceeds. APPLICANT is only entitled to make a request once every 30 days. The amount of any release shall be determined in the sole discretion of COUNTY. No release shall be authorized by COUNTY until such time as COUNTY has inspected the Improvements and found them to be in compliance with COUNTY standards and verified that the Fees have been paid. Payment of Fees or completion of Improvements, even if verified by COUNTY, shall not entitle APPLICANT to an automatic authorization for a release of the Proceeds. At no time may APPLICANT request a release of funds directly from Escrow Account Repository or Financial Institution.

12. **NOTICE OF DEFECT.** COUNTY will provide timely notice to APPLICANT whenever an inspection reveals that an Improvement does not conform to the standards and specifications shown on the Improvement drawings on file in COUNTY's Engineering and Surveyor's Office or is otherwise defective. The APPLICANT will have 30 days from the issuance of such notice to cure or substantially cure the defect.

13. **FINAL ACCEPTANCE.** Notwithstanding the fact that Proceeds may be released upon partial completion of the Improvements, neither any partial release nor any full release of the Proceeds shall constitute final acceptance of the Improvements by COUNTY. Final acceptance of the Improvements shall be official only upon written notice to APPLICANT from COUNTY expressly acknowledging such and only after APPLICANT provides a policy of title insurance, where appropriate, for the benefit of the County showing that the APPLICANT owns the improvement in fee simple and that there are no liens, encumbrances, or other restrictions on the improvement unacceptable to the County in its reasonable judgment.

14. **WARRANTY OF IMPROVEMENTS.** Following initial acceptance of the Improvements, APPLICANT hereby warrants that the Improvements shall be maintained by APPLICANT and remain free from defects or damage as determined by COUNTY, such that the Improvements continue to meet COUNTY standards for ONE years following said initial acceptance.

15. **RETAINAGE.** APPLICANT expressly agrees that, notwithstanding any partial release of any of the Proceeds, the Proceeds shall not be released below 10% of the estimated cost of the Improvements (herein the "Retainage"), as specified herein, for the timeframe specified in paragraph 14. The Retainage shall be held to insure that the Improvements do not have any latent defects or damage as determined by COUNTY, such that the Improvements do not continue to meet COUNTY standards for the timeframe specified in paragraph 14. Notwithstanding said Retainage, APPLICANT shall be responsible for bringing any substandard, defective, or damaged Improvements to COUNTY standard if the Retainage is inadequate to cover any such Improvements.

16. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless COUNTY, its elected officials, officers, employees, agents, and volunteers from and against any and all liability which may arise as a result of the installation of the Improvements prior to COUNTY'S initial acceptance of the Improvements as defined herein, and from and against any and all liability which may arise as a result of any Improvements which are found to be defective during the warranty period covered by this Agreement. With respect to APPLICANT'S agreement to defend COUNTY, as set forth above,

COUNTY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of COUNTY.

17. **FINAL RELEASE OF PROCEEDS.** In the event the Improvements have been installed to the satisfaction of COUNTY and the Fees have been paid pursuant to this Agreement and COUNTY ordinances within the above stated time period(s), COUNTY agrees to execute a written release to Escrow Account Repository or Financial Institution of the remaining Proceeds.

18. **DEMAND FOR AND USE OF PROCEEDS.** In the event APPLICANT fails to install Improvements to the satisfaction of COUNTY, or the Fees are not paid pursuant to this Agreement and COUNTY ordinances within the above stated time period(s), or APPLICANT Defaults on any obligation under this Agreement or COUNTY ordinances, as determined at the sole discretion of COUNTY, COUNTY shall send Notice of APPLICANT'S Default to Escrow Account Repository or Financial Institution with a written demand for the release of Proceeds. COUNTY may, at its sole discretionary option, use and expend all the Proceeds or such lesser amount as may be estimated by COUNTY to be necessary to complete Improvements, pay Fees, and/or reimburse COUNTY for Incidental Costs as required herein.. COUNTY may, at its sole discretionary option, convert the Proceeds to a COUNTY held cash escrow for future satisfactory installation of Improvements.

19. **INADEQUATE PROCEEDS.** If the Proceeds are inadequate to pay the cost of the completion of the Improvements according to COUNTY standards or to pay the Fees or to compensate for Incidental Costs, for whatever reason, including previous reductions, APPLICANT shall be responsible for the deficiency independent of the Financial Guarantee. Additionally, no further approvals, permits or business licenses shall be issued, and any existing approvals, permits or business licenses applicable to the location of the Improvements may be immediately suspended or revoked by COUNTY'S Community and Economic Development Director until the Improvements are completed and the Fees are paid, or, until a new guarantee acceptable to the COUNTY has been executed to insure completion of the remaining Improvements and payment of the Fees. Furthermore, the cost of completion of the Improvements shall include reimbursement to COUNTY for all costs including, but not limited to, construction costs and any Incidental Costs incurred by COUNTY in completing the Improvements or collecting the Proceeds.

20. **ACCESS TO PROPERTY.** Should COUNTY elect to use the Proceeds to complete the Improvements, APPLICANT herein expressly grants to COUNTY and any contractor or other agent hired by COUNTY the right of access to the Project property to complete the Improvements.

21. **IMPROVEMENT STANDARDS.** Improvements shall be done according to the specifications and requirements of the COUNTY. All work shall be subject to the inspection of COUNTY. Any questions as to conformity with COUNTY specifications or standards, technical sufficiency of the work, quality, and serviceability shall be decided by the County Engineer. The County Engineer's decision shall be final and conclusive.

22. **SUBSTANDARD IMPROVEMENTS.** Should any Improvements prove to be substandard or defective within the timeframe specified in paragraph 14, COUNTY shall notify APPLICANT in writing of such substandard or defective Improvements. APPLICANT shall then have 15 days from Notice from the COUNTY in which to commence repair of the Improvements, and a reasonable amount of time, as determined by COUNTY, which shall be specified in the Notice, to complete repair of the Improvements. Should APPLICANT fail to either commence repair of the Improvements or complete repair of the Improvements within the required time periods, COUNTY may exercise its option to remedy the defects and demand payment for such from APPLICANT, should the Proceeds be insufficient to cover the costs incurred by COUNTY.

23. **INSURANCE.** Should COUNTY elect to install, complete, or remedy any defect or damage in the

Improvements, APPLICANT shall be responsible for the payment of the premium for an insurance policy covering any liability, damage, loss, judgment, or injury to any person or property, including, but not limited to, damage to APPLICANT or its property as a result of the work of any contractor or agent hired by COUNTY to complete or remedy the Improvements. The minimum dollar amount and the scope of coverage of the insurance policy shall be determined and set by COUNTY. APPLICANT shall indemnify, defend, and hold harmless COUNTY, its officers, employees, and agents for any liability which exceeds the insurance policy limit. COUNTY, at its option, may collect and expend the Proceeds to make the premium payments should APPLICANT fail to pay said premium. No permit, approval or business license shall be issued by COUNTY, and any existing permit, approval, or business license shall be suspended until said premium is initially paid and a bond is in place to cover subsequent payments.

24. **NOTICE.** Notice to any party herein shall be mailed or delivered to the address shown in this Agreement. The date Notice is received at the address shown in this Agreement shall be the date of actual Notice, however accomplished.

25. **MECHANIC/MATERIAL LIENS.** Should COUNTY elect to complete or remedy the Improvements, APPLICANT shall indemnify, defend, and hold harmless COUNTY from and against any liability which exceeds the Proceeds for the payment of any labor or material liens as a result of any work of any contractor (including subcontractors and materialmen of any such contractor or agent) hired by COUNTY or which may arise due to either a defect in or failure of this Agreement or insufficient Proceeds to cover such costs.

26. **WAIVER.** The failure by any party to insist upon the immediate or strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy consequent upon a Default thereof shall not constitute a waiver of any such Default or any other covenant, agreement, term, or condition. No waiver shall affect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring Default.

27. **ATTORNEY'S FEES.** In the event there is a Default under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith, either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorney's fees incurred by such party, and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

28. **TIME IS OF THE ESSENCE.** Time is of the essence of this Agreement. In case either party shall Default on its obligations at the time fixed for the performance of such obligations by the terms of this Agreement, the other party may pursue any and all remedies available in equity or law.

29. **GOVERNING LAW.** This Agreement shall be interpreted pursuant to, and the terms thereof governed by, the laws of the State of Utah. This Agreement shall be further governed by COUNTY ordinances in effect at the time of the execution of this Agreement. However, the parties expressly acknowledge that any subdivision or other development regulations enacted after the execution of this Agreement, which are reasonably necessary to protect the health, safety, and welfare of the residents of COUNTY, shall also apply to the subdivision or development which is the subject of this Agreement.

30. **SUCCESSORS.** "APPLICANT" and "COUNTY," as used in this Agreement, shall also refer to the heirs, executors, administrators, successors, or assigns of APPLICANT and COUNTY respectively.

31. **INDUCEMENT.** The making and execution of this Agreement has been induced by no representations, statements, warranties, or agreements other than those herein expressed.

32. **INTEGRATION.** This Agreement embodies the entire understanding of the parties, and there are

no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter herein.

33. **MODIFICATION.** Except as otherwise authorized by this Agreement, this instrument may be amended or modified only by an instrument of equal formality signed by the respective parties.

34. **CAPTIONS.** The titles or captions of this Agreement are for convenience only and shall not be deemed in any way to define, limit, extend, augment, or describe the scope, content, or intent of any part or parts of this Agreement.

35. **SEVERABILITY.** If any portion of this Agreement is declared invalid by a court of competent jurisdiction, the remaining portions shall not be affected thereby, but shall remain in full force and effect.

36. **TERMINATION.**

- (a) APPLICANT cannot unilaterally terminate its obligations under this Agreement.
- (b) If, under the terms of this Agreement, COUNTY releases the full amount of the Proceeds or demands and receives the full remaining amount of the Proceeds, then APPLICANT'S obligations under paragraphs 4 and 10 shall terminate.
- (c) All rights and obligations in this Agreement that are not terminated under sub-paragraph (b) shall survive until all applicable statutes of limitations have run with respect to the types of claims that may be associated with those rights and obligations.
- (d) The entire Agreement shall terminate when all applicable statutes of limitations have run or when the parties jointly execute an agreement to terminate this Agreement.

37. **CONFLICT.** Any conflict between this Agreement and its exhibits or any other document shall be interpreted against the exhibit or other document and in favor of statements made in the numbered paragraphs of this Agreement.

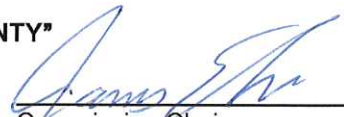
WHEREUPON, the parties hereto have set their hands the day and year first above written.

"APPLICANT"

By:  9-6-17
Applicant Signature Date


Title: Managing Member
(Signature must be notarized on following pages.)

"COUNTY"

By:  Sept. 19, 2017
Commission Chair Date

ATTEST:  Sept 19, 2017
County Clerk Date

APPROVED AS TO CONTENT:

By:  9/15/17
Planning Division Director Date

By:  9/15/17
County Engineer Date

By:  19 Sept 17
County Treasurer Date

APPROVED AS TO FORM:

By:  9-18-17
County Attorney Date

APPLICANT NOTARIZATION

COMPLETE ONLY IF APPLICANT IS AN INDIVIDUAL

State of _____)
:SS
County of _____)

On this _____ day of _____, 20____, personally appeared before me
[name of person(s)], whose identity is
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to this instrument, and acknowledged that he/she/they executed the same.

Notary Public

COMPLETE ONLY IF APPLICANT IS A CORPORATION

State of _____)
:SS
County of _____)

On this _____ day of _____, 20____, personally appeared before me
[name of person(s)], whose identity is personally known
to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the _____
[title],
of _____ [name of corporation], a corporation, and said
document was signed by him/her in behalf of said corporation by authority of its bylaws or of a Resolution
of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Notary Public

COMPLETE ONLY IF APPLICANT IS A PARTNERSHIP

State of _____)
:SS
County of _____)

On this _____ day of _____, 20____, personally appeared before me
[name of person(s)], whose identity is
personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that
he/she is the
[title], of _____ [name of partnership],
a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful
meeting held or by authority of its bylaws and signed in behalf of said partnership.

Notary Public

COMPLETE ONLY IF APPLICANT IS A LIMITED LIABILITY COMPANY

State of Utah)
County of Weber)
:ss

On this 6 day of Sept, 20 17, personally appeared before me John L. Lewis [name of person(s)], whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Managing Member [title], of The Bridges Holding Company [name of LLC], limited liability company, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

Angela Martin
Notary Public



EXHIBIT A: COUNTY ENGINEER - APPROVED # 2879694 PG 11 OF 41
 COST ESTIMATE

The Bridges		Weber County					
Parkside Phase 1		Escrow Amount				Completed	Remaining
09.12.2017		Qty	Unit	Price	Cost		
Description							
ROADWAY	A ROADWAY						
	1 Clear and Grub	4962	SY	1.00	4,962.00	4,962.00	0.00
	2 Roadway Earthworks - Cut	10400	CY	2.00	20,800.00	18,720.00	2,080.00
	3 Roadway Earthworks - Fill	5741	CY	2.00	11,482.00	10,332.00	1,150.00
	4 6" Base Course	2502	TON	18.69	46,762.38	0.00	46,762.38
	5 8" Sub Base Course	2526	TON	17.19	43,421.94	0.00	43,421.94
	6 3" Asphalt	1015	TON	83.23	84,478.45	0.00	84,478.45
	7 Slurry Seal	6014	SY	2.50	15,035.00	0.00	15,035.00
	8 Curb and Gutter	3548	LF	19.80	70,250.40	0.00	70,250.40
	9 Ditch/Swale	2833	LF	5.00	14,165.00	0.00	14,165.00
10 Roadway Drain	1	EA	20,000.00	20,000.00	0.00	20,000.00	
					331,357.17	34,014.00	297,343.17
WATER	B CULINARY WATER						
	1 10" Ductile Iron CI 51 Waterline	1226	LF	35.26	43,228.76	0.00	43,228.76
	2 10" Gate Valve	3	EA	2,950.97	8,852.91	0.00	8,852.91
	3 8" Ductile Iron CI 51 Waterline	1677	LF	27.25	45,698.25	0.00	45,698.25
	4 8" Gate Valve	6	EA	2,261.72	13,570.32	0.00	13,570.32
	5 1" Copper Service Lateral, Meter w/ Box	14	EA	1,276.13	17,865.82	0.00	17,865.82
	6 Temporary Blow off	2	EA	1,981.16	3,962.32	0.00	3,962.32
	7 Install Fire Hydrant Assembly	3	EA	6,203.48	18,610.44	0.00	18,610.44
	8 PRV Station	1	EA	30,120.93	30,120.93	0.00	30,120.93
	9 Connect to Existing Main	2	EA	2,943.37	5,886.74	0.00	5,886.74
10 Import	1800	TON	16.18	29,124.00	0.00	29,124.00	
					216,920.49	0.00	216,920.49
SEWER	C SANITARY SEWER						
	1 8" PVC SDR 35 Sewer Line	2005	LF	46.54	93,312.70	93,312.70	0.00
	2 4" Lateral lines and Connections	14	EA	690.05	9,660.70	9,660.70	0.00
	3 Install 4' Sanitary Sewer MH	9	EA	3,340.94	30,068.46	30,068.46	0.00
	4 Install 5' Sanitary Sewer MH	0	EA	3,979.34	0.00	0.00	0.00
	5 Drop Manhole	0	EA	0.00	0.00	0.00	0.00
	6 Connect to Existing	1	EA	3,000.00	3,000.00	1,500.00	1,500.00
7 Import	7200	TON	16.18	116,496.00	30,288.96	86,207.04	
					252,537.86	164,830.82	87,707.04
STORM	D STORM DRAIN						
	1 12" RCP CL III Storm Drain	0	LF	0.00	0.00	0.00	0.00
	2 15" RCP CL III Storm Drain	1482	LF	45.67	67,682.94	0.00	67,682.94
	3 24" RCP CL III Storm Drain	49	LF	57.63	2,823.87	0.00	2,823.87
	4 36" RCP CL III Storm Drain	0	LF	0.00	0.00	0.00	0.00
	5 24" X 48" CB w/bicycle grate	12	EA	2,532.43	30,389.16	0.00	30,389.16
	6 4'x4' Storm Drain Box	2	EA	2,816.42	5,632.84	0.00	5,632.84
	7 Install 4' Storm Drain MH	1	EA	2,522.35	2,522.35	0.00	2,522.35
8 Install Pond Outlet Control Box	1	EA	3,089.29	3,089.29	0.00	3,089.29	

	9	Pond Excavation	3180	CY	11.48	36,506.40	30,000.00	6,506.40
	10	4" PVC Pond Drain Pipe	28	LF	11.48	0.00	0.00	0.00
	11	Import	1300	TON	16.18	21,034.00	0.00	21,034.00
						169,680.85	30,000.00	139,680.85
	E	SECONDARY WATER						
SECONDARY	1	8" PVC C900	2010	LF	17.25	34,672.50	0.00	34,672.50
	2	8" Gate Valve	4	EA	2,194.14	8,776.56	0.00	8,776.56
	3	4" Drain Valve	2	EA	2,337.27	4,674.54	0.00	4,674.54
	4	Single Service Connection	2	EA	949.25	1,898.50	0.00	1,898.50
	5	Double Service Connection	6	EA	1,505.96	9,035.76	0.00	9,035.76
	6	Temporary Blow off	1	EA	1,437.75	1,437.75	0.00	1,437.75
	7	Connect To Existing Main	1	EA	1,269.07	1,269.07	0.00	1,269.07
	8	Import	980	TON	16.18	15,856.40	0.00	15,856.40
						77,621.08	0.00	77,621.08
	F	OTHER SITE COSTS						
SITE COSTS	1	Entry Bridge/Monument	1	EA	40,000.00	40,000.00	40,000.00	0.00
	2	Landscaping	1	EA	32,696.00	32,696.00	0.00	32,696.00
	3	Trails	1001	EA	10.00	10,010.00	0.00	10,010.00
	4	Rock Walls	0	EA	0.00	0.00	0.00	0.00
	5	Reseeding/Stabilization Road Cuts	0	EA	0.00	0.00	0.00	0.00
	6	Combo Street/Stop Signs	5	EA	250.00	1,250.00	0.00	1,250.00
	7	Street Signs	0	EA	0.00	0.00	0.00	0.00
	8	Mailbox	1	EA	2,500.00	2,500.00	0.00	2,500.00
						86,456.00	40,000.00	46,456.00
		TOTAL CONSTRUCTION				1,134,573.45		
		10% CONTINGENCY				113,457.35		
		TOTAL				1,248,030.80		
		COMPLETED WORK				268,844.82		
		REMAINING				865,726.63		
		TOTAL ESCROW				979,185.98		

Exhibit B: County Engineer-Approved Construction Drawings

SEE FOLLOWING 25 PAGES

THE BRIDGES - PHASE 1

CONSTRUCTION DOCUMENTS EDEN, WEBER COUNTY, UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. CONSTRUCTION AND OPERATING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROL AND MAINTENANCE WORK ZONES AND THE CURRENT COUNTY SPECIFICATIONS FOR TRAFFIC CONTROL AND SAFETY WORK ZONES. ALL WORK SHALL BE APPROVED PRIOR TO ANY WORK.
2. ALL TRAFFIC CONTROL AND SAFETY MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND THROUGHOUT THE CONSTRUCTION AND OPERATING PHASES. ALL TRAFFIC CONTROL AND SAFETY MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND THROUGHOUT THE CONSTRUCTION AND OPERATING PHASES.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCE AND SAFETY ZONES TO PERMIT THE PROPER OPERATION OF THE COUNTY ENGINEER EXCEPT WHEN DIRECTED BY LAW OR AGENCY AUTHORITY.
4. ALL TRAFFIC CONTROL AND SAFETY MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND THROUGHOUT THE CONSTRUCTION AND OPERATING PHASES.
5. ALL TRAFFIC CONTROL AND SAFETY MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND THROUGHOUT THE CONSTRUCTION AND OPERATING PHASES.
6. TRAFFIC CONTROL OFFICERS (TCO) SHALL BE AVAILABLE VISIBLY AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY WARNED THAT EXISTING UNDETERMINED UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR OWNERSHIP RECORDS AND OTHER RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND IMPROVEMENTS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY OWNERS REGARDING THE LOCATION AND DEPTH OF ALL UTILITIES AND IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY OWNERS REGARDING THE LOCATION AND DEPTH OF ALL UTILITIES AND IMPROVEMENTS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS TO THE MAXIMUM EXTENT POSSIBLE IN CONFORMANCE WITH THE UTAH DEPARTMENT OF WORK AND THE PUBLIC PROTECTIVE DIVISION OF THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE ONLY ENGINEER SHALL NOT BE RESPONSIBLE IN ANY MANNER FOR CONSTRUCTION AND SUBCONTRACTOR COMPLIANCE WITH ANY REGULATIONS AND ORDERS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY OWNERS REGARDING THE LOCATION AND DEPTH OF ALL UTILITIES AND IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY OWNERS REGARDING THE LOCATION AND DEPTH OF ALL UTILITIES AND IMPROVEMENTS.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH UTAH CODES (WATER AND SEWER) (UPON ADOPTION)
2. ALL SANITARY SEWER LINES SHALL BE 30" DIA. RCP MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO TERRAIN ADJUSTMENT.
4. MANHOLES SHALL BE 60" DIA. PRECAST CONCRETE MANHOLES WITH 60" DIA. RCP MATERIAL. PRECAST CONCRETE MANHOLES SHALL USE PRECAST CONCRETE ADAPTIVE RINGS. GROUND AND STEEL SHALL BE ADJUSTED TO MAINTAIN THE MANHOLE FRAME TO THE REQUIRED FINISH GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH (INVENTORY STANDARDS AND SPECIFICATIONS, COMPRES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PROJECT OWNER. SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH (INVENTORY STANDARDS AND SPECIFICATIONS, COMPRES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PROJECT OWNER.
6. ACCEPTANCE TESTING OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTACHED AND RESUBMITTED PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINES.
8. BEFORE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES.
9. DESIGN, TESTING AND PRESSURE TESTING PER UTILITY STANDARDS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE COUNTY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN. PERMITS FOR ANY OTHER GRADIENT STABILIZATION ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE FINISH GRADE HAS BEEN STABILIZED WITH PROPER SURFACE DRAINAGE.



