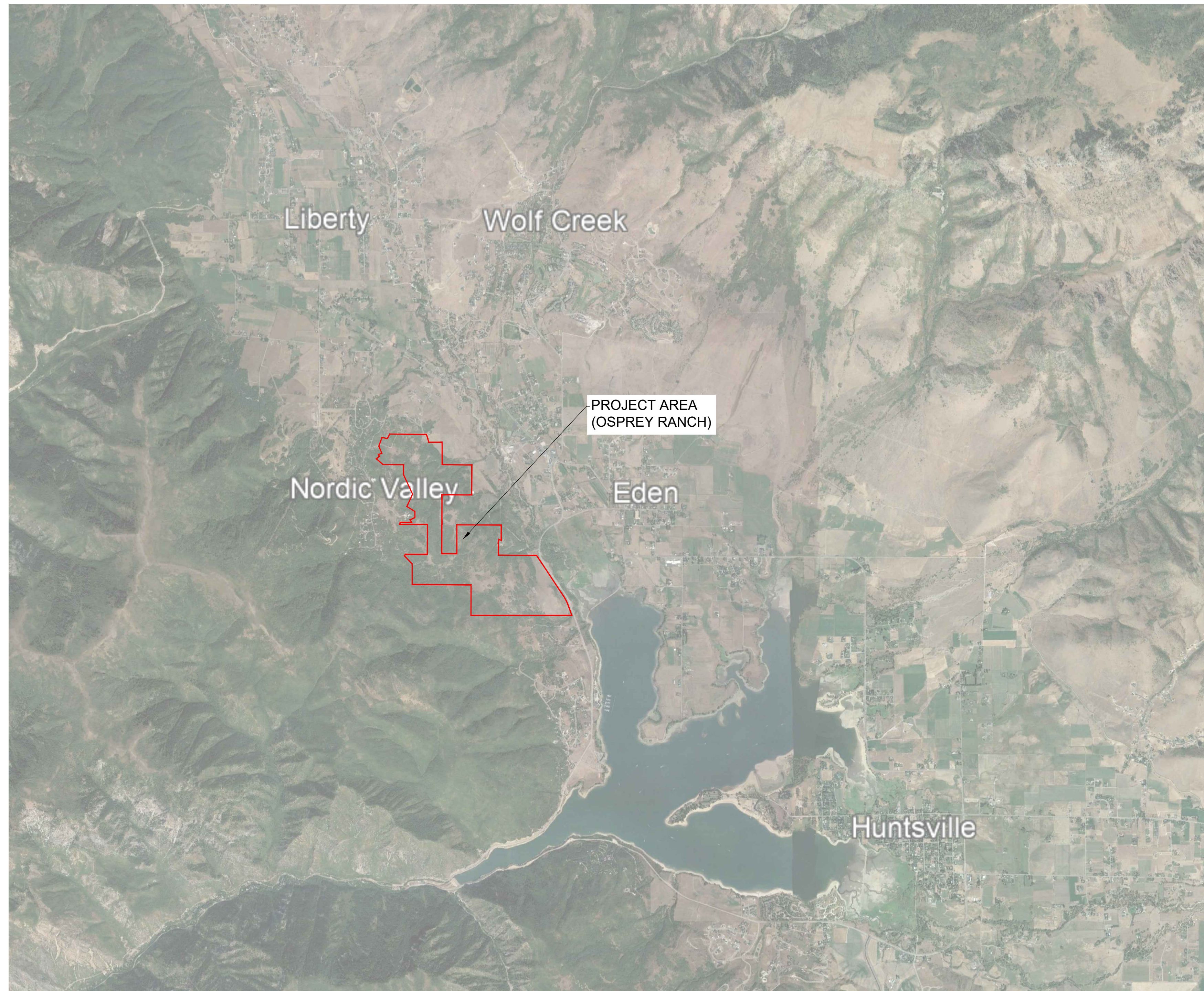


OSPREY RANCH



PRELIMINARY SUBMITTAL
WEBER COUNTY, UTAH

LOCATION MAP



PREPARED FOR:

OSPREY RANCH LLC.
JOHN LEWIS/SHANE DUNLEAVY
3718 N WOLF CREEK DR
EDEN, UTAH 84310
801.430.1507 - 801.979.7989

CONSULTANTS:



LANDSCAPE ARCHITECT
LANGVARDT DESIGN GROUP
328 WEST, 200 SOUTH, SUITE 102
SALT LAKE CITY, UTAH 84101
801.583.1295



ENGINEER:
GARDNER ENGINEERING
RYAN CHRISTENSEN
968 CHAMBERS STREET, SUITE 5
SOUTH OGDEN, UTAH 84403
801.476.0202



PROJECT MANAGEMENT:
THE HOUSEHOLDER GROUP
ERIC HOUSEHOLDER
2850 NORTH NORDIC VALLEY DRIVE
EDEN, UTAH 84310
801.389.0040

SHEET INDEX:

C-01	COVER SHEET
S1	PRELIMINARY PLAT
S2	PHASE 1 PLAT
SA1	SLOPE ANALYSIS
PH1	PHASING PLAN
SP1	SITE PLAN
UM1	UTILITY MASTER PLAN
UT1-5	UTILITY SHEETS
DR1	DRAINAGE MASTER PLAN
SW1	SWPPP

OSPREY RANCH
PRELIMINARY SUBMITTAL

OSPREY RANCH SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTIONS 3, AND 4 OF TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, NOVEMBER 2021

PHASE 1 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST AND A PART OF THE NORTH HALF OF SECTIONS 3 AND 4 OF TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 00°22'52" EAST 1323.89 FEET ALONG THE EAST LINE OF SAID SECTION 33 FROM THE SOUTHEAST CORNER OF SAID SECTION 33; RUNNING THENCE ALONG SAID EAST LINE SOUTH 00°22'52" WEST 672.71 FEET; THENCE NORTH 70°00'53" WEST 107.12 FEET; THENCE SOUTH 10°11'47" WEST 178.55 FEET; THENCE SOUTH 05°08'51" EAST 152.07 FEET; THENCE SOUTH 00°17'39" WEST 360.00 FEET; THENCE SOUTH 89°19'35" EAST 1690.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 158; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 26°32'40" EAST 650.08 FEET; (2) SOUTH 36°16'03" EAST 1586.42 FEET; (3) ALONG THE ARC OF A 1530.00 FOOT RADIUS CURVE TO THE RIGHT 383.09 FEET, HAVING A CENTRAL ANGLE OF 14°20'46", CHORD BEARS SOUTH 26°16'20" EAST 382.09 FEET; (4) SOUTH 19°05'57" EAST 476.77 FEET; THENCE NORTH 90°00'00" WEST 4460.96 FEET; THENCE NORTH 00°19'53" EAST 1349.11 FEET; THENCE NORTH 45°00'00" EAST 160.42 FEET; THENCE NORTH 00°00'00" EAST 161.54 FEET; THENCE NORTH 53°49'45" EAST 52.13 FEET; THENCE ALONG THE ARC OF A 191.30 FOOT RADIUS CURVE TO THE RIGHT 46.59 FEET, HAVING A CENTRAL ANGLE OF 13°57'14", CHORD BEARS NORTH 20°57'48" WEST 46.47 FEET; THENCE NORTH 13°59'09" WEST 120.49 FEET; THENCE ALONG THE ARC OF A 130.87 FOOT RADIUS CURVE TO THE LEFT 134.28 FEET, HAVING A CENTRAL ANGLE OF 58°47'24", CHORD BEARS NORTH 43°28'31" WEST 128.47 FEET; THENCE ALONG THE ARC OF A 336.00 FOOT RADIUS CURVE TO THE LEFT 19.79 FEET, HAVING A CENTRAL ANGLE OF 03°22'31", CHORD BEARS NORTH 71°22'41" WEST 19.79 FEET; THENCE NORTH 00°15'55" EAST 772.28 FEET; THENCE ALONG THE ARC OF A 120.68 FOOT RADIUS CURVE TO THE LEFT 63.53 FEET, HAVING A CENTRAL ANGLE OF 30°09'48", CHORD BEARS NORTH 78°44'38" WEST 62.80 FEET; THENCE ALONG THE ARC OF A 167.15 FOOT RADIUS CURVE TO THE RIGHT 101.44 FEET, HAVING A CENTRAL ANGLE OF 34°46'15", CHORD BEARS NORTH 73°52'07" WEST 99.89 FEET; THENCE NORTH 89°30'41" WEST 483.94 FEET; THENCE NORTH 00°11'58" EAST 1283.62 FEET; THENCE SOUTH 89°28'52" EAST 1965.83 FEET TO THE POINT OF BEGINNING, CONTAINING 283.78 ACRES.

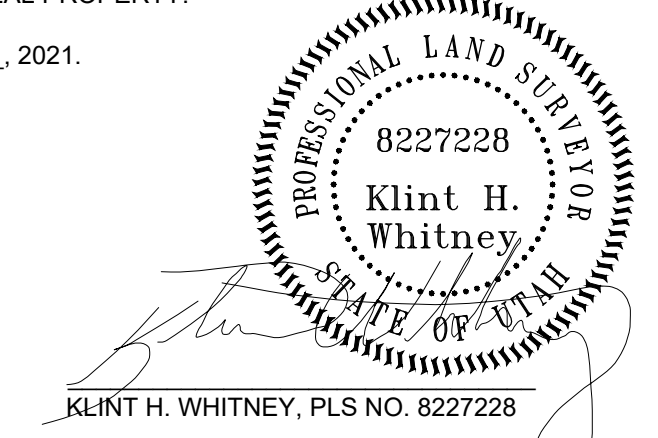
AREA CALCULATIONS

- TOTAL PROJECT AREA - 595.94 ACRES
- PHASE 1 AREA - 283.78 ACRES
- TOTAL TRAIL AREA - 7.14 ACRES
- PHASE 1 TRAIL AREA - 1.27
- TOTAL COMMON AREA - 38.66 ACRES
- PHASE 1 COMMON AREA - 30.20 ACRES
- COMMUNITY PARK AREA - 2.05 ACRES

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 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 OSPREY RANCH PHASE 1 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE 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 _____, 2021.



