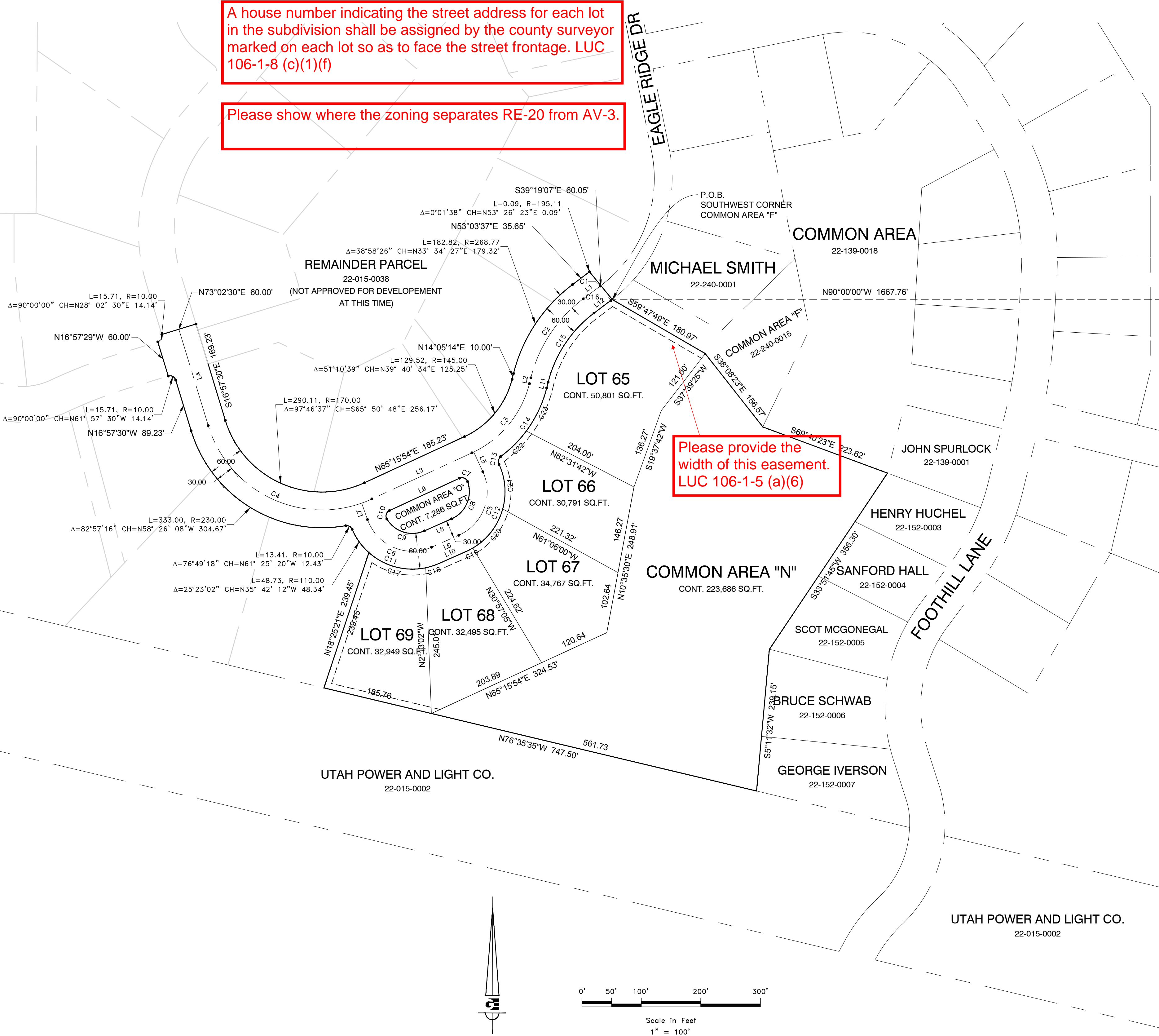


EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6

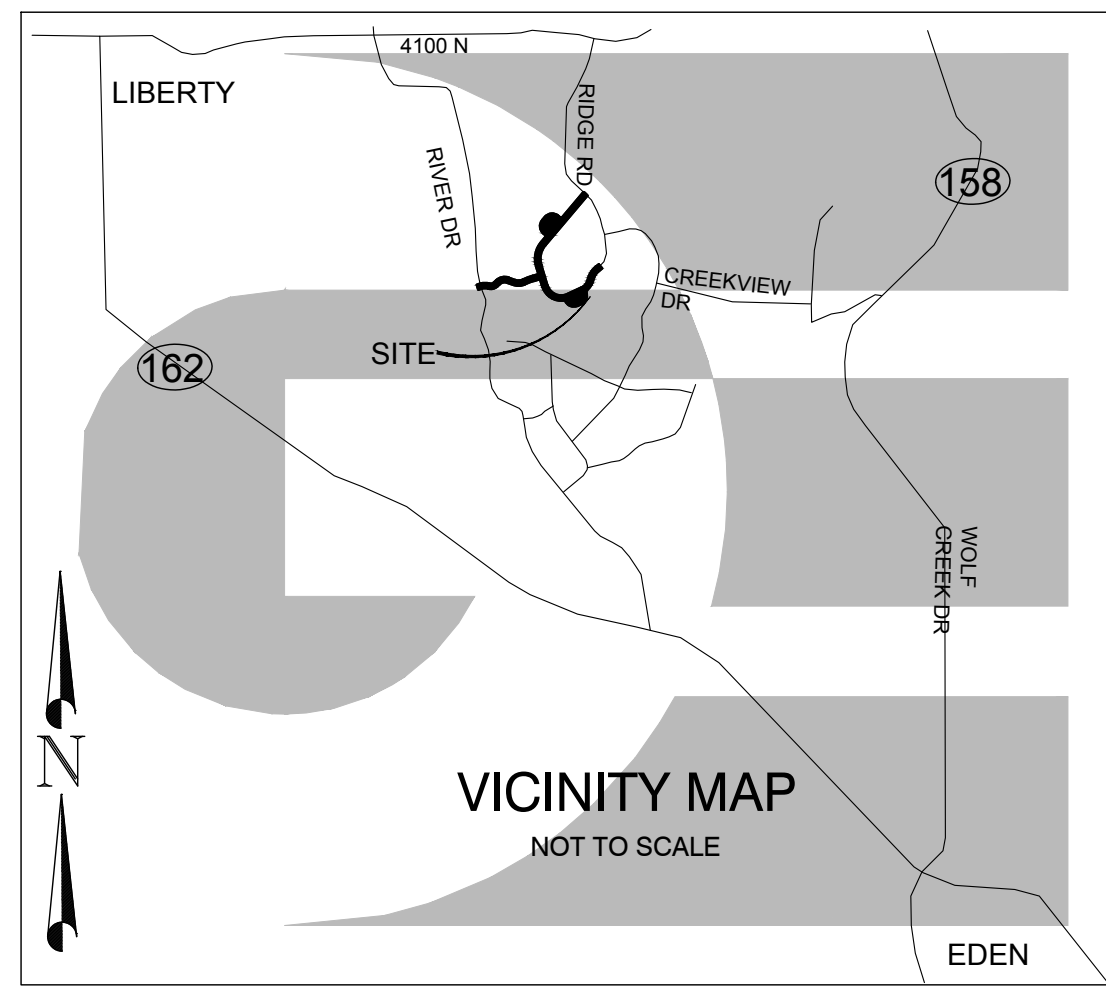
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
FEBRUARY 2017

A house number indicating the street address for each lot in the subdivision shall be assigned by the county surveyor marked on each lot so as to face the street frontage. LUC 106-1-8 (c)(1)(f)

Please show where the zoning separates RE-20 from AV-3.



EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6		
TOTAL AREA =	496,111 SQ.FT. (11.389 ACRES)	
COMMON AREA =	230,972 SQ.FT. (5.302 ACRES)	46.56%
DEDICATED ROAD =	83,340 SQ.FT. (1.913 ACRES)	16.80%
TOTAL LOT AREA =	181,799 SQ.FT. (4.174 ACRES)	36.64%



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 BEING LOCATED SOUTH 00°19'15" WEST 1539.31 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 1867.76 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE ALONG THE BOUNDARY OF SAID EAGLE RIDGE CLUSTER SUBDIVISION PHASE 3 AND THE BOUNDARY LINE OF THE EAGLE RIDGE CLUSTER SUBDIVISION PHASE 2 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 59°47'49" EAST 180.97 FEET; (2) SOUTH 38°08'23" EAST 156.57 FEET; (3) SOUTH 69°40'23" EAST 223.62 FEET; (4) SOUTH 33°51'45" WEST 356.30 FEET; (5) SOUTH 05°11'32" WEST 239.15 FEET; THENCE NORTH 76°35'35" WEST 747.50 FEET; THENCE NORTH 18°25'21" EAST 239.45 FEET; THENCE ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT 48.73 FEET, HAVING A CENTRAL ANGLE OF 25°23'02", CHORD BEARS NORTH 35°42'12" WEST 48.34 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 13.41 FEET, HAVING A CENTRAL ANGLE OF 76°49'18", CHORD BEARS NORTH 61°25'20" WEST 12.43 FEET; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT 333.00 FEET, HAVING A CENTRAL ANGLE OF 82°57'16", CHORD BEARS NORTH 58°26'08" WEST 304.67 FEET; THENCE NORTH 16°57'30" WEST 89.23 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00", CHORD BEARS NORTH 61°57'30" WEST 14.14 FEET; THENCE NORTH 16°57'29" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00", CHORD BEARS NORTH 28°02'30" EAST 14.14 FEET; THENCE NORTH 73°02'30" EAST 60.00 FEET; THENCE SOUTH 16°57'30" EAST 169.23 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT 290.11 FEET, HAVING A CENTRAL ANGLE OF 97°46'37", CHORD BEARS SOUTH 65°50'48" EAST 256.17 FEET; THENCE NORTH 65°15'54" EAST 185.23 FEET; THENCE ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE LEFT 129.52 FEET, HAVING A CENTRAL ANGLE OF 51°10'39", CHORD BEARS NORTH 39°40'34" EAST 125.25 FEET; THENCE NORTH 14°05'14" EAST 10.00 FEET; THENCE ALONG THE ARC OF A 268.77 FOOT RADIUS CURVE TO THE RIGHT 182.82 FEET, HAVING A CENTRAL ANGLE OF 98°58'26", CHORD BEARS NORTH 33°34'27" EAST 179.32 FEET; THENCE NORTH 53°03'37" EAST 35.65 FEET; THENCE ALONG THE ARC OF A 195.11 FOOT RADIUS CURVE TO THE LEFT 0.09 FEET, HAVING A CENTRAL ANGLE OF 00°10'38", CHORD BEARS NORTH 53°26'23" EAST 0.09 FEET; THENCE SOUTH 39°19'07" EAST 60.05 FEET TO THE POINT OF BEGINNING. CONTAINING 496,111 SQUARE FEET OF 11.389 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 59, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EAGLE RIDGE CLUSTER SUBDIVISION, PHASE 6 IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2017.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS AND COMMON AREAS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

EAGLE RIDGE CLUSTER SUBDIVISION, PHASE 6

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE, TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

SIGNED THIS ___ DAY OF _____, 2017.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of _____, 2017, personally appeared before me _____ whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of _____, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said "Corporation executed the same.

STAMP _____ NOTARY PUBLIC _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FIVE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ORLUFF OPHEIKENS. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°19'15" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- EASEMENT
- SECTION TIE LINE

NOTES

1. ZONE RE-20/AV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10', SIDE FACING STREET 20', REAR 30'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- 3.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WEBER COUNTY PLANNING COMMISSION APPROVAL
I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.
This ___ day of _____, 2017
Director Weber-Morgan Health Department

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.
SIGNED THIS ___ DAY OF _____, 2017.
CHAIRMAN, WEBER COUNTY COMMISSION

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 _____, 2017.
COUNTY ENGINEER

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 _____, 2017.
COUNTY ATTORNEY

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS ___ DAY OF _____, 2017.
COUNTY SURVEYOR

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____ OF _____

COUNTY RECORDER

BY: _____

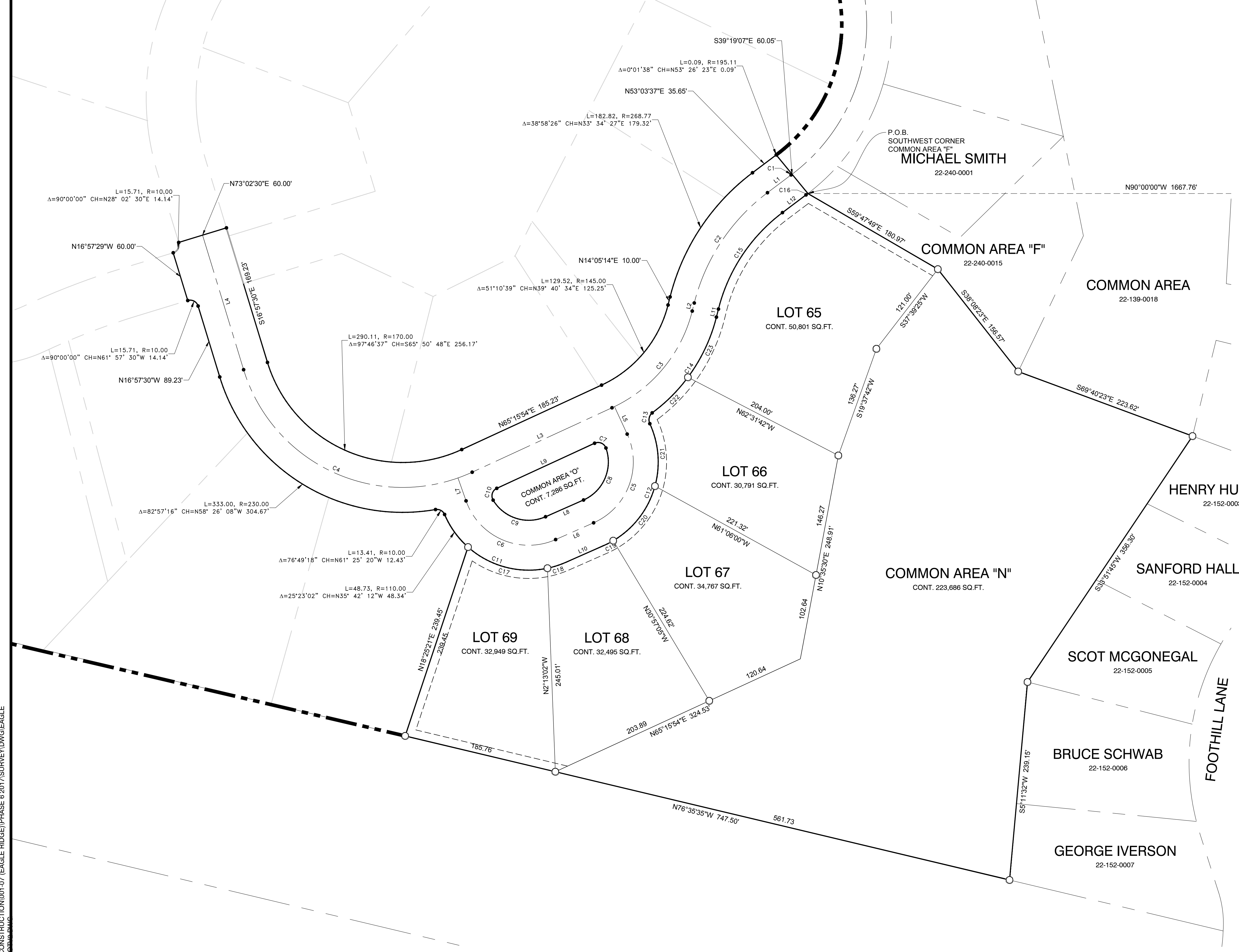
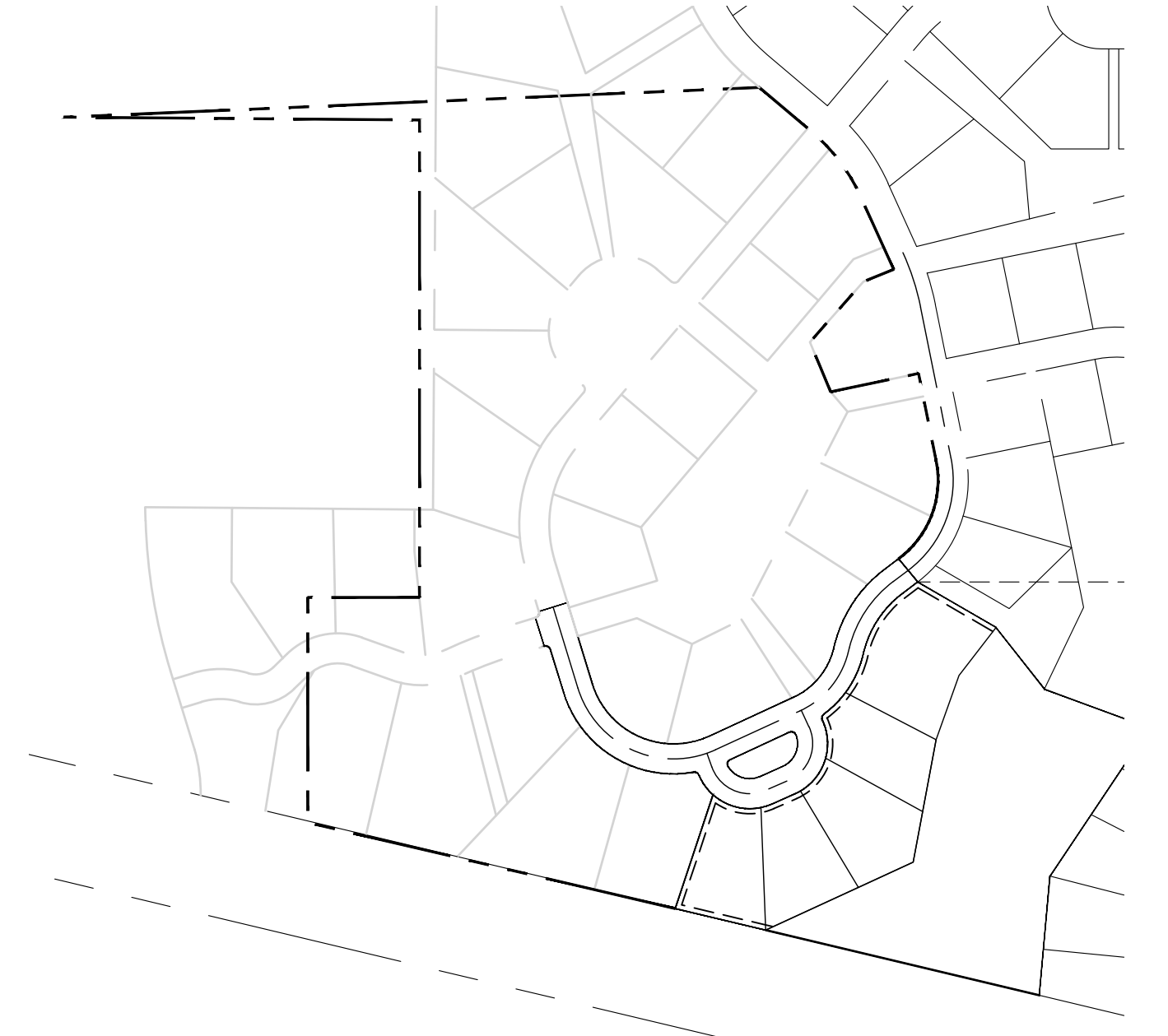
GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

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

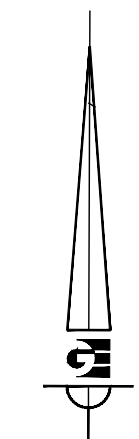
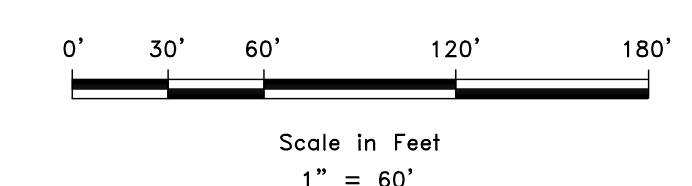
EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
FEBRUARY 2017

REMAINDER PARCEL NOT APPROVED
FOR DEVELOPMENT AT THIS TIME



CURVE TABLE						LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LINE #	LENGTH	BEARING
C1	1.44	225.11	0°21'57"	S53° 14' 35"W	1.44	L1	35.55	S53° 03' 37"W
C2	162.42	238.78	38°58'19"	S33° 34' 27"W	159.30	L2	10.00	S14° 05' 14"W
C3	156.31	175.00	51°10'39"	S39° 40' 34"W	151.17	L3	185.23	S65° 15' 54"W
C4	341.31	200.00	97°46'37"	N65° 50' 48"W	301.37	L4	169.23	N16° 57' 30"W
C5	126.95	80.00	90°55'15"	S20° 43' 31"W	114.04	L5	36.47	S24° 44' 06"E
C6	131.76	80.00	94°21'48"	N66° 37' 57"W	117.36	L6	50.00	S66° 11' 09"W
C7	16.60	10.00	95°06'40"	S67° 10' 46"E	14.76	L7	29.24	N19° 27' 03"W
C8	74.88	50.00	85°48'35"	S23° 16' 52"W	68.08	L8	50.00	S66° 11' 09"W
C9	72.27	50.00	82°48'39"	N72° 24' 31"W	66.14	L9	129.60	N65° 15' 54"E
C10	16.80	10.00	96°16'05"	N17° 07' 51"E	14.89	L10	50.00	N66° 11' 09"E
C11	174.34	110.01	90°48'07"	S68° 24' 47"E	156.66	L11	10.00	N14° 05' 14"E
C12	174.56	110.00	90°55'15"	N20° 43' 31"E	156.81	L12	35.46	N53° 03' 37"E
C13	14.27	11.08	73°46'52"	N12° 09' 20"E	13.30			
C14	141.53	205.00	39°33'20"	N33° 51' 55"E	138.73			
C15	142.01	208.77	38°58'26"	N33° 34' 27"E	139.29			
C16	2.78	255.11	0°37'25"	N53° 05' 31"E	2.78			
C17	102.55	110.01	53°24'34"	S75° 05' 51"E	98.87			
C18	23.06	110.01	12°00'45"	N72° 11' 31"E	23.02			
C19	12.91	110.00	6°43'19"	N62° 49' 30"E	12.90			
C20	84.76	110.00	44°08'57"	N37° 23' 21"E	82.68			
C21	76.89	110.00	40°02'59"	N4° 42' 37"W	75.33			
C22	60.95	205.00	17°02'05"	N45° 07' 32"E	60.72			
C23	80.58	205.00	22°31'15"	N25° 20' 52"E	80.06			



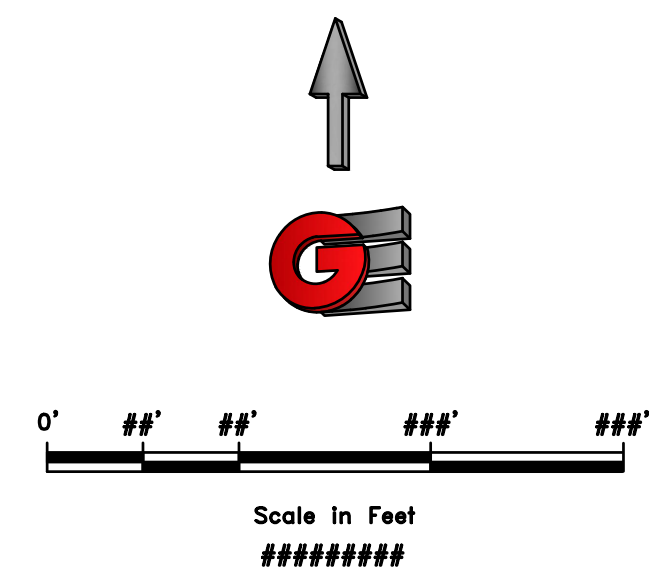
DEVELOPER: ORLUFF OPHEIKENS 933 WALL AVENUE, OGDEN, UT 84404 801-621-1839	S2 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
	 GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	

R:\0101 - R&O CONSTRUCTION\001-07 (EAGLE RIDGE)\PHASE 6\2017 SURVEY\DWG\EAGLE CLUSTER\001-07.dwg

PLOT: 1802 COMMUNITY\07 Eagle Ridge\PHASE 6\2017 SURVEY\DWG\EAGLE CLUSTER\001-07.dwg 2/28/2017 10:31:51 AM AutoCAD 2011 (User: D:\Documents\10103)

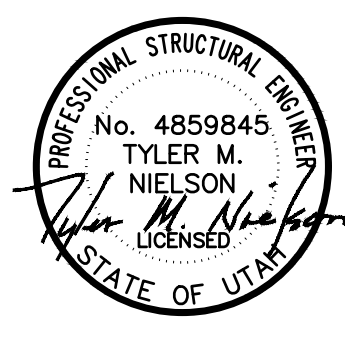


NOTE:
 THE LOCATION OF EXISTING UTILITIES AND OTHER IMPROVEMENTS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL THE IMPROVEMENTS SHOWN OR NOT SHOWN ON THE PLANS.



