

THE VILLAGE AT WOLF CREEK 1ST AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH MARCH 2019

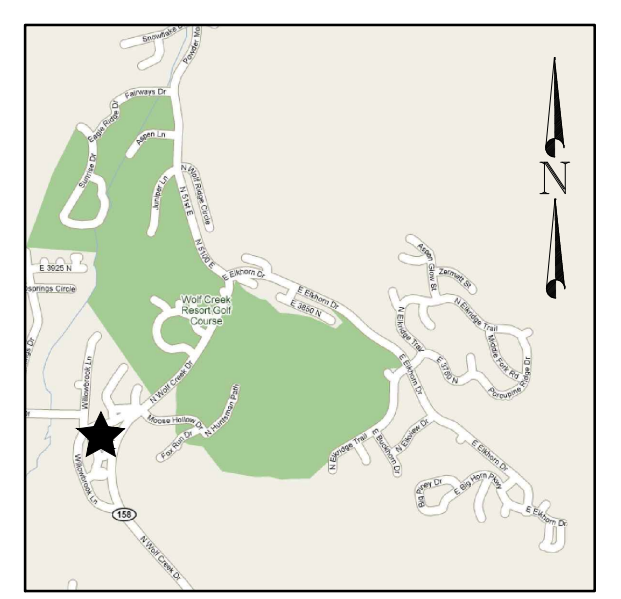
The names, widths, lengths, bearings and curve data on centerlines of proposed easements. WCO 106-1-8(c)(1)
The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The names, widths, lengths, bearings and curve data on centerlines of proposed streets and alleys. WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(b)

VICINITY MAP

NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON CORNER OF THE SOUTHEAST CORNER OF LOT 36, THE VILLAGE AT WOLF CREEK P.R.U.D., AND THE COMMON AREA OF SAID P.R.U.D. BEING LOCATED SOUTH 89°07'34" EAST 2660.79 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 246.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID COMMON AREA THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT 198.87 FEET, HAVING A RADIUS OF 243.83 FEET, A CENTRAL ANGLE OF 46°43'51", AND WHICH CHORD BEARS NORTH 51°16'15" WEST 193.40 FEET; (2) SOUTH 69°09'05" WEST 27.81 FEET TO THE RIGHT-OF-WAY LINE OF VILLAGE WAY, A PRIVATE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 18°50'18" EAST 20.45 FEET; (2) SOUTH 69°14'05" WEST 25.01 FEET; (3) NORTH 18°50'18" WEST 38.43 FEET; (4) NORTH 2°16'39" WEST 49.10 FEET; (5) NORTH 9°00'21" WEST 23.16 FEET; (6) NORTH 11°53'57" WEST 26.63 FEET; (7) NORTH 14°18'32" WEST 35.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WOLF LODGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 79°30'29" EAST 130.92 FEET; (2) ALONG THE ARC OF A CURVE TO THE LEFT 84.05 FEET, HAVING A RADIUS OF 647.78 FEET, A CENTRAL ANGLE OF 7°26'04", AND WHICH CHORD BEARS NORTH 75°47'27" EAST 83.99 FEET TO THE NORTH BOUNDARY LINE OF SAID COMMON AREA; THENCE ALONG SAID COMMON AREA BOUNDARY THE FOLLOWING TEN (10) COURSES: (1) SOUTH 13°34'39" EAST 7.14 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT 12.06 FEET, HAVING A RADIUS OF 654.81 FEET, A CENTRAL ANGLE OF 1°03'19", AND WHICH CHORD BEARS NORTH 70°27'05" EAST 12.06 FEET; (3) ALONG THE ARC OF A CURVE TO THE RIGHT 126.84 FEET, HAVING A RADIUS OF 247.92 FEET, A CENTRAL ANGLE OF 29°18'49", AND WHICH CHORD BEARS NORTH 85°43'44" EAST 125.46 FEET; (4) SOUTH 0°30'26" WEST 33.18 FEET; (5) ALONG THE ARC OF A CURVE TO THE LEFT 62.02 FEET, HAVING A RADIUS OF 970.42 FEET, A CENTRAL ANGLE OF 3°39'16", AND WHICH CHORD BEARS SOUTH 31°14'18" WEST 62.01 FEET; (6) NORTH 71°36'55" WEST 25.05 FEET; (7) ALONG THE ARC OF A CURVE TO THE LEFT 9.17 FEET, HAVING A RADIUS OF 3.00 FEET, A CENTRAL ANGLE OF 175°10'58", AND WHICH CHORD BEARS SOUTH 20°47'34" WEST 5.99 FEET; (8) SOUTH 66°47'55" EAST 23.86 FEET; (9) ALONG THE ARC OF A CURVE TO THE LEFT 169.80 FEET, HAVING A RADIUS OF 972.40 FEET, A CENTRAL ANGLE OF 1°00'18", AND WHICH CHORD BEARS SOUTH 1°23'55" WEST 169.58 FEET; (10) ALONG THE ARC OF A CURVE TO THE LEFT 56.89 FEET, HAVING A RADIUS OF 169.80 FEET, A CENTRAL ANGLE OF 2°34'39", AND WHICH CHORD BEARS SOUTH 17°37'27" WEST 56.89 FEET TO THE POINT OF BEGINNING, CONTAINING 63,679 SQ.FT. OR 1.46 AC. MORE OR LESS.

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 58, 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 THE VILLAGE AT WOLF CREEK 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-27 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; 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 _____, 2019.

Is there any existing utilities within Vacating PUE'S or Easements. KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY VACATE AND REPLACE THE PRIVATE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN ON DEDICATION ENTRY #1841069 AND SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: THE VILLAGE AT WOLF CREEK 1ST AMENDMENT

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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS' ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS.

SIGNED THIS ___ DAY OF _____, 2019.

BY: Susan J. Cofano, Manager

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, personally appeared before me Susan J. Cofano, 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 Manager of Villages at Wolf Creek LLC, and that said document was signed by him/her in behalf of "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Susan J. Cofano acknowledged to me that said "Corporation executed the same.