OWNER'S DEDICATION

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

OSPREY RANCH PHASE 1

AND DOES HEREBY GRANT AND CONVEY TO THE OSPREY RANCH OWNERS ASSOCIATION, INC. (AND ITS SUCCESSORS AND ASSIGNS) WHOSE MEMBERSHIP CONSISTS OF THE MEMBERS/OWNERS OF SAID ASSOCIATION, THEIR GRANTEEES, SUCCESSORS AND/OR ASSIGNS, A RIGHT OF WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED AND DEPICTED ON SAID PLAT AS PRIVATE STREET (PRIVATE RIGHTS-OF-WAY) FOR ACCESS TO THE INDIVIDUAL LOTS, WITH SUCH PRIVATE STREETS TO BE MAINTAINED BY SAID ASSOCIATION, AND DOES ALSO HEREBY GRANT AND CONVEY TO SAID ASSOCIATION ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AND DEPICTED ON SAID PLAT AS COMMON AREAS, WHICH ARE TO BE USED FOR PRIVATE RECREATIONAL AND OPEN SPACE PURPOSES BY AND FOR THE BENEFIT OF EACH ASSOCIATION MEMBER/OWNER IN COMMON WITH ALL OTHER IN THE SUBDIVISION, WITH SUCH COMMON AREAS TO BE MAINTAINED BY SAID ASSOCIATION, AND DOES ALSO HEREBY GRANT AND CONVEY TO SAID ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AND DEPICTED ON SAID PLAT AS TRAILS AND TRAIL EASEMENTS, INCLUDING ANY SUCH TRAILS OR TRAIL EASEMENTS LOCATED ON ANY COMMON AREAS OR ON ANY INDIVIDUAL LOTS, WHICH TRAILS AND TRAIL EASEMENTS ARE TO BE USED FOR PRIVATE RECREATIONAL PURPOSES BY AND FOR THE BENEFIT OF THE ASSOCIATION'S MEMBERS/OWNERS AND IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, WITH SUCH TRAILS AND TRAIL EASEMENTS TO BE MAINTAINED BY SAID ASSOCIATION, AND DOES HEREBY RESERVE UNTO ITSELF, AND IT GRANTEEES AND ASSIGNS, A PERPETUAL RIGHT OF WAY OF THE PRIVET STREETS, WHICH THE UNDERSIGNED OWNER MAY GRANT AND ASSIGN TO ANY ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY SAID OWNER, ITS SUCCESSORS, OR ASSIGNS, AND ALSO GRANTS AND DEDICATES TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT SUCH COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO GRANTS AND DEDICATES A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, 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 THE GOVERNING AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2021.

OSPREY RANCH, LLC

BY: JOHN LEWIS, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2021, personally appeared before me JOHN LEWIS, 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 MANAGING MEMBER of OSPREY RANCH, 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 JOHN LEWIS acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

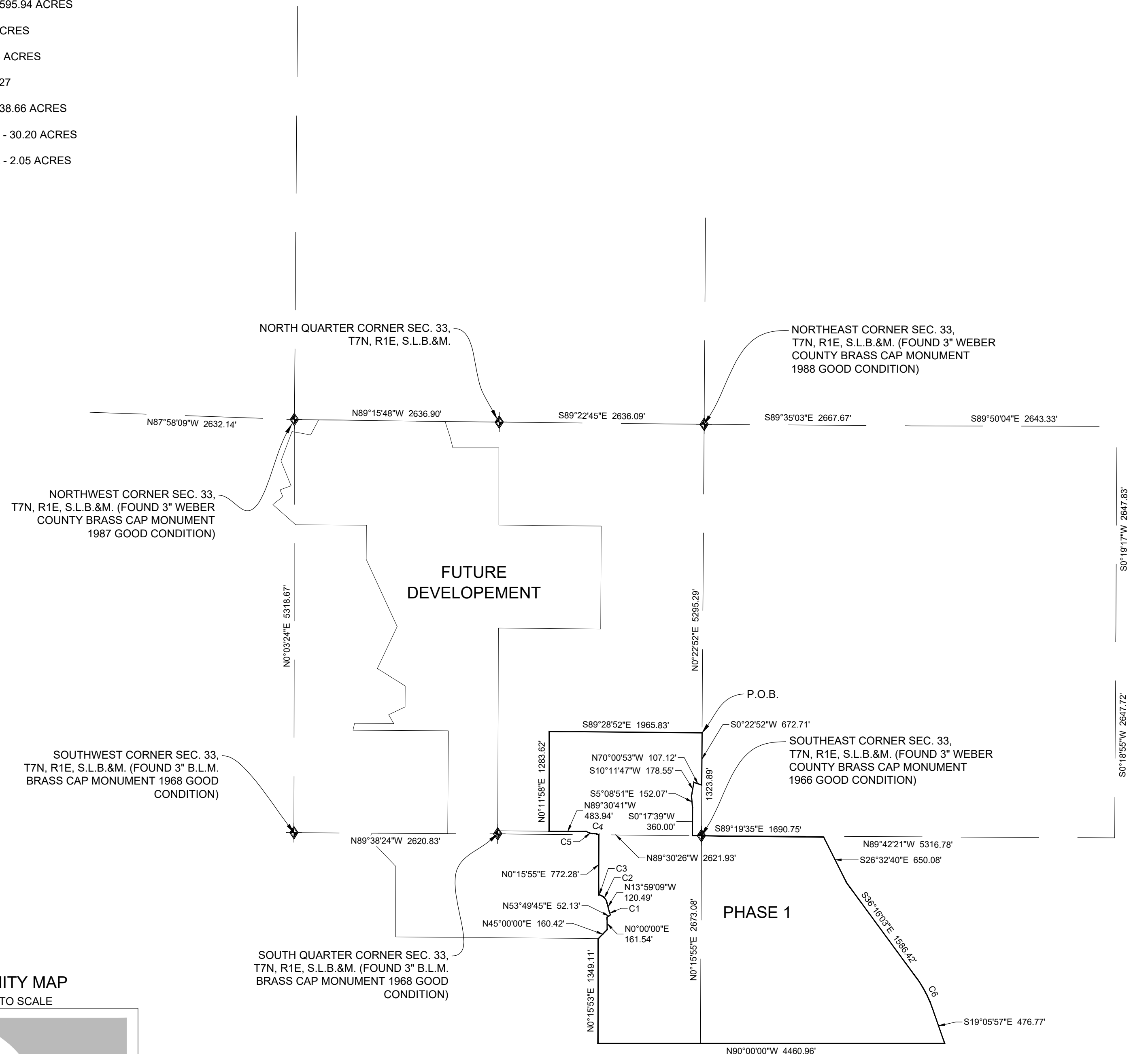
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.59	191.30	13°57'14"	N20° 57' 46"W	46.47
C2	134.28	130.87	58°47'24"	N43° 28' 31"W	128.47
C3	19.79	336.00	3°22'31"	N71° 22' 41"W	19.79
C4	63.53	120.68	30°09'48"	N78° 44' 38"W	62.80
C5	101.44	167.15	34°46'15"	N73° 52' 07"W	99.89
C6	383.09	1530.00	14°20'46"	S26° 16' 20"E	382.09

NOTES

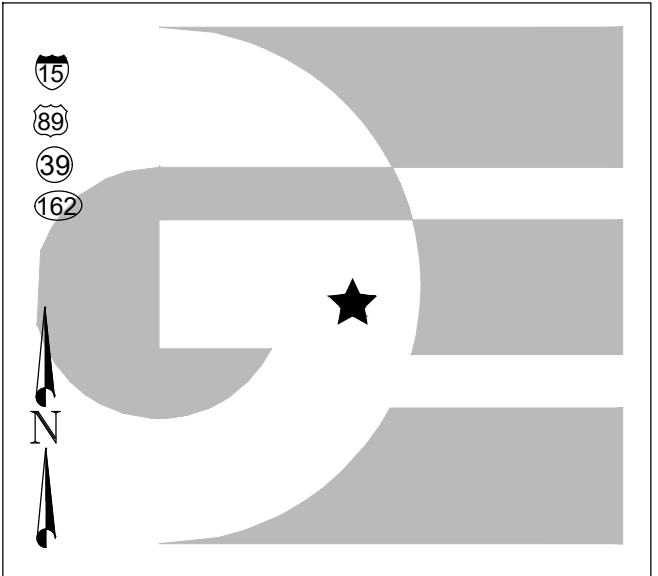
- ZONE FV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 20' - SIDE FACING STREET ON CORNER 30', REAR MAIN BUILDING 30' - ACCESSORY BUILDING 10'.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0237F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY OSPREY RANCH LLC. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON ON THE BASIS OF BEARING IS THE EAST LINE OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°22'52" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING, THE RIGHT-OF-WAY OF HIGHWAY 158 WAS ESTABLISHED BY DRAWINGS RECEIVED FROM U.D.O.T. REGION 1 FEDERAL AID PROJECT H99-0158(116)0 PIN:5522 DATED 4/30/2012. WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 3143604, 3145237, 3145286 AND DEEDS OF ADJOINING PROPERTY OWNERS, RECORD OF SURVEY NUMBERS 1002, 293, 4608, 5102, 3584, AND THE DEDICATED PLATS OF BIG SKY ESTATES NO. 1, BIG SKY ESTATES NO. 2, BLAKE HOLLEY SUBDIVISION, EDEN ESTATES SUBDIVISION WERE ALSO USED TO DETERMINE BOUNDARY LOCATION.



