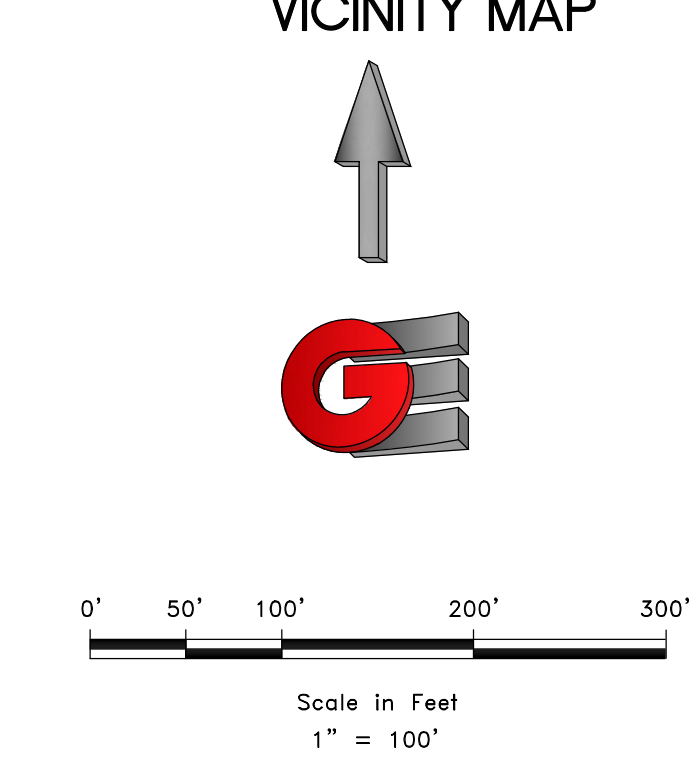
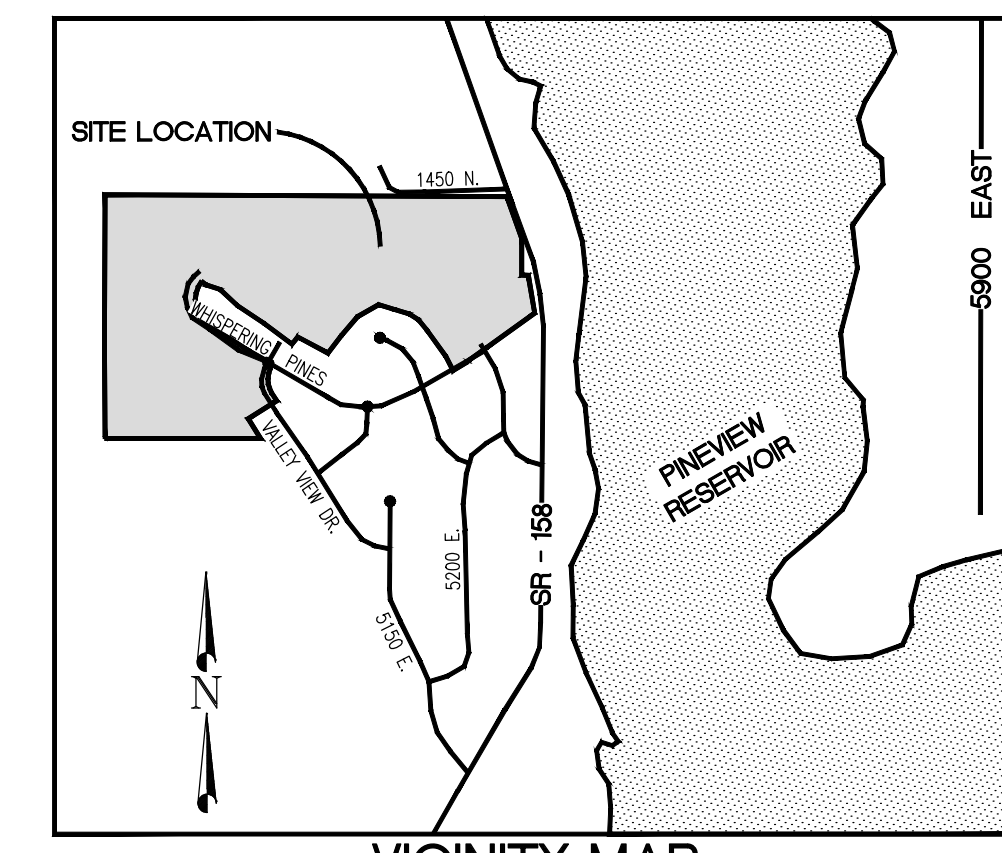
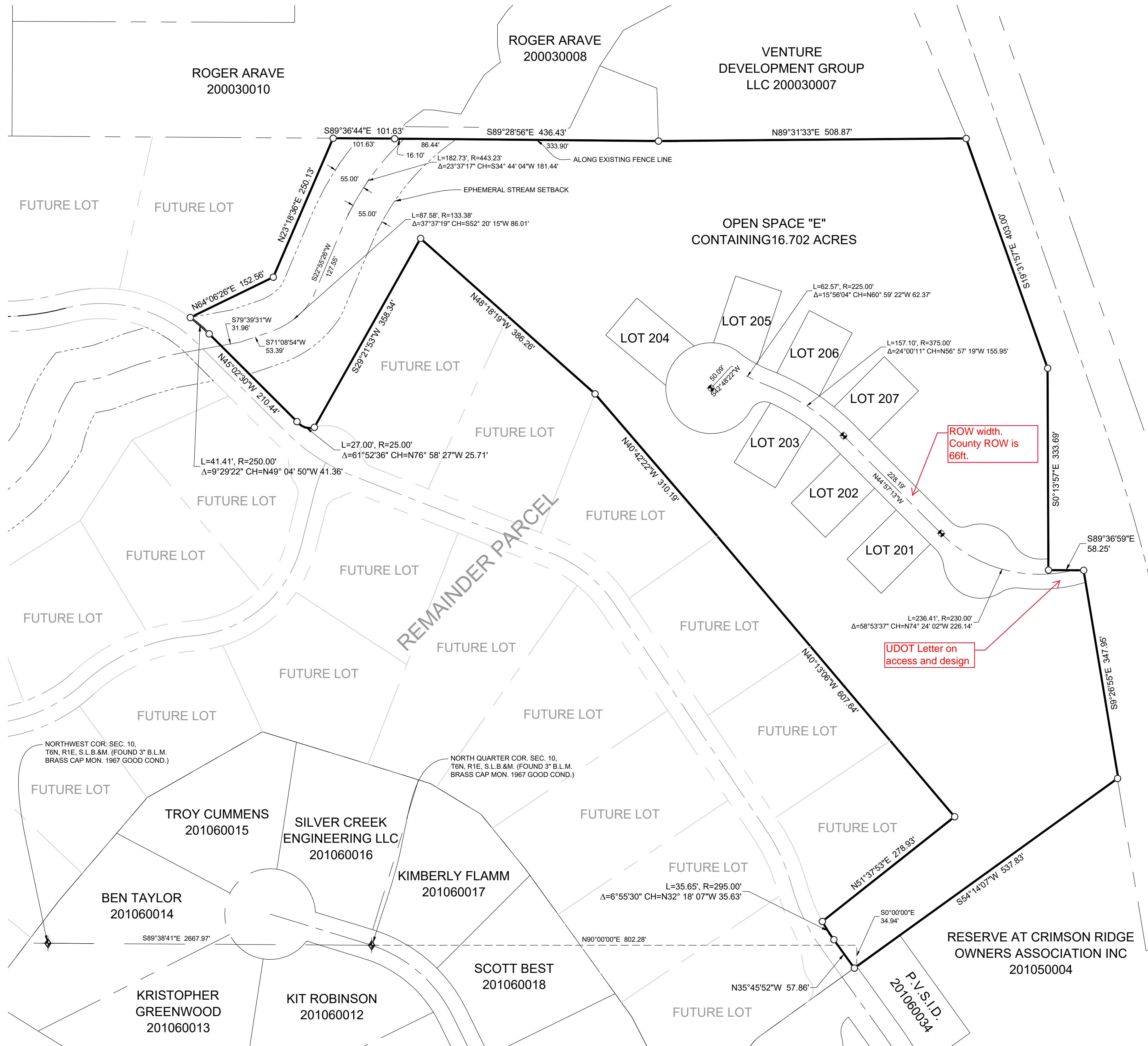


THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, JULY 2020



NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0237F WITH AN EFFECTIVE DATE OF JUNE 2ND, 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.

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATE NORTH 90°00'00" EAST 802.28 FEET AND SOUTH 00°00'00" EAST 34.94 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°26'19" EAST). RUNNING THENCE NORTH 35°45'52" WEST 57.86 FEET; THENCE ALONG THE ARC OF A 295.00 FOOT RADIUS CURVE TO THE RIGHT 35.65 FEET, HAVING A CENTRAL ANGLE OF 06°55'30"; CHORD BEARS NORTH 32°18'07" WEST 35.63 FEET; THENCE NORTH 51°37'53" EAST 278.93 FEET; THENCE NORTH 40°13'06" WEST 607.64 FEET; THENCE NORTH 40°42'22" WEST 310.19 FEET; THENCE NORTH 48°18'19" WEST 386.26 FEET; THENCE SOUTH 29°21'53" WEST 358.34 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 27.00 FEET, HAVING A CENTRAL ANGLE OF 61°52'36"; CHORD BEARS NORTH 76°58'27" WEST 25.71 FEET; THENCE NORTH 45°02'30" WEST 210.44 FEET; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT 41.41 FEET, HAVING A CENTRAL ANGLE OF 09°29'22"; CHORD BEARS NORTH 49°04'50" WEST 41.36 FEET; THENCE NORTH 64°08'28" EAST 152.56 FEET; THENCE NORTH 23°18'36" EAST 250.13 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°36'44" EAST 101.63 FEET; (2) SOUTH 89°28'56" EAST 436.43 FEET; (3) NORTH 89°31'33" EAST 508.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 158; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 19°31'57" EAST 403.00 FEET; (2) SOUTH 00°13'57" EAST 333.69 FEET; (3) SOUTH 89°36'59" EAST 58.25 FEET; (4) SOUTH 09°26'55" EAST 347.95 FEET TO THE NORTH BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE LONG SAID NORTH BOUNDARY LINE SOUTH 54°14'07" WEST 537.83 FEET TO THE POINT OF BEGINNING, CONTAINING 19.478 ACRES. ALSO AND TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT AT POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED SOUTH 00°20'41" EAST 817.83 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 90°00'00" EAST 1300.53 FEET; THENCE NORTH 32°00'00" WEST 163.51 FEET; THENCE NORTH 58°00'00" EAST 367.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 32°00'00" EAST 62.00 FEET; TO THE BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 58°00'00" WEST 305.00 FEET; (2) SOUTH 32°00'00" EAST 213.36 FEET; (3) NORTH 90°00'00" WEST 1412.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°20'41" WEST 62.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.677 ACRES.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO 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, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE 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, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

ACKNOWLEDGEMENT

SIGNED THIS ___ DAY OF _____, 2020.

B & H INVESTMENT PROPERTIES LLC

BY: _____ PRINTED NAME/TITLE: _____

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of _____, 2020, personally appeared before me (NAME OF DOCUMENT SIGNER), 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 (TITLE OR OFFICE) of B & H INVESTMENT PROPERTIES LLC, 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 (NAME OF DOCUMENT SIGNER) acknowledged to me that said Corporation executed the same.

STAMP _____ NOTARY PUBLIC _____

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY XXXXX. 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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF XXXXX STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE XXXXX SUBDIVISION.

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 _____, 2020.

COUNTY SURVEYOR _____

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 _____, 2020.

COUNTY ATTORNEY _____

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 _____, 2020.

COUNTY ENGINEER _____

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 _____, 2020.

CHAIRMAN, WEBER COUNTY COMMISSION _____

ATTEST: _____ NAME/TITLE _____

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 _____, 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION _____

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 _____, 2020.

DIRECTOR WEBER-MORGAN HEALTH DEPT. _____

DEVELOPER:
B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERTVILLE, UTAH 84014
801-295-4193

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

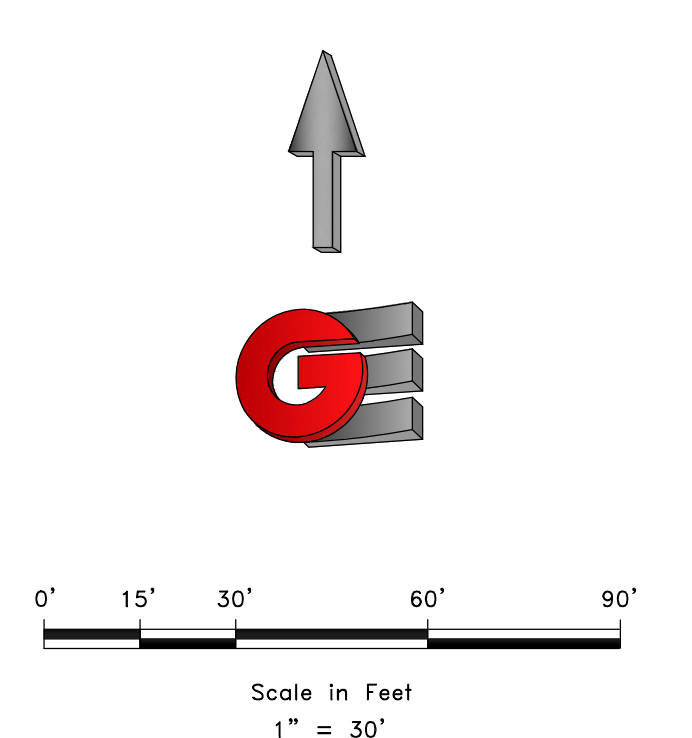
COUNTY RECORDER _____

BY: _____

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

RUC2020 - B&H INVESTMENT PROPERTIES LLC/CRIMSON RIDGE PHASE 2 SURVEY/UDOT/RESERVE AT CRIMSON RIDGE PHASE 2.DWG

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH, JULY 2020



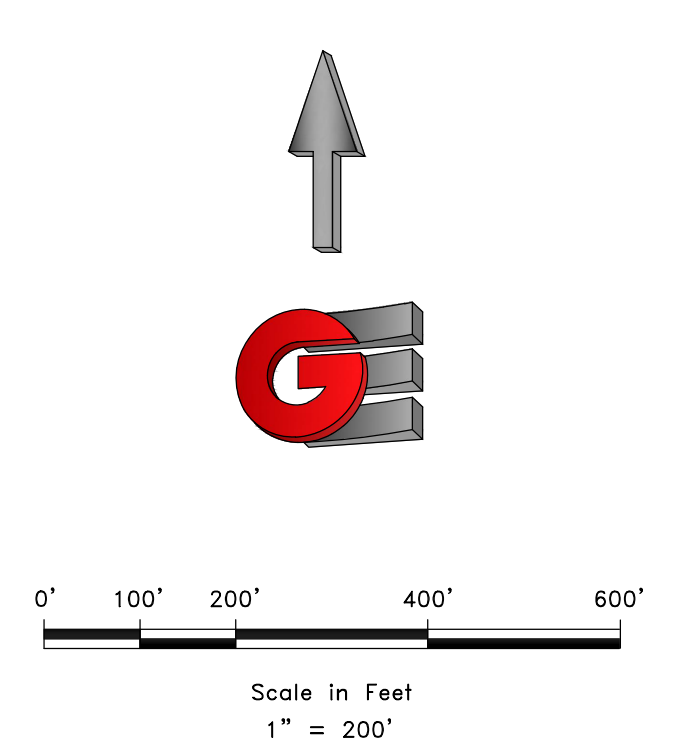
- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - - - CENTER LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - x — EXISTING FENCE LINE

P:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SUBDIVISION\RESERVE AT CRIMSON RIDGE PHASE 2.DWG

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	S2 3	COUNTY RECORDER	
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____	
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066			

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH, JULY 2020

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	34.38	50.00	39.40	S77° 26' 51"W	33.71
C2	123.06	61.50	114.64	N64° 55' 52"W	103.53
C3	34.38	50.00	39.40	N27° 18' 35"W	33.71
C4	9.15	255.00	2.06	N45° 58' 54"W	9.15
C6	126.31	350.00	20.68	N55° 17' 33"W	125.63
C7	37.54	25.00	86.04	S71° 20' 50"W	34.11
C8	362.44	75.00	276.88	N13° 13' 56"W	99.51
C9	63.02	200.00	18.05	S59° 55' 45"E	62.76
C10	167.57	400.00	24.00	S56° 57' 19"E	166.35
C12	28.49	25.00	65.29	S77° 35' 54"E	26.97
C13	87.66	61.50	81.67	S69° 24' 35"E	80.42
C14	53.75	50.00	61.59	S59° 22' 27"E	51.20
C15	14.00	205.00	3.91	N87° 52' 19"E	14.00
C16	109.23	255.00	24.54	S84° 52' 33"W	108.40
C17	46.12	350.00	7.55	N48° 43' 43"W	46.09
C18	80.19	350.00	13.13	N59° 04' 03"W	80.02
C19	203.31	75.00	155.31	N74° 01' 01"W	146.53
C20	84.63	75.00	64.65	N35° 57' 54"E	80.21
C21	32.55	75.00	24.87	N80° 43' 26"E	32.30
C22	41.96	75.00	32.05	S70° 48' 57"E	41.41
C23	40.04	200.00	11.47	S56° 38' 13"E	39.97
C24	22.98	200.00	6.58	S65° 39' 52"E	22.97
C25	12.02	400.00	1.72	S68° 05' 44"E	12.02
C26	80.14	400.00	11.48	S61° 29' 40"E	80.01
C27	30.23	400.00	4.33	S53° 35' 22"E	30.23
C28	45.17	400.00	6.47	S48° 11' 20"E	45.15



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

P.O.B.