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DESIGN	TJM
DRAWN	BSD
CHECKED	TJM

REVISIONS	DESCRIPTION
DATE	

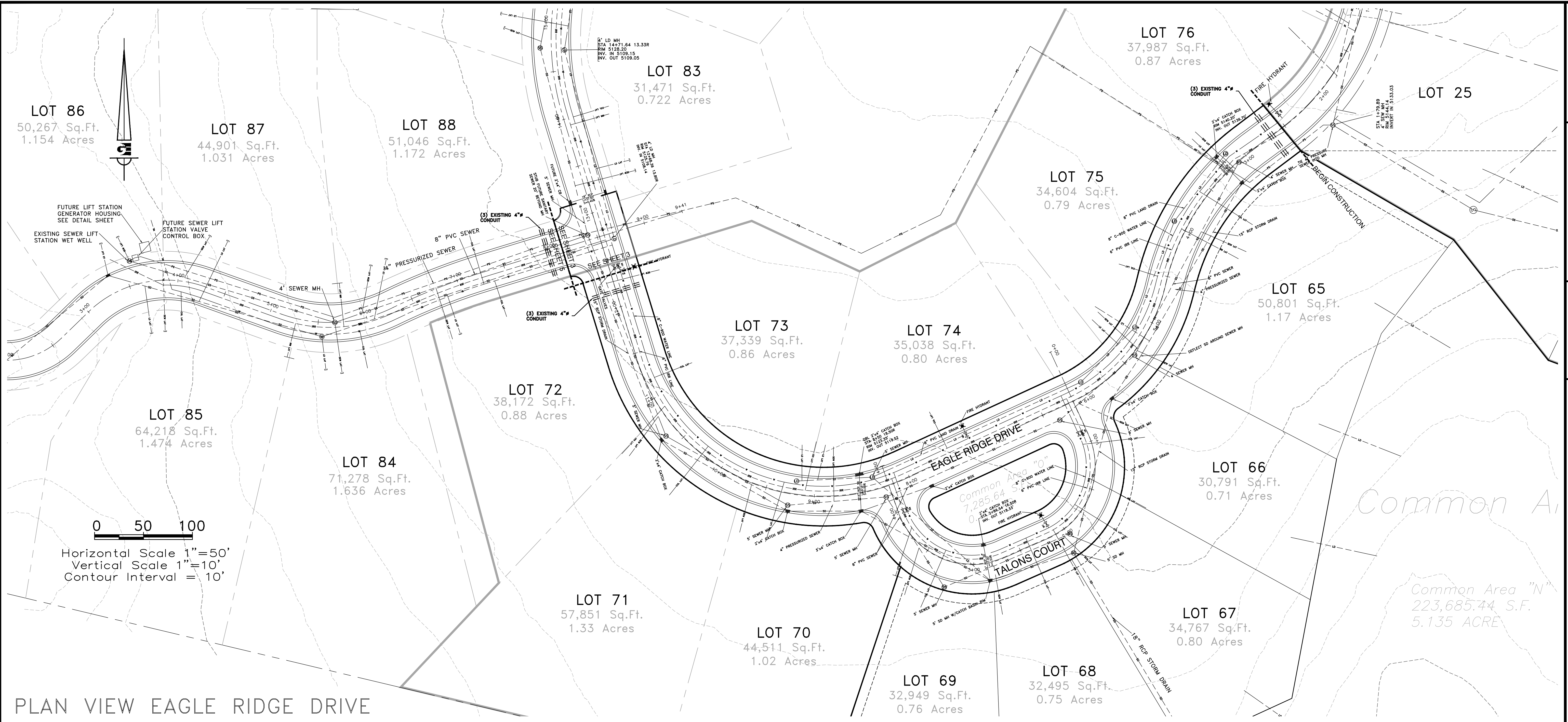


EXISTING IMPROVEMENTS - OVERALL MAP
 EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT
 OPHEIKENS AND COMPANY
 EDEN, WEBER COUNTY, UTAH

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 5150 SOUTH 37.5 EAST OGDEN, UT
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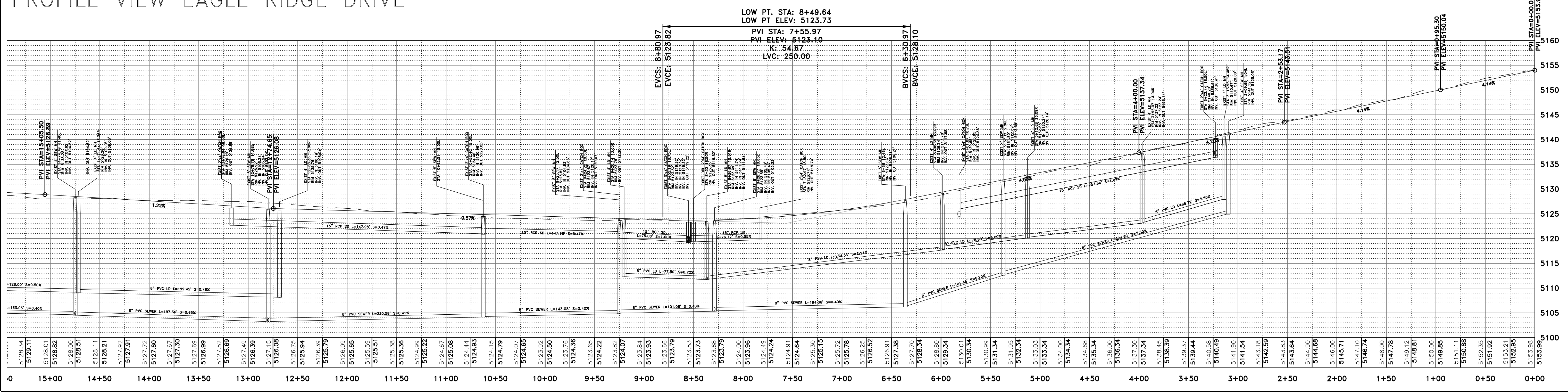
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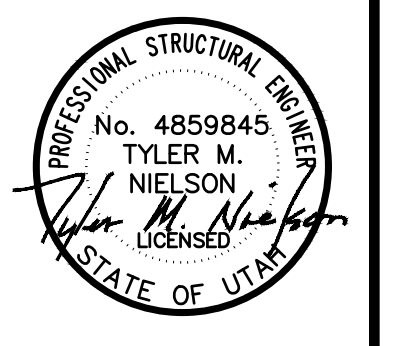


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Vertical Scale 1"=10'
Contour Interval = 10'

PLAN VIEW EAGLE RIDGE DRIVE
PROFILE VIEW EAGLE RIDGE DRIVE



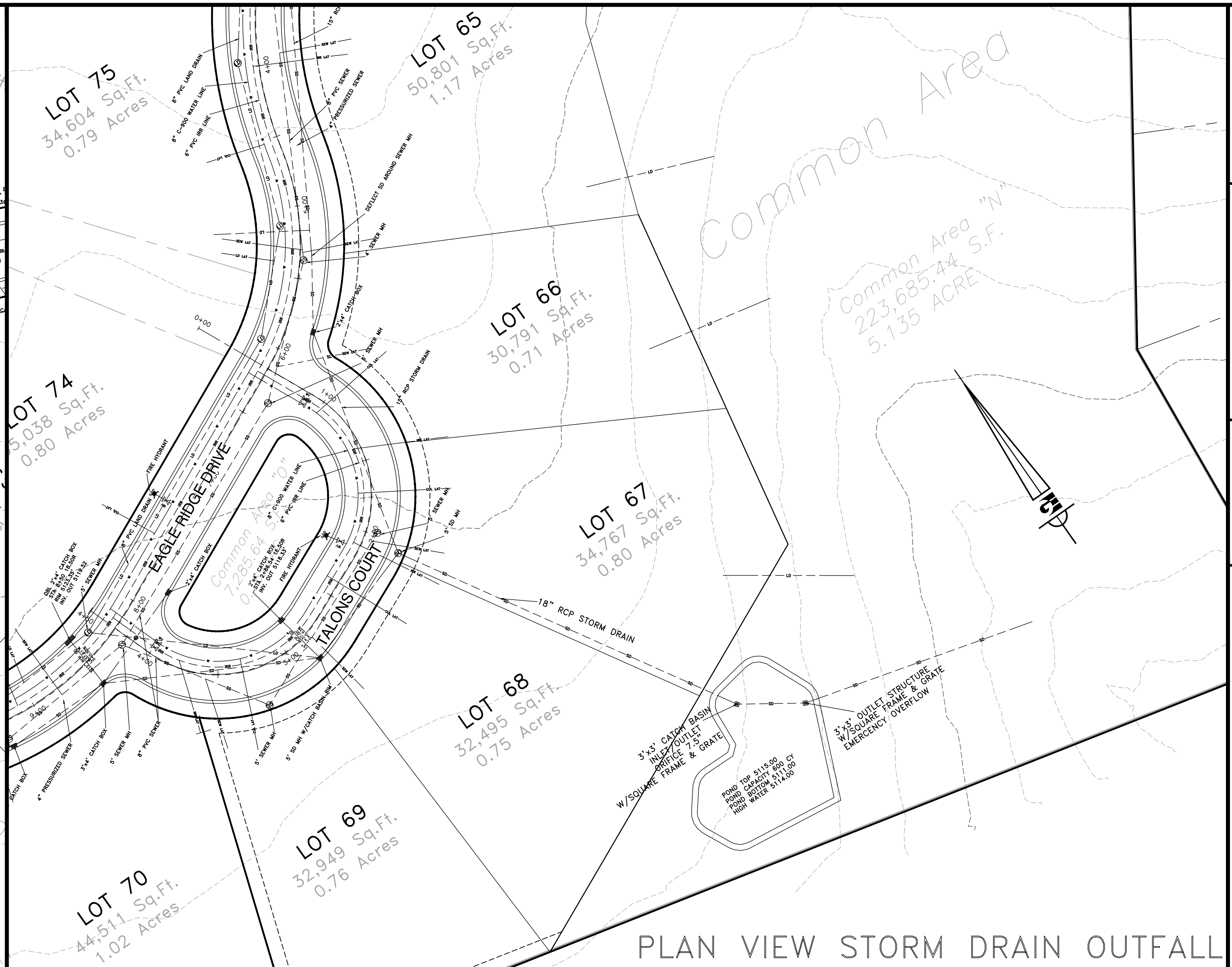
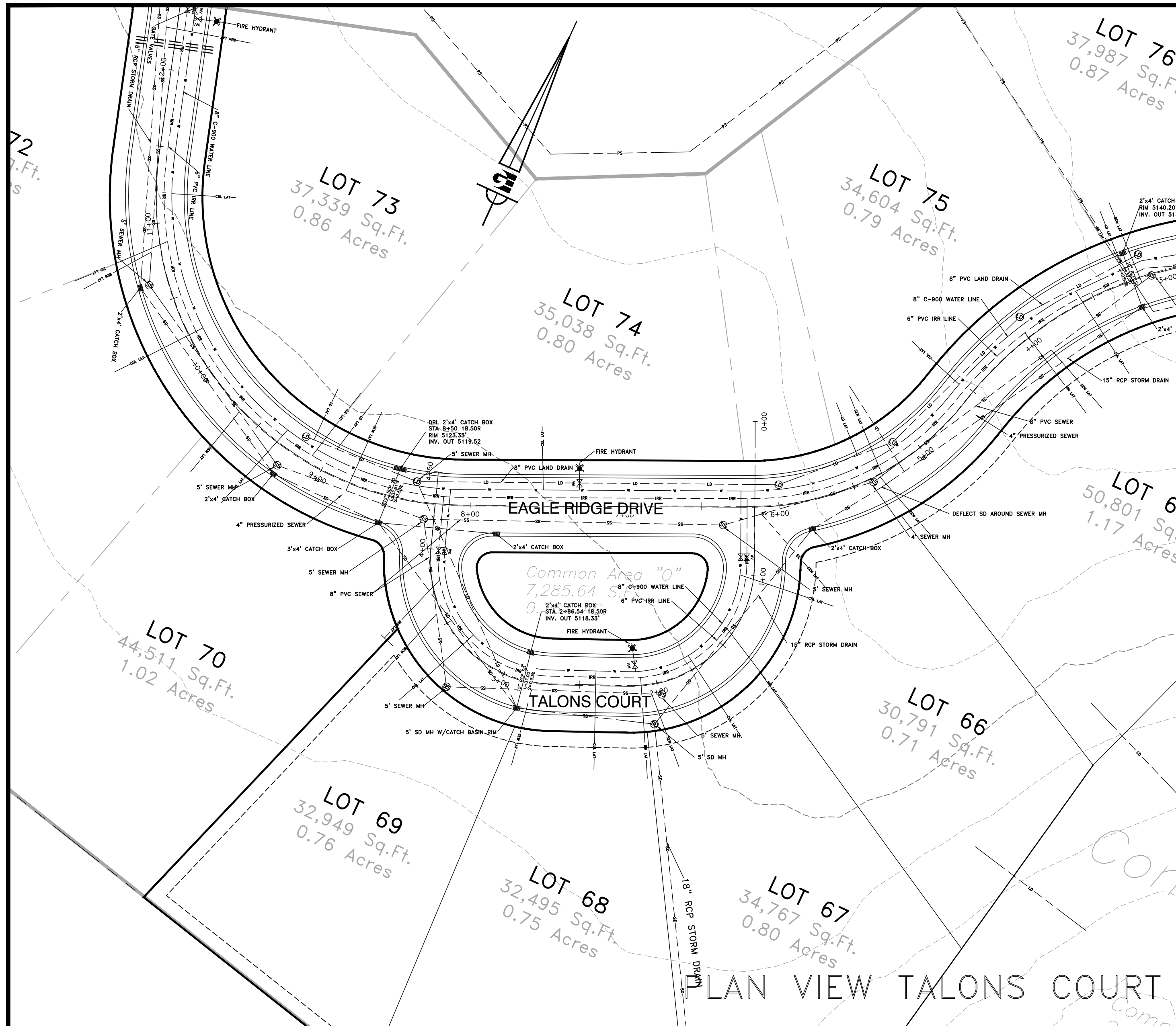
REVISIONS	DESCRIPTION



OPHEIKENS AND COMPANY
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT
EAGLE RIDGE DRIVE - PLAN AND PROFILE
EDEN, WEBER COUNTY, UTAH

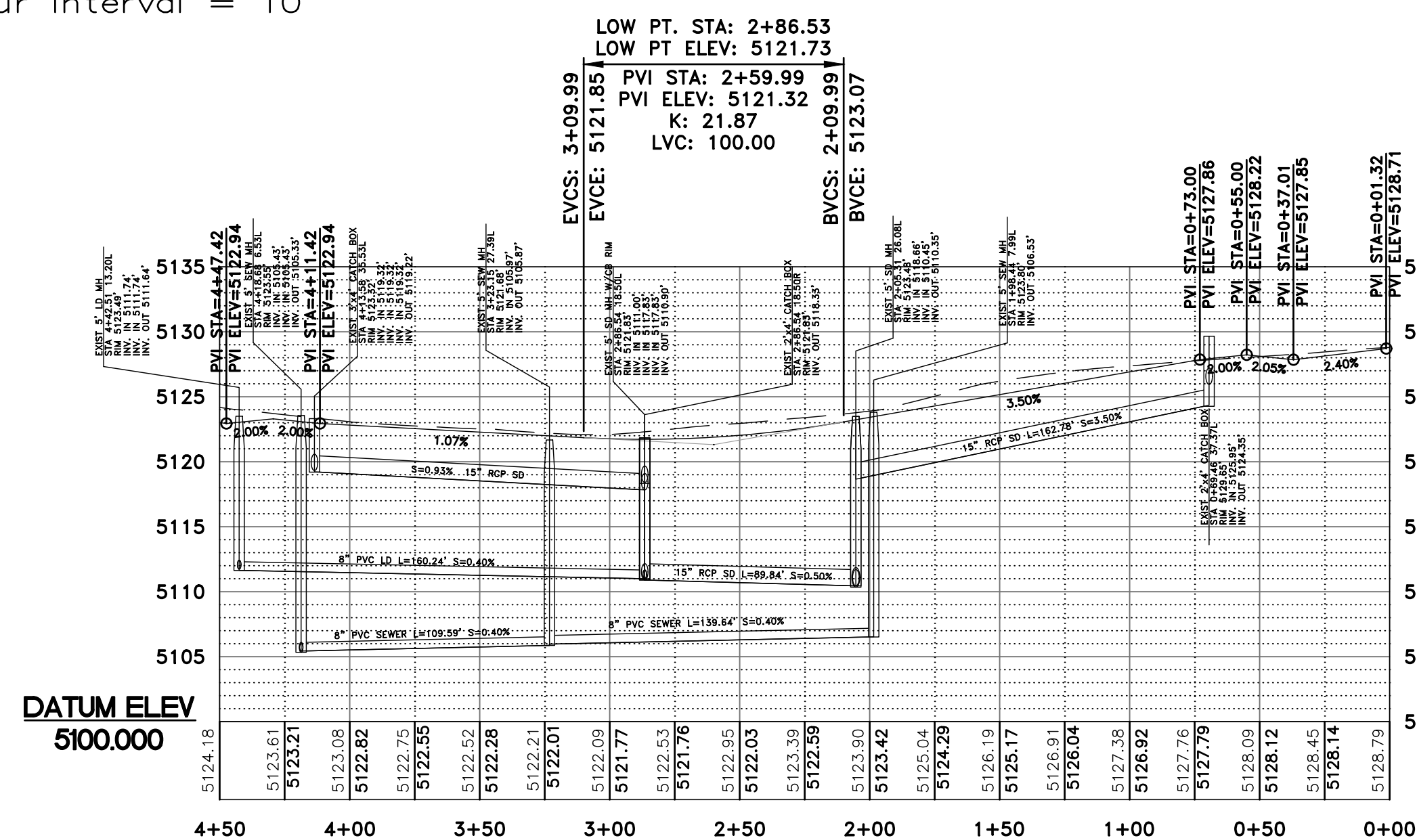
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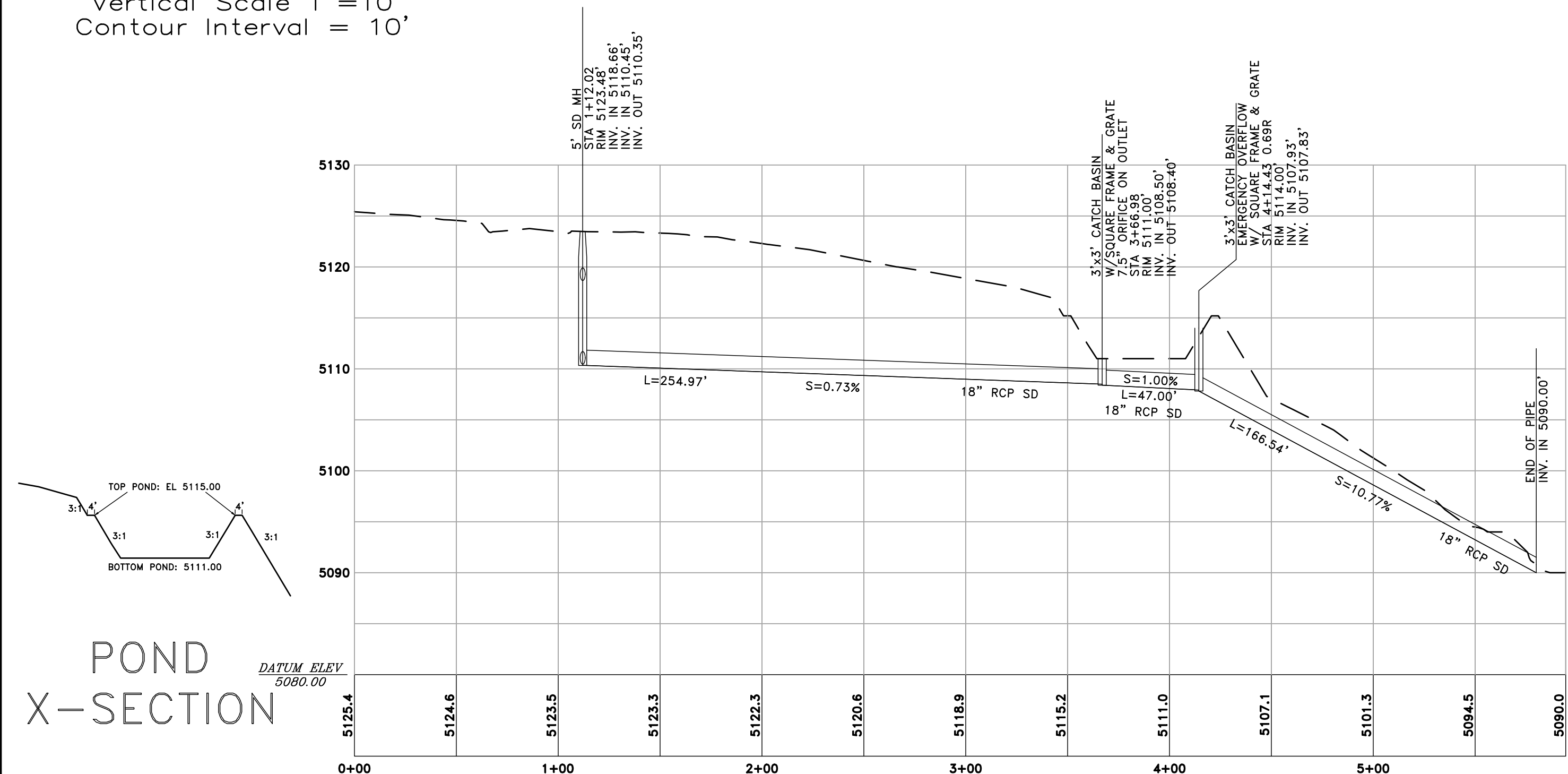
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PROFILE VIEW TALONS COURT



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 Vertical Scale 1"=10'
 Contour Interval = 10'

