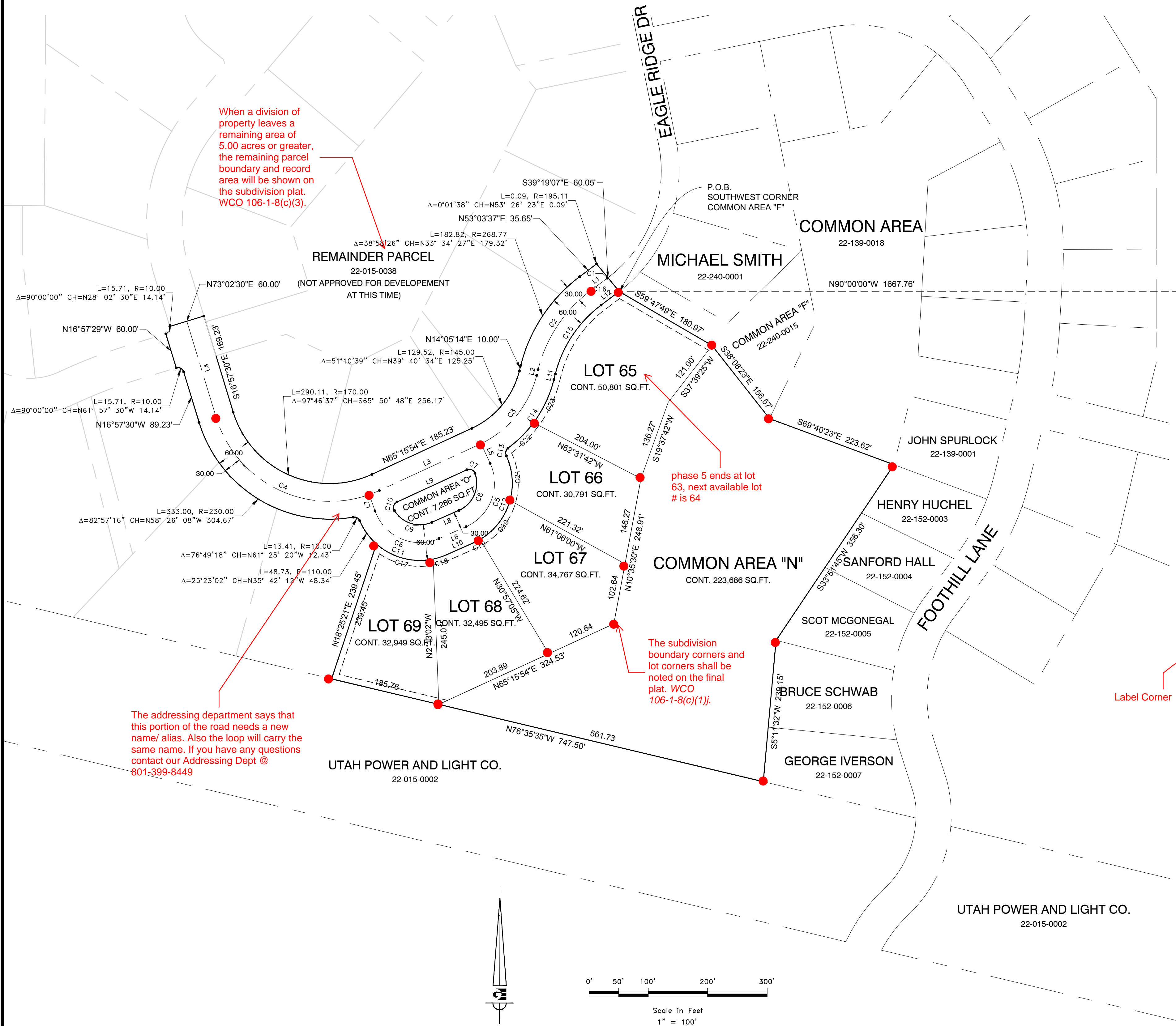


# EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6

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

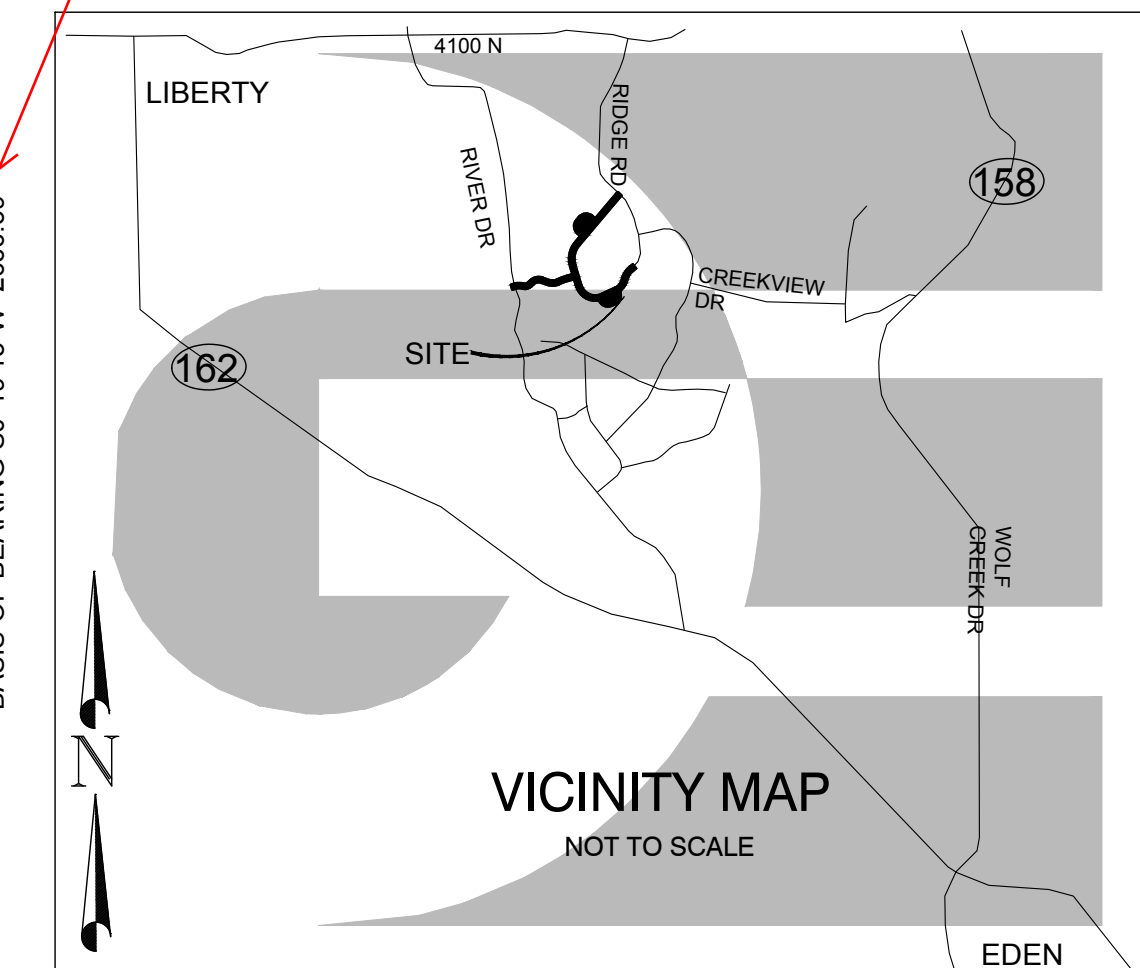
### BOUNDARY DESCRIPTION

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 00°00'00" WEST 1867.78 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 309.97 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°01'38". 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.



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%



### 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.

Section 17-23-20 is final lot entity plat. The correct section is 17-23-17.

**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 THROUGHFARES 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: \_\_\_\_\_

### 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.

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. WCO 106-1-8(c)(1)(k)(iii), UCA 17-23-17(4)(a)(iii)

- ### 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
- ZONE RE-20/AV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 10', SIDE FACING STREET 20', REAR 30'.
  - 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.
  - 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.

STAMP \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

<b>WEBER COUNTY SURVEYOR</b> 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	<b>WEBER COUNTY ATTORNEY</b> 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	<b>WEBER COUNTY ENGINEER</b> 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	<b>WEBER COUNTY COMMISSION ACCEPTANCE</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLICS 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	<b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 2017. _____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION	<b>WEBER - MORGAN HEALTH DEPARTMENT</b> 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	<b>COUNTY RECORDER</b> ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
--	---	--	--	---	--	---

DEVELOPER: ORLUFF OPHEIKENS  
933 WALL AVENUE,  
OGDEN, UT 84404  
801-621-1839

S1  
2

GARDNER ENGINEERING

CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING

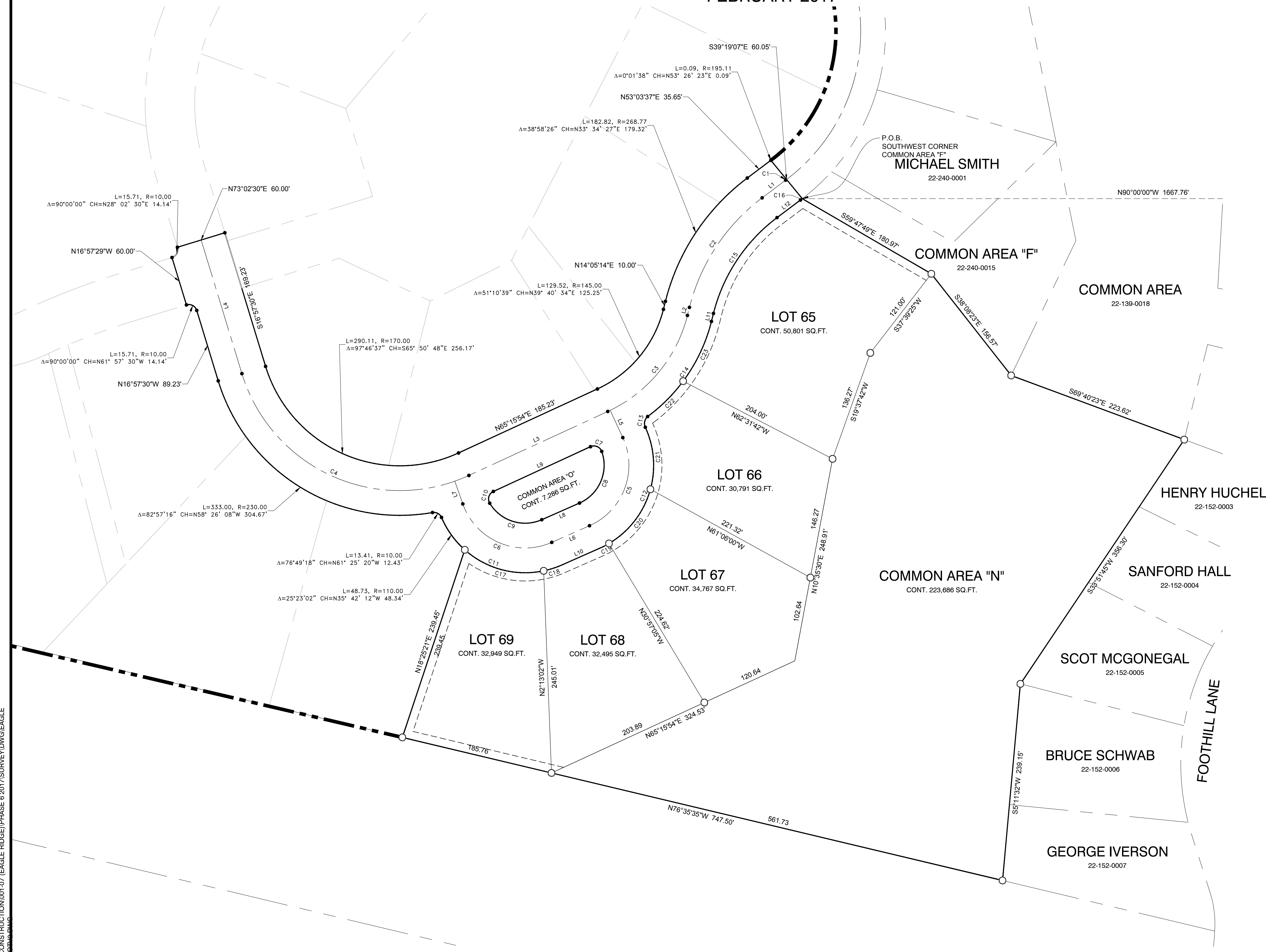
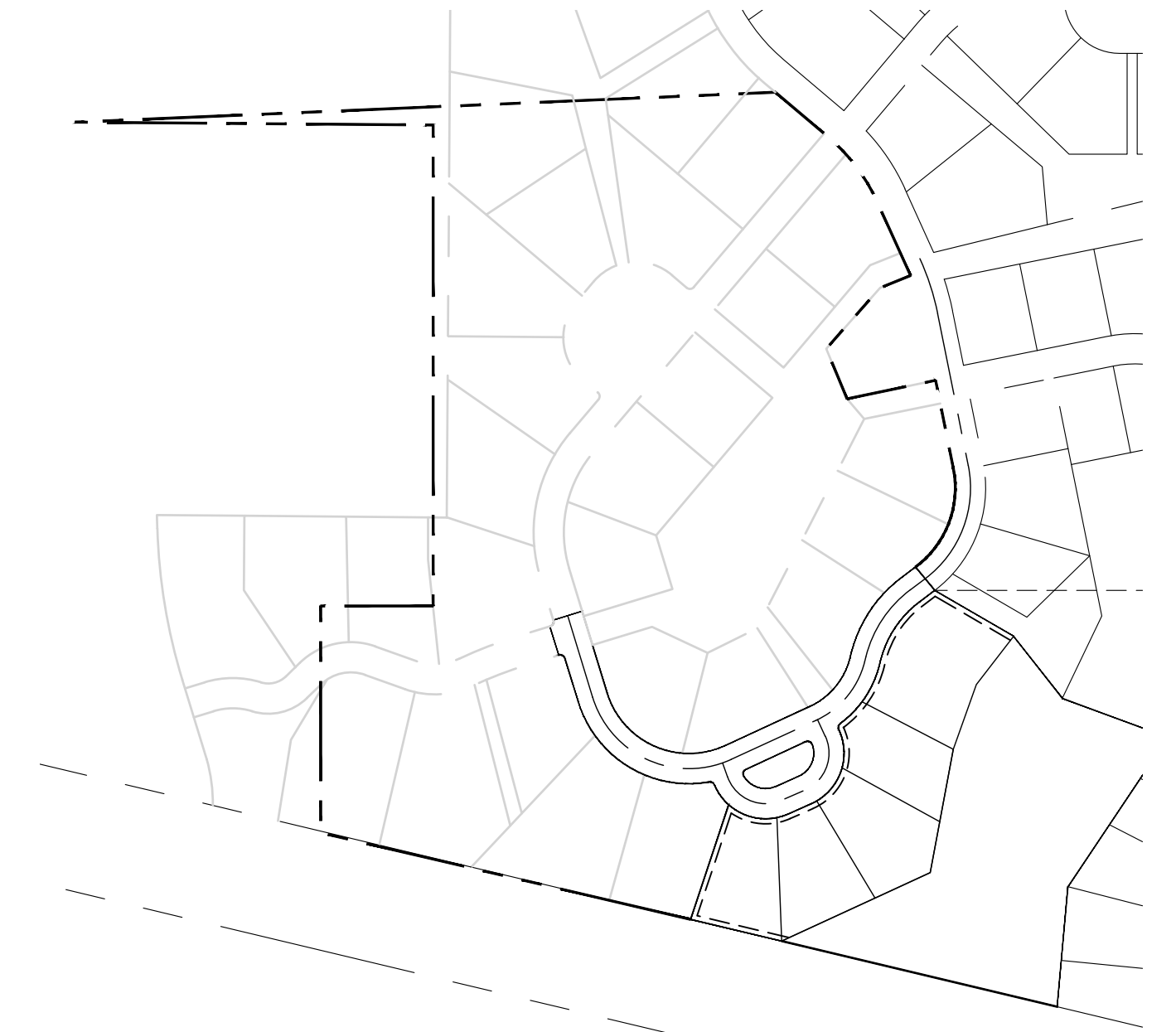
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

R:\0101 - R&O CONSTRUCTION\0101 - EAGLE RIDGE\PHASE 6\2017 SURVEY\DWG\EAGLE RIDGE PH 6 1 LOT\VL.DWG

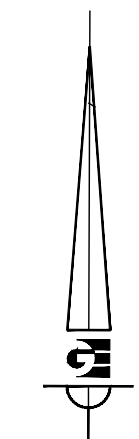
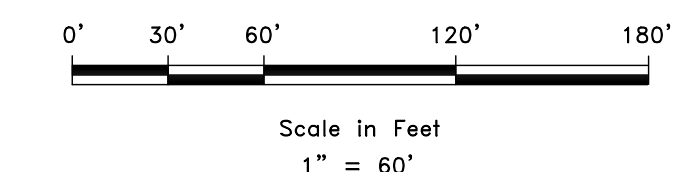
# EAGLE RIDGE CLUSTER SUBDIVISION PHASE 6

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 \_\_\_\_\_

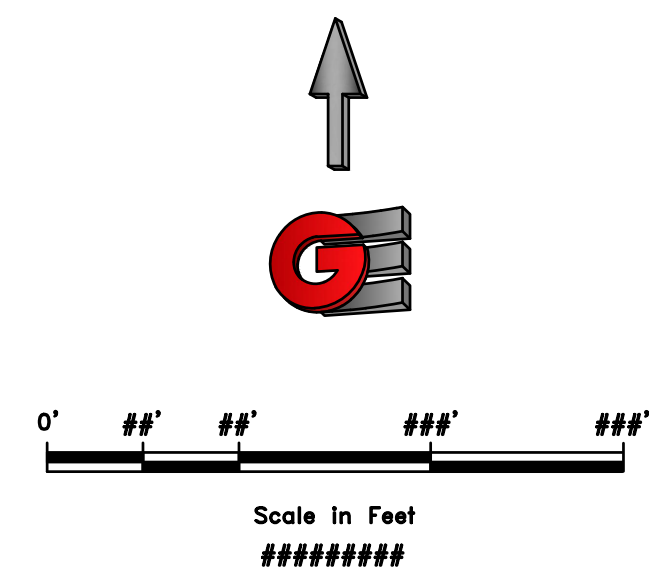
BY: \_\_\_\_\_

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

PLOT: 1802 COMMUNITIES 07 Eagle Ridge Phase 6 2017 Survey DWG Eagle Ridge Cluster Phase 6.dwg 2/28/2017 10:31:51 AM AutoCAD 2011 (User: D:\Documents\1802)

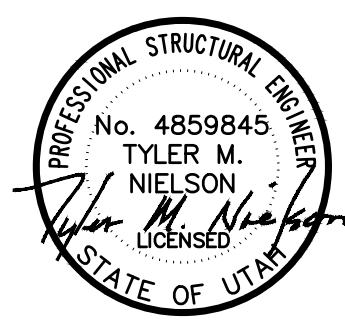


NOTE:  
 THE LOCATION OF EXISTING UTILITIES AND OTHER IMPROVEMENTS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL THE IMPROVEMENTS SHOWN OR NOT SHOWN ON THE PLANS.