NARRATIVE

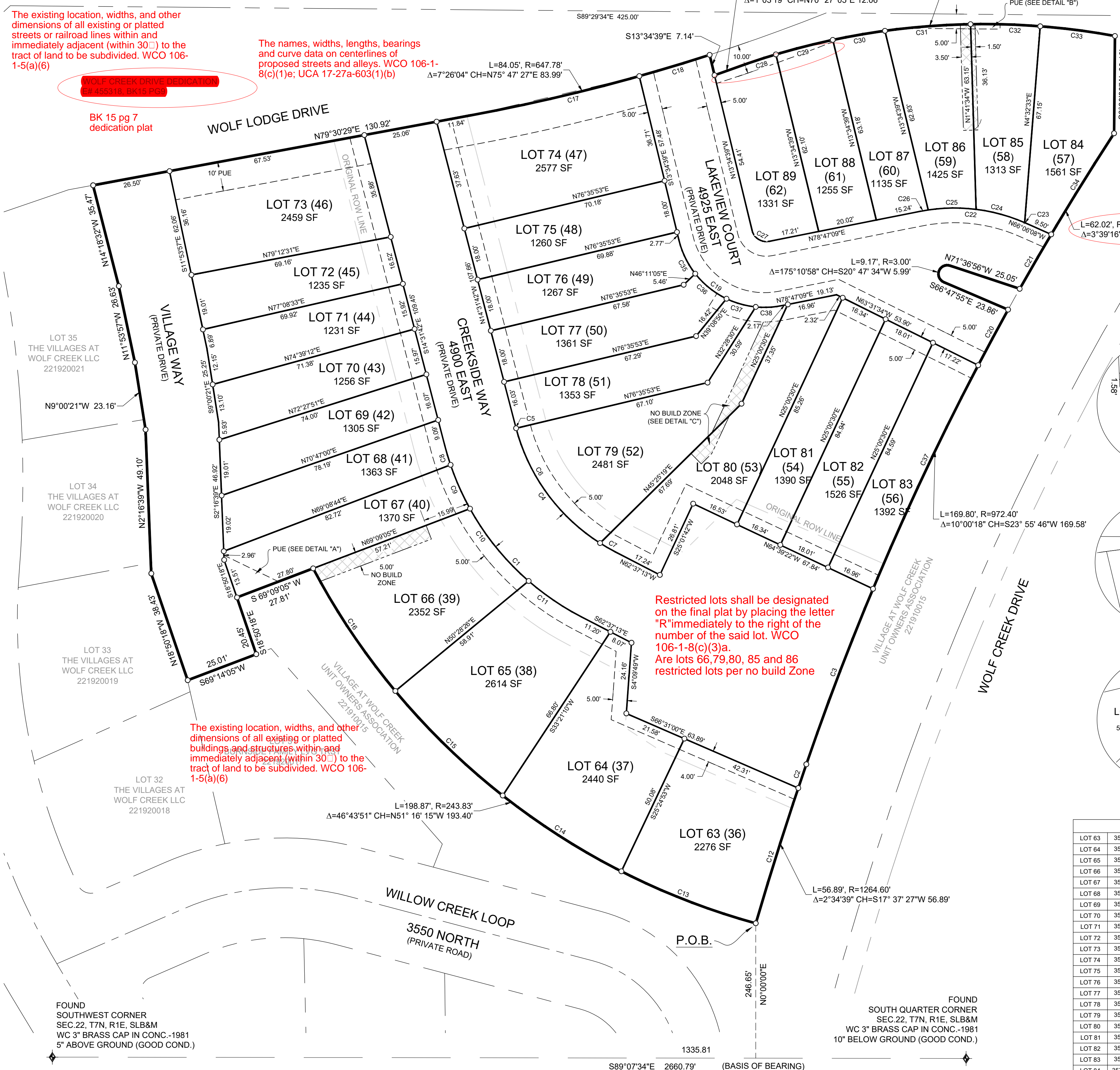
THE PURPOSE OF THIS SURVEY WAS TO AMEND A PORTION OF THE VILLAGE AT WOLF CREEK P.R.U.D. TO CHANGE THE ROADWAY AREA AND AMEND THE PUBLIC UTILITY EASEMENTS. THE SURVEY WAS ORDERED BY WOLF CREEK. THE PLAT OF THE VILLAGES AT WOLF CREEK P.R.U.D. WAS USED TO ESTABLISH THE BOUNDARY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°07'34" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LEN.
C1	76.79	91.50	48°05'20"	S38°35'07"E	74.56
C2	8.56	1264.60	0°23'17"	N18°43'08"E	8.56
C3	64.01	972.40	3°46'18"	N20°48'46"E	64.00
C4	55.83	66.50	48°05'50"	N38°33'45"W	54.20
C5	0.31	66.50	0°16'06"	S14°38'53"E	0.31
C6	49.64	66.50	42°46'13"	S36°10'03"E	48.50
C7	5.89	66.50	5°04'36"	S60°05'27"E	5.89
C8	6.78	91.50	4°14'45"	N16°39'50"W	6.78
C9	16.36	91.50	10°14'40"	N23°54'32"W	16.34
C10	31.92	91.50	19°59'15"	N39°01'30"W	31.76
C11	21.74	91.50	13°36'39"	N55°49'27"W	21.68
C12	48.33	1264.60	2°11'23"	N17°25'48"E	48.33
C13	49.21	243.83	11°33'50"	S68°51'16"E	49.13
C14	48.07	243.83	11°17'43"	S57°25'29"E	47.99
C15	51.17	243.83	12°01'30"	S45°45'53"E	51.08
C16	50.41	243.83	11°50'47"	S33°49'44"E	50.32
C17	59.01	647.78	5°13'10"	S76°53'54"W	58.99
C18	25.04	647.78	2°12'54"	S73°10'52"W	25.04
C19	13.78	30.00	26°18'57"	N51°17'33"W	13.66
C20	21.52	972.40	1°16'05"	N28°17'52"E	21.52
C21	21.44	972.40	1°15'48"	N30°02'33"E	21.44
C22	36.78	60.00	35°07'13"	N83°39'03"W	36.20
C23	0.42	60.00	0°23'48"	N66°17'20"W	0.42
C24	17.23	60.00	16°27'21"	S74°42'55"E	17.17
C25	16.36	60.00	15°37'22"	N89°14'44"E	16.31
C26	2.78	60.00	2°39'05"	N80°06'31"E	2.78
C27	7.64	5.00	87°34'38"	N57°23'45"W	6.92
C28	10.03	247.92	2°19'05"	S72°13'53"W	10.03
C29	20.01	247.92	4°37'28"	S75°42'09"W	20.00
C30	18.04	247.92	4°10'11"	S80°05'59"W	18.04
C31	29.30	247.92	6°46'14"	S85°34'11"W	29.28
C32	23.77	247.92	5°29'35"	N88°17'54"W	23.76
C33	25.69	247.92	5°56'15"	S82°34'59"E	25.68
C34	40.58	972.40	2°23'28"	S31°52'11"W	40.58
C35	12.86	30.00	24°33'26"	N25°51'22"W	12.76
C36	13.78	30.00	26°18'57"	N51°17'33"W	13.66
C37	10.41	30.00	19°52'55"	N74°23'29"W	10.36
C38	84.27	972.40	4°57'55"	N25°10'52"E	84.24
C39	8.84	30.00	16°53'28"	S87°13'19"W	8.81