N90°00'00"E 1300.53'

N90°00'00"W 1412.00'

N89°38'41"E 2667.97'

N32°00'00"E 163.51'

N59°00'00"E 357.00'

S59°00'00"W 395.00'

S32°00'00"E 213.36'

S32°00'00"E 62.00'

PHASE 2 OPEN SPACE "E" CONTAINING 2.677 ACRES

R:\2020\B&H INVESTMENT\CRIMSON RIDGE\SUBDIVISION\RESERVE AT CRIMSON RIDGE PHASE 2.DWG

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	S3 <hr/> 3	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: 801.476.0666

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PH. 2 & PH. 3

PRELIMINARY SUBMITTAL WEBER COUNTY, UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT WEBER COUNTY STANDARD DRAWING, AND SHALL BE APPROVED BY THE WEBER COUNTY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE WEBER COUNTY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE WEBER COUNTY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE WEBER COUNTY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

Need to meet State and Health Dept. standards as well

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE WEBER COUNTY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE WEBER COUNTY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER WEBER COUNTY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEBER COUNTY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WEBER 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.
5. 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. 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.
8. 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.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. 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 WEBER COUNTY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY WEBER COUNTY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A) OBTAIN ALL REQUIRED PERMITS FROM WEBER COUNTY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
D) PROVIDING AS-BUILT DRAWINGS TO WEBER COUNTY AND THE ENGINEER.
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND WEBER COUNTY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN WEBER COUNTY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND WEBER COUNTY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET WEBER COUNTY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE WEBER COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. WEBER COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A WEBER COUNTY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

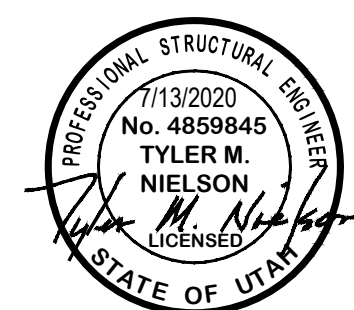
CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 LF. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO WEBER COUNTY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

SHEET INDEX

COVER SHEET
C1 - OVERALL UTILITY PLAN
C2 - OVERALL SHEET LAYOUT
C3 - ENTRY ACCESS DEMO
C4 - ENTRY ACCESS REGRADING
C5 - DRAINAGE CALCS
C6 - UPPER DETENTION POND
C7 - LOWER DETENTION POND
C8 - SEWER DRAIN FIELD EXPANSION
PP1 - SKYLINE DRIVE - PLAN AND PROFILE
PP2 - SKYLINE DRIVE - PLAN AND PROFILE
PP3 - SKYLINE DRIVE - PLAN AND PROFILE
PP4 - SKYLINE DRIVE - PLAN AND PROFILE
PP5 - VALLEY VIEW DRIVE - PLAN AND PROFILE
PP6 - VALLEY VIEW DRIVE - PLAN AND PROFILE
PP7 - HARBOR VIEW COURT - PLAN AND PROFILE
PP8 - SR-158 (UDOT) - PLAN AND PROFILE

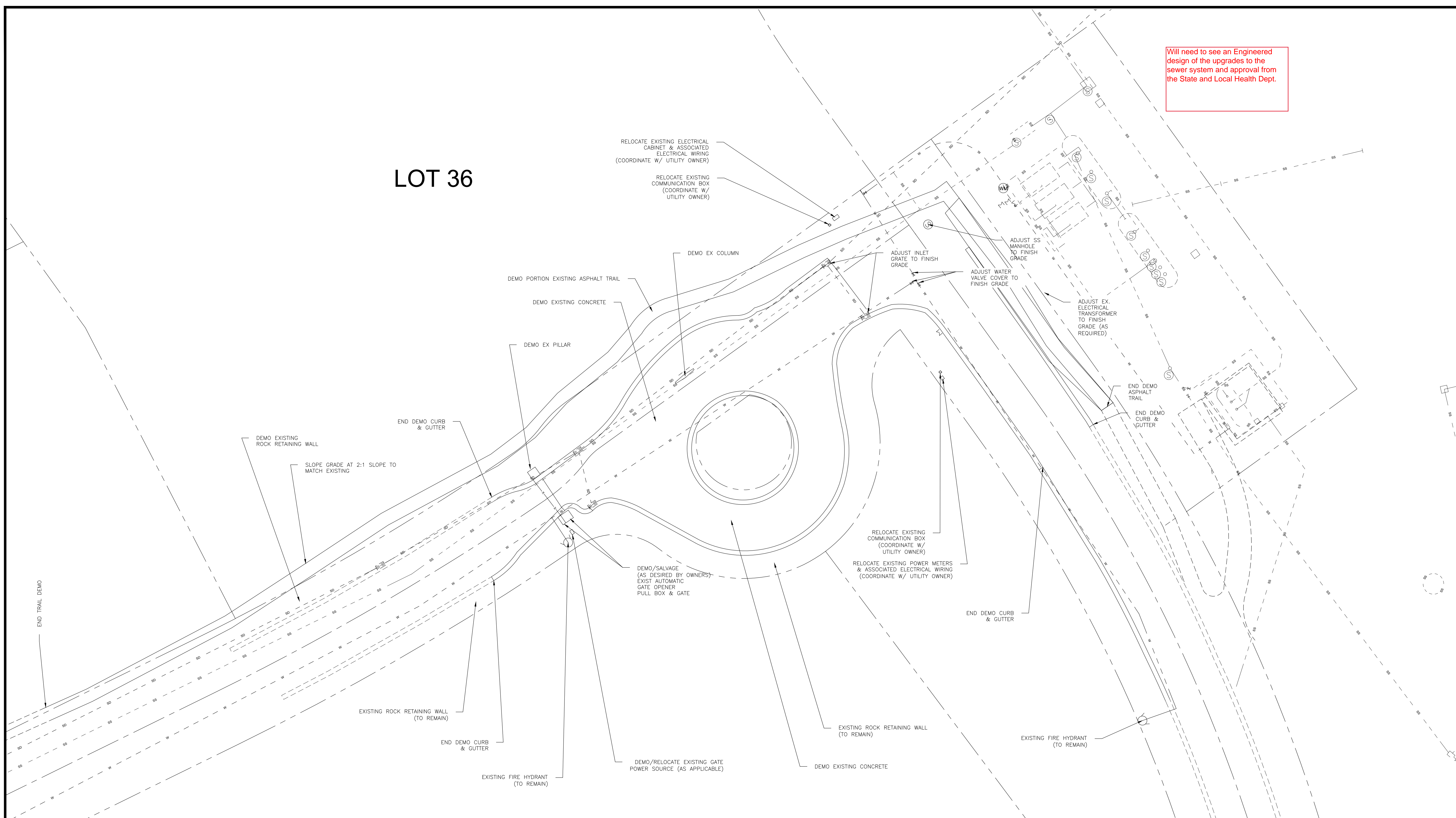
ALL IMPROVEMENTS TO CONFORM TO CURRENT WEBER COUNTY STANDARDS AND SPECIFICATIONS
CULINARY WATER IMPROVEMENTS TO CONFORM TO PINEVIEW WEST WATER UTILITY STANDARDS AND SPECIFICATIONS
SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS



THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PH. 2 & PH. 3
PRELIMINARY SUBMITTAL

LOT 36

Will need to see an Engineered design of the upgrades to the sewer system and approval from the State and Local Health Dept.

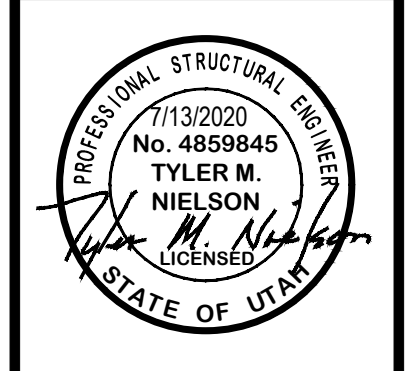


SCALE: 1" = 20'

DATE	7/10/2020
DESIGN	BRD/WJS
DRAWN	BRD/WJS
CHECKED	TAN

REVISIONS	DESCRIPTION
DATE	

DWG: R:\0208 - BAH INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - CDS.DWG



ENTRY ACCESS DEMO

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

OGDEN VALLEY, WEBER COUNTY, UTAH

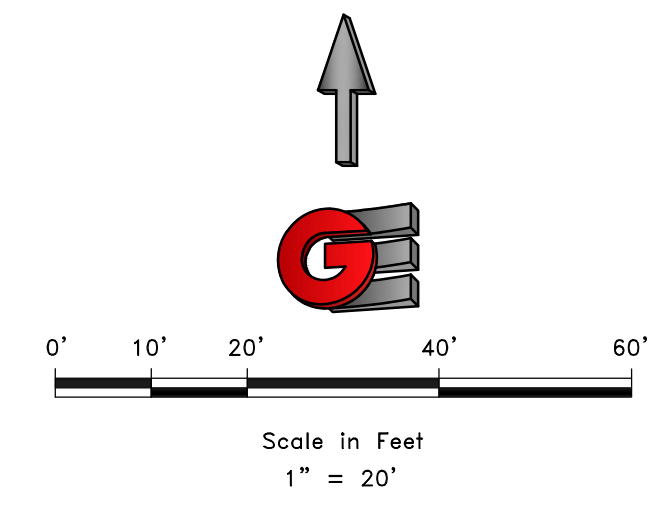
GARDNER ENGINEERING

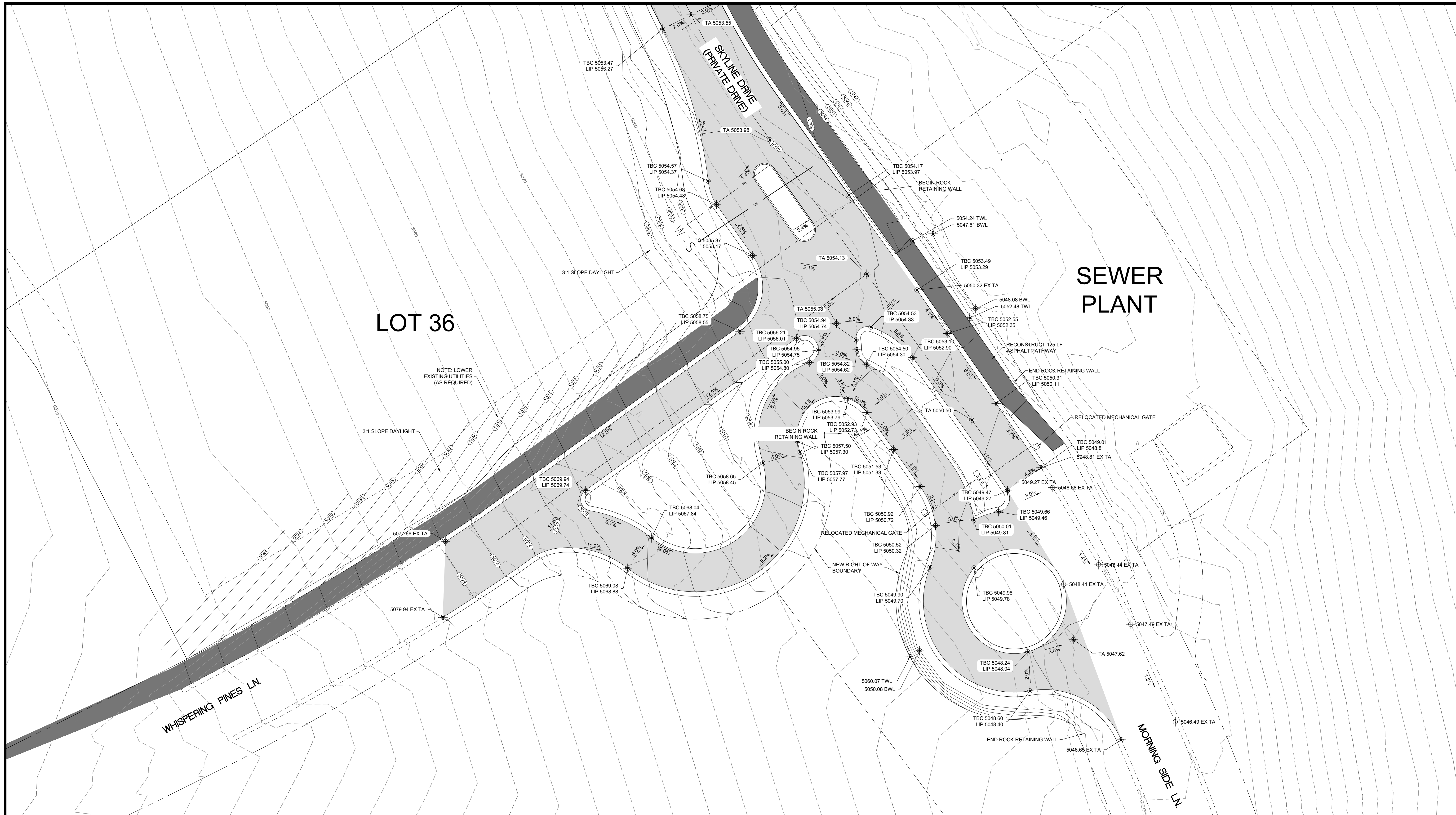
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

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

LEGEND

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	NEW PRESSURE SEWER LATERAL
	EXISTING STORM DRAIN
	NEW STORM DRAIN
	EXISTING CULINARY WATER
	NEW CULINARY WATER
	NEW CULINARY WATER LATERAL
	NEW CULINARY WATER METER
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW SECONDARY WATER
	NEW DUAL SECONDARY WATER LATERAL
	NEW ASPHALT PAVING





LOT 36

SEWER PLANT

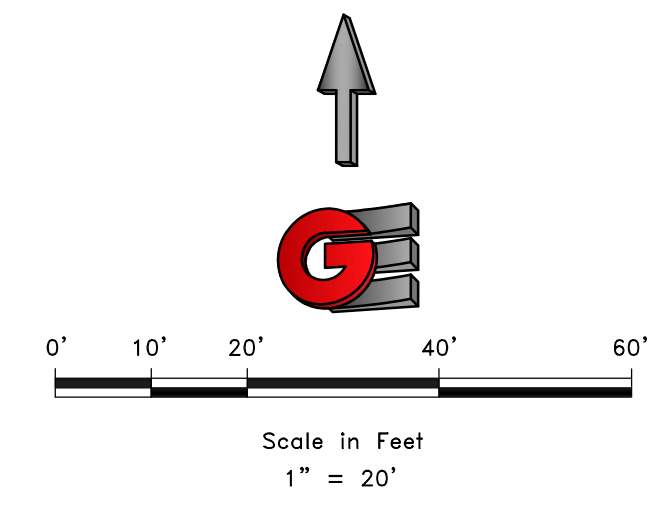
WHISPERING PINES LN.

MORNING SIDE LN.