VICINITY MAP
NOT TO SCALE

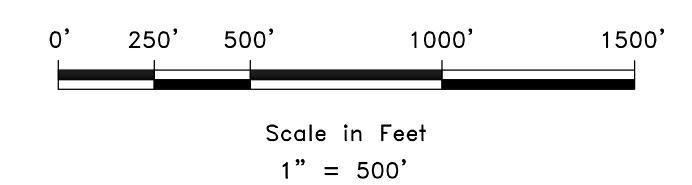
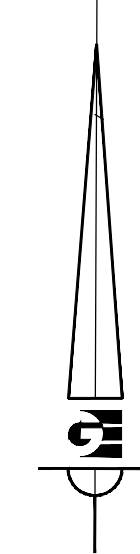
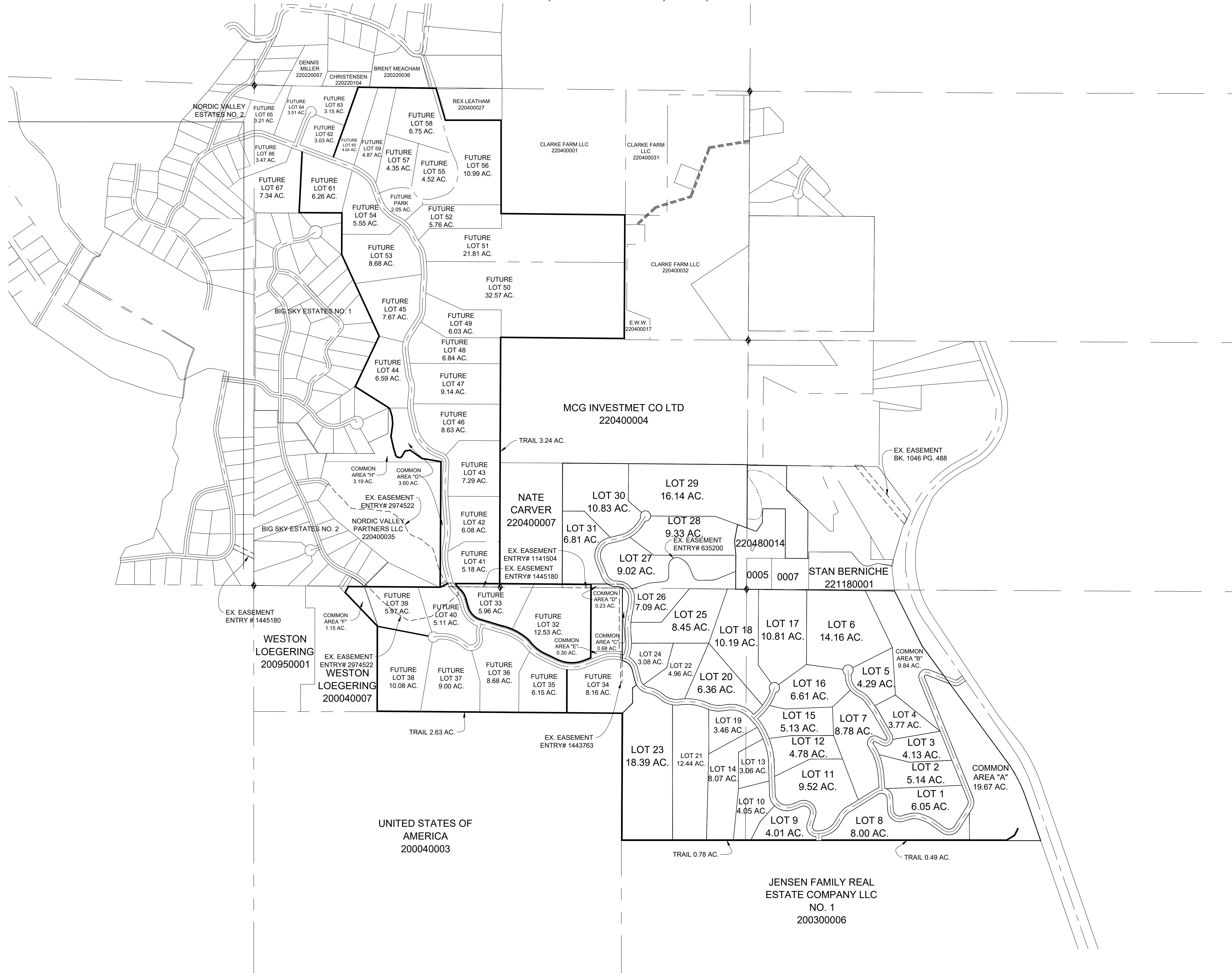


<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>_____ COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>_____ COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>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.</p> <p>SIGNED THIS ____ DAY OF _____, 2021.</p> <p>_____ DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>
---	--	---	--	--	--

<p>DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507</p>	<p>S1 6</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED _____</p> <p>AT _____ IN BOOK _____ OF OFFICIAL _____</p> <p>RECORDS, PAGE _____ RECORDED _____</p> <p>FOR _____</p> <p>_____ COUNTY RECORDER</p>
<p>GARDNER ENGINEERING CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>		

OSPREY RANCH SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTIONS 3, AND 4 OF TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, NOVEMBER 2021



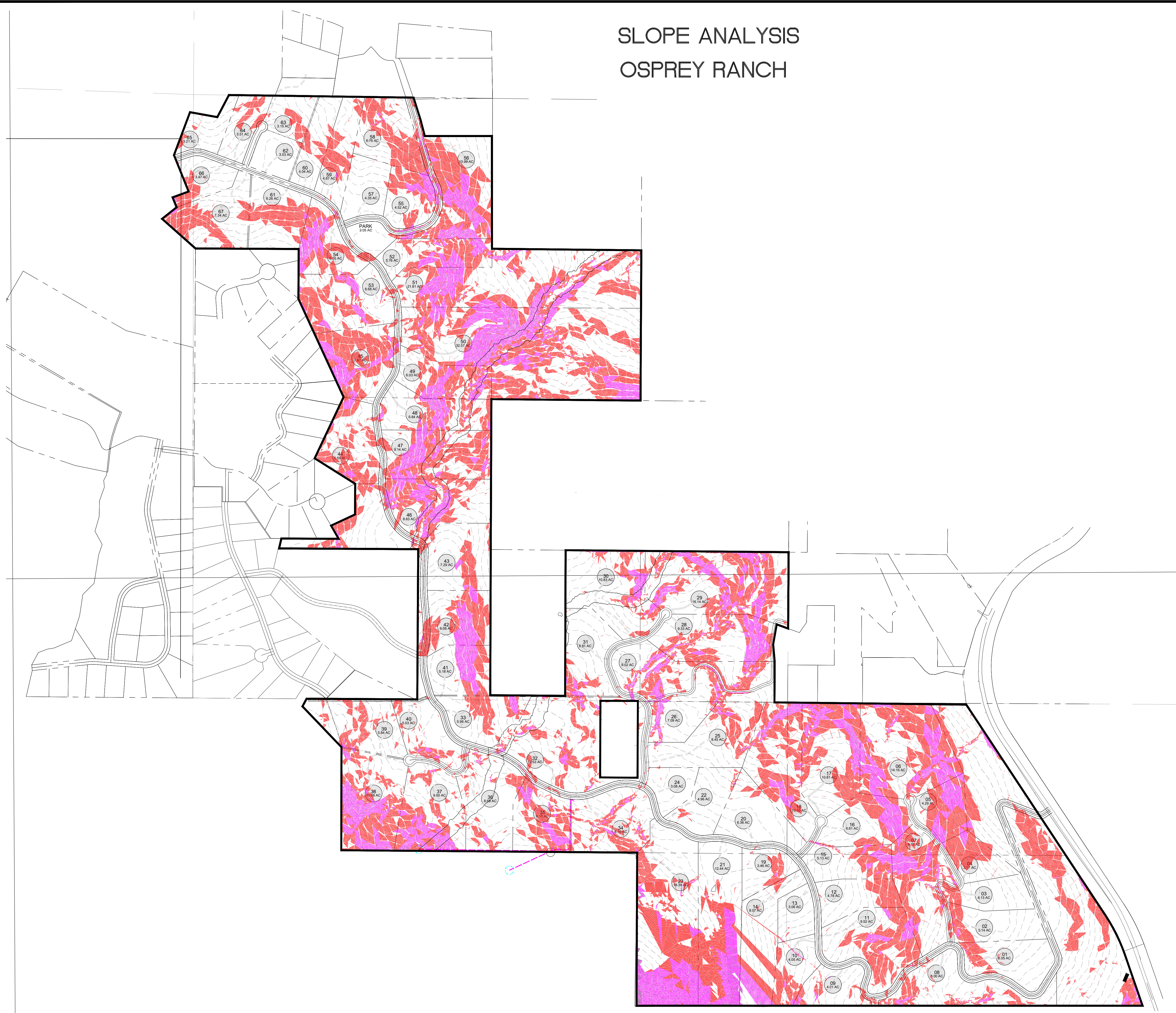
LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - EXISTING WATER LINE
- - - EXISTING IRRIGATION LINE
- - - EXISTING STORM DRAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING OVERHEAD POWER
- - - EXISTING GAS LINE
- ⊕ EXISTING WATER METER
- ⊙ EXISTING WATER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING SEWER MANHOLE

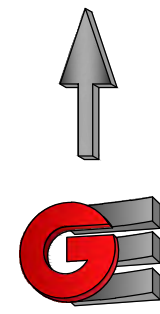
R:\1201 - LEWIS HOMES\1205 - OSPREY RANCH\SUBDIVISION\OSPREY RANCH PHASE 1.DWG

DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	S2 6	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
	<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>	

SLOPE ANALYSIS OSPREY RANCH



SLOPE LEGEND:
 □ 0 - 25%
 ■ 25% TO 40%
 ■ OVER 40%



0' 200' 400' 800' 1200'
 Scale in Feet
 1"=400'

REVISIONS	DATE	DESCRIPTION

SCALE: 1"=400'
 DATE: 6-22-21
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: RC

SLOPE ANALYSIS
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

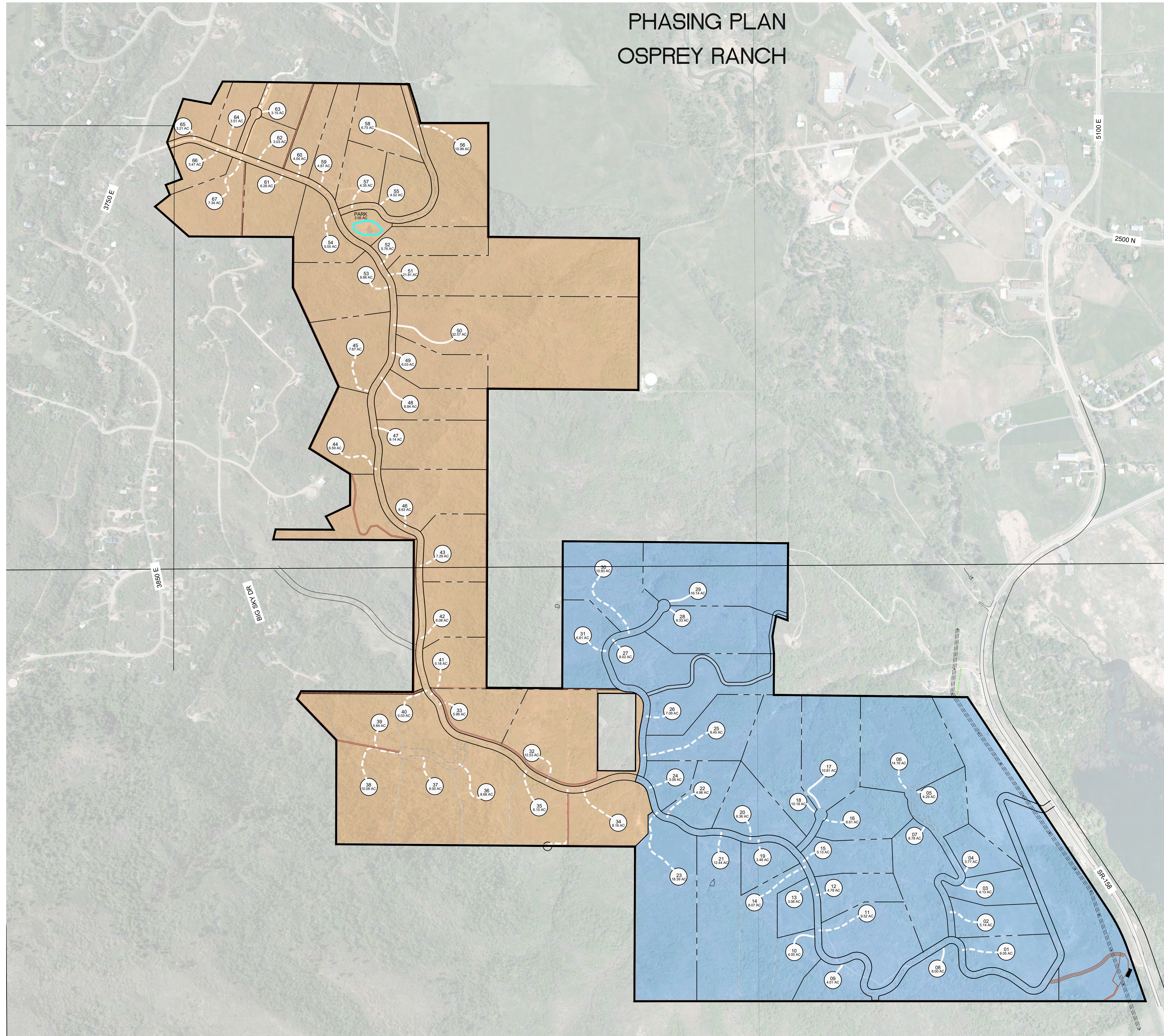
GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