SCALE	1"=40' REF
DATE	2-6-2007
DESIGN	TJM
DRAWN	BSD
CHECKED	TJM

REVISIONS	DESCRIPTION
DATE	

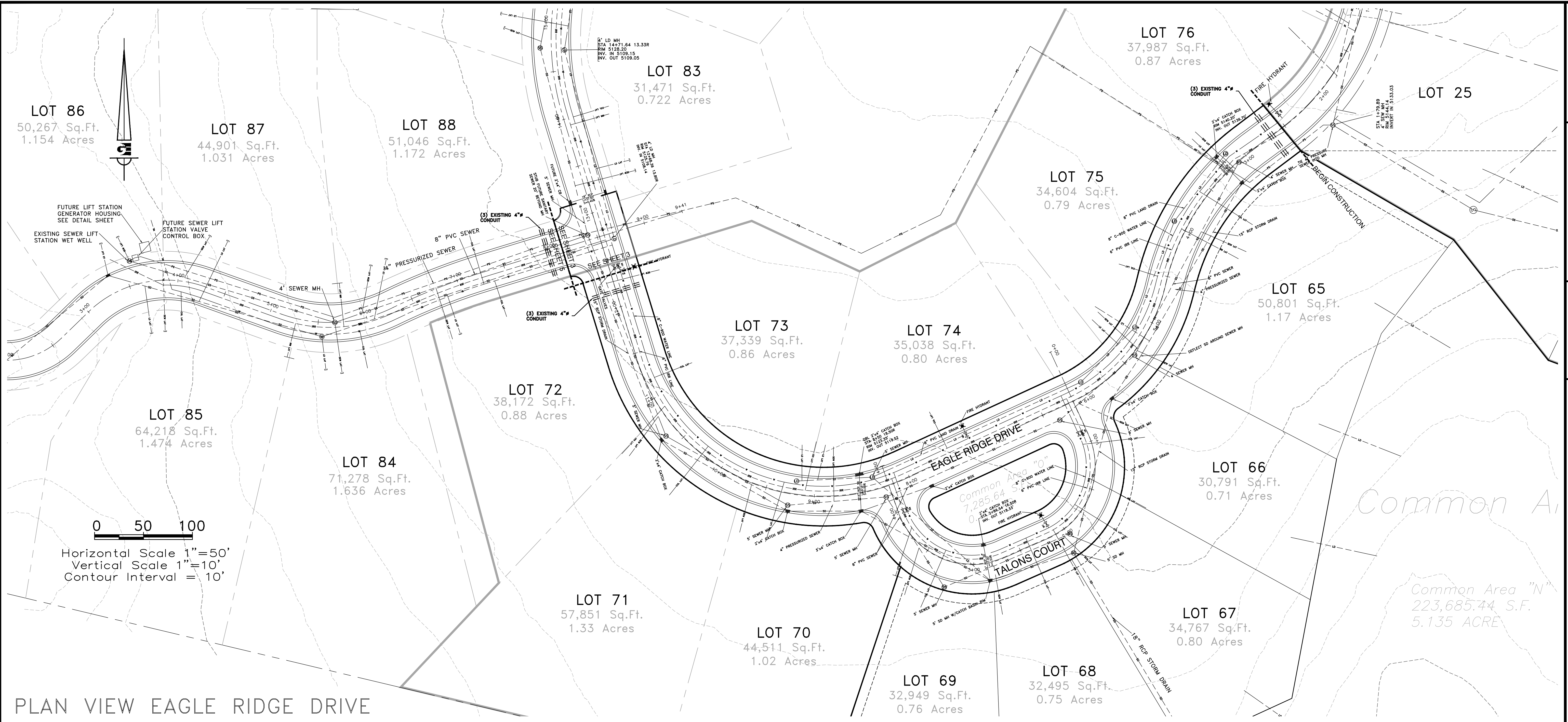


EXISTING IMPROVEMENTS - OVERALL MAP  
 EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT  
 OPHEIKENS AND COMPANY  
 EDEN, WEBER COUNTY, UTAH

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

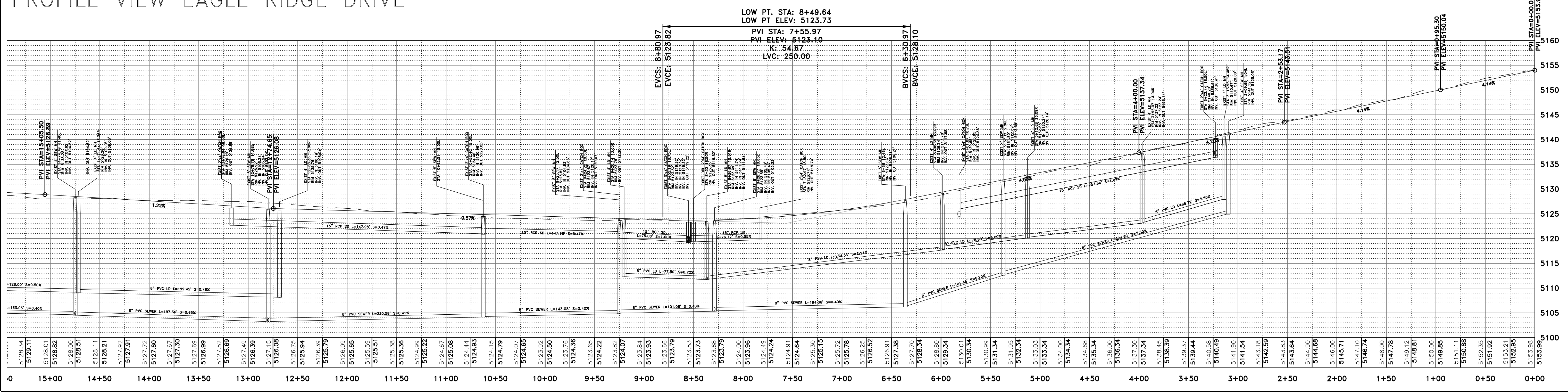
01  
11

F:\0311 - 182 Comm\031107 Eagle Ridge\031107 Eagle Ridge.dwg - 48 Jun 2007 12:13:13 PM, MUCAD.PLS (General Documentation)

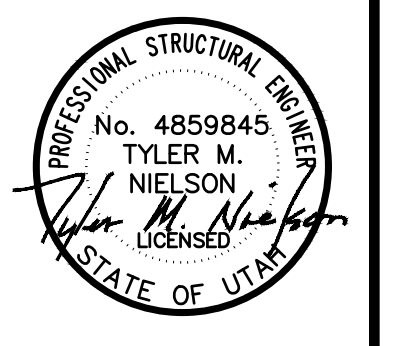


Horizontal Scale 1"=50'  
Vertical Scale 1"=10'  
Contour Interval = 10'

PLAN VIEW EAGLE RIDGE DRIVE  
PROFILE VIEW EAGLE RIDGE DRIVE



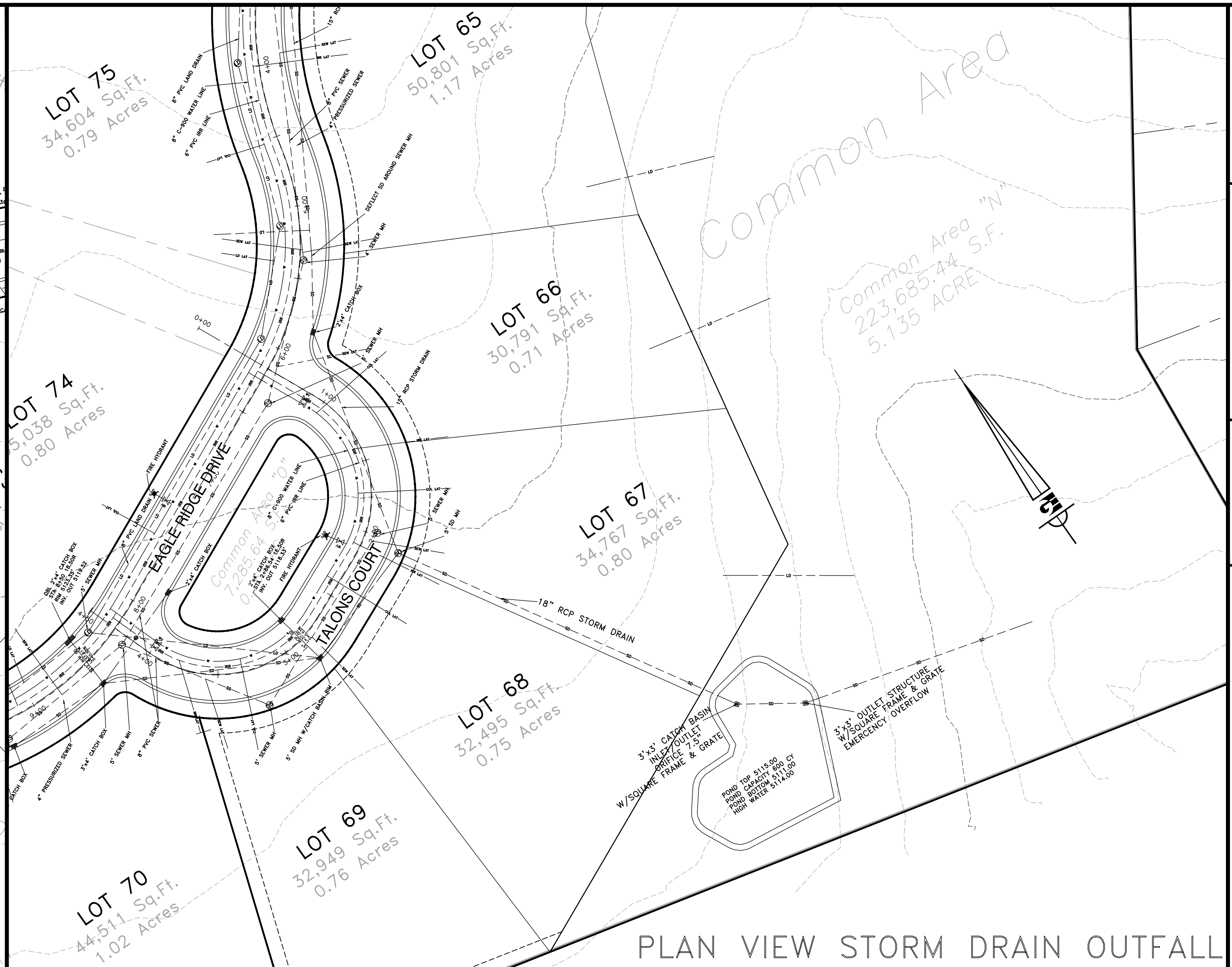
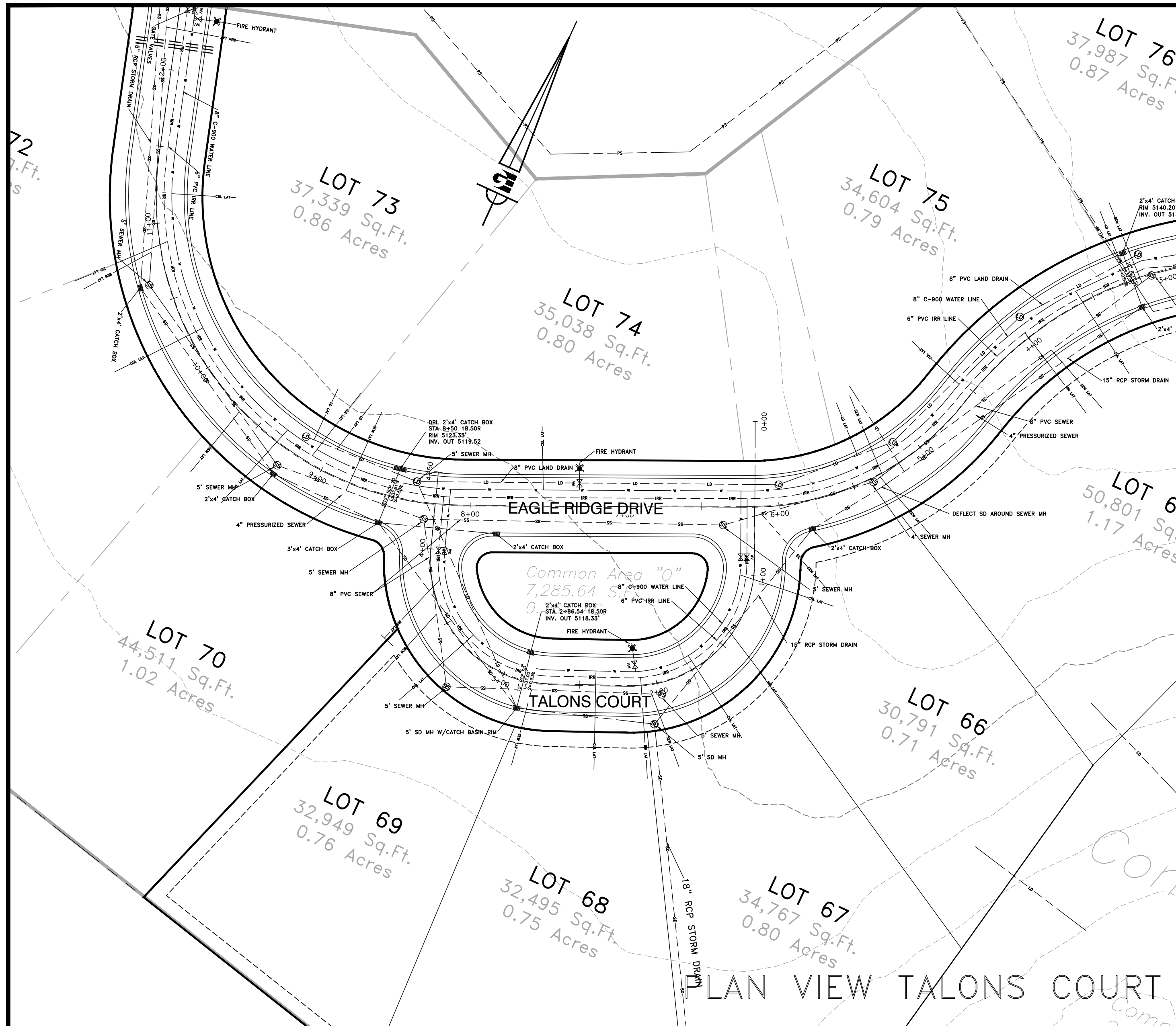
REVISIONS	DATE	DESCRIPTION



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

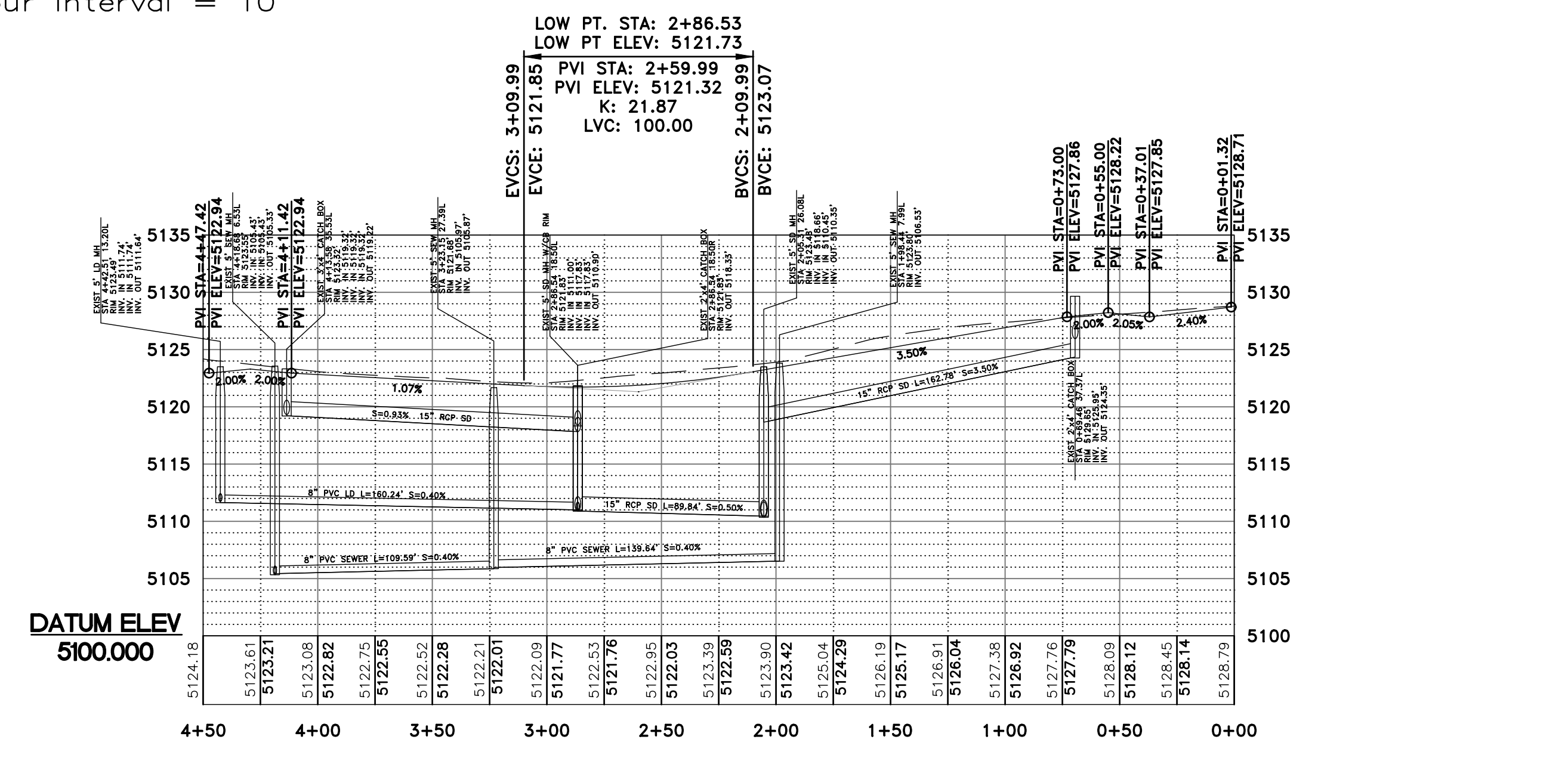
**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING

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



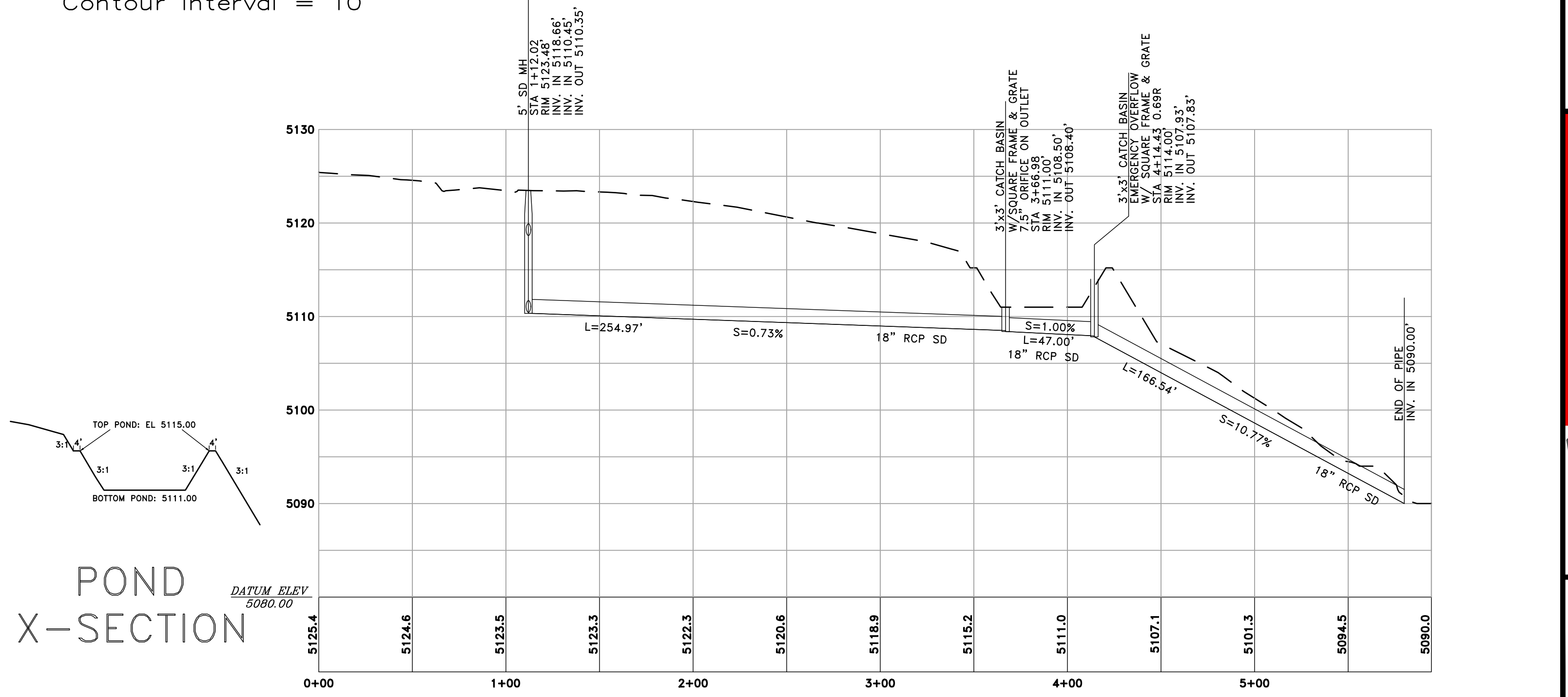
0 50 100  
 Horizontal Scale 1"=50'  
 Vertical Scale 1"=10'  
 Contour Interval = 10'

PROFILE VIEW TALONS COURT

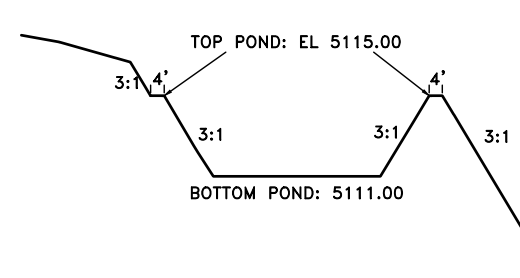


0 50 100  
 Horizontal Scale 1"=50'  
 Vertical Scale 1"=10'  
 Contour Interval = 10'

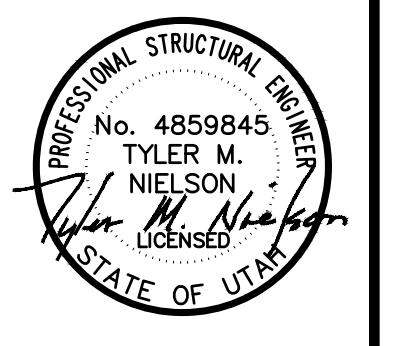
PROFILE VIEW STORM DRAIN OUTFALL



POND X-SECTION

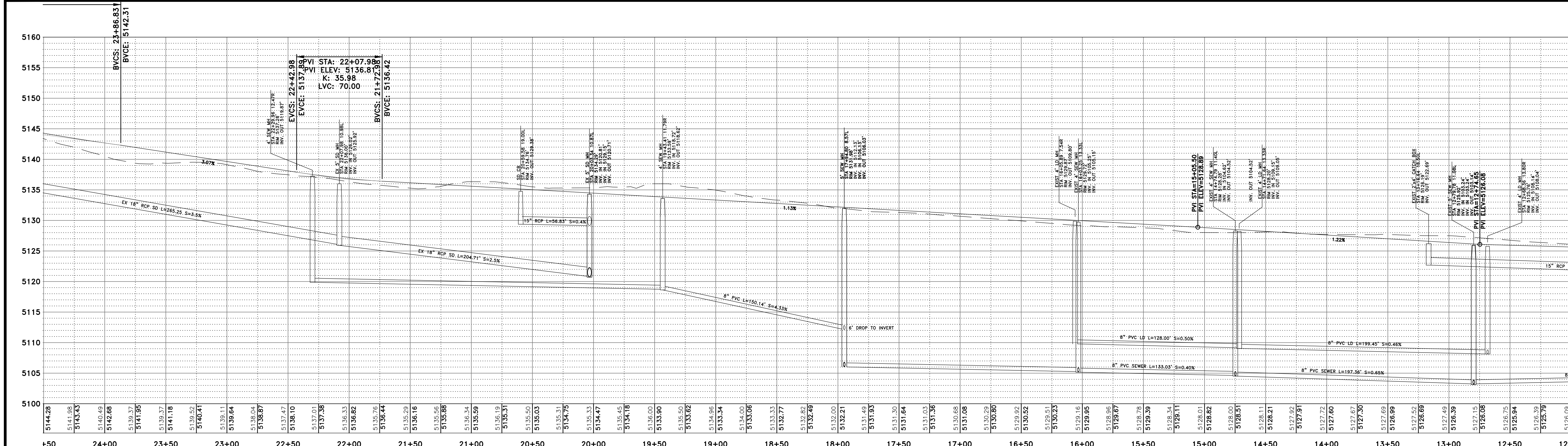
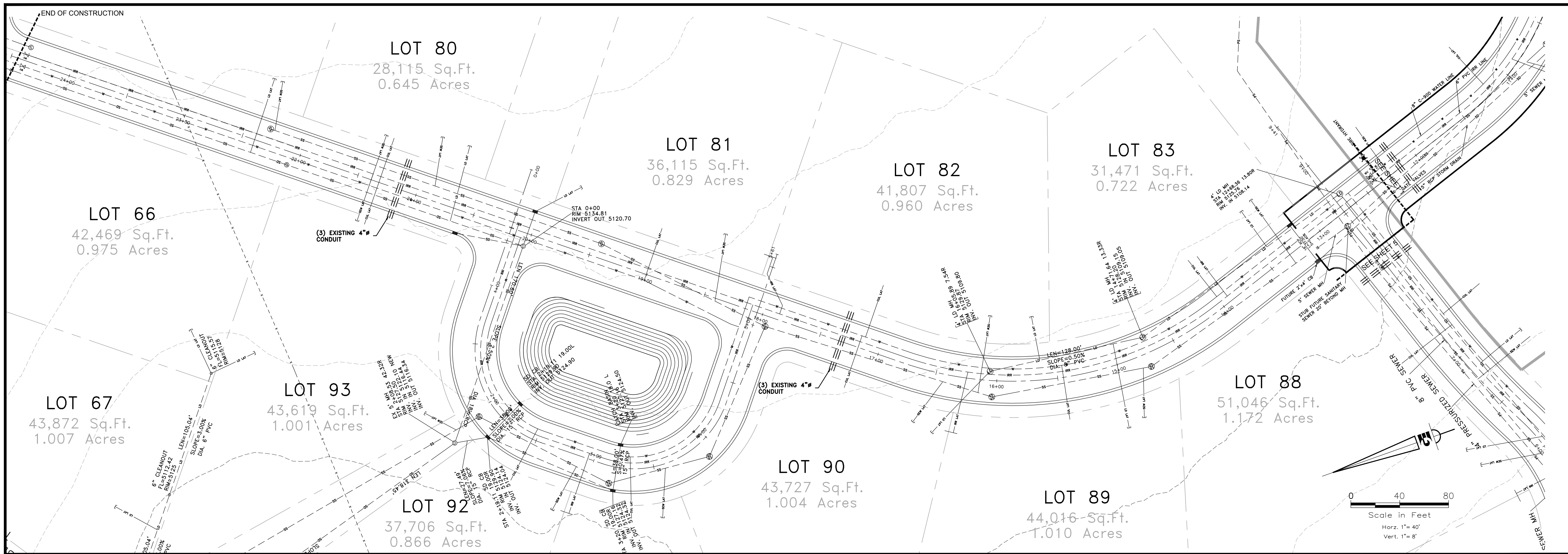