GENERAL NOTES

1. ALL MATERIALS, PERFORMANCE AND CONSTRUCTION OF STRUCTURES SHALL MEET OR EXCEED THE STANDARD SPECIFICATIONS SET FORTH BY THE COUNTY ENGINEER, HANING CORREY AND SPECIFICATIONS ON ANY APPLICABLE STANDARDS. THE HIGHER SPECIFICATIONS WILL GOVERN.
2. THE CONTRACTOR IS SPECIFICALLY WARNED THAT EXISTING UNDETERMINED UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR OWNERSHIP RECORDS AND OTHER RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND IMPROVEMENTS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY OWNERS REGARDING THE LOCATION AND DEPTH OF ALL UTILITIES AND IMPROVEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE ESTABLISHED PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXISTING UTILITY ACTIVITY. OR NOTIFY THE ESTABLISHED PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXISTING UTILITY ACTIVITY.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCE AND SAFETY ZONES TO PERMIT THE PROPER OPERATION OF THE COUNTY ENGINEER EXCEPT WHEN DIRECTED BY LAW OR AGENCY AUTHORITY.
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12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE ESTABLISHED PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXISTING UTILITY ACTIVITY. OR NOTIFY THE ESTABLISHED PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXISTING UTILITY ACTIVITY.
13. FOLLOW RECOMMENDATIONS IN DESIGN REPORT.
14. ROCK WALLS THAT ARE AT LEAST 4 FT HIGH OR HIGHER REQUIRE AN ENGINEERED DESIGN. DESIGN WILL NEED TO BE STAMPED BY ENGINEER. PROVIDE LETTER FROM THE ENGINEER STATING THAT THEY WERE AN ENGINEERED DESIGN.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - ADDITIONAL ALL REQUIRED PERMITS FROM THE COUNTY OR RELEVANT AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
 - STORM SEWER SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, COMPRES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PROJECT OWNER. SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH (INVENTORY STANDARDS AND SPECIFICATIONS, COMPRES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PROJECT OWNER.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.
3. MANHOLES SHALL BE 60" DIA. PRECAST CONCRETE MANHOLES WITH 60" DIA. RCP MATERIAL. PRECAST CONCRETE MANHOLES SHALL USE PRECAST CONCRETE ADAPTIVE RINGS. GROUND AND STEEL SHALL BE ADJUSTED TO MAINTAIN THE MANHOLE FRAME TO THE REQUIRED FINISH GRADE IN PLACE WITH THE FINISH GRADE.
4. CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCE AND SAFETY ZONES TO PERMIT THE PROPER OPERATION OF THE COUNTY ENGINEER EXCEPT WHEN DIRECTED BY LAW OR AGENCY AUTHORITY.
5. ALL STORM SEWER PIPES IN THE COUNTY RIGHT-OF-WAY SHALL BE RCP 24" DIA.
6. ALL STORM SEWER MANHOLES IN WAD AREAS SHALL BE FURNISH WITH THE STANDARD AND SHALL HAVE TRAFFIC BEARING USE. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. BEFORE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES.

GENERAL GRADING NOTES

1. ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST AASHTO SPECIFICATIONS FOR PUBLIC WORKS AND THE COUNTY AT THE COUNTY ENGINEER'S DISCRETION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND IMPROVEMENTS PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST AASHTO SPECIFICATIONS FOR PUBLIC WORKS AND THE COUNTY AT THE COUNTY ENGINEER'S DISCRETION.
3. CONTRACTOR REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE COUNTY STANDARDS.
4. NO DRAINAGE SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SLOPES REPAIRED PER THE SOILS REPORT.
5. DRAINAGE SHALL BE CONTROLLED BY VEGETATION OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BARS PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, APPENDIX ETC. SHALL BE CONSIDERED A PART OF THIS DESIGN PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAFFS FOR LOCATION WARNING 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 OPEN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ASSURING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO MAKING WATER FROM A COUNTY FIRE PROTECTANT THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO VERIFY WATER FLOW.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THERE IS NO CONCRETE REQUIRED AT ALL ENDS AND FITTINGS. THE ROCK SHALL BE USED AT ALL ENDS AND FITTINGS THROUGH BLOCKS DO NOT BEAR AGAINST UNDETERMINED SOIL.
3. ALL WATERMETS AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN SLOPED VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERMETS SHALL BE INSTALLED WITH 2" PL. OF CONCRETE CURING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR. PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT REPAIRS AT NO COST TO THE DISTRICT.
5. CONSTRUCTION OF COMPLETED WATER LINES: THE NEW WATER LINES SHALL BE CONSTRUCTED BY ONE CONNECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND IMPROVEMENTS.
6. A MINIMUM HORIZONTAL CLEARANCE OF 3 FT SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERMETS SHALL BE AWWA C900 CLASS 50 PER AWWA D221.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, THE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO FINISH.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.

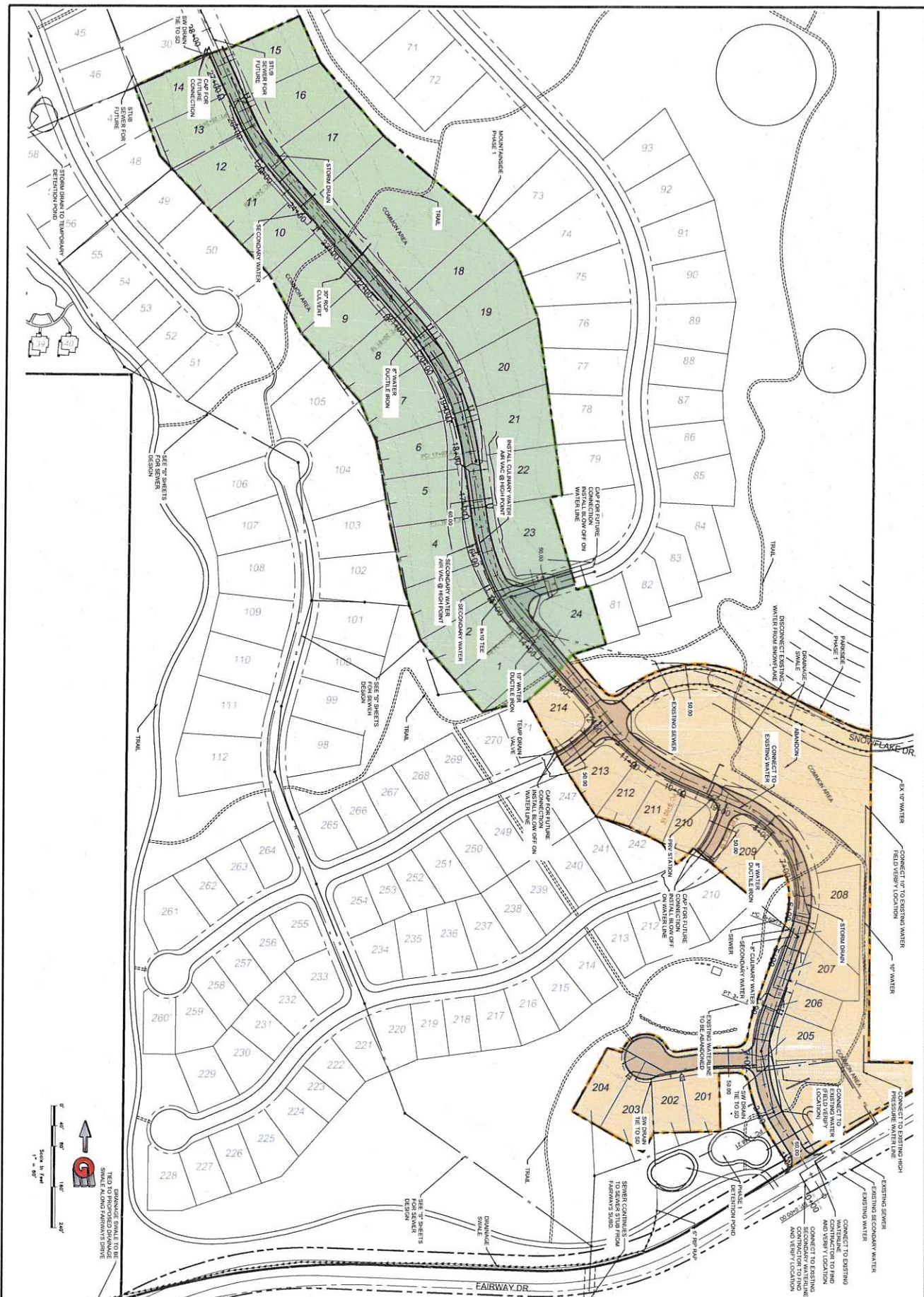
WEBER FIRE DISTRICT GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - ADDITIONAL ALL REQUIRED PERMITS FROM THE COUNTY OR RELEVANT AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
 - STORM SEWER SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, COMPRES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PROJECT OWNER. SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH (INVENTORY STANDARDS AND SPECIFICATIONS, COMPRES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PROJECT OWNER.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.
3. ALL ROADS SHALL BE DESIGNED, CONSTRUCTED, SURVEYED AND MAINTAINED SO AS TO PROVIDE AN UNINTERRUPTED DRAINAGE SYSTEM.
4. FIRE ACCESS ROADS FOR THIS PROJECT SHALL BE COMPLETED AND APPROVED PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION. TEMPORARY ROADS SHALL BE THE SAME REQUIREMENTS FOR HEIGHT, WIDTH AND APPROVED CLOSURE AS PERMANENT ROADS.
5. ALL REQUIRED FIRE HYDRANTS AND WATER SYSTEMS SHALL BE INSTALLED, APPROVED AND FULLY FUNCTIONAL PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION.

ALL REVISIONS TO BE CONFIRMED TO CURRENT COUNTY STANDARDS AND SPECIFICATIONS. CLARIFY WATER AND SEWER IMPROVEMENTS TO CONFORM TO THE MOST CURRENT WATER AND SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.

- SHEET INDEX**
- CS1 - COVER SHEET
 - SP1 - SITE PLAN PHASE 1
 - UT1 - OVERALL SEWER PLAN
 - DR1 - OVERALL DRAINAGE PLAN
 - DT1 - DT3 - DETAILS
 - PR1 - PPT7 - PLAN AND PROFILE ROADWAY
 - SI - S10 - BACK LOT SEWER PROFILE
 - SM - SWPPP PLAN

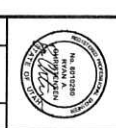
51



SP1
25

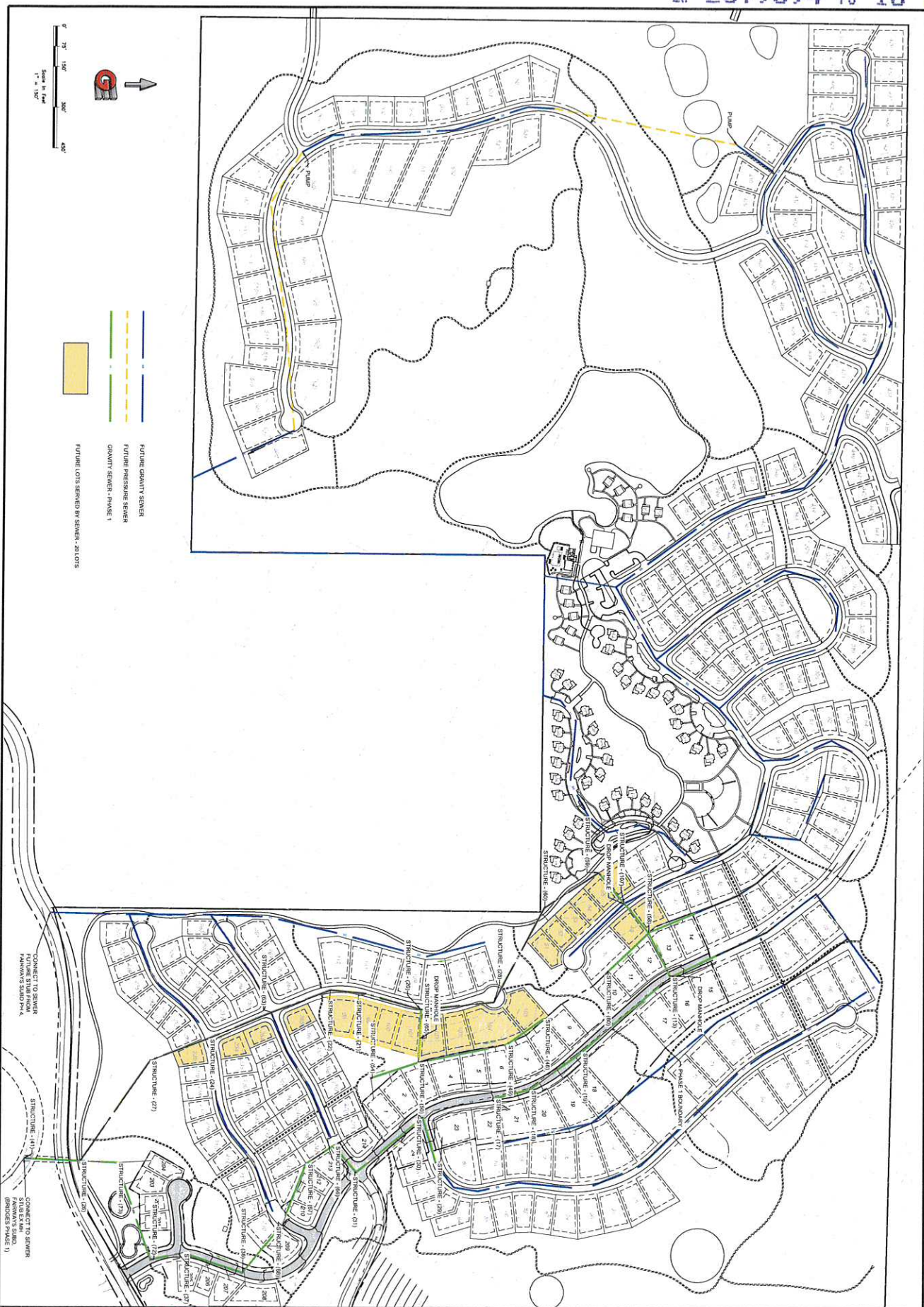
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SITE PLAN PHASE 1
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH



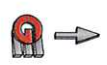
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DWG: 25		

21



-  FUTURE GRAVITY SEWER
-  FUTURE PRESSURE SEWER
-  GRAVITY SEWER - PHASE 1
-  FUTURE LOTS SERVED BY SEWER - 28 LOTS

Scale in Feet
1" = 150'



UT1
25

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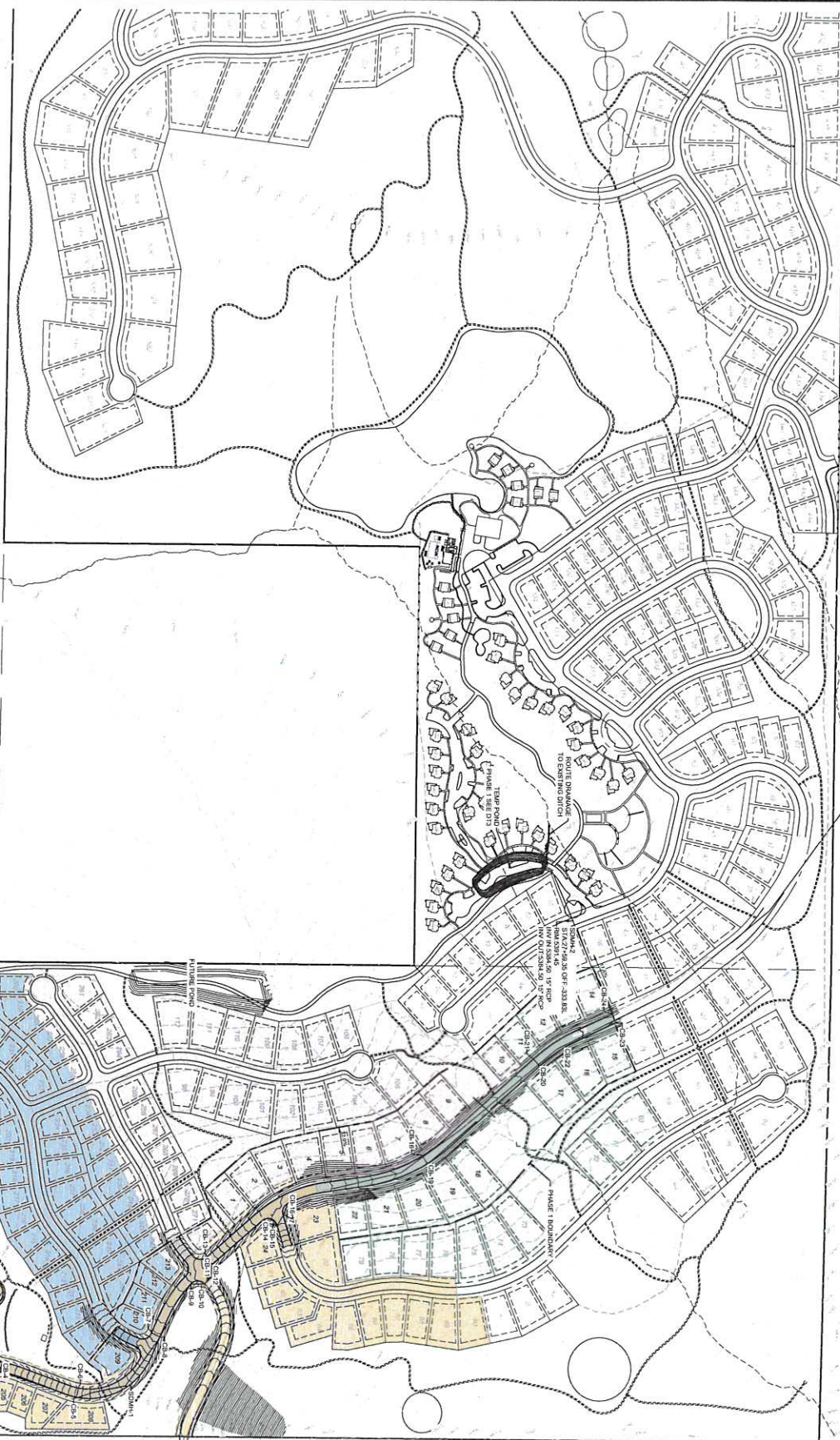
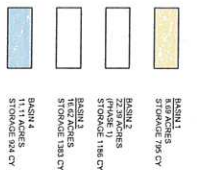
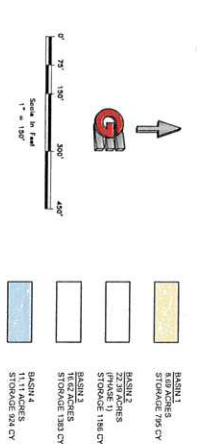
SEWER MASTER PLAN MAP
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH



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		DESIGN: EAM
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		CHECKED: RC

DWG. NO.: 2879694-16

41



DRAINAGE BASIN TO BE
ADDED TO IMPROVED DRAINAGE
SYSTEM UNDER FUTURE PHASE

FUTURE POND

DR1
25

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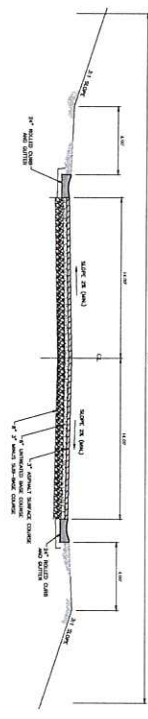
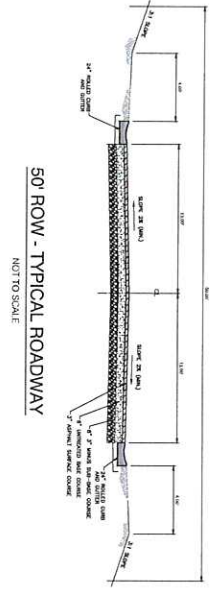
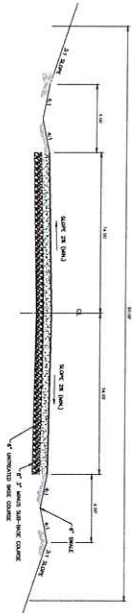
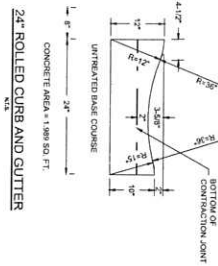
OVERALL DRAINAGE MAP
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH



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		CHECKED: INC

DWG: 15101 - 15101 - 15101 - 15101 - 15101 - 15101 - 15101 - 15101 - 15101 - 15101

81



50' ROW - TYPICAL ROADWAY NO CURB
NOT TO SCALE

50' ROW - TYPICAL ROADWAY
NOT TO SCALE

60' ROW - TYPICAL ROADWAY
NOT TO SCALE

DEVELOPER
LION CORP.
1000 WEST
1000 SOUTH
SALT LAKE CITY, UT 84119

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ROADWAY CROSS SECTIONS
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH

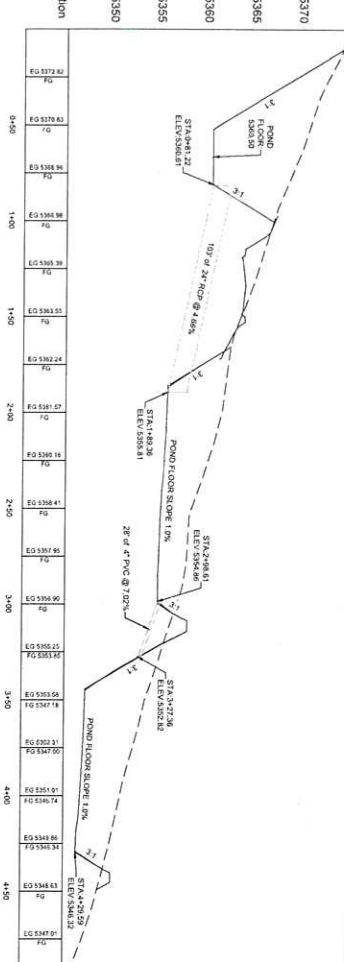
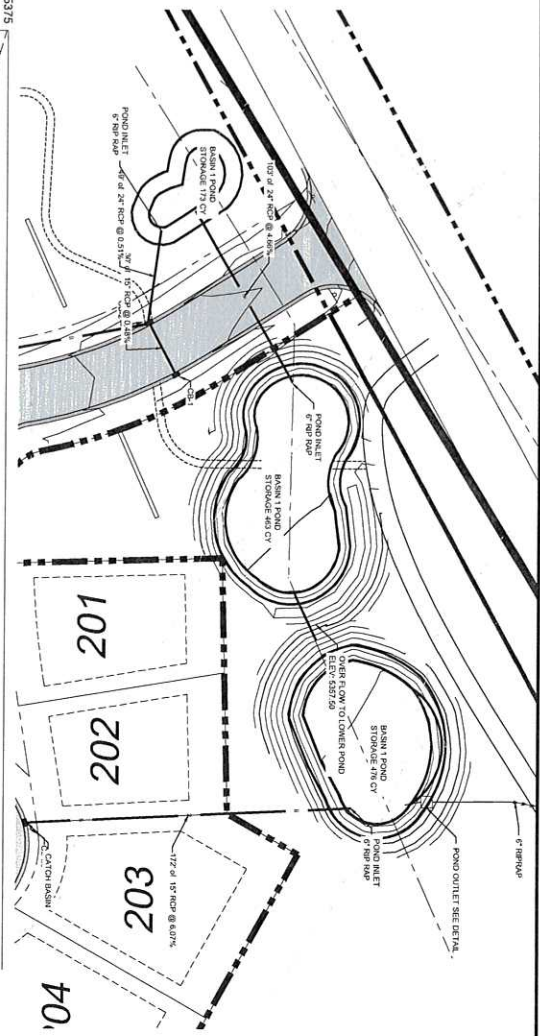


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		CHECKED: JC

DWG:

DT1
25

61



**Drainage Basin 1
The Bridges**

Latitude: 41.3375° Longitude: -111.8347°

Basin 1 Area	Sq. Ft.	Area Acre	C
Basin 1 Area	378,702	8.69	0.43
Total Weighted	378,702	8.69	0.43

RELEASE RATE 0.1 CMAQRE (0.87 CFS)

100 YEAR STORM EVENT

Release Vol (cf)	Depth (ft)	Return Vol (cf)	Duration Vol (cf)
5	1.00	8.637	8.577
10	2.00	17.274	17.154
15	3.00	25.911	25.731
20	4.00	34.548	34.368
30	6.00	52.622	52.242
50	10.00	89.037	88.457
100	20.00	178.074	176.914
150	30.00	267.111	265.371
200	40.00	356.148	353.808
300	60.00	544.714	540.614
400	80.00	733.280	727.420
500	100.00	921.846	915.286
600	120.00	1110.412	1104.146
700	140.00	1298.978	1293.010
800	160.00	1487.544	1481.874
900	180.00	1676.110	1670.738
1000	200.00	1864.676	1859.602
1100	220.00	2053.242	2048.466
1200	240.00	2241.808	2237.330
1300	260.00	2430.374	2426.194
1400	280.00	2618.940	2615.058

Office Calculation

1+1 = 3 Maximum Depth to center of outlet (ft)

0+1 = 0.87 Flow rate out of outlet (cfs)

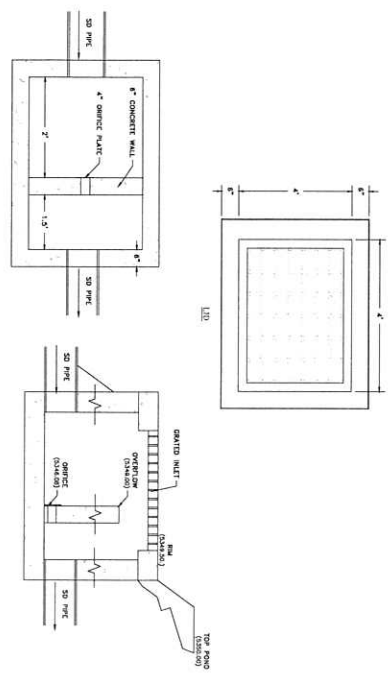
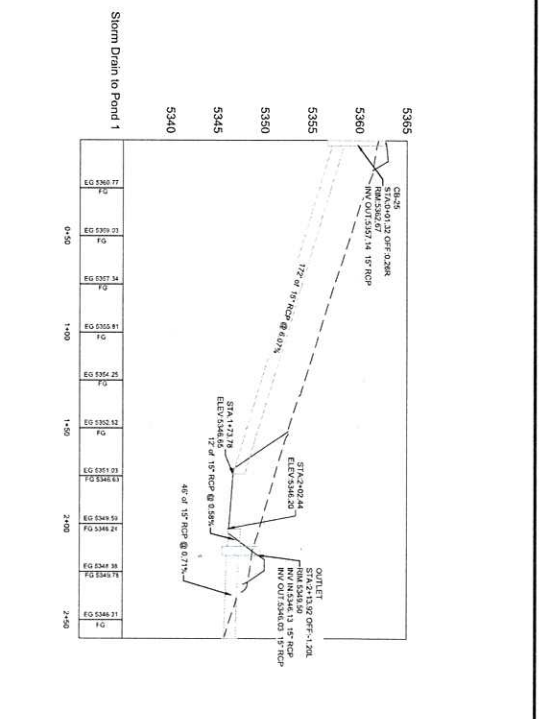
0+2 = 0.02 Coefficient of contraction

0+3 = 0.02 Coefficient of velocity

Area = 0.101 Outlet Area (ft²)

V = 3.11 Outlet Velocity (ft/s)

d = 2.0 Outlet Diameter (in)



REVISIONS	DATE	DESCRIPTION

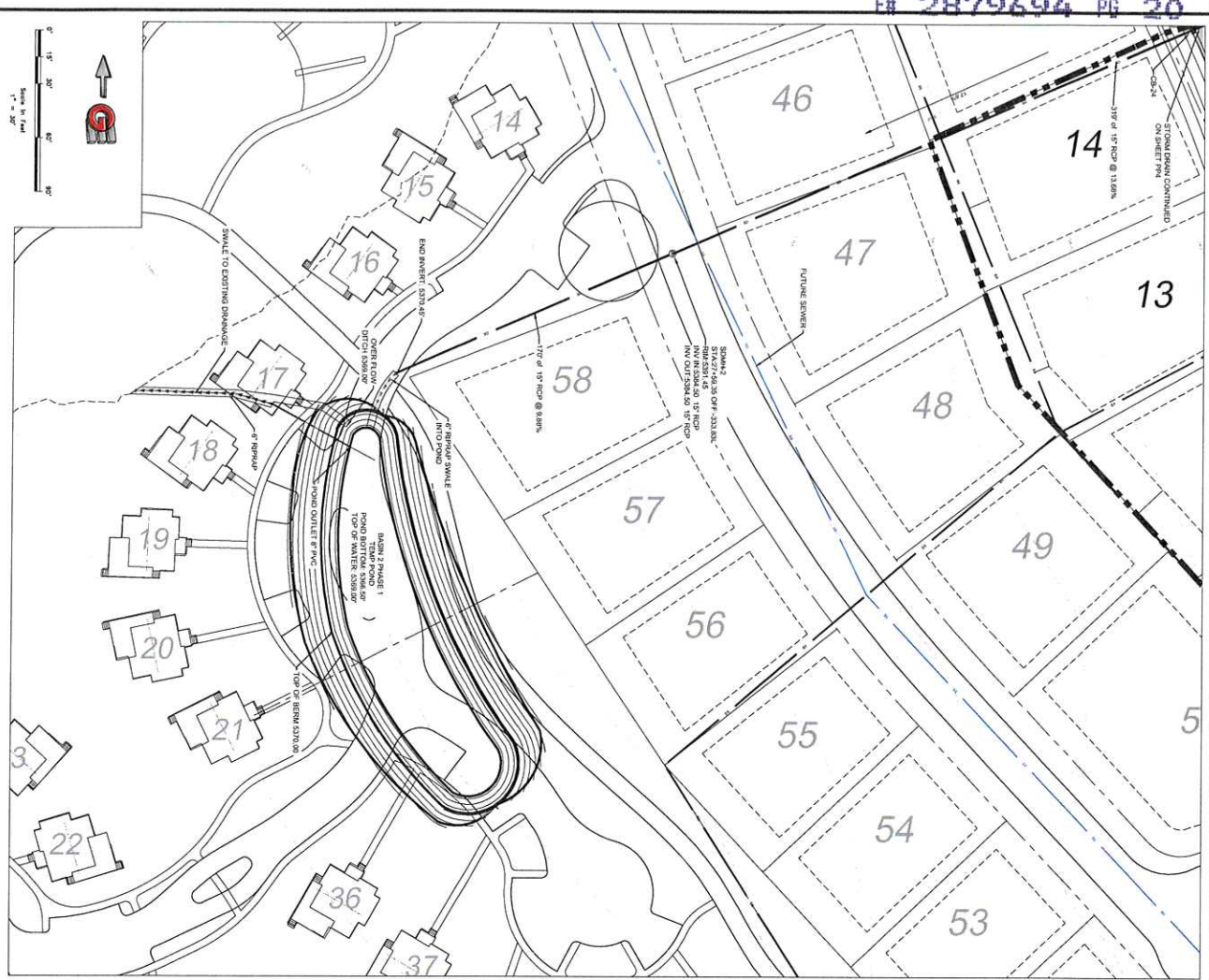


BASIN 1 POND DETAILS
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH



DT2
25

20

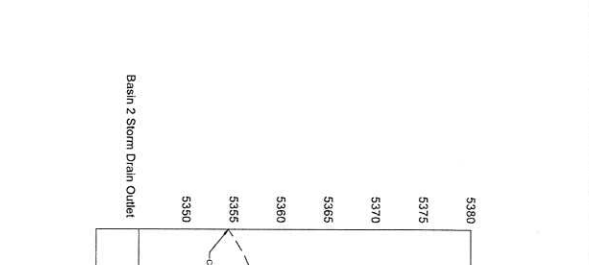


Basin 2 Storm Drain Outlet

Station	Station	Station	Station	Station	Station	Station	Station	Station	Station
5380	5375	5370	5365	5360	5355	5350	5345	5340	5335

Basin 2 Pond Cross Section

Station	Station	Station	Station	Station	Station	Station	Station	Station	Station
5385	5380	5375	5370	5365	5360	5355	5350	5345	5340



Basin 2 Storm Drain Outlet

Station	Station	Station	Station	Station	Station	Station	Station	Station	Station
5380	5375	5370	5365	5360	5355	5350	5345	5340	5335

Basin 2 Pond Cross Section

Station	Station	Station	Station	Station	Station	Station	Station	Station	Station
5385	5380	5375	5370	5365	5360	5355	5350	5345	5340

Basin 2 Storm Drain Outlet

Station	Station	Station	Station	Station	Station	Station	Station	Station	Station
5380	5375	5370	5365	5360	5355	5350	5345	5340	5335

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BASIN 2 POND DETAILS
 THE BRIDGES
 PHASE 1
 EDEN, WEBER COUNTY, UTAH



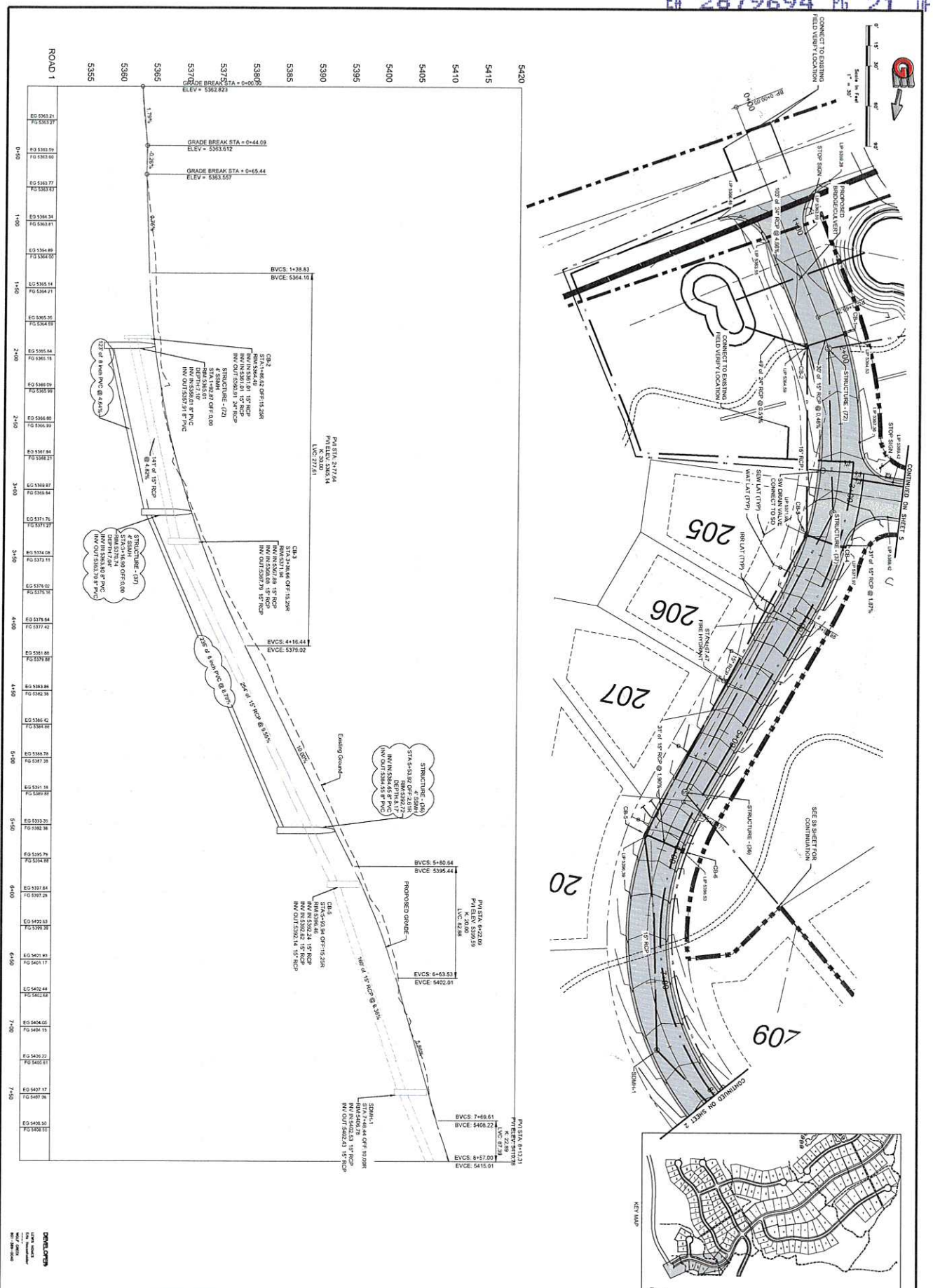
REVISIONS

DATE	DESCRIPTION
4-11-17	REVISED POND SIZE

SCALE: 1" = 20'
 DATE: 02-6-17
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: RC