ADDRESS TABLE	
LOT 63	3551 N. CREEKSIDE WAY (4800 EAST)
LOT 64	3555 N. CREEKSIDE WAY (4800 EAST)
LOT 65	3559 N. CREEKSIDE WAY (4800 EAST)
LOT 66	3561 N. CREEKSIDE WAY (4800 EAST)
LOT 67	3565 N. CREEKSIDE WAY (4800 EAST)
LOT 68	3567 N. CREEKSIDE WAY (4800 EAST)
LOT 69	3569 N. CREEKSIDE WAY (4800 EAST)
LOT 70	3571 N. CREEKSIDE WAY (4800 EAST)
LOT 71	3573 N. CREEKSIDE WAY (4800 EAST)
LOT 72	3575 N. CREEKSIDE WAY (4800 EAST)
LOT 73	3577 N. CREEKSIDE WAY (4800 EAST)
LOT 74	3579 N. CREEKSIDE WAY (4800 EAST)
LOT 75	3574 N. CREEKSIDE WAY (4800 EAST)
LOT 76	3572 N. CREEKSIDE WAY (4800 EAST)
LOT 77	3570 N. CREEKSIDE WAY (4800 EAST)
LOT 78	3568 N. CREEKSIDE WAY (4800 EAST)
LOT 79	3562 N. CREEKSIDE WAY (4800 EAST)
LOT 80	3558 N. CREEKSIDE WAY (4800 EAST)
LOT 81	3554 N. CREEKSIDE WAY (4800 EAST)
LOT 82	3552 N. CREEKSIDE WAY (4800 EAST)
LOT 83	3550 N. CREEKSIDE WAY (4800 EAST)
LOT 84	3570 N. LAKEVIEW COURT (4625 EAST)
LOT 85	3572 N. LAKEVIEW COURT (4625 EAST)
LOT 86	3574 N. LAKEVIEW COURT (4625 EAST)
LOT 87	3576 N. LAKEVIEW COURT (4625 EAST)
LOT 88	3578 N. LAKEVIEW COURT (4625 EAST)
LOT 89	3580 N. LAKEVIEW COURT (4625 EAST)

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229P WITH AN EFFECTIVE DATE OF JUNE 2, 2015.



WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 _____, 2019.

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 _____, 2019.

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 _____, 2019.

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 _____, 2019.

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS ___ DAY OF _____, 2019.

WEBER - MORGAN HEALTH DEPARTMENT
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.
SIGNED THIS ___ DAY OF _____, 2019.

FOUND
SOUTHWEST CORNER SEC. 22, T7N, R1E, SLB&M WC 3" BRASS CAP IN CONC.-1981 5' ABOVE GROUND (GOOD COND.)

FOUND
SOUTH QUARTER CORNER SEC. 22, T7N, R1E, SLB&M WC 3" BRASS CAP IN CONC.-1981 10' BELOW GROUND (GOOD COND.)

DEVELOPER:
VILLAGES AT WOLF CREEK LLC
MIKE BRENNY
ADDRESS
OGDEN, UT 84401
801-XXX-XXX


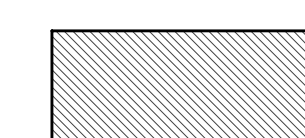



COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

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

R100271 - BRENNY, MIKE/VILLAGES AT WOLF CREEK/SURVEYOR/VILLAGES AT WOLF CREEK AMENDED DIVS

GENERAL NOTES

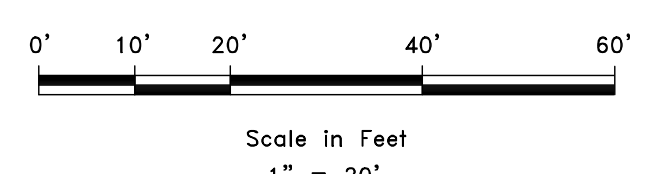
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
3. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
4. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
6. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. CONTRACTOR SHALL OBTAIN NECESSARY SWPPP PERMIT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE PROPERTY OWNERS PRIOR TO DISTURBING ACCESS TO DRIVEWAYS.
11. LANDSCAPE AND EX. SPRINKLERS SHALL BE RESTORED BY THE CONTRACTOR.
12. NO PARKING ON PRIVATE STREETS. CURBS SHALL BE PAINTED RED AND SIGNS INSTALLED AT THE ENTRANCE.

-  PROPOSED ASPHALT
-  EXISTING ASPHALT
-  PROPOSED DRIVEWAYS
-  LOT LINE
-  REVISED PUBLIC UTILITY EASEMENT (PUE)

LOT #	UNIT
36	TWIN HOME
37	TWIN HOME
38	TWIN HOME
39	TWIN HOME
40	16 REG
41	16 REG
42	16 REG
43	16 REG
44	16 REG
45	16 REG
46	16 REG
47	16 REG
48	18 REG
49	18 REG
50	18 REG
51	16 REG
52	16 REG
53	16 REG
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60	18 SHORT
61	20 REG
62	20 SHORT

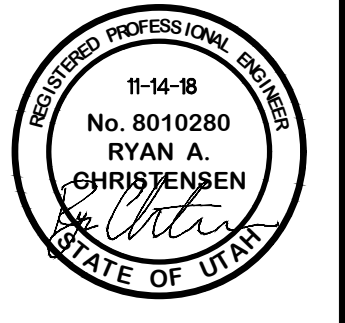
SHEET INDEX

- C1 OVERALL SITE PLAN
- C2 GRADING PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN
- L1 LANDSCAPE PLAN



SCALE: 1" = 20'
DATE: 02-27-19
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS	DESCRIPTION	DATE