REVISIONS	DESCRIPTION
DATE	

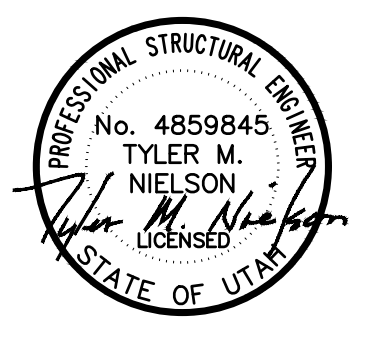


OPHEIKENS AND COMPANY  
 EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT  
 EAGLE RIDGE DRIVE - PLAN AND PROFILE  
 EDEN, WEBER COUNTY, UTAH





REVISIONS	DESCRIPTION



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

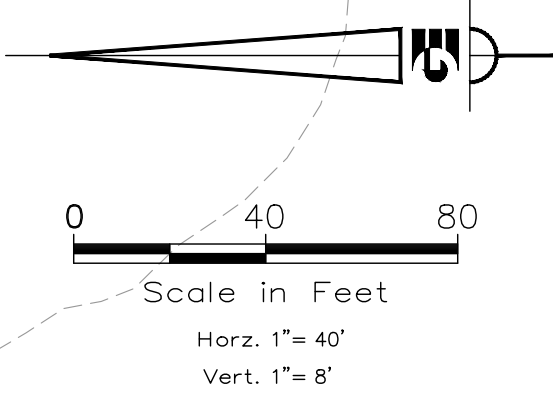
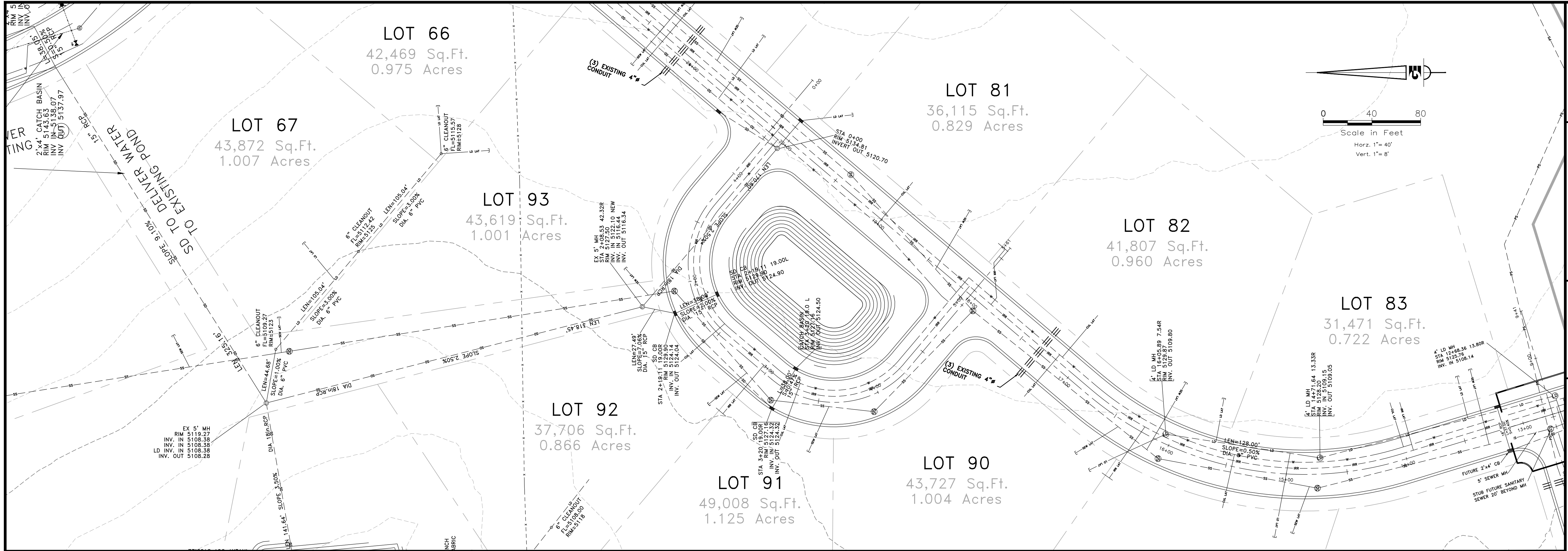


NOTICE:  
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

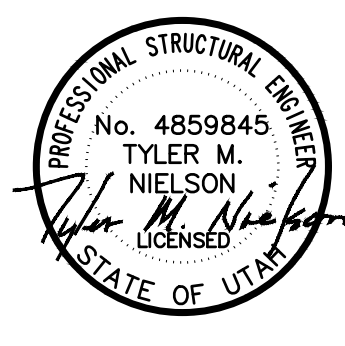
Call BLUE STAKES BEFORE YOU Dig

1-800-662-4111  
UNDERGROUND SERVICE USA

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



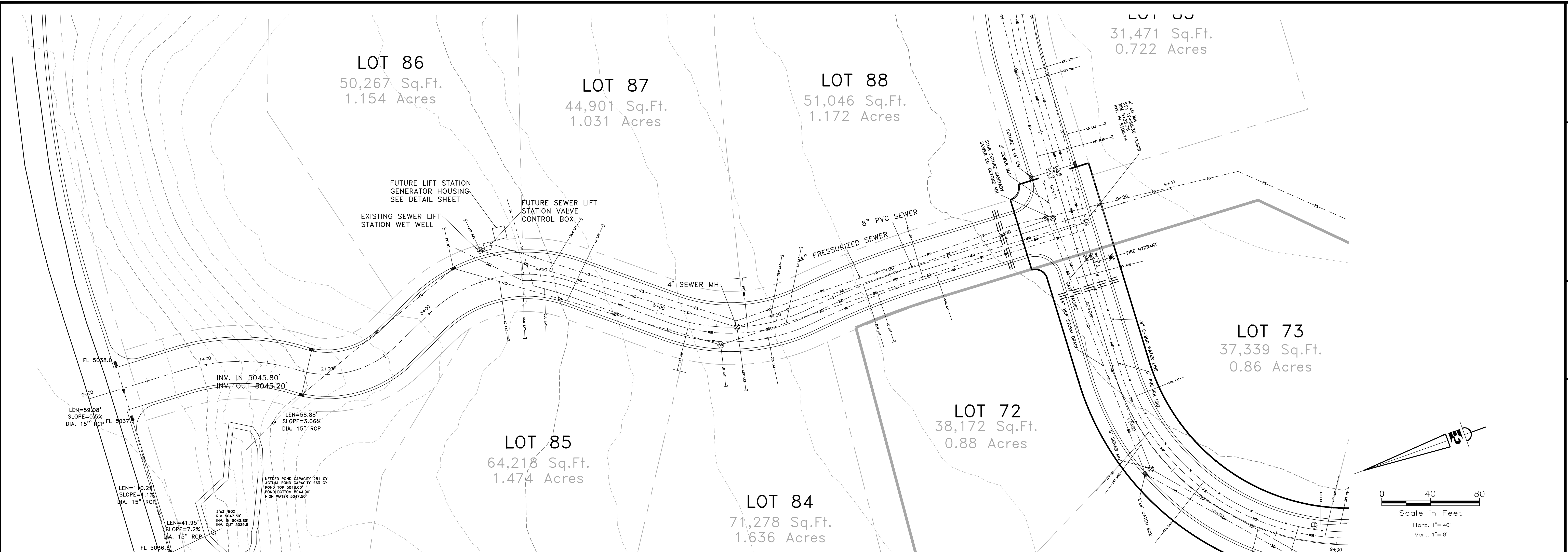
REVISIONS	DATE	DESCRIPTION



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

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

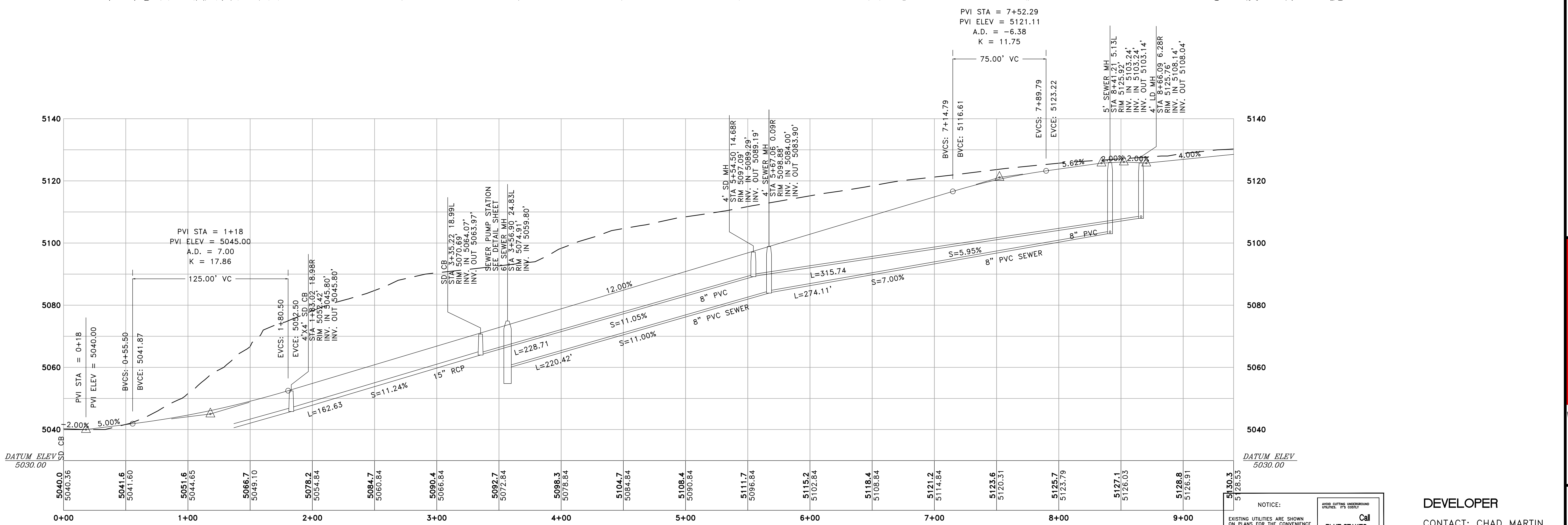
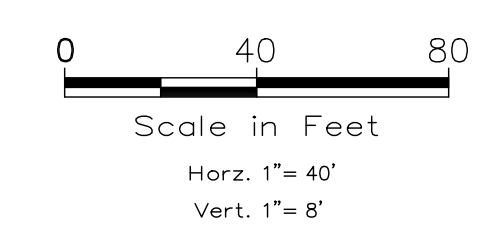
LOT 88  
51,046 Sq.Ft.  
1.172 Acres

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



PVI STA = 7+52.29  
PVI ELEV = 5121.11  
A.D. = -6.38  
K = 11.75

5" SEWER MH  
STA 8+41.21 5.13L  
RIM 5125.92  
INV. IN 5103.24  
INV. OUT 5103.14  
4" LD MH  
STA 8+66.09 6.28R  
RIM 5125.76  
INV. IN 5103.14  
INV. OUT 5108.04

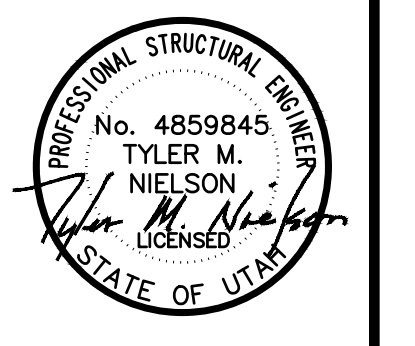
NOTICE:  
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

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

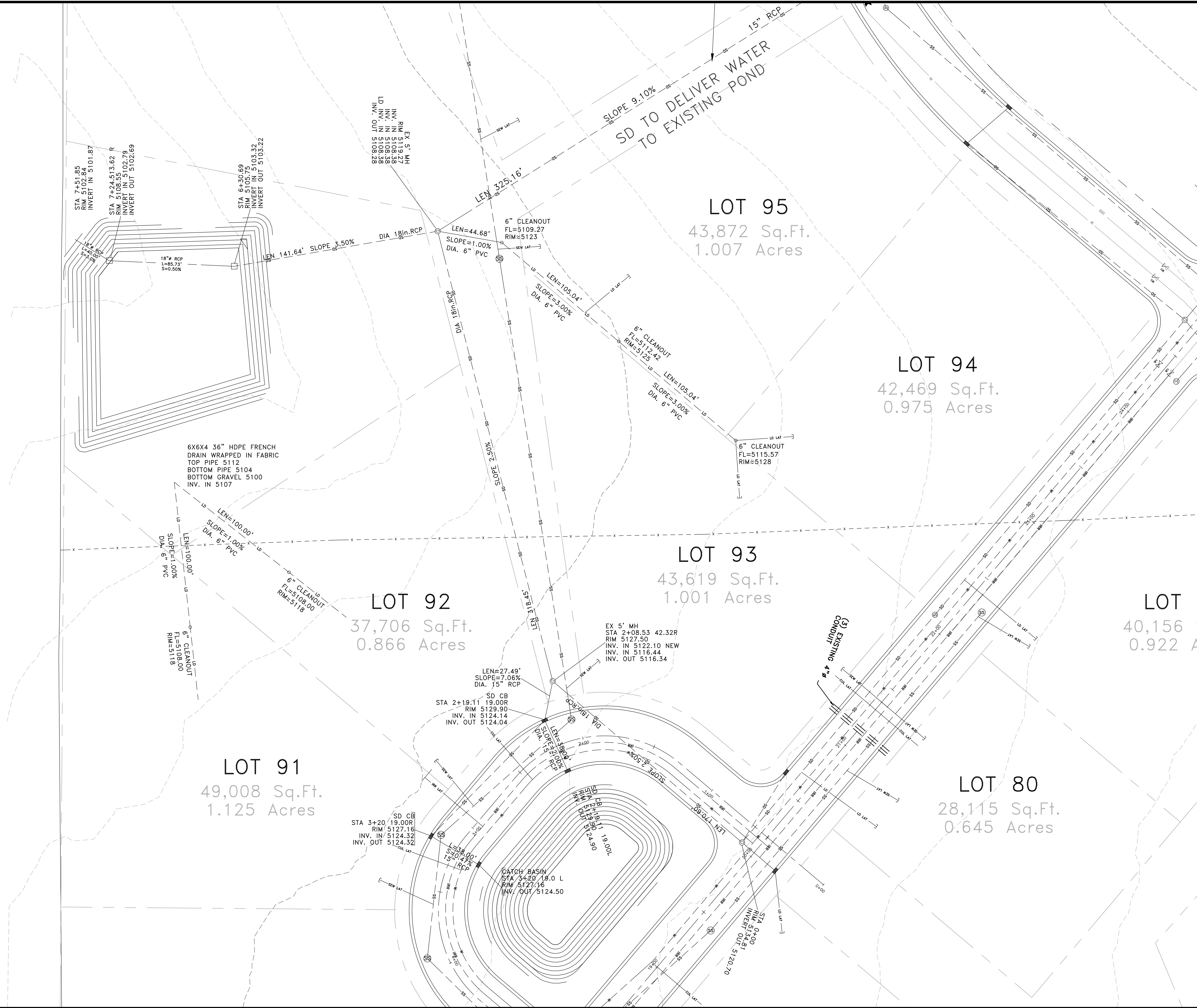
SCALE	DATE	DESIGN	DRAWN	CHECKED
SCALE 1/40_XREF	DATE 2-6-2017	DESIGN TMM	DRAWN BSD	CHECKED TMM



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

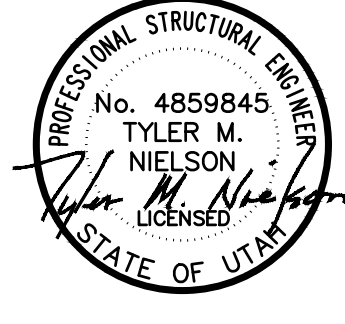
LOT 92  
37,706 Sq.Ft.  
0.866 Acres

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	



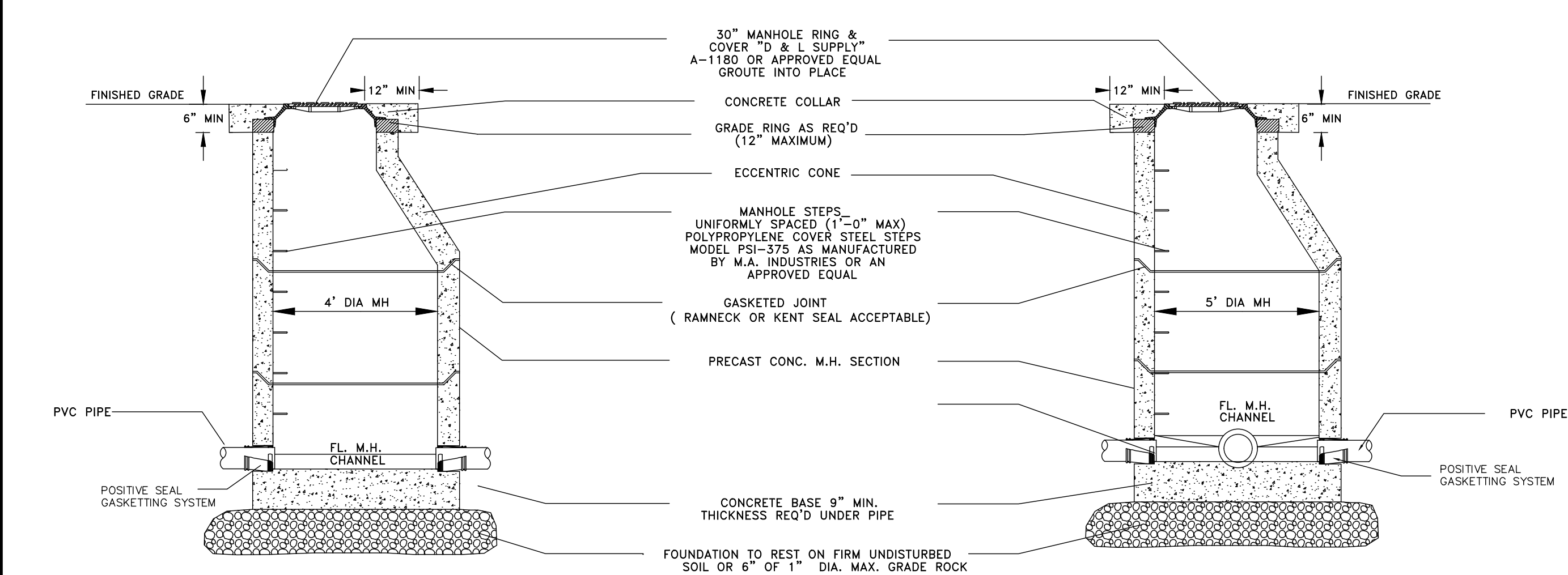
EAGLE RIDGE DRIVE - PLAN AND PROFILE  
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT  
OPHEIKENS AND COMPANY  
EDEN, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING



07  
11

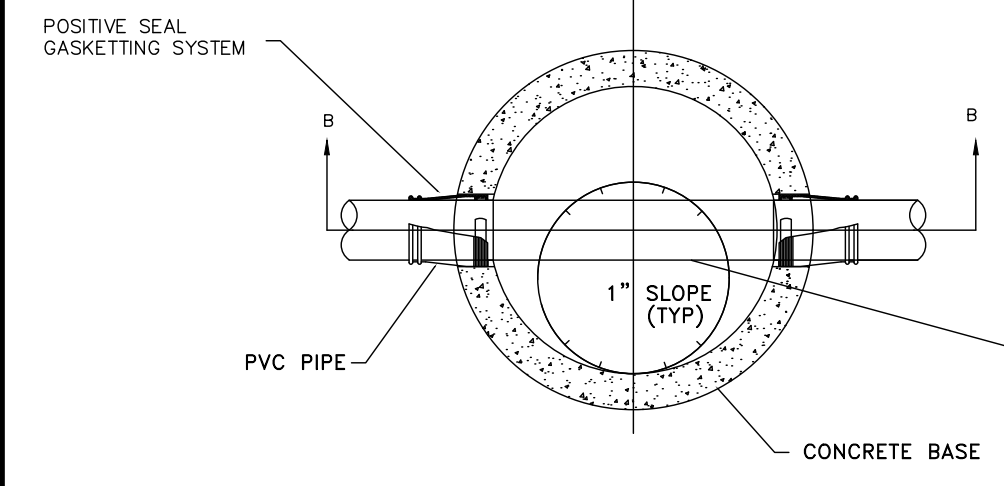
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066