PROFILE VIEW STORM DRAIN OUTFALL



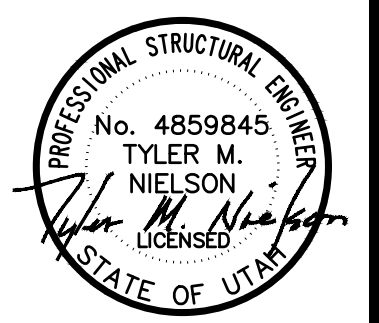
POND X-SECTION

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REVISIONS	DATE	DESCRIPTION

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 CHECKED: TMM

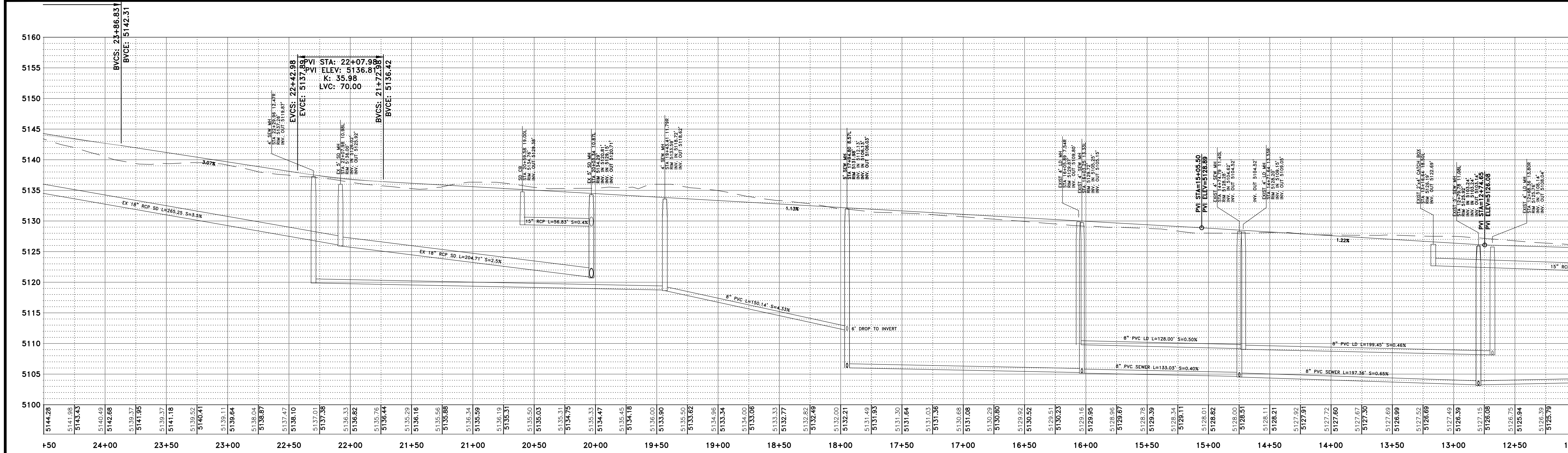
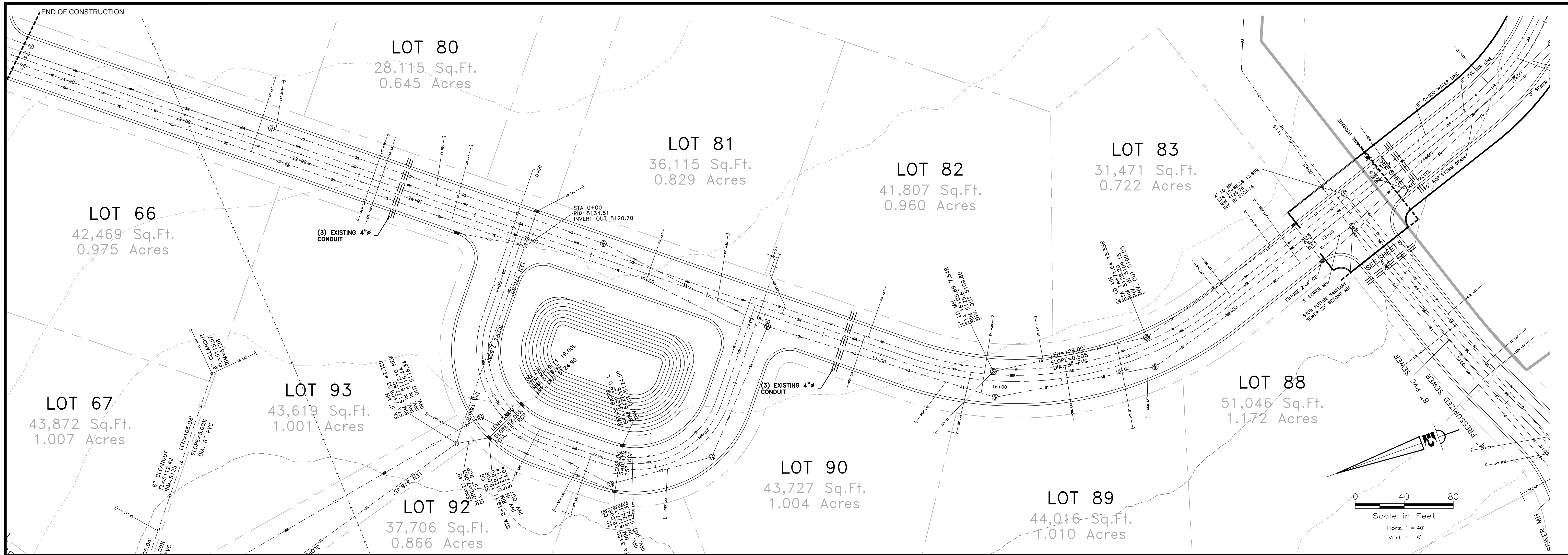
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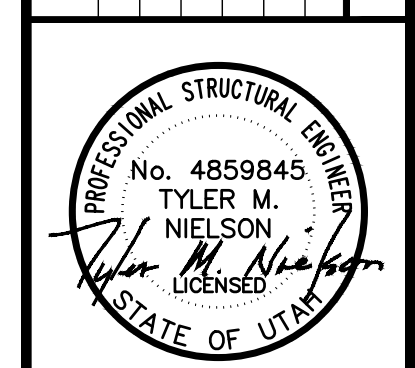
OPHEIKENS AND COMPANY
 EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT
 EAGLE RIDGE DRIVE - PLAN AND PROFILE
 EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
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5150 SOUTH 37.5 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066



REVISIONS	DATE	DESCRIPTION



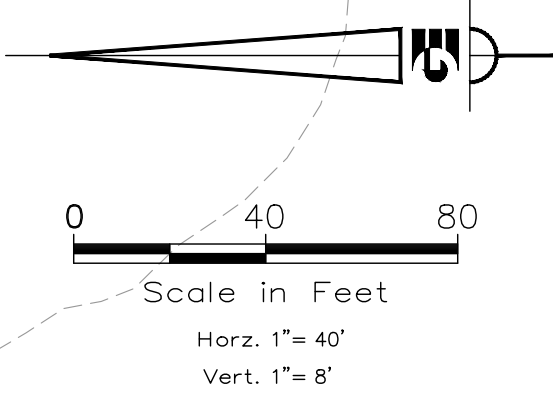
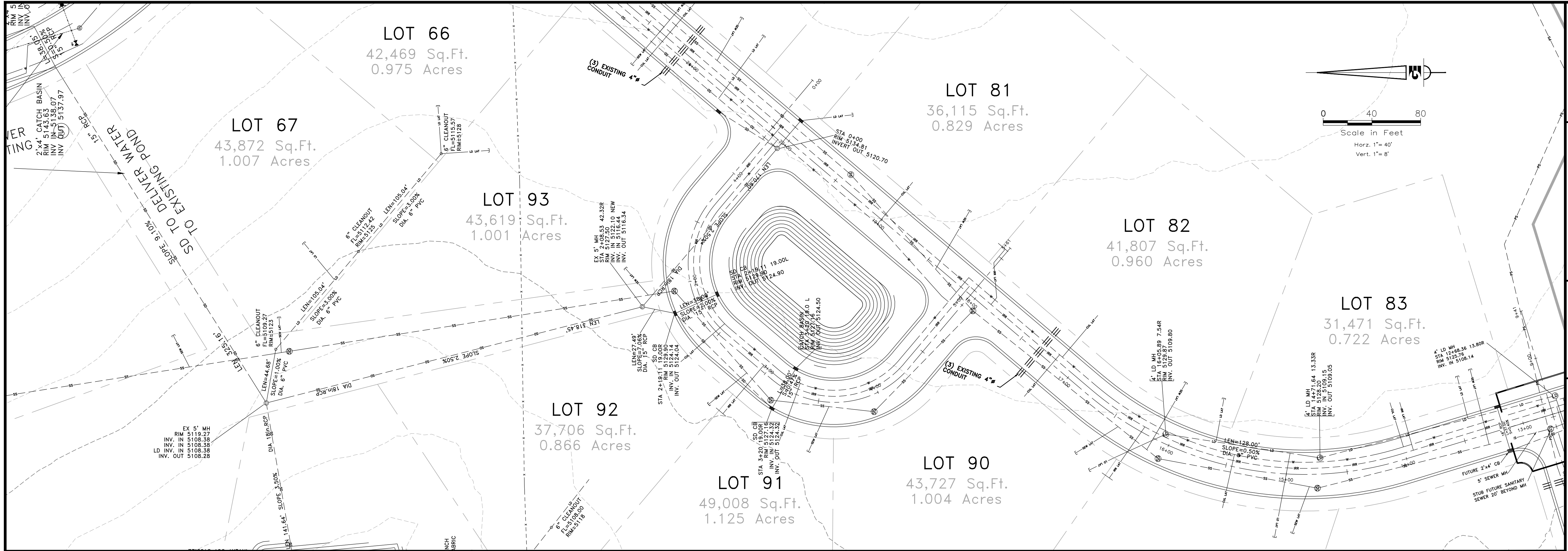
OPHEIKENS AND COMPANY
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT
EAGLE RIDGE DRIVE - PLAN AND PROFILE
EDEN, WEBER COUNTY, UTAH

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

NOTICE:
 EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

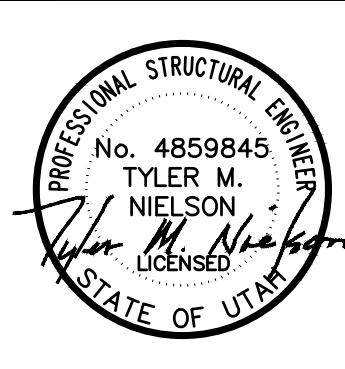
Call BLUE STAKES BEFORE YOU Dig
 1-800-662-4111
UNDERGROUND SERVICE CORP.

DEVELOPER
 CONTACT: CHAD MARTIN
 (801) 430-4750
 OPHEIKENS AND COMPANY
 933 WALL AVENUE
 OGDEN, UTAH. 84404



SCALE	1/4"=100'
DATE	2-6-2007
DESIGN	TMM
DRAWN	BSD
CHECKED	TMM

REVISIONS	DESCRIPTION
DATE	

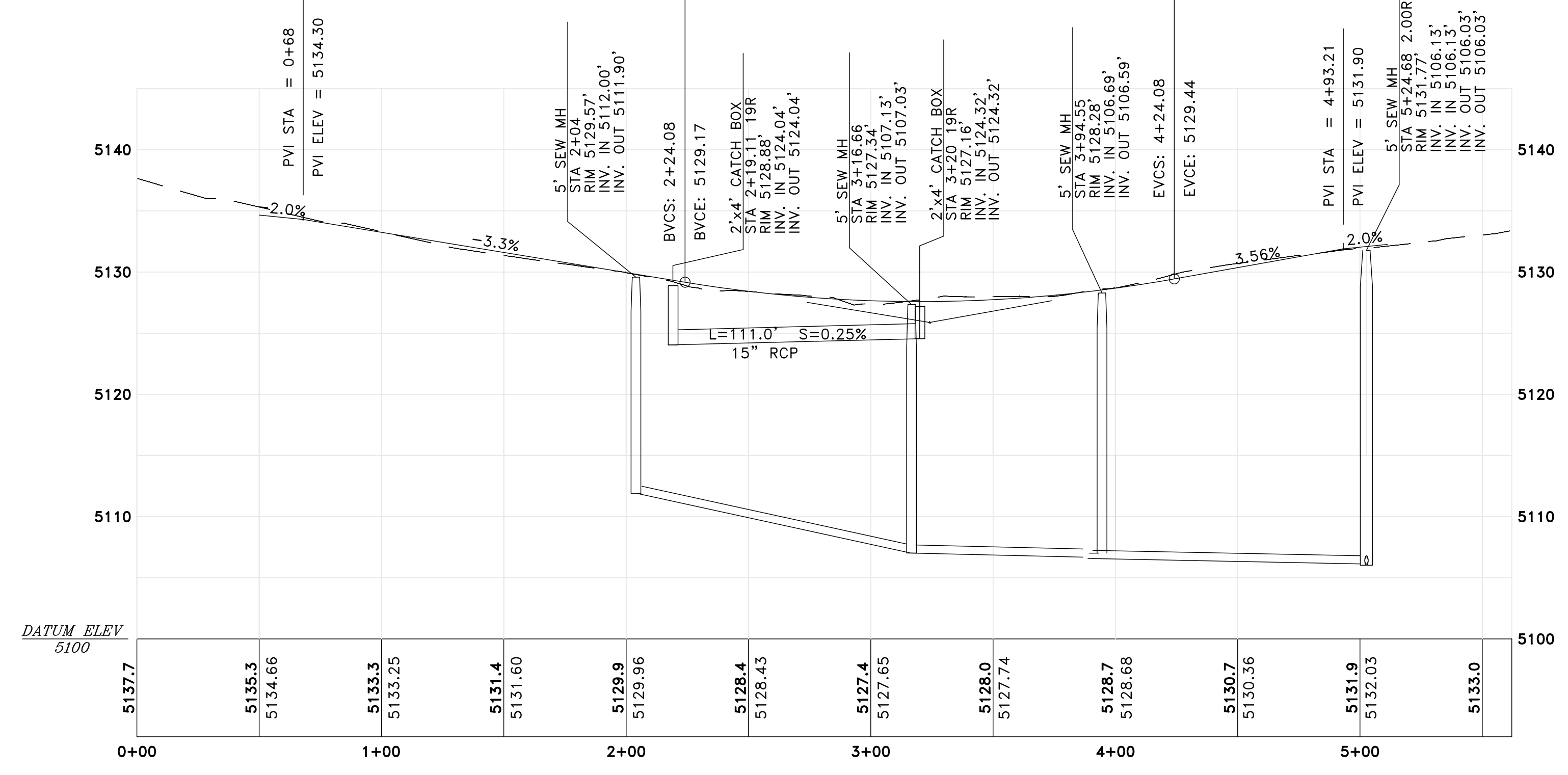


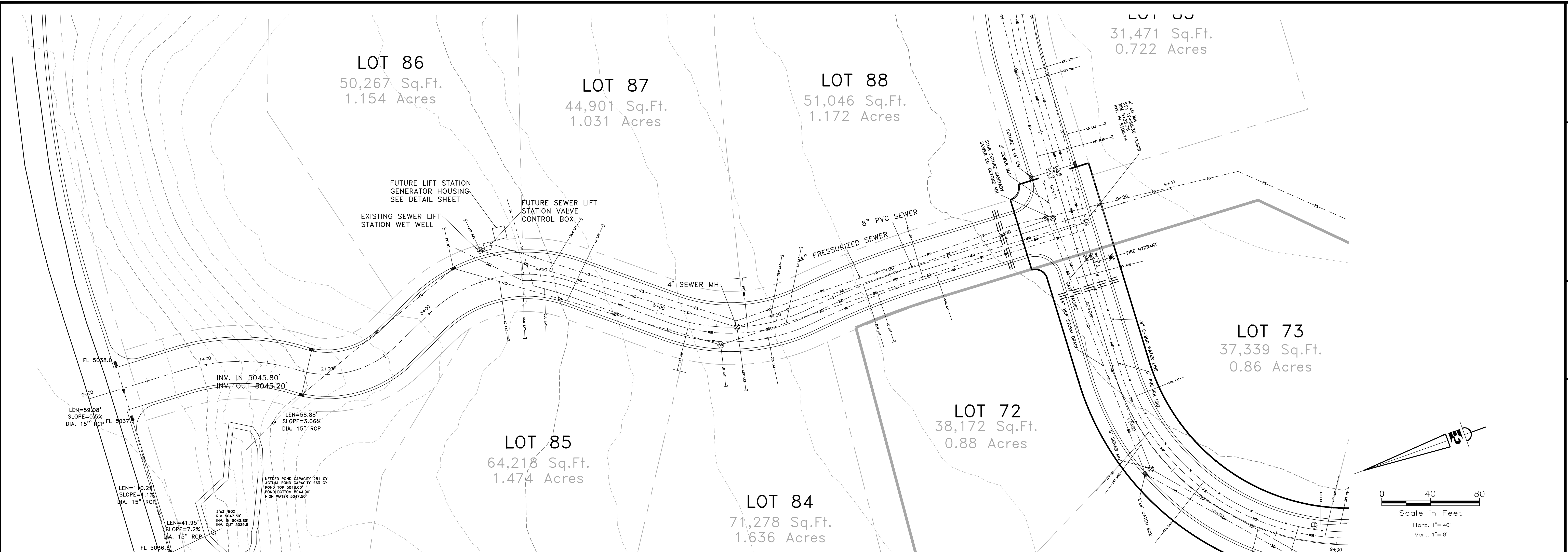
OPHEIKENS AND COMPANY
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT
LOOP DRIVE - PLAN AND PROFILE
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

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

LOW POINT ELEV = 5127.59
LOW POINT STA = 3+20.11
PVI STA = 3+24.08
PVI ELEV = 5125.88
A.D. = 274.00
200' VC





LOT 88
31,471 Sq.Ft.
0.722 Acres

LOT 86
50,267 Sq.Ft.
1.154 Acres

LOT 87
44,901 Sq.Ft.
1.031 Acres

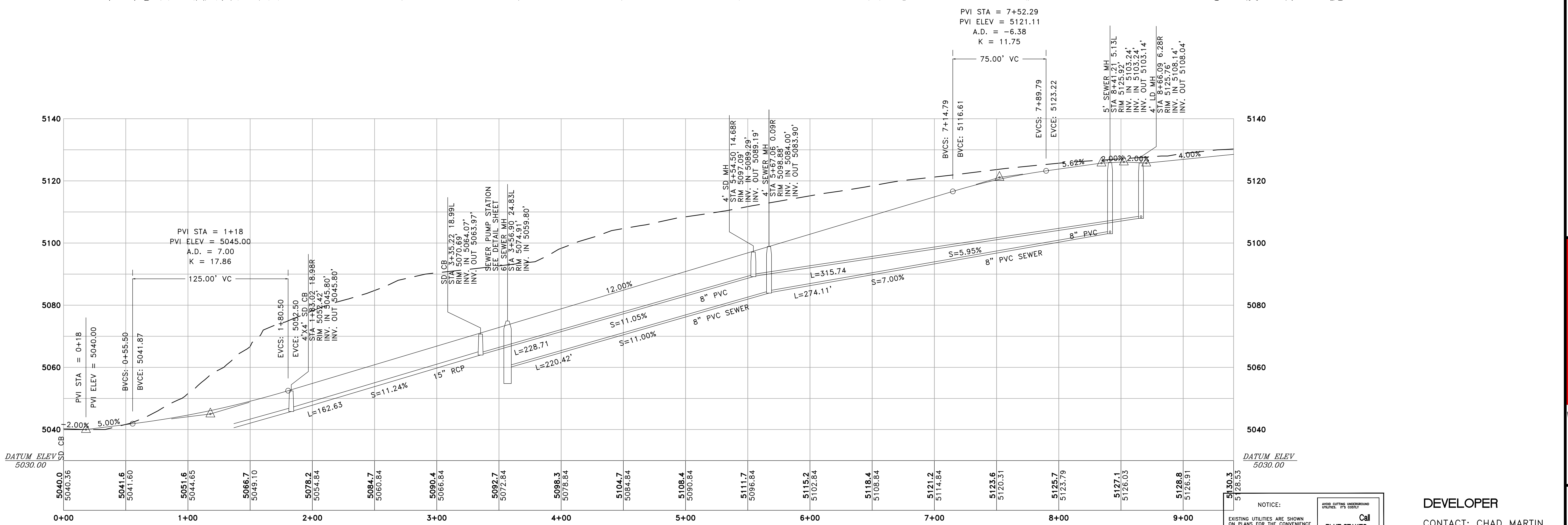
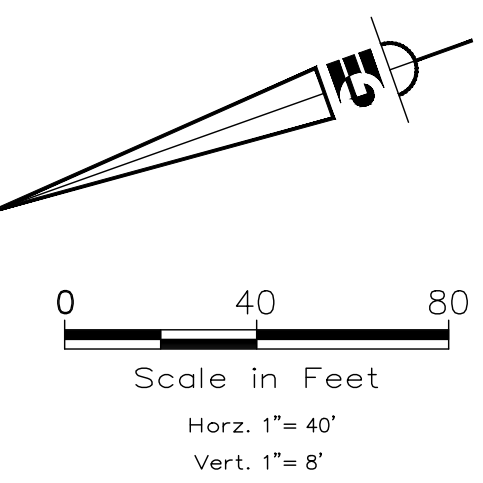
LOT 88
51,046 Sq.Ft.
1.172 Acres

LOT 73
37,339 Sq.Ft.
0.86 Acres

LOT 72
38,172 Sq.Ft.
0.88 Acres

LOT 85
64,218 Sq.Ft.
1.474 Acres

LOT 84
71,278 Sq.Ft.
1.636 Acres



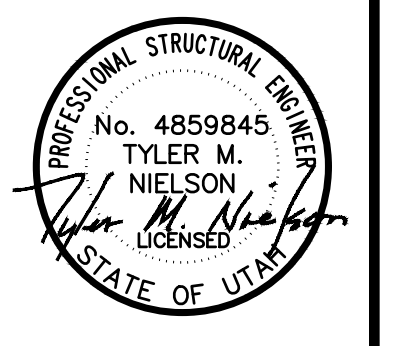
NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BLUE STAKES BEFORE YOU Dig

1-800-662-4111 UNDERGROUND SERVICE (USA)

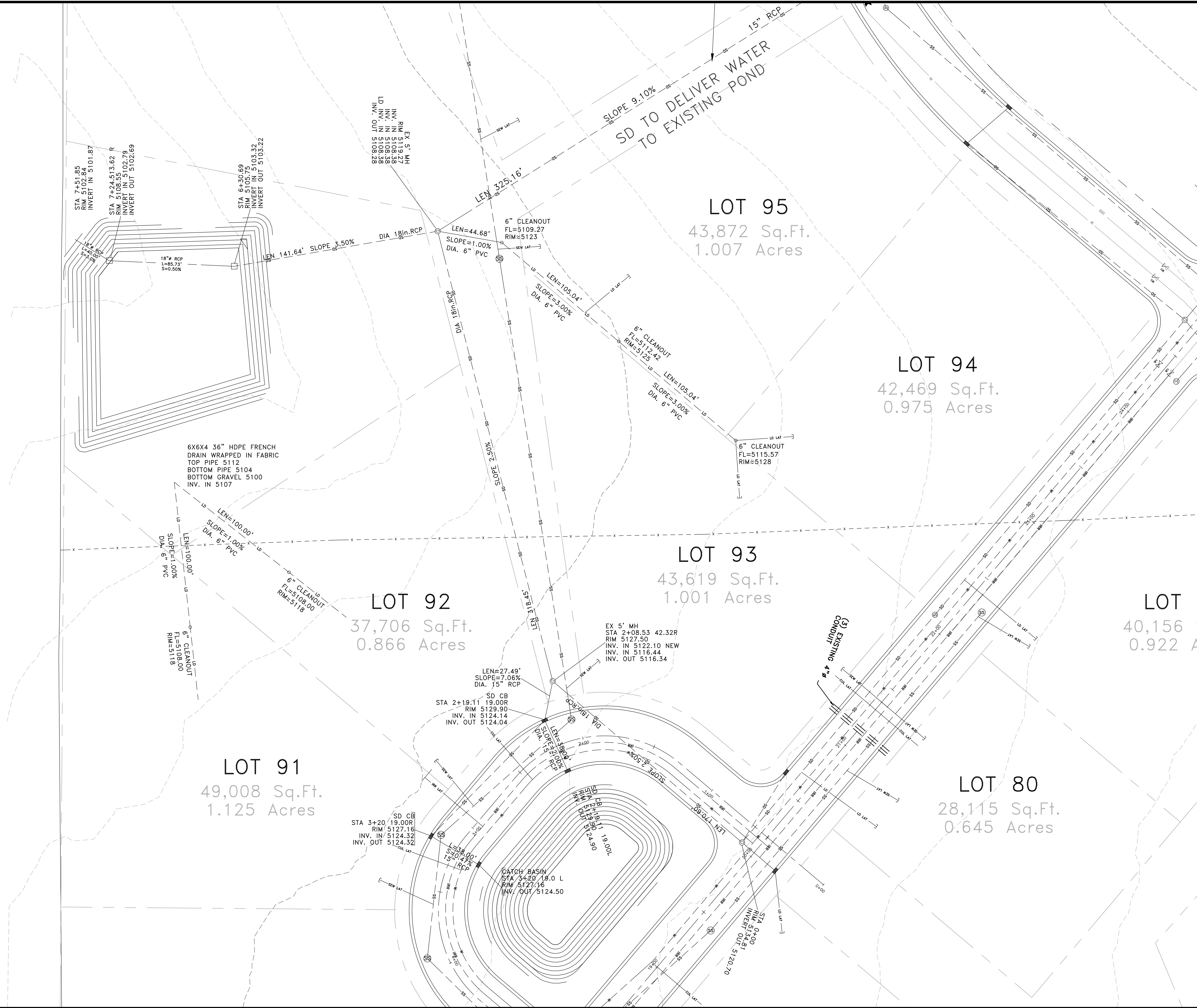
DEVELOPER
CONTACT: CHAD MARTIN
(801) 430-4750
OPHEIKENS AND COMPANY
933 WALL AVENUE
OGDEN, UTAH. 84404