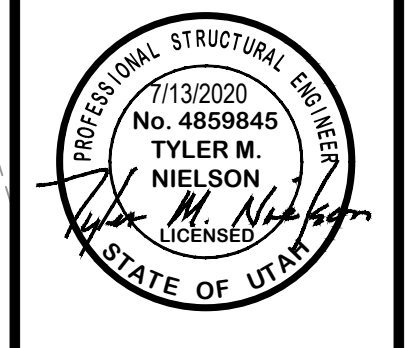
NOTE: LOWER EXISTING UTILITIES (AS REQUIRED)

LEGEND

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
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	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW SECONDARY WATER
	NEW DUAL SECONDARY WATER LATERAL
	NEW ASPHALT PAVING



REVISIONS	DATE	DESCRIPTION

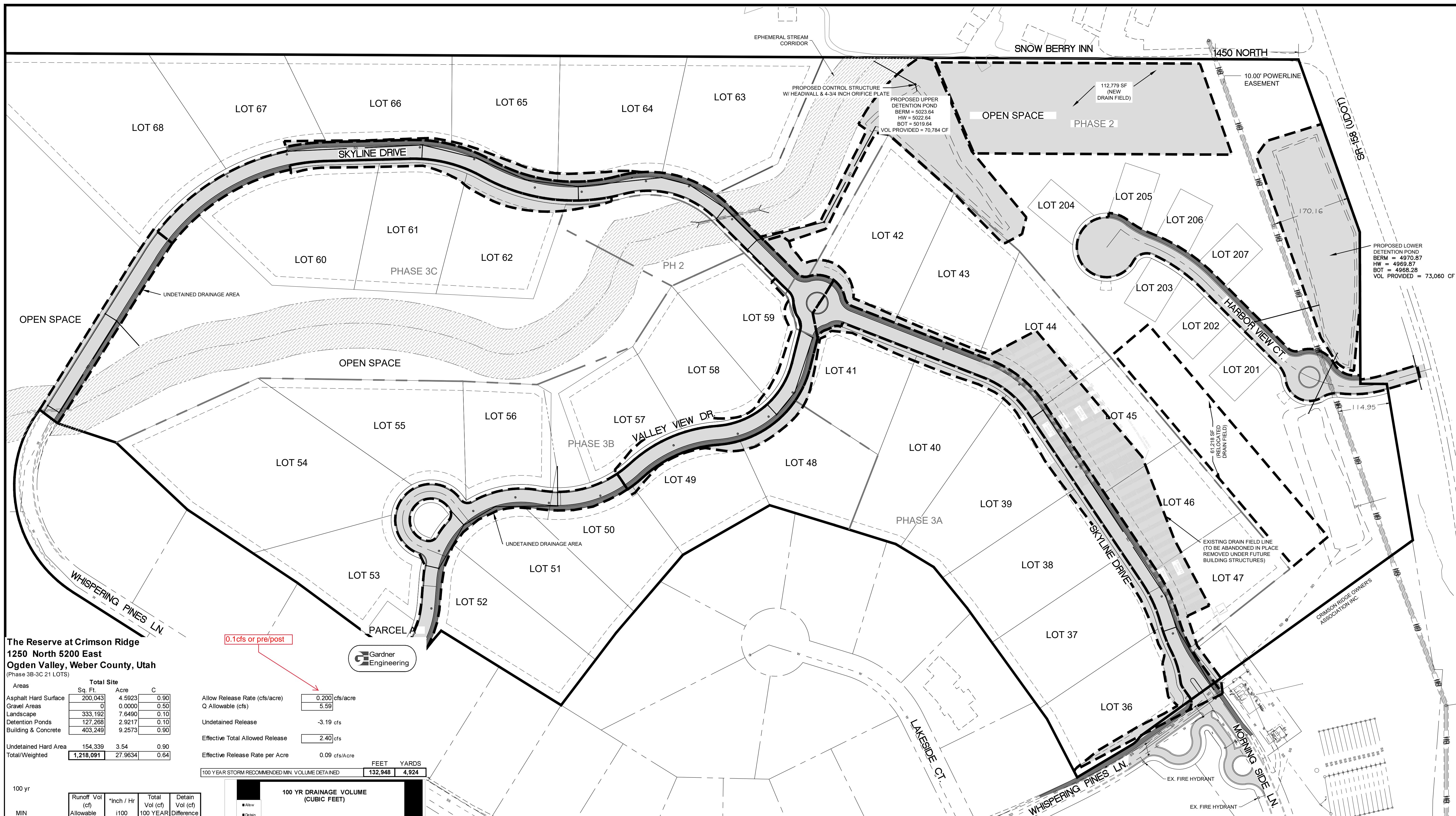


ENTRY ACCESS REGRADING
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3
 1250 NORTH 5200 EAST
 OGDEN VALLEY, WEBER COUNTY, UTAH

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

C4

SCALE: 1" = 20'
 DATE: 7/13/2020
 DESIGN: BBD/WJS
 DRAWN: BBD/WJS
 CHECKED: TAN
 DWG: R-0208 - BAH INVESTMENT, CRIMSON RIDGE, DESIGN, OWA, CRIMSON RIDGE - CDS.DWG



The Reserve at Crimson Ridge
 1250 North 5200 East
 Ogden Valley, Weber County, Utah
 (Phase 3B-3C 21 LOTS)

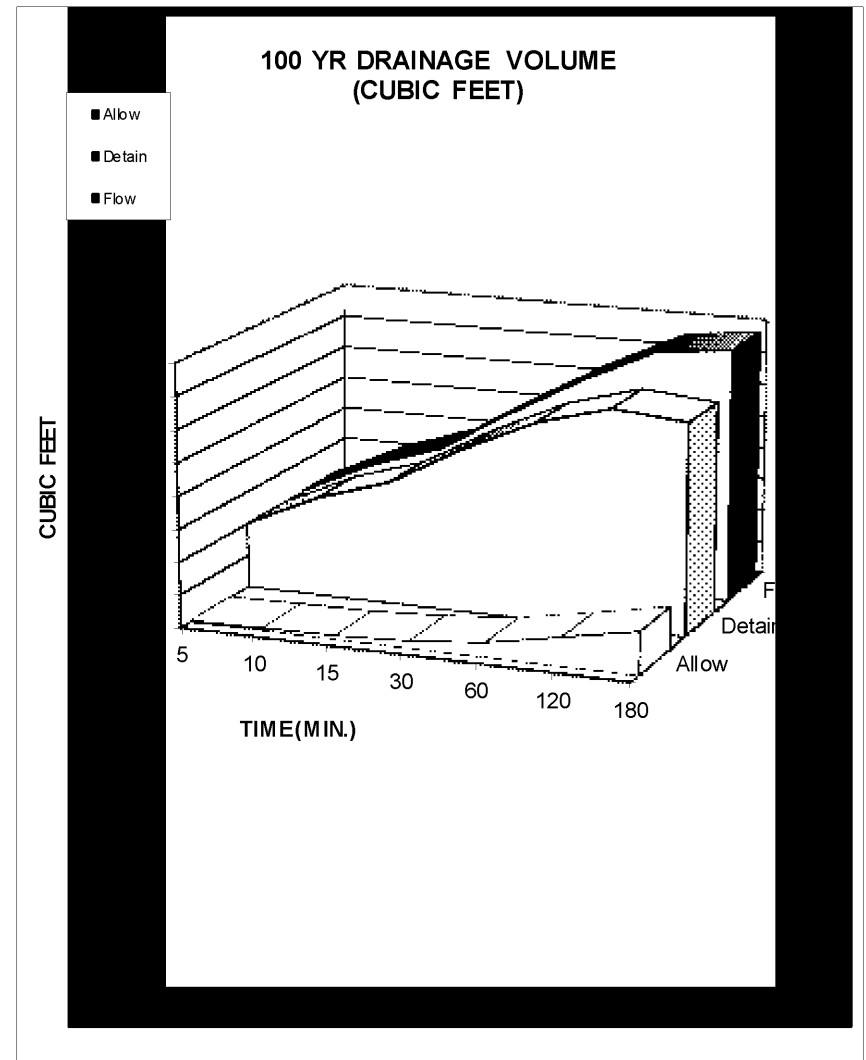
Areas	Sq. Ft.	Acres	C
Asphalt Hard Surface	200,043	4.5923	0.90
Gravel Areas	0	0.0000	0.50
Landscape	333,192	7.6490	0.10
Detention Ponds	127,268	2.9217	0.10
Building & Concrete	403,249	9.2573	0.90
Undetained Hard Area	154,339	3.54	0.90
Total/Weighted	1,218,091	27.9634	0.64

Allow Release Rate (cfs/acre)	0.200 cfs/acre
Q Allowable (cfs)	5.59
Undetained Release	-3.19 cfs
Effective Total Allowed Release	2.40 cfs
Effective Release Rate per Acre	0.09 cfs/Acre

100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	FEET	YARDS
	132,948	4,924

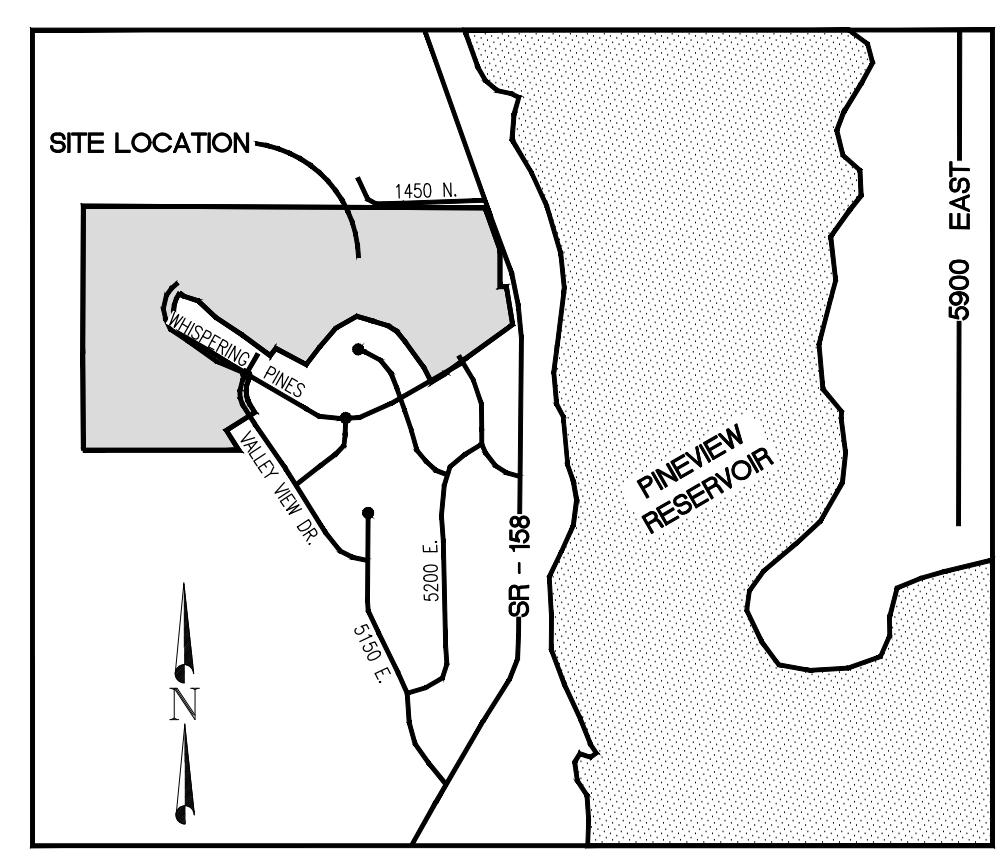
MIN	Runoff Vol (cf)	*Inch / Hr	Total Vol (cf)	Detain Vol (cf)
5	721	7.57	40,856	40,135
10	1,442	5.76	62,175	60,732
15	2,163	4.76	77,071	74,907
30	4,327	3.21	103,948	99,621
60	8,654	1.99	128,883	120,229
120	17,308	1.16	150,256	132,948
180	25,962	0.797	154,854	128,892
360	51,924	0.452	175,644	123,720
720	103,847	0.286	222,275	118,428
1440	207,695	0.166	258,025	50,331

NOAA - Atlas 14

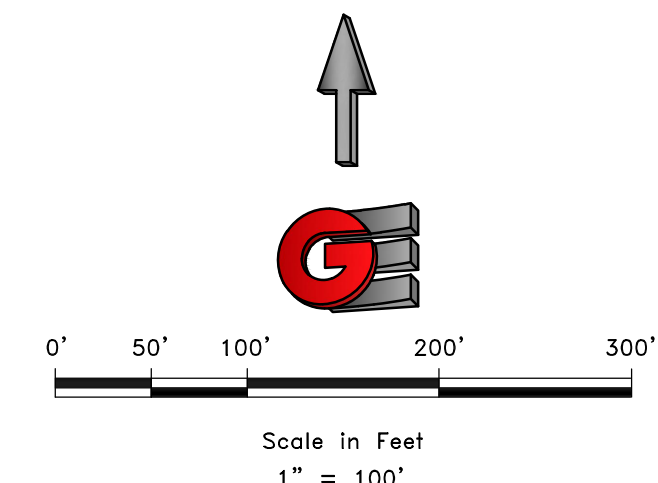


Orifice Calculation

H = 4 Maximum water height (ft)
 Q = 1.20 Flowrate out of orifice (cfs)
 Cc = 0.62 Coefficient of Contraction
 Cv = 0.98 Coefficient of Velocity
 Area = 0.123 Orifice Area (ft²)
 I = 3.14
 g = 32.17 Gravitational Constant
 d = 4.75 Orifice Diameter (in)
 d = 4 3/4 Orifice



- LEGEND**
- SUBDIVISION BOUNDARY
 - ROAD CENTERLINE
 - EXISTING EDGE OF ASPHALT
 - EXISTING 1" CONTOUR
 - EXISTING 5" CONTOUR
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 - NEW FIRE HYDRANT
 - EXISTING SECONDARY WATER
 - NEW SECONDARY WATER
 - NEW DUAL SECONDARY WATER LATERAL
 - NEW ASPHALT PAVING



REVISIONS	DATE	DESCRIPTION

SCALE: 1" = 100'
 DATE: 7/13/2020
 DESIGN: BBD/JWS
 DRAWN: BBD/JWS
 CHECKED: TAN
 DWG: R:\0208 - BAH INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - C5.DWG

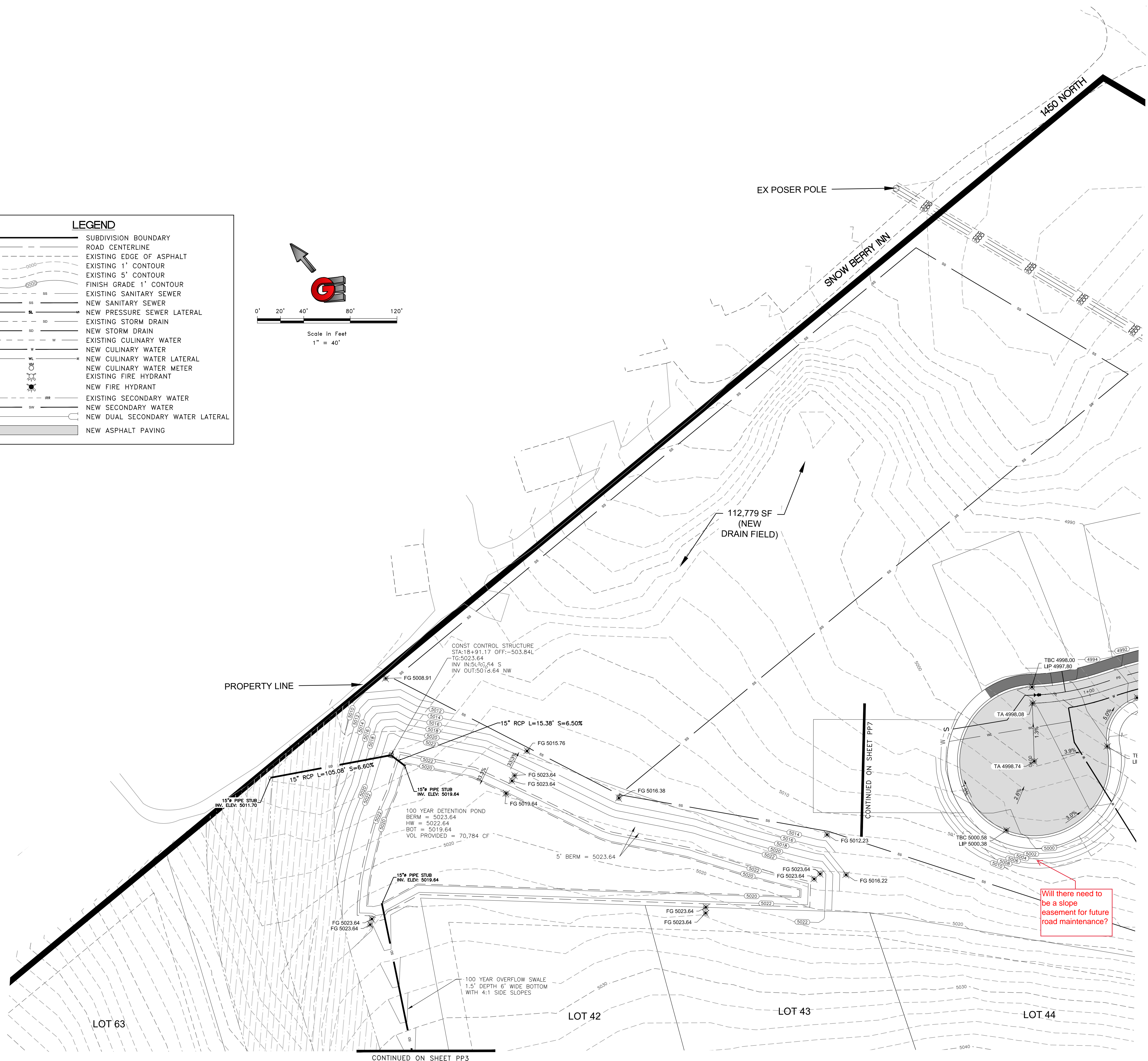
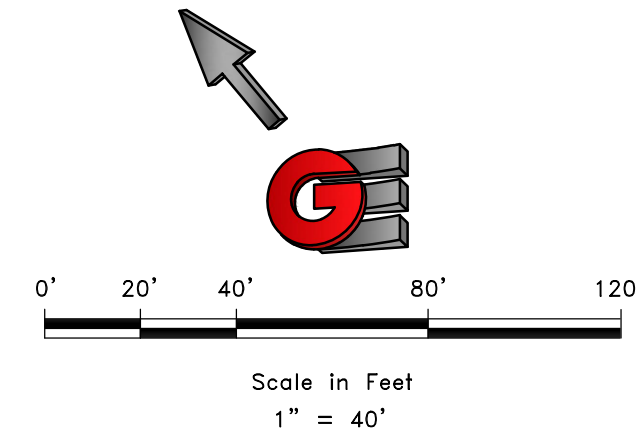
DRAINAGE CALCS

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3
 1250 NORTH 5200 EAST
 OGDEN VALLEY, WEBER COUNTY, UTAH

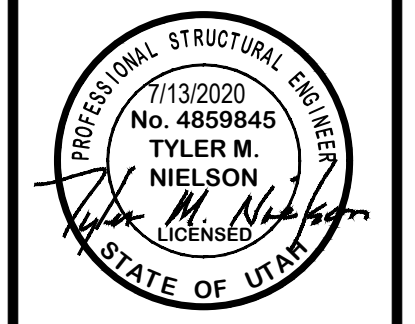
GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0866

C5

LEGEND	
	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
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	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW SECONDARY WATER
	NEW DUAL SECONDARY WATER LATERAL
	NEW ASPHALT PAVING