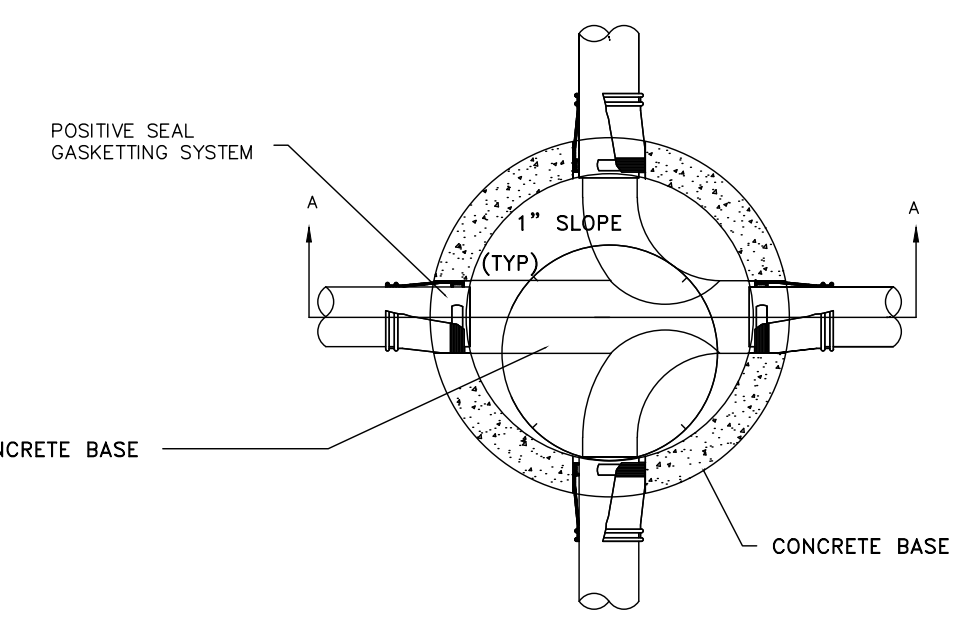
SECTION 'B'  
LINE MANHOLE

SECTION 'A'  
JUNCTION MANHOLE

SEWER MANHOLE

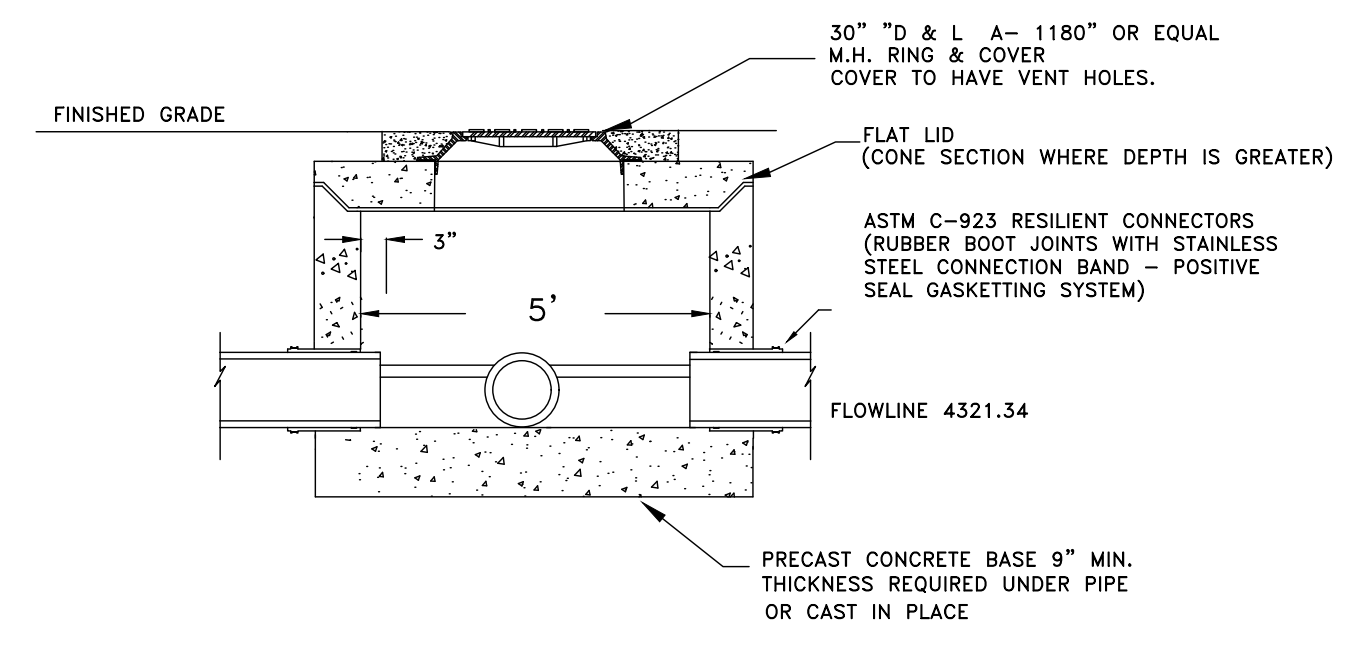


PLAN

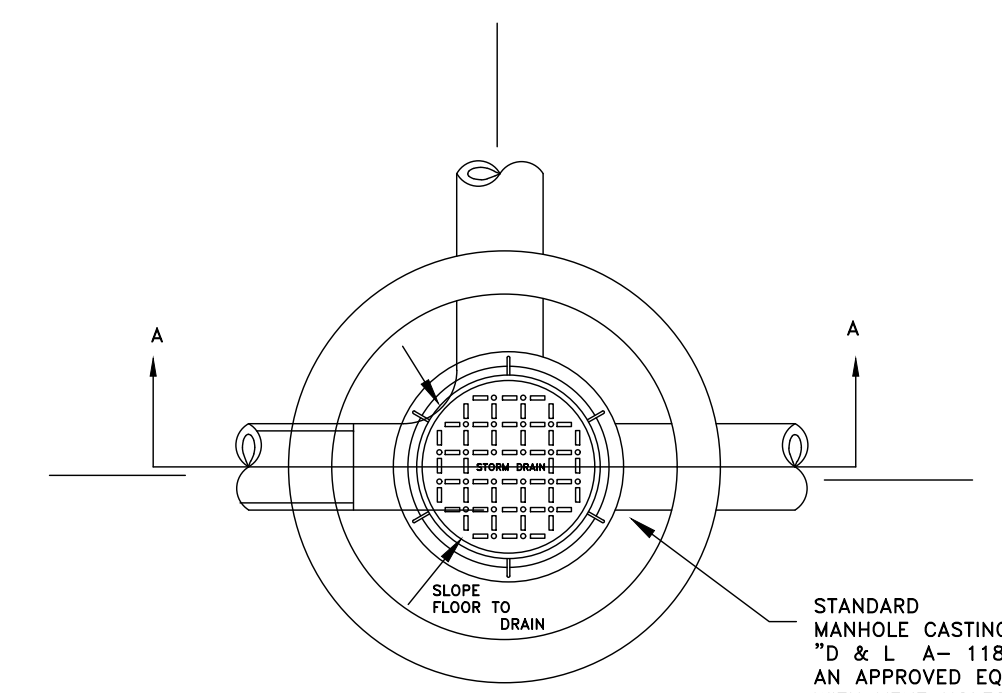


PLAN

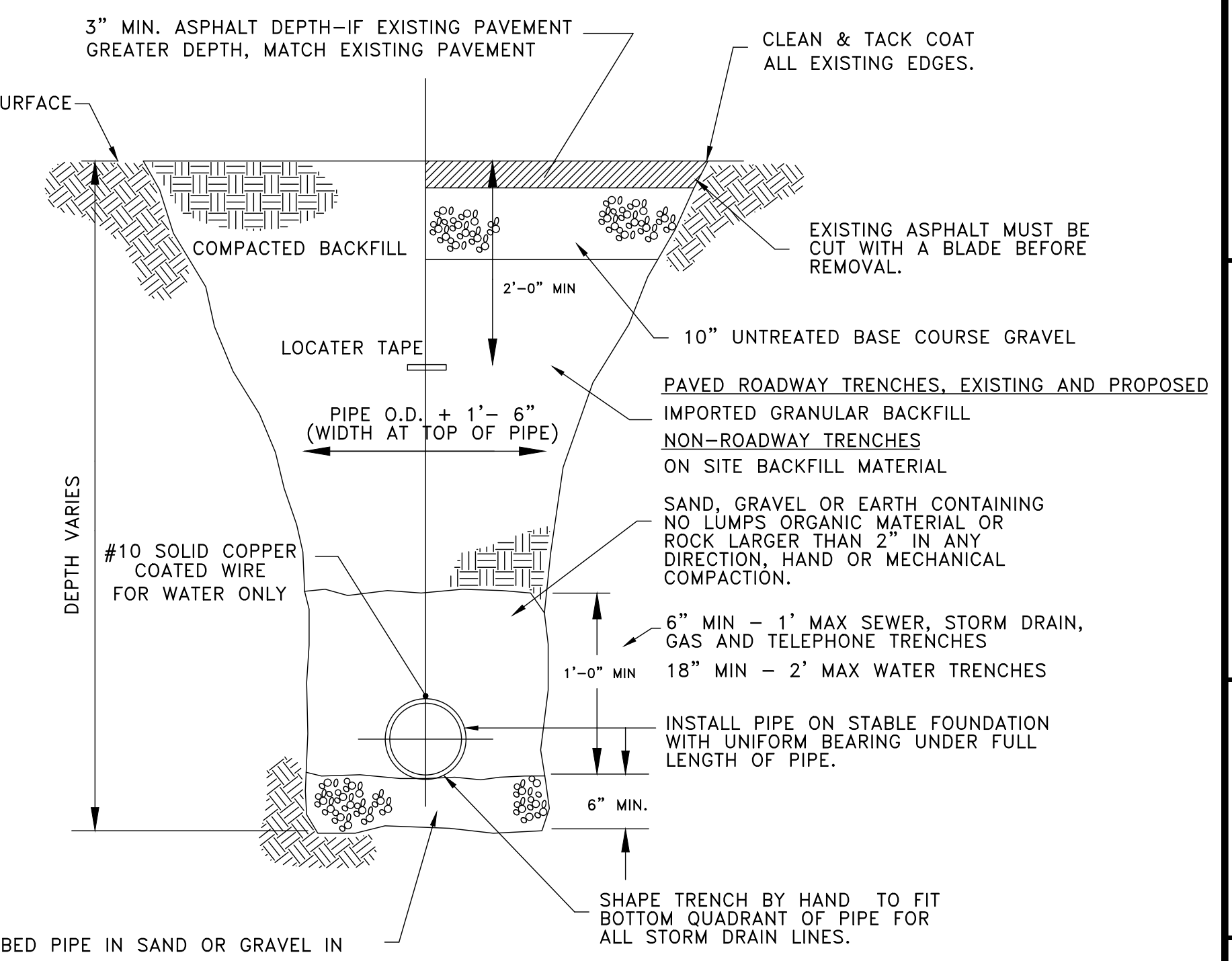
NOTE: PRECAST REINFORCED MANHOLE SHOWN CAST IN PLACE MANHOLE ACCEPTABLE



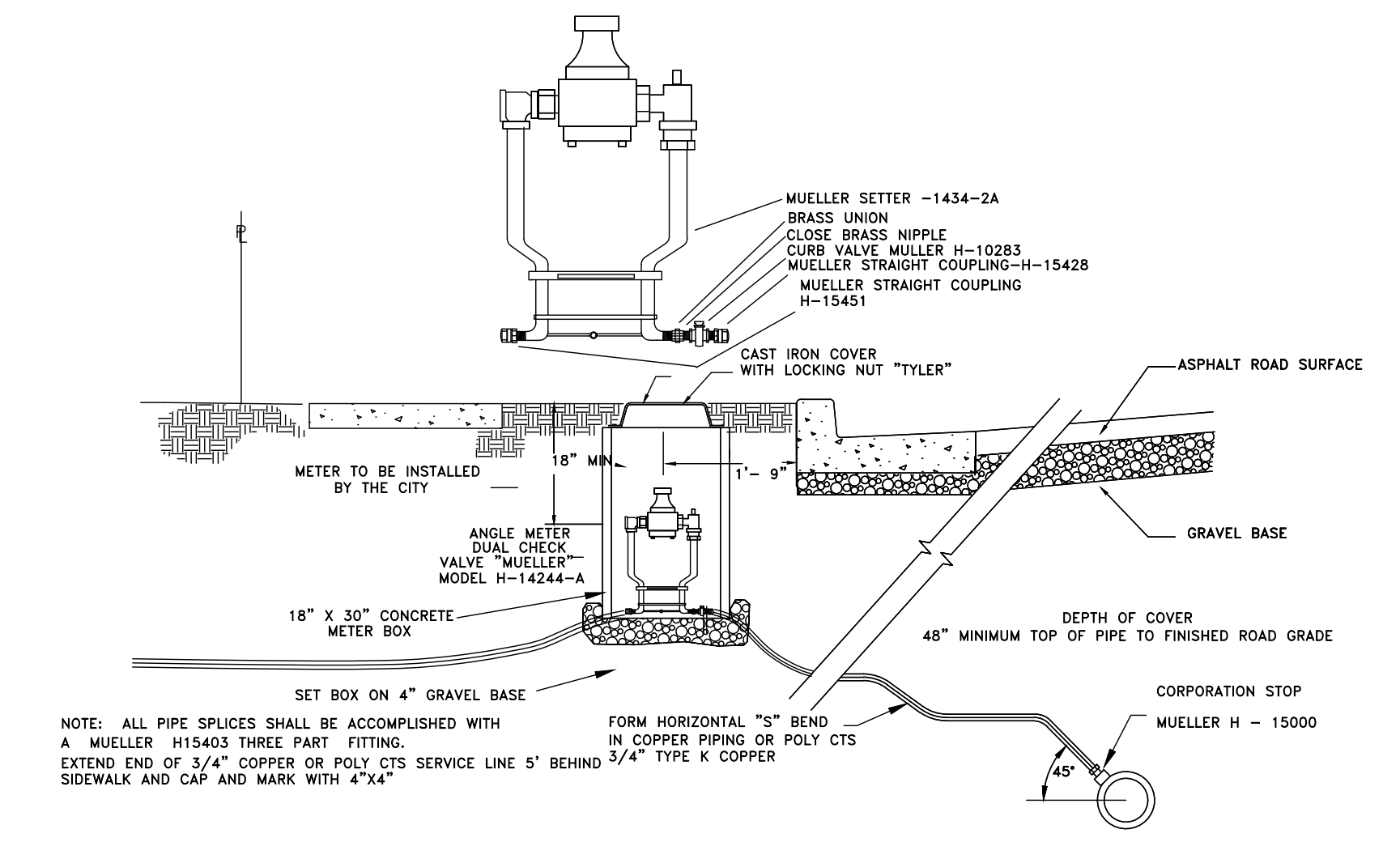
SECTION A-A  
STORM DRAIN MANHOLE



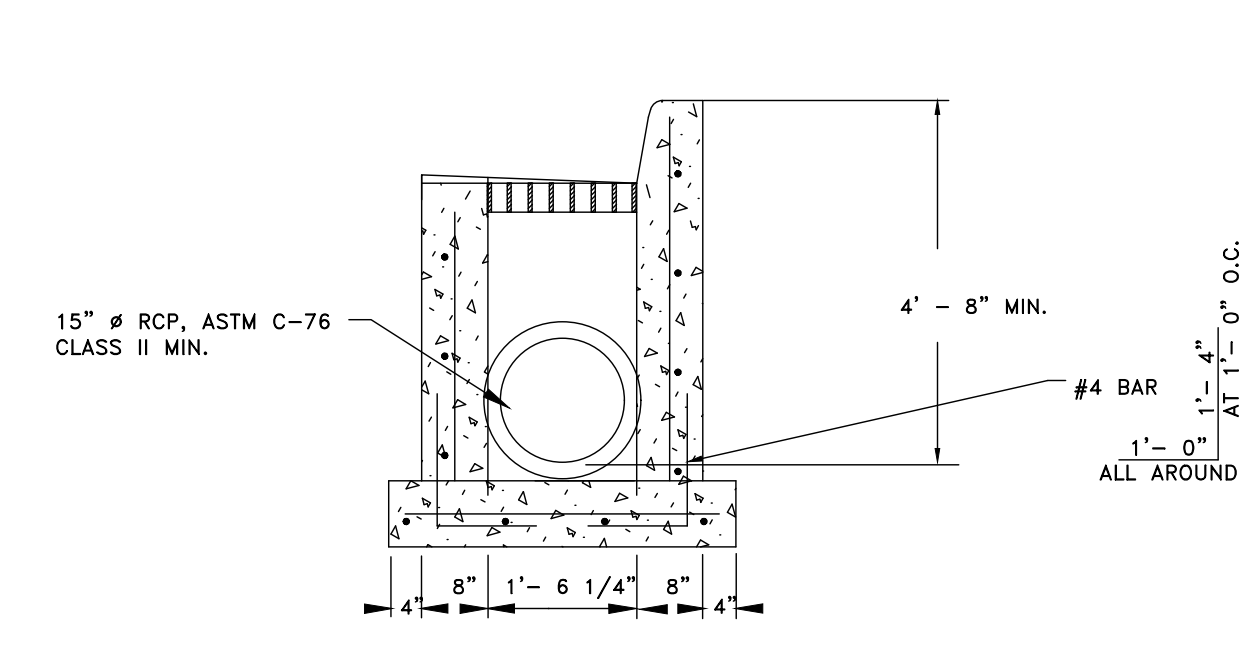
PLAN



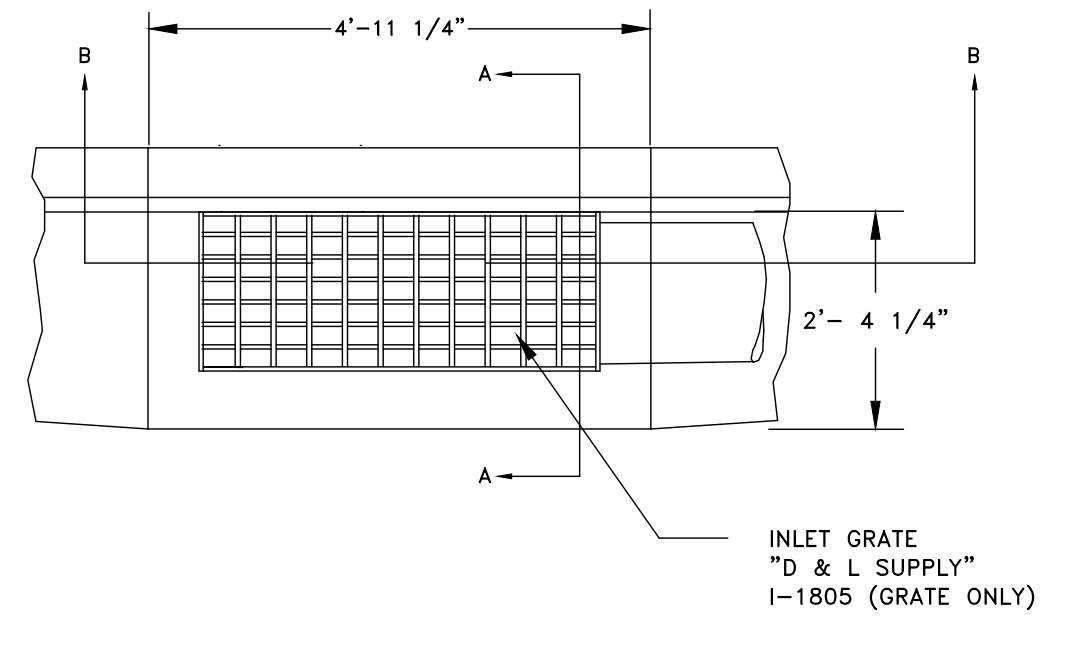
TYPICAL TRENCH SECTION  
(WATER, SEWER, STORM DRAINS, TELEPHONE, GAS AND POWER)