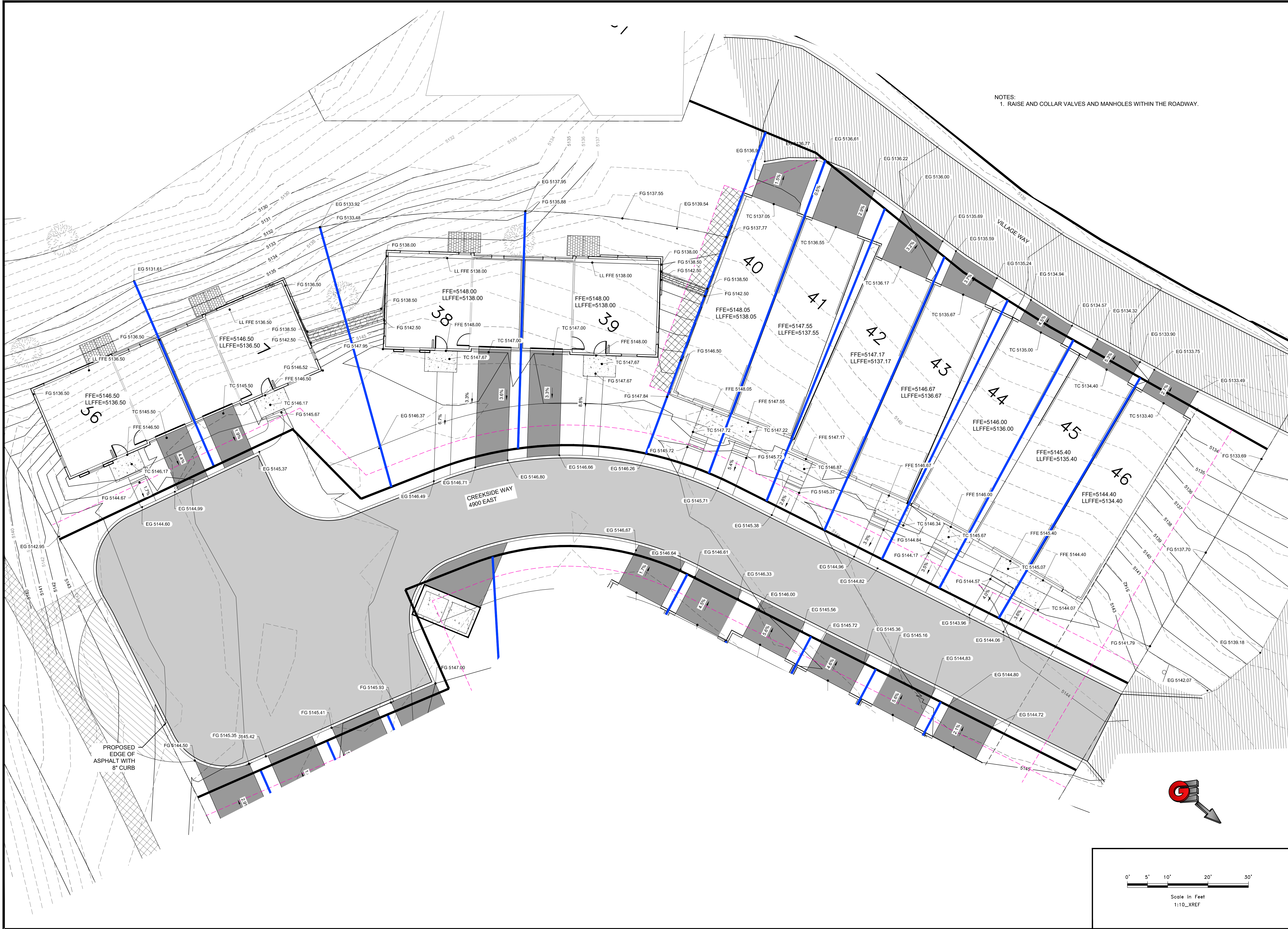


UPPER VILLAGES SITE PLAN
VILLAGES AT WOLF CREEK
CREEKSIDE AND WILLOWBROOK
EDEN, WEBER, UTAH

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

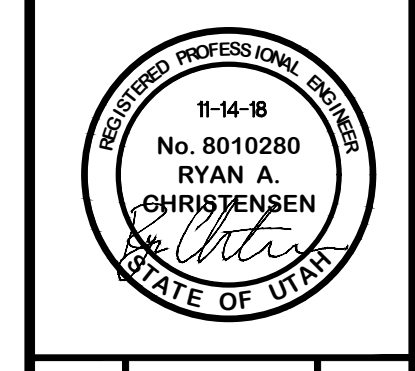
P:\19271 - BRINKY MHC\VILLAGES AT WOLF CREEK\DESIGN\DWG\VILLAGES AT WOLF CREEK_UPDATED PORCHES 2-4-19.DWG