SA1

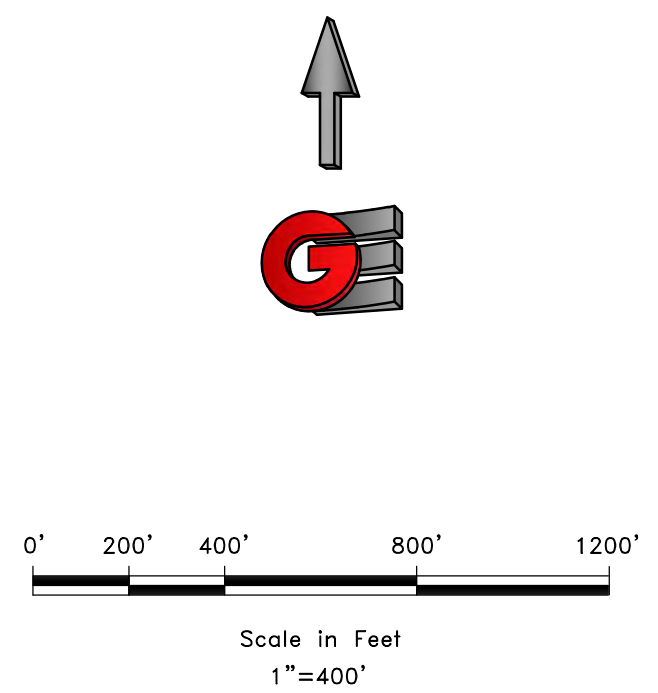
AK 1251 - LEWIS HOMES 2105 - OSPREY RANCH LESICA DAVIS OSPREY RANCH SLOPE ANALYSIS OVER 25 PERCENT.DWG

R:\2021 - Lewis Homes\2105 - Osprey Ranch\DESIGN\DWG\Osprey Ranch Slope Analysis Over 25 Percent.dwg SA1 - SLOPE ANALYSIS 11/17/2021 5:02:24 PM ARCH1 Milliped D 06/09/2021 11:00:00

PHASING PLAN OSPREY RANCH



- PHASE 1 - 285.08 ACRES (31 LOTS)
- PHASE 2 - 307.66 ACRES (36 LOTS)



REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=400'
 DATE: 6-22-21
 DESIGNER: KAN
 DRAWN: KAN
 CHECKED: RC

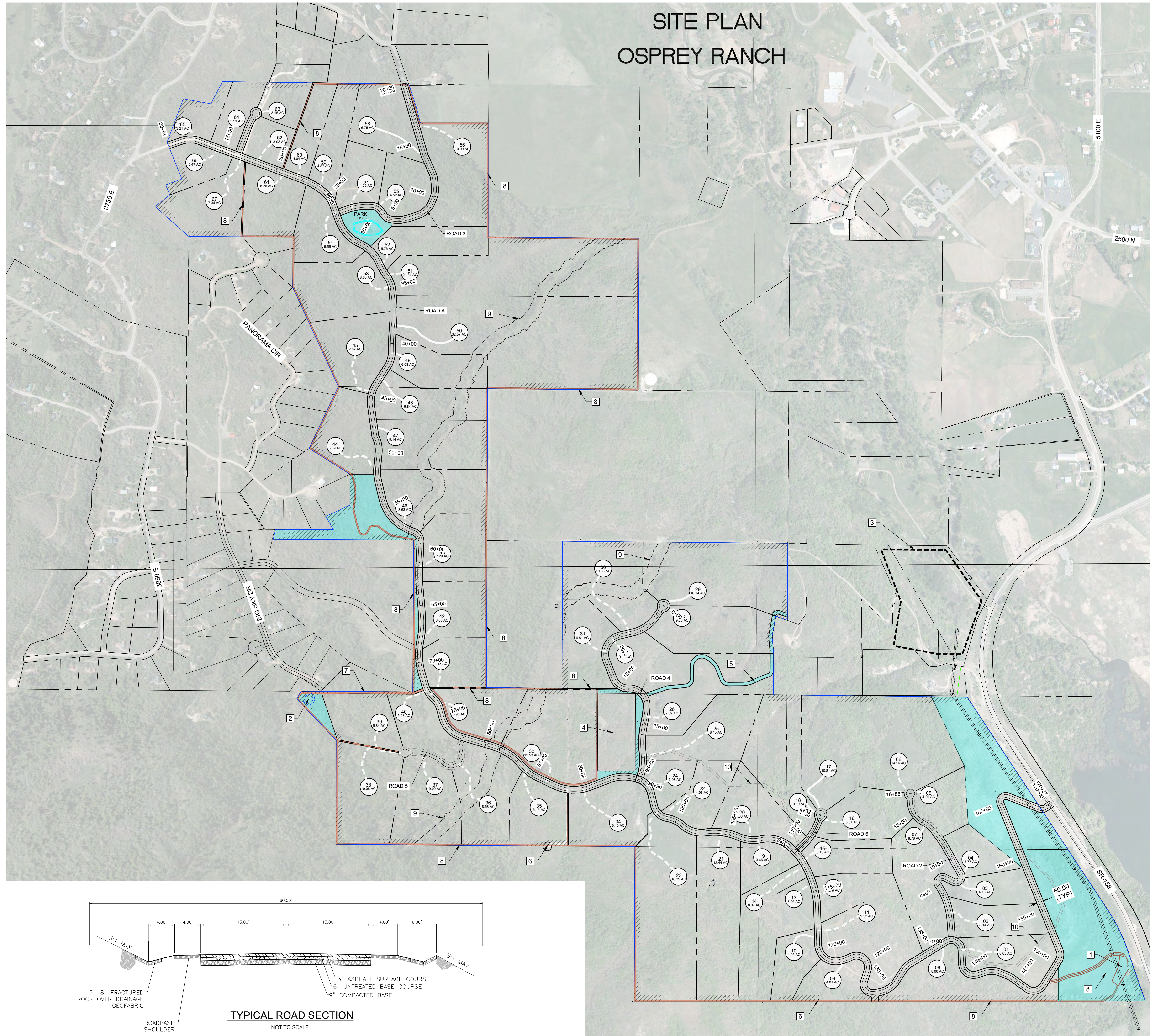
PHASING PLAN
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

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

PH1

AK 1251 - LEWIS, HOWES & SONS - OSPREY RANCH LESICA DAVIS OSPREY PLAN SHEETS.DWG

SITE PLAN OSPREY RANCH



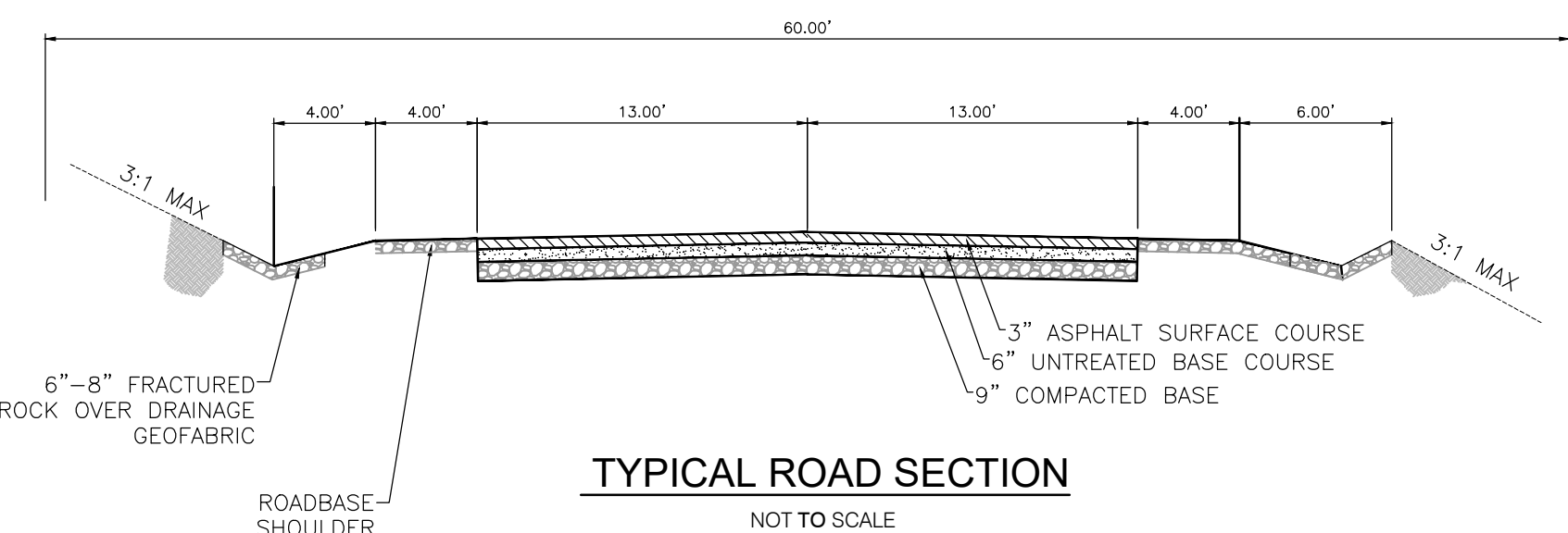
- COMMON AREA - 43.55 ACRES
- PROPOSED TRAIL - 31,798 FT
- PROPOSED BOUNDARY

