

The Summit at Ski Lake No. 12

A part of the Northeast Quarter of Section 24, T6N, R1E, SLB & M, U.S. Survey
Weber County, Utah
February 2013

SURVEYOR'S CERTIFICATE
I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify this plat of The Summit at Ski Lake No. 12 in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.
I also certify that all the lots within this plat of The Summit at Ski Lake No. 12 meet the frontage and area requirements of the Weber County Zoning Ordinance.
Signed this _____ day of _____, 2013.

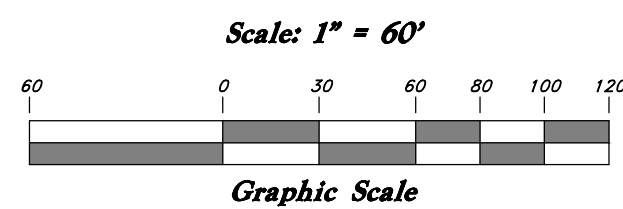
NARRATIVE:
At the request of Ray Bowden, owner and developer of The Summit at Ski Lake No. 12, we have prepared this six (6) lot subdivision plat.
This is the twelfth phase of The Summit at Ski Lake Estates and it adjoins The Summit at Ski Lake No. 11 on its Westerly boundary and Via Cortina Drive (Private) on its Northerly boundary.
The basis of bearing for this plat is S 89°36'57" E between the Brass Caps found at the Northwest corner and the North 1/4 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey. This bearing base has been used throughout the Ski Lake Developments adjacent to this property.

- NOTE:**
- 10' wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.
 - 20' cut and fill easements along frontage of lots as shown.
 - Location of centerline monuments to be set upon completion of improvements.
 - Private Streets also serve as Public Utility Easements

A 5/8" rebar 24" long with plastic cap (see detail below) was set at all property corners.

LEGEND

- Found Rebar & Cap w/Fencepost
- Set 5/8" Rebar (24" long) & cap w/Fencepost
- Section corner
- Monument



166484
License number Mark E. Babbitt

OWNER'S DEDICATION

I, the undersigned owner of the herein described tract of land, do hereby set apart and subdivide the same into lots and private street as shown on this plat, and name said tract The Summit at Ski Lake No. 12 and do hereby dedicate and reserve unto themselves, their heirs, their grantees 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 Street (Private Right of Way) as access to the individual lots, to be maintained by The Summit at Ski Lake Owners Association whose membership consists of said owners, their grantees, successors, or assigns, and also grant and dedicate a perpetual right and easement over, upon and under Private Streets and the lands designated hereof 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 erected within such easements.
Signed this _____ day of _____, 2013.

~Valley Investments, LLC.~

Ray Bowden - Managing Member

State of _____
County of _____ } ss

On the _____ day of _____, 2013, personally appeared before me, Ray Bowden who being by me duly sworn did say that he is Managing Member of Valley Investments, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Ray Bowden acknowledged to me that said Corporation executed the same.

Residing at: _____
A Notary Public commissioned in Utah
Commission Expires: _____
Print Name

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey;
Beginning at a point which is 342.98 feet North 89°45'09" East along the section line from the Center of said Section 24; and running thence North 2°29'07" East 70.05 feet to the Southwest corner of The Summit at Ski Lake No. 11, a subdivision in Weber County, Utah, thence along said subdivision the following five (5) courses: South 89°45'09" East 310.23 feet, North 2°29'07" East 298.02 feet, South 74°15'19" East 60.95 feet, North 15°44'41" East 60.00 feet, and North 21°54'28" East 216.25 feet to the Southerly right of way line of Via Monaco; thence South 85°04'57" East 115.19 feet; thence along the arc of a 144.52 foot radius curve to the left a distance of 159.42 (Central Angle equals 63°11'44" and Long Chord bears North 63°19'11" East 151.44 feet); thence South 51°53'52" East 292.11 feet; thence South 0°23'03" West 487.36 feet; thence North 89°45'09" 993.39 feet to the point of beginning.
Contains 398,711 square feet
Or 9.153 acres

Center of Section 24 T6N, R1E, SLB&M, U.S. Survey Found Weber County Monument Dated 2005 Good Condition

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 this _____ day of _____, 2013.

Title _____
Chair, Weber County Commission

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 the lines and monuments on record in the 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 _____, 2013.

Signature

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 _____, 2013.

Signature

Developer:
Valley Enterprise Investment Company, LLC.
Ray Bowden - President
5393 East 6850 North
Eden, UT. 84310

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the _____ day of _____, 2013.

Chair, Ogden Valley Township Planning Commission



Snowbasin Resort Company

PROPERTY LINE CURVE DATA

(1) Δ = 15°48'06" R = 177.00' L = 48.82' LC = 48.86' N 62°11'5" W	(2) Δ = 50°42'40" R = 30.00' L = 26.55' LC = 25.59' N 83°48'33" W	(3) Δ = 36°33'19" R = 130.00' L = 82.94' LC = 81.54' S 89°06'47" W	(4) Δ = 6°15'58" R = 130.00' L = 14.22' LC = 14.21' N 62°28'54" W	(5) Δ = 34°02'31" R = 30.00' L = 17.82' LC = 17.56' N 83°21'50" W	(6) Δ = 112°40'35" R = 55.00' L = 108.16' LC = 91.56' N 55°06'14" W
(7) Δ = 79°36'40" R = 55.00' L = 76.42' LC = 70.42' N 41°02'24" E	(8) Δ = 77°54'38" R = 55.00' L = 74.79' LC = 69.16' S 60°11'52" E	(9) Δ = 45°05'57" R = 30.00' L = 23.61' LC = 23.01' N 43°47'37" W	(10) Δ = 128°05'07" R = 30.00' L = 67.09' LC = 44.45' N 49°36'52" E	(11) Δ = 14°25'42" R = 177.00' L = 44.57' LC = 44.45' N 71°21'51" W	(12) Δ = 90°14'51" R = 140.00' L = 315.02' LC = 283.45' N 45°07'25" E
(13) Δ = 90°14'51" R = 140.00' L = 220.52' LC = 198.42' S 45°07'25" W	(14) Δ = 74°15'19" R = 117.00' L = 151.63' LC = 141.24' S 37°07'39" E	(15) Δ = 10°11'51" R = 144.52' L = 25.73' LC = 25.69' N 89°49'07" E	(16) Δ = 52°59'53" R = 144.52' L = 104.39' LC = 99.72' N 83°45'04" E	(17) Δ = 52°59'53" R = 144.52' L = 104.39' LC = 99.72' N 83°45'04" E	(18) Δ = 52°59'53" R = 144.52' L = 104.39' LC = 99.72' N 83°45'04" E