PLAN 0271 - BRINK MEYER VILLAGES AT WOLF CREEK DESIGN VILLAGES AT WOLF CREEK - UPDATED PORCHES 2-4-19.DWG



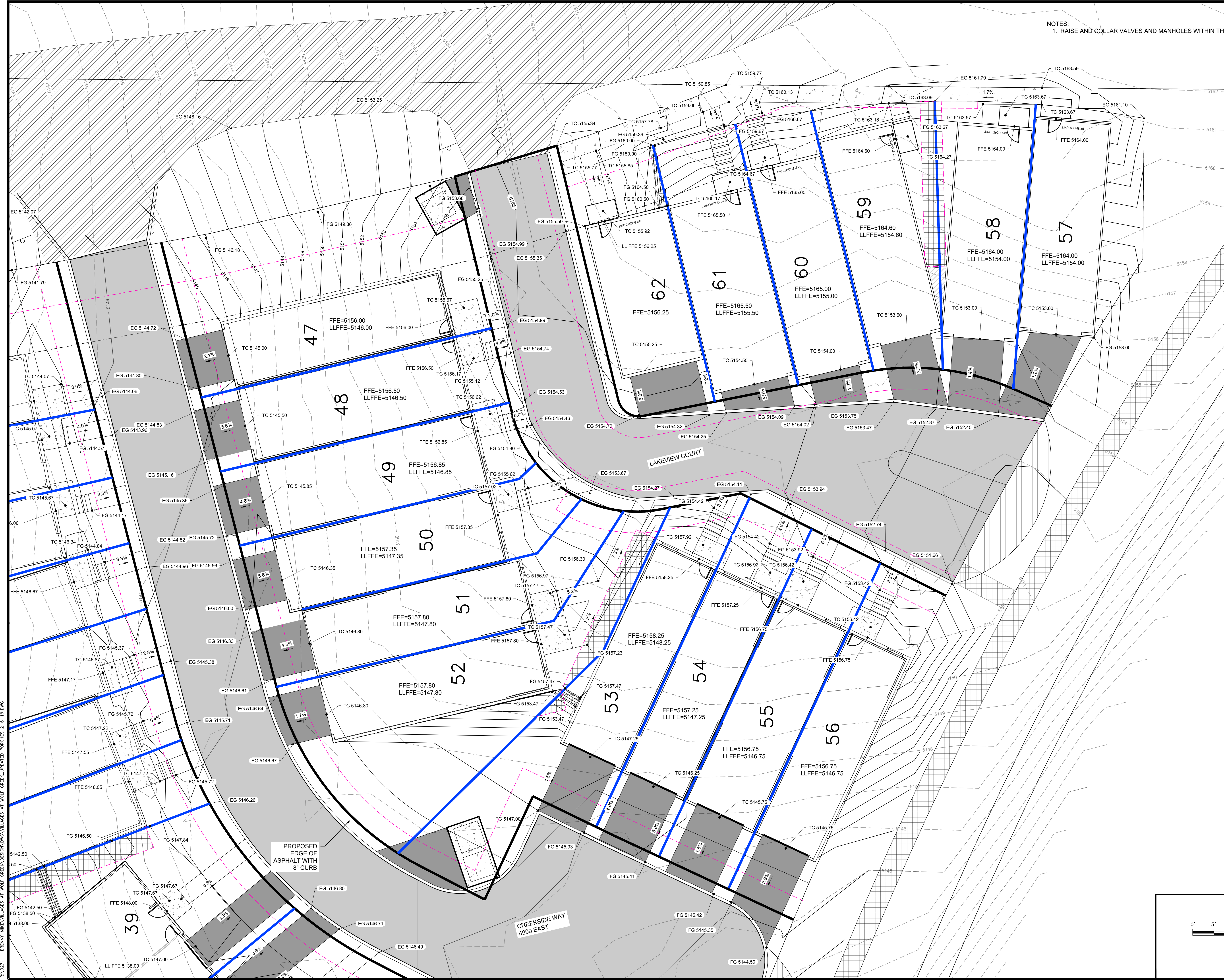
NOTES:
 1. RAISE AND COLLAR VALVES AND MANHOLES WITHIN THE ROADWAY.

REVISIONS	DATE	DESCRIPTION



UPPER LOTS GRADING PLAN
 VILLAGES AT WOLF CREEK
 CREEKSIDE AND WILLOWBROOK
 EDEN, WEBER, UTAH

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

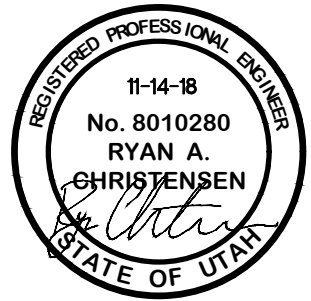


NOTES:
1. RAISE AND COLLAR VALVES AND MANHOLES WITHIN THE ROADWAY.

P:\10271 - BIRNEY WOLF CREEK VILLAGES AT WOLF CREEK DESIGN\DWG\UPPER VILLAGES 2-4-10.DWG

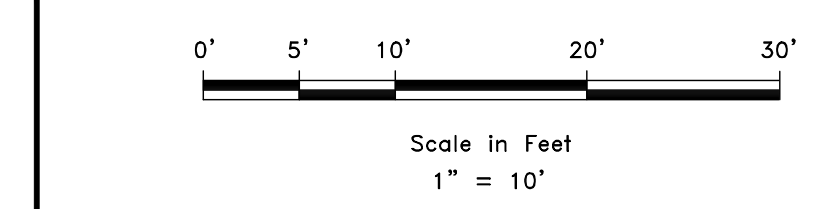
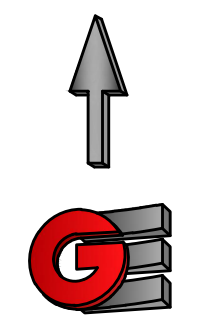
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DATE	02-27-09
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS	DESCRIPTION
DATE	