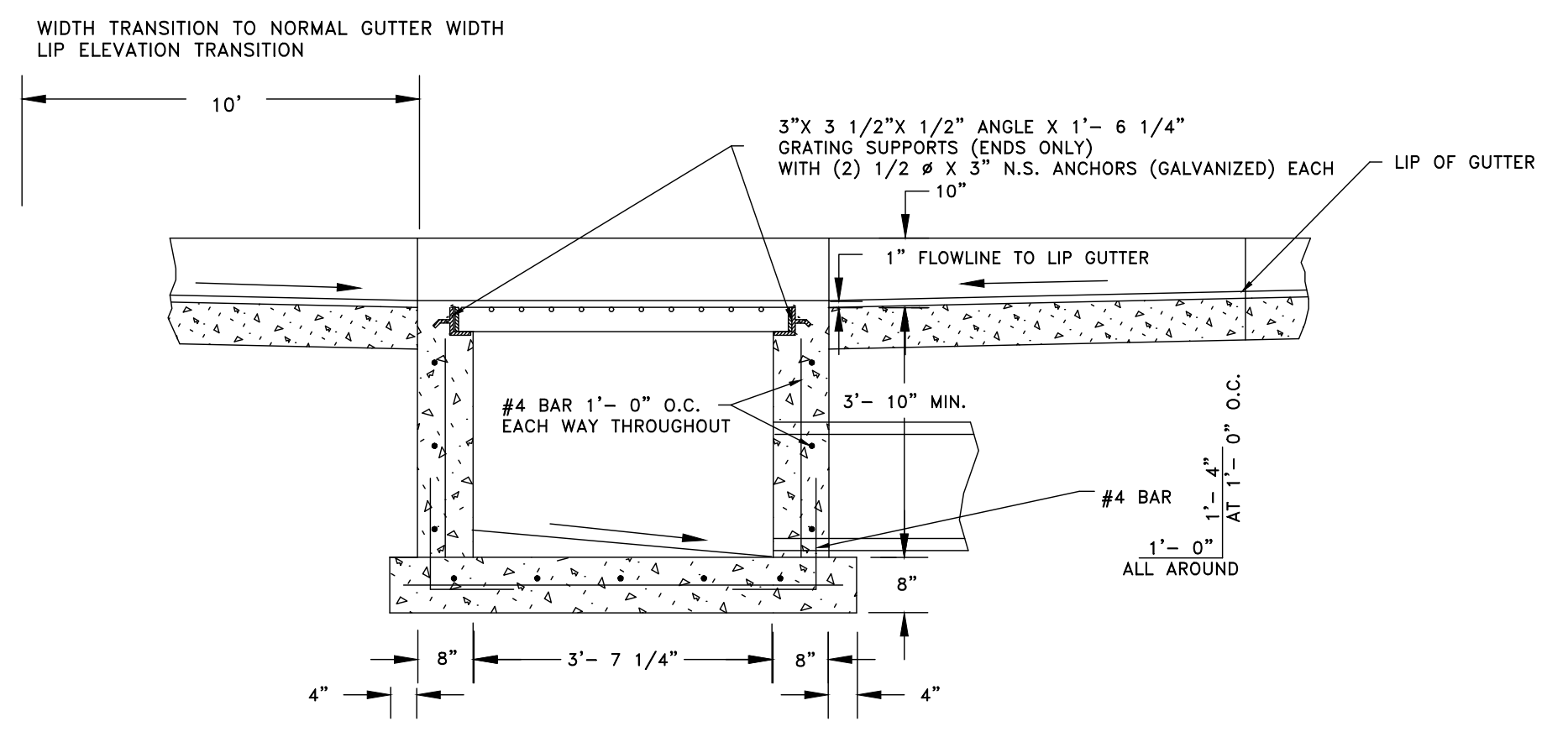
TYPICAL 3/4" WATER LINE CONNECTION



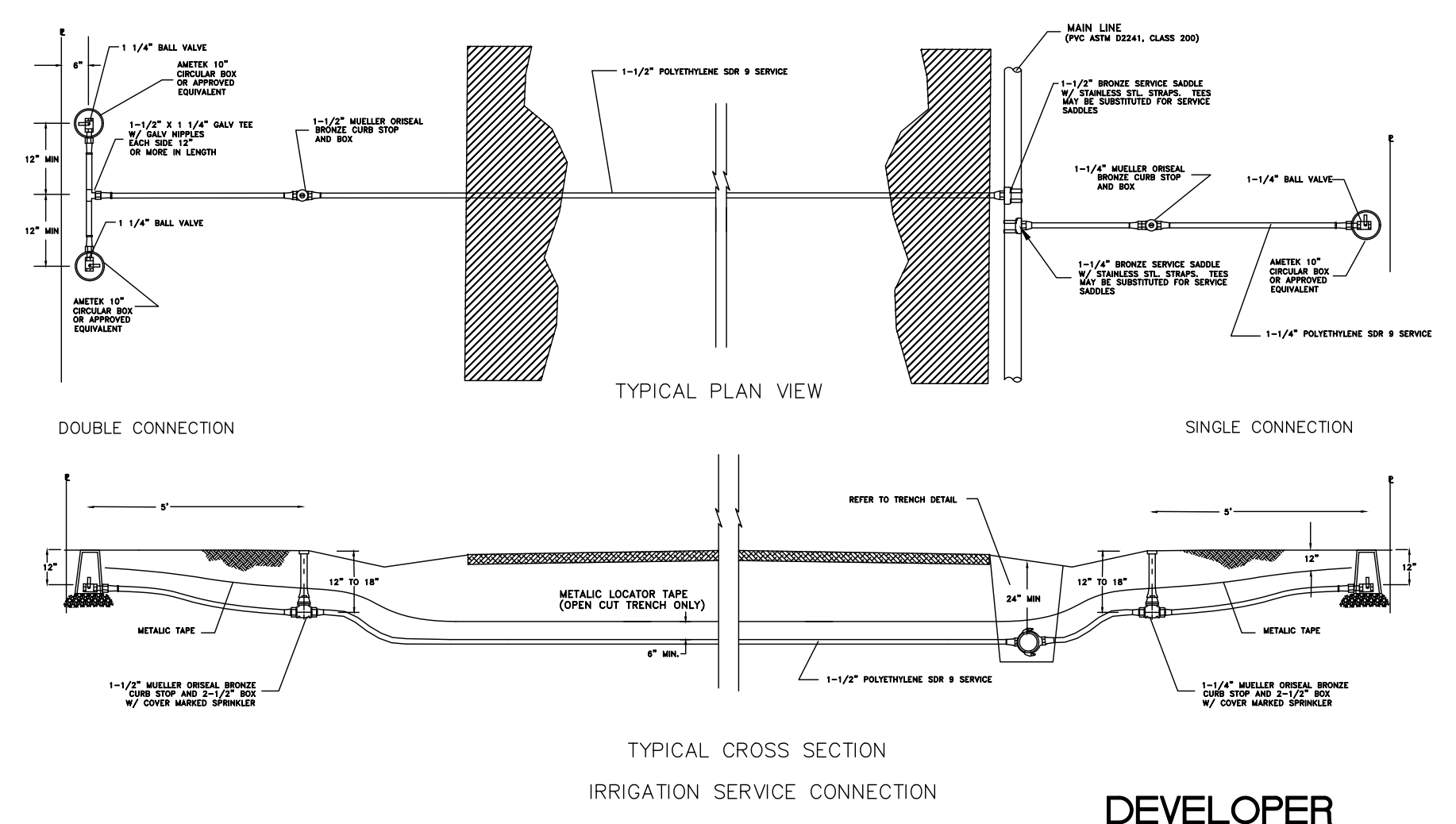
SECTION A-A



PLAN



SECTION B-B  
STANDARD CATCH BASIN



TYPICAL CROSS SECTION  
IRRIGATION SERVICE CONNECTION

- NOTES:
- SERVICES MAY BE TUNNELED OR JETTED UNDER PAVEMENT AREAS
  - 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 "O" - RING SADDLES.
  - ALL CONNECTIONS SHALL BE MADE WITH MUELLER 110 COMPRESSION CONNECTIONS.

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

SIZE	BENDS	TEES	GATE VALVES	DEAD ENDS	CROSS BRANCHED	CROSS BRANCHED PLUGGED
3	3.0	4.0	22.1/2	11.1/4	0.7	0.7
4	1.8	1.0	0.5	0	1.5	1.3
6	4.9	2.2	1.1	0	2.8	2.6
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
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

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 = 0.5

0.5 X 7.1 = 3.56 SAU 4 SQ. FT. OR 2FT. LONG BY 2FT. HIGH.

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 ENGINEER  
STATE OF UTAH

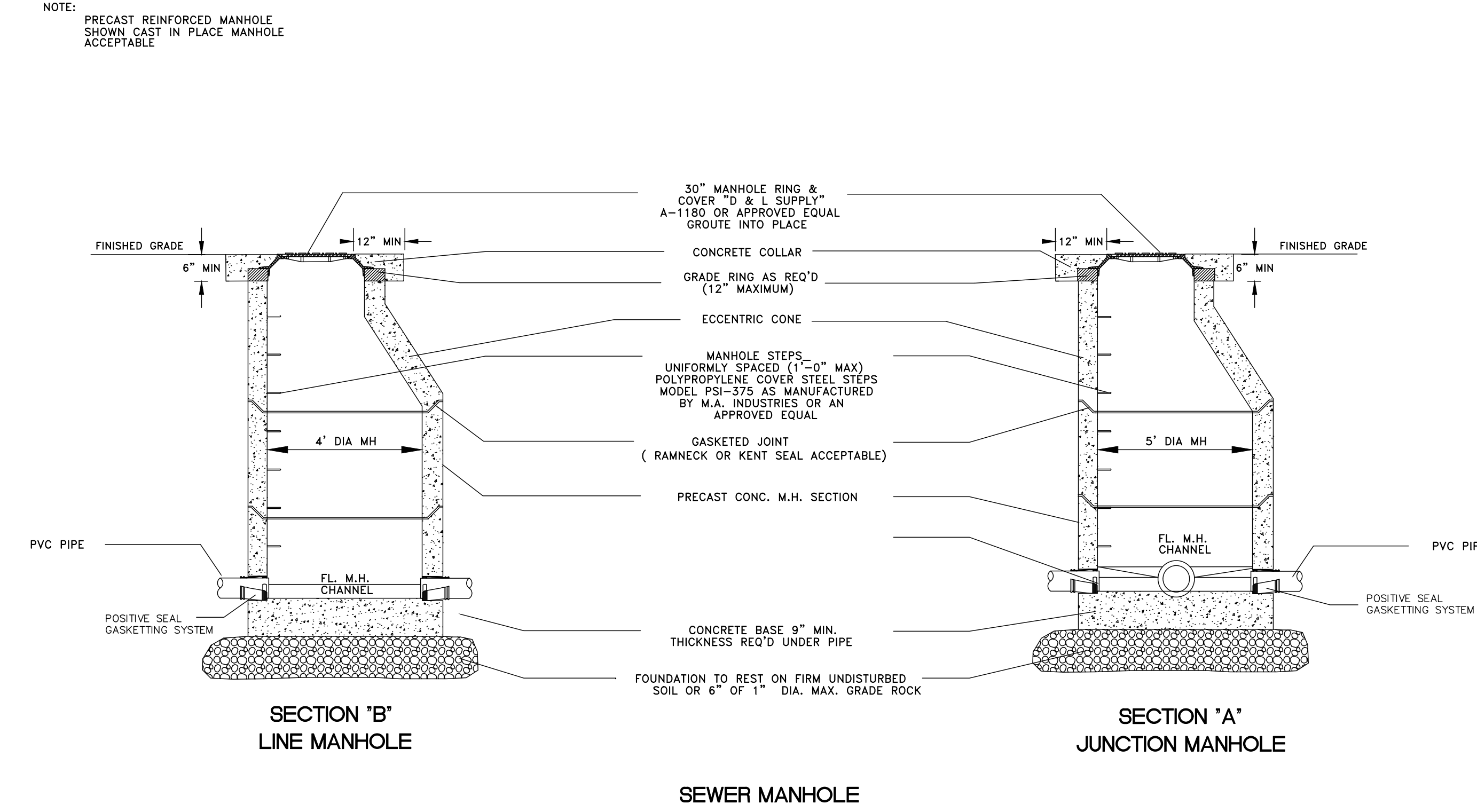
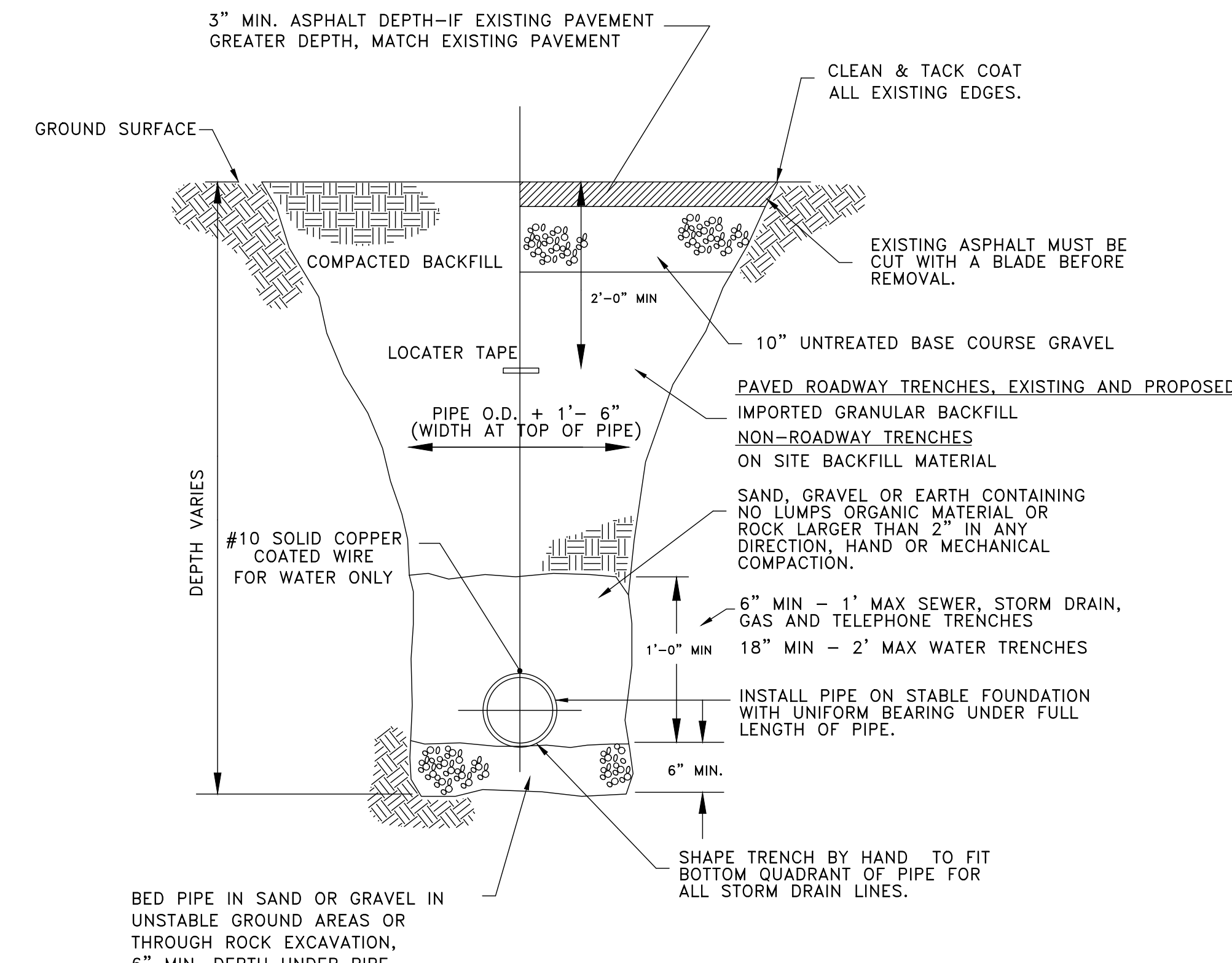
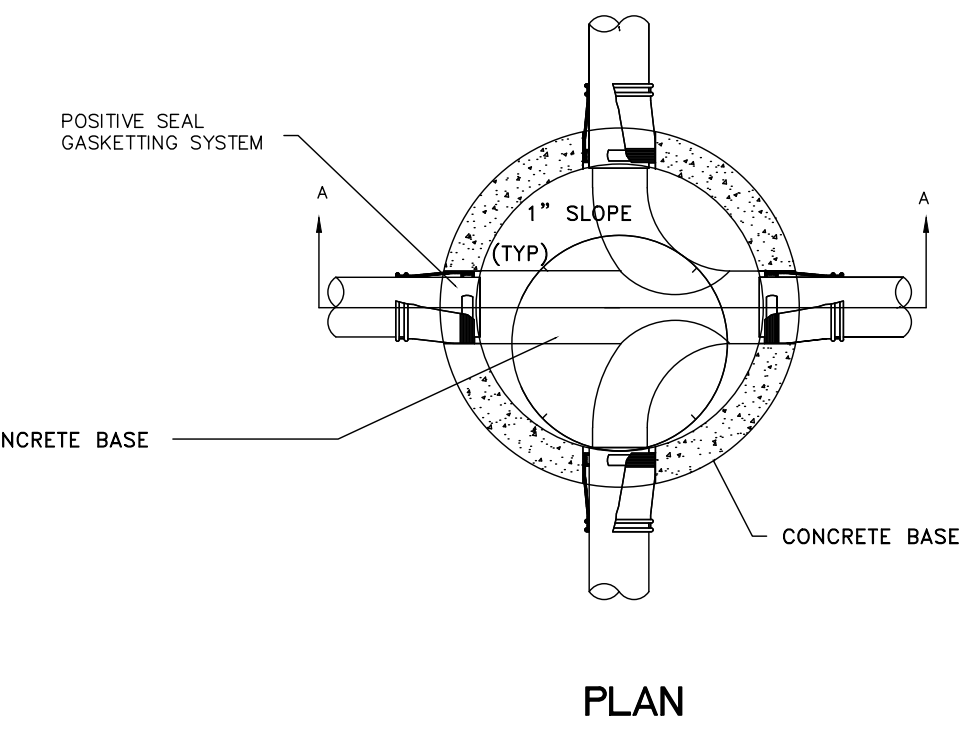
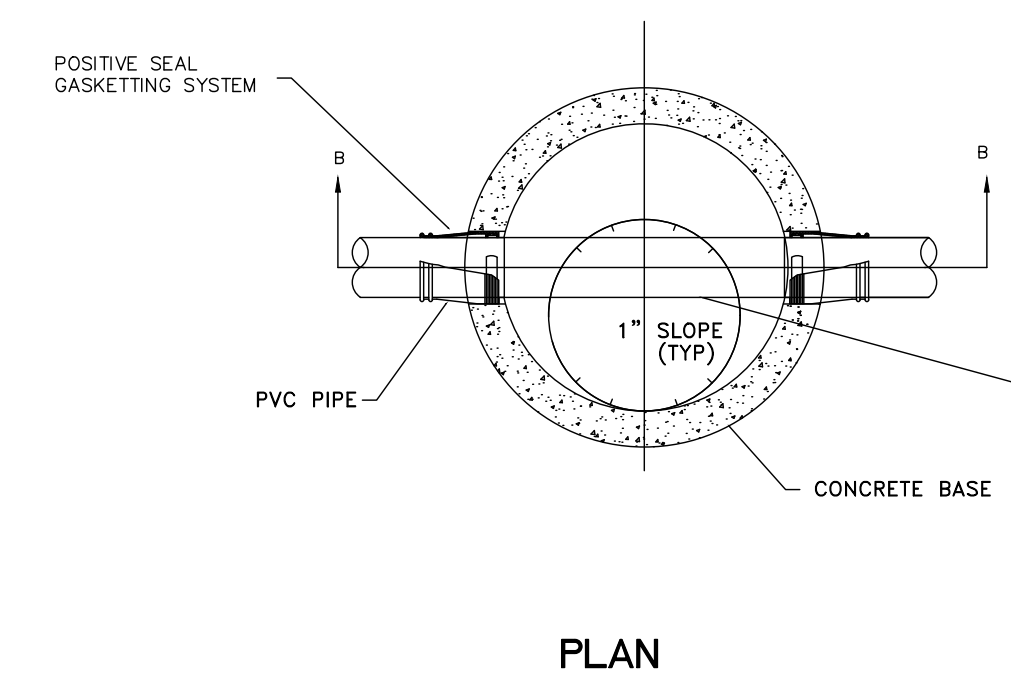
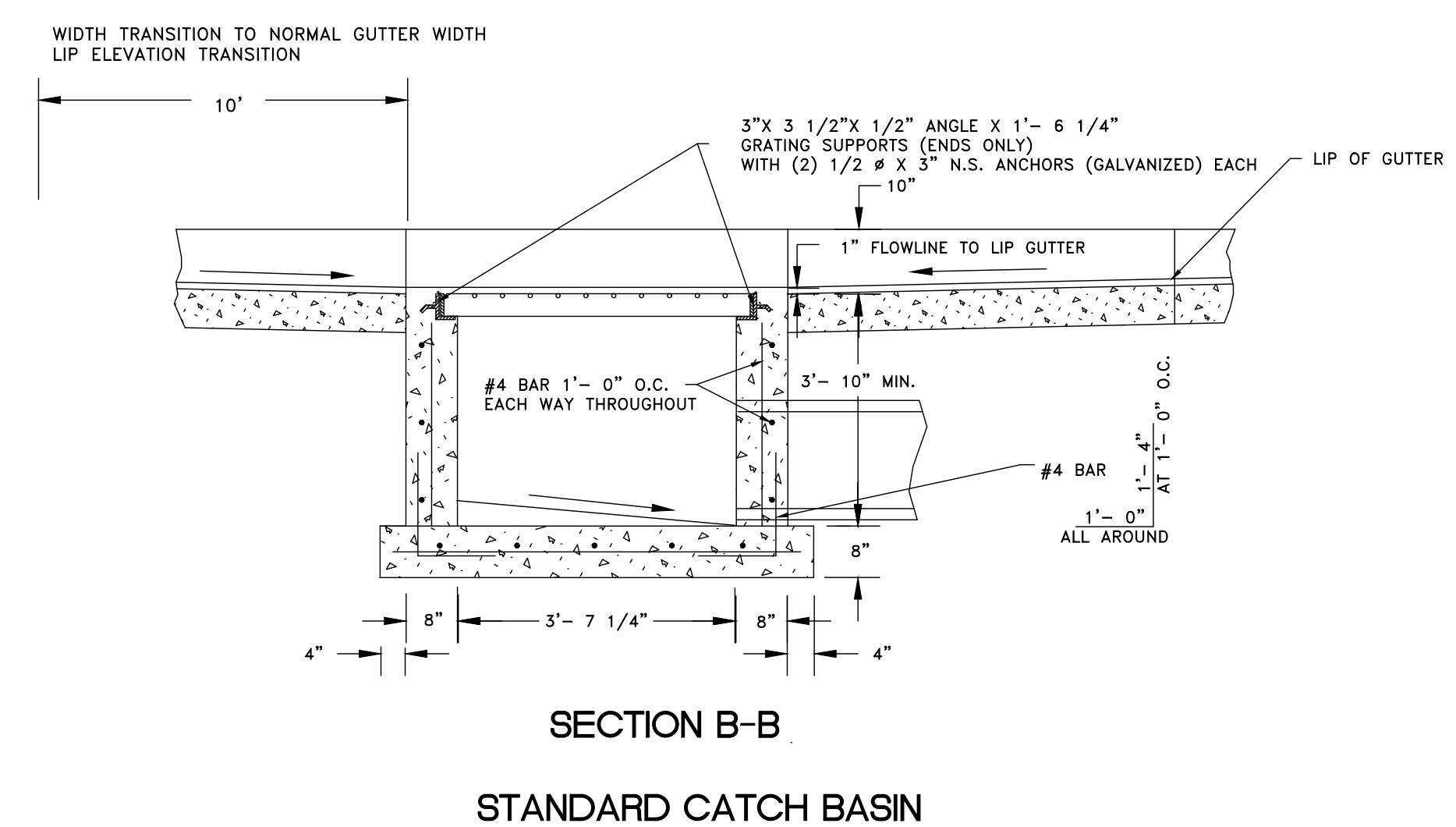
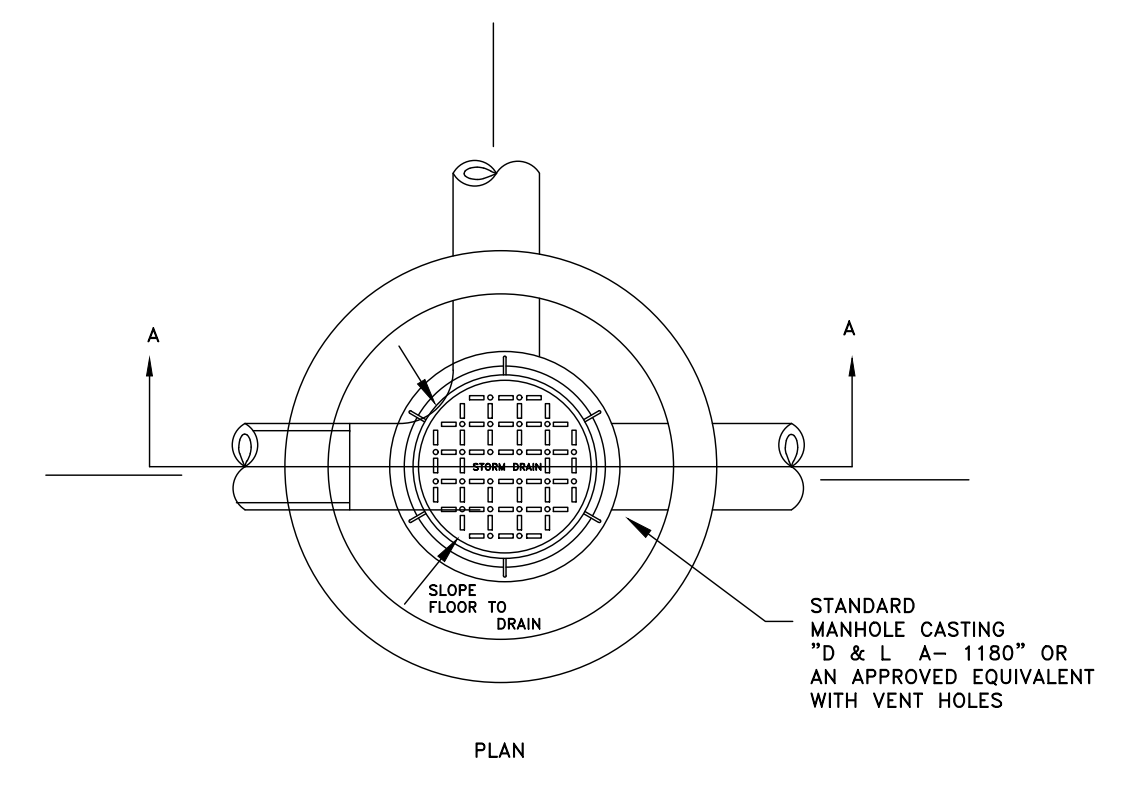
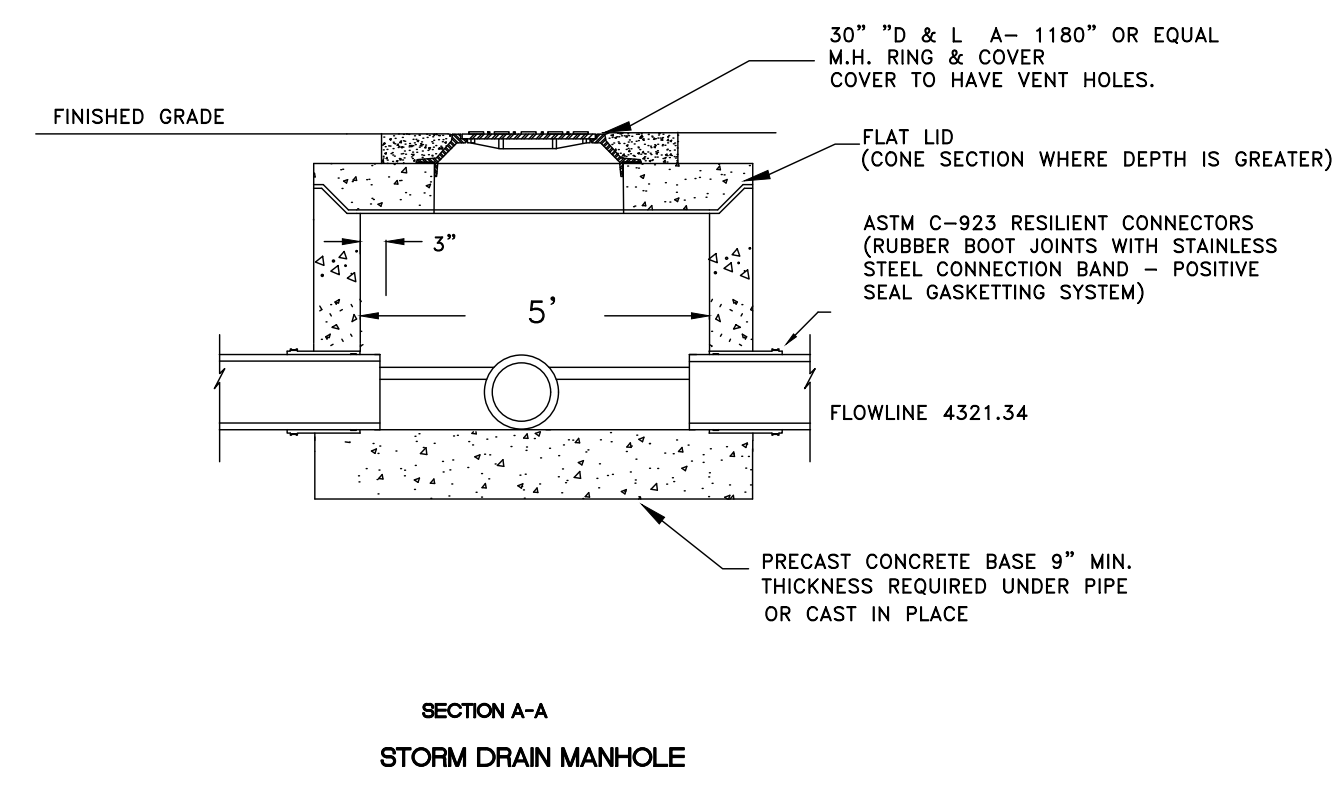
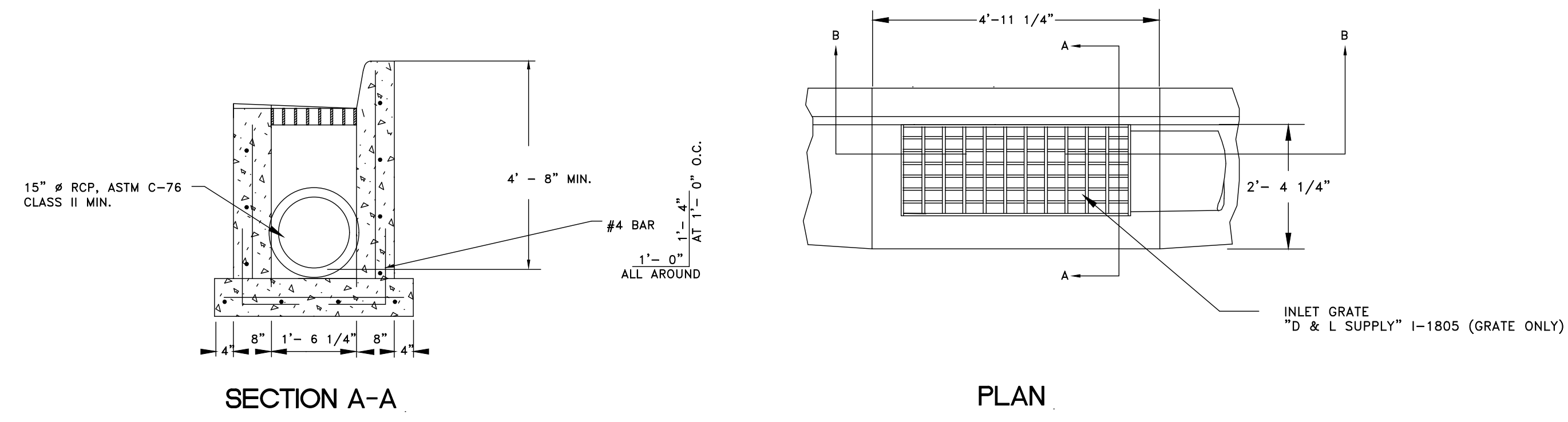
STANDARD DETAILS  
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT  
OPHEIKENS AND COMPANY  
EDEN, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
CIVIL, LAND PLANNING  
MUNICIPAL, LAND SURVEYING