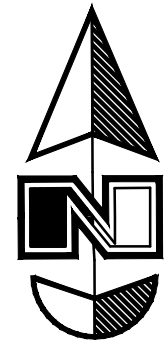
CENTERLINE CURVE DATA

(A) Δ = 74°15'19" R = 147.00' L = 190.51' LC = 177.46' S 37°07'39" E	(B) Δ = 28°06'02" R = 147.00' L = 72.10' LC = 71.38' S 60°12'18" E	(C) Δ = 46°09'17" R = 147.00' L = 118.42' LC = 115.24' S 23°04'39" E	(D) Δ = 90°14'51" R = 170.00' L = 267.77' LC = 240.94' S 45°07'25" W	(E) Δ = 59°48'42" R = 100.00' L = 104.39' LC = 99.72' N 83°45'04" E
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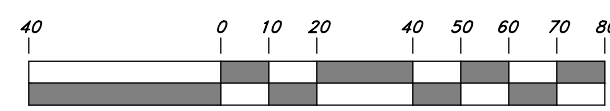
WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

WEBER COUNTY RECORDER
DEPUTY

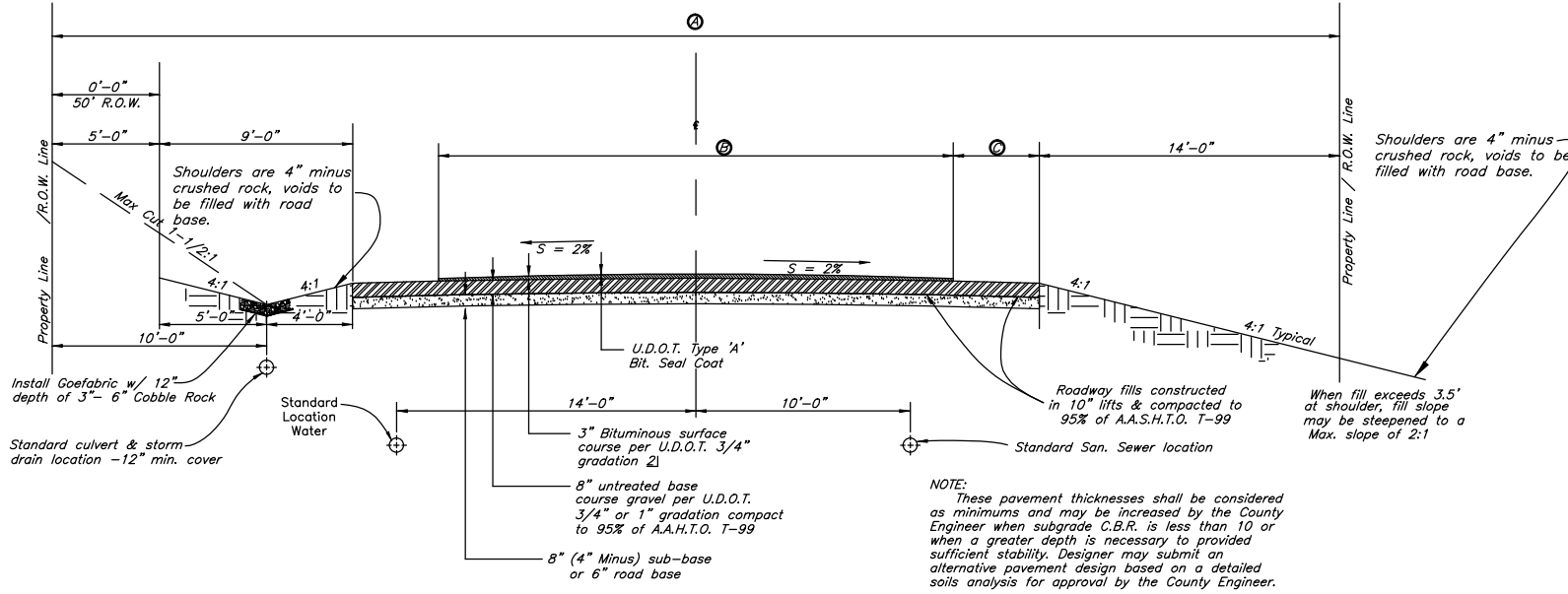


Scale: 1" = 40'



Graphic Scale

Benchmark:
Top of Nail approximately 43 feet
northeast of the Southeast Corner of
Lot 41, Phase 11, Summit at Ski Lake
Subdivision in Weber County, Utah.
Elev: 5213.16



STREET DESIGN	R.O.W. Width	Surface Course Width	Shoulder Width
1) Minor and/or Private	50'	24'	4'
Standard Residential	60'	24'	4'
Collector	66'	28'	5'
2) Minor Arterial	80'	44' (30')	4' 3/4
2) Major Arterial	100'	(Consult County Engineer for Specific Requirements)	