UPPER LOTS GRADING PLAN
VILLAGES AT WOLF CREEK
CREEKSIDE AND WILLOWBROOK
EDEN, WEBER, UTAH







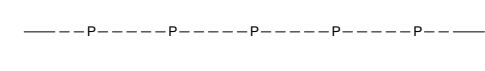





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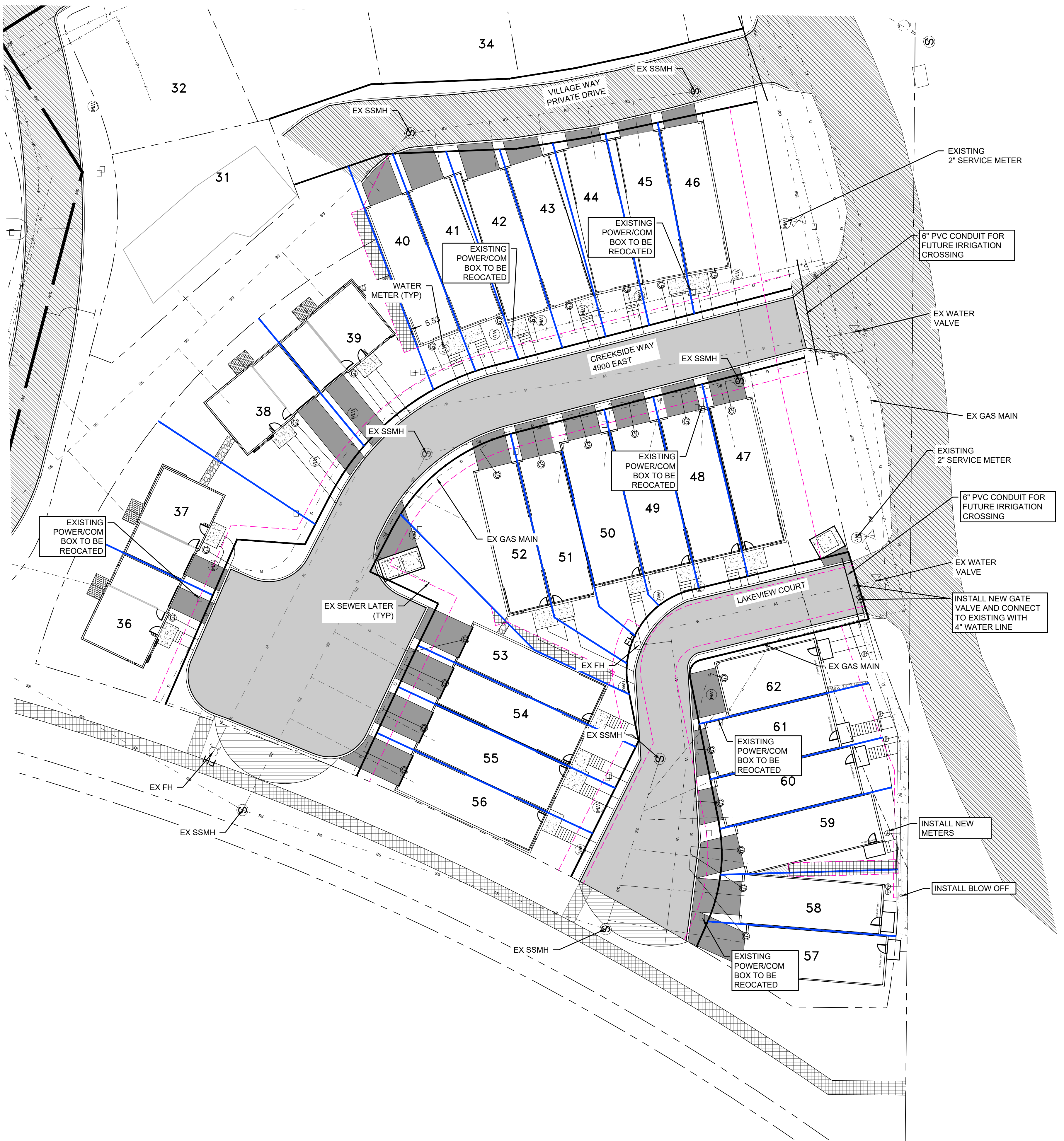


UTILITY PLAN

VILLAGES AT WOLF CREEK

LEGEND

	EX FIRE HYDRANT
	EX WATER METER
	EX WATER VALVE
	EX SEWER MANHOLE
	EX UTILITY BOX
	EX SECONDARY WATER
	EX WATER
	EX POWER
	EX SEWER
	EX SEWER LATERAL
	EX GAS MAIN
	PROPOSED GAS MAIN (LOCATION AND SIZE TO BE DETERMINED BY DOMINION ENERGY)

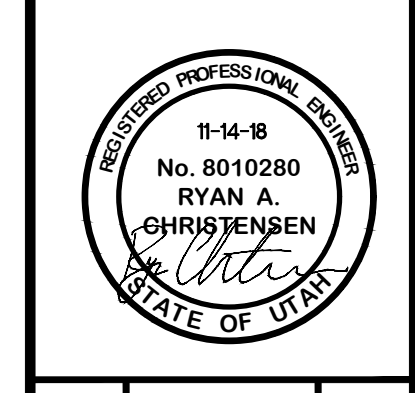


GENERAL UTILITY NOTES

1. WATER METERS SHALL BE LOCATED AND ADJUSTED TO GRADE.
2. NO SEWER LATERALS FOUND FOR LOTS 1, 3, 5 AND LOT 48. CONTRACTOR TO VERIFY LOCATION OF SERVICE LATERAL FOR ALL UNDEVELOPED LOTS AS DIRECTED BY THE OWNER. LATERALS SHALL BE MARKED WITH POST FOR FUTURE USE. (EXISTING LATERALS WERE ESTABLISHED USING SEWER VIDEO PROVIDED BY THE OWNER, VIDEO IS AVAILABLE UPON REQUEST.)
3. RAISE AND COLLAR WATER VALVES AND SEWER MANHOLES TO FINISHED GRADE.
4. CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY COMPANIES AS NEEDED TO RELOCATE EXISTING FACILITIES (WATER METERS, UTILITY BOXES ECT.) AS REQUIRED FOR BUILDING CONSTRUCTION. EXACT LOCATION OF UNDER GROUND UTILITIES IS UNKNOWN.

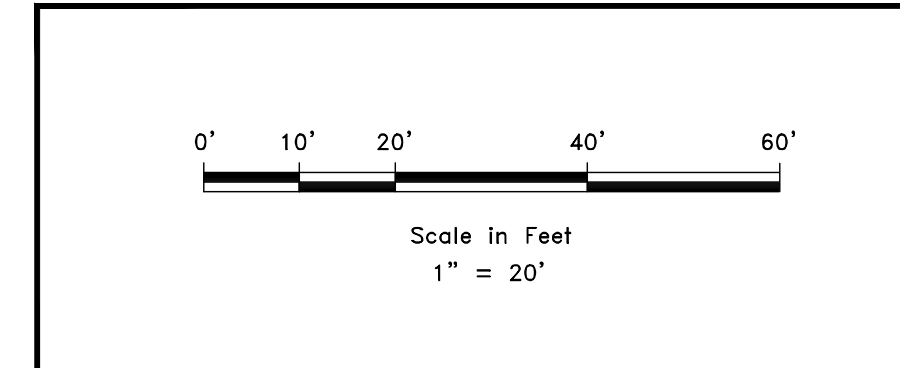
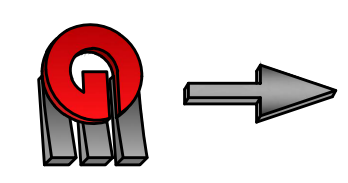
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REVISIONS	DATE	DESCRIPTION
	8-17-18	ADDED SW DRAIN