- KEY NOTES:**
- 1 TRAIL HEAD
 - 2 WATER TANK
 - 3 SEWER TREATMENT AREA
 - 4 FRANKLIN AND BETH MAUGHAN - 5 ACRES
 - 5 FUTURE CROSS ACCESS
 - 6 EXISTING ACCESS GATE
 - 7 WATER TANK ACCESS ROAD
 - 8 TRAIL
 - 9 50 FT - EPHEMERAL STREAM SETBACK
 - 10 20 FT - SEWER EASEMENT

SITE DATA:

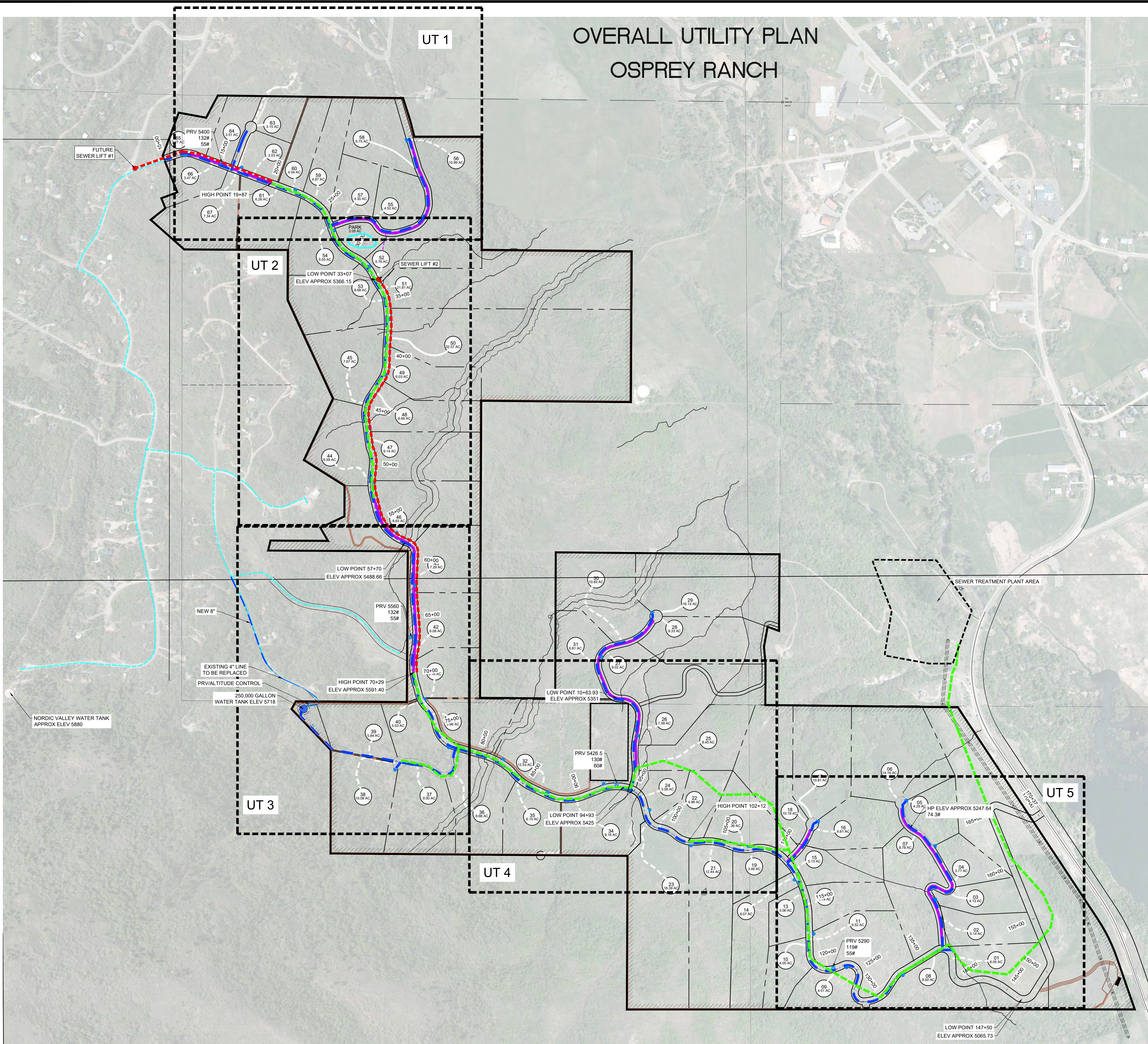
TOTAL AREA	592.82 ACRES
EXISTING ZONE FV-3	
ROAD ROW	32.45 ACRES
SLOPES OVER 40%	59.32 ACRES
STREAM CORRIDOR	16.15 ACRES
NET DEVELOPABLE AREA	484.90 ACRES
PROPOSED UNITS	67 UNITS
PROPOSED NET DENSITY	1 UNIT/ 7.23 ACRES

BUILDING AREAS SHOWN ARE INTENDED TO ONLY SHOW NUMBER OF PROPOSED UNITS AND THE APPROXIMATE LOCATIONS. LOCATION AND SIZE ARE SUBJECT TO CHANGE BASED ON LOT OWNERS DESIGNS.



SCALE: T-4007 DATE: 6-22-21 DESIGN: KAN DRAWN: KAN CHECKED: RC	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REVISIONS</th> <th style="width: 90%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DESCRIPTION									<p>SITE PLAN</p> <p>OSPREY RANCH</p> <p>UT-158</p> <p>EDEN, WEBER, UTAH</p>
REVISIONS	DESCRIPTION											
<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</p> <p>5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066</p>		<p>SP1</p>										

OVERALL UTILITY PLAN OSPREY RANCH



- - - - - PRESSURE SEWER
- - - - - GRAVITY SEWER
- - - - - LOW PRESSURE SEWER
- - - - - PROPOSED 4" WATERLINE
- - - - - PROPOSED 8" WATERLINE
- - - - - EXISTING WATERLINE
- 250,000 GALLON WATER TANK
- ◀ PROPOSED FIRE HYDRANT
- ⊠ PROPOSED PRV
- PROPOSED SEWER LIFT STATION

- SEWER IMPROVEMENTS**
- PHASE 1**
- GRAVITY SEWER
 - LOW PRESSURE SEWER
 - SEWER TREATMENT PLANT
- PHASE 2**
- LOW PRESSURE SEWER
 - 1 SEWER LIFT STATION WITH HIGH PRESSURE SEWER

- CULINARY WATER IMPROVEMENTS**
- PHASE 1**
- 250 K GALLON WATER TANK
 - 47/8" WATER MAIN
 - PRESSURE REDUCING /PRESSURE SUSTAINING/ALTITUDE CONTROL STATION
 - 2 - PRESSURE REDUCING VALVES
- PHASE 2**
- 8" WATER MAIN
 - 2 - PRESSURE REDUCING VALVES

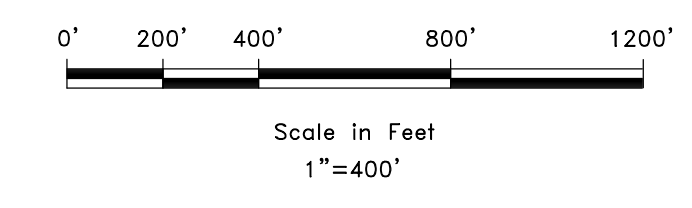
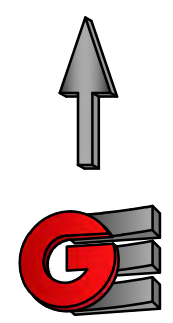
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CHECKED	RC

REVISIONS	DESCRIPTION
DATE	

DWG:

OVERALL UTILITY PLAN
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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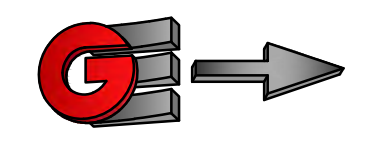
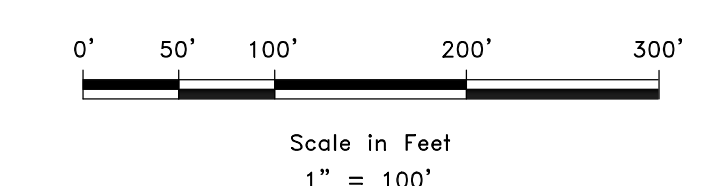
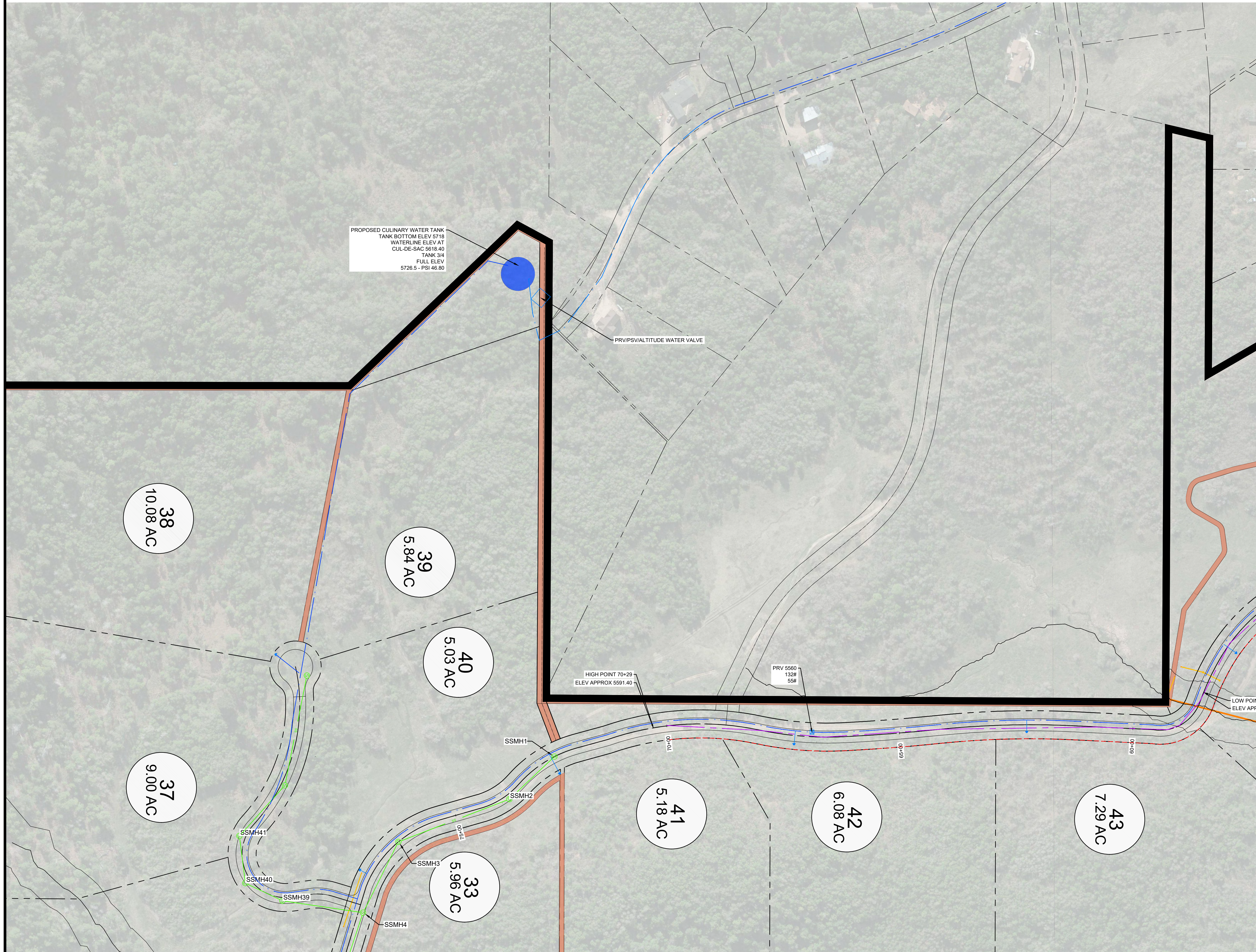
UM1