Standard Rural Roadway Section

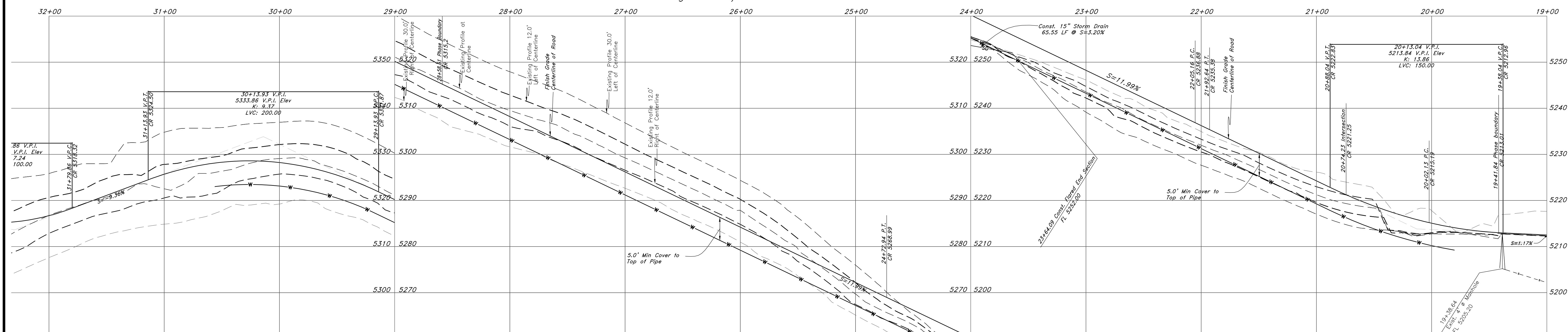
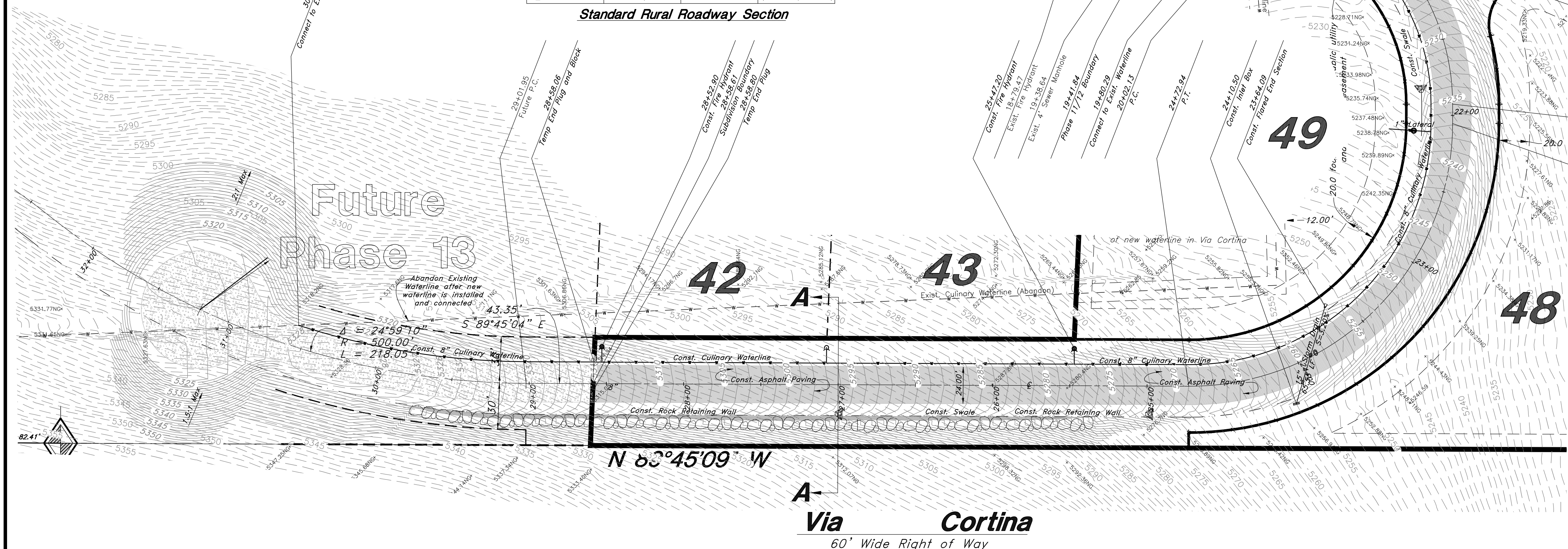