UTILITY PLAN
VILLAGES AT WOLF CREEK
EDEN, WEBER, UTAH

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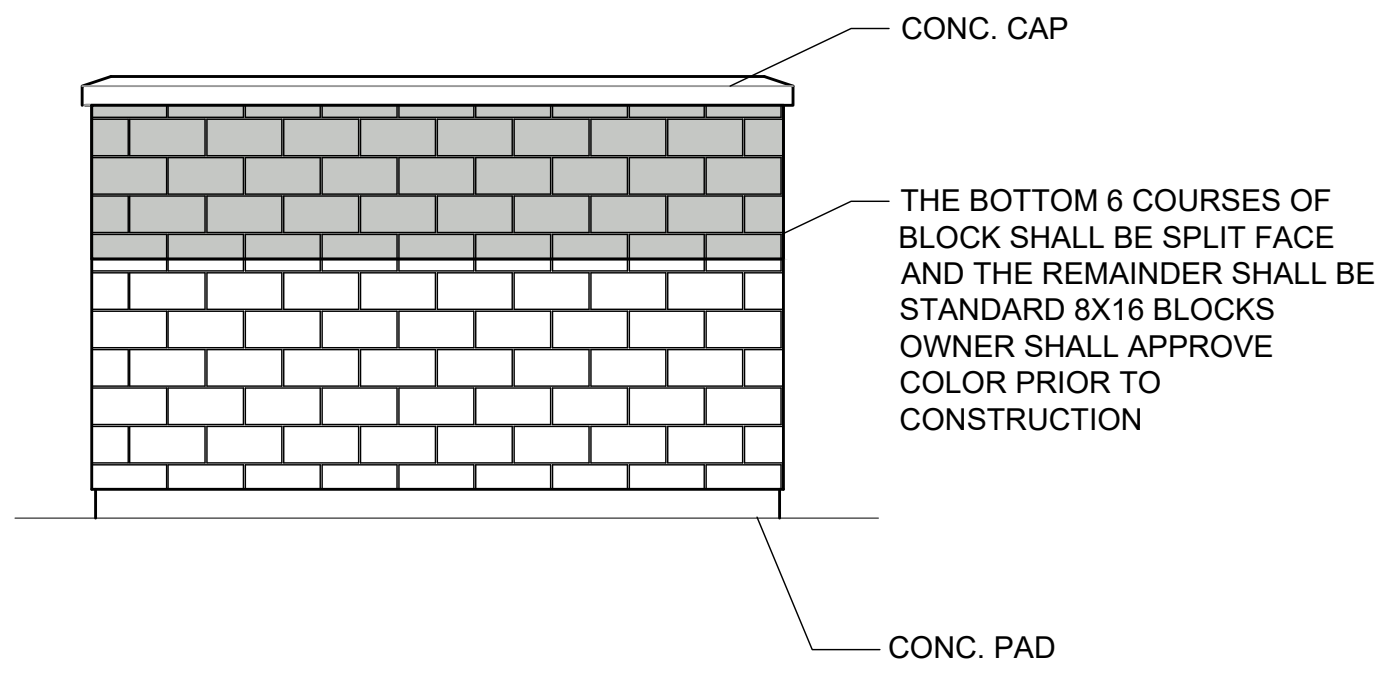


P:\0271 - BRINKY WOLF VILLAGES AT WOLF CREEK\DESIGN\DWG\VILLAGES AT WOLF CREEK_UPDATED_PORCHES 2-1-19.DWG

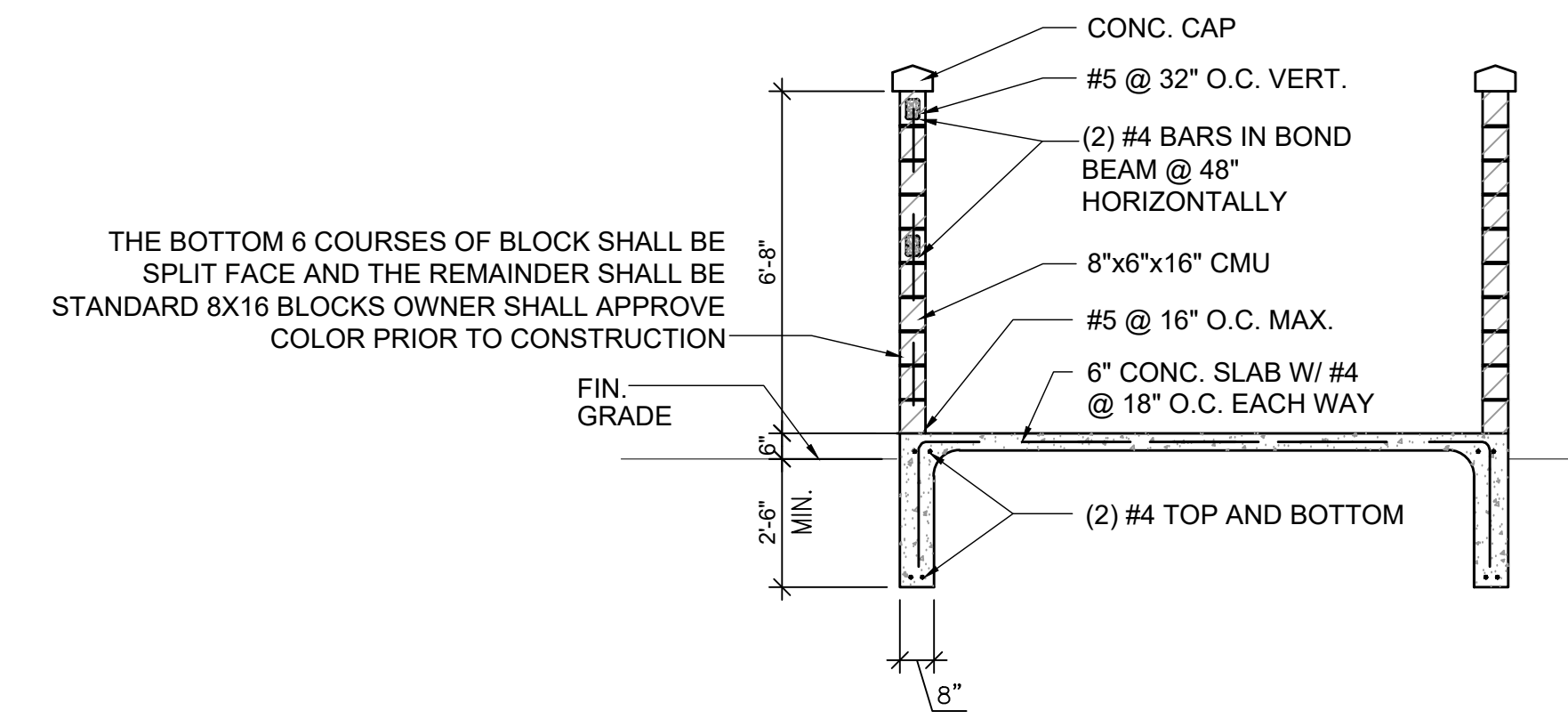
P:\0271 - BRINK MEYER VILLAGES AT WOLF CREEK DESIGN\DWG VILLAGES AT WOLF CREEK_UPDATED PORCHES 2-4-18.DWG