SCALE	DATE	DESIGN	DRAWN	CHECKED
SCALE 1/40\"/>				



OPHEIKENS AND COMPANY
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT
EAGLE RIDGE DRIVE - PLAN AND PROFILE
EDEN, WEBER COUNTY, UTAH

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



LOT 95
43,872 Sq.Ft.
1.007 Acres

LOT 94
42,469 Sq.Ft.
0.975 Acres

LOT 93
43,619 Sq.Ft.
1.001 Acres

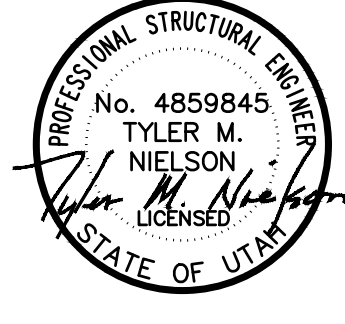
LOT 92
37,706 Sq.Ft.
0.866 Acres

LOT 91
49,008 Sq.Ft.
1.125 Acres

LOT 80
28,115 Sq.Ft.
0.645 Acres

SCALE: 1/8" = 1'-0"
DATE: 2-6-2007
DESIGN: TMM
DRAWN: BBD
CHECKED: TMM

REVISIONS	DESCRIPTION
DATE	

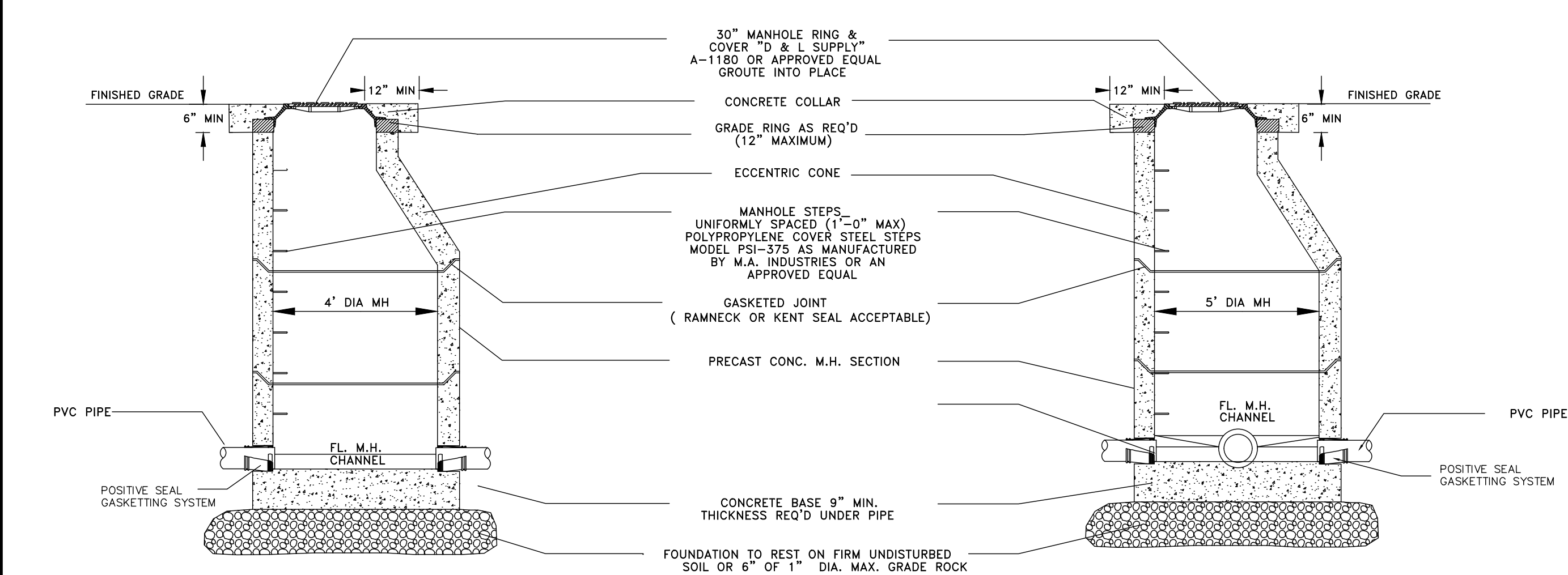


EAGLE RIDGE DRIVE - PLAN AND PROFILE
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT
OPHEIKENS AND COMPANY
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
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MUNICIPAL - LAND SURVEYING



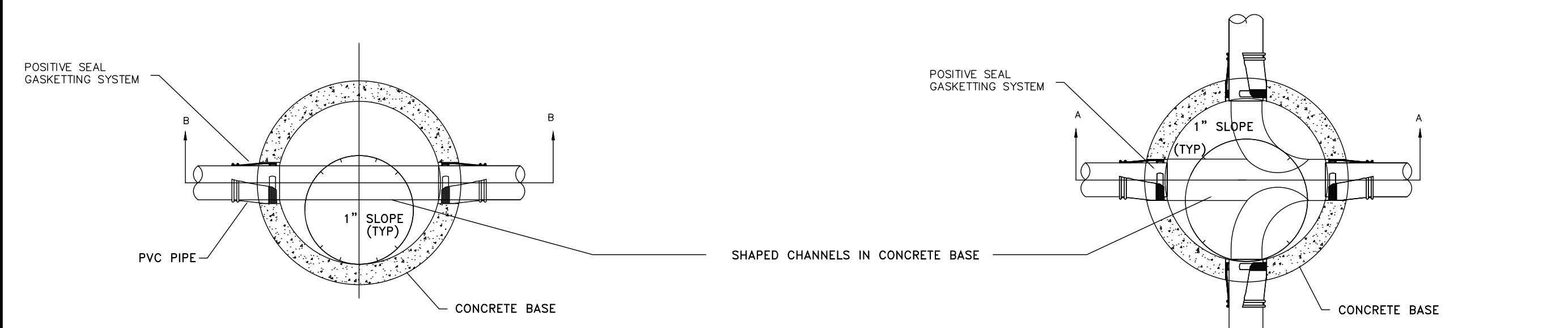
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066



SECTION 'B' LINE MANHOLE

SECTION 'A' JUNCTION MANHOLE

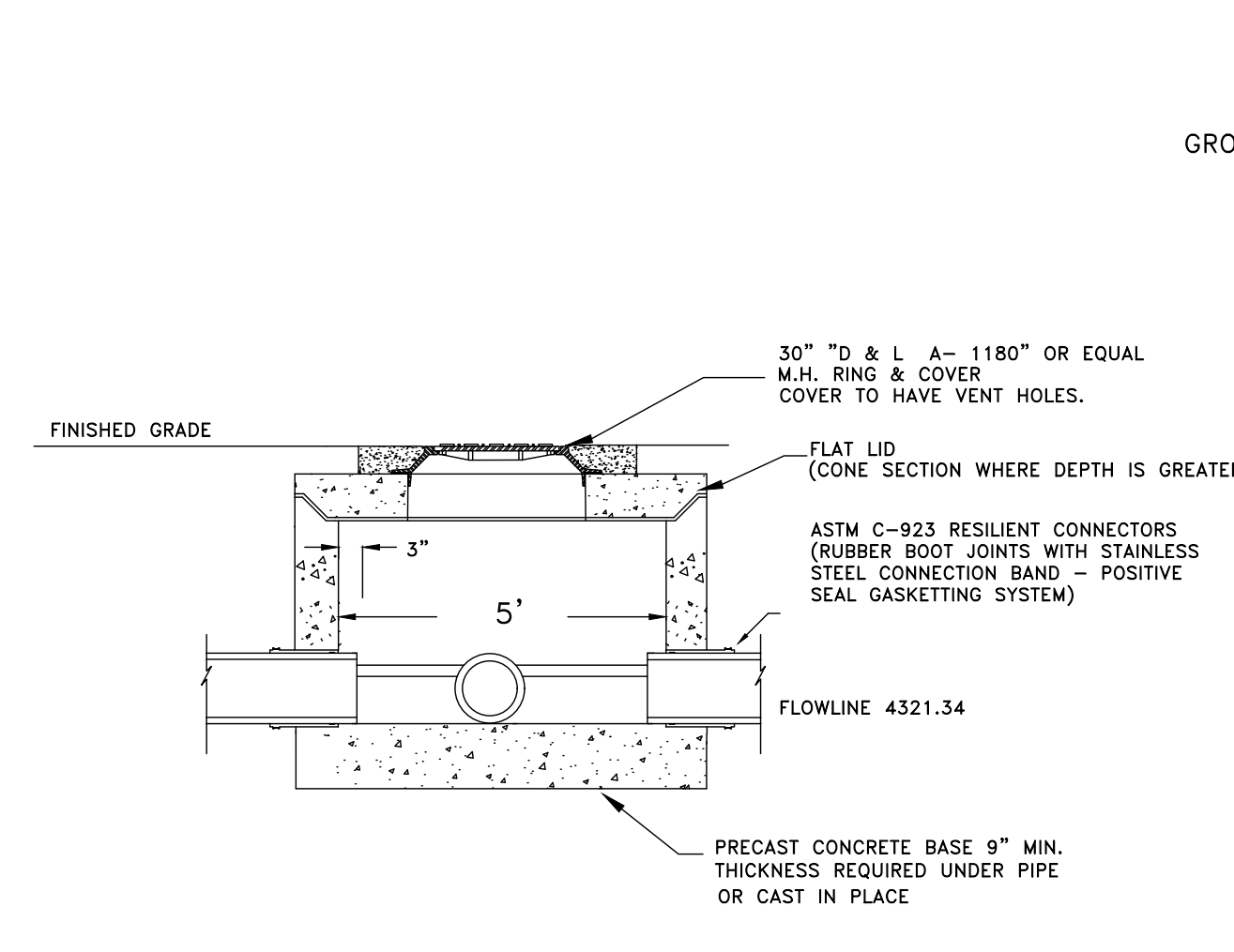
SEWER MANHOLE



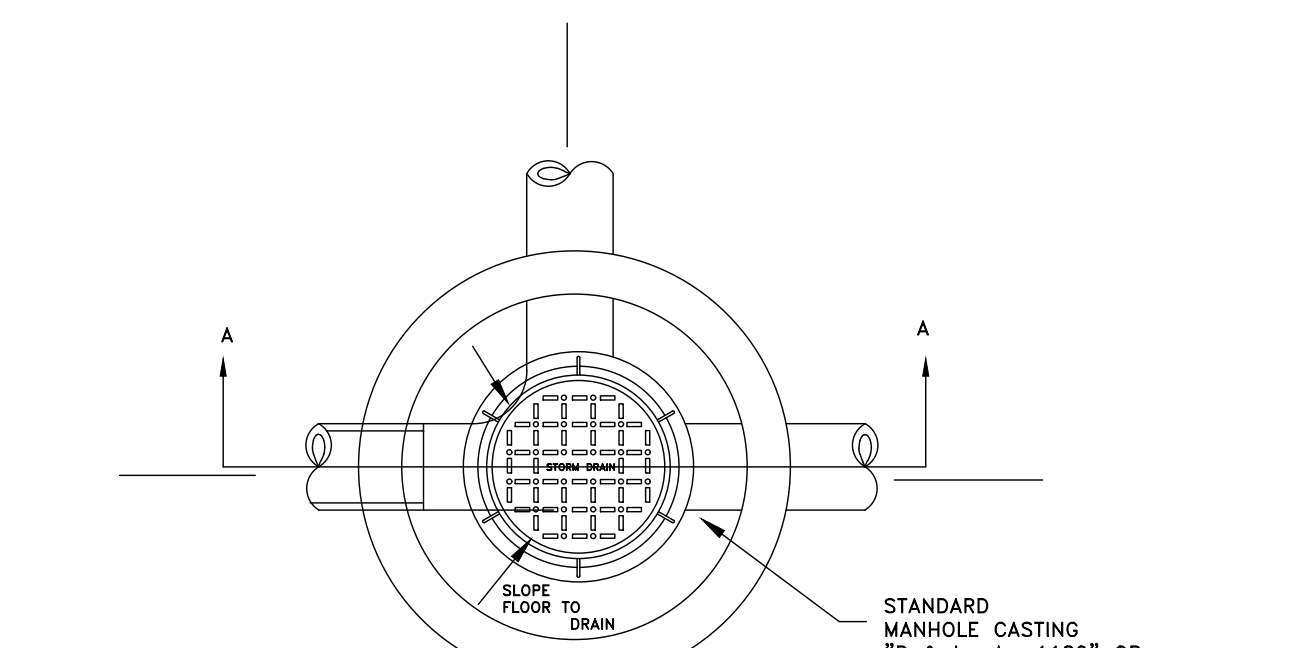
PLAN

PLAN

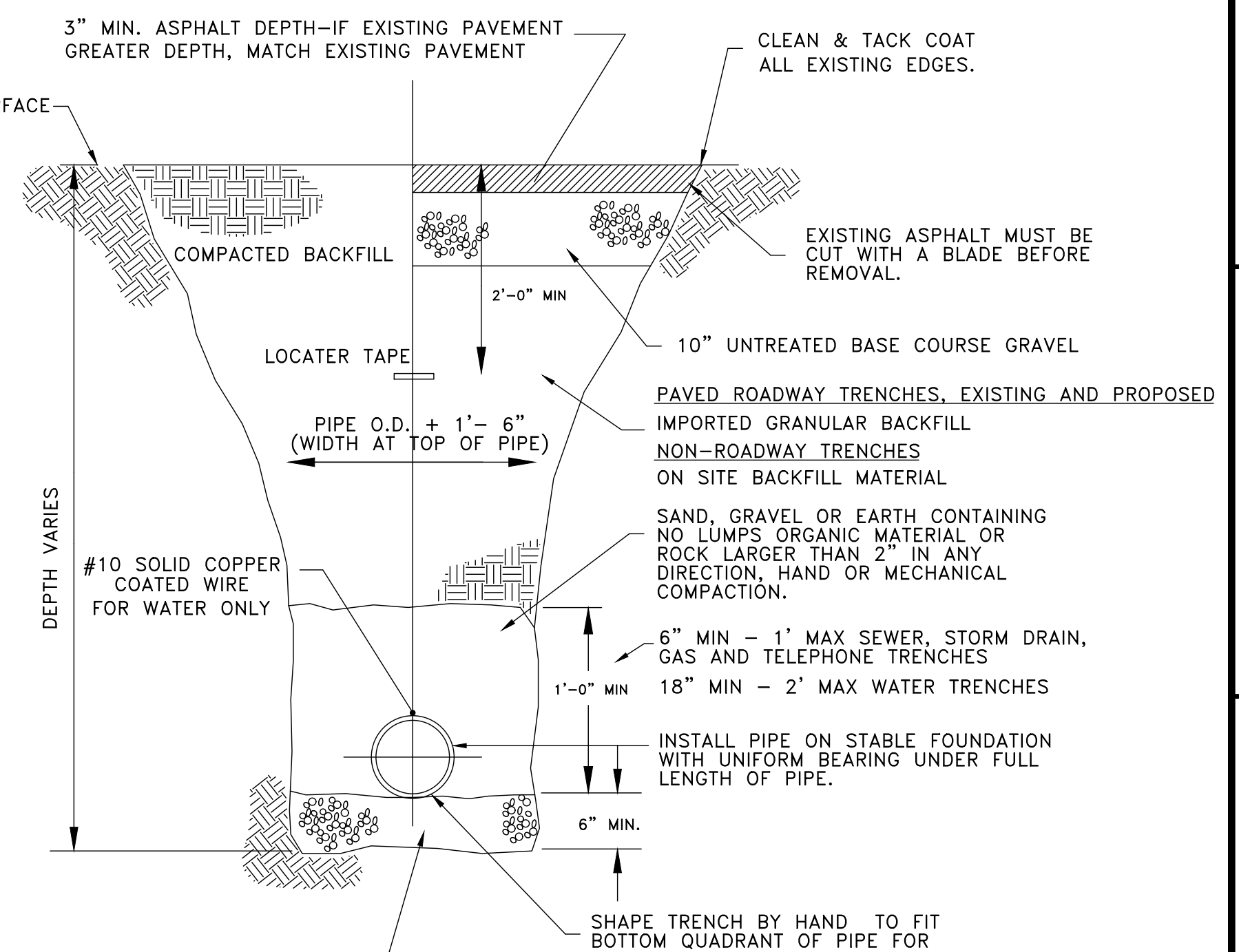
NOTE: PRECAST REINFORCED MANHOLE SHOWN CAST IN PLACE MANHOLE ACCEPTABLE



SECTION A-A STORM DRAIN MANHOLE

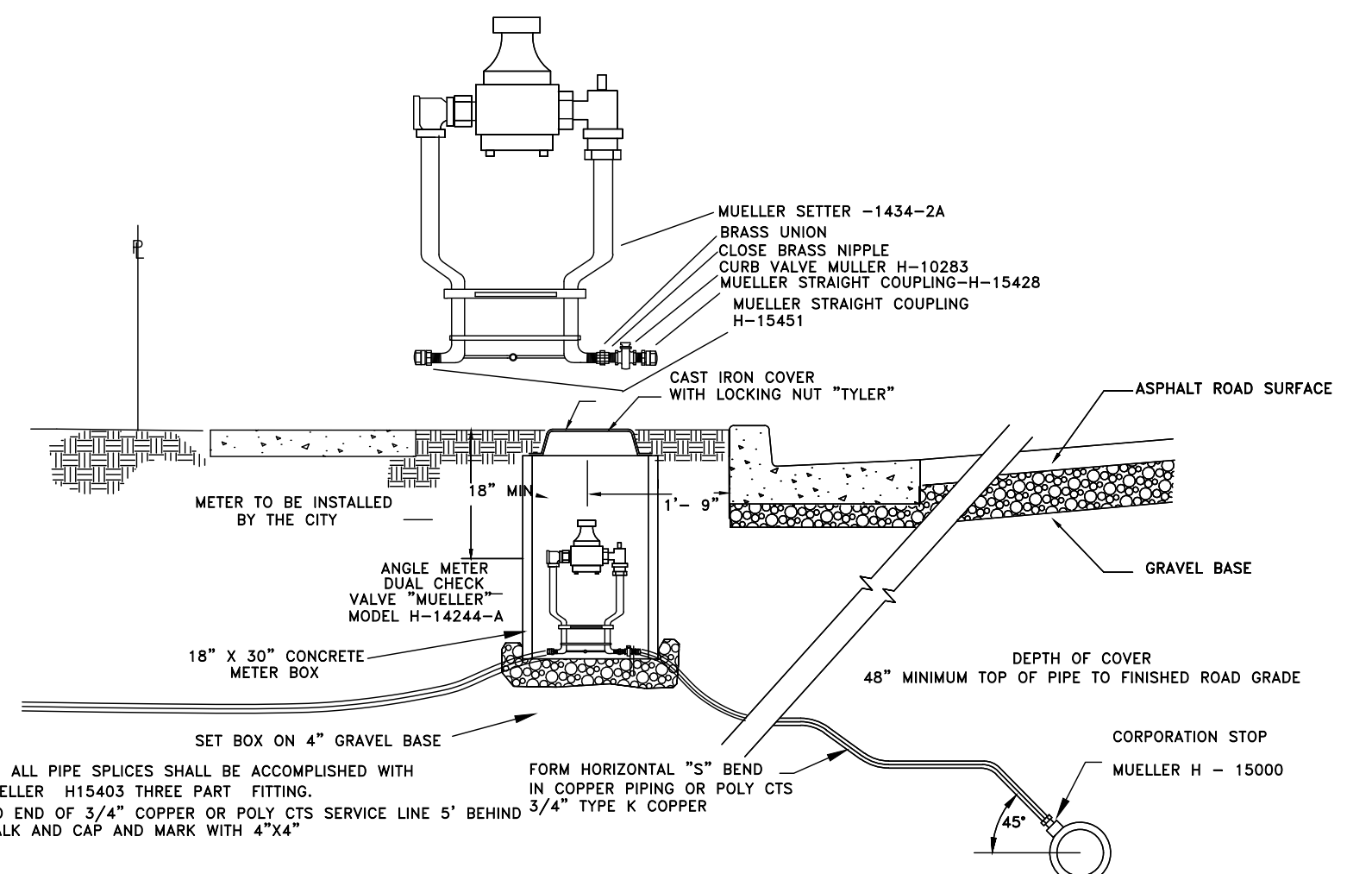


PLAN



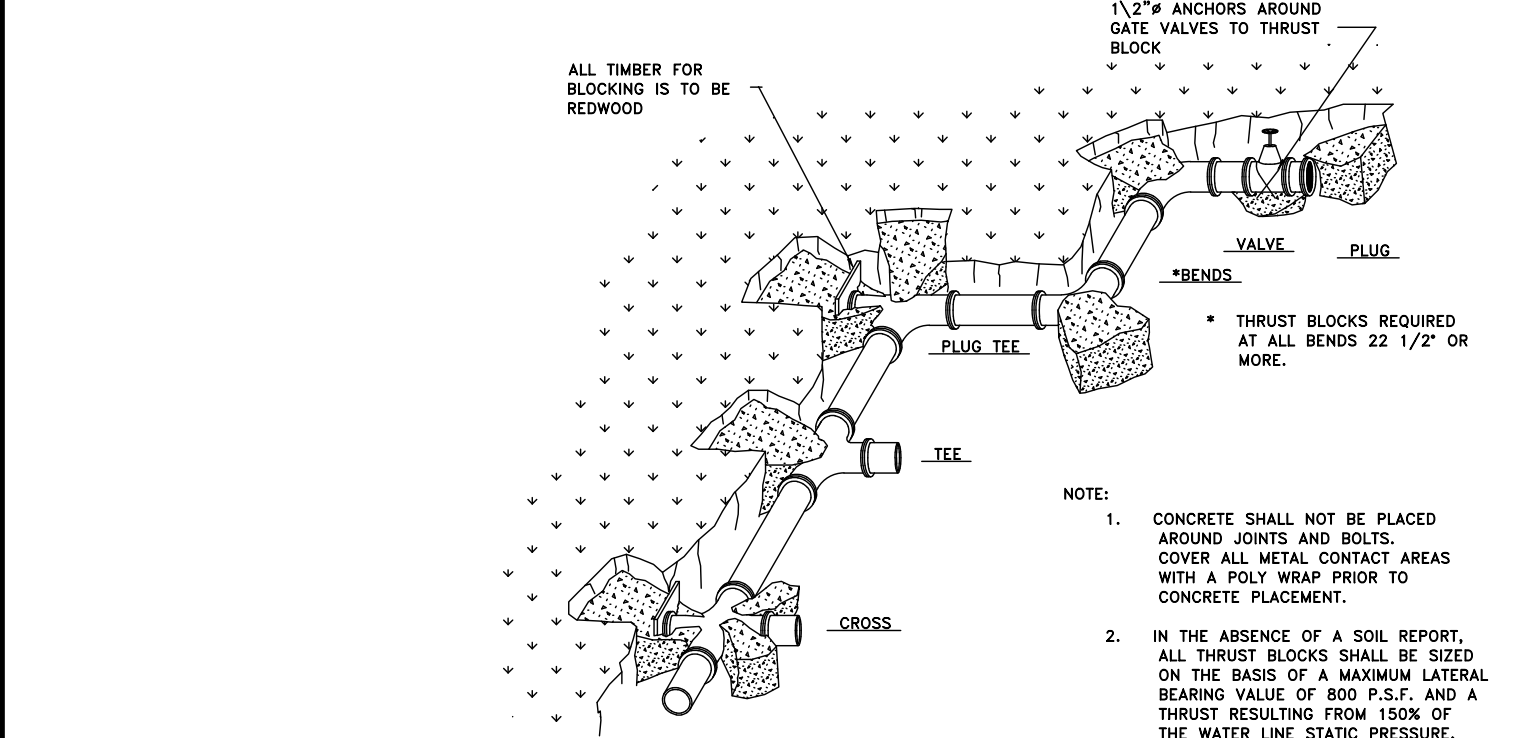
TYPICAL TRENCH SECTION (WATER, SEWER, STORM DRAINS, TELEPHONE, GAS AND POWER)

BED PIPE IN SAND OR GRAVEL IN UNSTABLE GROUND AREAS OR THROUGH ROCK EXCAVATION, 6" MIN. DEPTH UNDER PIPE



TYPICAL 3/4" WATER LINE CONNECTION

NOTE: ALL PIPE SPICES SHALL BE ACCOMPLISHED WITH A MUELLER H15403 THREE PART FITTING. EXTEND END OF 3/4" COPPER OR POLY CTS SERVICE LINE 5' BEHIND 3/4" TYPE K COPPER SIDEWALK AND CAP AND MARK WITH 4"x4"

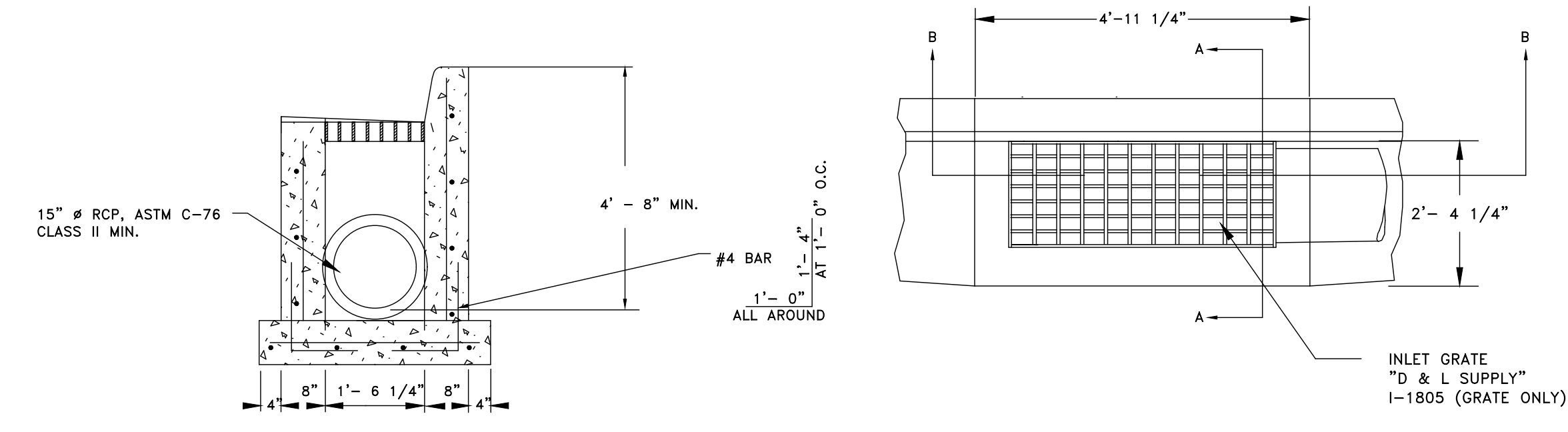


NOTE: 1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT. 2. IN THE ABSENCE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150%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

TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.