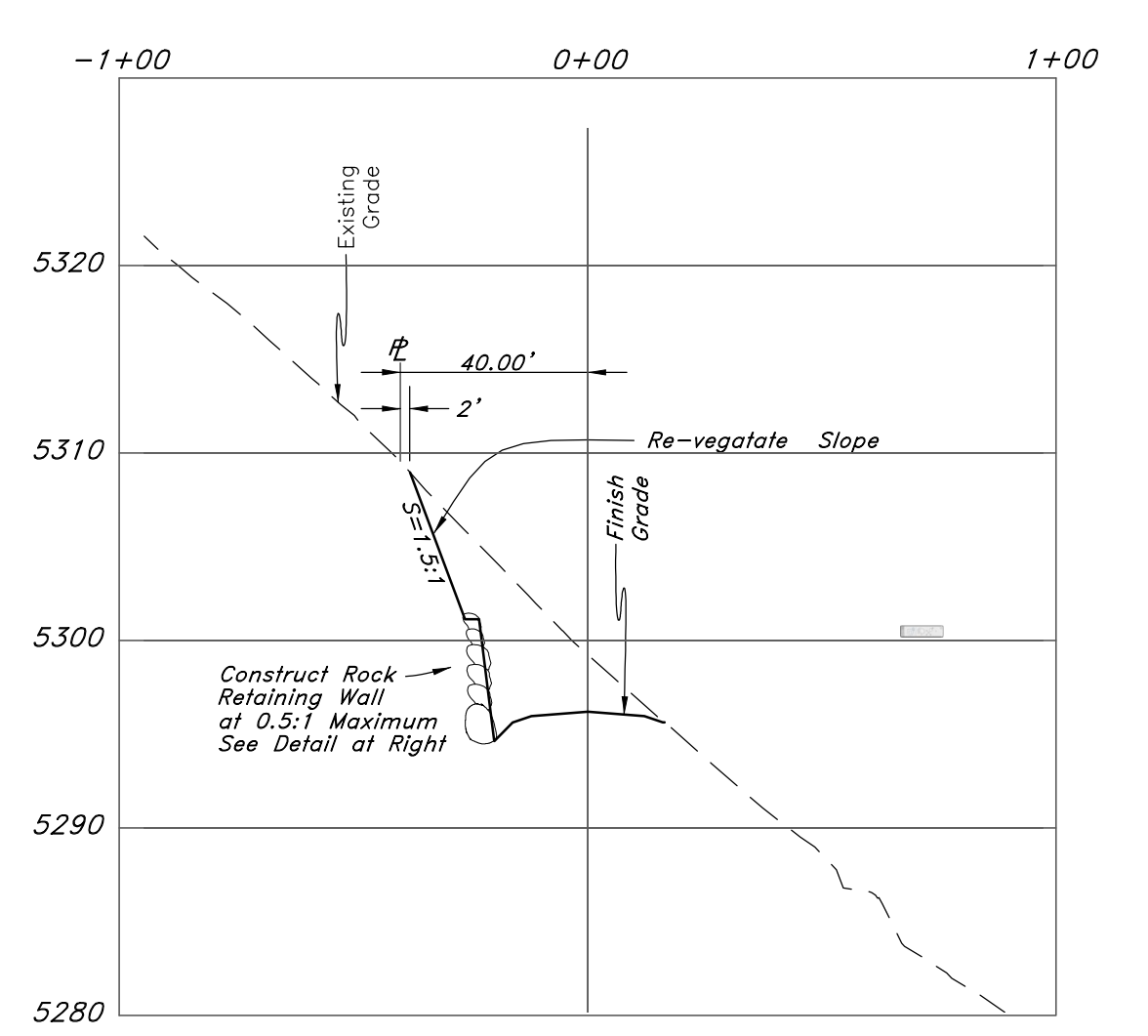
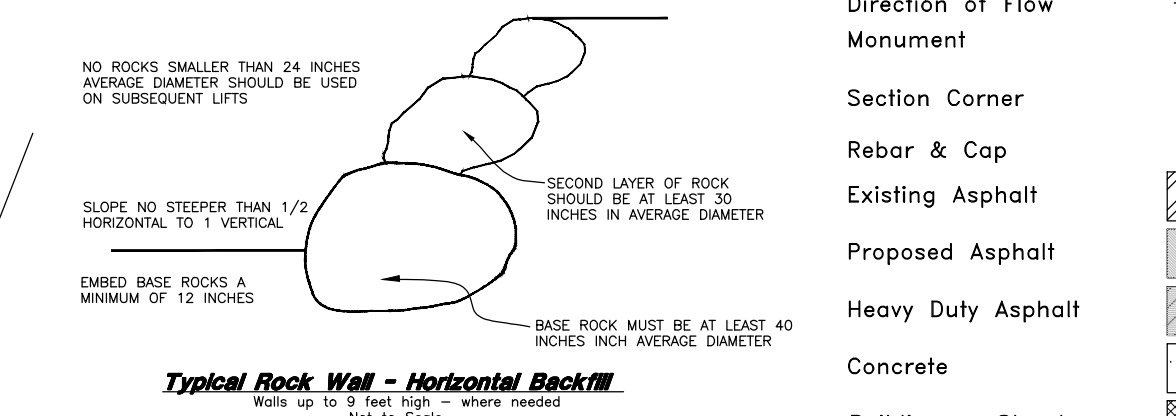
Erosion Control Notes :