AK 1251 - LEWIS, HOWES & SONS - OSPREY RANCH DESIGN AND UTILITY PLAN SHEETS.DWG

UTILITY PLAN OSPREY RANCH

- — — — — PROPOSED WATER
- - - - - PROPOSED PRESSURE SEWER
- - - - - PROPOSED LOW PRESSURE SEWER
- - - - - PROPOSED GRAVITY SEWER
- — — — — PROPOSED STORM DRAIN/CULVERT

- PROPOSED FIRE HYDRANT
- PROPOSED PRV



REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 100'
 DATE: 11-12-2021
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: PC

UTILITY PLAN
 OSPREY RANCH
 PROJECT ADDRESS
 EDEN, WEBER, UTAH

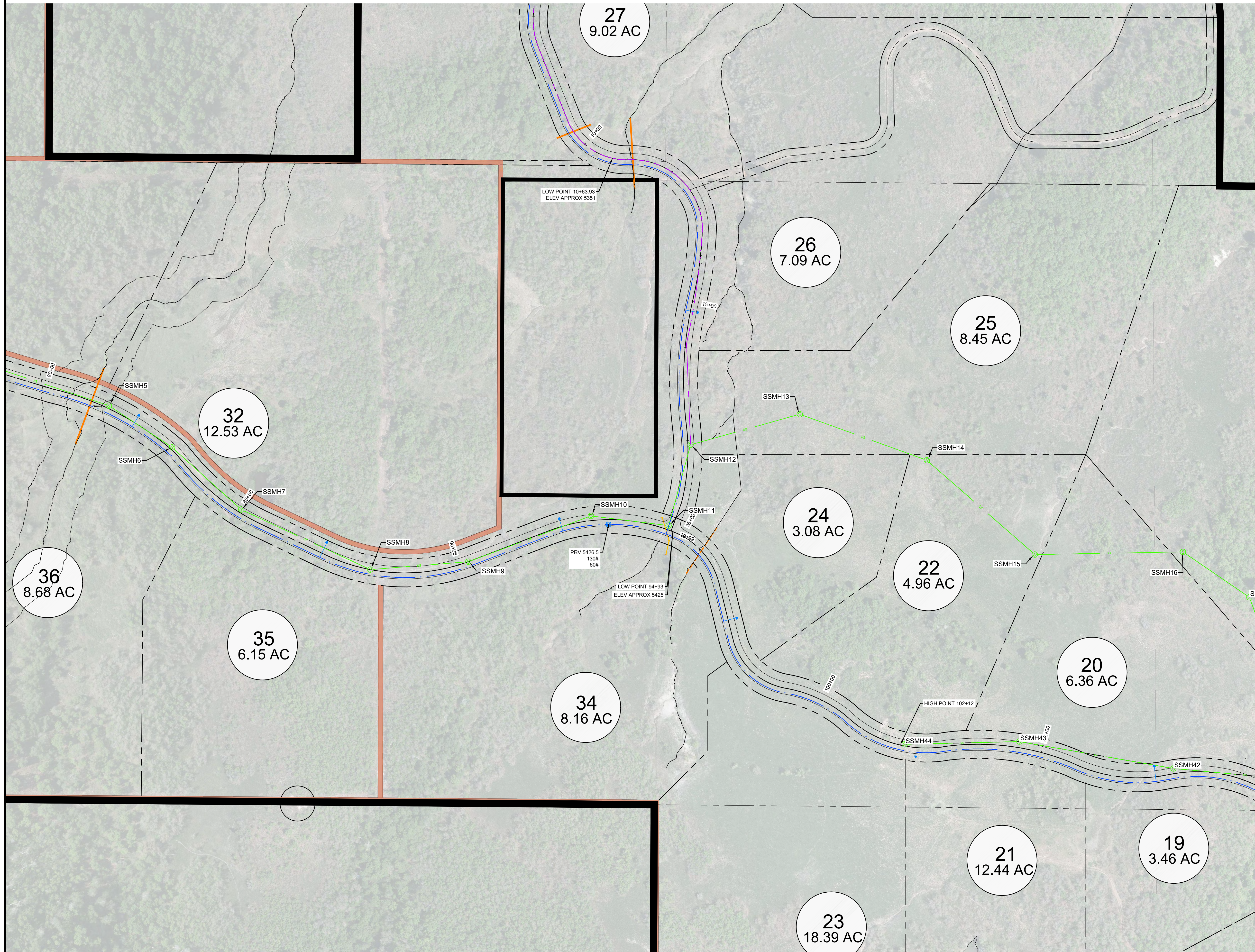
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UT3

UTILITY PLAN OSPREY RANCH

- — — — — PROPOSED WATER
- - - - - PROPOSED PRESSURE SEWER
- - - - - PROPOSED LOW PRESSURE SEWER
- - - - - PROPOSED GRAVITY SEWER
- — — — — PROPOSED STORM DRAIN/CULVERT
- PROPOSED FIRE HYDRANT
- ⊠ PROPOSED PRV



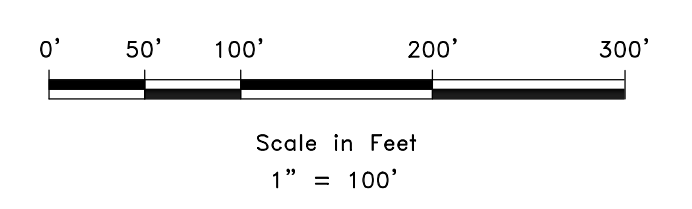
REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 100'
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UTILITY PLAN
 OSPREY RANCH
 PROJECT ADDRESS
 EDEN, WEBER, UTAH

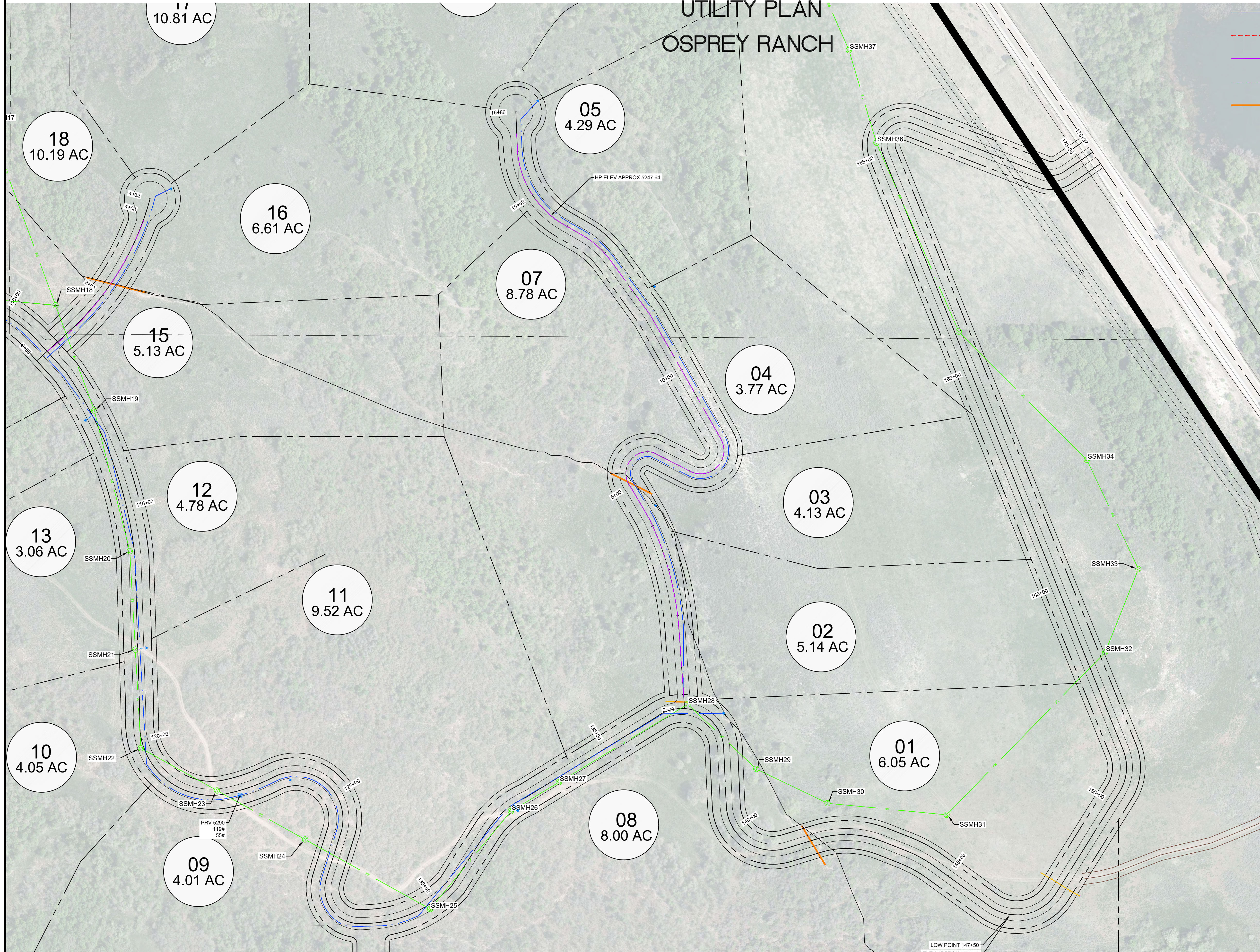
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UT4