5150 SOUTH 375 EAST, OGDEN, UT  
OFFICE: 801-476-0262 FAX: 801-476-0066

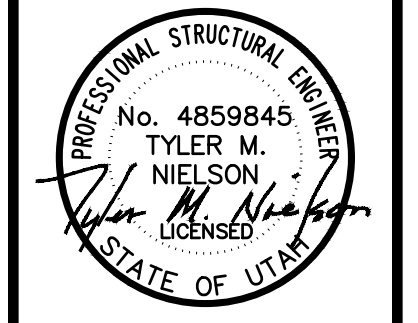
08

11



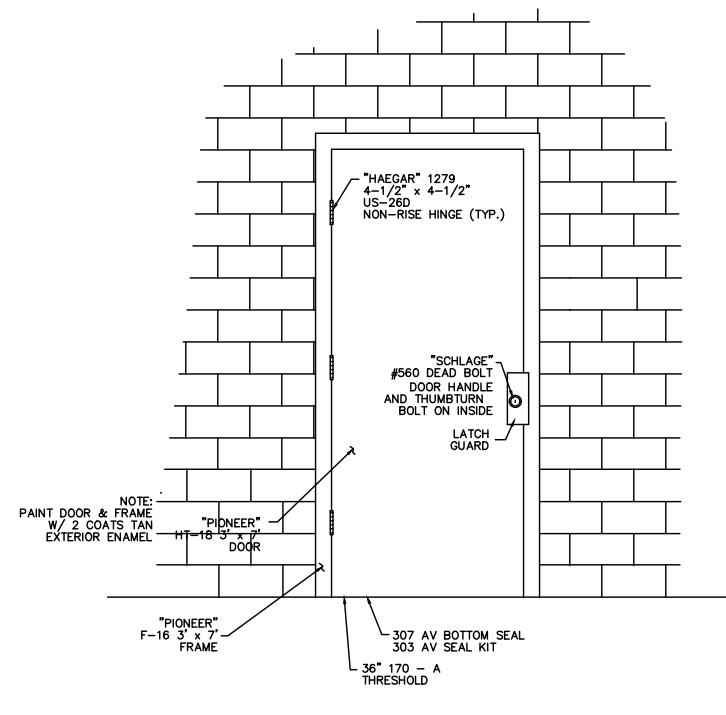
TYPICAL TRENCH SECTION  
(WATER, SEWER, STORM DRAINS, TELEPHONE, GAS AND POWER)

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

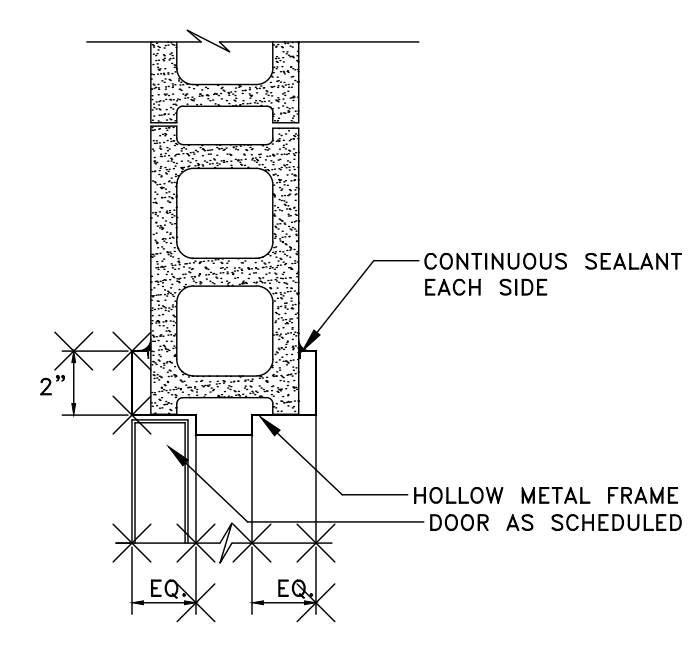


STANDARD DETAILS  
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT  
OPHEIKENS AND COMPANY  
EDEN, WEBER COUNTY, UTAH

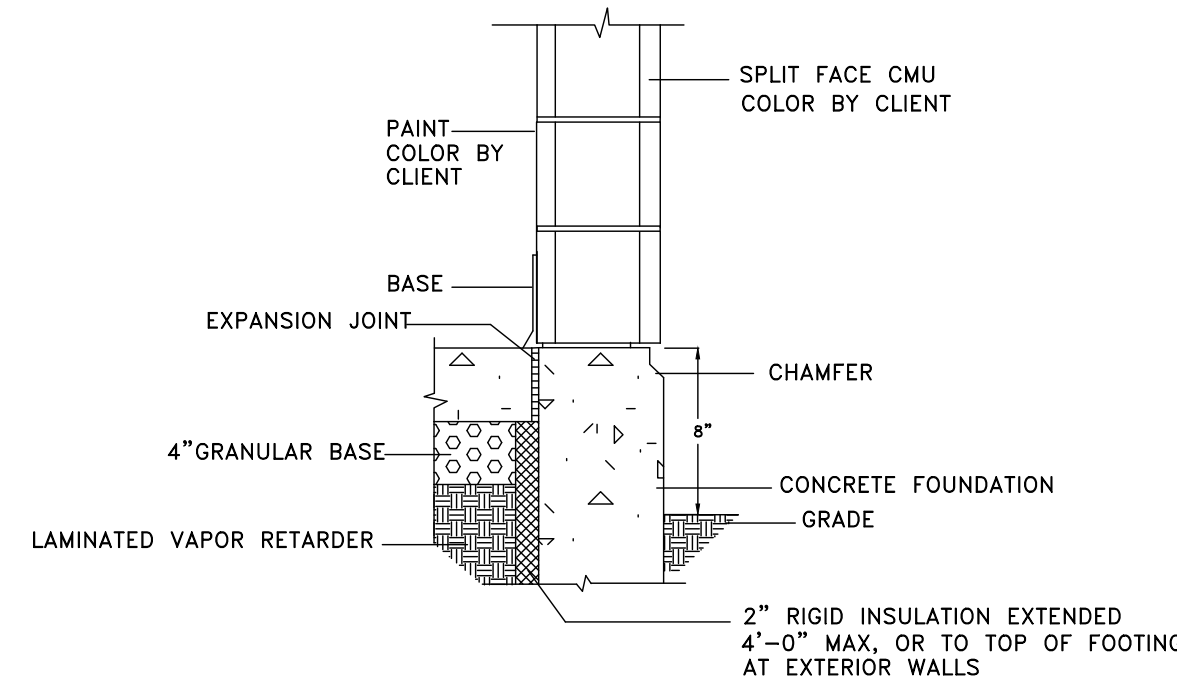
**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 37.5 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066