- Sandbags will be placed at discharge locations to contain and divert storm water through straw bales.
- An earthen berm 6" high will be constructed to contain the storm water and divert it to discharge areas.
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.

Legend

(Note: All items may not appear on drawing)

- Sanitary Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electric Manhole
- Catch Basin
- Proposed Fire Hydrant
- Exist. Fire Hydrant
- Proposed Water Valve
- Sanitary Sewer Line
- Culinary Water Line
- Gas Line
- Irrigation Line
- Storm Drain Line
- Telephone Line
- Secondary Water Line
- Underground Power Line
- Land Drain Line
- Flowline of Ditch
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Top of Curb
- Rim
- Finish Grade
- Exist. Grade
- Direction of Flow
- Monument
- Section Corner
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- Existing Asphalt
- Proposed Asphalt
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- Building or Structure



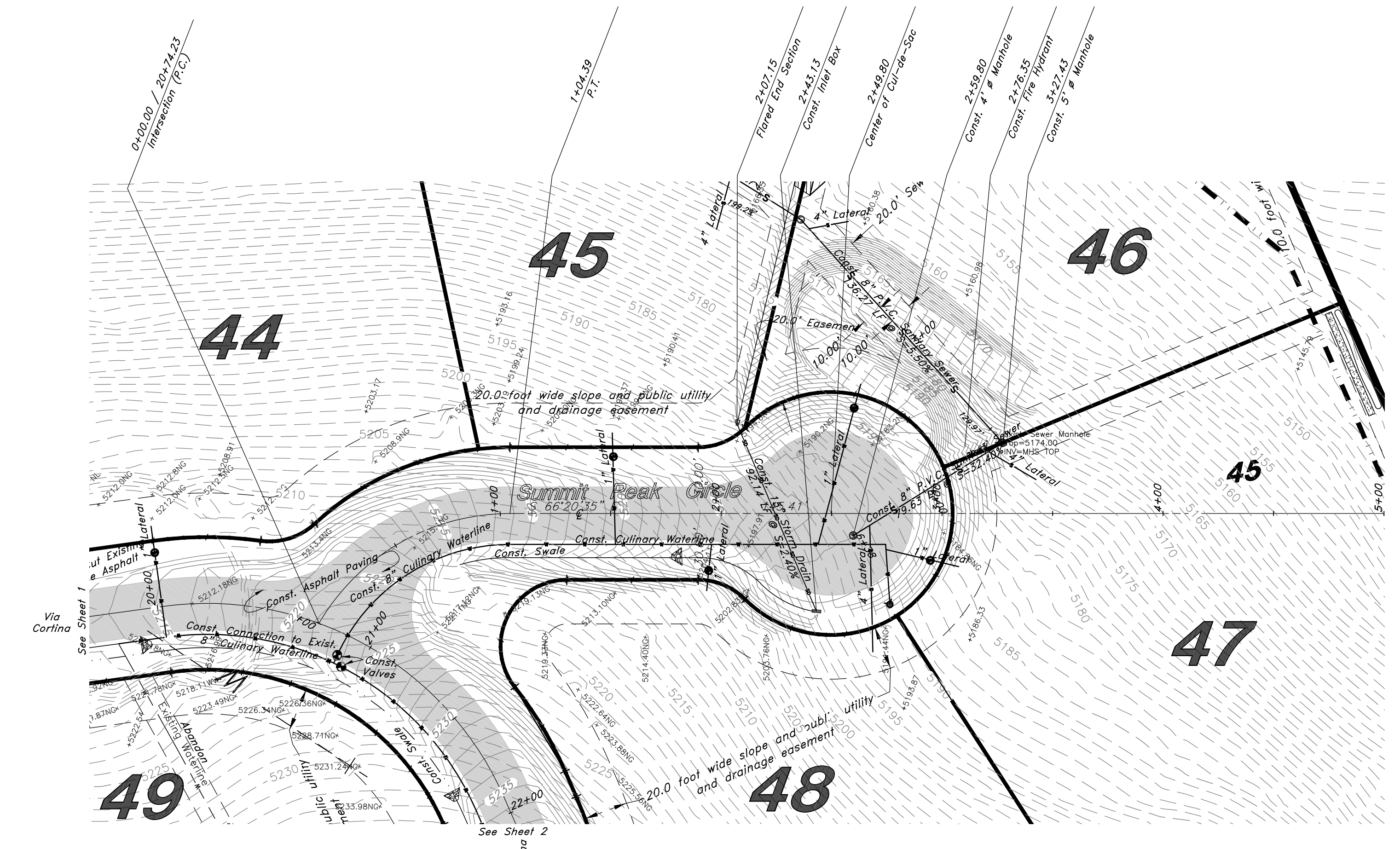
Plan and Profile

The Summit at Ski Lake Phase 12
A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T8N, R1E, SLB&M, U.S. Survey.

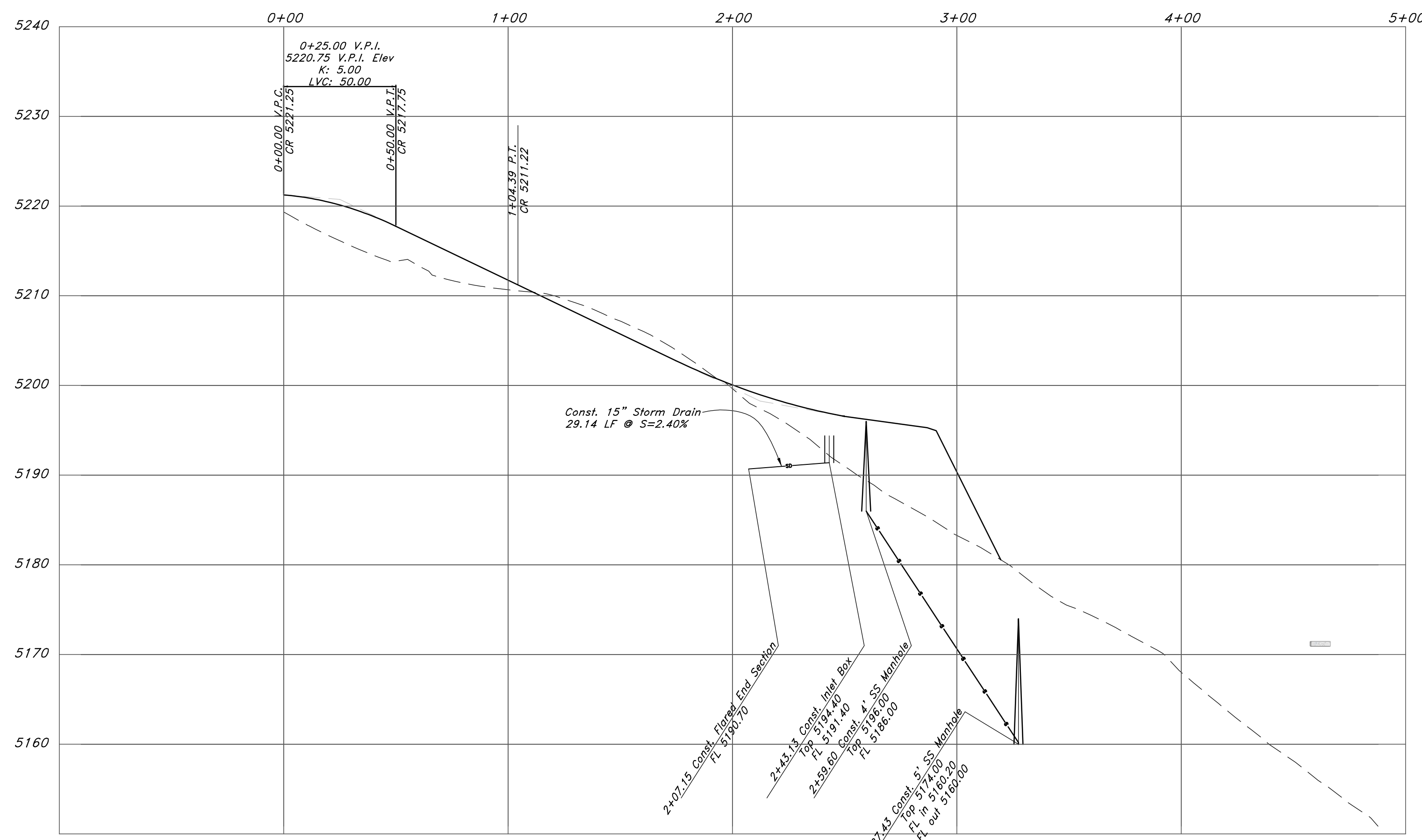
GREAT BASIN ENGINEERING NORTH
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Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)394-4515 Salt Lake City (801)321-0222 Fax (801)392-7544