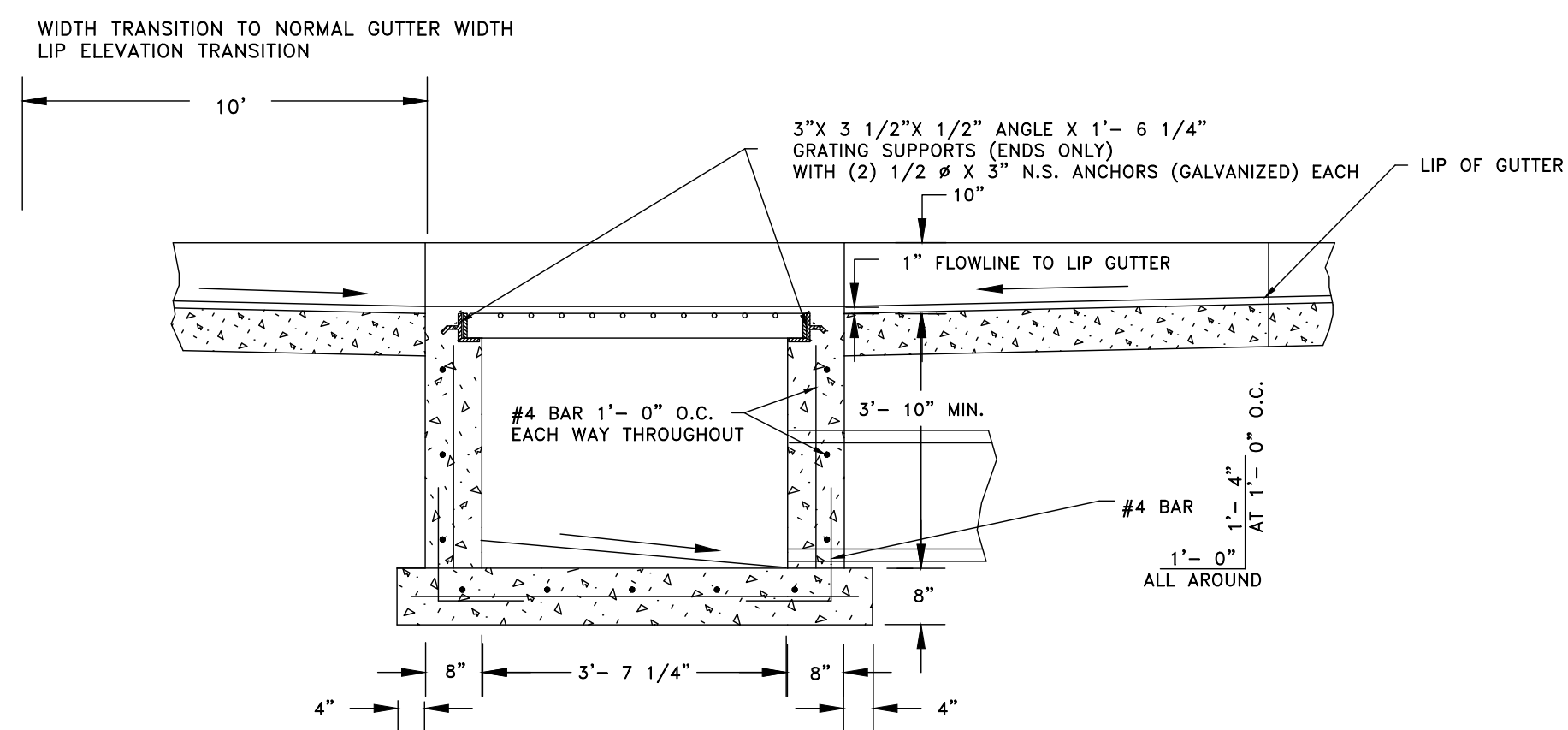
SIZE	BENDS	TEES	GATE VALVES	DEAD ENDS	CROSSINGS	CROSSINGS
	45°	22 1/2°	11 1/4°	PLUGGED	PLUGGED	PLUGGED
3	1.0	0.0	0.3	0	0.7	0.5
4	1.8	1.0	0.5	0	1.3	1.3
6	4.9	2.2	1.1	0	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	7.8
12	16.0	8.8	4.4	2.2	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0	102.0

THRUST BLOCKING



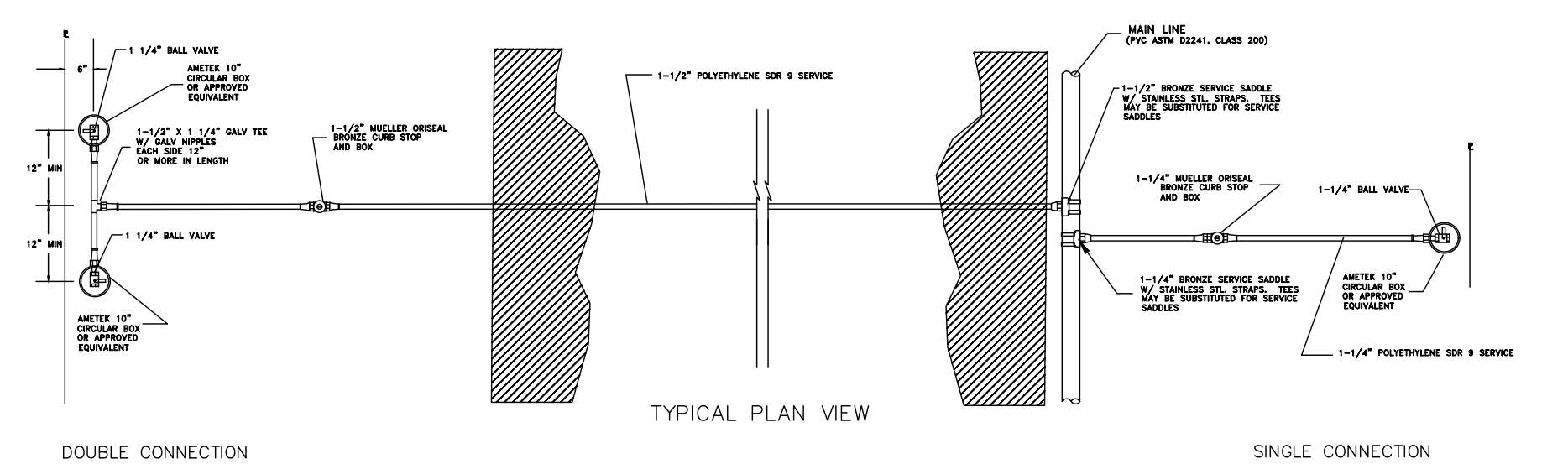
SECTION A-A

PLAN

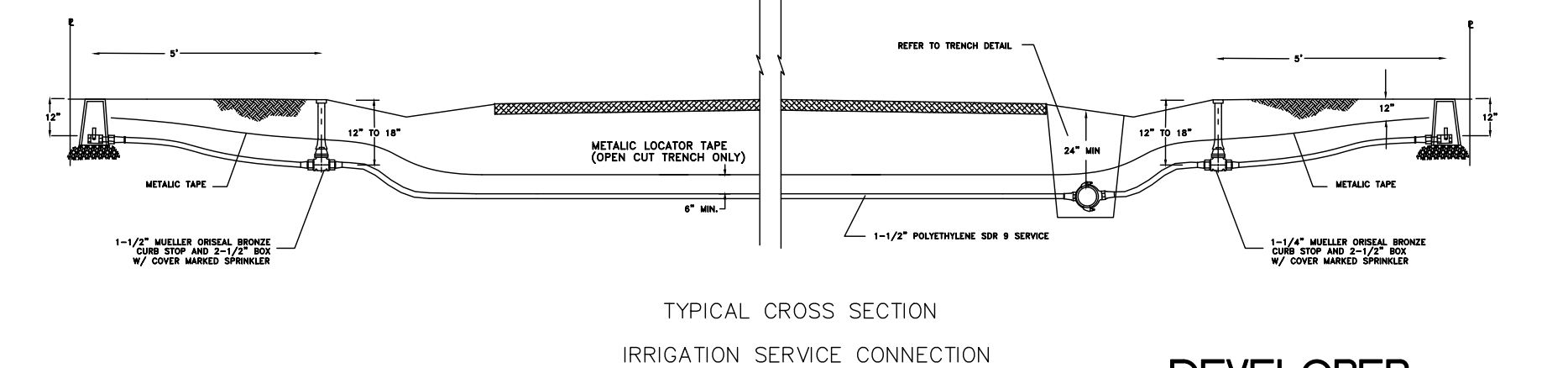


SECTION B-B

STANDARD CATCH BASIN



TYPICAL PLAN VIEW



TYPICAL CROSS SECTION IRRIGATION SERVICE CONNECTION

NOTES: 1. SERVICES MAY BE TUNNELED OR JETTED UNDER PAVEMENT AREAS REQUIRING SURFACE CUTTING SHALL REQUIRE SURFACE RESTORATION. 2. IF TAPPING SADDLES ARE USED, METHOD OF SAWING/DRILLING TAP HOLES TYPE OF SADDLE AND INSTALLATION PROCEDURES MUST BE APPROVED. 3. POLYETHYLENE PIPE SHALL BE SDR 9 - PE 3408 MANUFACTURED TO MEET THE REQUIREMENTS OF ASTM D-2737. 4. P.V.C. PIPE SHALL BE ASTM D2241, CLASS 200. 5. NO "O" - RING SADDLES. 6. ALL CONNECTIONS SHALL BE MADE WITH MUELLER 110 COMPRESSION CONNECTIONS.

DEVELOPER

CONTACT: CHAD MARTIN (801) 430-4750 OPHIEKENS AND COMPANY 933 WALL AVENUE OGDEN, UTAH. 84404

SCALE: (AS NOTED) DATE: 2-6-2007 DESIGN: TMM DRAWN: BBD CHECKED: TMM

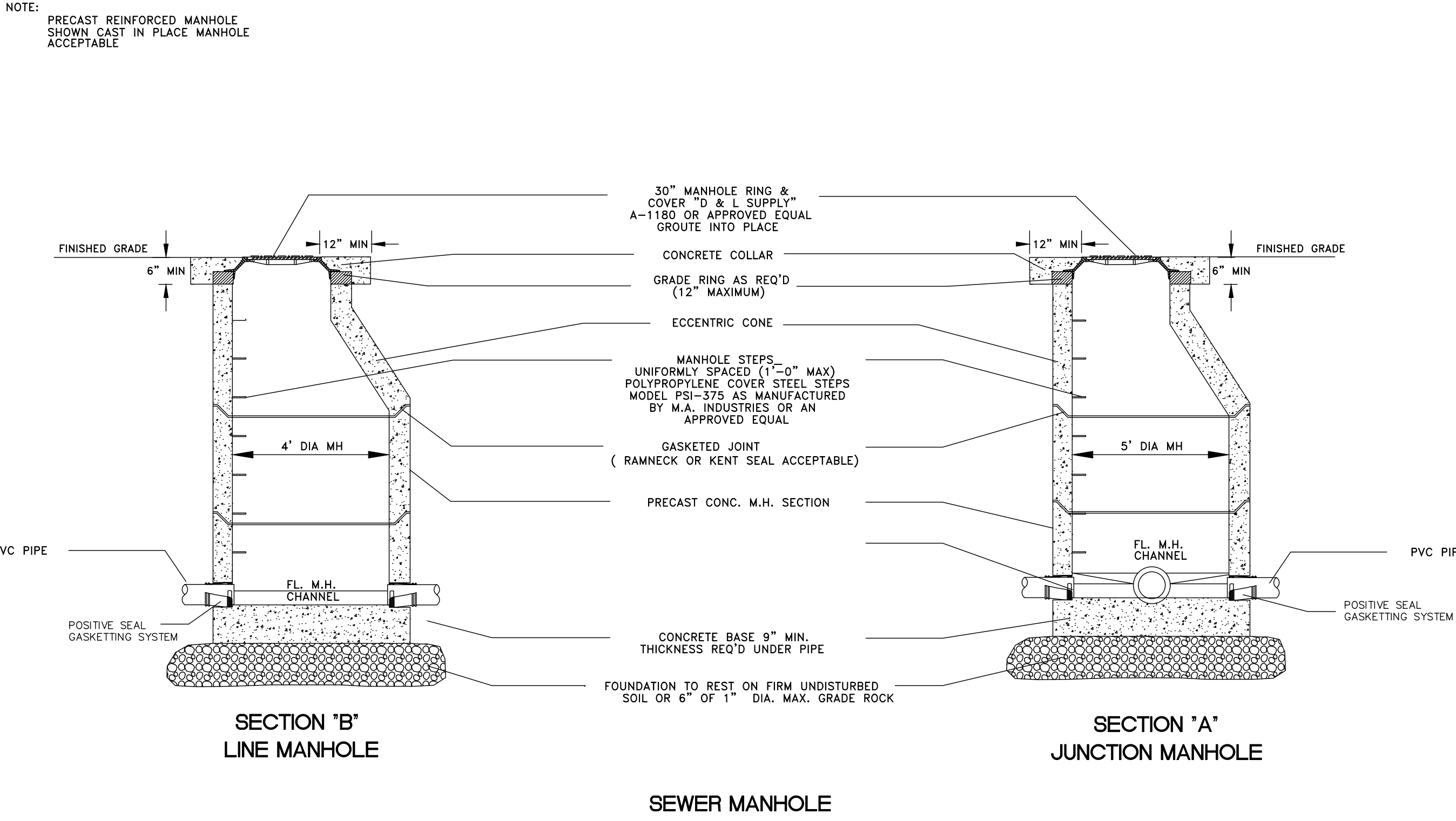
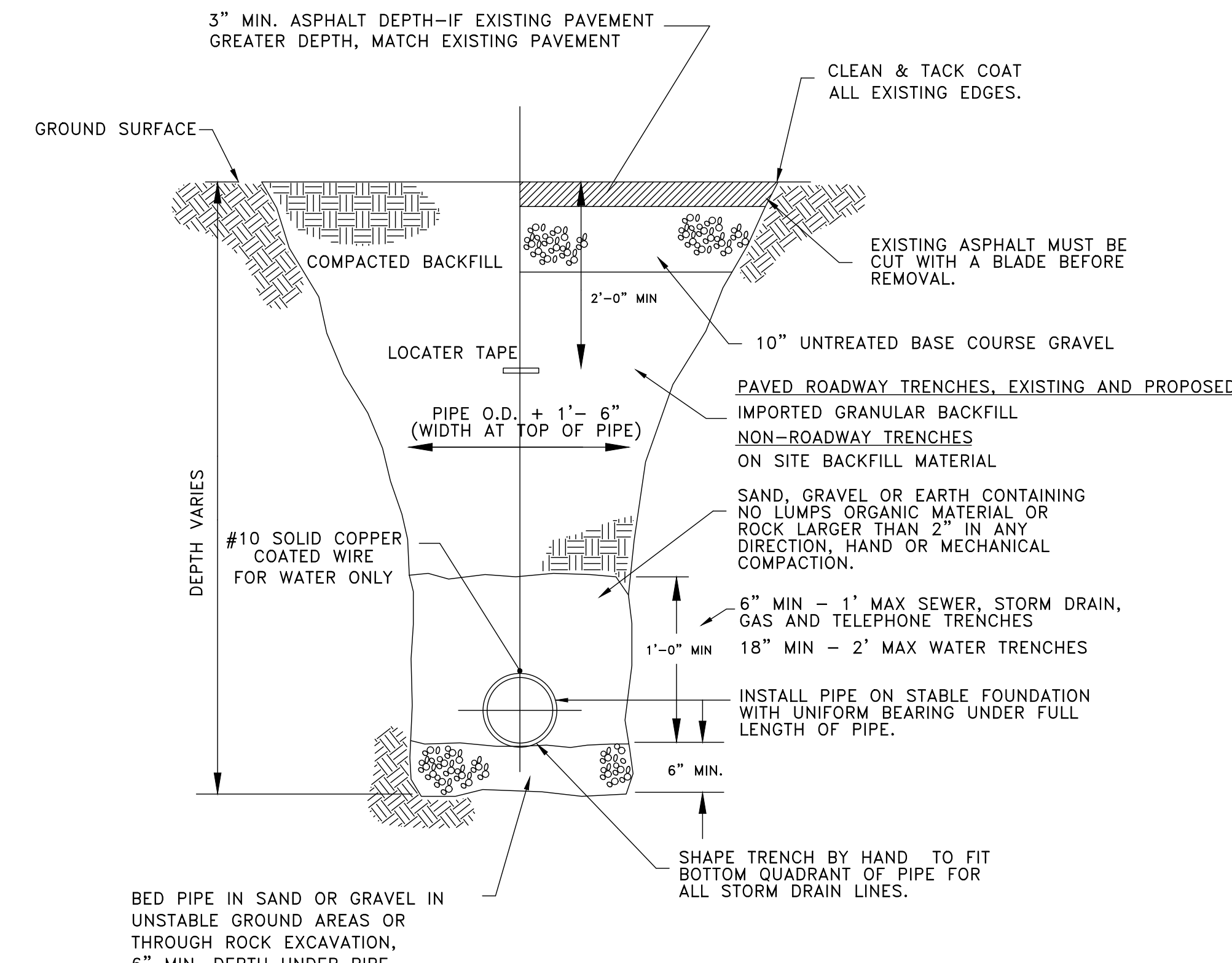
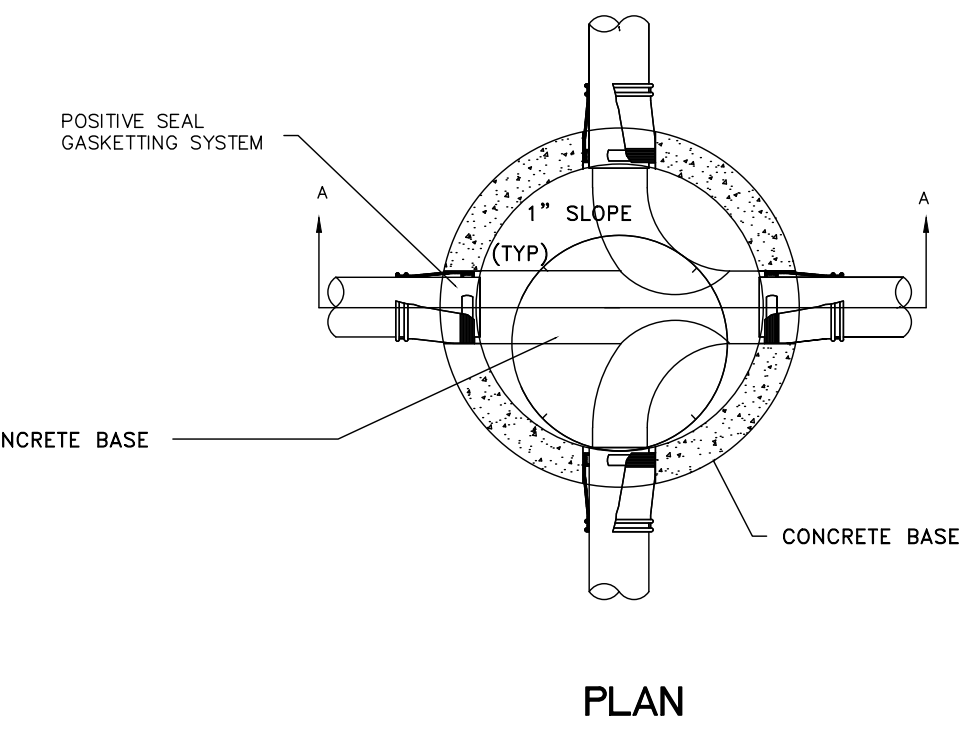
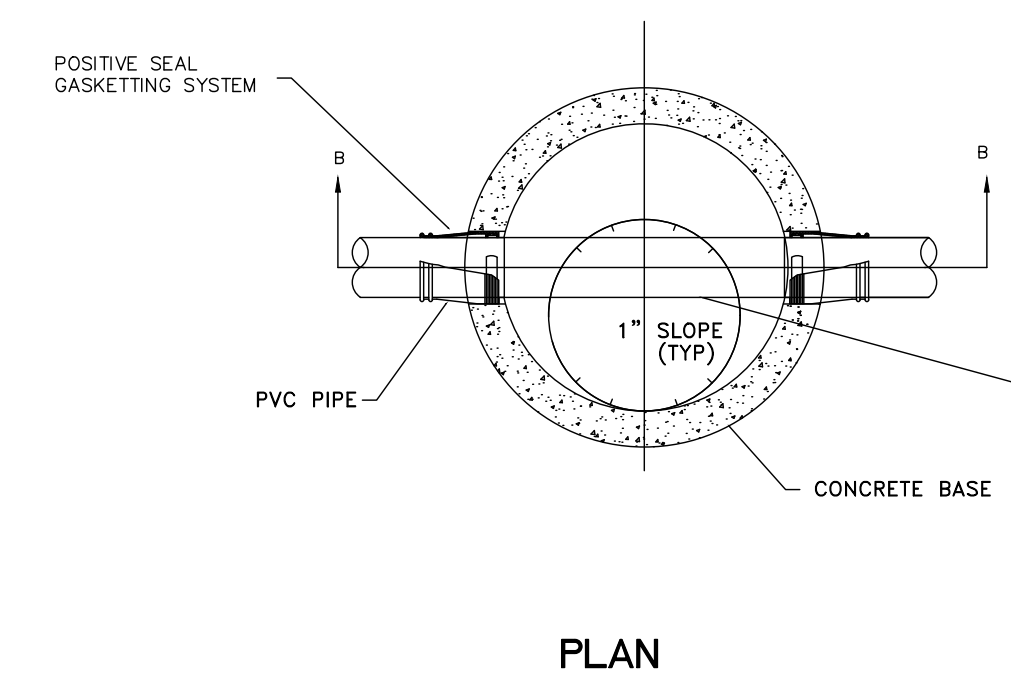
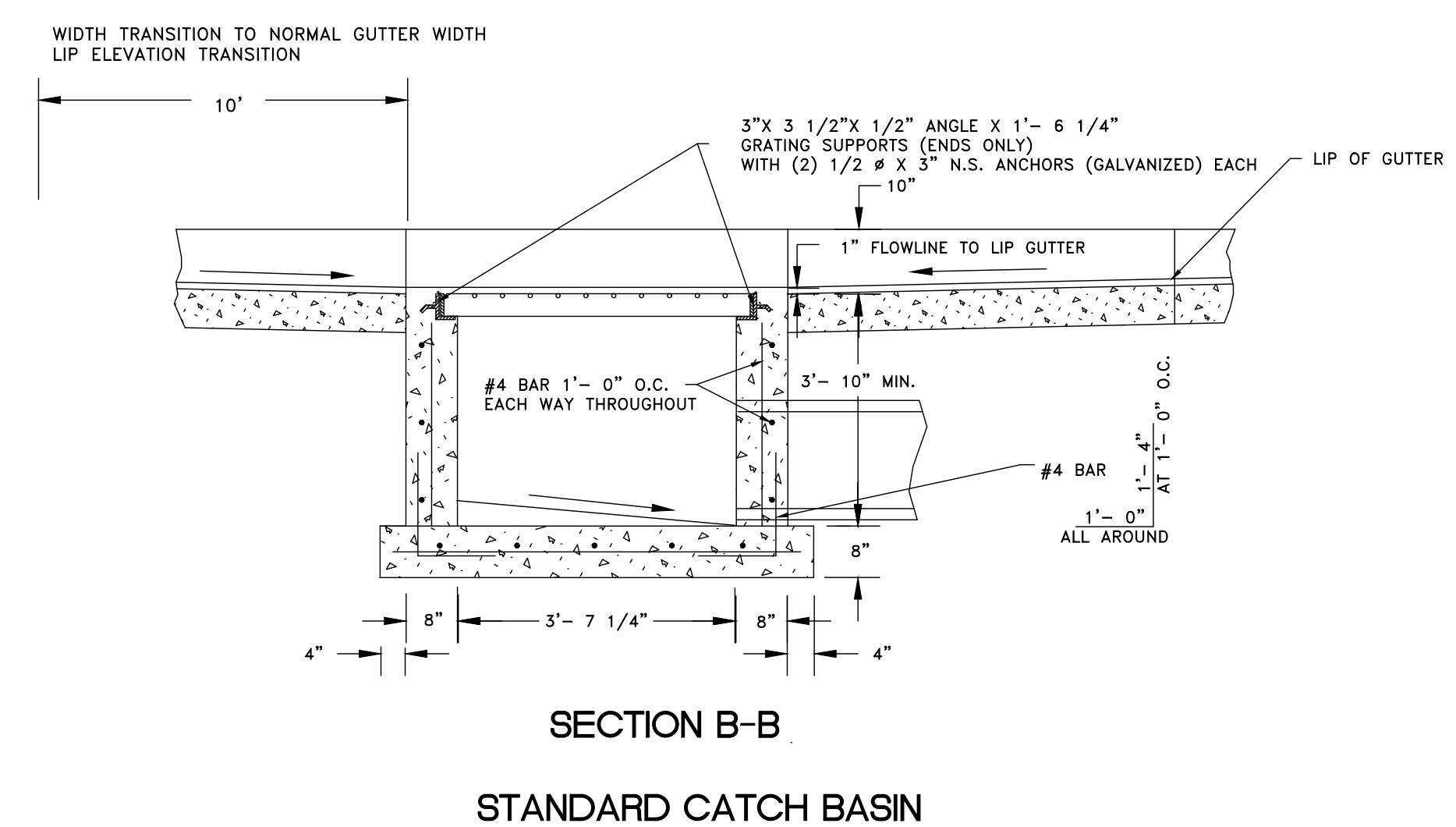
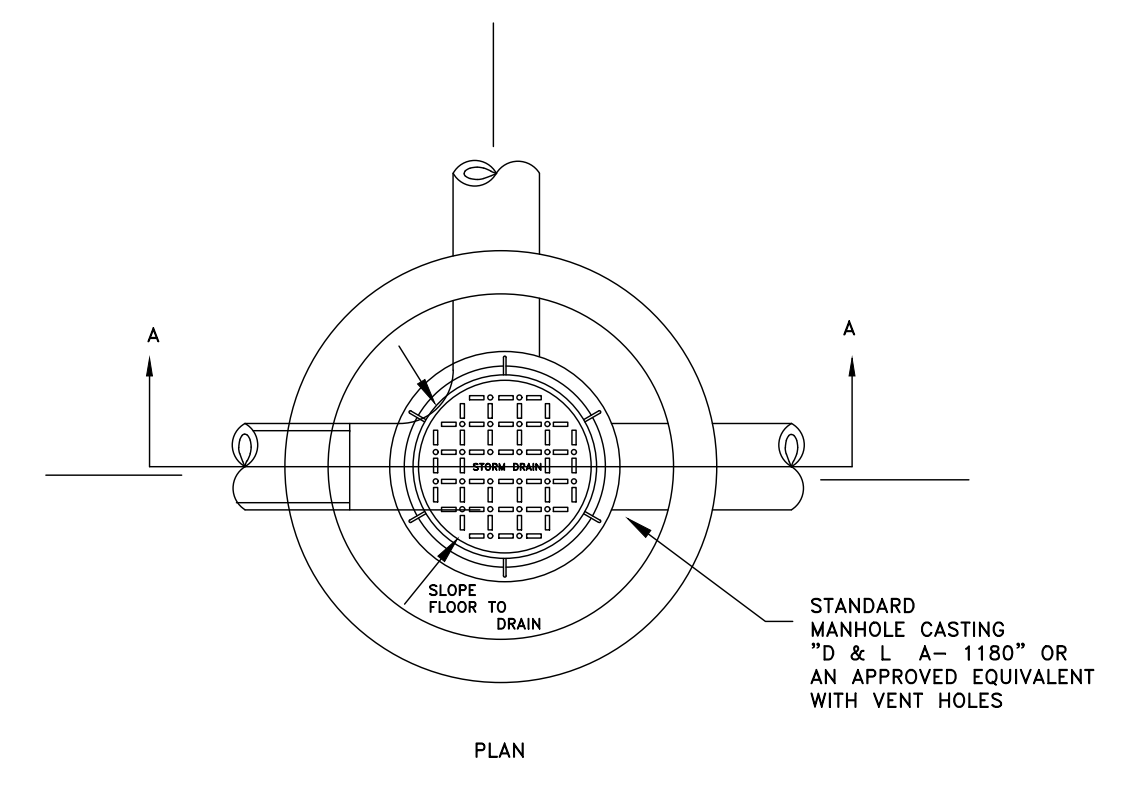
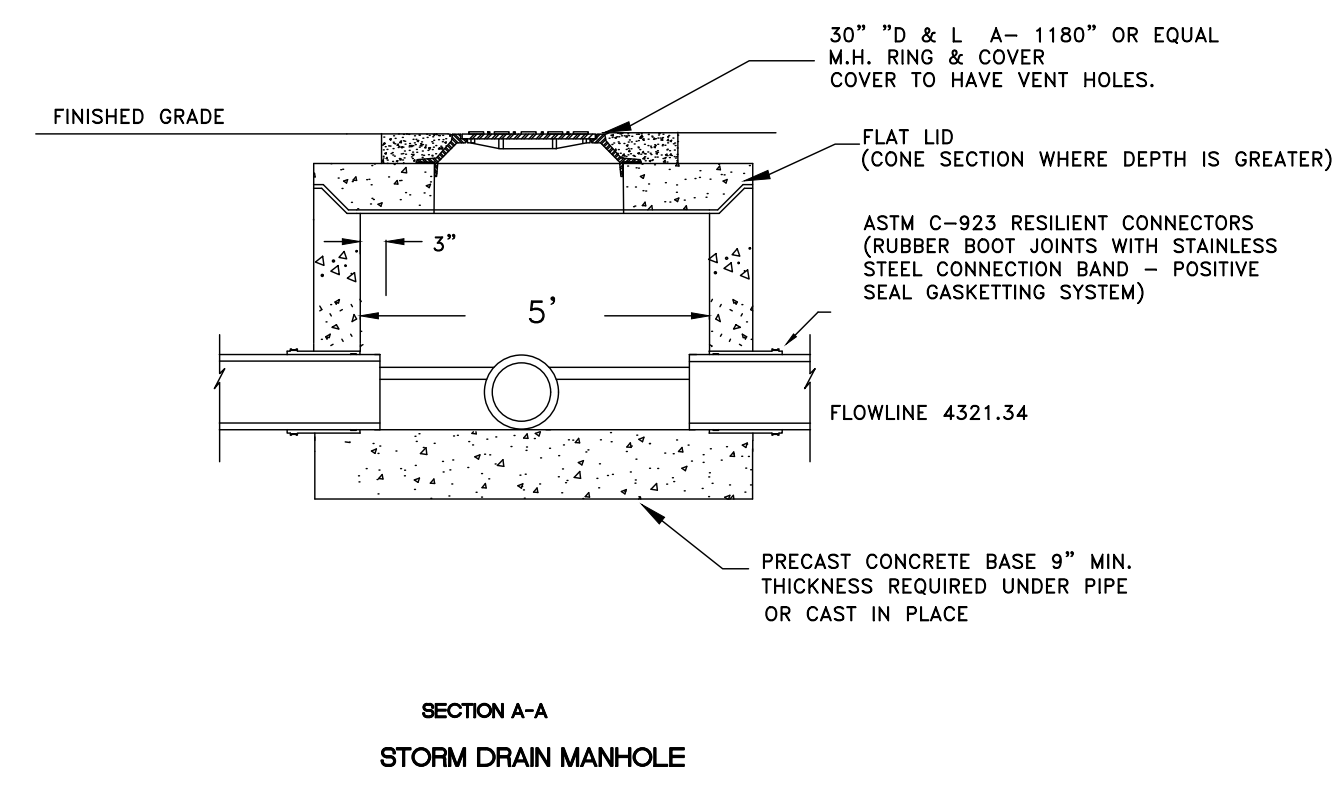
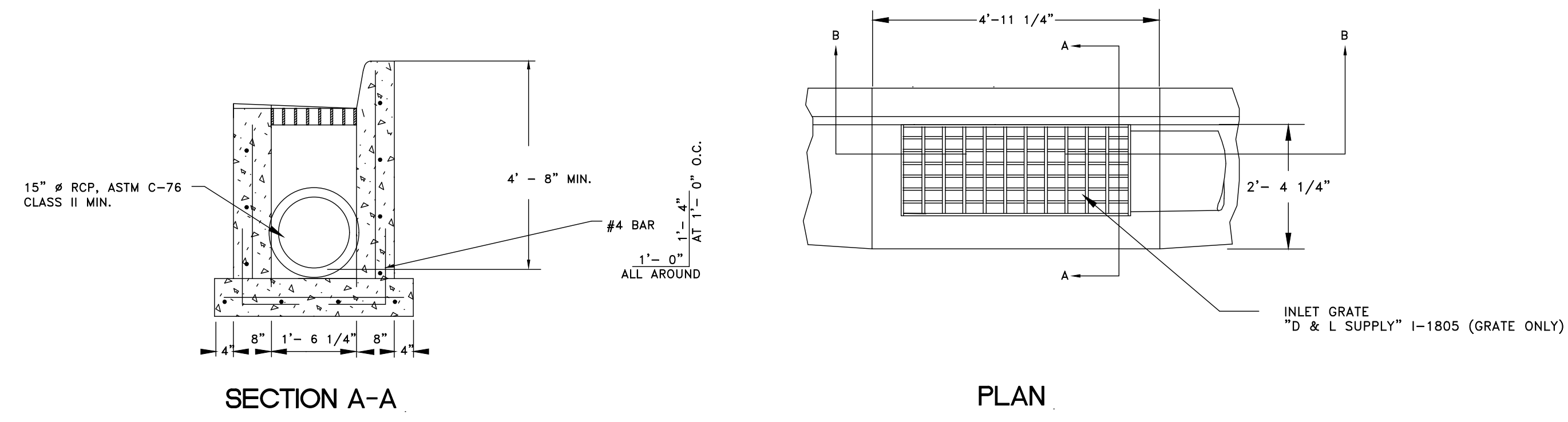
REVISIONS: DATE DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER No. 4859845 TYLER M. NIELSON LICENSED STATE OF UTAH