REVISIONS	DATE	DESCRIPTION



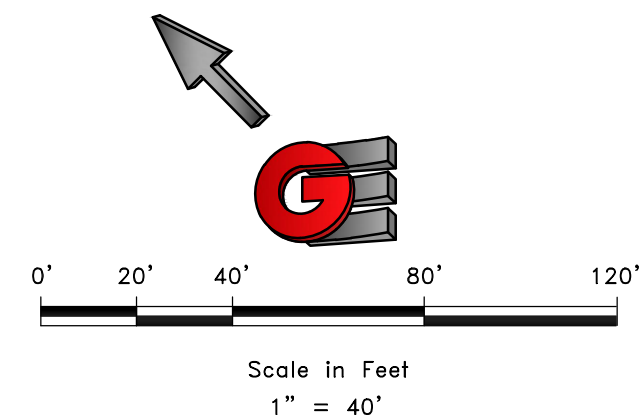
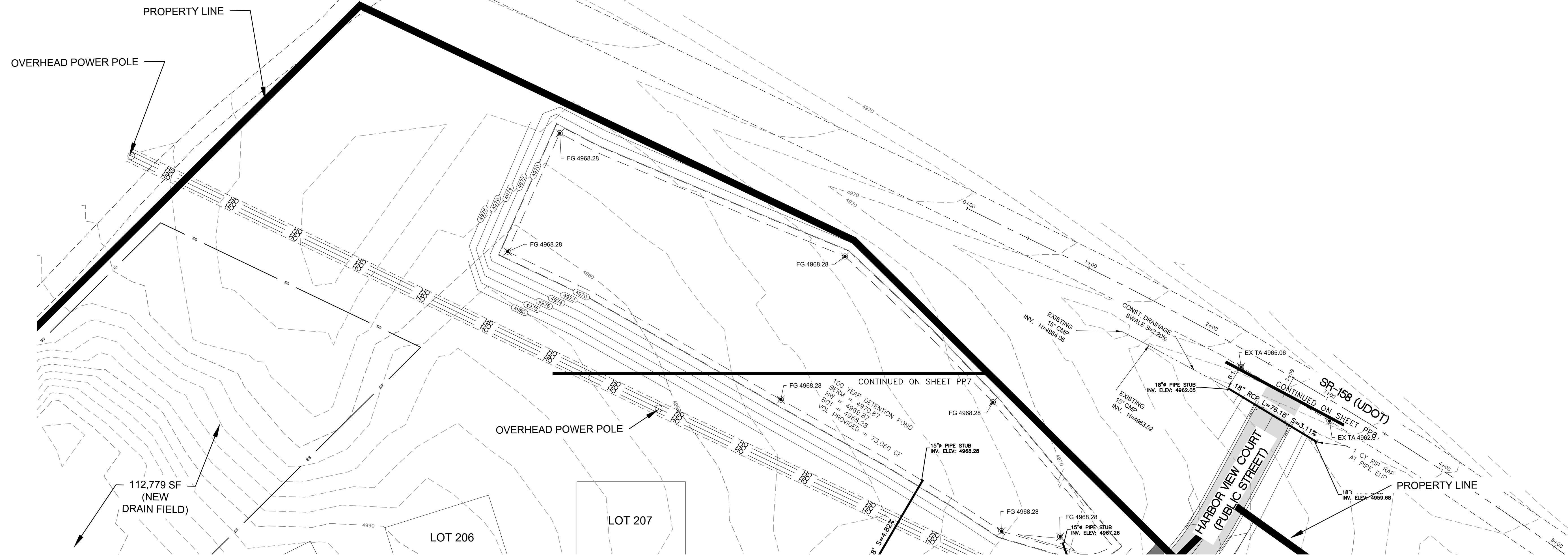
UPPER DETENTION POND
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3
 1250 NORTH 5200 EAST
 OGDEN VALLEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING

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

C6

R:2026 - BAH Investment/Crimson Ridge/Cluster Subdivision/CRIMSON RIDGE - CD/Map - 05 - UPPER DETENTION POND, 7/13/2020 9:36:33 PM, ARCH: LUL/BWD/CD/40, 9:36:00 AM/MS, 1:1



LEGEND	
	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
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	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW SECONDARY WATER
	NEW DUAL SECONDARY WATER LATERAL
	NEW ASPHALT PAVING

REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 40'

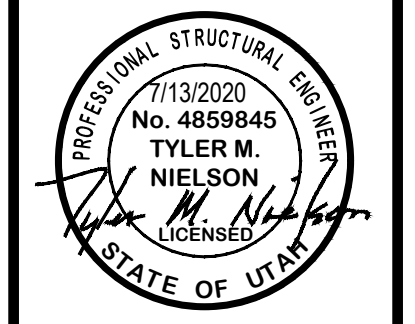
DATE: 7/13/2020

DESIGN: BSO/MLB

DRAWN: BSO/MLB

CHECKED: TMN

DWG.: R:\2020 - BAH INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - CDS.DWG



LOWER DETENTION POND

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

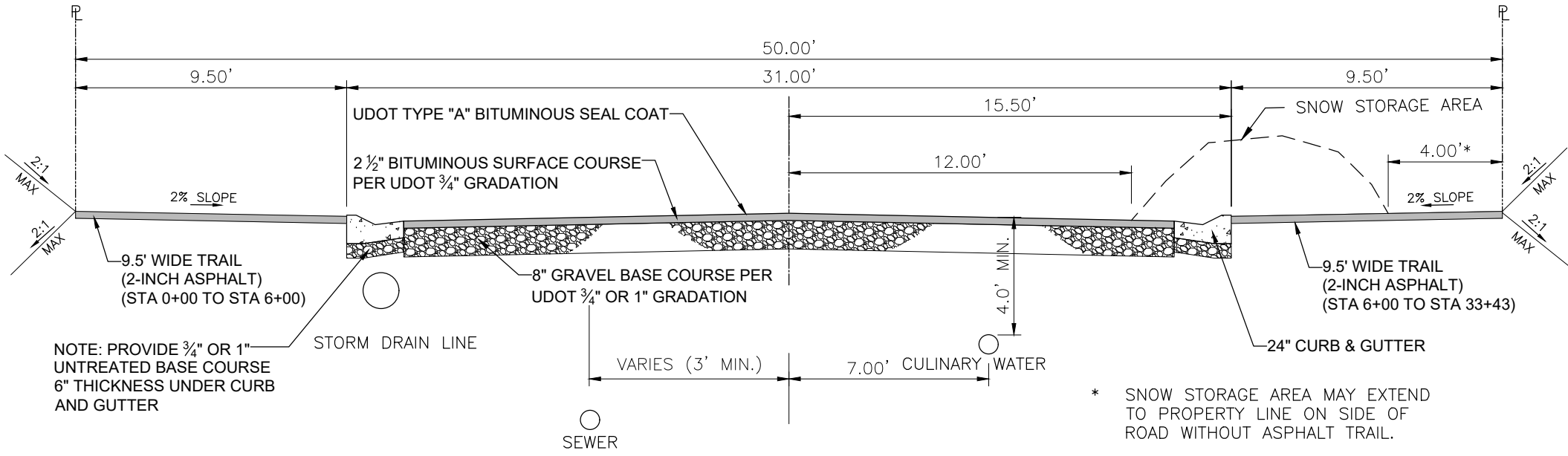
OGDEN VALLEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING

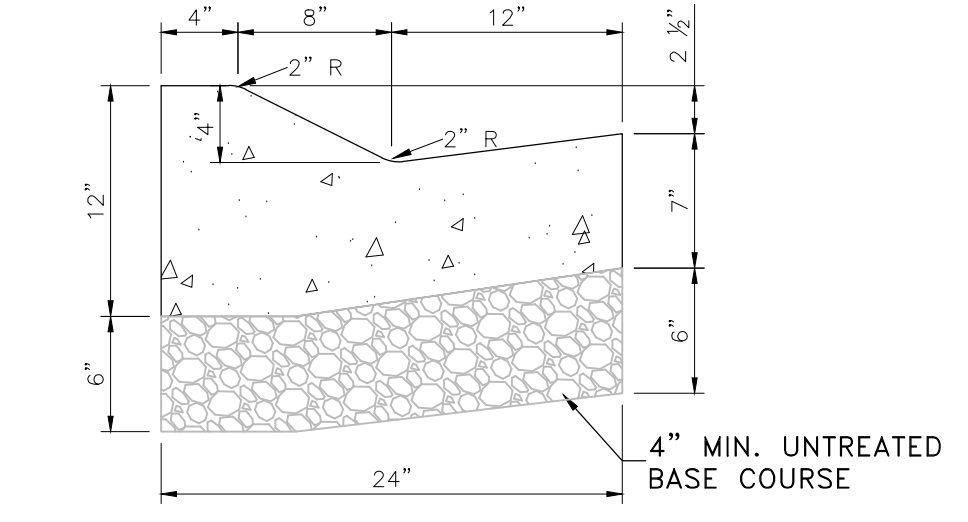
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

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

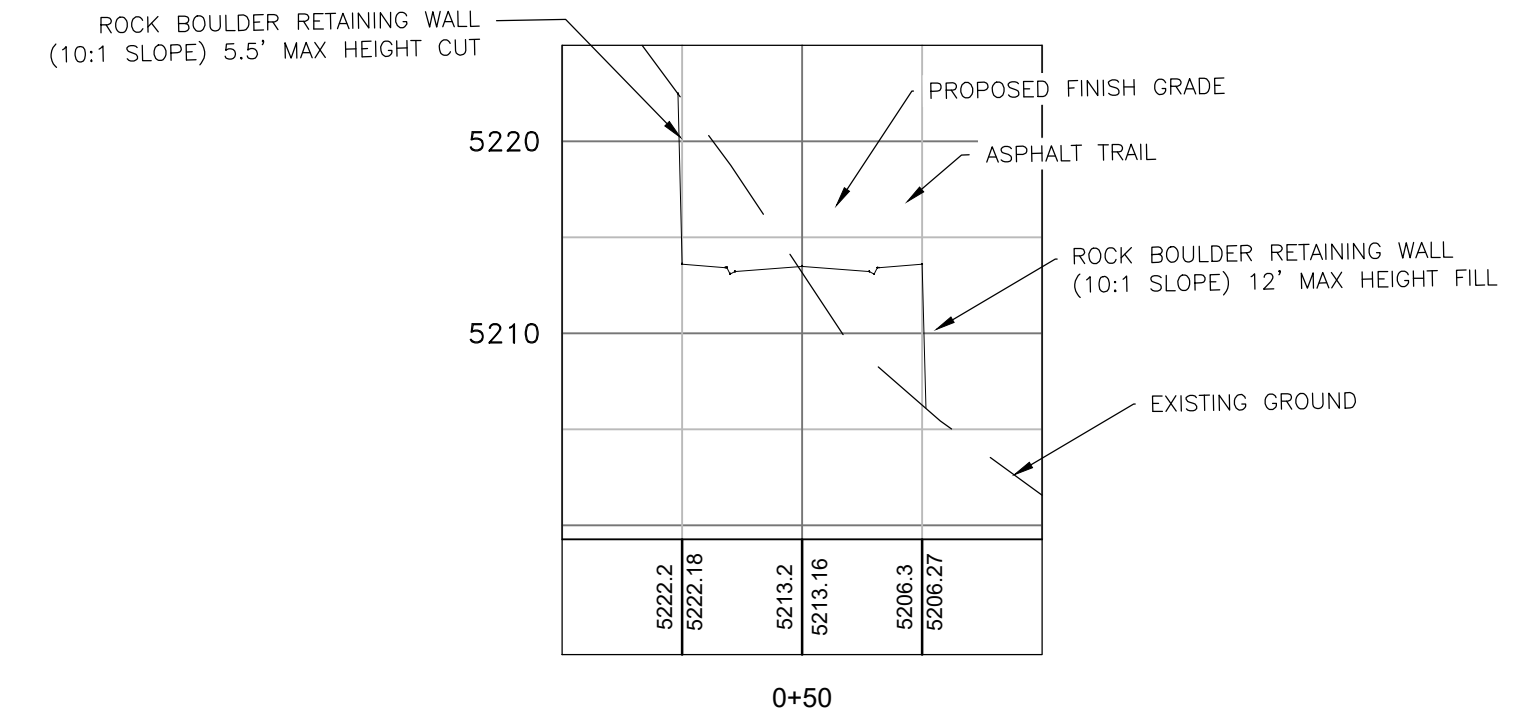
County Road Section is 3" Asphalt PG 64-34 6" Base Course and 8" Pit Run 3" minus. With the seal coat



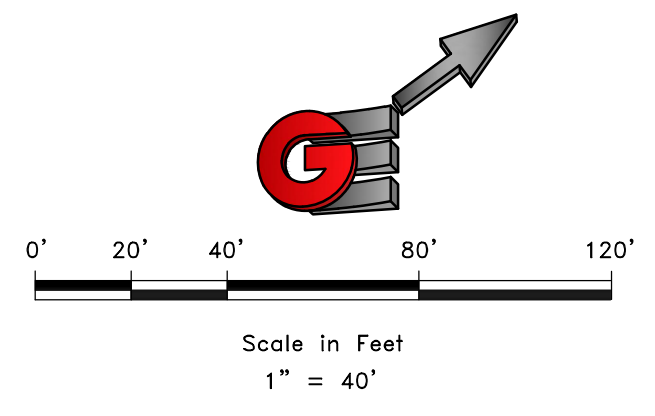
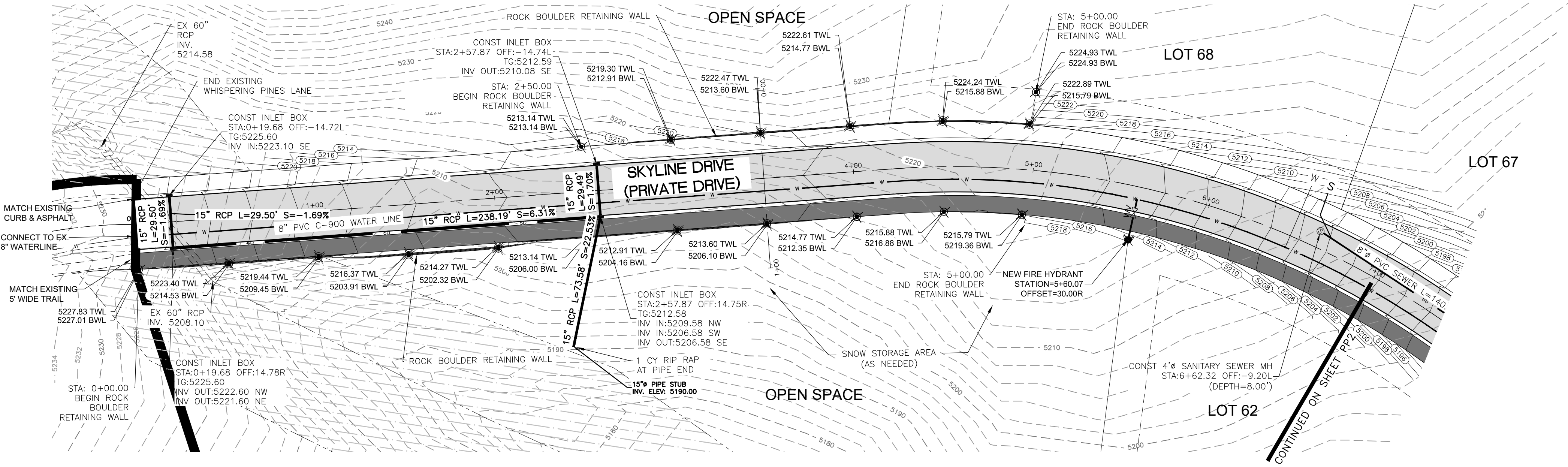
TYPICAL 50' ROW - PRIVATE ROAD SECTION
NOT TO SCALE



TYPICAL 24' TYPE M-1 CURB AND GUTTER
(NOT TO SCALE)

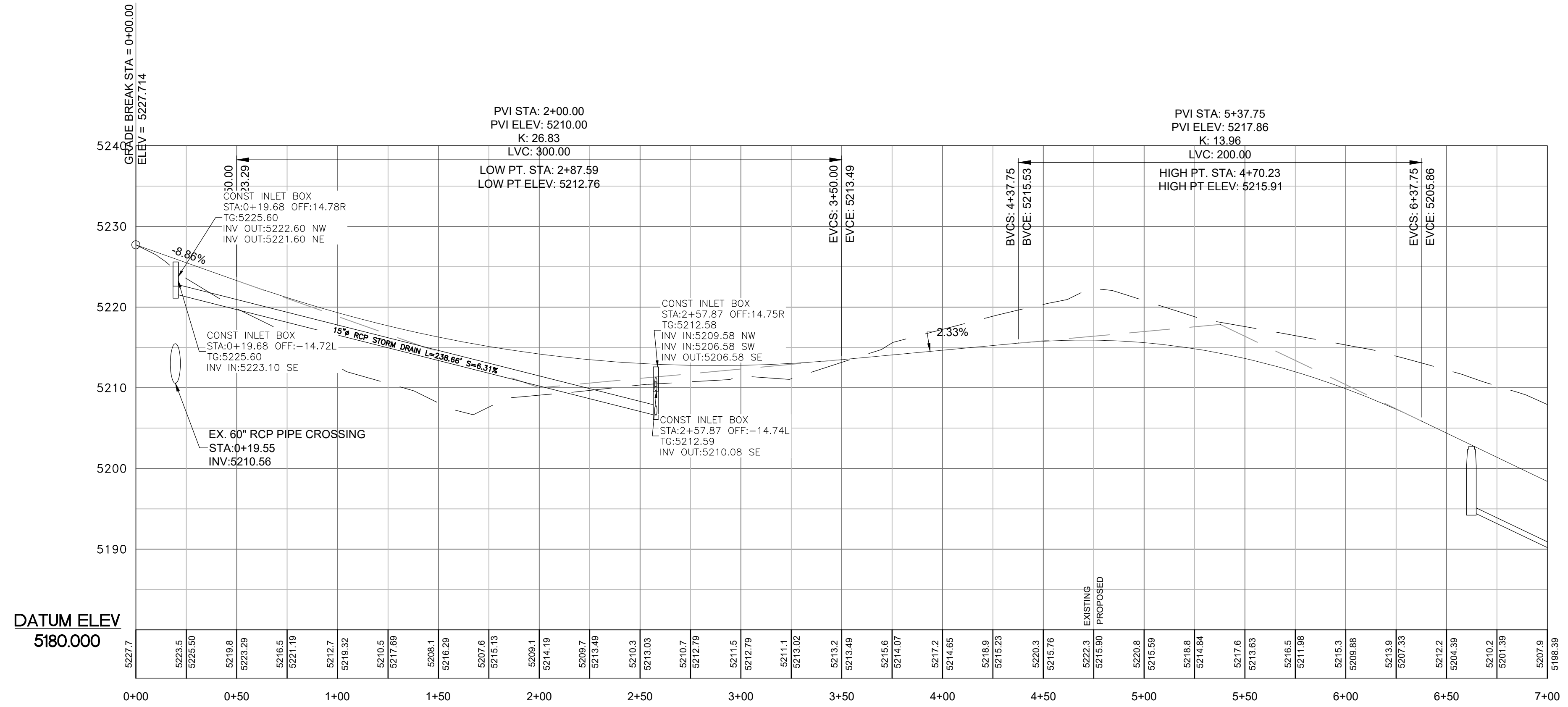


CROSS SECTION VIEW STA 3+50
(APPLIES FOR STA 2+75 - STA 5+00)