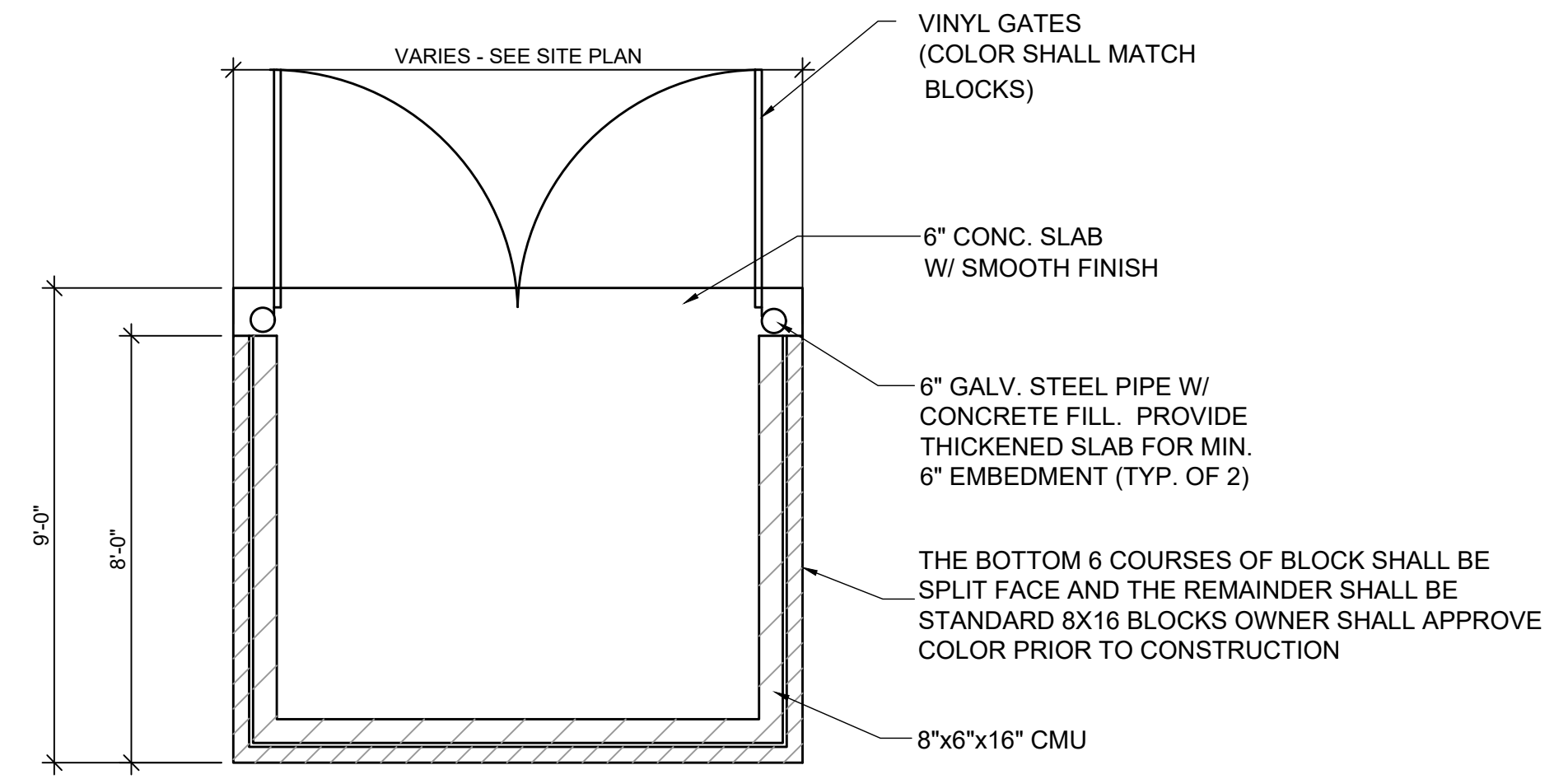
- OPEN SPACE/LANDSCAPED AREA (29,872 SF)
- STREET TREES (40 TREES)
- SCREENING TREES (CONIFERS) (16 TREES)
- EXISTING TREE (21 TREES)



ELEVATION

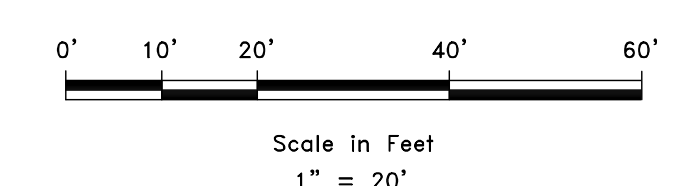
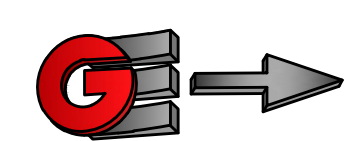


ENCLOSURE SECTION

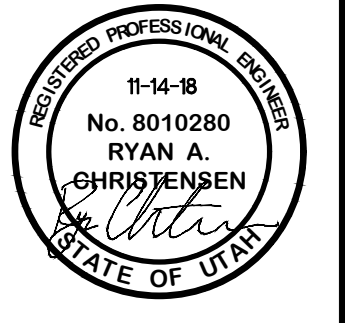


TRASH ENCLOSURE PLAN VIEW

NTS



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REVISIONS	DATE	DESCRIPTION		



LANDSCAPE PLAN
VILLAGES AT WOLF CREEK
CREEKSIDE AND WILLOWBROOK
EDEN, WEBER, UTAH

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