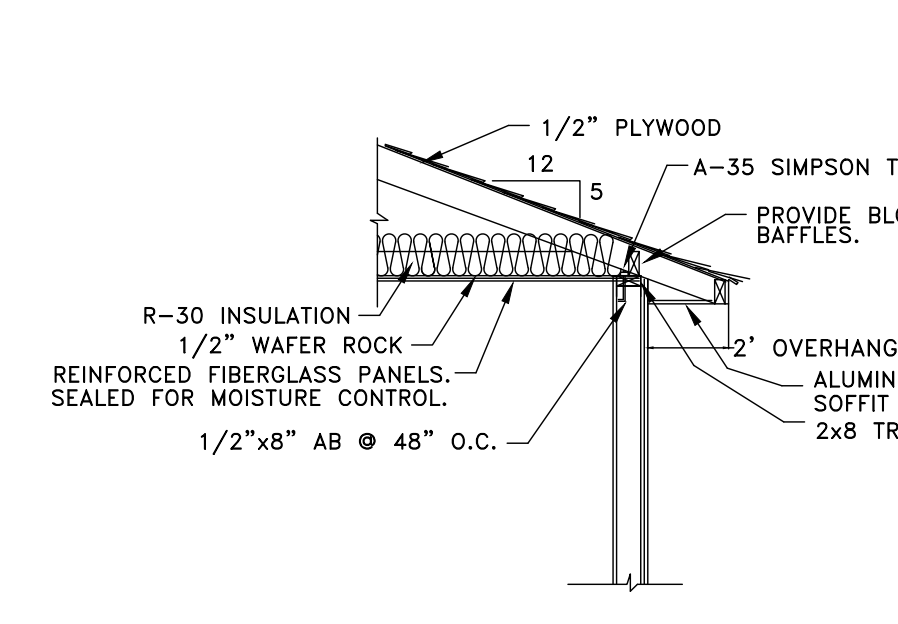
**SINGLE AND DOUBLE DOOR DETAIL**  
NTS



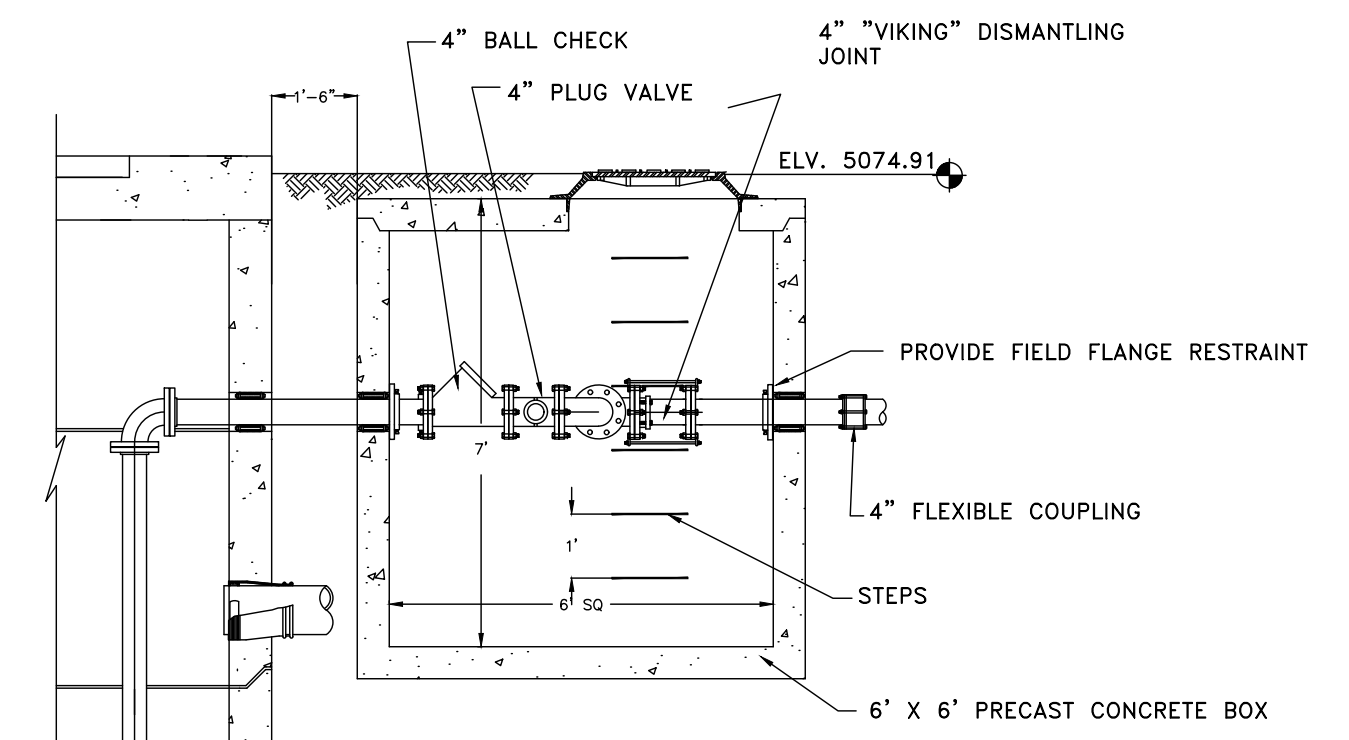
**FRAME DETAIL**  
NTS



**FOUNDATION DETAIL**  
NTS

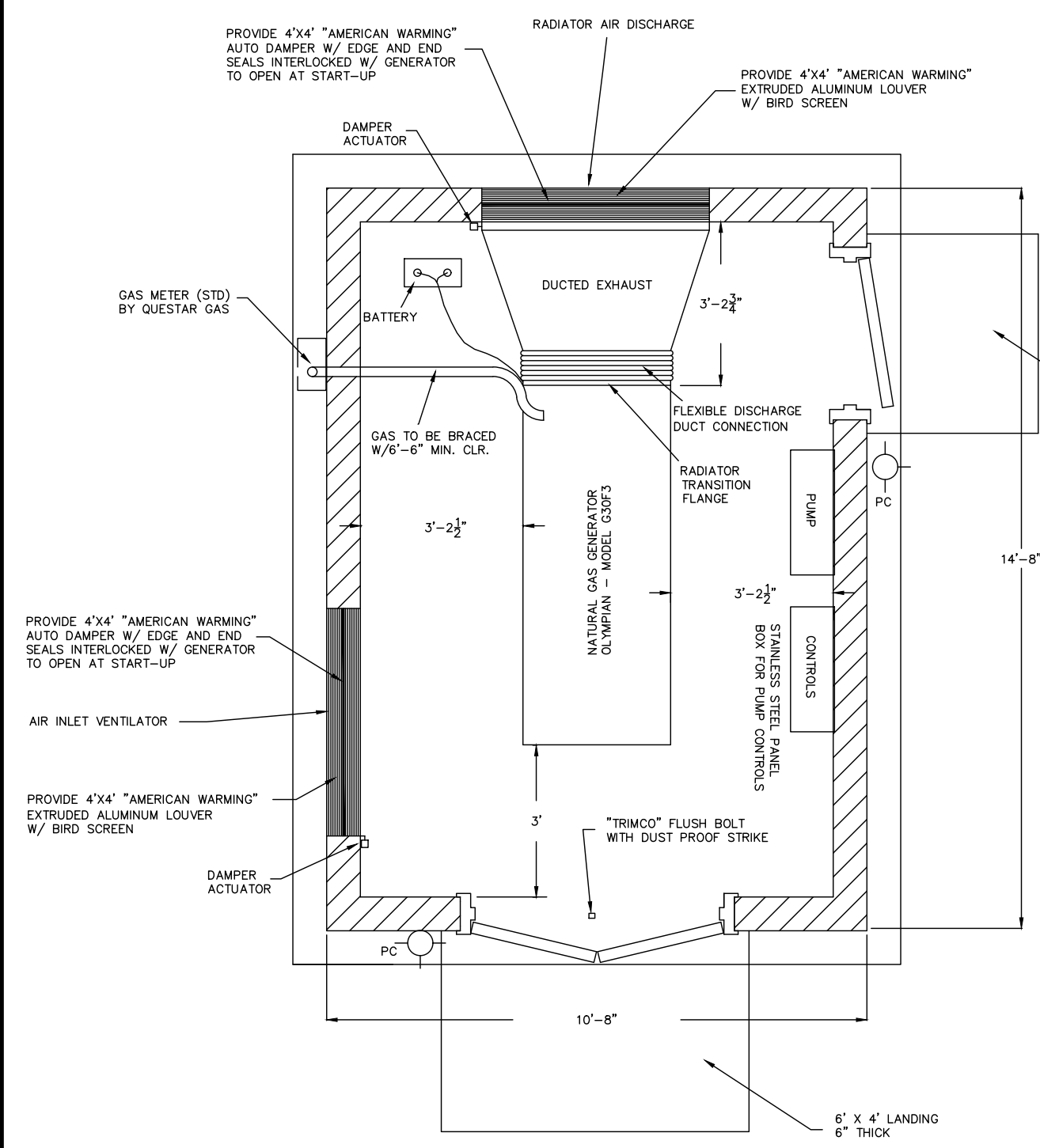


**ROOF DETAIL**  
NTS (ALTERNATE OPTION)

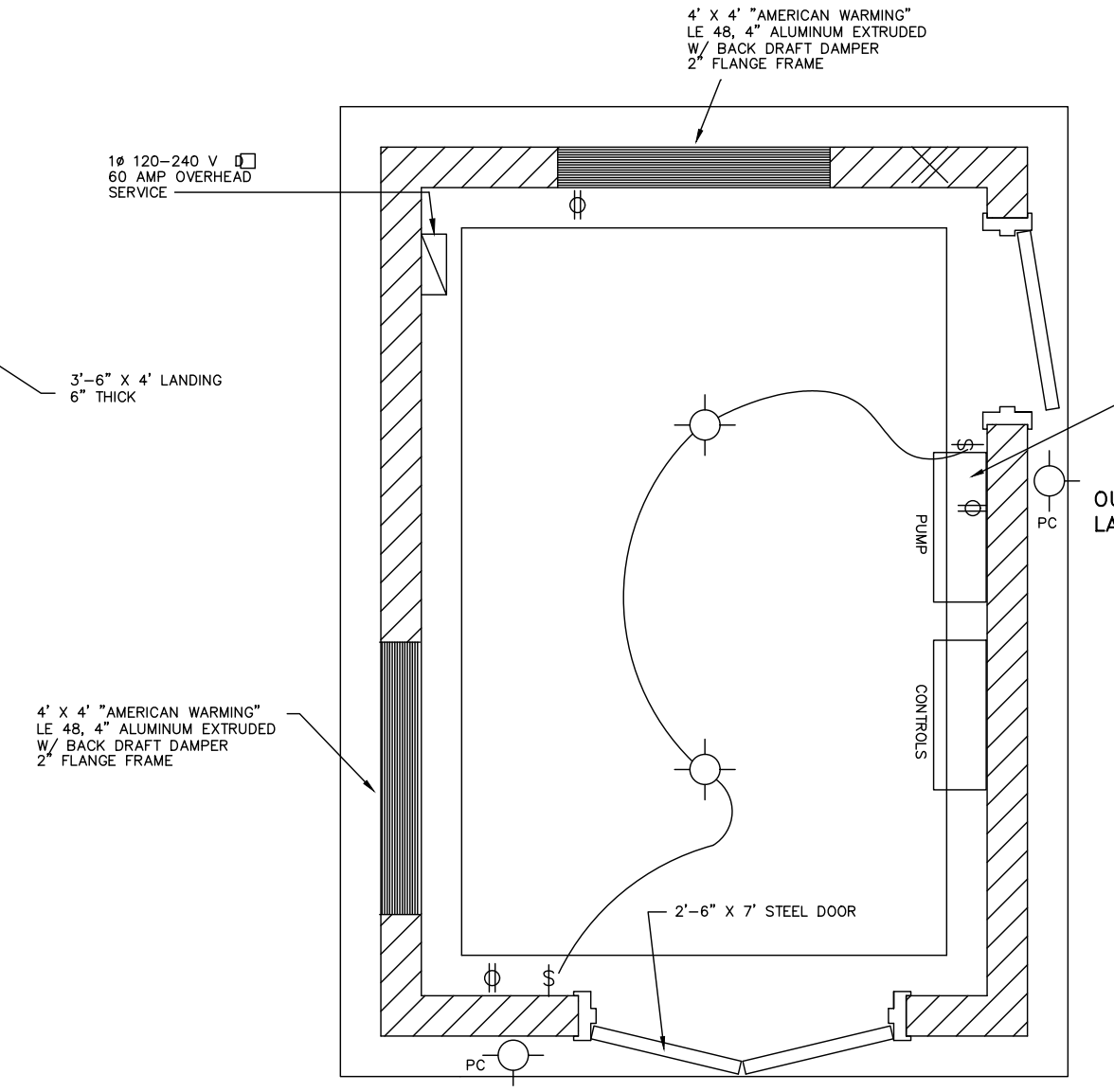


**METER VAULT DETAIL**  
NTS

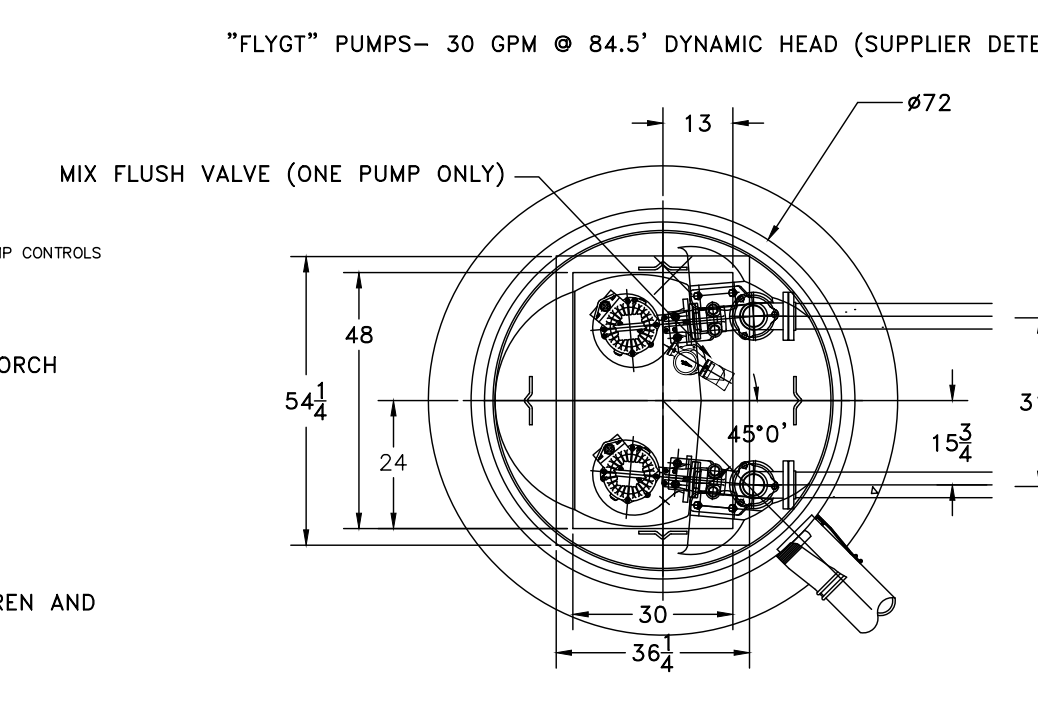
NOTE:  
ALL ELECTRICAL FIXTURES, CONDUIT &  
FITTINGS TO BE MADE OF NON-CORROSIVE  
MATERIAL FOR BUILDING INSIDE



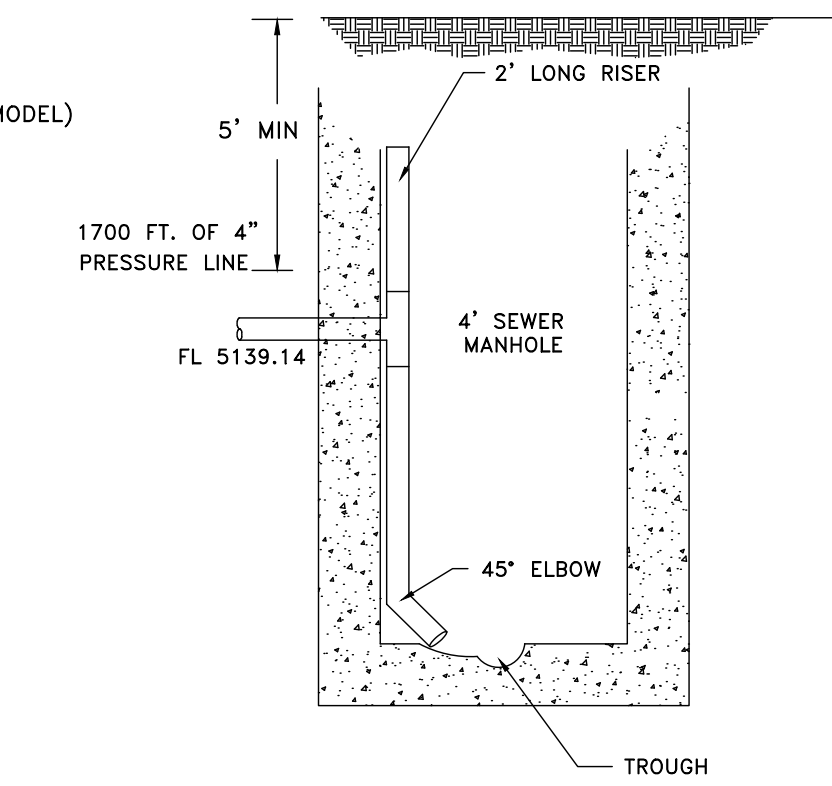
**FLOOR PLAN**  
NTS



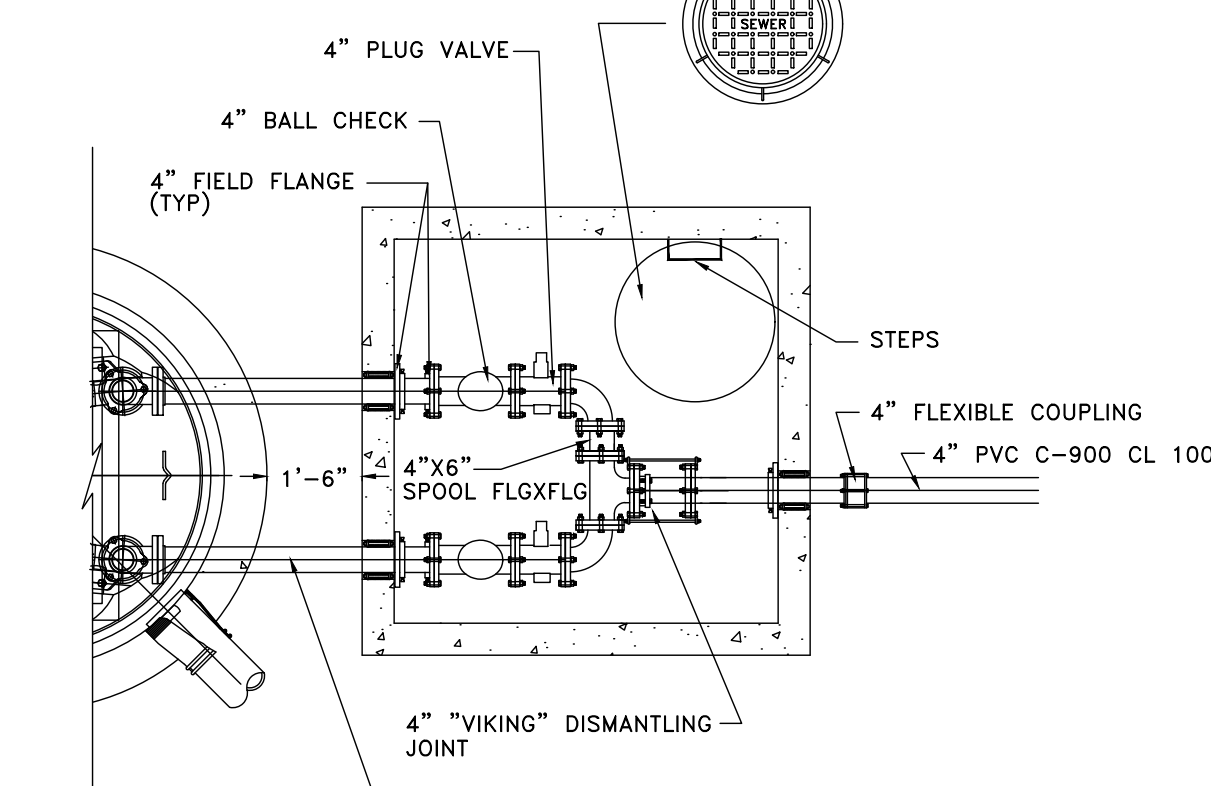
**UTILITY PLAN**  
NTS



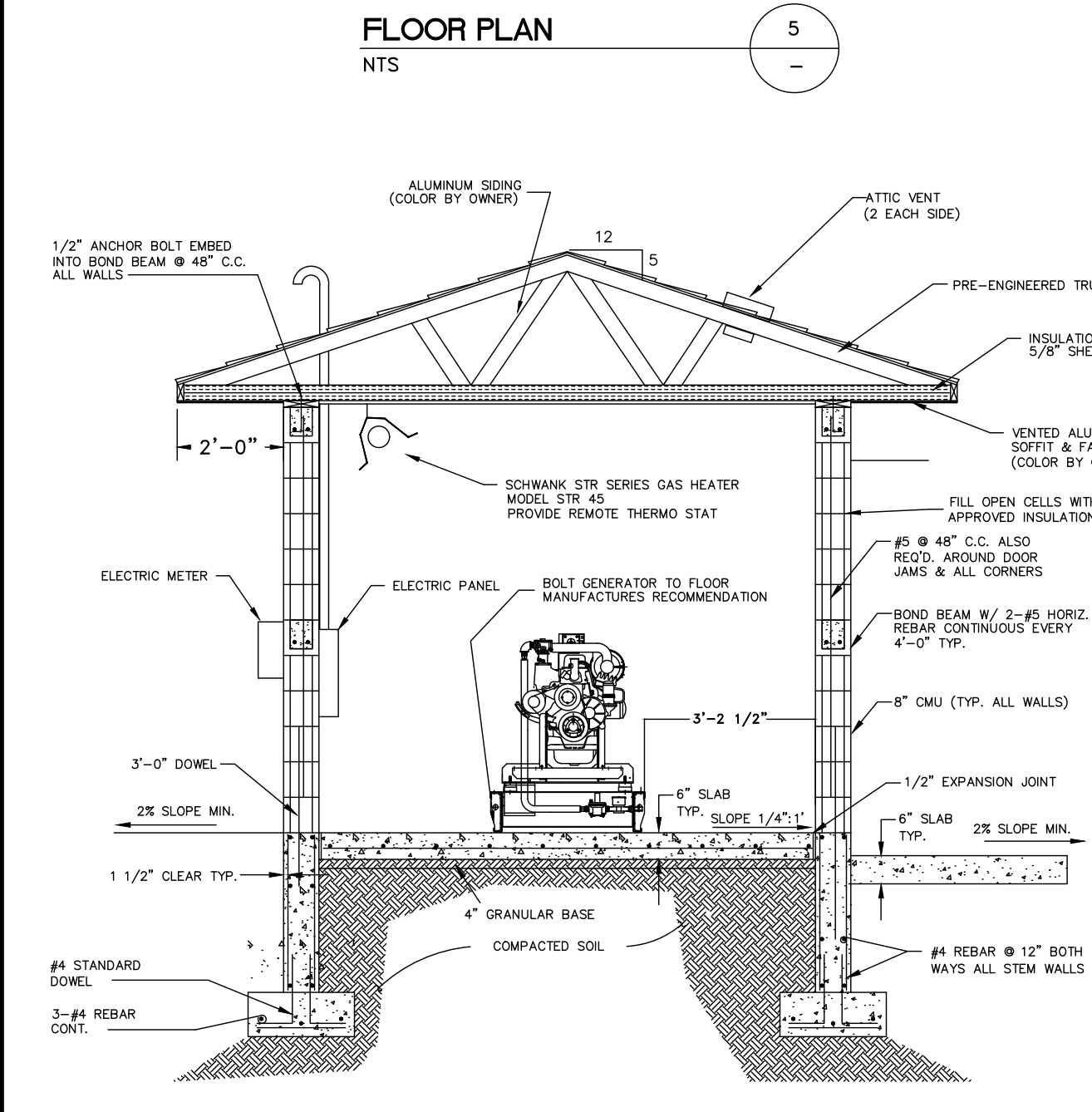
**SEWER LIFT PLAN**  
NTS



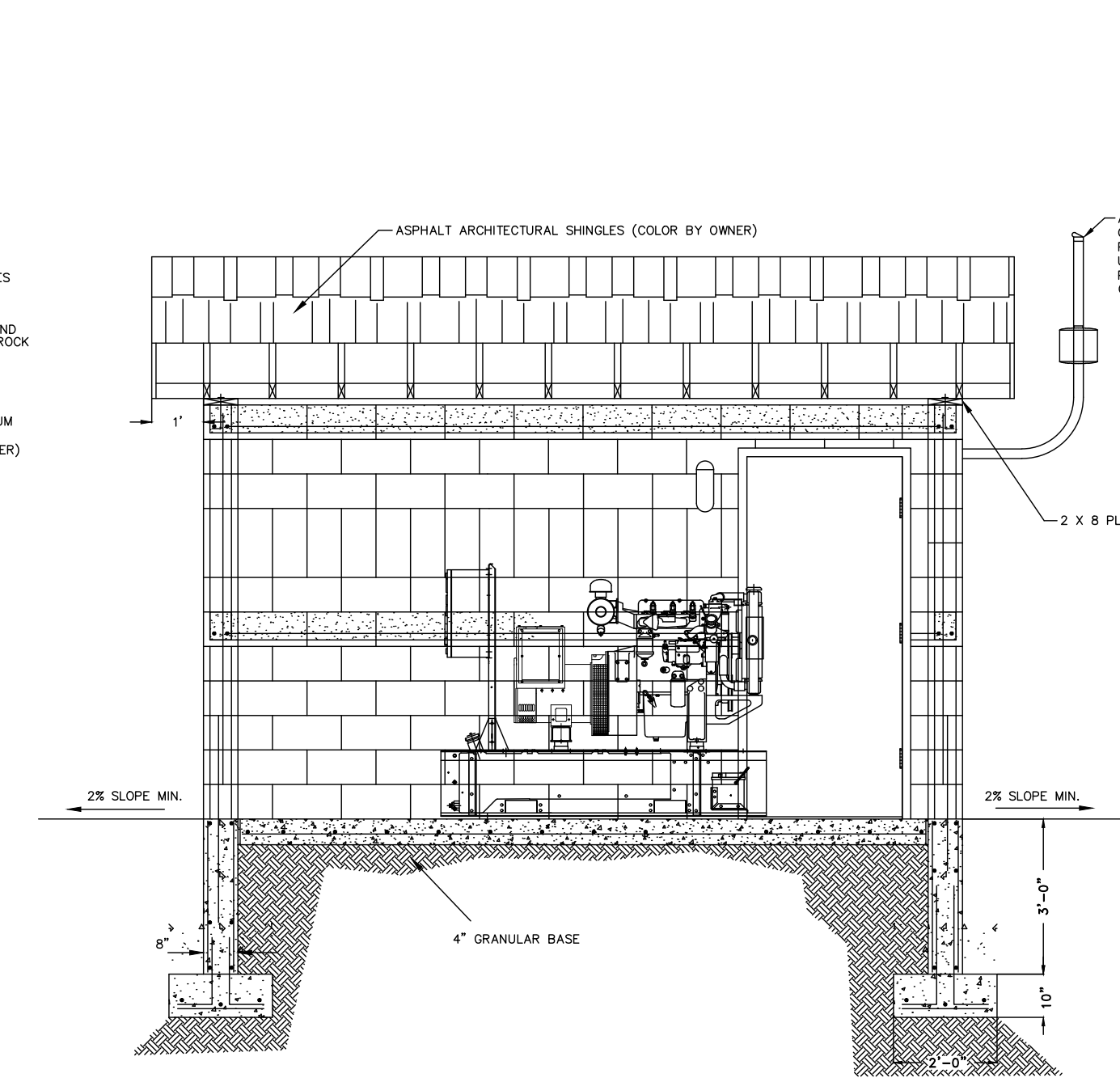
**SEWER PRESSURE LINE-MANHOLE  
CONNECTION DETAIL**  
NTS