LEGEND

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	NEW PRESSURE SEWER LATERAL
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	NEW STORM DRAIN
	EXISTING CULINARY WATER
	NEW CULINARY WATER
	NEW CULINARY WATER LATERAL
	NEW CULINARY WATER METER
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW SECONDARY WATER
	NEW DUAL SECONDARY WATER LATERAL
	NEW ASPHALT PAVING



SCALE: 1" = 40'

DATE: 7/19/2020

DESIGN: BBO/MLS

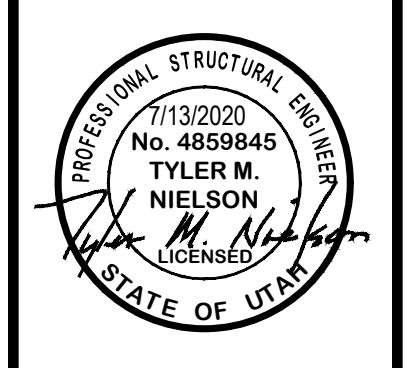
DRAWN: BBO/MLS

CHECKED: TMM

DATE

REVISIONS

DESCRIPTION



SKYLINE DRIVE - PLAN AND PROFILE

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

OGDEN VALLEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING

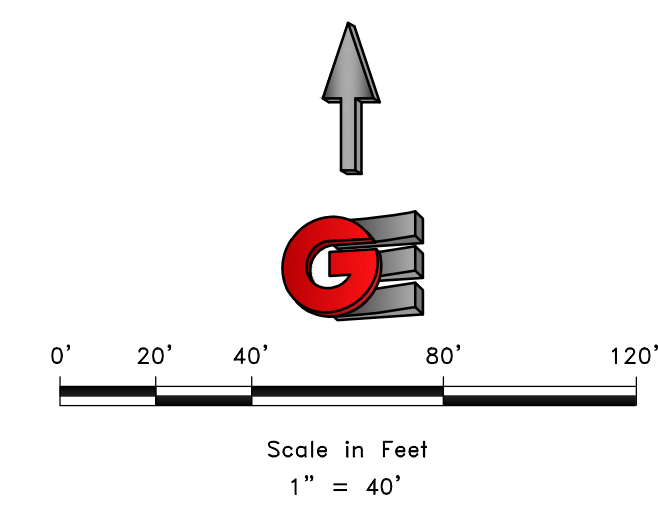
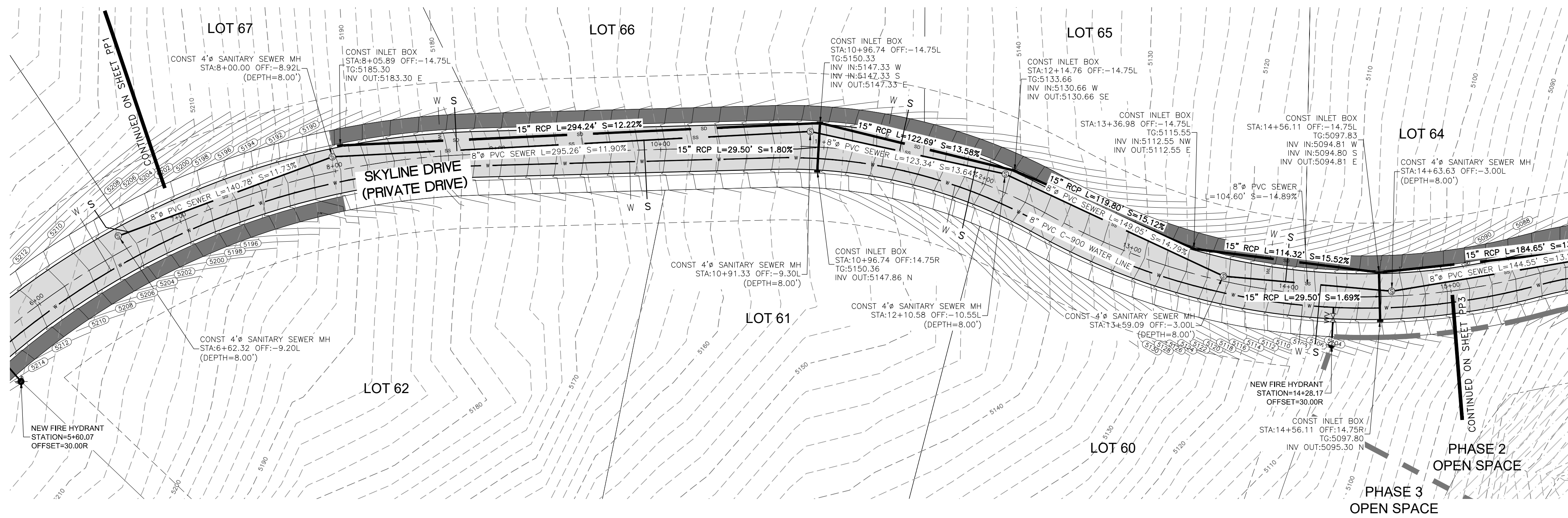
CIVIL-LAND PLANNING

MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

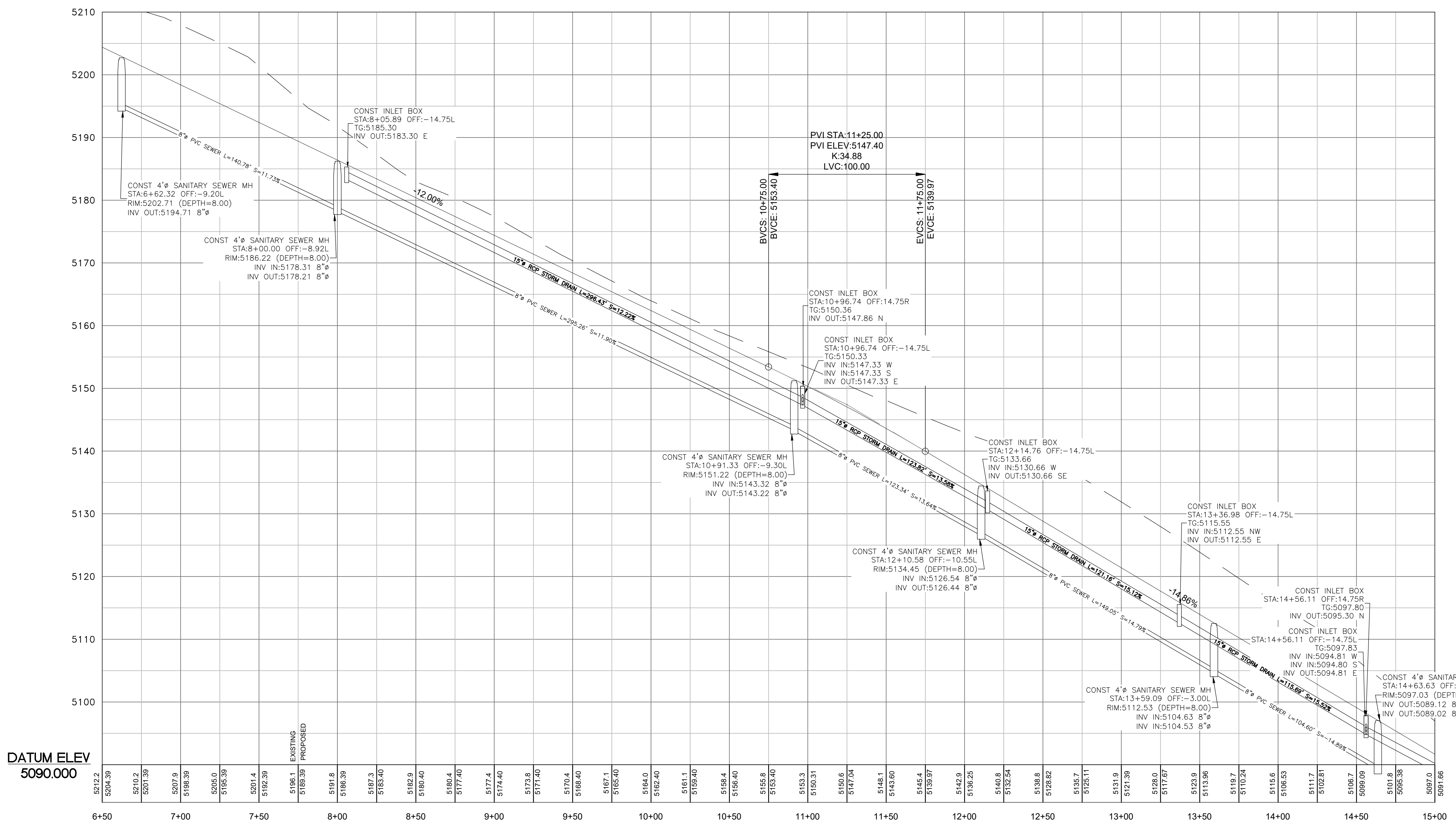
OFFICE: 801.476.0202 FAX: 801.476.0066

PP1



LEGEND

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	NEW PRESSURE SEWER LATERAL
	EXISTING STORM DRAIN
	NEW STORM DRAIN
	EXISTING CULINARY WATER
	NEW CULINARY WATER
	NEW CULINARY WATER LATERAL
	NEW CULINARY WATER METER
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW SECONDARY WATER
	NEW DUAL SECONDARY WATER LATERAL
	NEW ASPHALT PAVING



SCALE: 1" = 40'

DATE: 7/19/2020

DESIGN: BSO/MJS

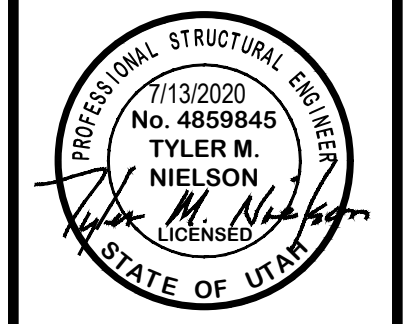
DRAWN: BSO/MJS

CHECKED: TMN

DATE

REVISIONS

DESCRIPTION



SKYLINE DRIVE - PLAN AND PROFILE

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

OGDEN VALLEY, WEBER COUNTY, UTAH

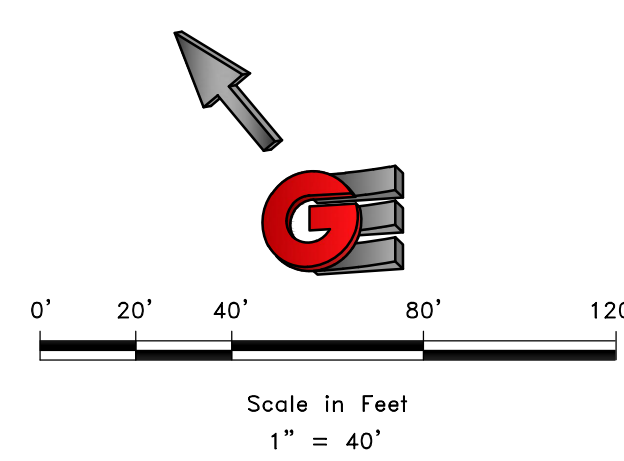
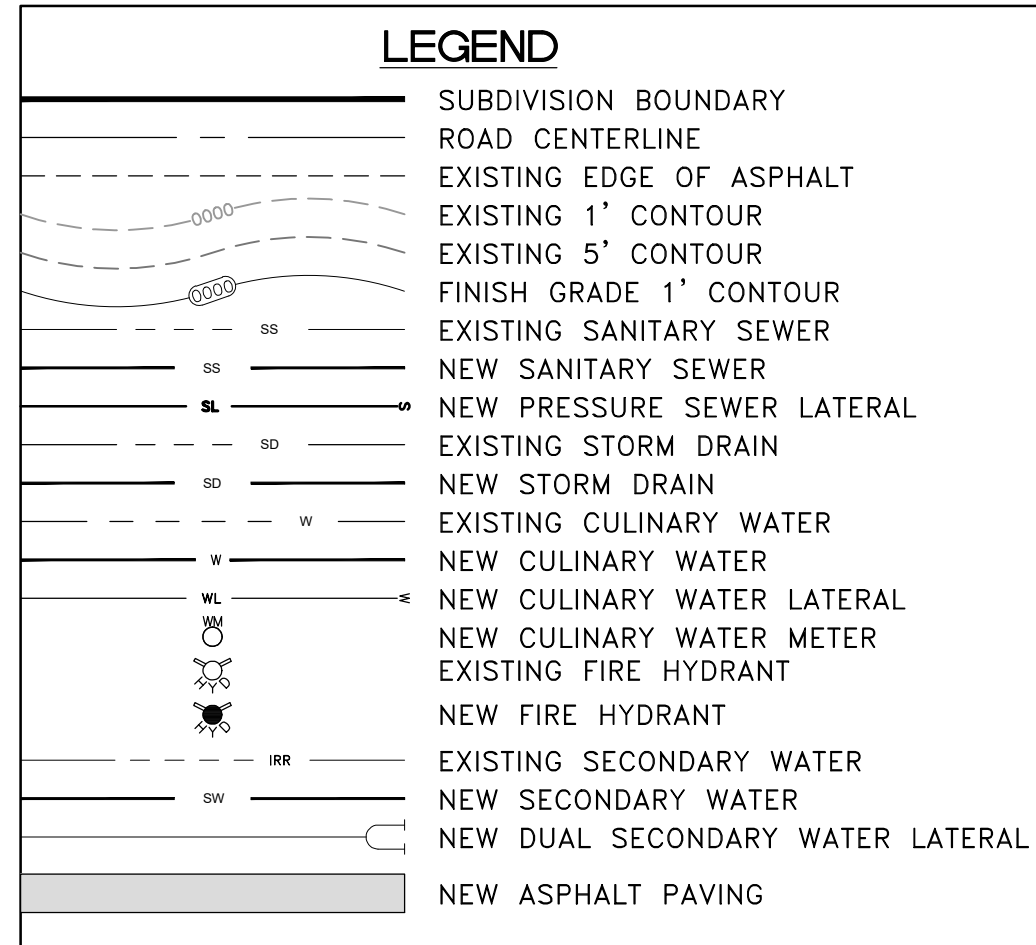
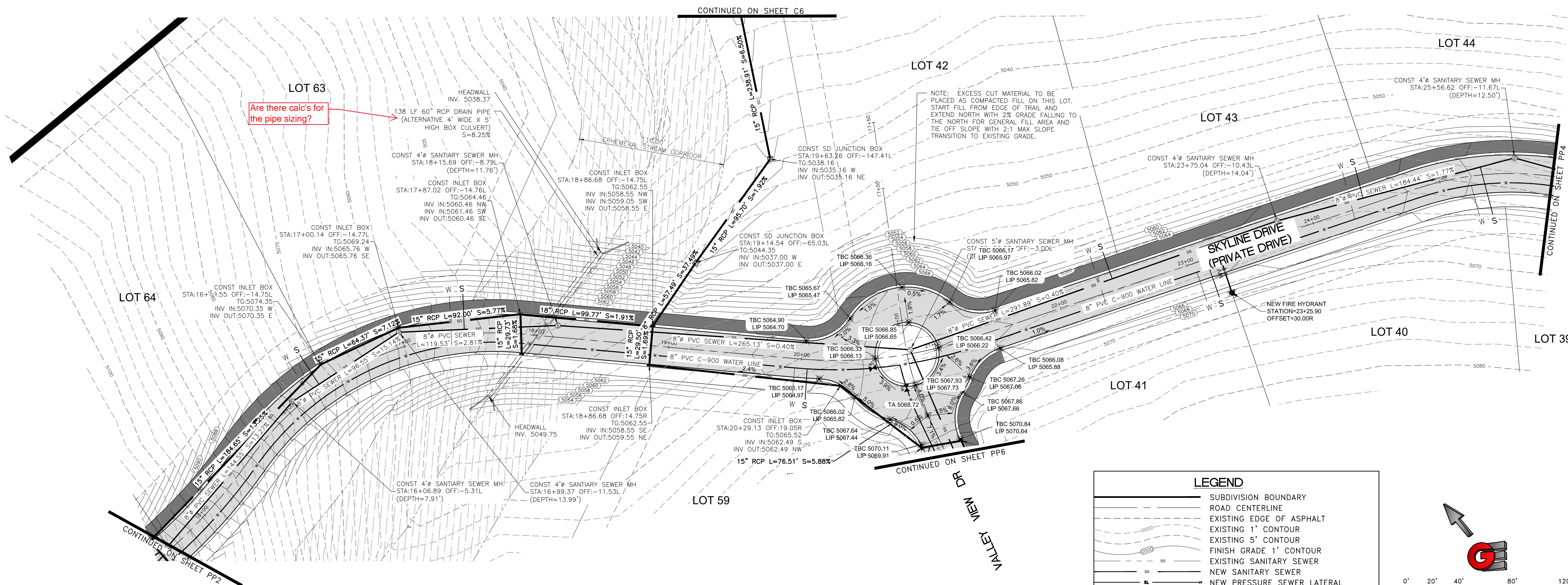
GARDNER ENGINEERING