DT3
25

12



PP1 25

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

PLAN AND PROFILE
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH

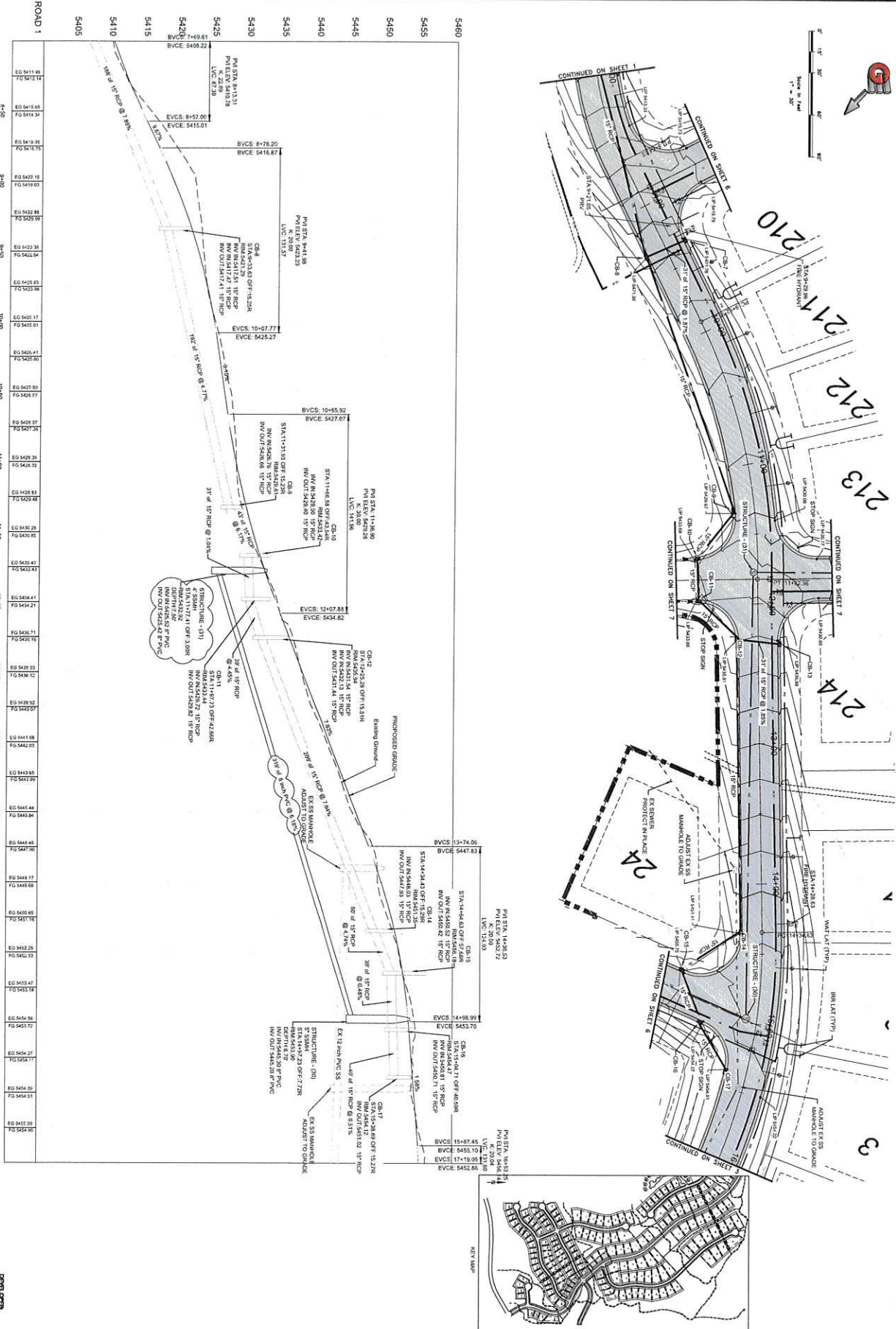
REVISIONS

DATE	DESCRIPTION	DATE	BY
3-29-17	REVISED SEWER DEPTH		

SCALES: 1" = 30'
DATE: 02-01-17
DRAWN: JAM
CHECKED: JAM
DATE: 02-01-17

DWG: 01/17 - 100% REVISED AND APPROVED FOR CONSTRUCTION. SHEETS 20001 TO 20004

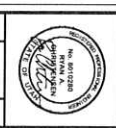
22



Station	Elevation
5400	5400.00
5401	5401.00
5402	5402.00
5403	5403.00
5404	5404.00
5405	5405.00
5406	5406.00
5407	5407.00
5408	5408.00
5409	5409.00
5410	5410.00
5411	5411.00
5412	5412.00
5413	5413.00
5414	5414.00
5415	5415.00
5416	5416.00
5417	5417.00
5418	5418.00
5419	5419.00
5420	5420.00
5421	5421.00
5422	5422.00
5423	5423.00
5424	5424.00
5425	5425.00
5426	5426.00
5427	5427.00
5428	5428.00
5429	5429.00
5430	5430.00
5431	5431.00
5432	5432.00
5433	5433.00
5434	5434.00
5435	5435.00
5436	5436.00
5437	5437.00
5438	5438.00
5439	5439.00
5440	5440.00
5441	5441.00
5442	5442.00
5443	5443.00
5444	5444.00
5445	5445.00
5446	5446.00
5447	5447.00
5448	5448.00
5449	5449.00
5450	5450.00
5451	5451.00
5452	5452.00
5453	5453.00
5454	5454.00
5455	5455.00
5456	5456.00
5457	5457.00
5458	5458.00
5459	5459.00
5460	5460.00

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 3000 EAST, COCONA, UTAH
 OFFICE: 801-476-0202 FAX: 801-476-0066

PLAN AND PROFILE
 THE BRIDGES
 PHASE 1
 EDEN, WEBER COUNTY, UTAH



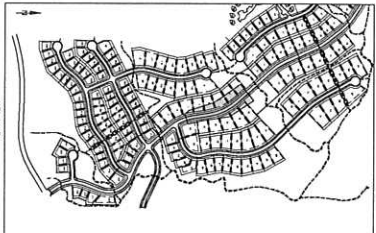
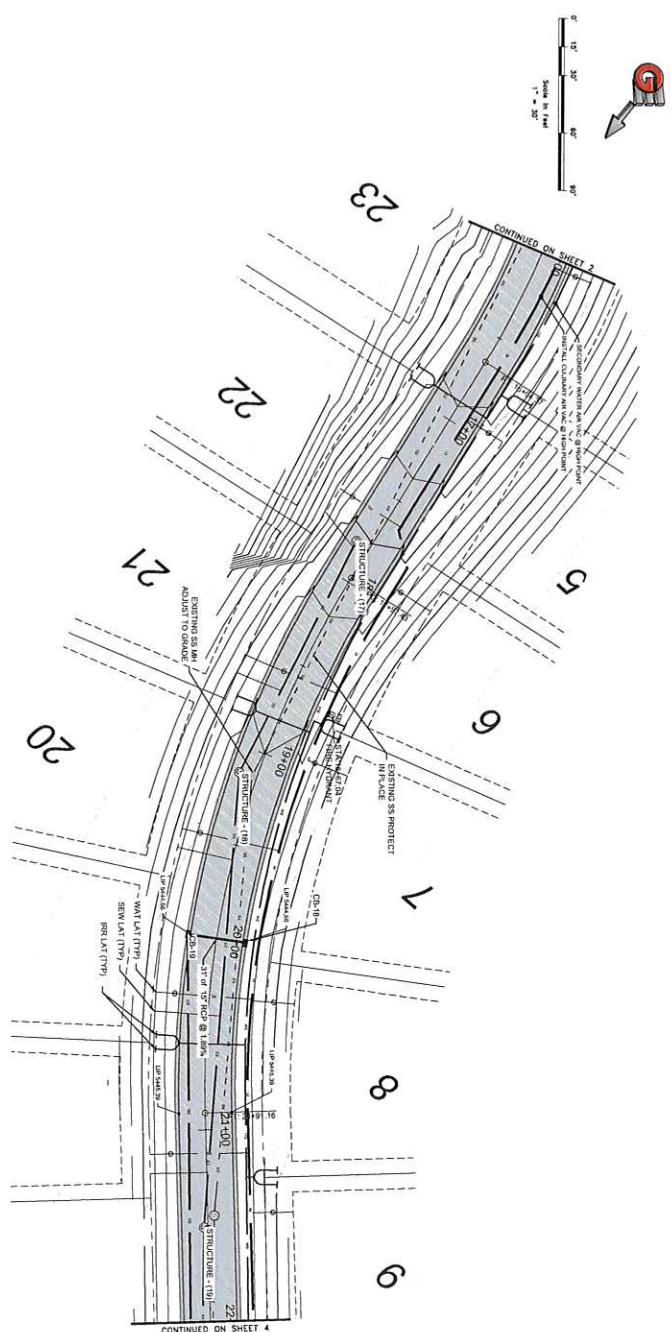
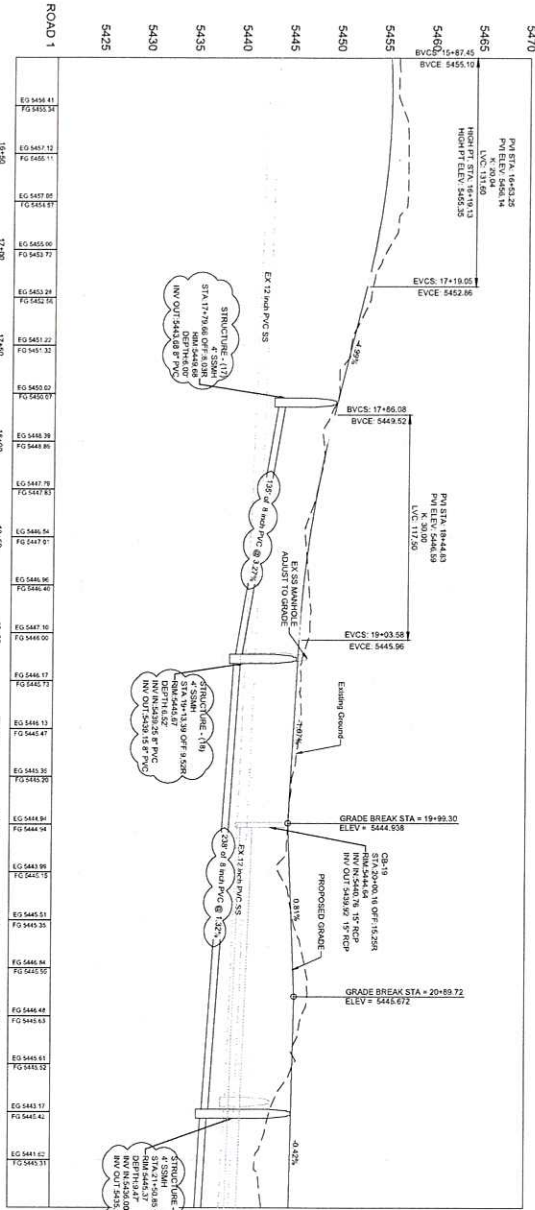
REVISIONS		DATE	DESCRIPTION
1	DATE	3-29-17	REVISED SEWER DEPTH
2	DESIGN		
3	DRAWN		
4	CHECKED		

SCALE: 1" = 30'
 DATE: 06-05-17
 DESIGN: EAM
 DRAWN: EAM
 CHECKED: INC

DWG# 18101 - LUMP SUMMER BRIDGE, UNDERWAY BRIDGE NORTH OF LANE

PP2
 25

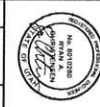
23



DATE: 3-29-17
 DRAWN: KAN
 CHECKED: RC
 DWG: 23

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

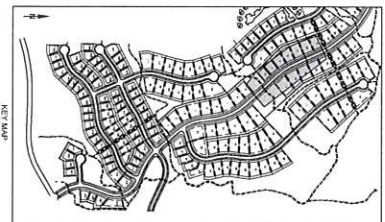
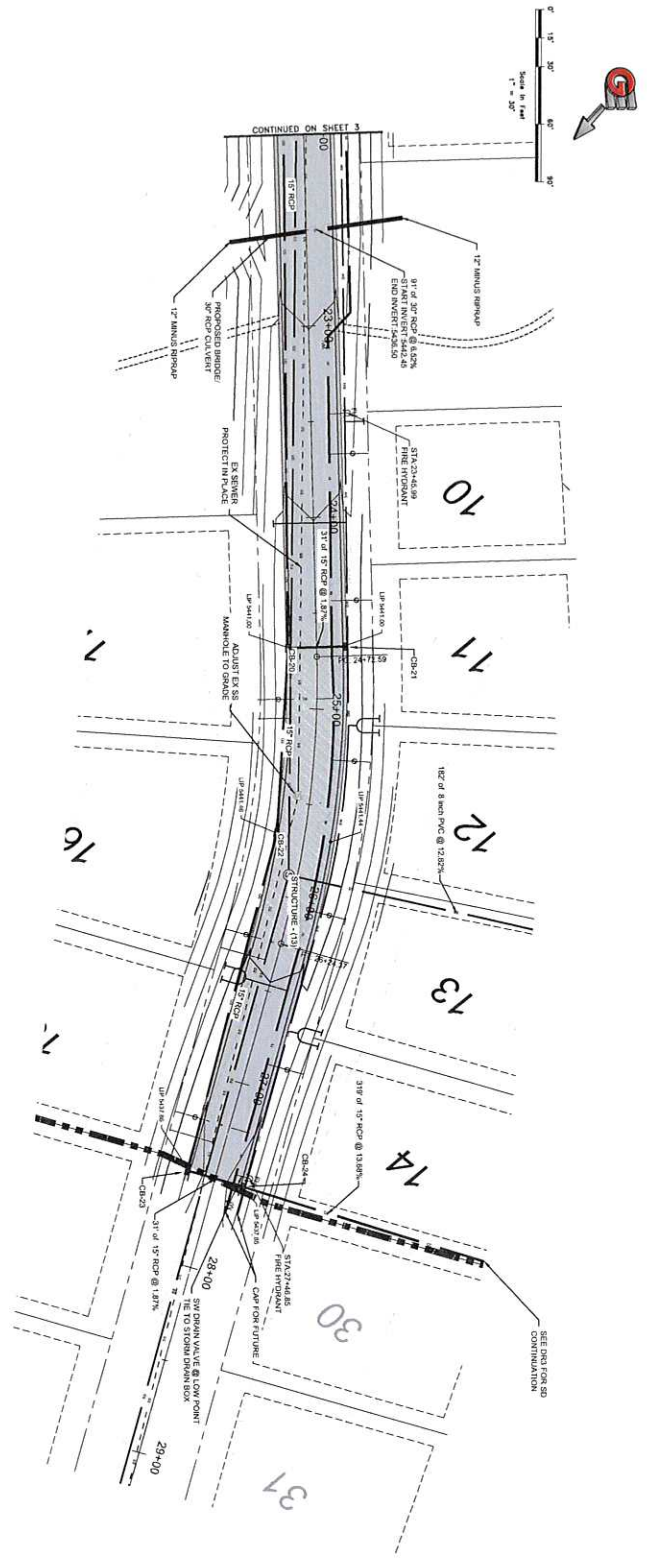
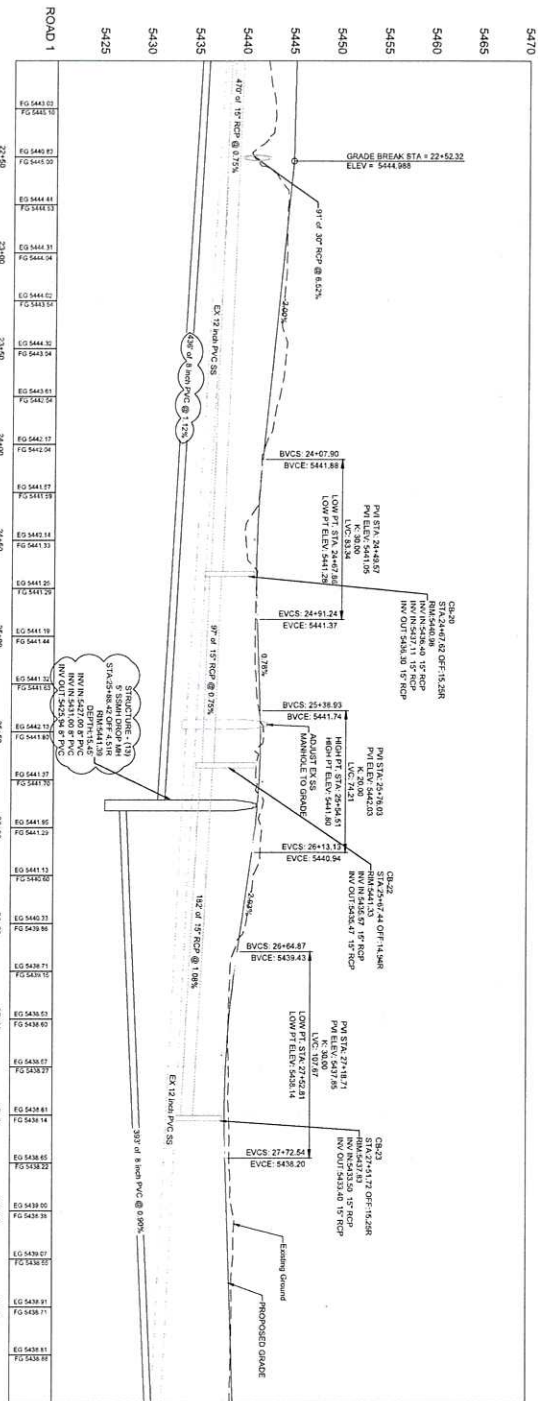
PLAN AND PROFILE
 THE BRIDGES
 PHASE 1
 EDEN, WEBER COUNTY, UTAH



REVISIONS		SCALE: 1" = 30'
DATE	DESCRIPTION	DATE: 03-29-17
3-29-17	REVISED SEWER DEPTH	DESIGN: KAN
		CHECKED: KAN
		RECORDED: RC

PP3
 25

24



PP4
25

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING
5150 SOUTH 475 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