STANDARD DETAILS EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT OPHIEKENS AND COMPANY EDEN, WEBER COUNTY, UTAH

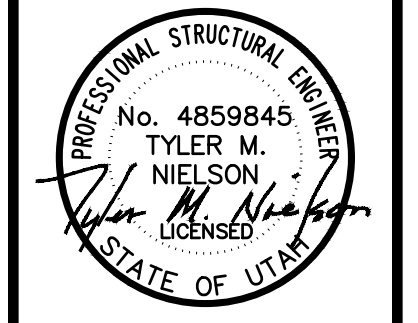
GARDNER ENGINEERING CIVIL, LAND PLANNING MUNICIPAL, LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0262 FAX: 801-476-0066

08 11



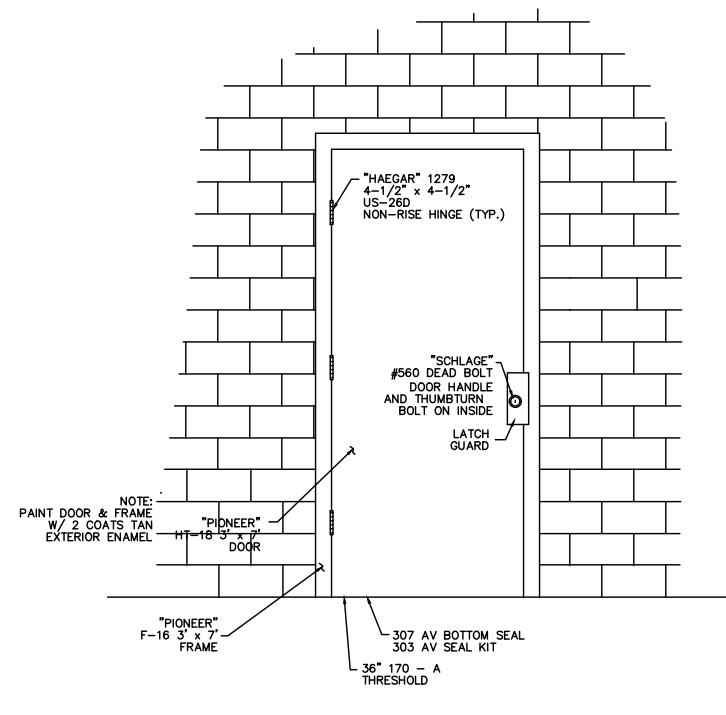
TYPICAL TRENCH SECTION
(WATER, SEWER, STORM DRAINS, TELEPHONE, GAS AND POWER)

SCALE (AS NOTED)	DATE	DESIGN	DRAWN	CHECKED
	2-6-2007	TJM	BSD	TJM
REVISIONS	DESCRIPTION			
DATE				

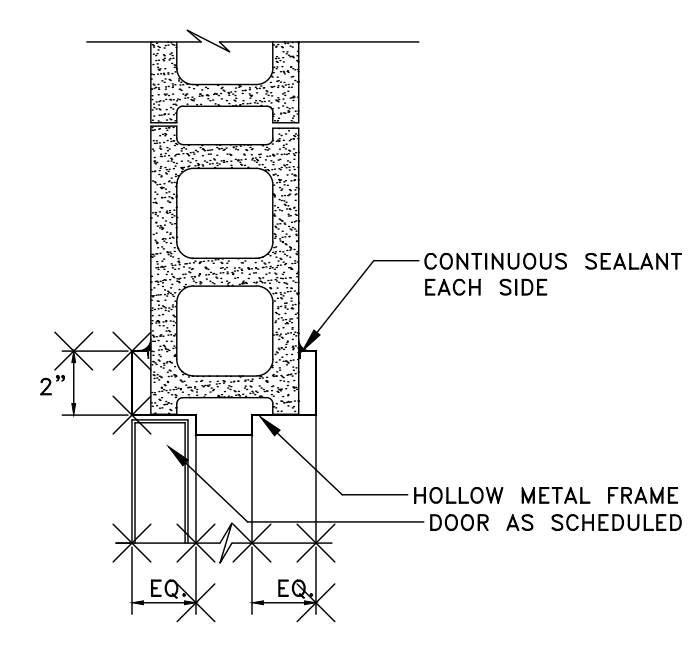


STANDARD DETAILS
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT
OPHEIKENS AND COMPANY
EDEN, WEBER COUNTY, UTAH

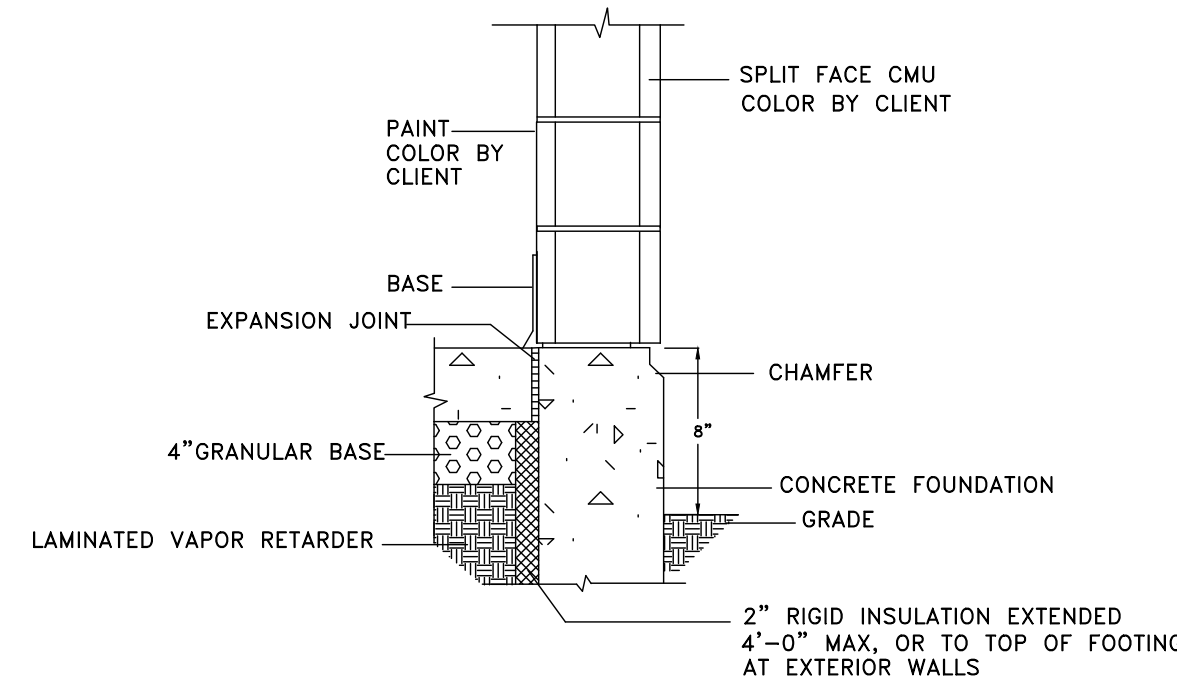
GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 37.5 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066