CIVIL-LAND PLANNING

MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801.476.0202 FAX: 801.476.0066



SCALE: 1" = 40'

DATE: 7/19/2020

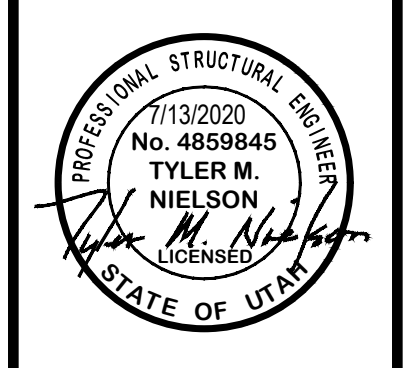
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DRAWN: BBD/MLB

CHECKED: TMM

DMG: 8/1/2024 - B&B INVESTMENT/CRIMSON RIDGE DESIGN/CRIMSON RIDGE - COS.DWG

REVISIONS	DESCRIPTION
DATE	



SKYLINE DRIVE - PLAN AND PROFILE

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

OGDEN VALLEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING

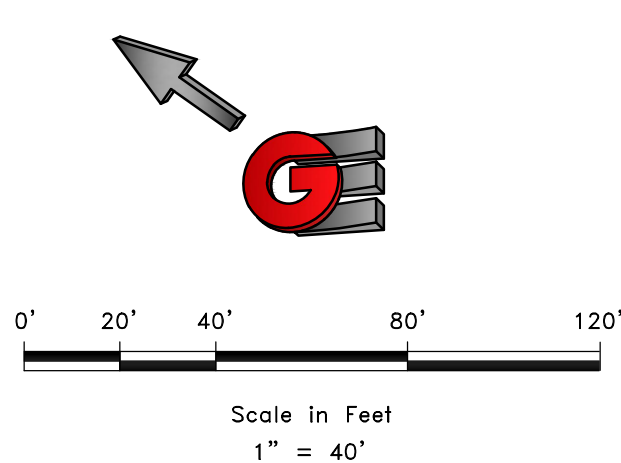
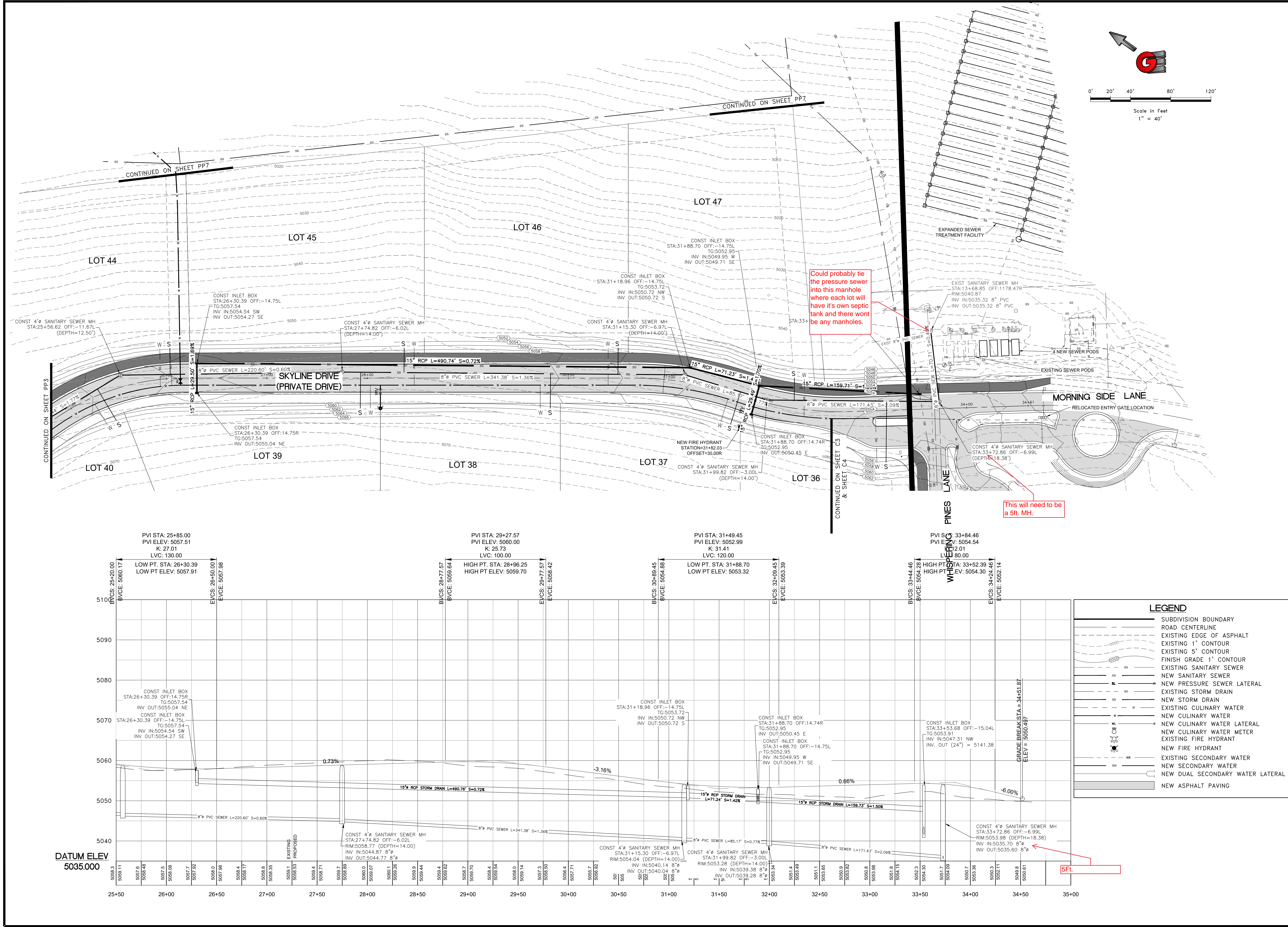
CIVIL-LAND PLANNING

MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801.476.0202 FAX: 801.476.0066

PP3



Could probably tie the pressure sewer into this manhole where each lot will have it's own septic tank and there wont be any manholes.

This will need to be a 5ft. MH.

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- NEW PRESSURE SEWER LATERAL
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING CULINARY WATER
- NEW CULINARY WATER
- NEW CULINARY WATER LATERAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW SECONDARY WATER
- NEW DUAL SECONDARY WATER LATERAL
- NEW ASPHALT PAVING

SCALE: 1" = 40'

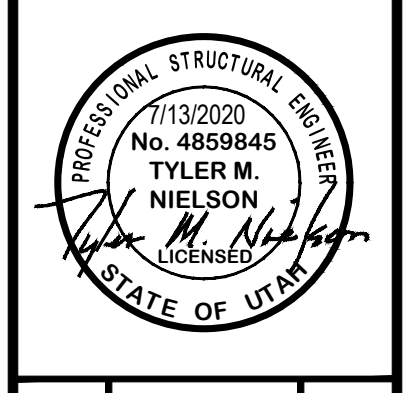
DATE: 7/19/2020

DESIGN: BBD/MLB

DRAWN: BBD/MLB

CHECKED: TMN

DWG: R:\2020 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - CDS.DWG



SKYLINE DRIVE - PLAN AND PROFILE

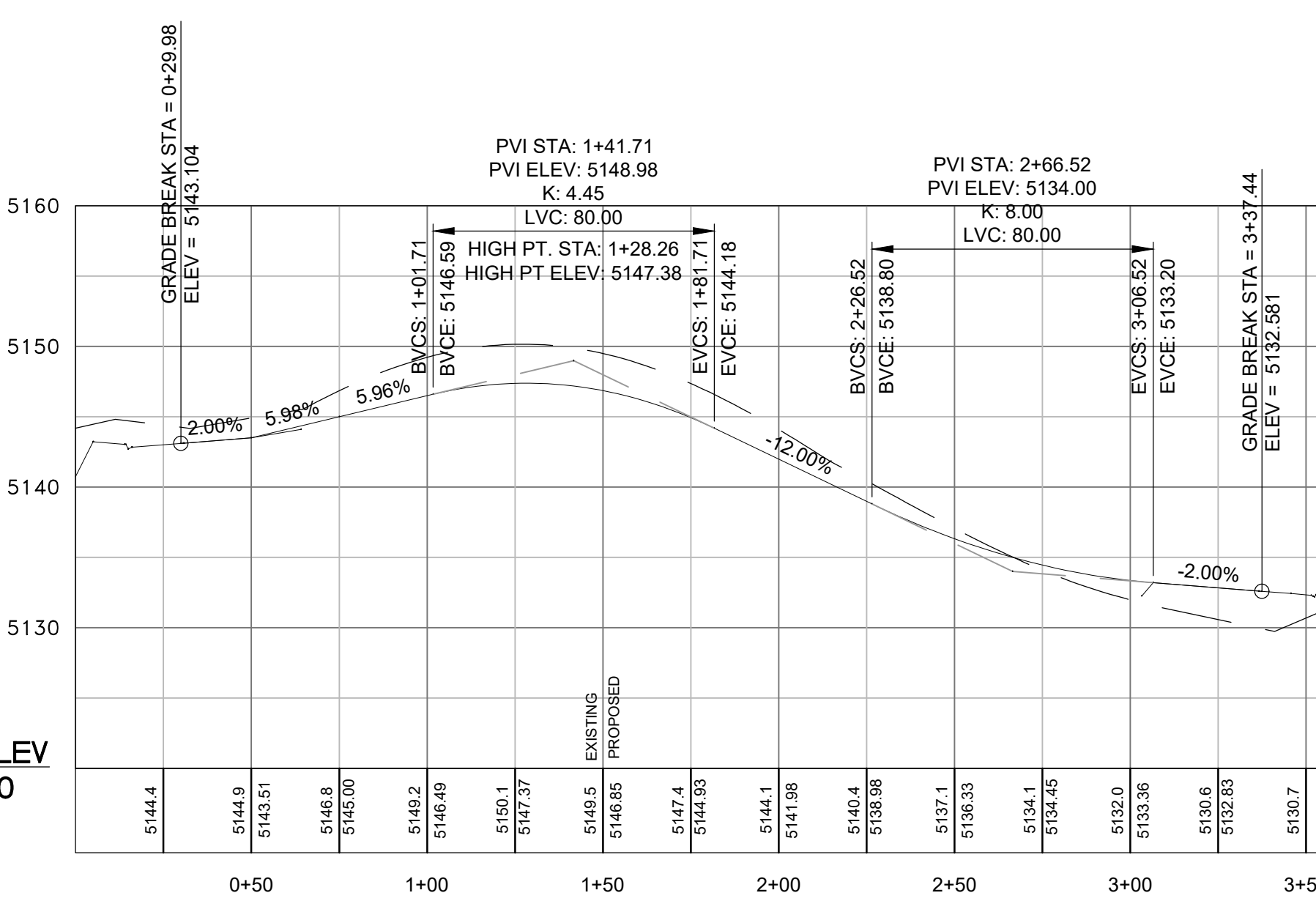
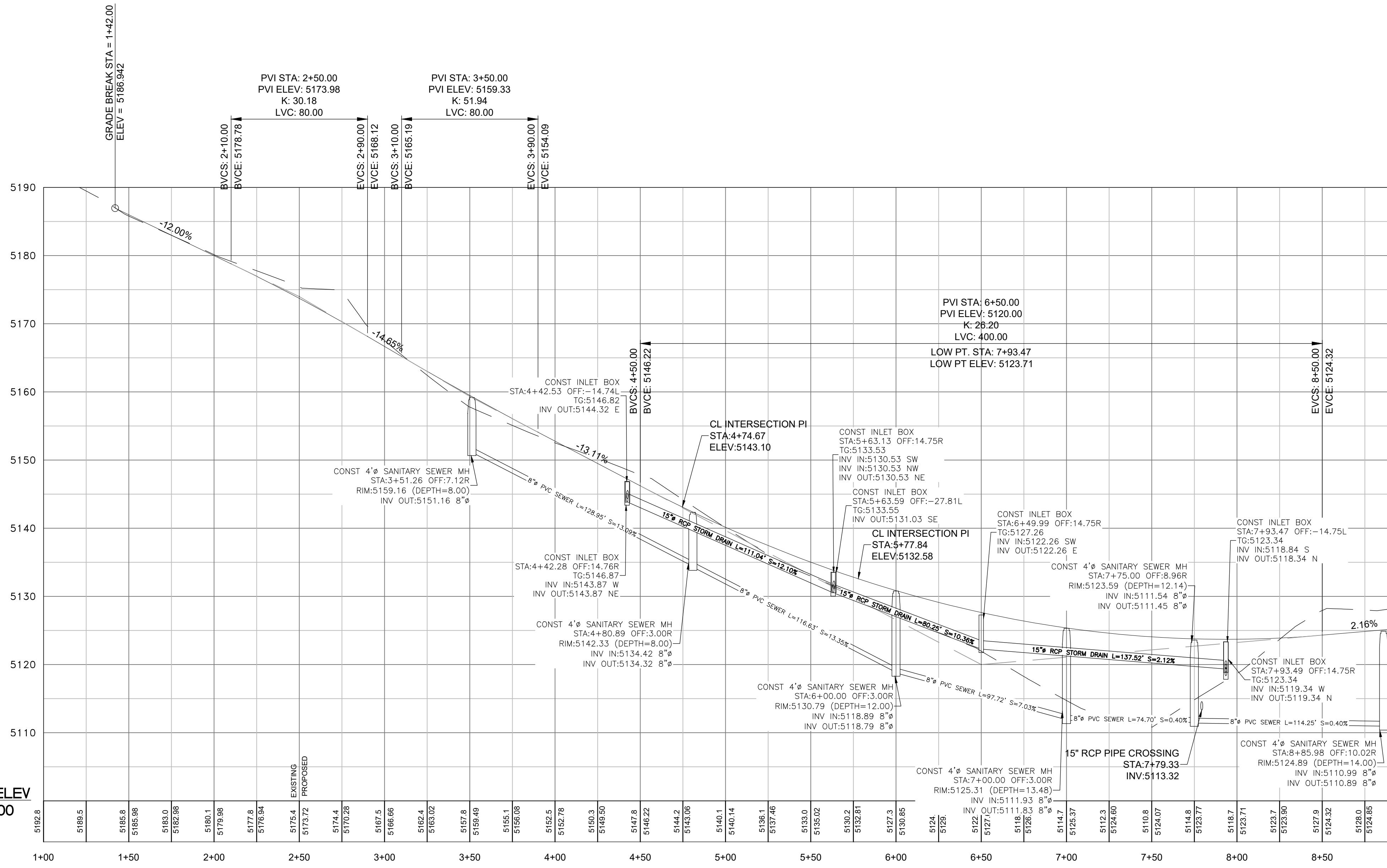
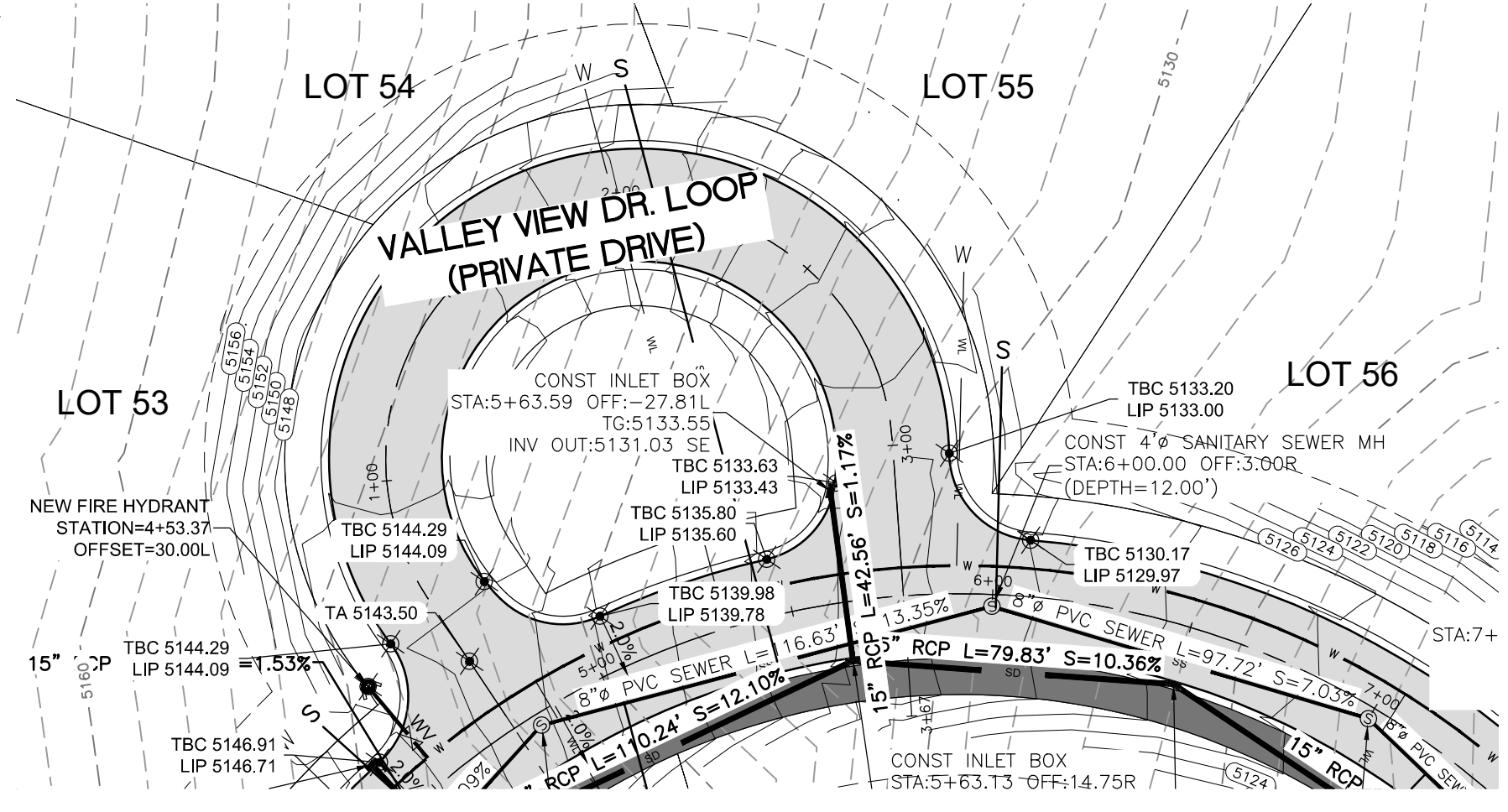
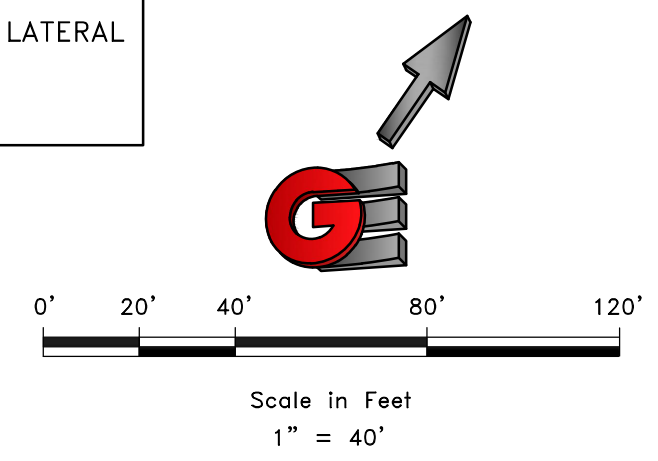
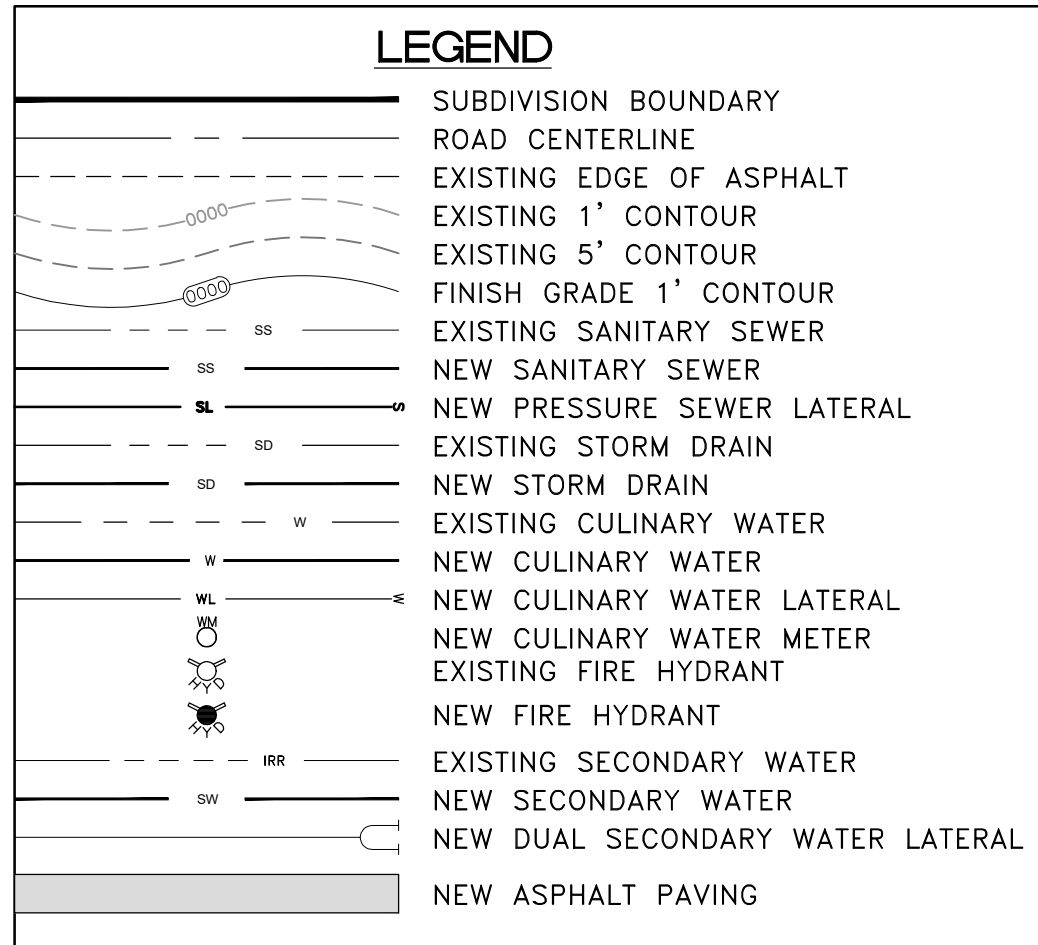
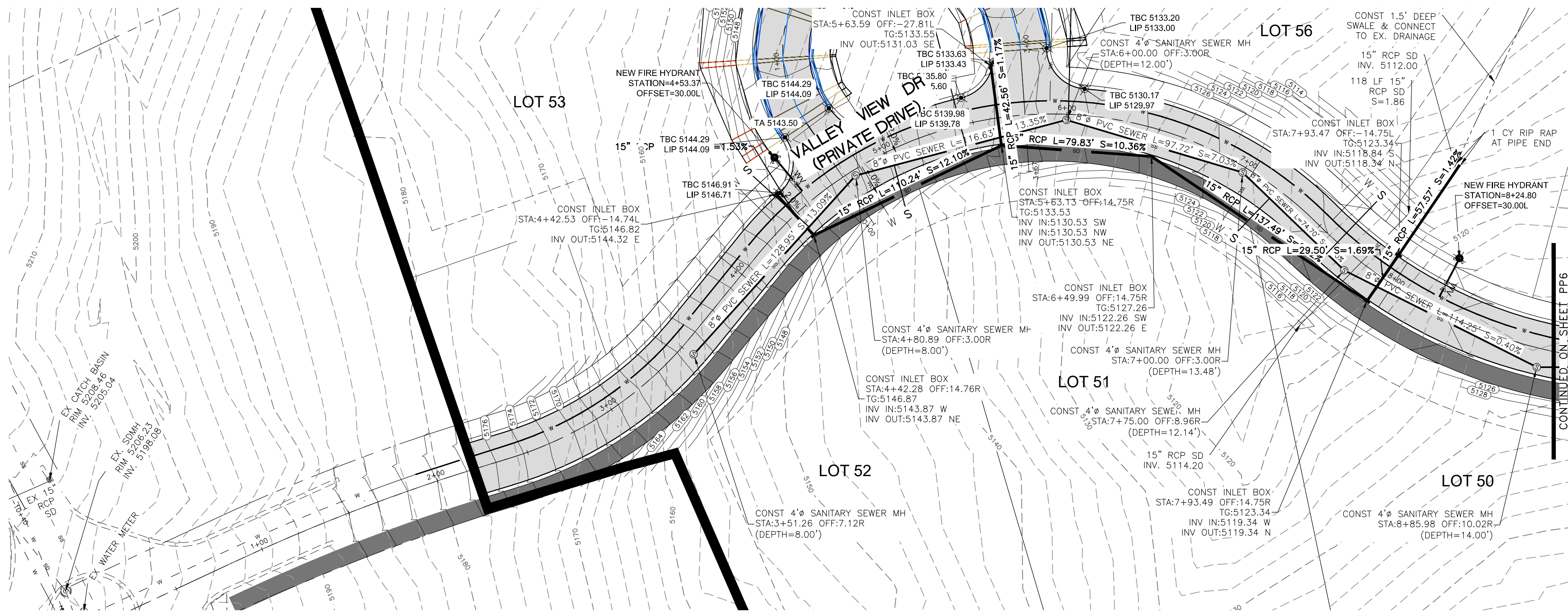
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