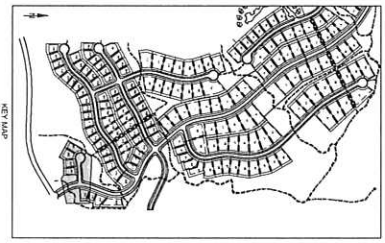
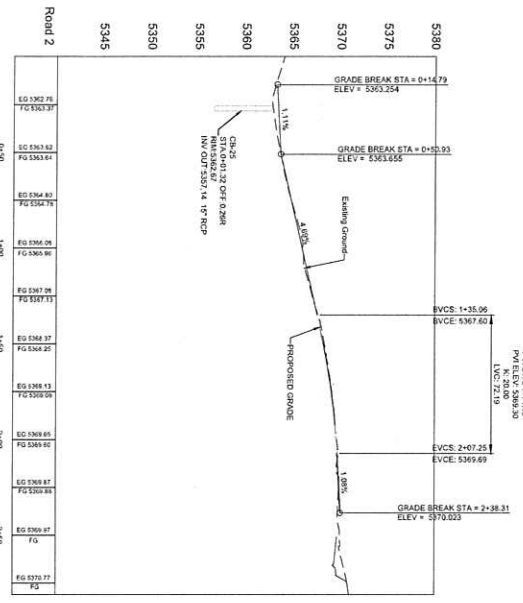
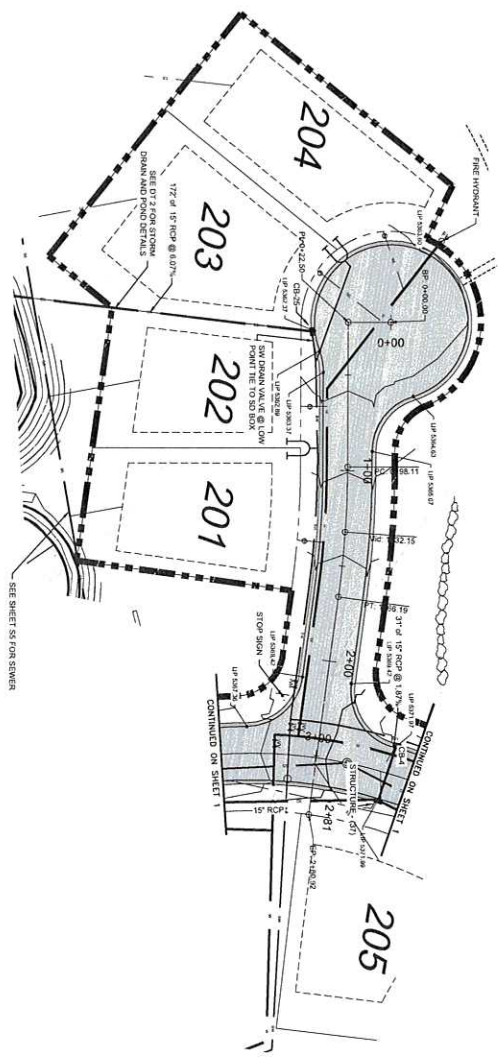
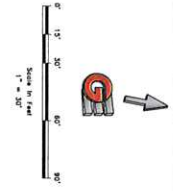
PLAN AND PROFILE
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH



REVISIONS		SCALE: 1"=30'
DATE	DESCRIPTION	DATE
3-29-17	REVISED SEWER DEPTH	08-18-17
		DRAWN: EAN
		CHECKED: EAN
		IN CHARGE: RC

DWG: 11-17-17 LOTS 10-14 BRIDGES PHASE 1 SEWER MAIN PLAN

25

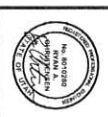


DATE PLOTTED: 07/18/2018
 TIME: 10:58:30 AM
 PLOTTER: HP DesignJet 500

PP5
 25

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

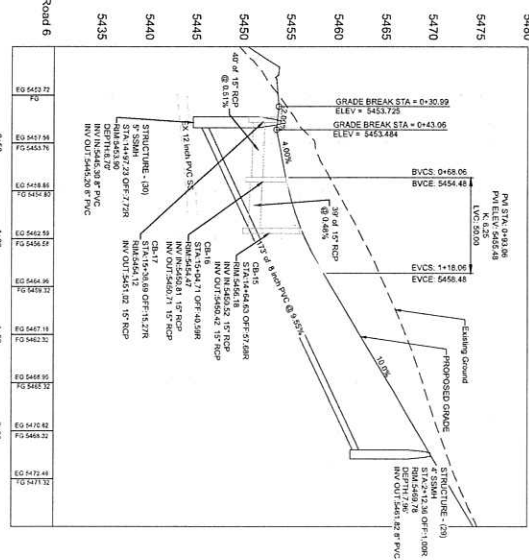
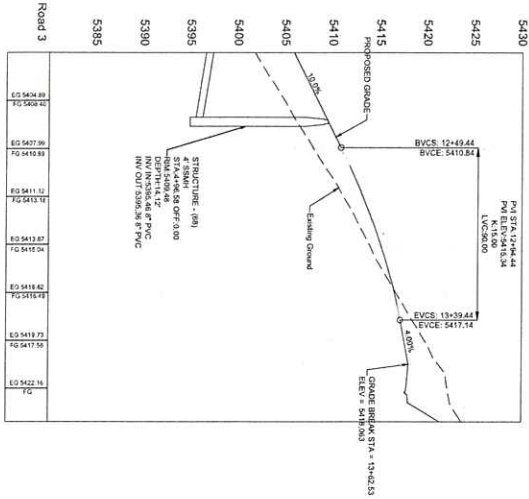
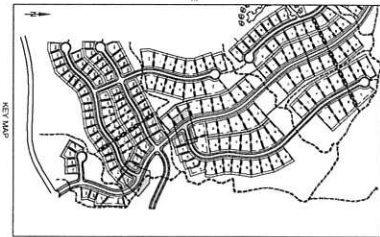
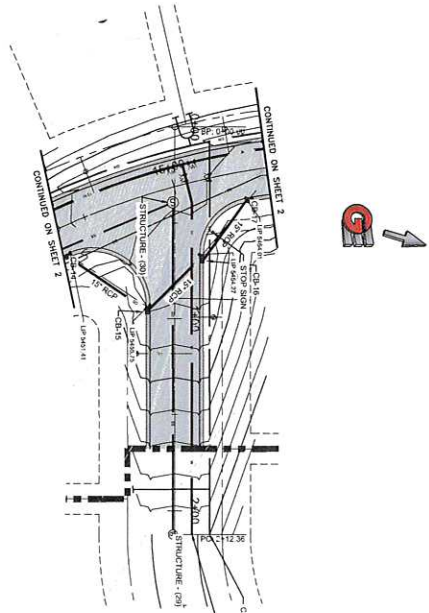
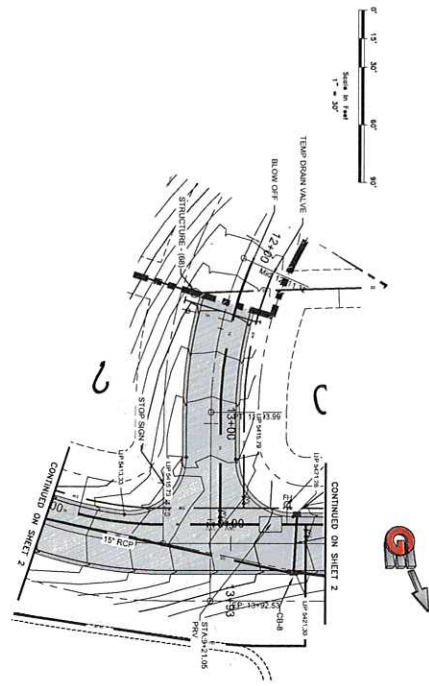
PLAN AND PROFILE
 THE BRIDGES
 PHASE 1
 EDEN, WEBER COUNTY, UTAH



REVISIONS	
DATE	DESCRIPTION

DWG: 2879694-1-25
 SCALE: 1" = 30'
 DATE: 08-05-18
 DRAWN: EAM
 CHECKED: RC

26



GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0056

PLAN AND PROFILE
 THE BRIDGES
 PHASE 1
 EDEN, WEBER COUNTY, UTAH



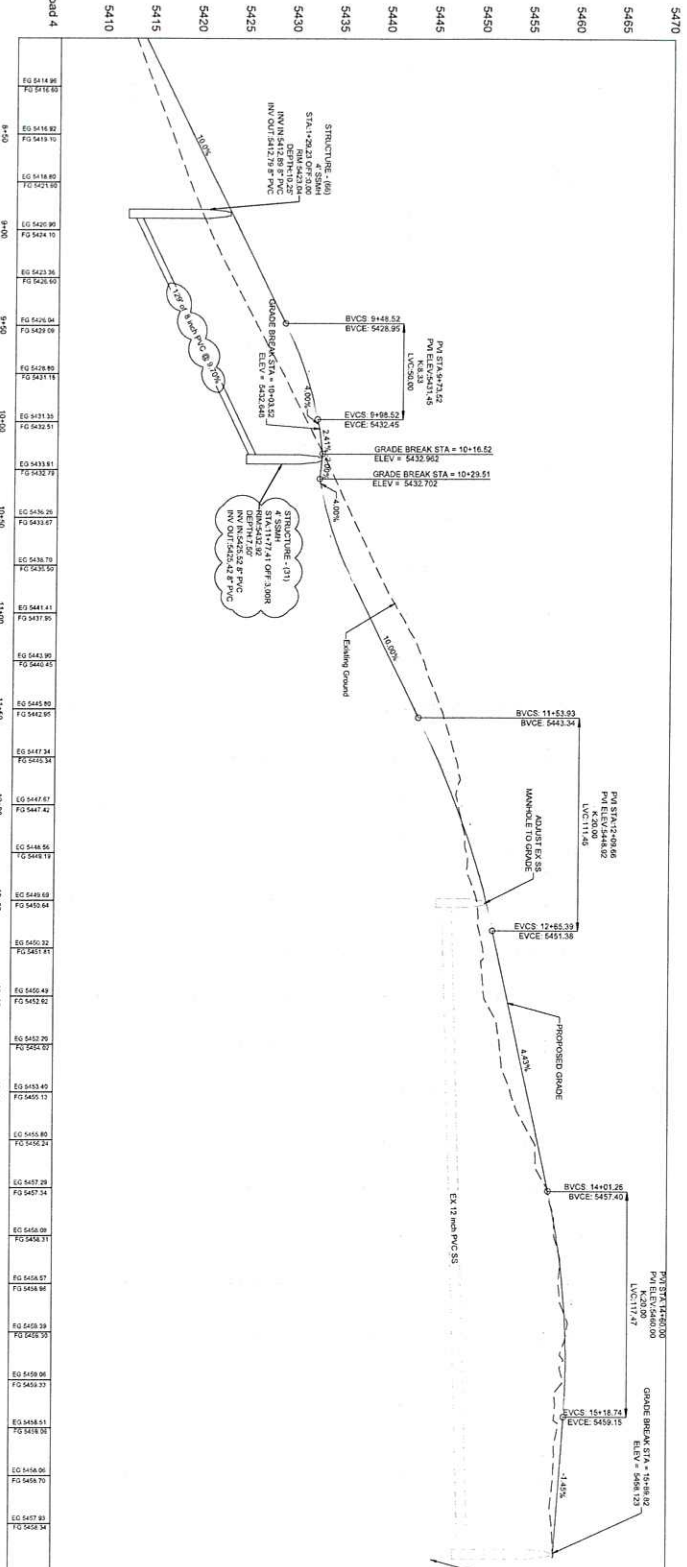
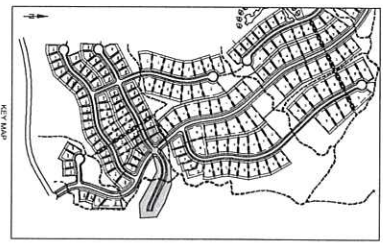
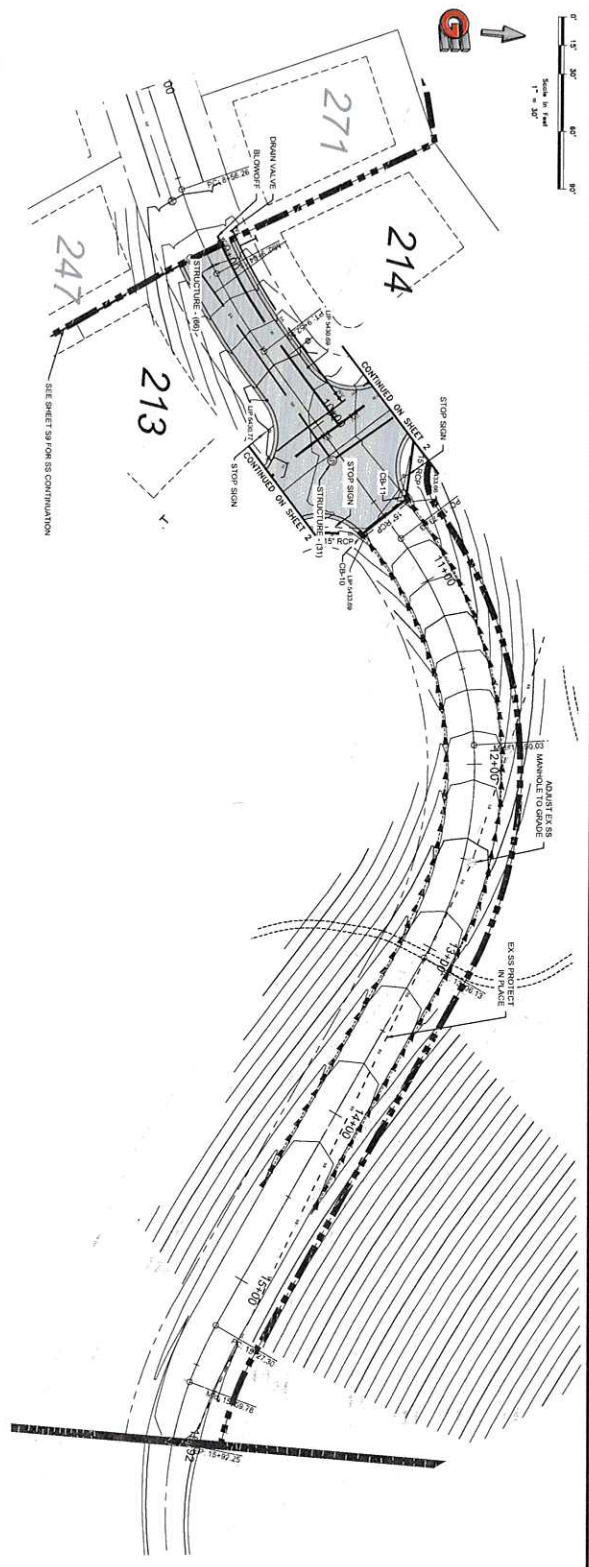
REVISIONS	
DATE	DESCRIPTION

DWG: 81,131 - LEWIS HOMES, THE BRIDGES, DESIGN, PHASE 1, THE BRIDGES DESIGN PH 1.DWG

PP6
 25

DATE: 08-05-07
 DRAWN: KAN
 CHECKED: RC

27



Station	Point	Elevation
5410	EG 5410.00	FO 5410.00
5415	EG 5415.00	FO 5415.00
5420	EG 5420.00	FO 5420.00
5425	EG 5425.00	FO 5425.00
5430	EG 5430.00	FO 5430.00
5435	EG 5435.00	FO 5435.00
5440	EG 5440.00	FO 5440.00
5445	EG 5445.00	FO 5445.00
5450	EG 5450.00	FO 5450.00
5455	EG 5455.00	FO 5455.00
5460	EG 5460.00	FO 5460.00
5465	EG 5465.00	FO 5465.00
5470	EG 5470.00	FO 5470.00

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 2150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

PP7
25

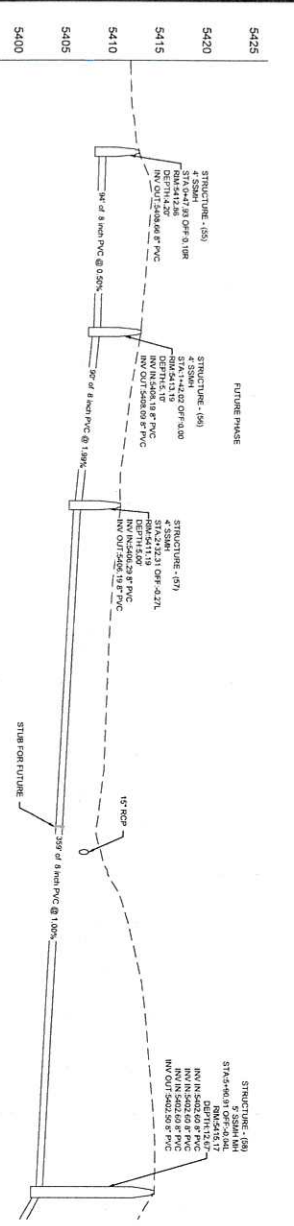
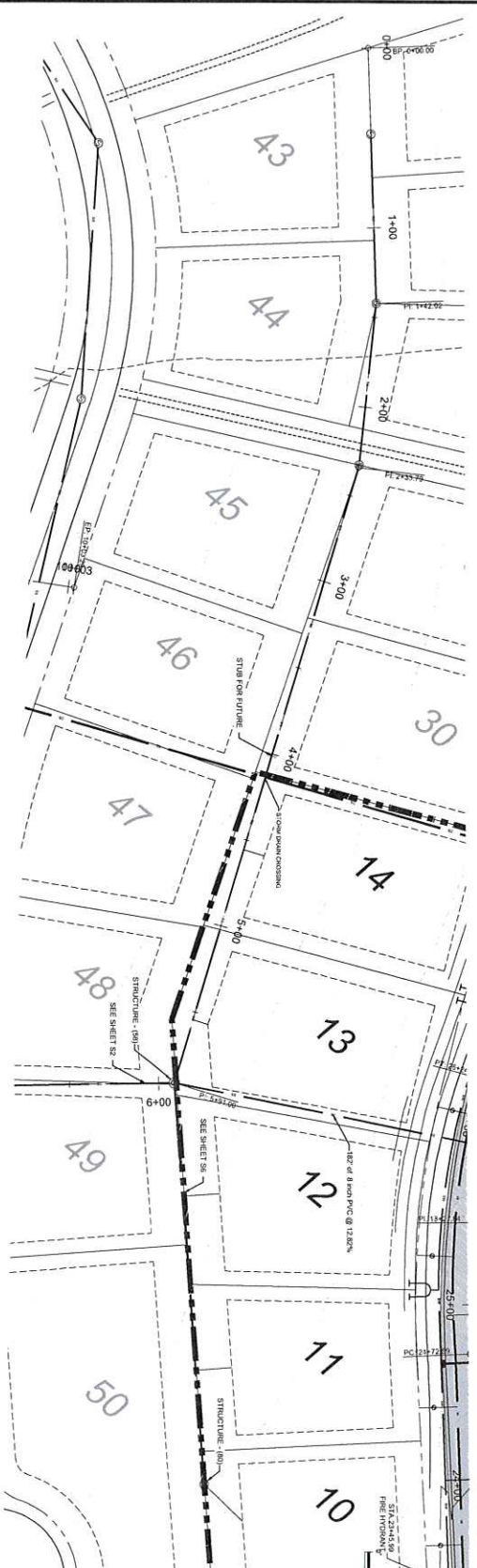
PLAN AND PROFILE
THE BRIDGES
PHASE 1
 EDEN, WEBER COUNTY, UTAH



REVISIONS		SCALE: 1" = 30'
DATE	DESCRIPTION	DATE
3-29-17	REVISED SEWER DEPTH	02-06-17
		DESIGN: EAM
		DRAWN: EAM
		CHECKED: JIC

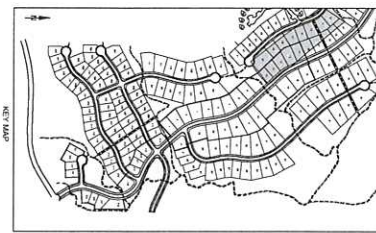
DWG: 84,120 - LEWIS HOMES, THE BRIDGES, EDEN, THE BRIDGES SCHOOL PH 1, 2016

28



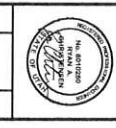
lock tags 2

5425	EG 5412.13	10
	EG 5413.01	10
	EG 5414.21	10
	EG 5413.83	10
	EG 5413.41	10
	EG 5412.92	10
	EG 5412.10	10
	EG 5411.51	10
	EG 5411.08	10
	EG 5410.82	10
	EG 5410.32	10
	EG 5410.06	10
	EG 5409.86	10
	EG 5409.70	10
	EG 5409.44	10
	EG 5409.82	10
	EG 5410.07	10
	EG 5412.24	10
	EG 5413.47	10
	EG 5414.16	10
	EG 5414.58	10
	EG 5415.09	10
	EG 5415.51	10
	EG 5413.09	10



GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
3150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0566