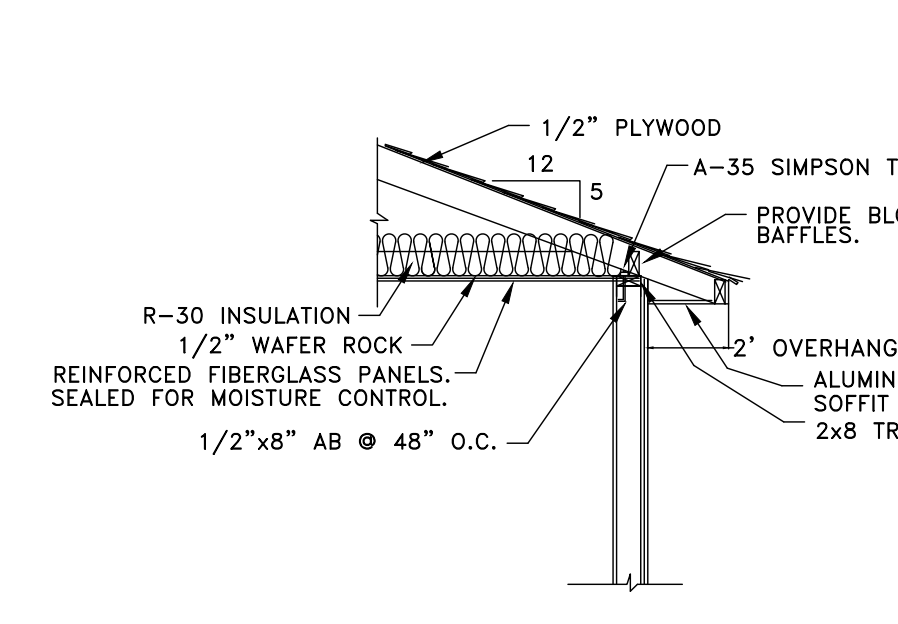
SINGLE AND DOUBLE DOOR DETAIL
NTS



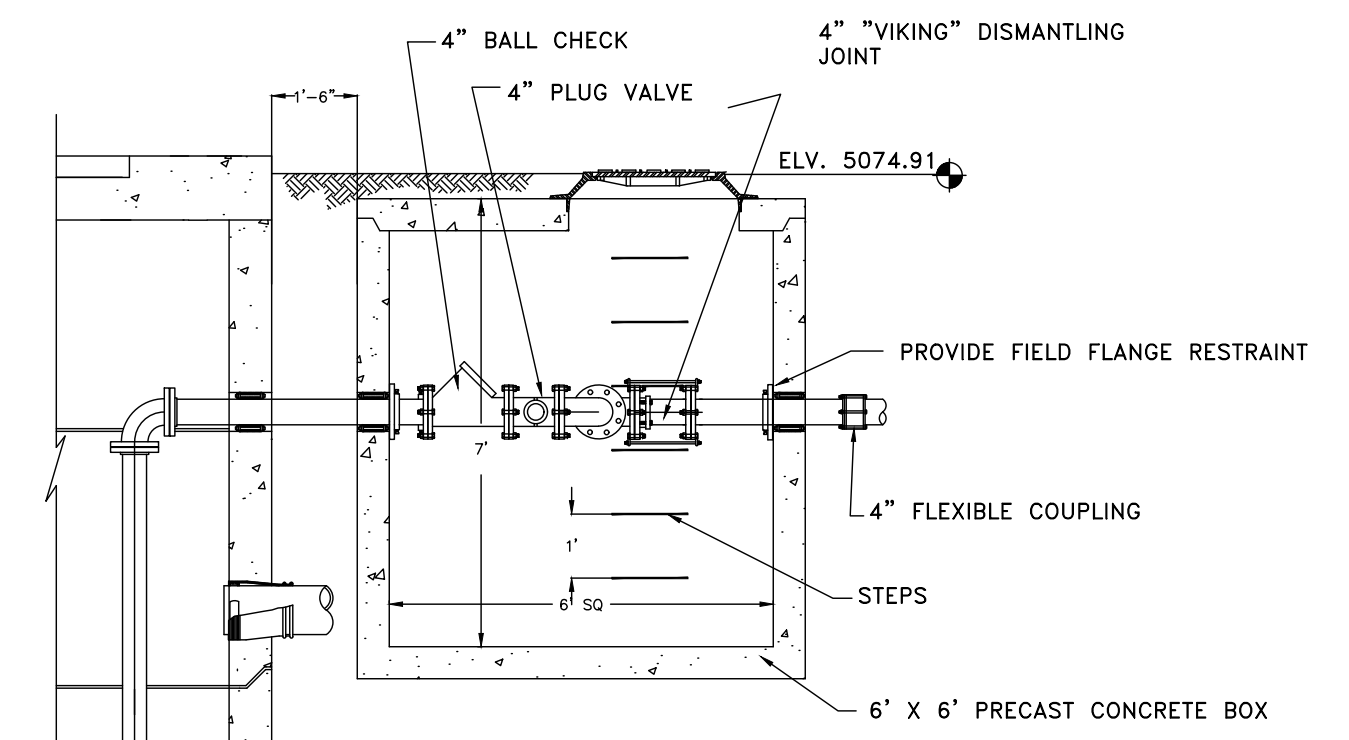
FRAME DETAIL
NTS



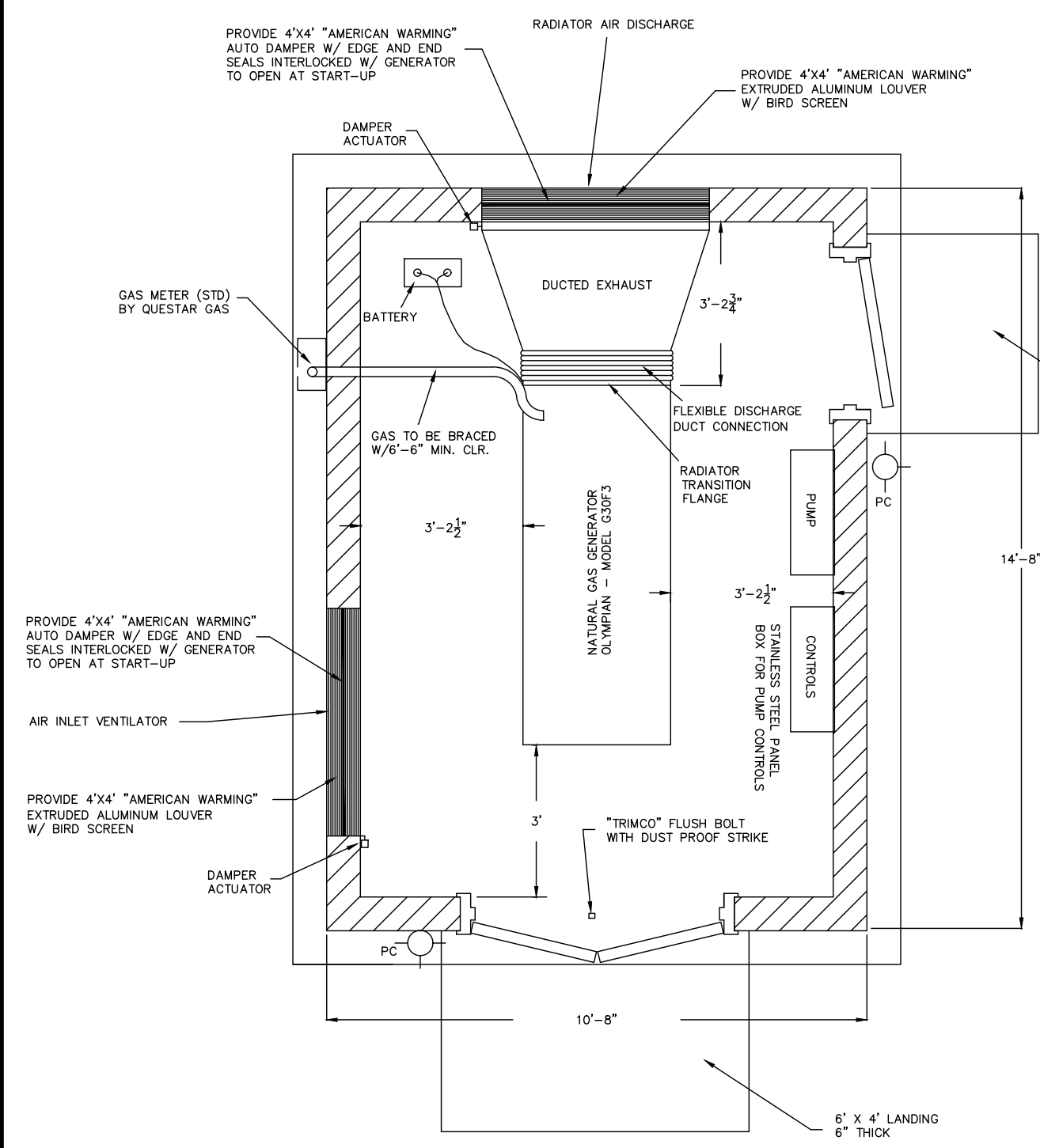
FOUNDATION DETAIL
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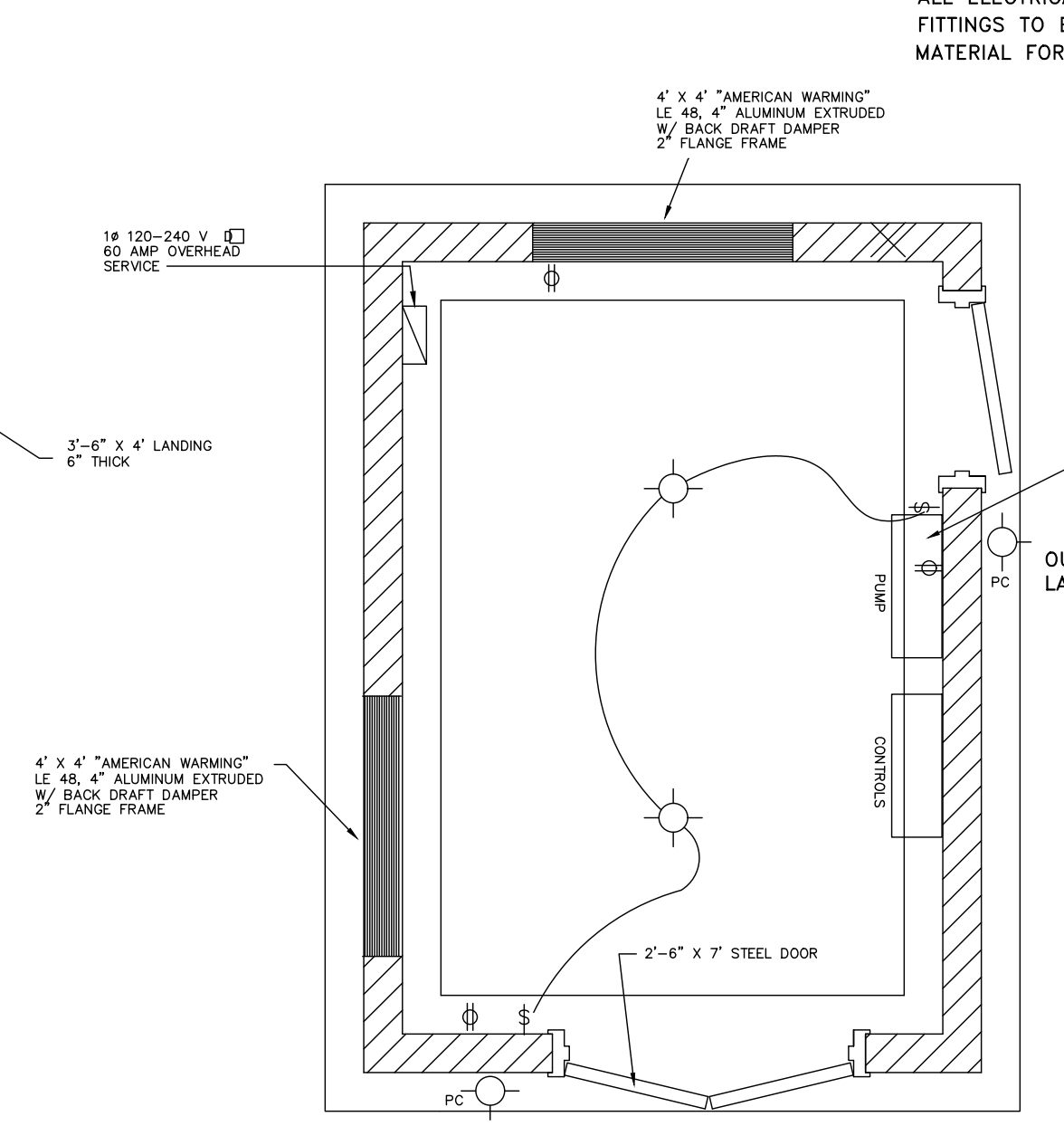
ROOF DETAIL
NTS (ALTERNATE OPTION)



METER VAULT DETAIL
NTS

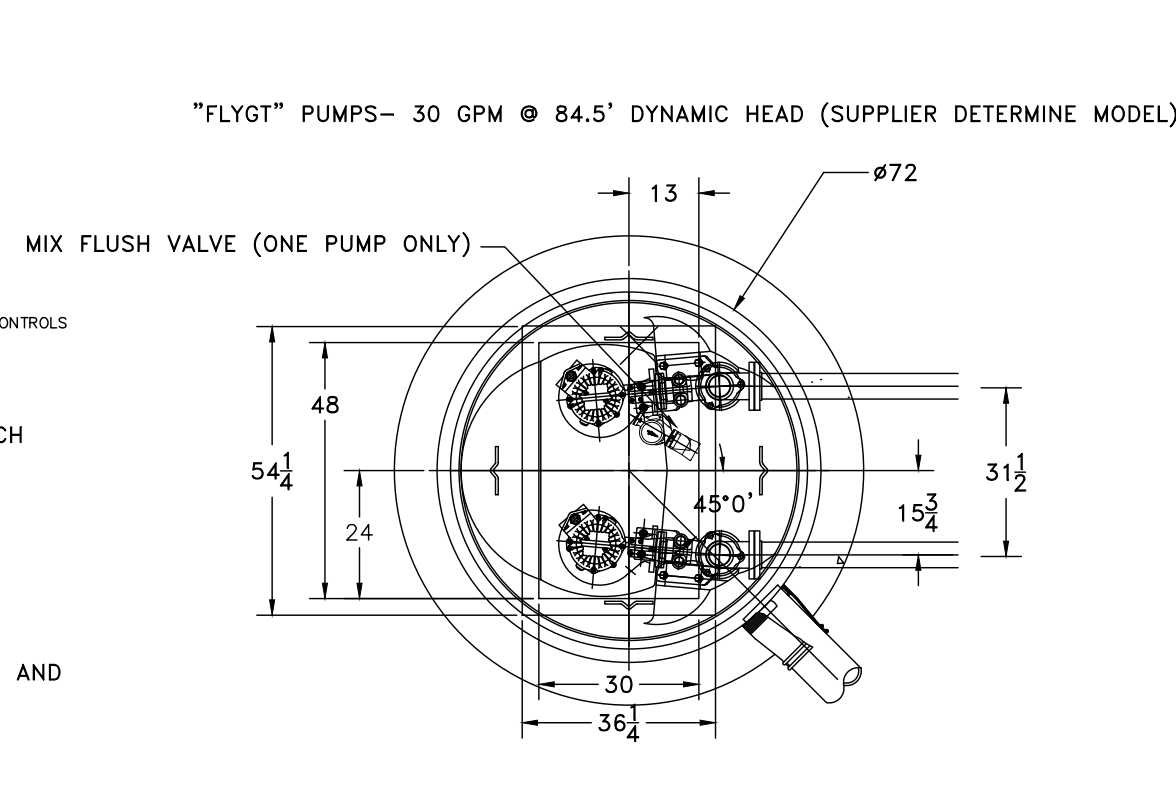


FLOOR PLAN
NTS

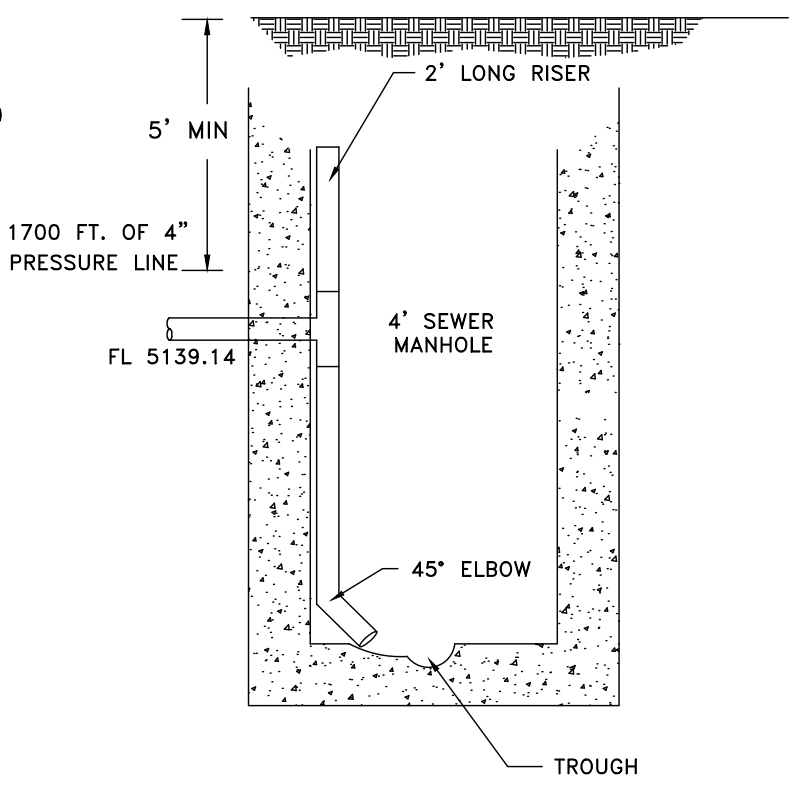


UTILITY PLAN
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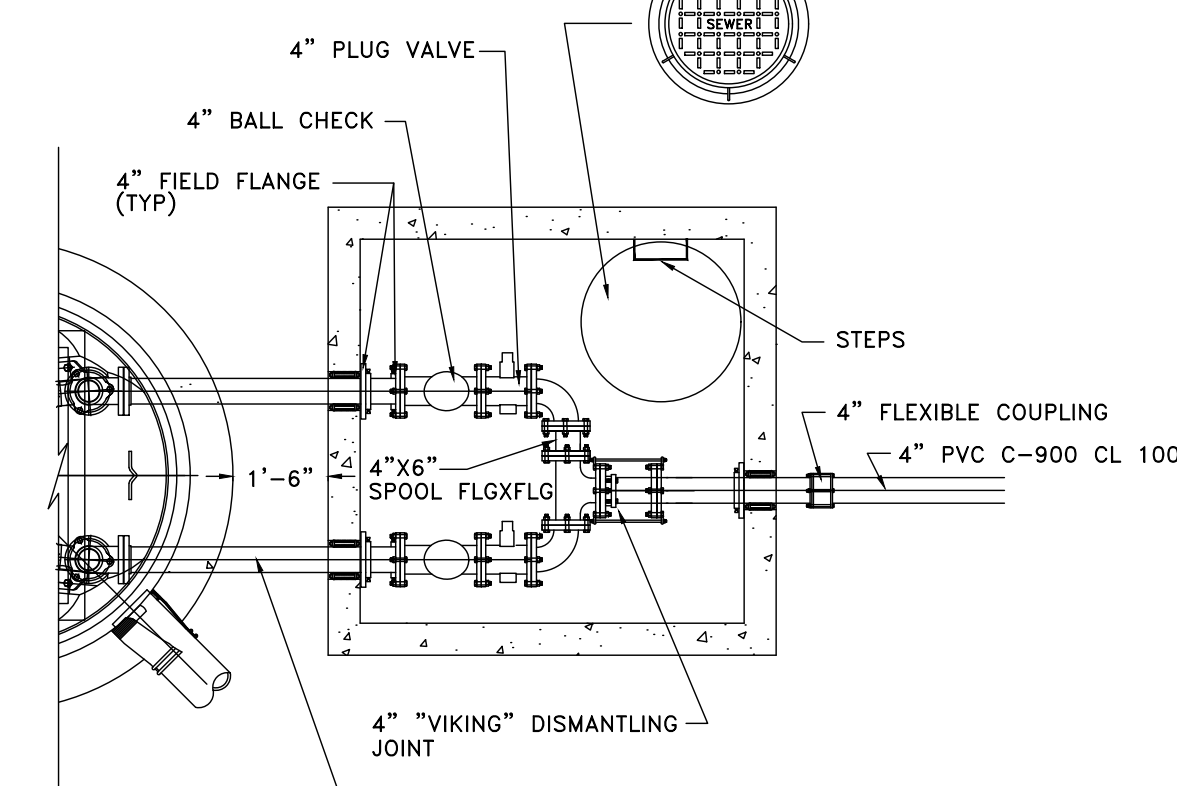
NOTE:
ALL ELECTRICAL FIXTURES, CONDUIT &
FITTINGS TO BE MADE OF NON-CORROSIVE
MATERIAL FOR BUILDING INSIDE



SEWER LIFT PLAN
NTS

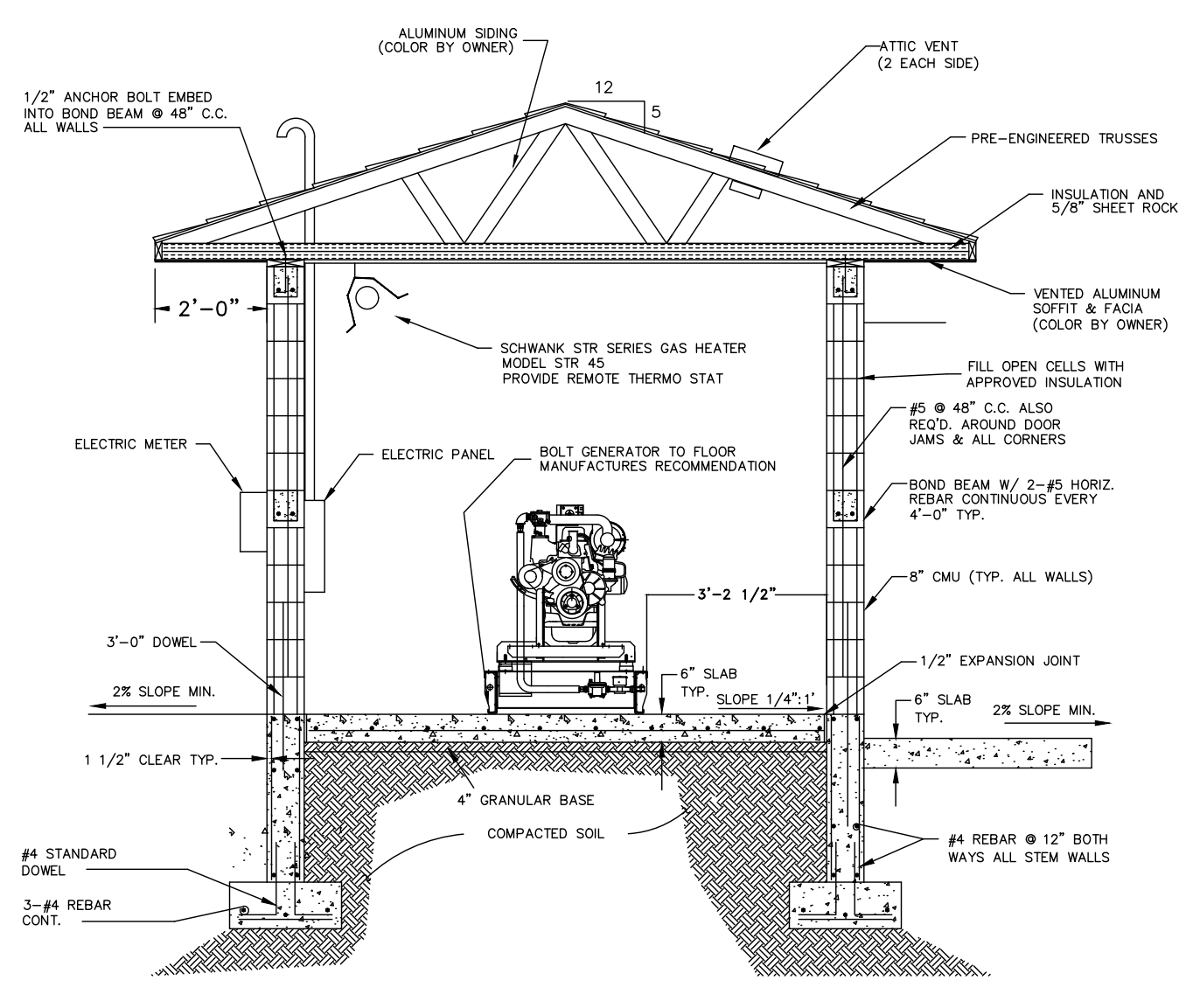


**SEWER PRESSURE LINE-MANHOLE
CONNECTION DETAIL**
NTS

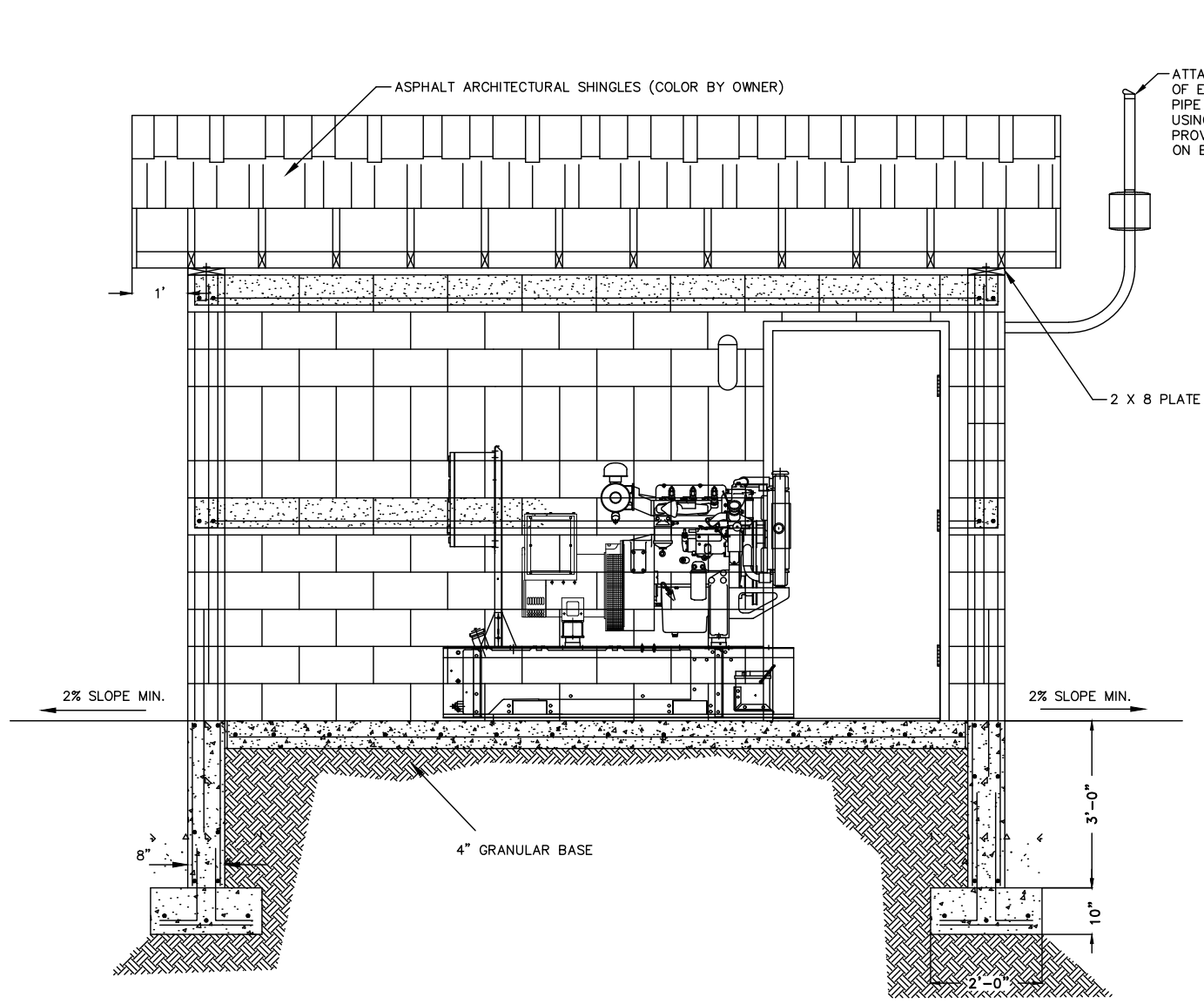


METER VAULT PLAN
NTS

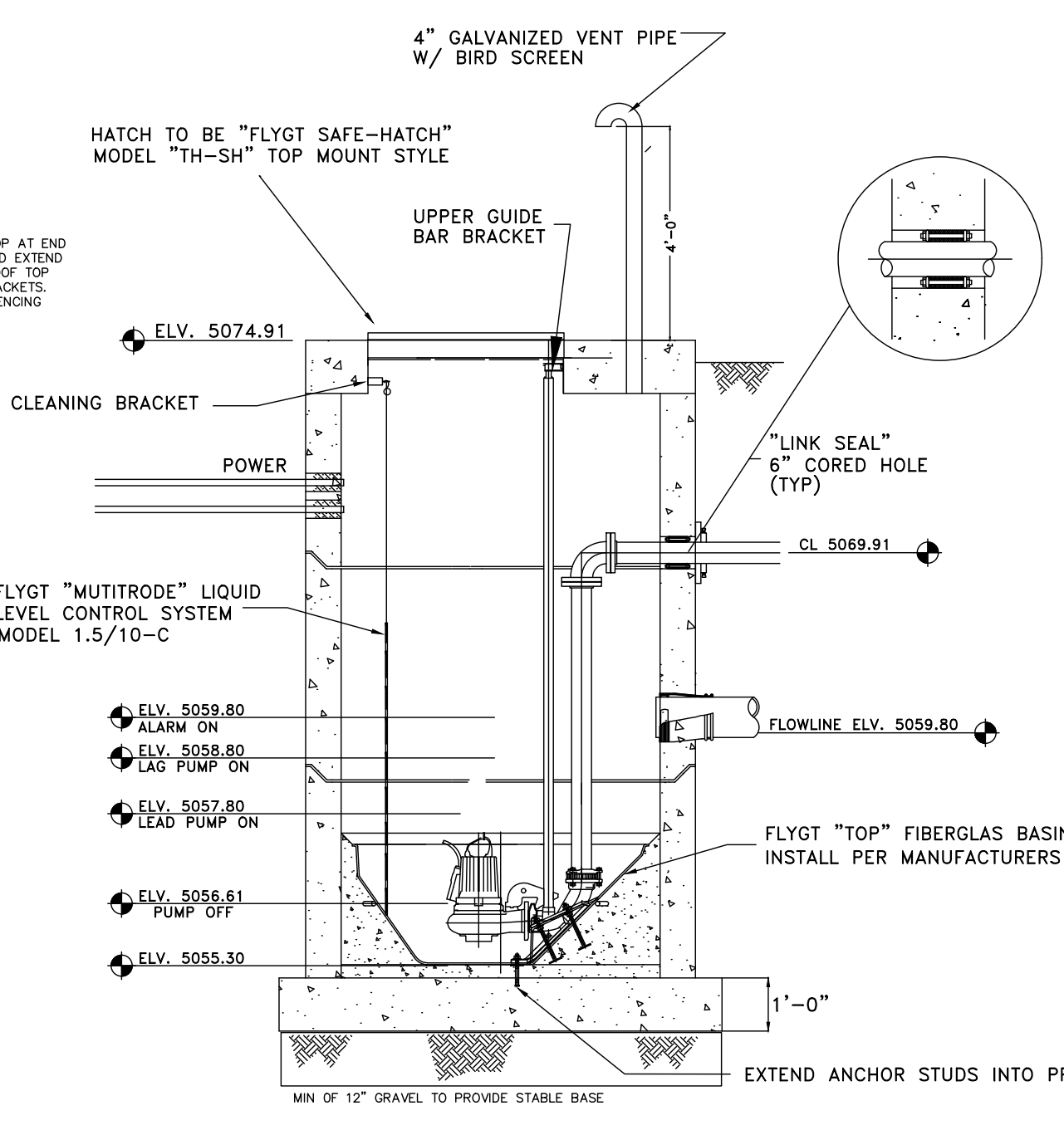
NOTE: LIFT STATION AND VAULT TO BE BACKFILLED WITH IMPORTED
GRANULAR MATERIAL AND COMPACTED TO 90% DRY DENSITY IN
ACCORDANCE W/ ASTM D-1557.