SCALE: 1" = 40'
DATE: 26 Jun, 2013
DRAWN: RB
REVISIONS:
11N224

DRWG. NO. 1
Of 5



Summit Peak Circle
60' Wide Right of Way

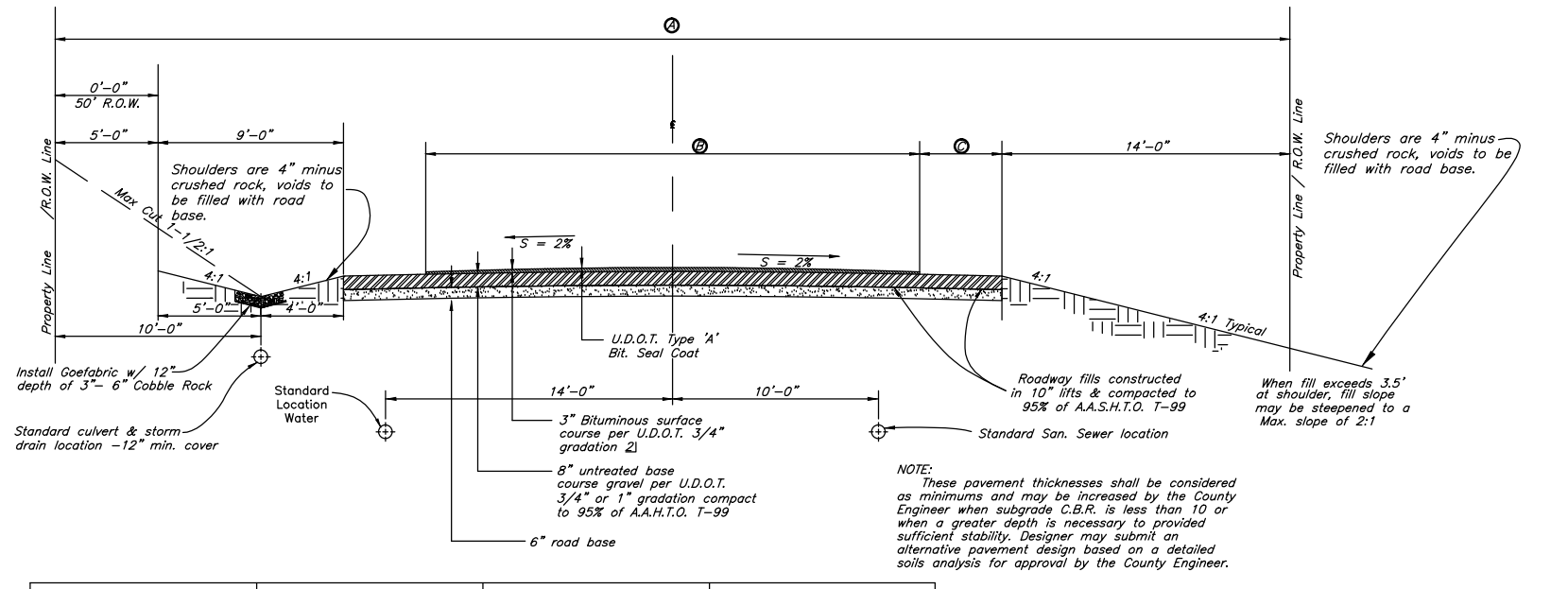
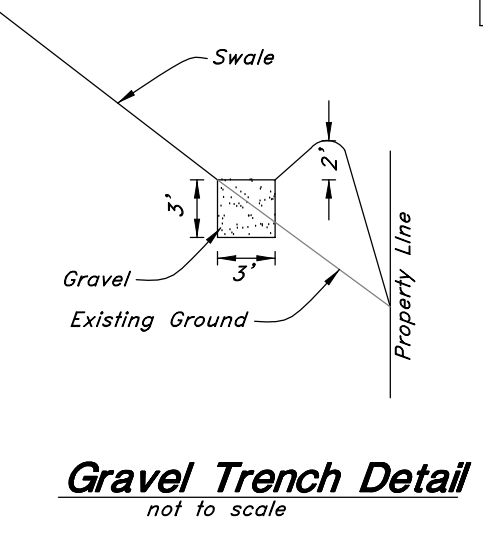
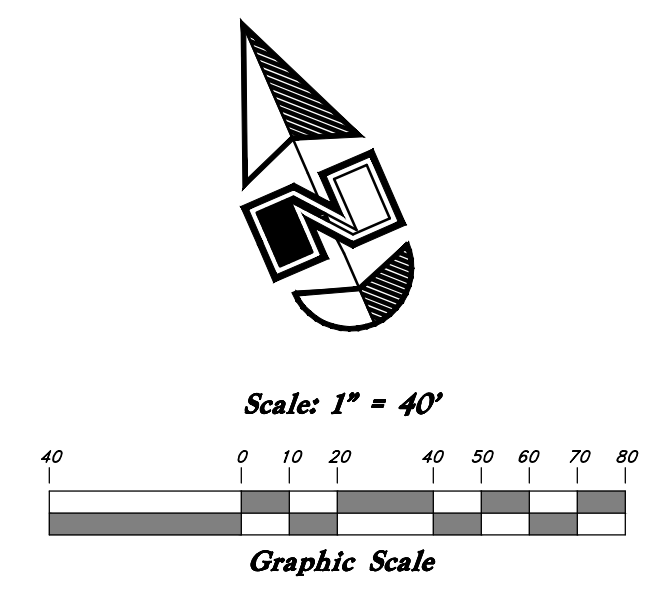


- General Utility Notes:**
- Coordinate all utility connections to building with plumbing plans and building contractor.
 - Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 - All catch basin and inlet box covers are to be bicycle proof.
 - All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate, improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
 - Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 - Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 - Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- Utility Piping Materials:**
All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.
- Culinary Service Laterals**
- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
 - Over 2" diameter pipe - AWWA C-900 Class 150 pipe
- Water Main Lines and Fire Lines**
- Pipe material as shown on utility plan view or to meet city standards.
- Sanitary Sewer Lines**
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35
- Storm Drain Lines**
- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
 - 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
 - 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

- General Notes**
- All Construction is to meet Weber County Public Works Standards.
 - Top of 8" waterline is to have a minimum of at least 60" of cover over the top of pipe. Waterline is also to have metallic locator tape installed 12-24" above pipe.
 - Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connection being made.
 - Re-vegetate with native grasses and weeds to control erosion.