BACK LOT SEWER PROFILE
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH

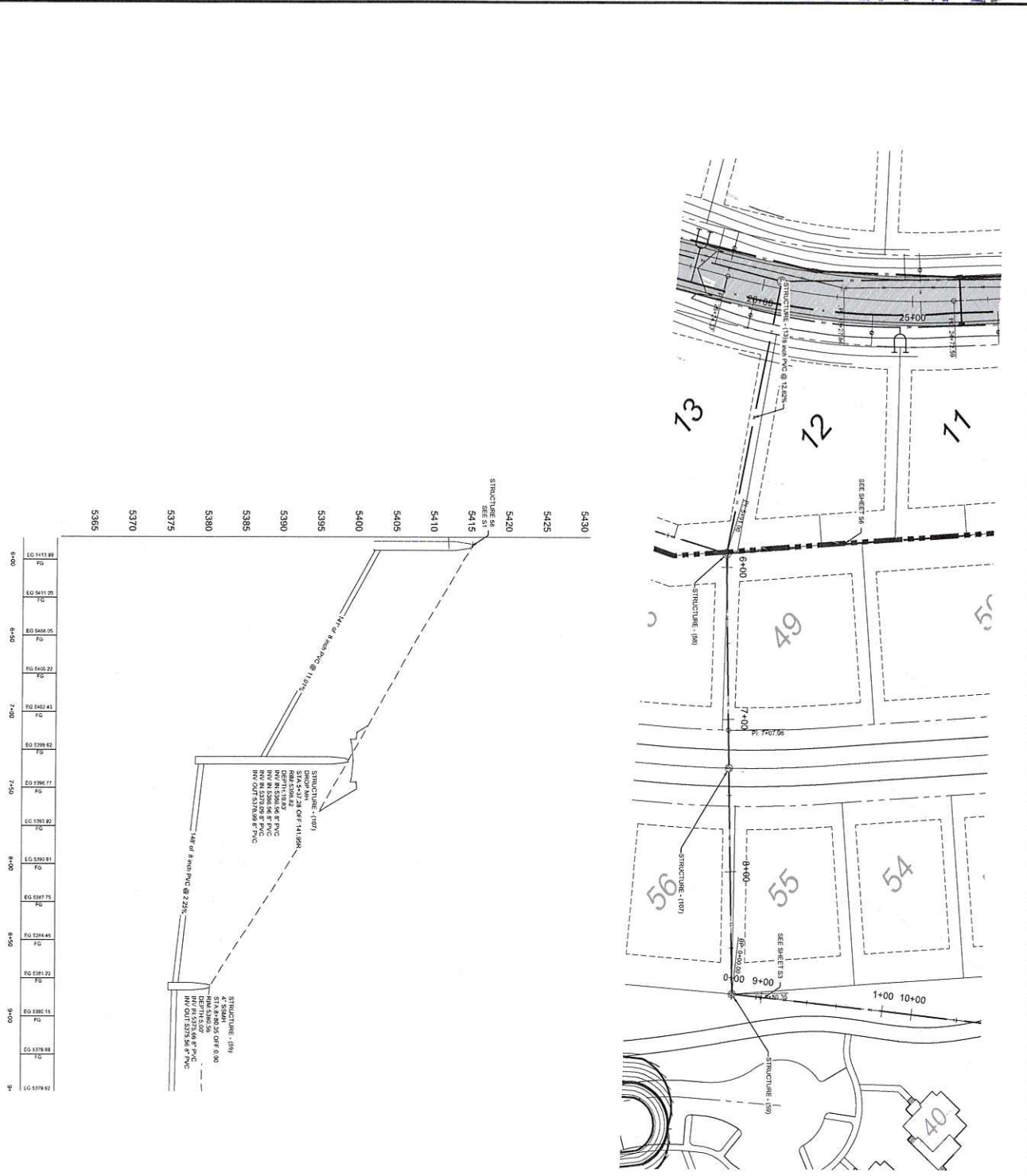


REVISIONS	
DATE	DESCRIPTION

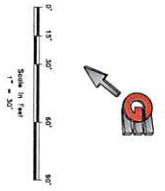
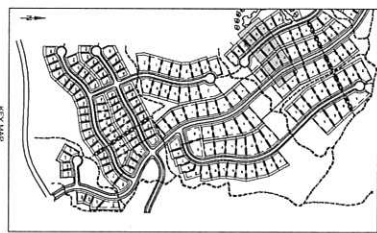
SCALE: 1" = 30'
DATE: 08-10-17
DESIGN: KAN
DRAWN: KAN
CHECKED: JC
DWG#: 831321 - LOTS 10-14 THE BRIDGES, PHASE 1, THE BRIDGES DESIGN PH 1.DWG

S1
25

29



6+00	EG 5413.89	FO
	EG 5411.05	FO
6+50	EG 5408.05	FO
	EG 5405.22	FO
7+00	EG 5402.41	FO
	EG 5399.62	FO
7+50	EG 5396.77	FO
	EG 5393.92	FO
8+00	EG 5390.91	FO
	EG 5387.75	FO
8+50	EG 5384.44	FO
	EG 5381.22	FO
9+00	EG 5378.15	FO
	EG 5374.88	FO
9+50	EG 5371.42	FO



S2
25

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

BACK LOT SEWER PROFILE
 THE BRIDGES
 PHASE 1
 EDEN, WEBER COUNTY, UTAH

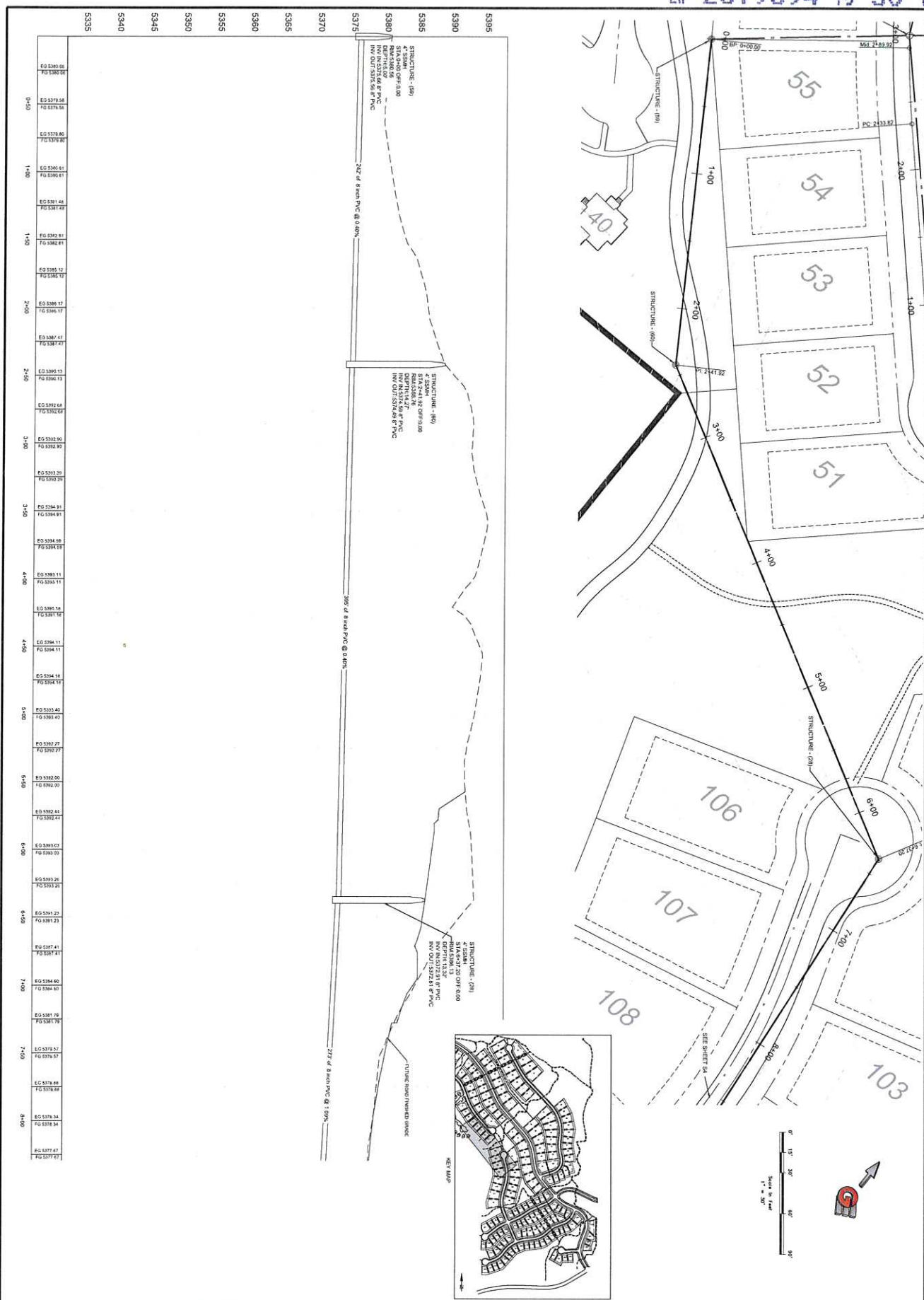


REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 30'
 DATE: 02-05-09
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: RC

DWG#: 2879694-029

30



S3
25

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5100 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

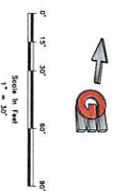
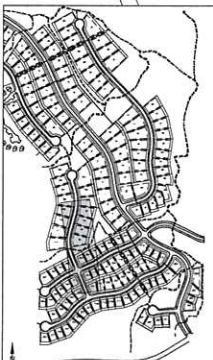
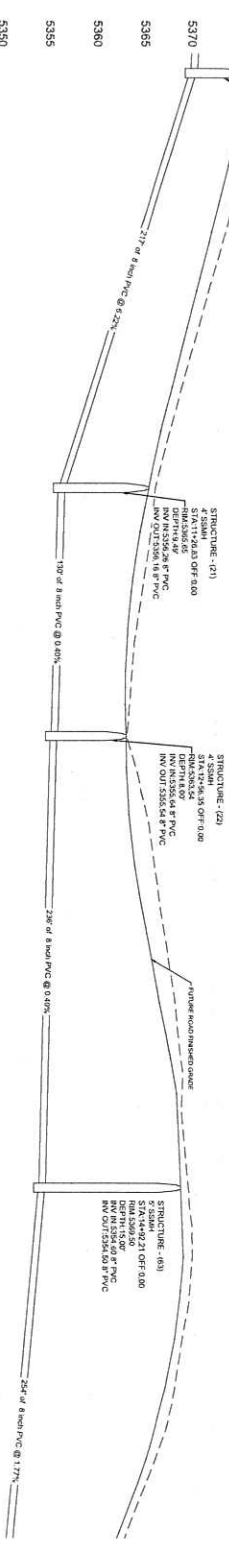
BACKLOT SEWER PROFILE
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH

	REVISIONS		SCALE: 1" = 30'
	DATE	DESCRIPTION	DATE: 02-05-07
			DRAWN: KAN
			CHECKED: KAN
			DATE: 02-05-07
			PROJECT: 2879694

13

sewer option 2

80	EG 5378.52	FG 5378.52
8-40	EG 5378.04	FG 5378.04
8-40	EG 5378.27	FG 5378.27
8-40	EG 5374.66	FG 5374.66
10-00	EG 5375.25	FG 5375.25
10-40	EG 5371.81	FG 5371.81
10-40	EG 5373.43	FG 5373.43
11-00	EG 5369.06	FG 5369.06
11-00	EG 5367.72	FG 5367.72
11-40	EG 5363.96	FG 5363.96
11-40	EG 5365.90	FG 5365.90
12-00	EG 5364.02	FG 5364.02
12-40	EG 5363.71	FG 5363.71
13-00	EG 5364.48	FG 5364.48
13-40	EG 5363.79	FG 5363.79
13-40	EG 5366.41	FG 5366.41
13-40	EG 5367.76	FG 5367.76
14-00	EG 5368.17	FG 5368.17
14-40	EG 5369.31	FG 5369.31
14-40	EG 5368.44	FG 5368.44
14-40	EG 5369.06	FG 5369.06
14-40	EG 5369.88	FG 5369.88
14-40	EG 5370.41	FG 5370.41
14-40	EG 5370.75	FG 5370.75
14-40	EG 5370.43	FG 5370.43
14-40	EG 5369.03	FG 5369.03
14-40	EG 5368.74	FG 5368.74
14-40	EG 5367.63	FG 5367.63
14-40	EG 5366.42	FG 5366.42
14-40	EG 5363.72	FG 5363.72



GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 3120 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0292 FAX: 801.476.0066

BACKLOT SEWER PROFILE
 THE BRIDGES
 PHASE 1
 EDEN, WEBER COUNTY, UTAH

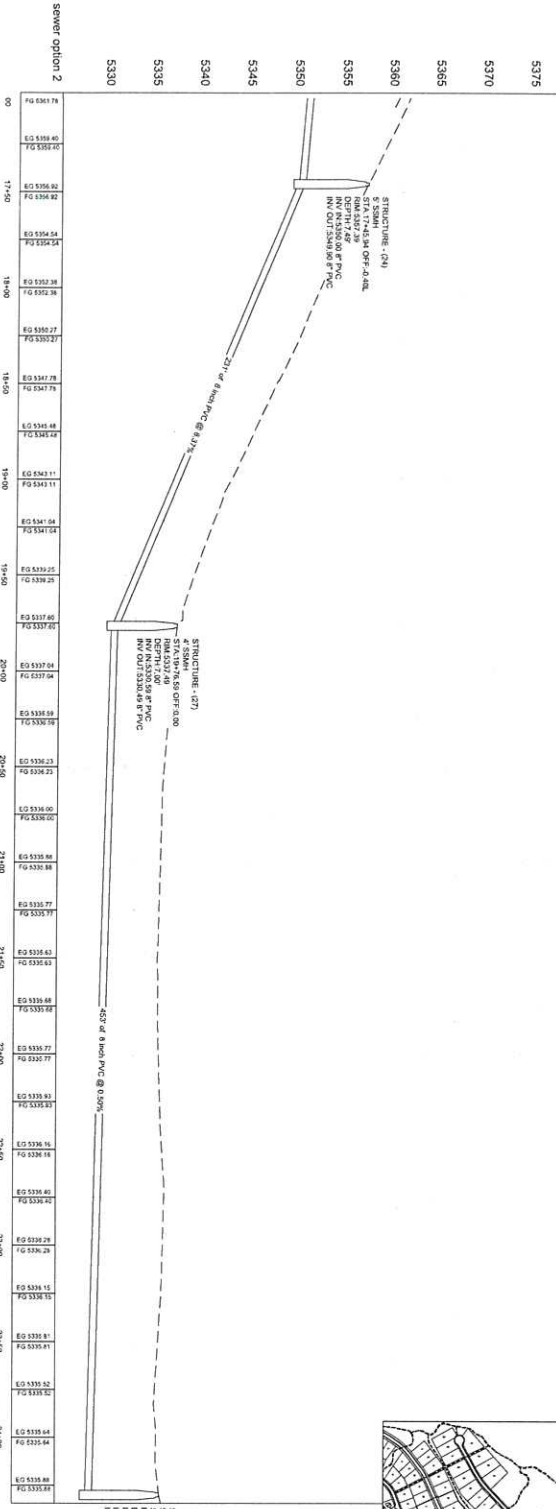
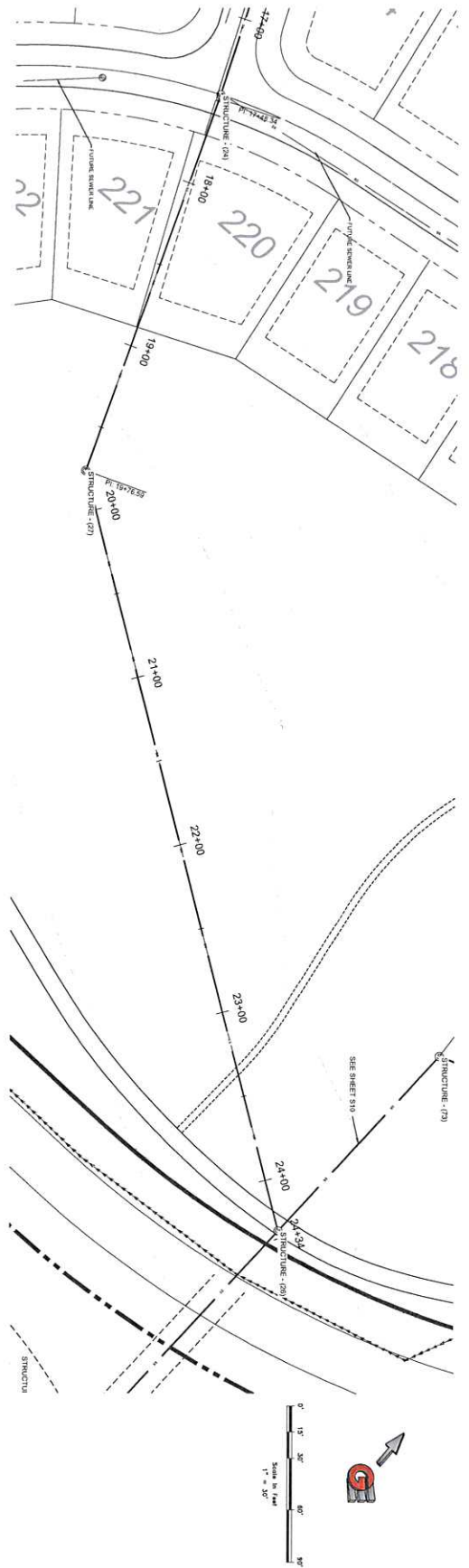


REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 20'
 DATE: 02-09-17
 DRAWN: KAN
 CHECKED: KAN
 DWG: 2879694 - LOTS 100-109, THE BRIDGES, (SOUTH), THE BRIDGES SUBDIVISION

S4
 25

32



GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 3750 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-276-0262 FAX: 801-276-0966