OGDEN VALLEY, WEBER COUNTY, UTAH



PP4



VALLEY VIEW DR - PLAN AND PROFILE

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

OGDEN VALLEY, WEBER COUNTY, UTAH

DATE	REVISIONS	DESCRIPTION

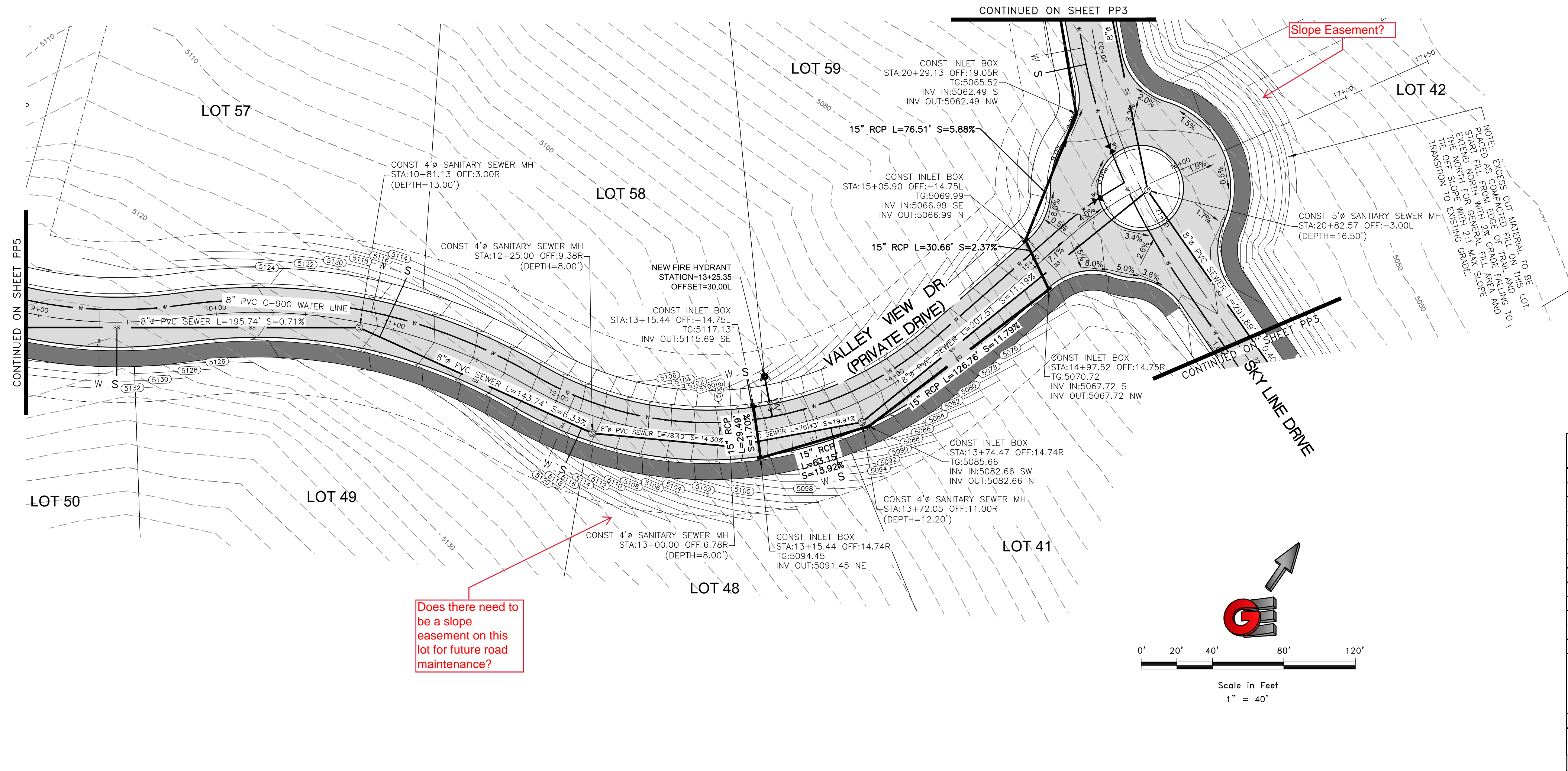
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DATE: 7/19/2020
DESIGN: BBO/MUS
DRAWN: BBO/MUS
CHECKED: TMN
DWG#: 815208 - 884 INVESTMENT, CRIMSON RIDGE, DESIGN (DWG), CRIMSON RIDGE - COS.DWG

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

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

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

PP5

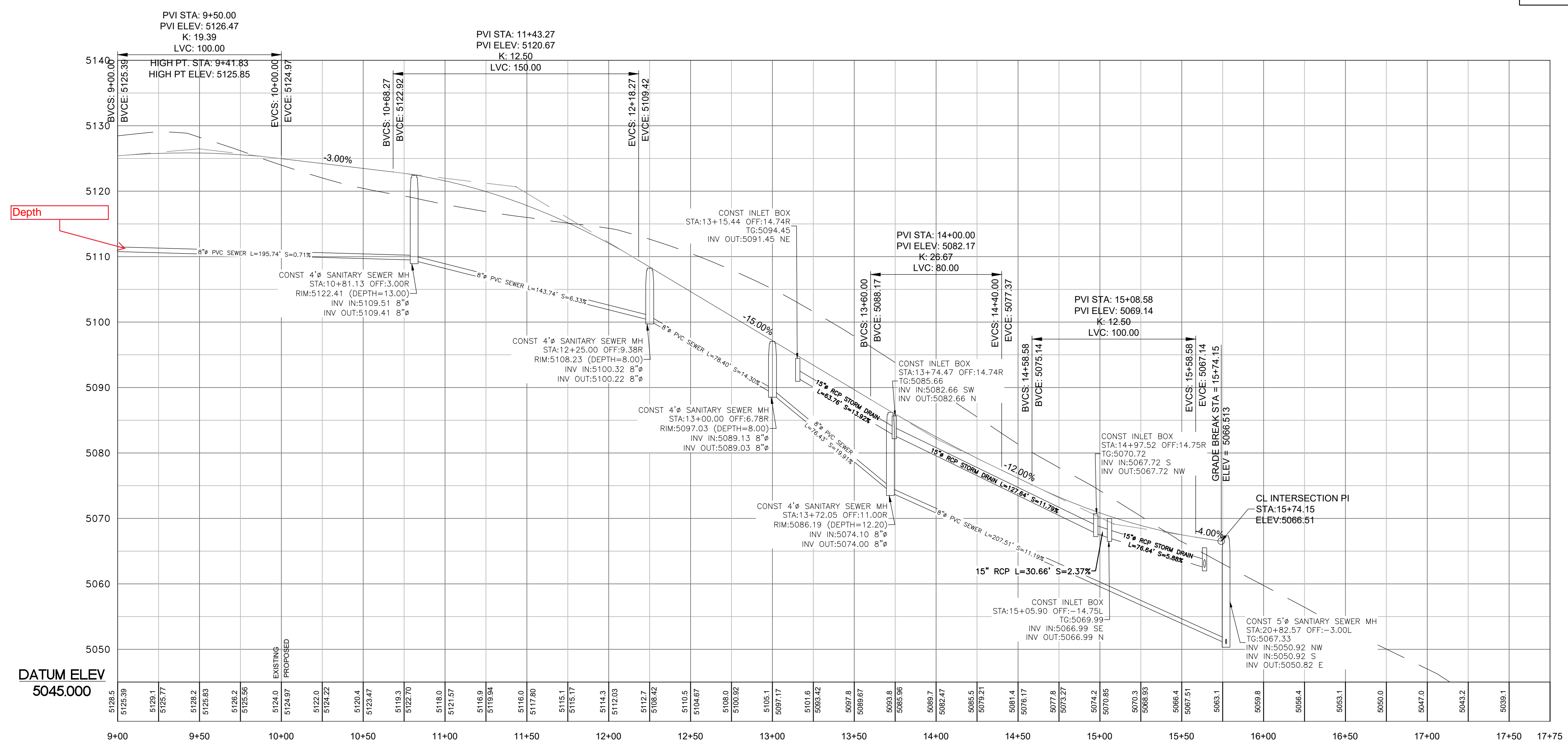
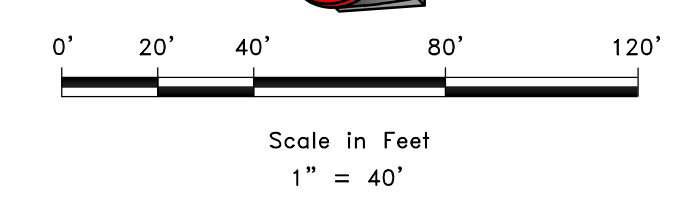


Does there need to be a slope easement on this lot for future road maintenance?