UTILITY PLAN OSPREY RANCH



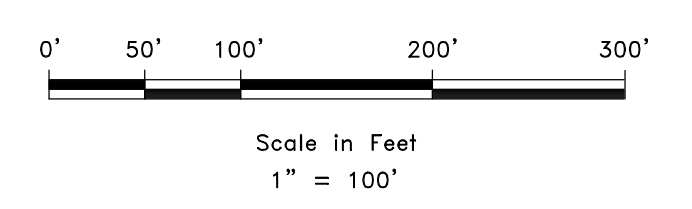
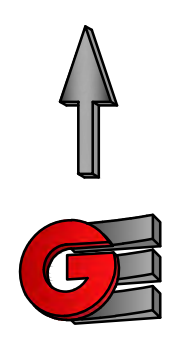
- PROPOSED WATER
- PROPOSED PRESSURE SEWER
- PROPOSED LOW PRESSURE SEWER
- PROPOSED GRAVITY SEWER
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED FIRE HYDRANT
- PROPOSED PRV

SCALE: 1" = 100'	
DATE: 11-15-2021	DESIGN: KAN
DRAWN: KAN	CHECKED: PC
DWG: 1811201 - LEWIS HOMES 2105 - OSPREY RANCH DESIGN/DWG/OSPREY UTILITY PLAN.DWG	

REVISIONS	DESCRIPTION
DATE	

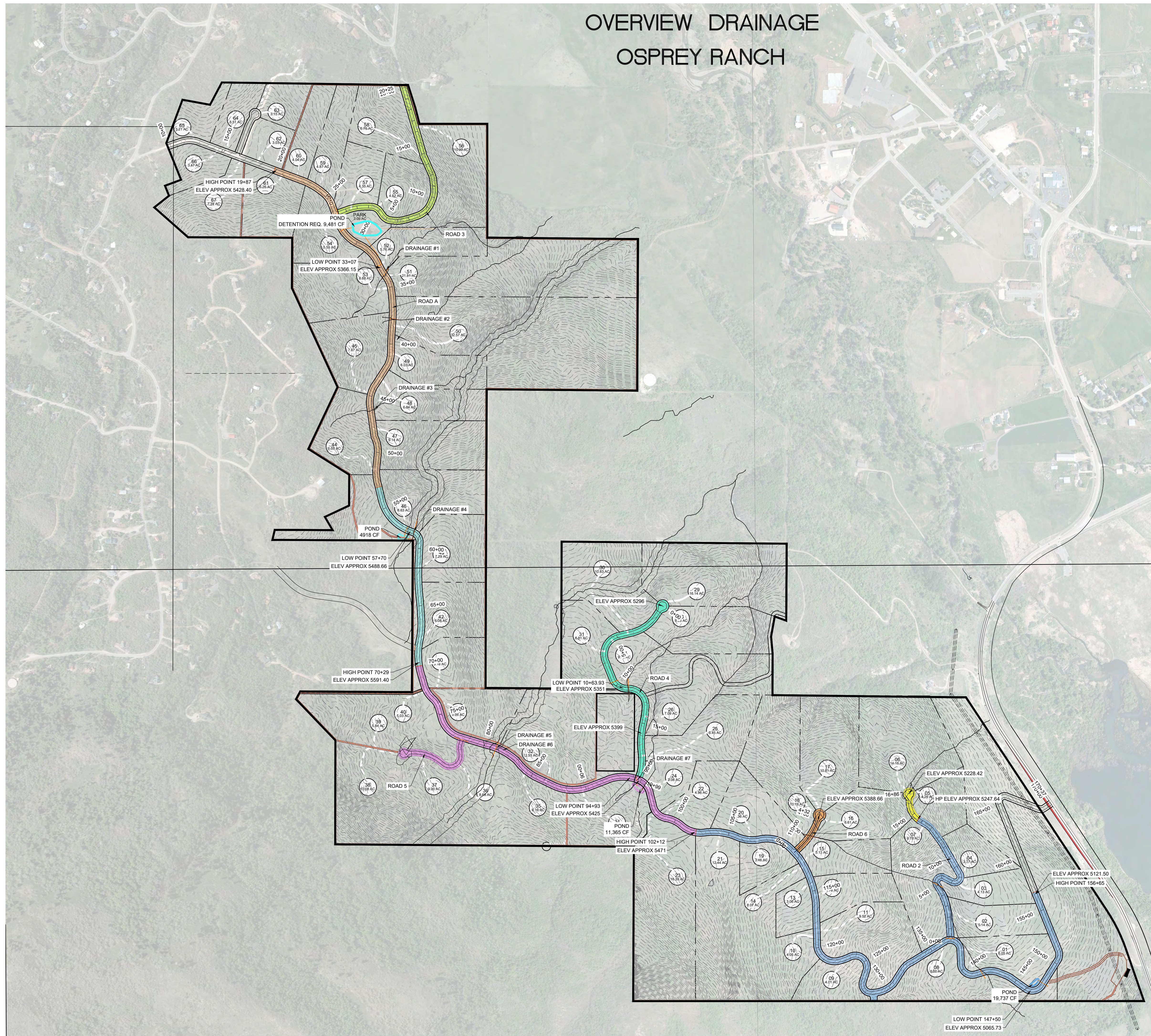
UTILITY PLAN
OSPREY RANCH
PROJECT ADDRESS
EDEN, WEBER, UTAH

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UT5

OVERVIEW DRAINAGE OSPREY RANCH



Basin	Area (acres)	Detention Volume (cf)
Road Basin A	4.57	9,481
Road Basin B	2.37	4,918
Road Basin C	5.48	11,365
Road Basin D	9.52	19,737
Road Basin E	2.75	5,711
Road Basin F	2.86	5,928
Road Basin G	0.66	1,367
Road Basin H	0.49	1,017

- NOTE:
1. DETENTION CALCS ARE FOR THE 10 YR STORM WITH A RELEASE RATE OF 0.1 CFS/SCRE
 2. ALL LOTS ARE REQUIRED TO PROVIDE THEIR OWN DETENTION TO CONTROL RUNOFF.
 3. STORM WATER RUN OFF FROM ROAD RIGHT OF WAY TO BE DETAINED BY PROJECT IMPROVEMENTS.

REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=400'
DATE: 6-22-21
DESIGN: KAN
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CHECKED: PC

OVERVIEW DRAINAGE
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DR1

8/1/2011 - LEWIS, HOMER, 2105 - OSPREY RANCH DESIGN DWG, OSPREY PLAN SHEETS.DWG

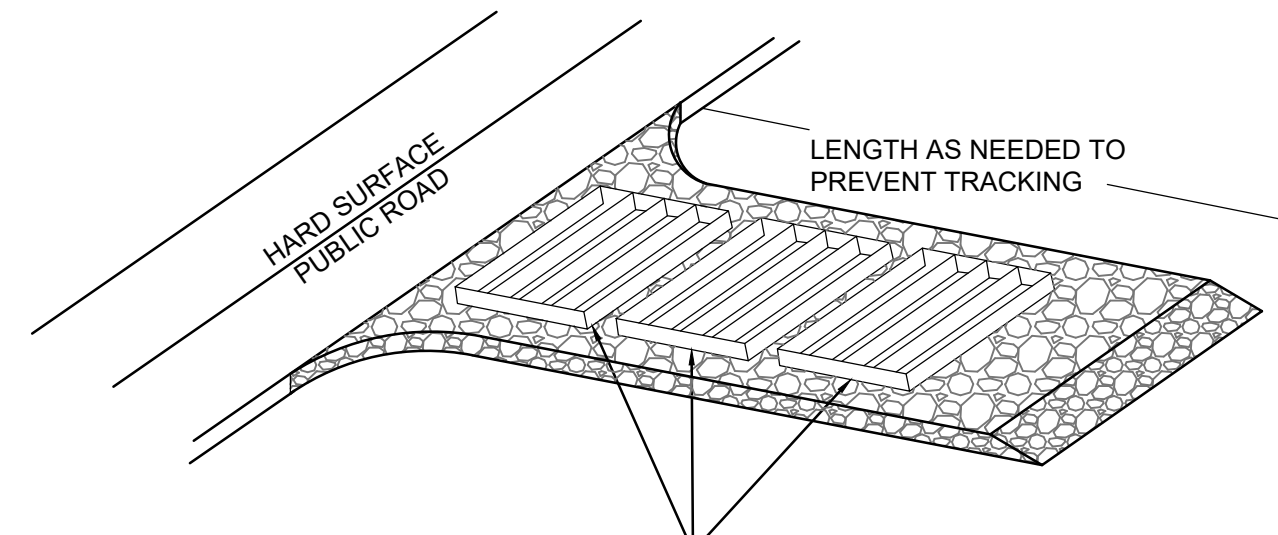
STORM WATER PROTECTION PLAN

OSPREY RANCH

TOTAL AREA 629.64 ACRES
TOTAL DISTURBED AREA 32.61 ACRES

EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

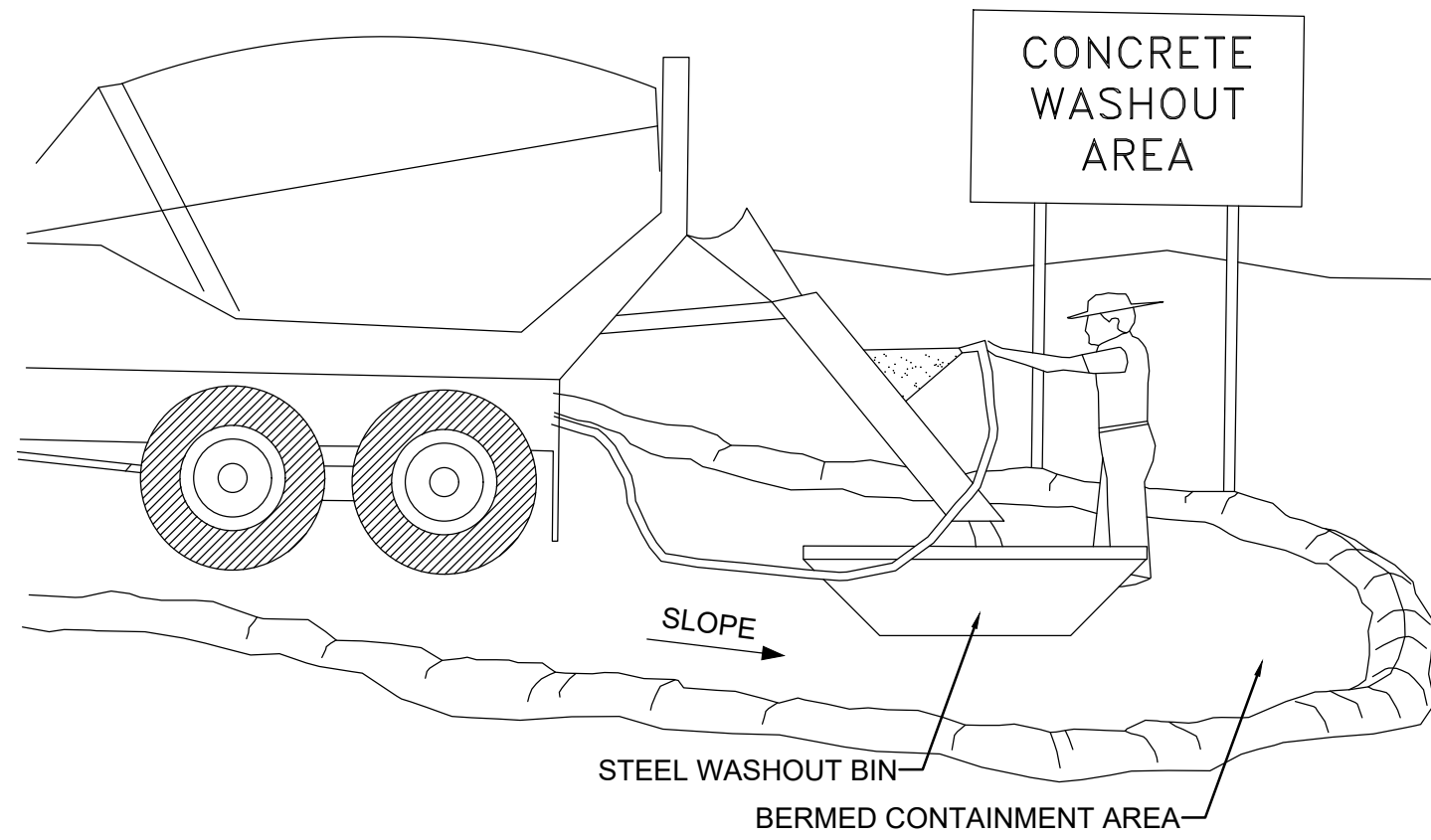
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