BACKLOT SEWER PROFILE
 THE BRIDGES
 PHASE 1
 EDEN, WEBER COUNTY, UTAH



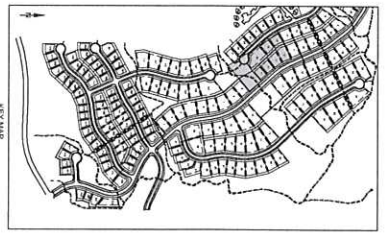
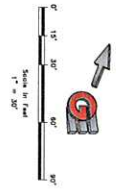
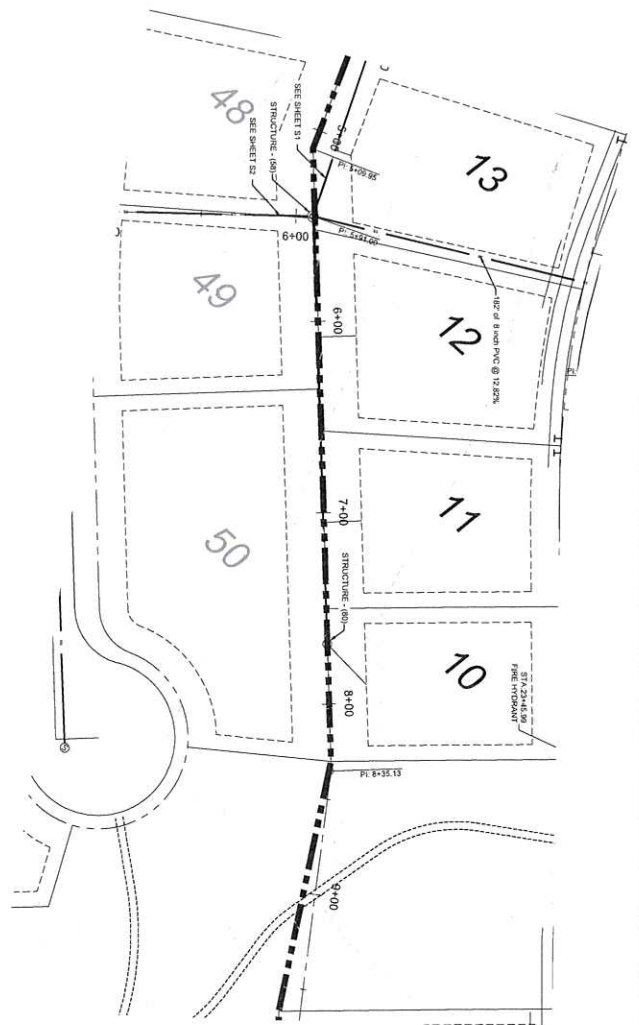
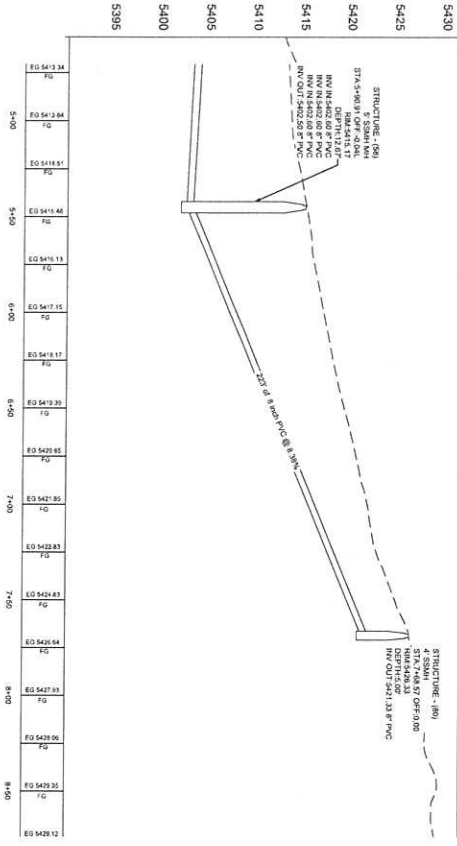
REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 30'	DATE: 02-15-17
DESIGN: EAM	DRAWN: EAM
CHECKED: RC	

S5
25

DWG: 831321 - LEWIS HOMES THE BRIDGES EDEN/PHASE THE BRIDGES DESIGN PH 1.DWG

33



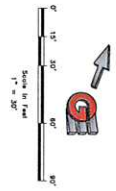
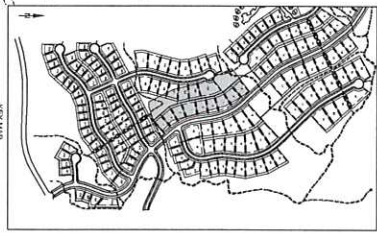
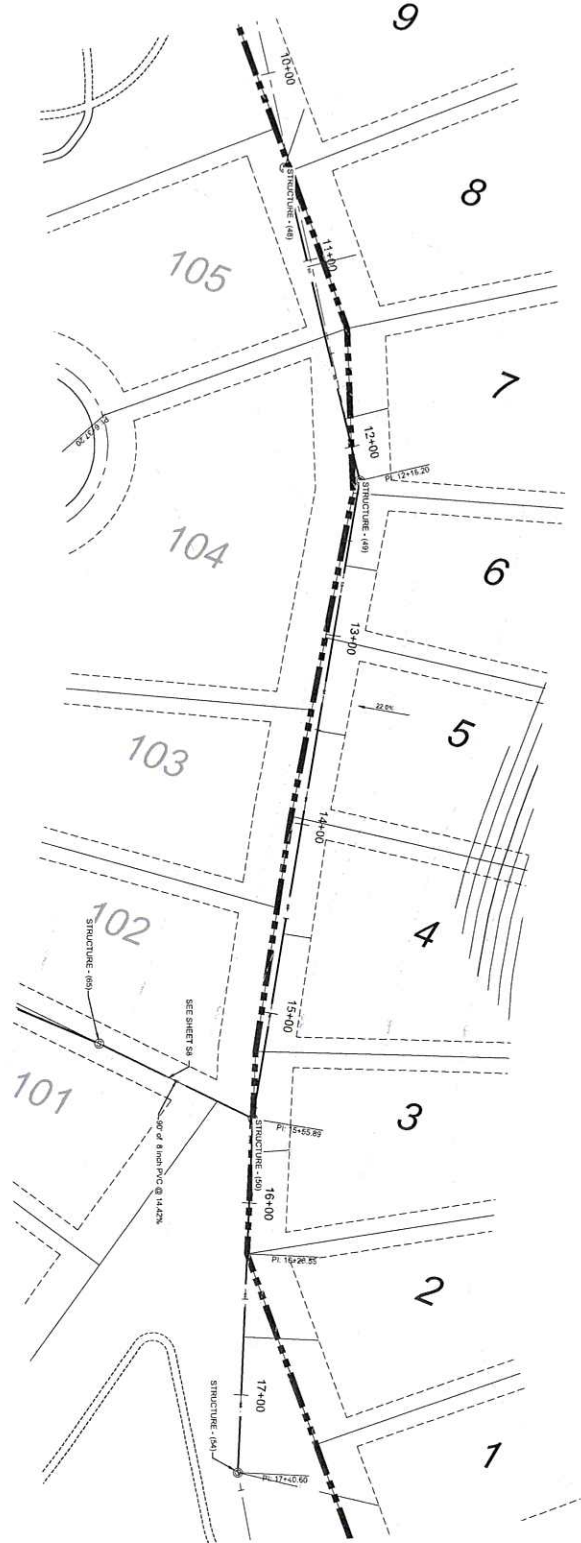
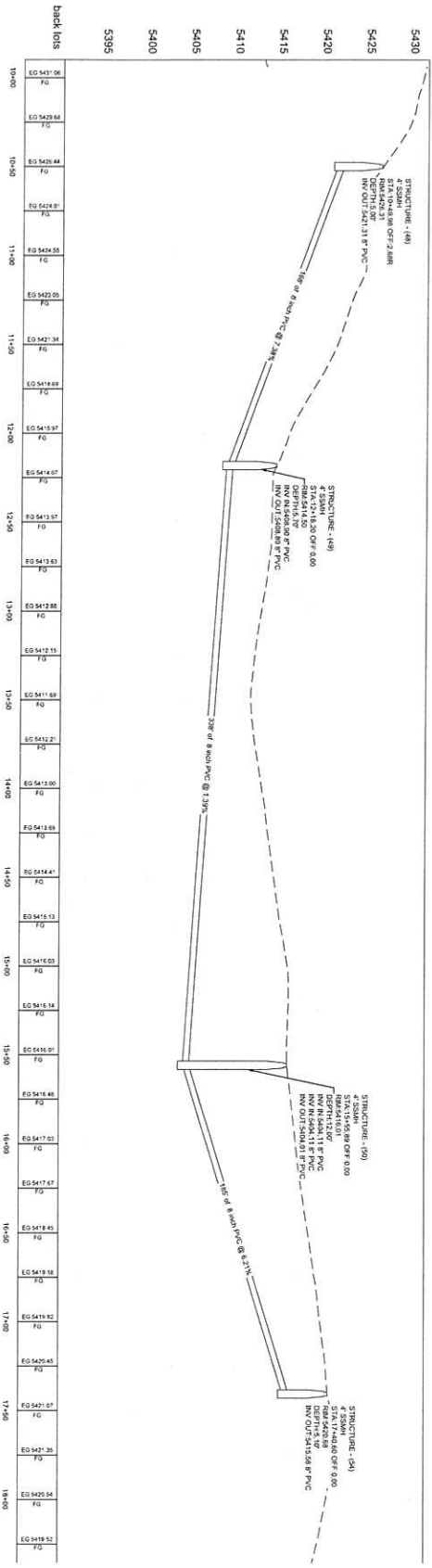
S6
25

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

BACKLOT SEWER PROFILE
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH

		REVISIONS DATE DESCRIPTION DATE DESCRIPTION DATE DESCRIPTION DATE DESCRIPTION DATE DESCRIPTION	SCALE: 1" = 30' DATE: 02-25-07 DESIGNER: KAN DRAWN BY: KAN CHECKED BY: JC DWL: 28796 - LEWIS HOMES, THE BRIDGES, OGDEN, UTAH, THE BRIDGES DESIGN PH 1.DWG
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HC



10000	EG 5437.96	FG
10050	EG 5429.64	FG
10100	EG 5426.44	FG
10150	EG 5424.87	FG
10200	EG 5423.55	FG
10250	EG 5422.05	FG
10300	EG 5421.34	FG
10350	EG 5418.83	FG
10400	EG 5415.97	FG
10450	EG 5414.07	FG
10500	EG 5413.37	FG
10550	EG 5413.63	FG
10600	EG 5412.88	FG
10650	EG 5412.15	FG
10700	EG 5411.69	FG
10750	EG 5412.27	FG
10800	EG 5413.00	FG
10850	EG 5413.69	FG
10900	EG 5414.41	FG
10950	EG 5415.13	FG
11000	EG 5416.03	FG
11050	EG 5416.14	FG
11100	EG 5416.91	FG
11150	EG 5416.46	FG
11200	EG 5417.03	FG
11250	EG 5417.67	FG
11300	EG 5418.45	FG
11350	EG 5419.18	FG
11400	EG 5419.82	FG
11450	EG 5420.45	FG
11500	EG 5421.07	FG
11550	EG 5421.35	FG
11600	EG 5420.34	FG
11650	EG 5419.52	FG
11700		
11750		
11800		

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 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 775 EAST OGDEN UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

BACKLOT SEWER PROFILE
 THE BRIDGES
 PHASE 1
 EDEN, WEBER COUNTY, UTAH



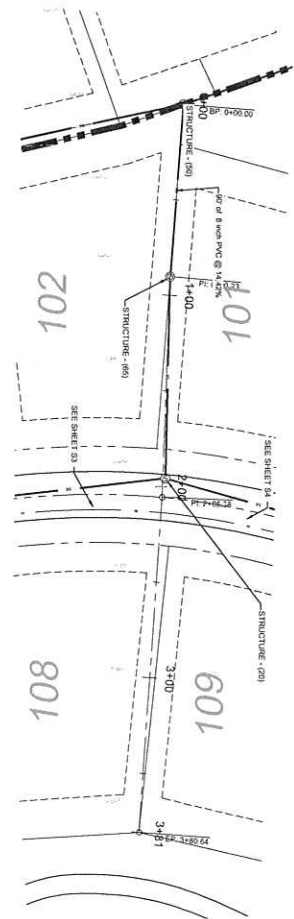
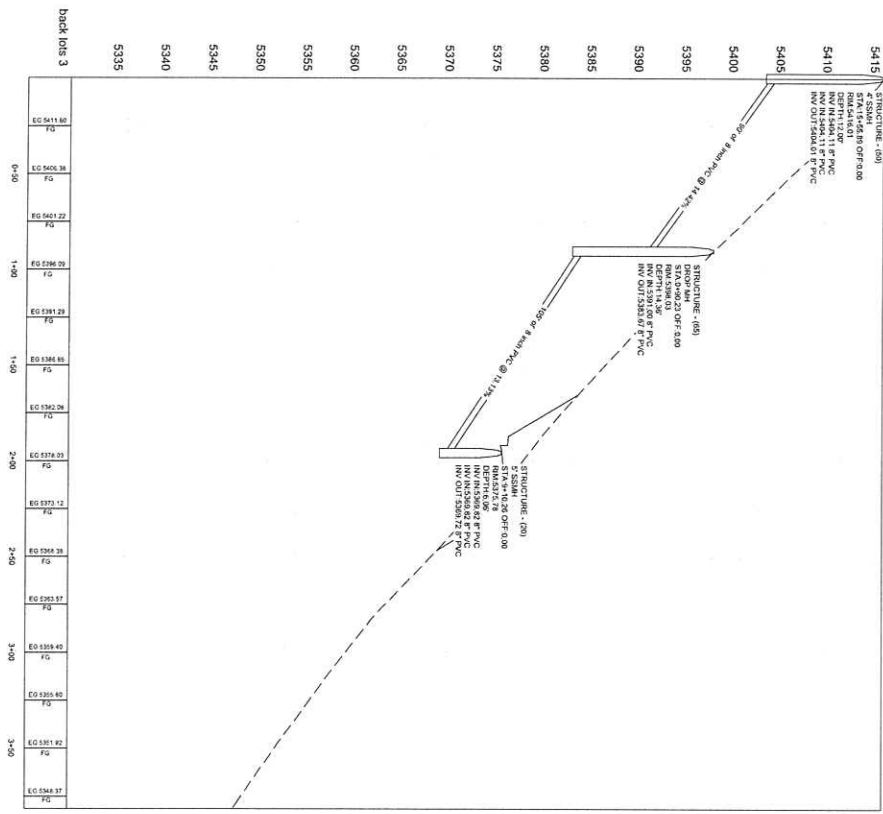
REVISIONS	
DATE	DESCRIPTION

SCALE	1" = 30'
DATE	02-05-07
DESIGN	KAN
DRAWN	KAN
CHECKED	INC

DWQL - 8/1/07 - LEWIS HOMES, THE BRIDGES, OGDEN, UTAH, THE BRIDGES DESIGN PH 1 LONG

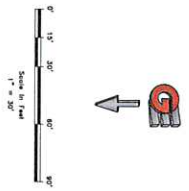
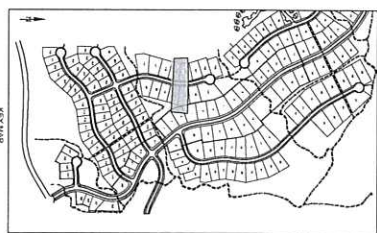
S7
25

58



Back lots 3

EG 141 38	FG	19+50
EG 141 39	FG	19+50
EG 141 40	FG	19+50
EG 141 41	FG	19+50
EG 141 42	FG	19+50
EG 141 43	FG	19+50
EG 141 44	FG	19+50
EG 141 45	FG	19+50
EG 141 46	FG	19+50
EG 141 47	FG	19+50
EG 141 48	FG	19+50
EG 141 49	FG	19+50
EG 141 50	FG	19+50
EG 141 51	FG	19+50
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EG 141 54	FG	19+50
EG 141 55	FG	19+50
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EG 141 59	FG	19+50
EG 141 60	FG	19+50
EG 141 61	FG	19+50
EG 141 62	FG	19+50
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EG 141 92	FG	19+50
EG 141 93	FG	19+50
EG 141 94	FG	19+50
EG 141 95	FG	19+50
EG 141 96	FG	19+50
EG 141 97	FG	19+50
EG 141 98	FG	19+50
EG 141 99	FG	19+50
EG 141 100	FG	19+50



S8

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25

BACKLOT SEWER PROFILE
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH



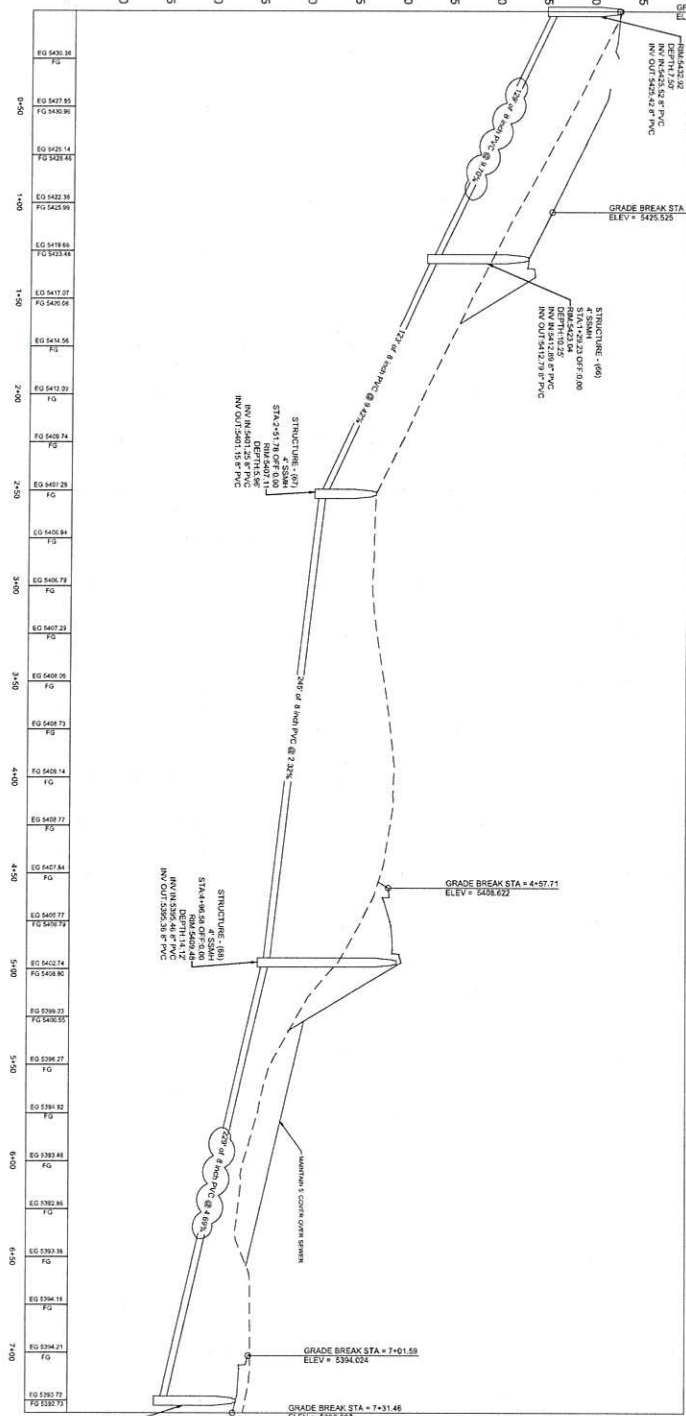
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DATE	DESCRIPTION

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DATE: 02-15-17
DRAWN: SAN
CHECKED: RIC

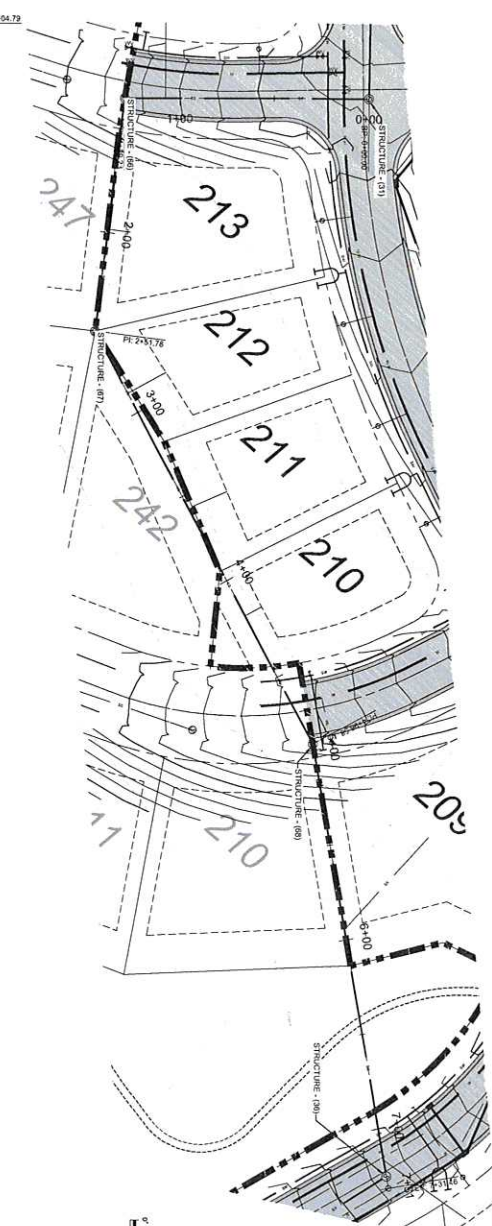
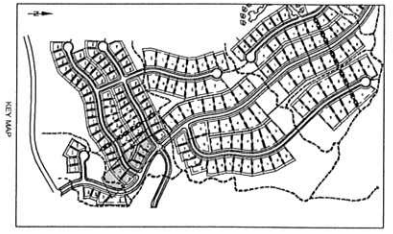
DWQ: 8/1/17 - LENA HONES, THE BRIDGES, EDEN, PHASE 1, THE BRIDGES DESIGN PH 1.2.DWG