Slope Easement?

LEGEND

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	NEW PRESSURE SEWER LATERAL
	EXISTING STORM DRAIN
	NEW STORM DRAIN
	EXISTING CULINARY WATER
	NEW CULINARY WATER
	NEW CULINARY WATER LATERAL
	NEW CULINARY WATER METER
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW SECONDARY WATER
	NEW DUAL SECONDARY WATER LATERAL
	NEW ASPHALT PAVING



SCALE: 1" = 40'

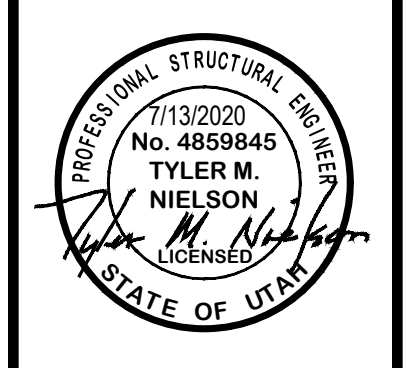
DATE: 7/19/2020

DESIGN: BSO/M/S

DRAWN: BSO/M/S

CHECKED: T/M

DWG: R\2020 - 884 INVESTMENT\CRIMSON RIDGE\CRIMSON RIDGE - COS.DWG



VALLEY VIEW DR - PLAN AND PROFILE

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

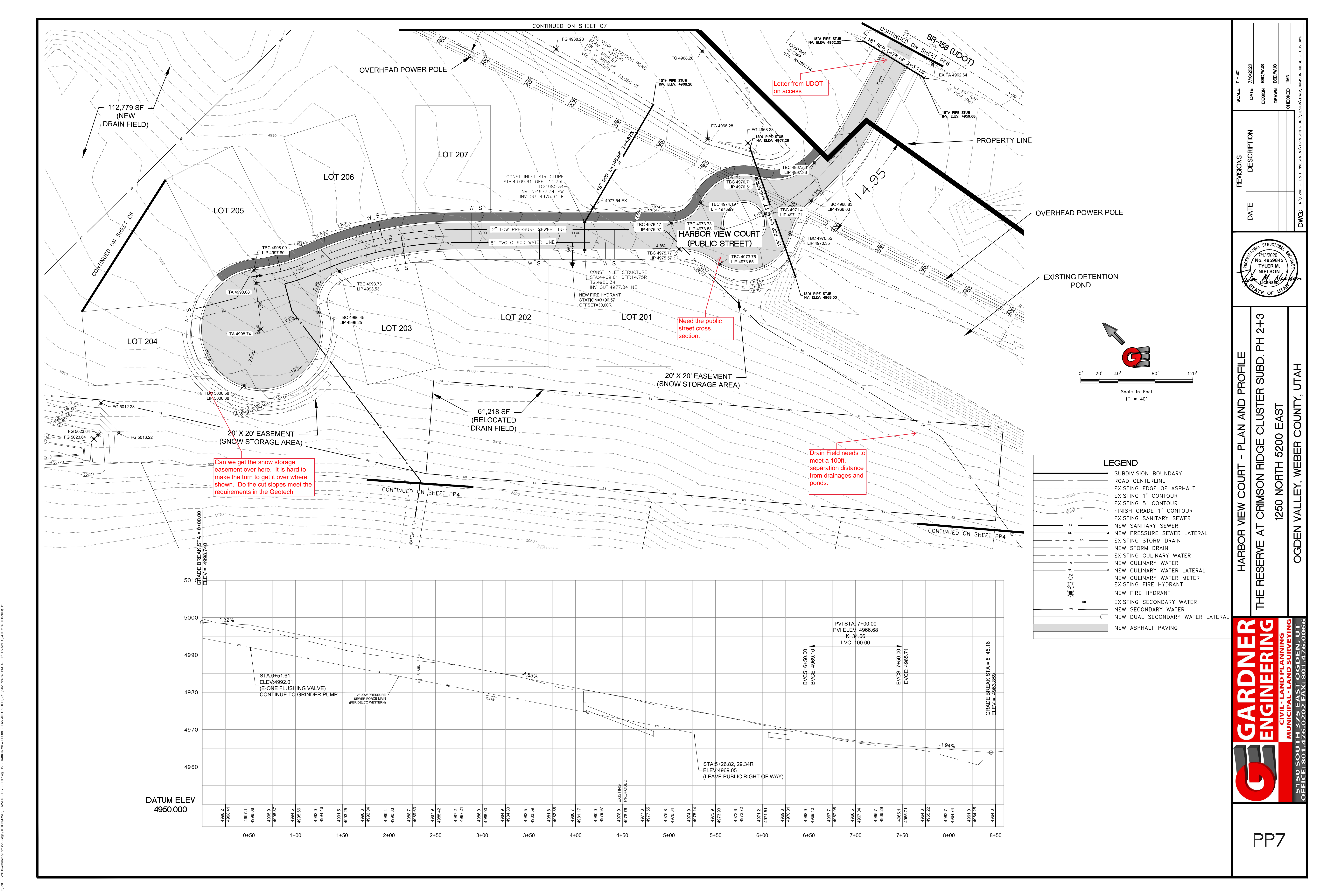
1250 NORTH 5200 EAST

OGDEN VALLEY, WEBER COUNTY, UTAH

GARDNER ENGINEERING

CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING

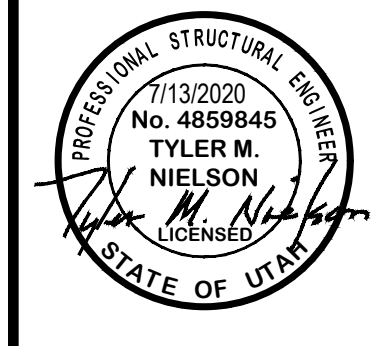
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066



SCALE: 1" = 40'

DATE	DESCRIPTION
7/19/2020	DESIGN
	DRAWN
	CHECKED

DWG: 815208 - 884 INVESTMENT/CRIMSON RIDGE DESIGN/DWG/CRIMSON RIDGE - COS.DWG



HARBOR VIEW COURT - PLAN AND PROFILE
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3
 1250 NORTH 5200 EAST
 OGDEN VALLEY, 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

PP7

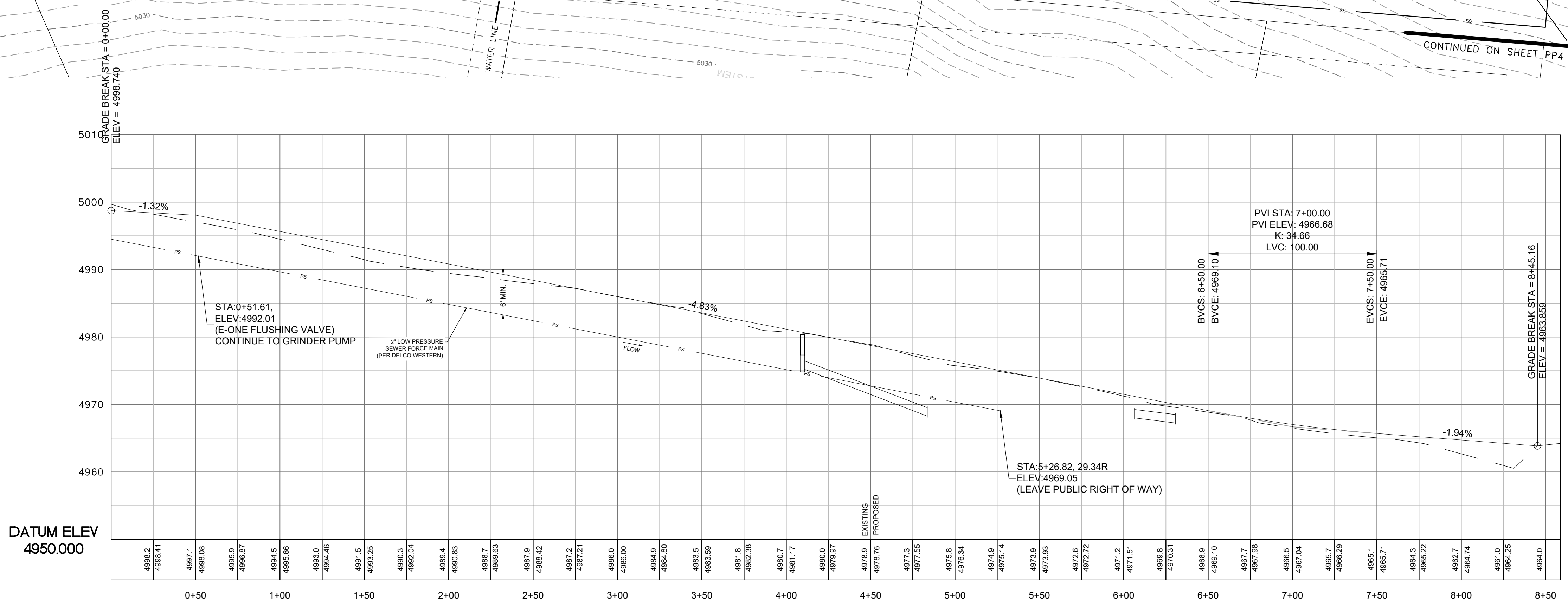
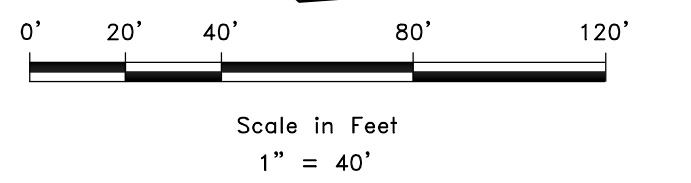
Can we get the snow storage easement over here. It is hard to make the turn to get it over where shown. Do the cut slopes meet the requirements in the Geotech

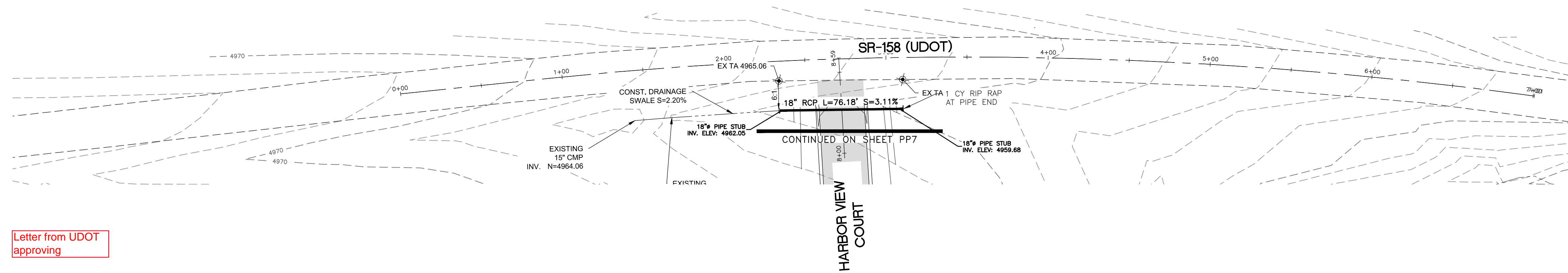
Need the public street cross section.

Drain Field needs to meet a 100ft. separation distance from drainages and ponds.

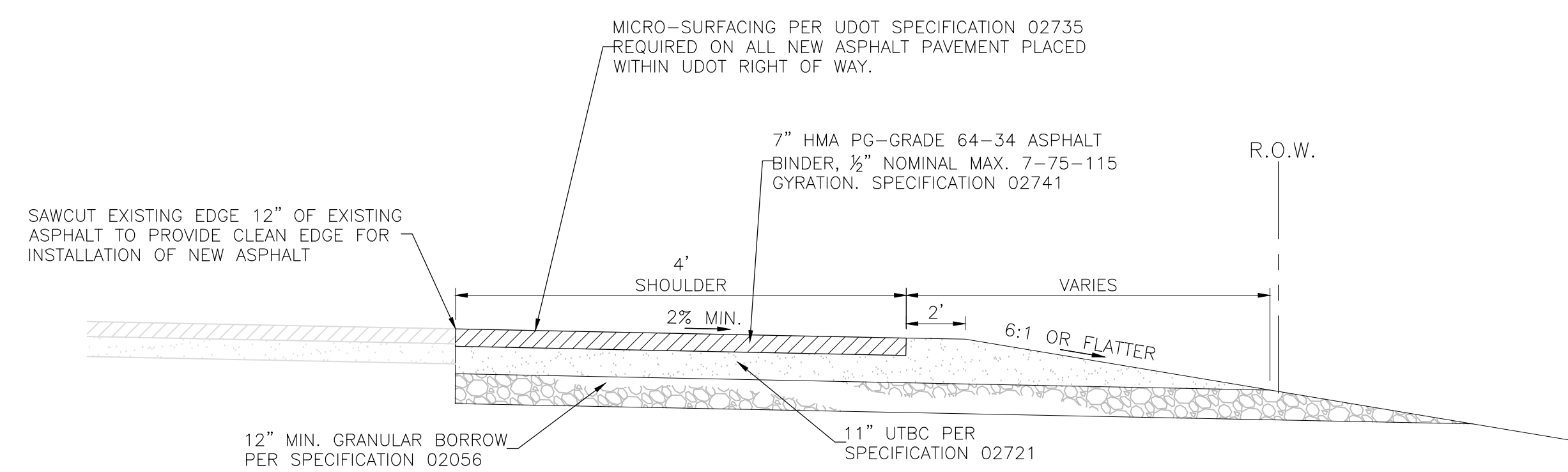
LEGEND

[Symbol]	SUBDIVISION BOUNDARY
[Symbol]	ROAD CENTERLINE
[Symbol]	EXISTING EDGE OF ASPHALT
[Symbol]	EXISTING 1' CONTOUR
[Symbol]	EXISTING 5' CONTOUR
[Symbol]	FINISH GRADE 1' CONTOUR
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	NEW SANITARY SEWER
[Symbol]	NEW PRESSURE SEWER LATERAL
[Symbol]	EXISTING STORM DRAIN
[Symbol]	NEW STORM DRAIN
[Symbol]	EXISTING CULINARY WATER
[Symbol]	NEW CULINARY WATER
[Symbol]	NEW CULINARY WATER LATERAL
[Symbol]	NEW CULINARY WATER METER
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	NEW FIRE HYDRANT
[Symbol]	EXISTING SECONDARY WATER
[Symbol]	NEW SECONDARY WATER
[Symbol]	NEW DUAL SECONDARY WATER LATERAL
[Symbol]	NEW ASPHALT PAVING



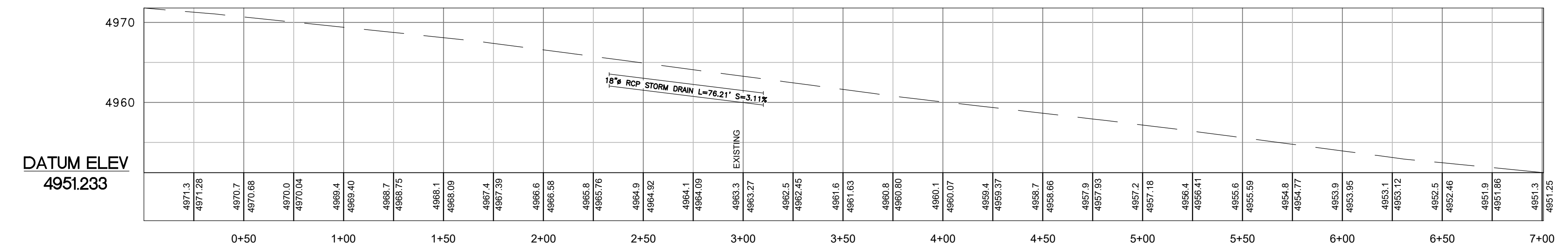
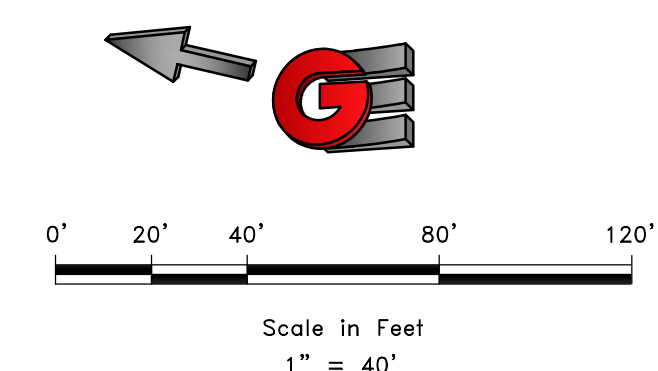


Letter from UDOT approving

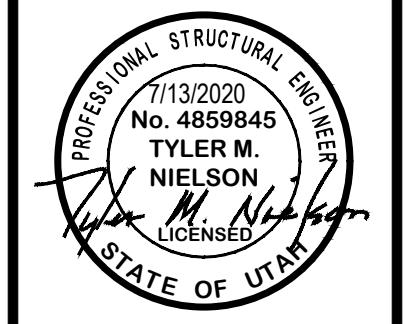


TYPICAL SECTION - SR-158
NOT TO SCALE

LEGEND	
	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	NEW PRESSURE SEWER LATERAL
	EXISTING STORM DRAIN
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	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW SECONDARY WATER
	NEW DUAL SECONDARY WATER LATERAL
	NEW ASPHALT PAVING



REVISIONS	
DATE	DESCRIPTION



SR-158 (UDOT) - PLAN AND PROFILE
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3
 1250 NORTH 5200 EAST
 OGDEN VALLEY, WEBER COUNTY, UTAH

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