STREET DESIGN	R.O.W. WIDTH	Surface Course WIDTH	Shoulder WIDTH
1) Minor and/or Private	50'	24'	4'
Standard Residential	60'	24'	4'
Collector	66'	28'	5'
2) Minor Arterial	80'	44' (30')	4' 3/4
3) Major Arterial	100' (Consult County Engineer for Specific Requirements)		

Standard Rural Roadway Section

Erosion Control Notes :

- Sandbags will be placed at discharge locations to contain and divert storm water through straw bales.
- An earthen berm 6" high will be constructed to contain the storm water and divert it to discharge areas.
- Storm water will be discharged into an existing drainage system. Existing lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.

- General Grading Notes:**
- All work shall be in accordance with the County Public Works Standard.
 - Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
 - Areas to receive fill shall be properly prepared and approved by the City Inspector and geotechnical Engineer prior to placing fill.
 - Fills shall be benched into competent material as per specifications and geotechnical report.
 - All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
 - A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 - The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 - Dust shall be controlled by watering.
 - The location and protection of all utilities is the responsibility of the permittee.
 - Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
 - All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Clearing is to be done to the satisfaction of the city engineer.
 - The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 - The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 - Aggregate base shall be compacted per the geotechnical report prepared for the project.
 - Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
 - As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
 - Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

Legend

- (Note: All items may not appear on drawing)
- Sanitary Sewer Manhole
 - Water Manhole
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 - Electric Manhole
 - Catch Basin
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 - Storm Drain Line
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 - Underground Power Line
 - Land Drain Line
 - Fence
 - Flowline of Ditch
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Top of Curb
 - Rim
 - Finish Grade
 - Exist. Grade
 - Direction of Flow
 - Manument
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 - Existing Asphalt
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 - Building or Structure

Plan and Profile

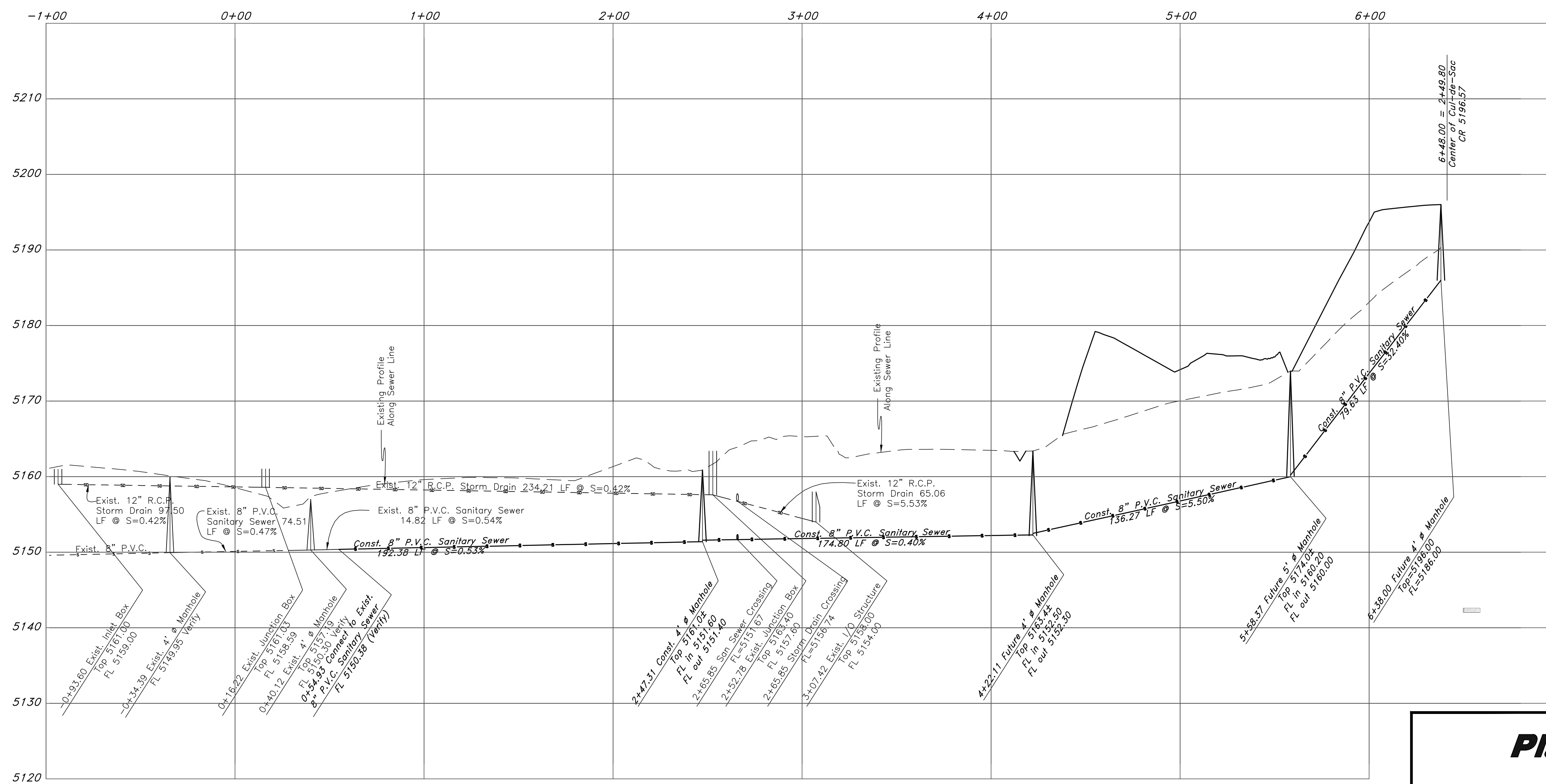
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The Summit at Ski Lake Phase 12
A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, S16&M, U.S. Survey