26

PROPOSED SEWER BACK LOTS



Station	EG	FG
0+00	EG 5430.36	FG 5430.36
0+50	EG 5427.95	FG 5428.95
1+00	EG 5425.14	FG 5423.45
1+50	EG 5418.66	FG 5423.45
2+00	EG 5417.07	FG 5420.04
2+50	EG 5412.09	FG 5408.74
3+00	EG 5407.29	FG 5407.29
3+50	EG 5405.84	FG 5405.84
4+00	EG 5405.79	FG 5405.79
4+50	EG 5407.29	FG 5407.29
5+00	EG 5408.25	FG 5408.25
5+50	EG 5406.73	FG 5406.73
6+00	EG 5406.14	FG 5406.14
6+50	EG 5407.84	FG 5407.84
7+00	EG 5405.77	FG 5405.77
7+50	EG 5402.74	FG 5408.80
8+00	EG 5399.23	FG 5408.80
8+50	EG 5396.27	FG 5396.27
9+00	EG 5391.82	FG 5391.82
9+50	EG 5389.41	FG 5389.41
10+00	EG 5385.85	FG 5385.85
10+50	EG 5383.35	FG 5383.35
11+00	EG 5384.11	FG 5384.11
11+50	EG 5384.21	FG 5384.21
12+00	EG 5385.73	FG 5385.73
12+50	EG 5387.93	FG 5387.93



S9

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25

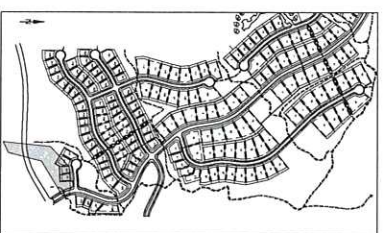
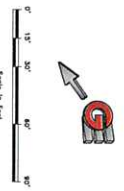
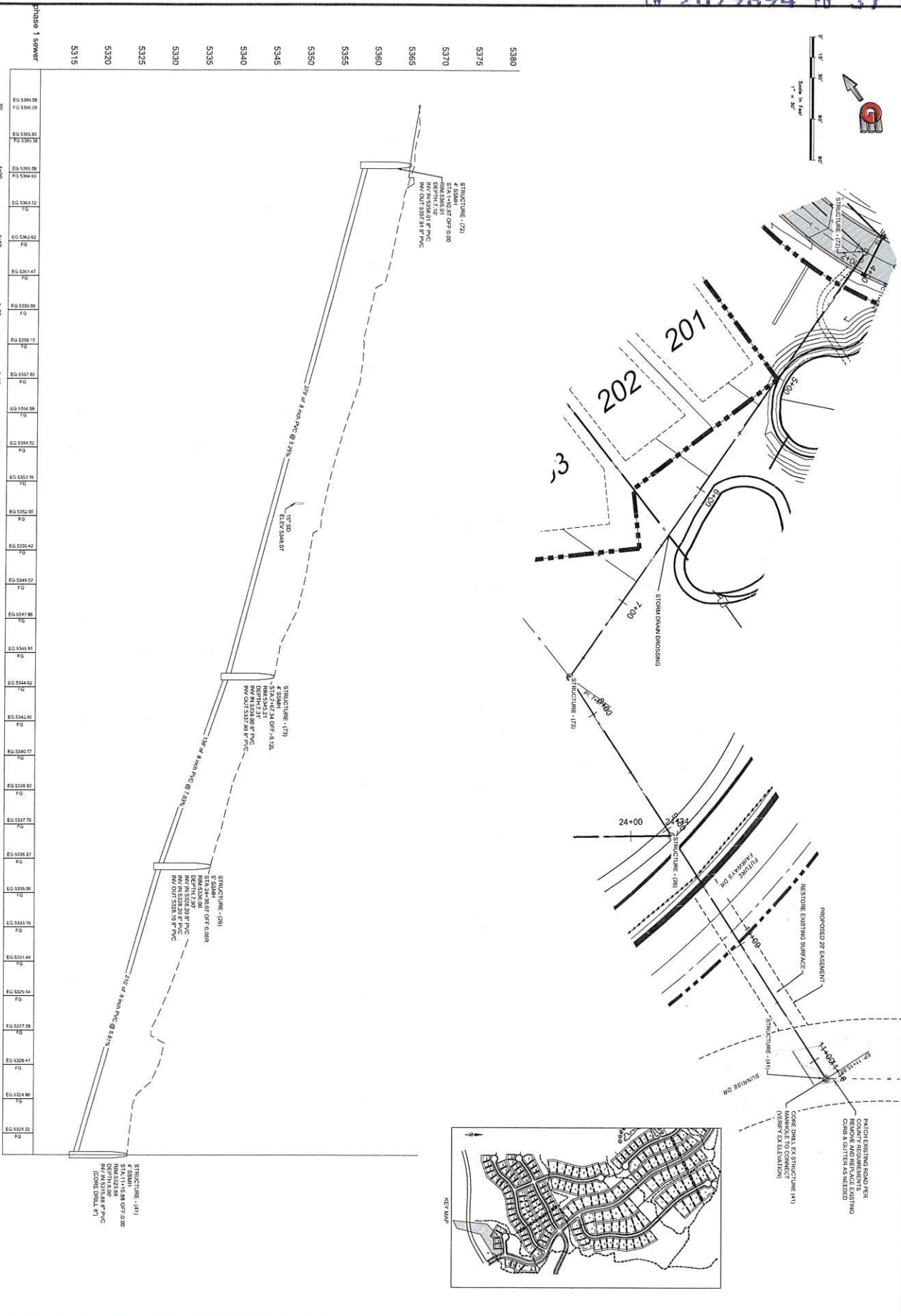
BACKLOT SEWER PROFILE
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH

REVISIONS	
DATE	DESCRIPTION
3-29-17	REVISED SEWER DEPTH

DWG: 8/1/17 - LTMS HOMES, THE BRIDGES, PHASE 1, THE BRIDGES BACK LOT 25

SCALE: 1" = 20'	DATE: 03-29-17
	DESIGN: EAN
	CHECKED: RD

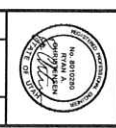
37



Station	EG	FG
50	EG 5384.09	FG 5384.24
	EG 5383.81	FG 5383.96
4+00	EG 5383.28	FG 5384.01
	EG 5383.72	FG
4+50	EG 5382.62	FG
	EG 5381.47	FG
5+00	EG 5359.99	FG
	EG 5359.15	FG
5+50	EG 5357.80	FG
	EG 5356.98	FG
6+00	EG 5354.52	FG
	EG 5353.16	FG
6+50	EG 5352.85	FG
	EG 5352.42	FG
7+00	EG 5348.17	FG
	EG 5347.88	FG
7+50	EG 5343.81	FG
	EG 5344.42	FG
8+00	EG 5342.30	FG
	EG 5340.77	FG
8+50	EG 5338.93	FG
	EG 5337.70	FG
9+00	EG 5336.27	FG
	EG 5335.96	FG
9+50	EG 5333.16	FG
	EG 5331.43	FG
10+00	EG 5329.54	FG
	EG 5327.79	FG
10+50	EG 5326.41	FG
	EG 5324.88	FG
11+00	EG 5324.22	FG

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BACKLOT SEWER PROFILE
 THE BRIDGES
 PHASE 1
 EDEN, WEBER COUNTY, UTAH



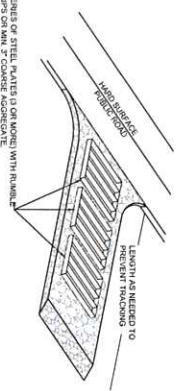
REVISIONS	
DATE	DESCRIPTION

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DATE: 03-26-07
DRAWN: EAM
CHECKED: JRC

S10
25

83

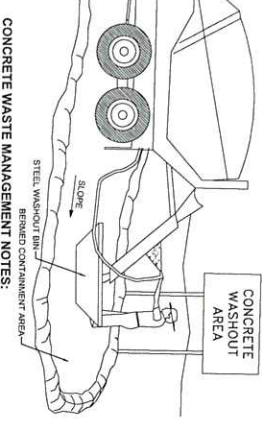
- EROSION CONTROL NOTES:**
1. SANDBAGS WILL BE PLACED AT REVERSE LOCATIONS TO CONTAIN AND DIRECT STORM WATER THROUGH THE INLET PROTECTION.
 2. THE INLET PROTECTION SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT TO DESIGNATED AREAS.
 3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM, AS LONG AS THE DISCHARGE POINT IS NOT A SOURCE OF POLLUTION AND IS NECESSARY.
 4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE STANDARDS OF ENVIRONMENTAL PROTECTION AGENCIES.



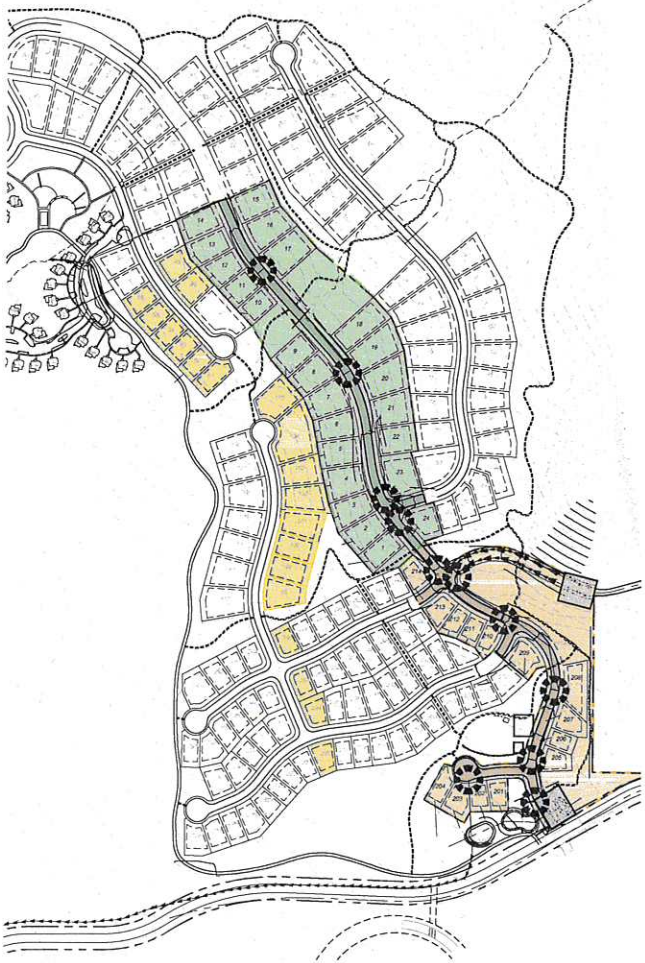
- ENTRANCE STABILIZATION NOTES:**
1. SANDBAGS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLES OR EQUIPMENT. SANDBAGS SHALL BE PLACED AT REVERSE LOCATIONS TO CONTAIN AND DIRECT STORM WATER THROUGH THE INLET PROTECTION.
 2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC HIGHWAY, STREET, ALLEY AND DRIVEWAY SHALL BE CONSTRUCTED WITH RUBBLE STRIPS, ANCHOR BARS, 2" CONCRETE REINFORCED WITH 1/2" STEEL BARS, OR OTHER MEANS AS NEEDED TO INDICATELY INDICATE THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.
 3. A WASH MACH WITH A SEPARATE ROLL BRUSH SHOULD BE COLLECT ALL WASH WATER FROM THE CONSTRUCTION SITE.
 4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

- STREET MAINTENANCE NOTES:**
1. SANDBAGS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLES OR EQUIPMENT.
 2. SANDBAGS SHALL BE PLACED AT REVERSE LOCATIONS TO CONTAIN AND DIRECT STORM WATER THROUGH THE INLET PROTECTION.
 3. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE STANDARDS OF ENVIRONMENTAL PROTECTION AGENCIES.

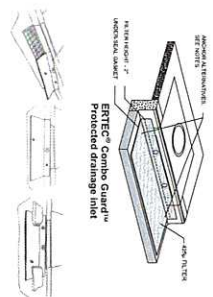
NOTE:
STREET CURB SHALL COMPLY AND MEET A STATE CODE OF RIGHT ROW AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET.



- CONCRETE WASTE MANAGEMENT NOTES:**
1. DESIGNATED AREAS ONLY.
 2. CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT A DESIGNATED CONCRETE DISPOSAL AREA.
 3. FOR WASHOUT OF CONCRETE AND WASTE PRODUCTS ON-SITE, A DESIGNATED WASTE SHALL BE PROVIDED.
 4. ON-SITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR CURB WITH CONCRETE AND ASPHALT SAW CUTTING SHALL BE WASHED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

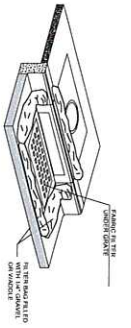
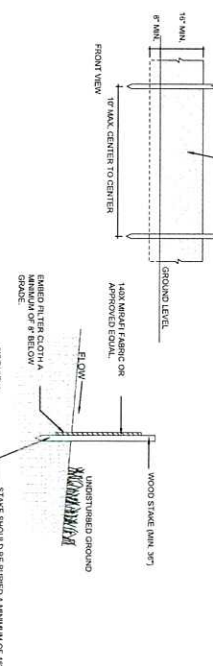


- INSTALLATION NOTES:**
1. CONCRETE SHALL BE PLACED ON A 4" MINIMUM THICKNESS OF 100% SAND OR APPROVED EQUAL.
 2. OVERLAP FOR LONG DIMENSIONS OVER LAP JOINTS SHALL BE 12" MINIMUM.
 3. ALL CONCRETE SHALL BE FINISHED TO A FINISH GRADE.
 4. FLOW BEHIND THE CURB SHALL BE MAINTAINED AT ALL TIMES.
 5. SANDBAGS SHALL BE PLACED AT REVERSE LOCATIONS TO CONTAIN AND DIRECT STORM WATER THROUGH THE INLET PROTECTION.
 6. SANDBAGS SHALL BE PLACED AT REVERSE LOCATIONS TO CONTAIN AND DIRECT STORM WATER THROUGH THE INLET PROTECTION.
 7. SANDBAGS SHALL BE PLACED AT REVERSE LOCATIONS TO CONTAIN AND DIRECT STORM WATER THROUGH THE INLET PROTECTION.
 8. SANDBAGS SHALL BE PLACED AT REVERSE LOCATIONS TO CONTAIN AND DIRECT STORM WATER THROUGH THE INLET PROTECTION.
 9. SANDBAGS SHALL BE PLACED AT REVERSE LOCATIONS TO CONTAIN AND DIRECT STORM WATER THROUGH THE INLET PROTECTION.
 10. SANDBAGS SHALL BE PLACED AT REVERSE LOCATIONS TO CONTAIN AND DIRECT STORM WATER THROUGH THE INLET PROTECTION.

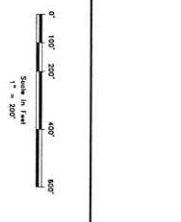
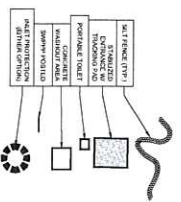


1A. INLET PROTECTION - OPTION 1

2. SILT FENCE



1B. INLET PROTECTION - OPTION 2



REVISIONS	
DATE	DESCRIPTION

SCALE	DATE	BY	CHKD
1" = 200'	03-10-17		

DWG# 2879694 - LEWIS HONEY, THE BRIDGES DESIGN, THE BRIDGES DESIGN PH. 1200



SWPPP
THE BRIDGES
PHASE 1
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
15150 SOUTH 200 WEST, SUITE 100, EDEN, UT 84301
OFFICE: 801-476-0202 FAX: 801-476-0066

SW1
SW1

Exhibit C: Reserved for Escrow Certificate or Letter of Credit

SEE FOLLOWING TWO PAGES

IRREVOCABLE STANDBY LETTER OF CREDIT

September 14, 2017

Beneficiary:

Weber County
2380 Washington Blvd.
Ogden, Utah 84401

Applicant:

The Bridges Holding Company, LLC
3718 North Wolf Creek Drive
Eden, Utah 84310

LOC Number: 20714
Project Name: Parkside PRUD Phase I
Eden, Utah 84310
Amount (USD): \$979,186
Expiration Date: September 14, 2019

WEBER COUNTY:

We hereby establish this Irrevocable Standby Letter of Credit No. 20714 (the "LOC"), in favor of Weber County (the "County"), for the Account of The Bridges Holding Company, LLC up to an aggregate amount of Nine Hundred Seventy-Nine Thousand One Hundred Eighty-Six U.S. Dollars (\$979,186.00) available by your draft at sight drawn on us. This LOC is issued to secure the completion and installation of improvements (the "Improvements") required under that certain Improvements Guarantee Agreement (the "Agreement") made between The Bridges Holding Company, LLC and the County dated September 6, 2017.

Each draft must be accompanied by (i) a certification from the Weber County Engineer that The Bridges Holding Company, LLC is in default under the terms and conditions set forth in the Agreement; (ii) by this original LOC along with originals of all amendments; and (iii) by a sight draft signed by the Weber County Engineer. The original LOC shall be returned to the County if the sight drafts on the LOC have not exhausted the full amount of credit.

Each sight draft drawn under this LOC must state "Drawn Under America First Federal Credit Union Irrevocable Standby Letter of Credit No. 20714, dated August 1, 2017, to satisfactorily complete such improvements as are required by the Improvements Guarantee Agreement between The Bridges Holding Company, LLC and the County, dated September 6, 2017." America First Federal Credit Union is entitled to rely upon the certification from the Weber County Engineer and will have no obligation to independently verify the accuracy thereof.

Partial drawings and multiple drawings are permitted. Each time the County inspects and approves a portion of the required improvements, the amount eligible to be drawn under this Letter of Credit will be reduced by the value assigned by the County to the approved improvements.

Members come first.™

Irrevocable Standby Letter of Credit #20714
September 14, 2017
Page 2

This LOC shall expire Twenty-four (24) months from the date hereon unless the County shall have released The Bridges Holding Company, LLC from all further liability hereunder upon the timely and satisfactory completion of the Improvements.

The proceeds of said drafts will be retained and used by the County to meet any expenses arising out of the satisfactory completion of the Improvements identified in the Agreement. Upon the final completion and acceptance of the performance required under the Agreement, there will be refunded to us by the County any balance remaining after application by the County of the sums necessary from the proceeds of the drafts(s) to pay costs incurred in satisfactorily completing the Improvements.

This LOC is issued and shall be subject to the International Standby Practices (ISP98) or any subsequent revision thereto, to the extent that it does not conflict with Utah Code Annotated Sections 70A-5-101 *et seq.* (1953 as amended). Jurisdiction for resolution of disputes arising under this LOC lies in the courts of Salt Lake County, Utah.

We hereby agree with drawers, endorsers and bona fide holders of drafts that all drafts drawn under and in compliance with the terms of this LOC shall be honored by us and payment made no later than three (3) business days after delivery of documents as specified on or before the expiration date of this LOC.

In the event America First Federal Credit Union is placed into receivership, becomes insolvent, or files for bankruptcy, the County shall be immediately notified. The County may consider this a default event and require the issuance of a new irrevocable standby letter of credit.

America First Federal Credit Union

By: 

Title: VP Business