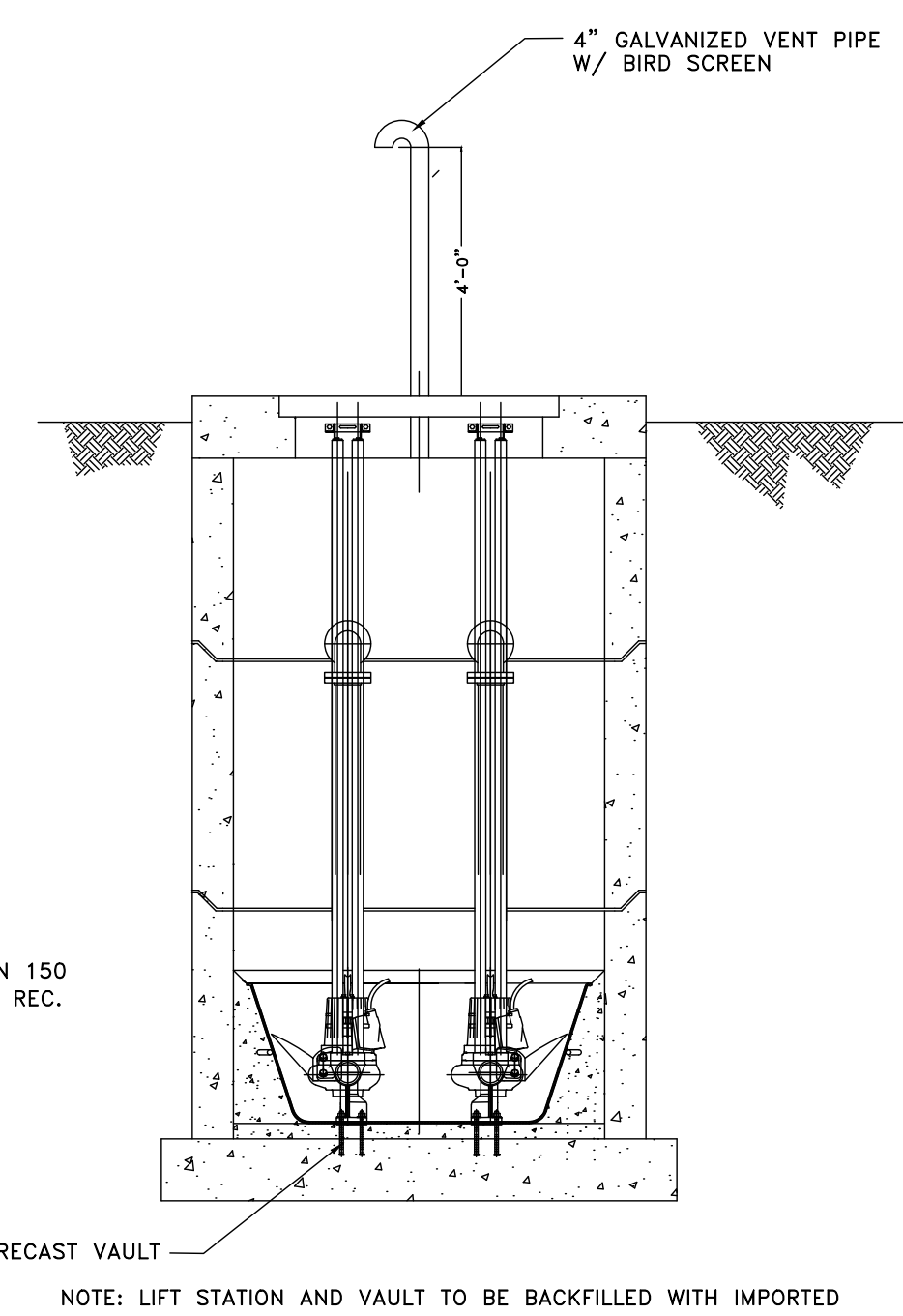
BUILDING SECTION
NTS



BUILDING PROFILE
NTS



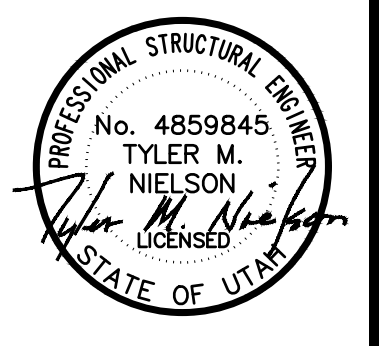
SEWER LIFT PROFILE
NTS



SEWER LIFT PROFILE
NTS

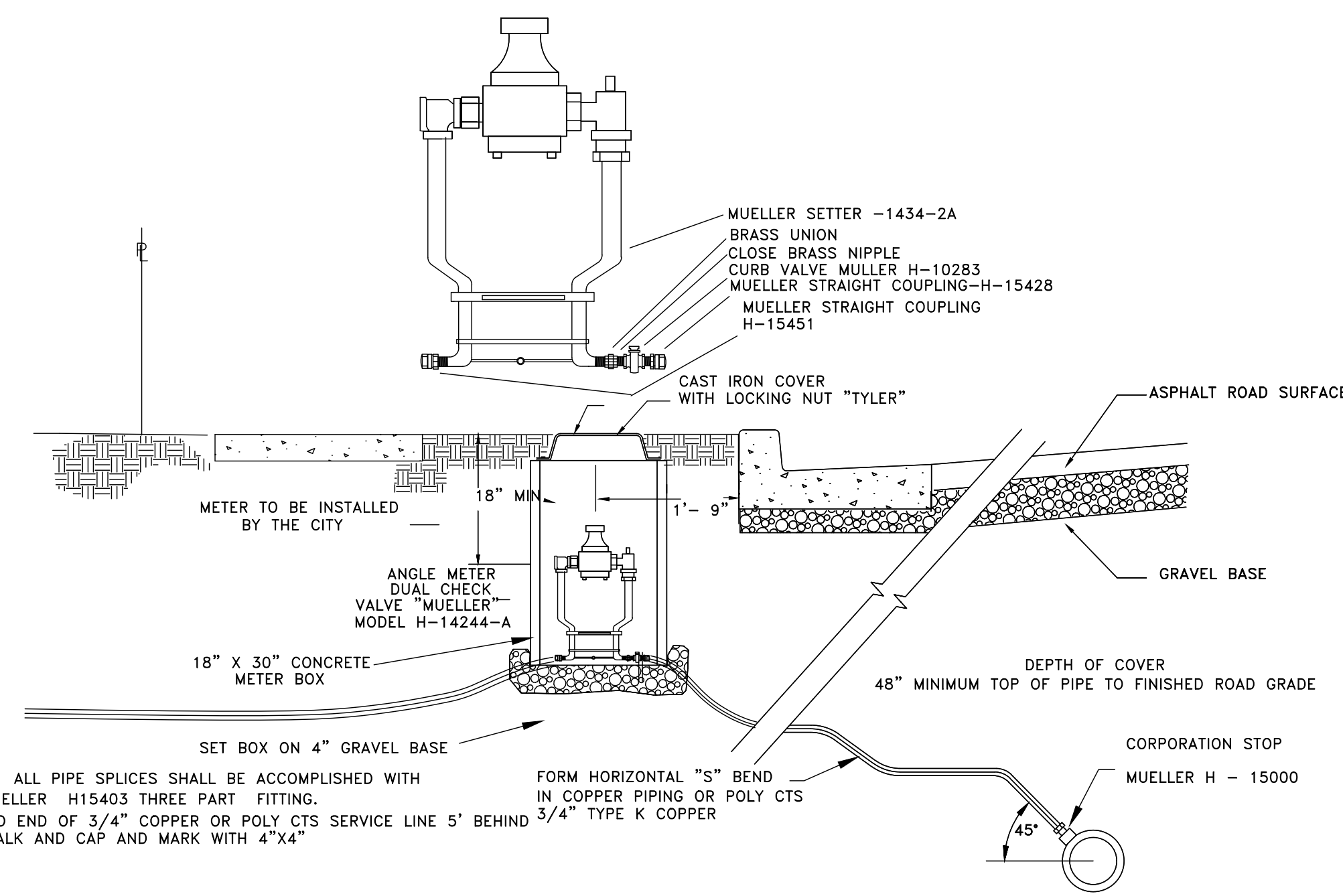
NOTE: LIFT STATION AND VAULT TO BE BACKFILLED WITH IMPORTED
GRANULAR MATERIAL AND COMPACTED TO 90% DRY DENSITY IN
ACCORDANCE W/ ASTM D-1557.

SCALE (AS NOTED)	DATE 2-6-2007	DESIGN TEAM	DRAWN BBD	CHECKED TMM
REVISIONS	DESCRIPTION			
DATE				



SEWER LIFT STATION DETAILS
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT
OPHEIKENS AND COMPANY
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0203 FAX: 801-476-0066



NOTE: ALL PIPE SPLICES SHALL BE ACCOMPLISHED WITH A MUeller H15403 THREE PART FITTING. EXTEND END OF 3/4" COPPER OR POLY CTS SERVICE LINE 5' BEHIND 3/4" TYPE K COPPER SIDEWALK AND CAP AND MARK WITH 4"x4"

TYPICAL 3/4" WATER LINE CONNECTION

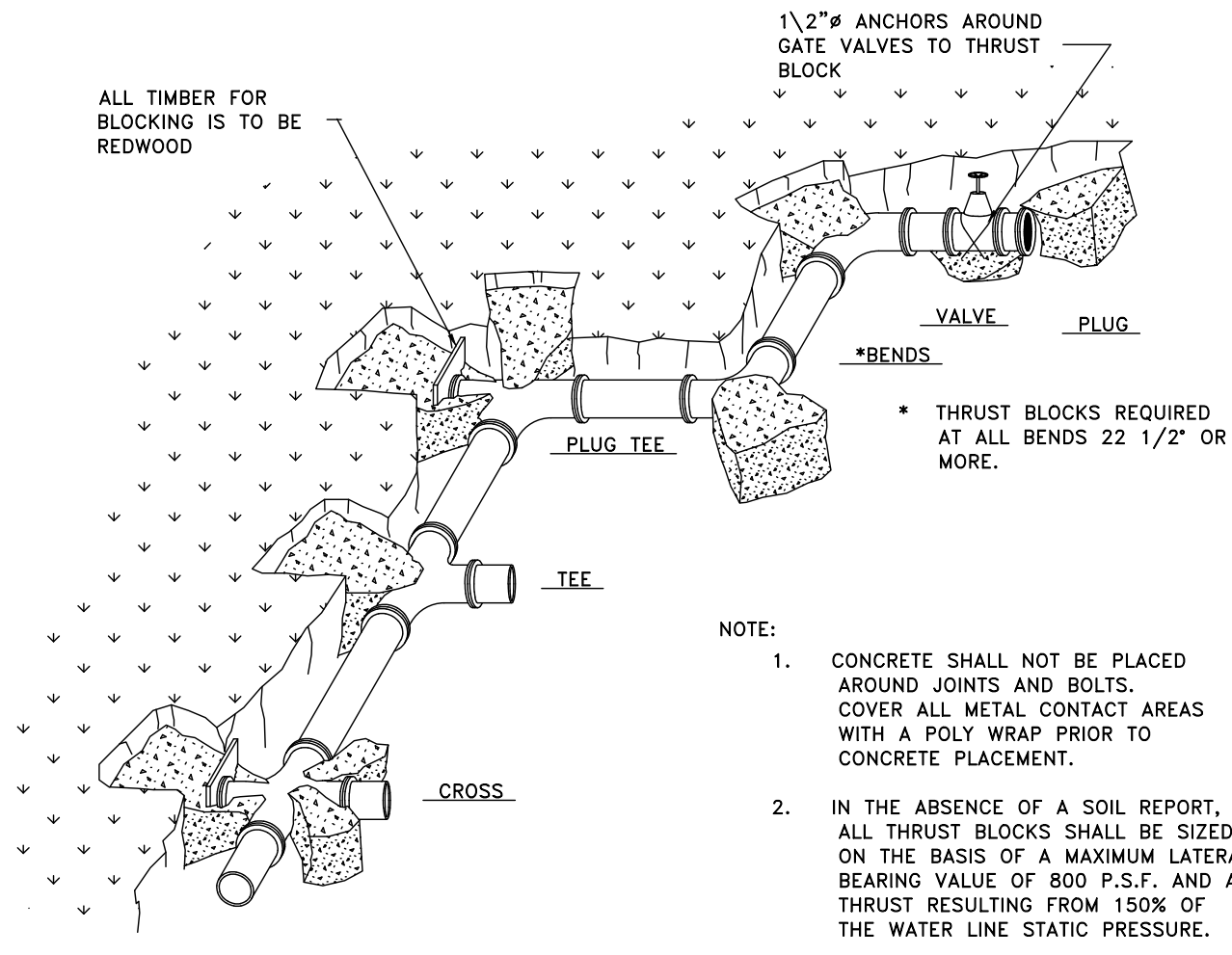


TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

SIZE	BENDS					TEES*	GATE VALVES	DEAD ENDS	CROSSW/ BRANCH PLUGGED	CROSSW/ 2 BRAN. PLUGGED
	90°	45°	22 1/2°	11 1/4°	11 1/4°					
3	1.0	0.0	0.3	0	0.7	0.5	0.7	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0	102.0

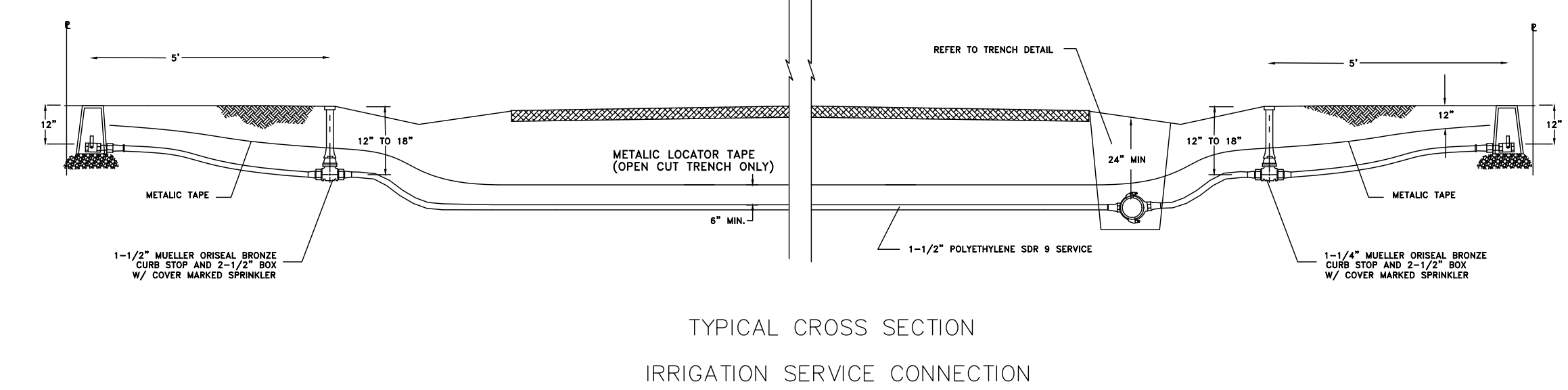
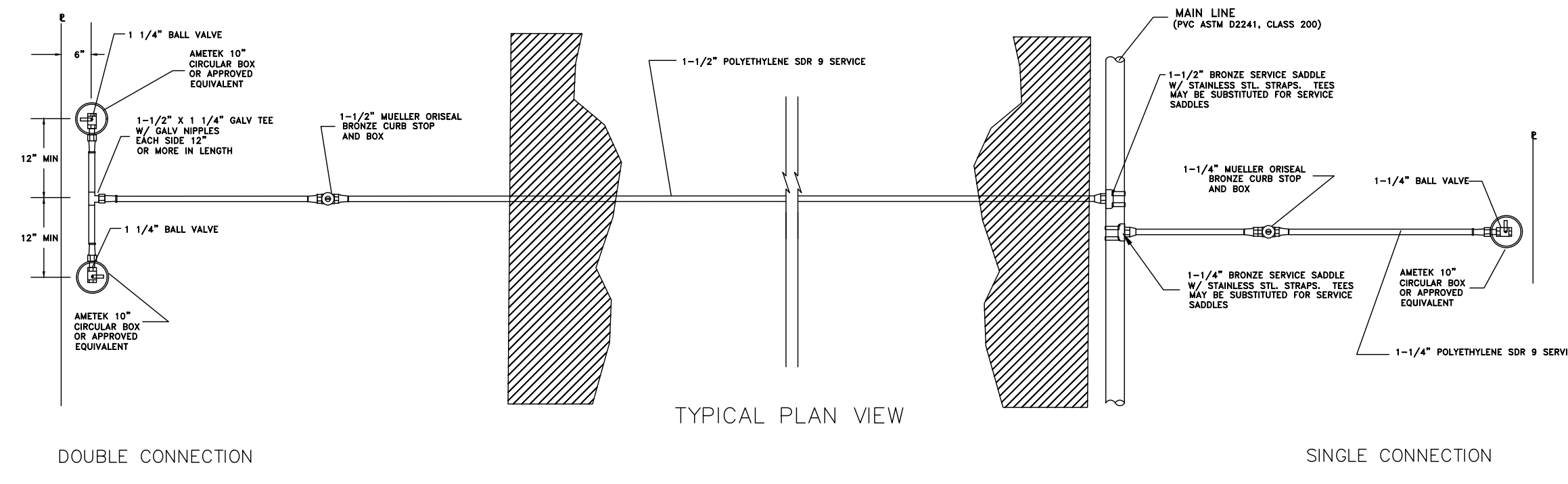
*SIZE IS BRANCH SIZE.

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

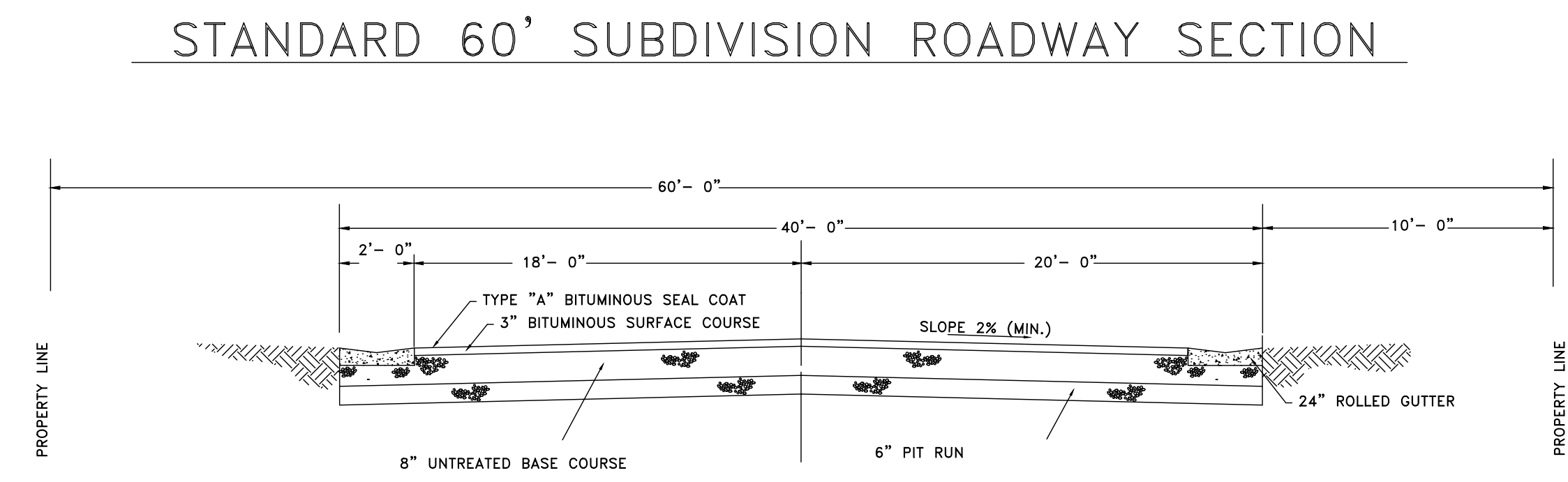
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

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

THRUST BLOCKING

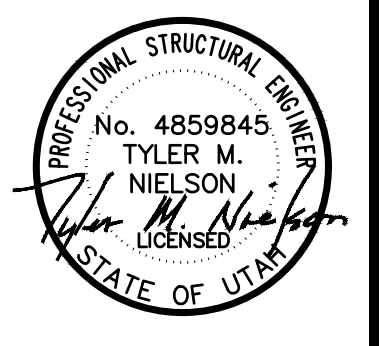


- NOTES:
- SERVICES MAY BE TUNNELED OR JETTED UNDER PAVEMENT AREAS. AREAS REQUIRING SURFACE CUTTING SHALL REQUIRE SURFACE RESTORATION.
 - IF TAPPING SADDLES ARE USED, METHOD OF SAWING/DRILLING TAP HOLES, TYPE OF SADDLE AND INSTALLATION PROCEDURES MUST BE APPROVED.
 - POLYETHYLENE PIPE SHALL BE SDR 9 - PE 3408 MANUFACTURED TO MEET THE REQUIREMENTS OF ASTM D-2737.
 - P.V.C. PIPE SHALL BE ASTM D2241, CLASS 200.
 - NO "0" - RING SADDLES.
 - ALL CONNECTIONS SHALL BE MADE WITH MUeller 110 COMPRESSION CONNECTIONS.



SCALE (AS NOTED) DATE 2-6-2017 DESIGN TMM DRAWN BBD CHECKED TMM

REVISIONS DESCRIPTION DATE



DETAILS

EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT

OPHEIKENS AND COMPANY

EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING

CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING

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