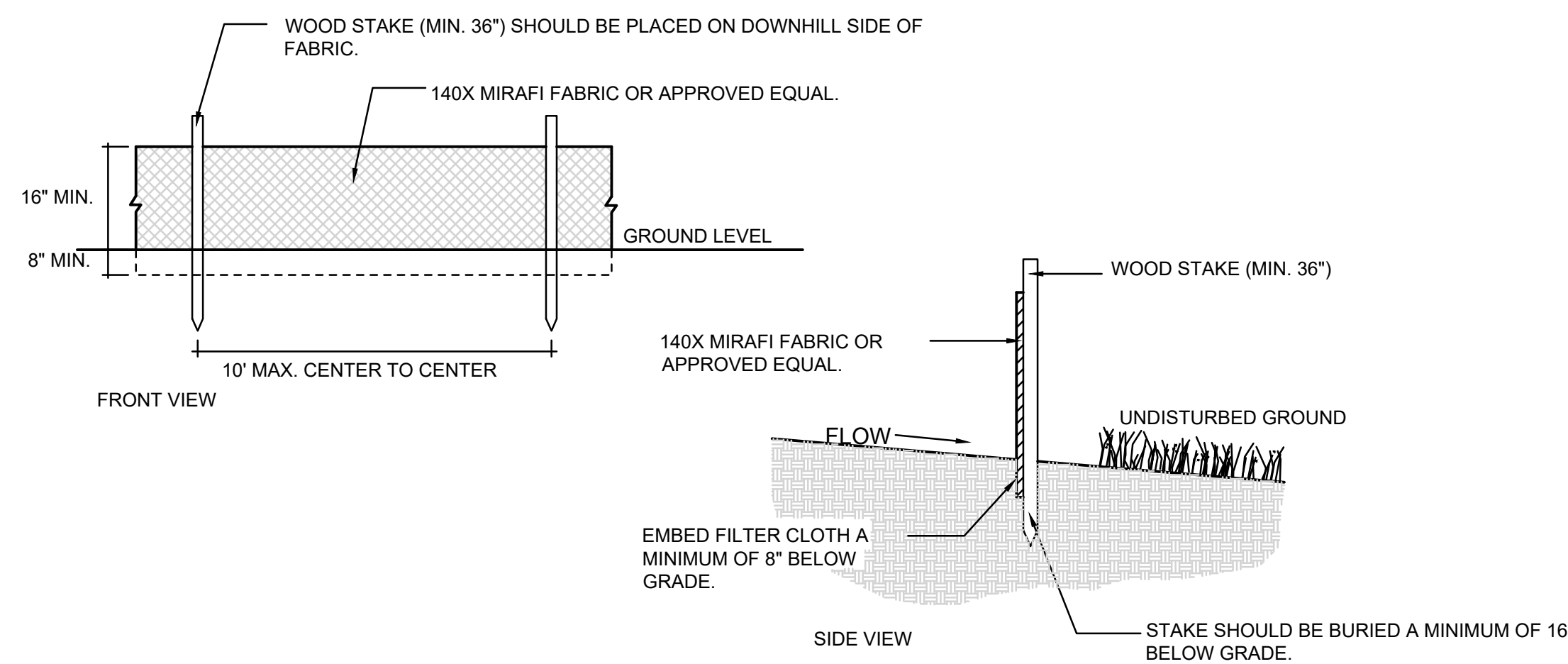
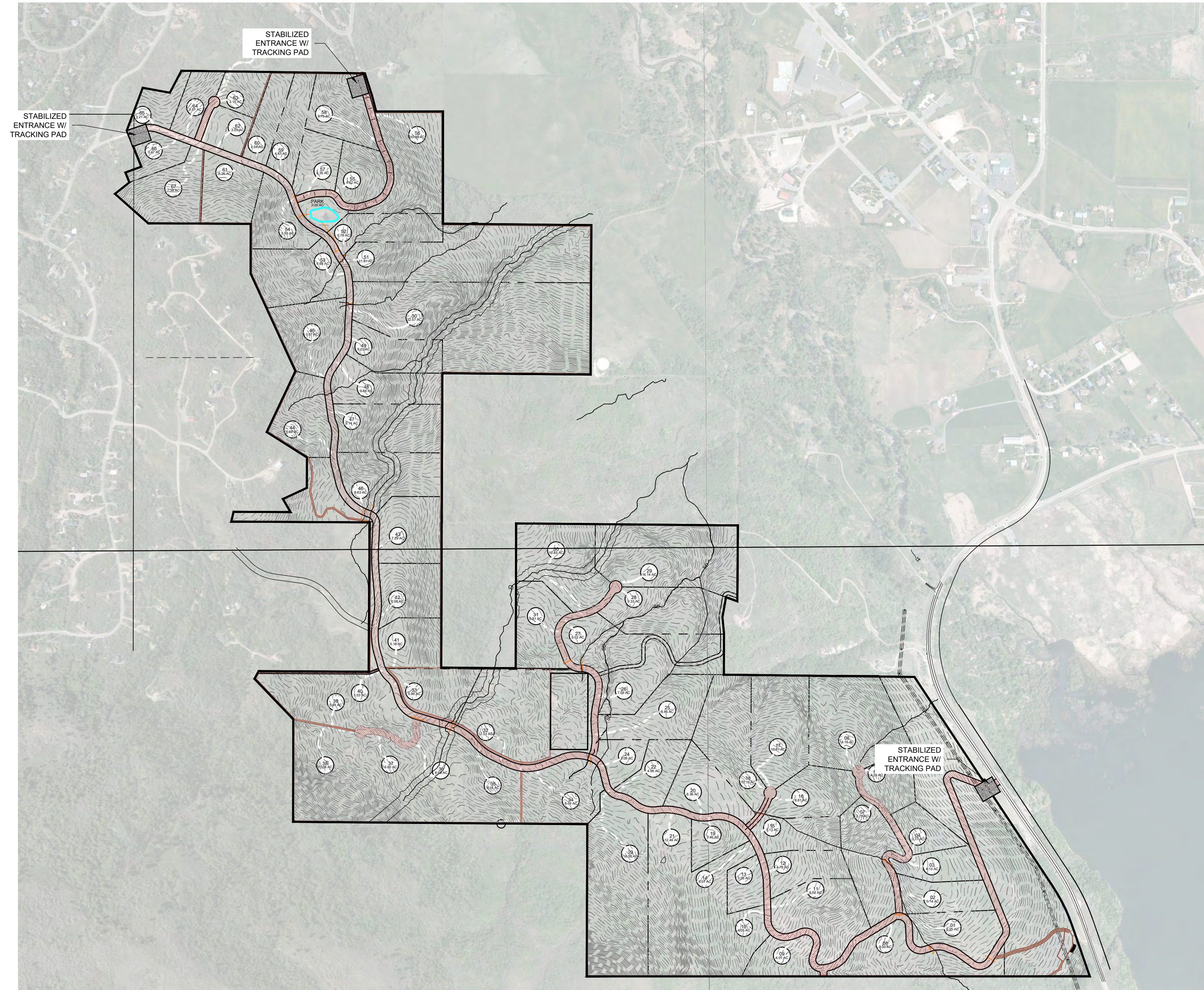
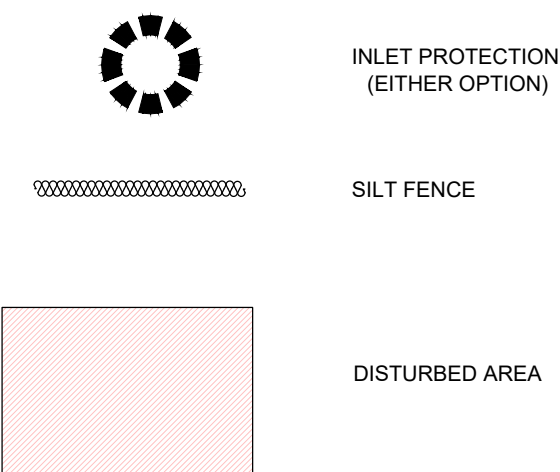
NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



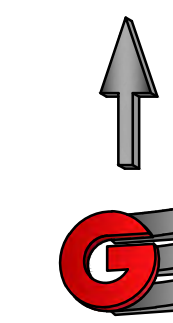
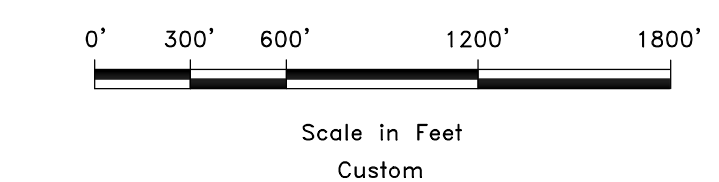
NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



2 SILT FENCE

Scale: NTS



SCALE	*****
DATE	6-22-21
DESIGN	KAN
DRAWN	KAN
CHECKED	PC

REVISIONS	DESCRIPTION
DATE	

RM WATER PROTECTION PLAN
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SWWP

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