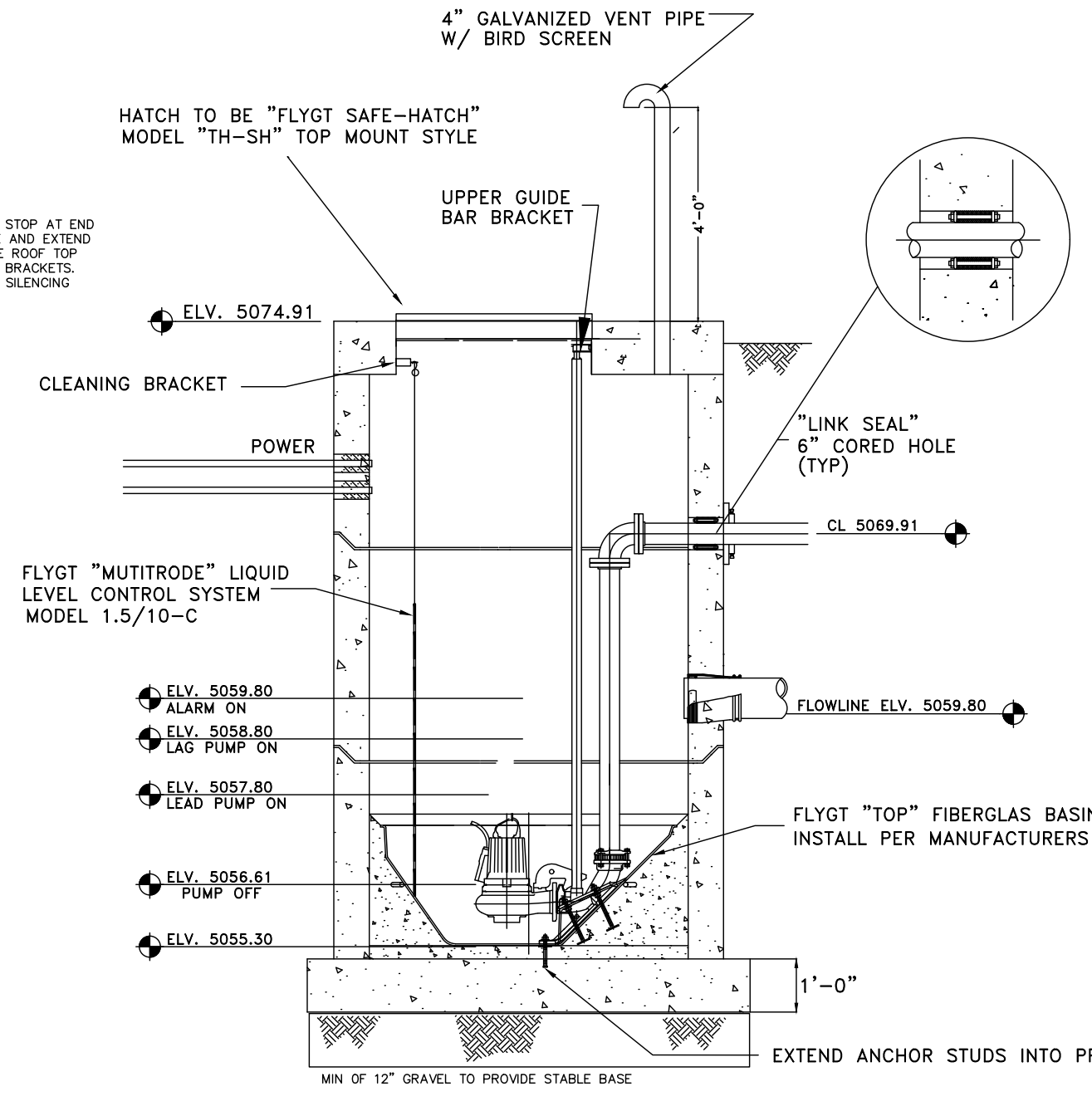
**METER VAULT PLAN**  
NTS



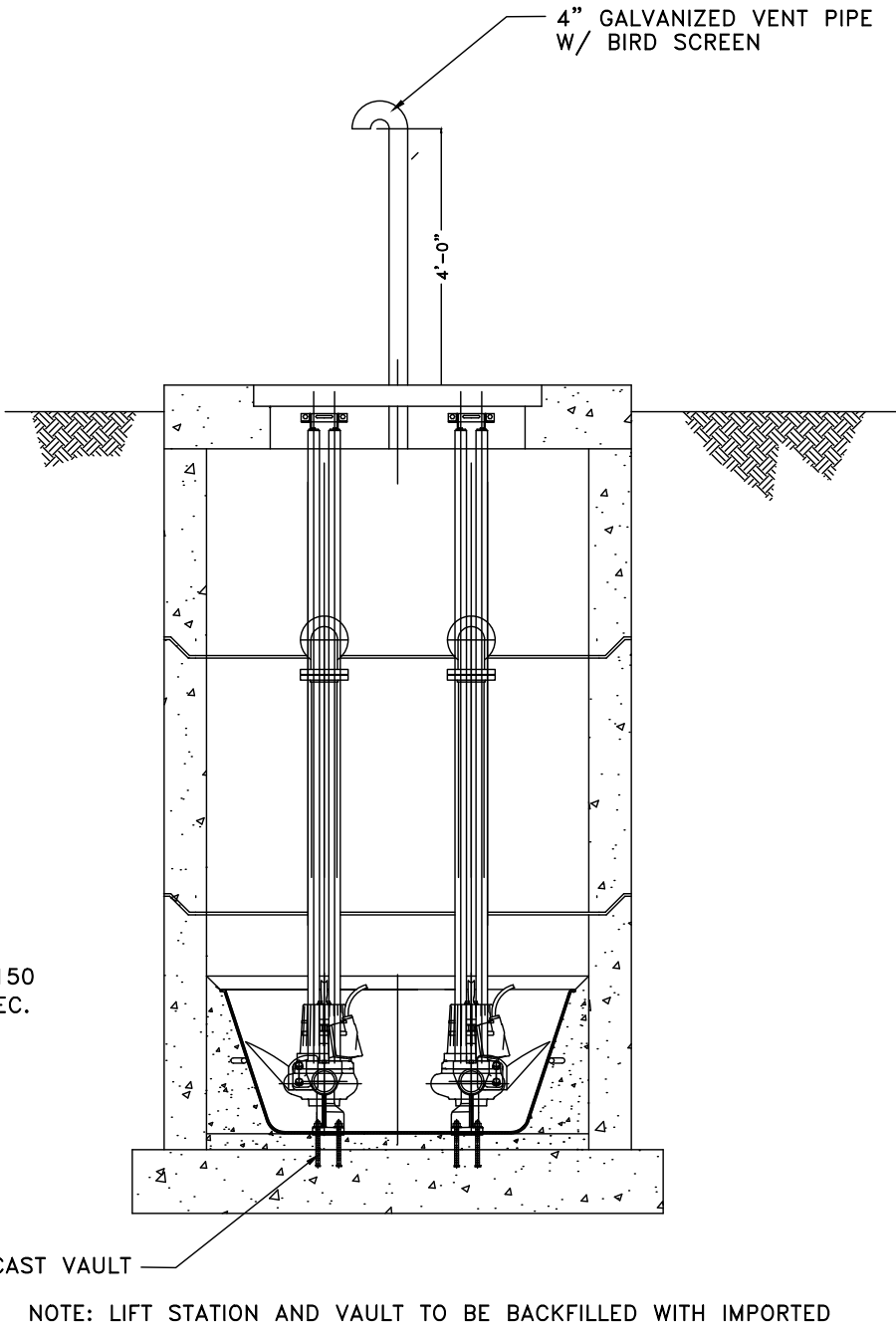
**BUILDING SECTION**  
NTS



**BUILDING PROFILE**  
NTS



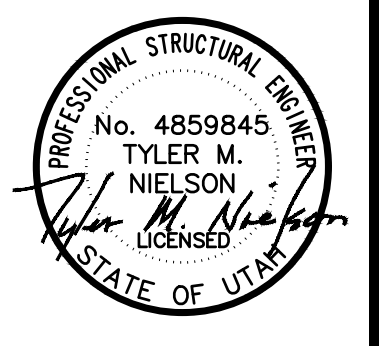
**SEWER LIFT PROFILE**  
NTS



**SEWER LIFT PROFILE**  
NTS

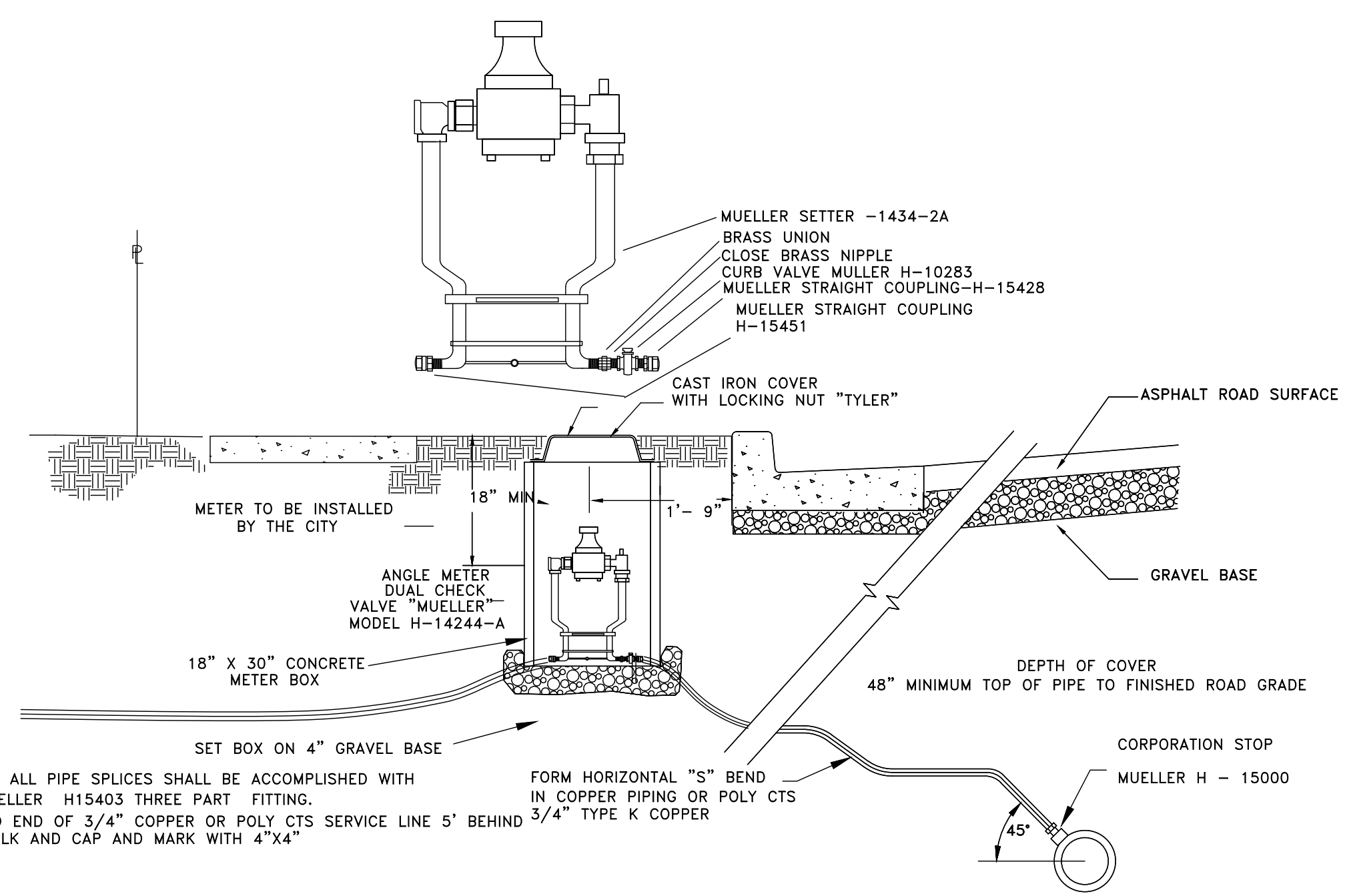
NOTE: LIFT STATION AND VAULT TO BE BACKFILLED WITH IMPORTED  
GRANULAR MATERIAL AND COMPACTED TO 90% DRY DENSITY IN  
ACCORDANCE W/ ASTM D-1557.

SCALE (AS NOTED)	DATE	DESIGN	DRAWN	CHECKED
	2-6-2007	TJM	BD	TJM
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



TYPICAL 3/4" WATER LINE CONNECTION

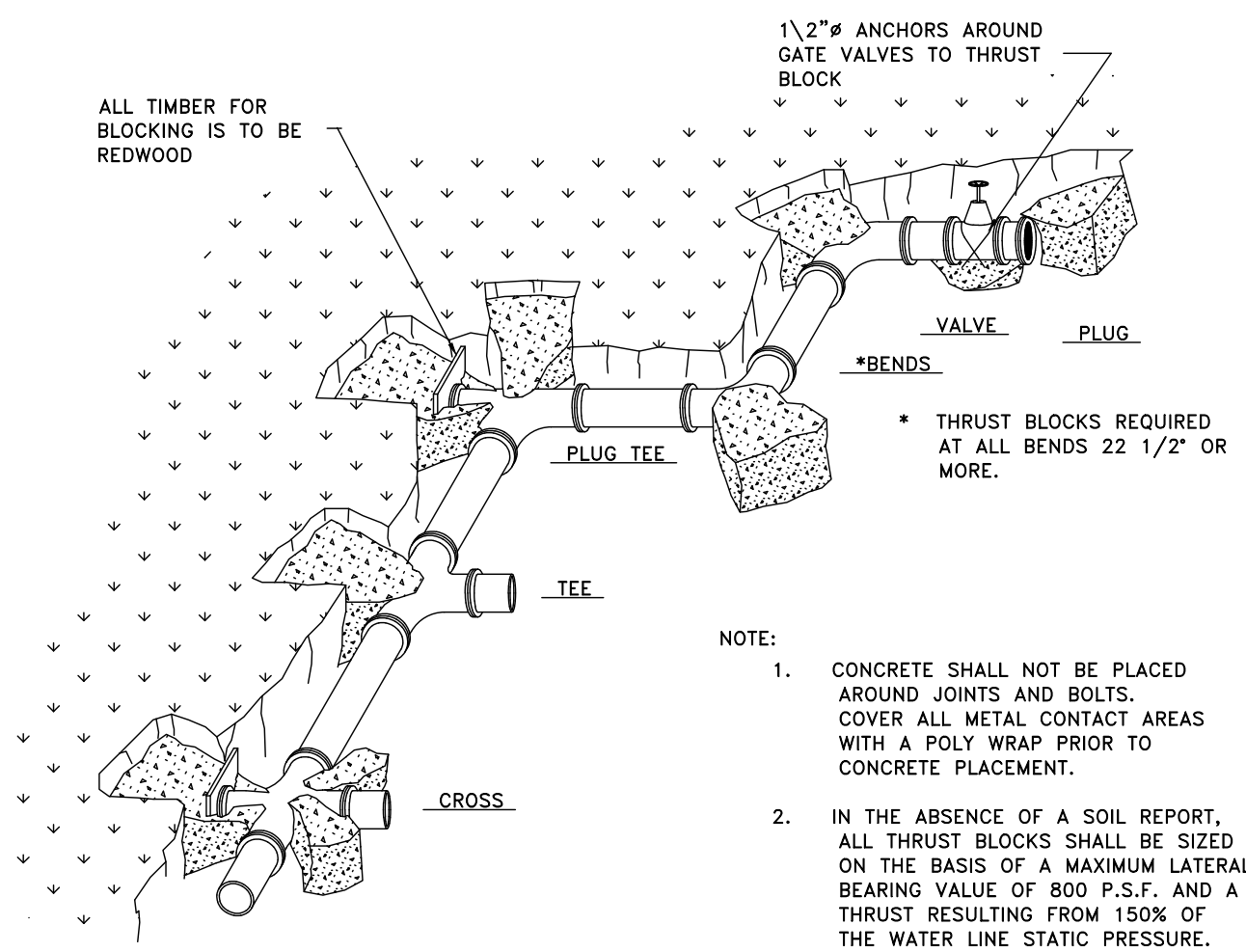
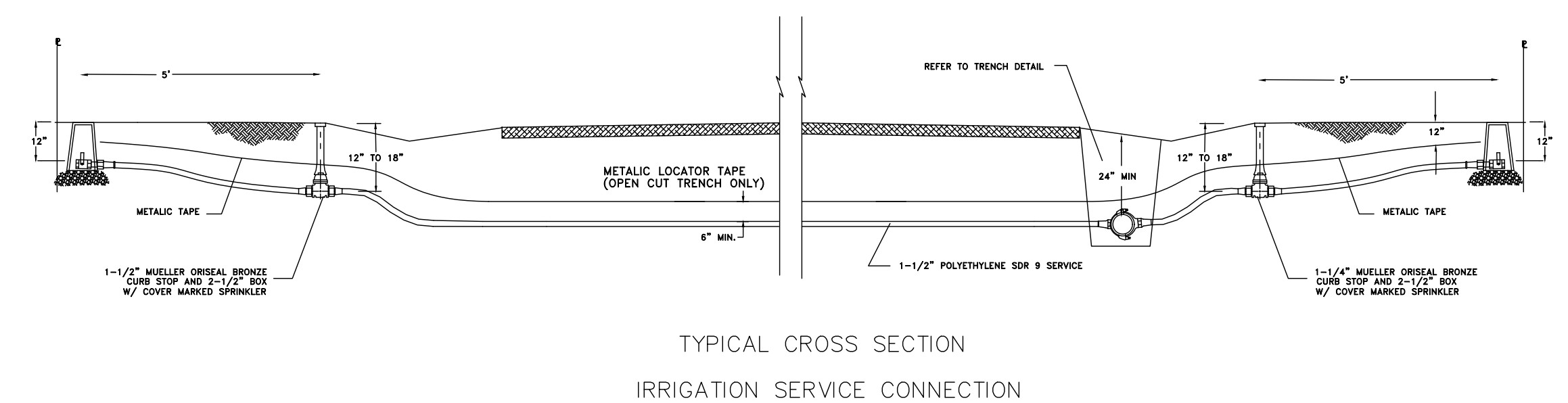
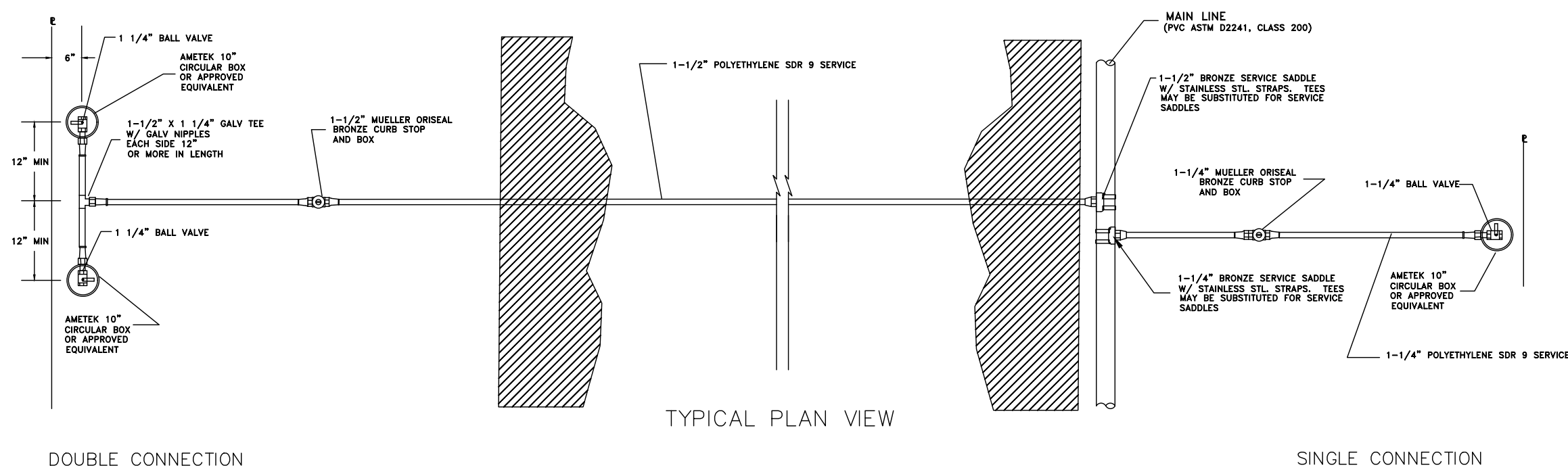


TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

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

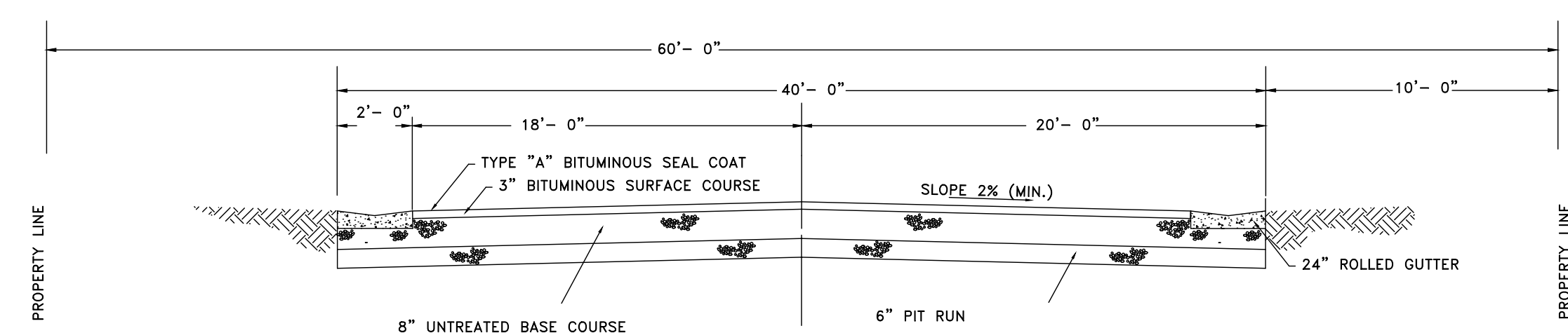
\*SIZE IS BRANCH SIZE.

THRUST BLOCKING



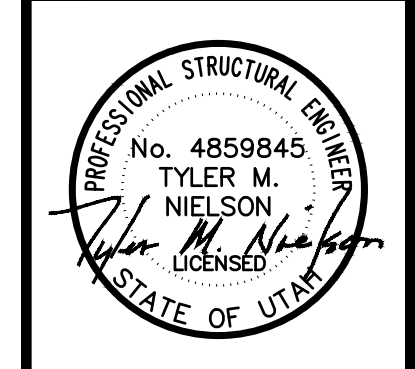
- NOTES:
- SERVICES MAY BE TUNNELED OR JETTED UNDER PAVEMENT AREAS. AREAS REQUIRING SURFACE CUTTING SHALL REQUIRE SURFACE RESTORATION.
  - IF TAPPING SADDLES ARE USED, METHOD OF SAWING/DRILLING TAP HOLES TYPE OF SADDLE AND INSTALLATION PROCEDURES MUST BE APPROVED.
  - POLYETHYLENE PIPE SHALL BE SDR 9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

STANDARD 60' SUBDIVISION ROADWAY SECTION



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  
1510 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066