SCALE : 1" = 40'	DATE : 26 Jun, 2013	DRWG. NO.:
DRAWN : RB	REVISIONS :	 2 Of 5
11N224		



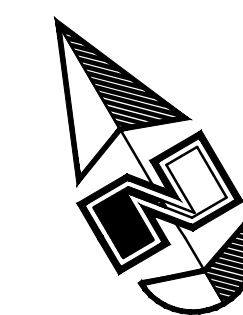
East Sanitary Sewer Outfall



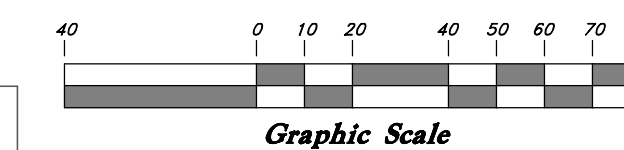
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Scale: 1" = 40'



Plan and Profile

The Summit at Ski Lake Phase 12

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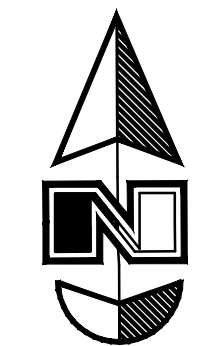
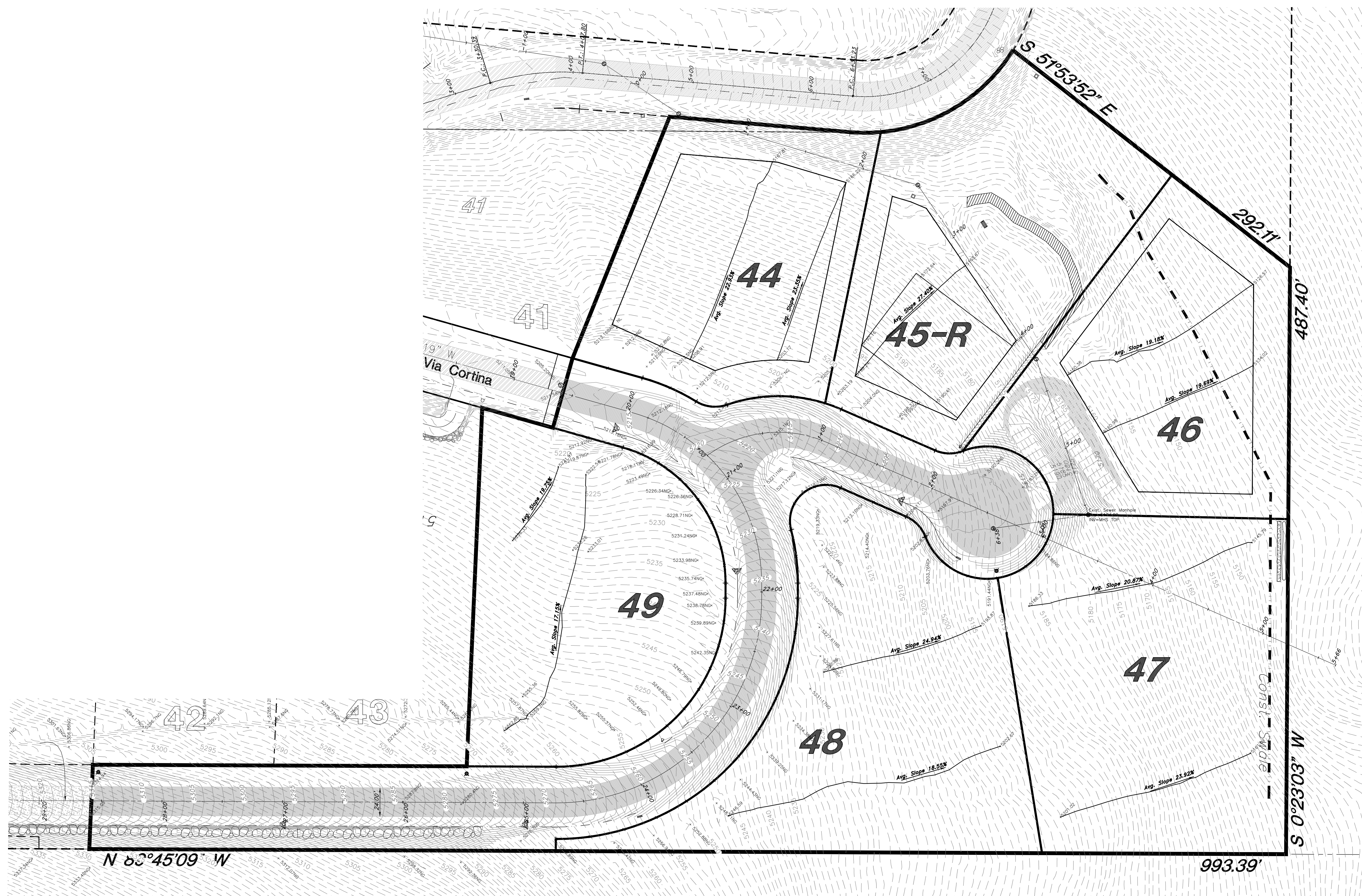
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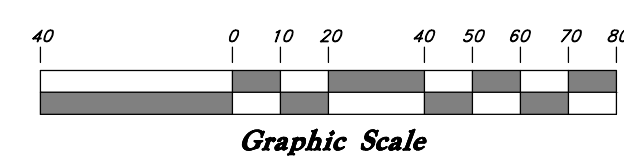
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Scale: 1" = 40'



Slope Study

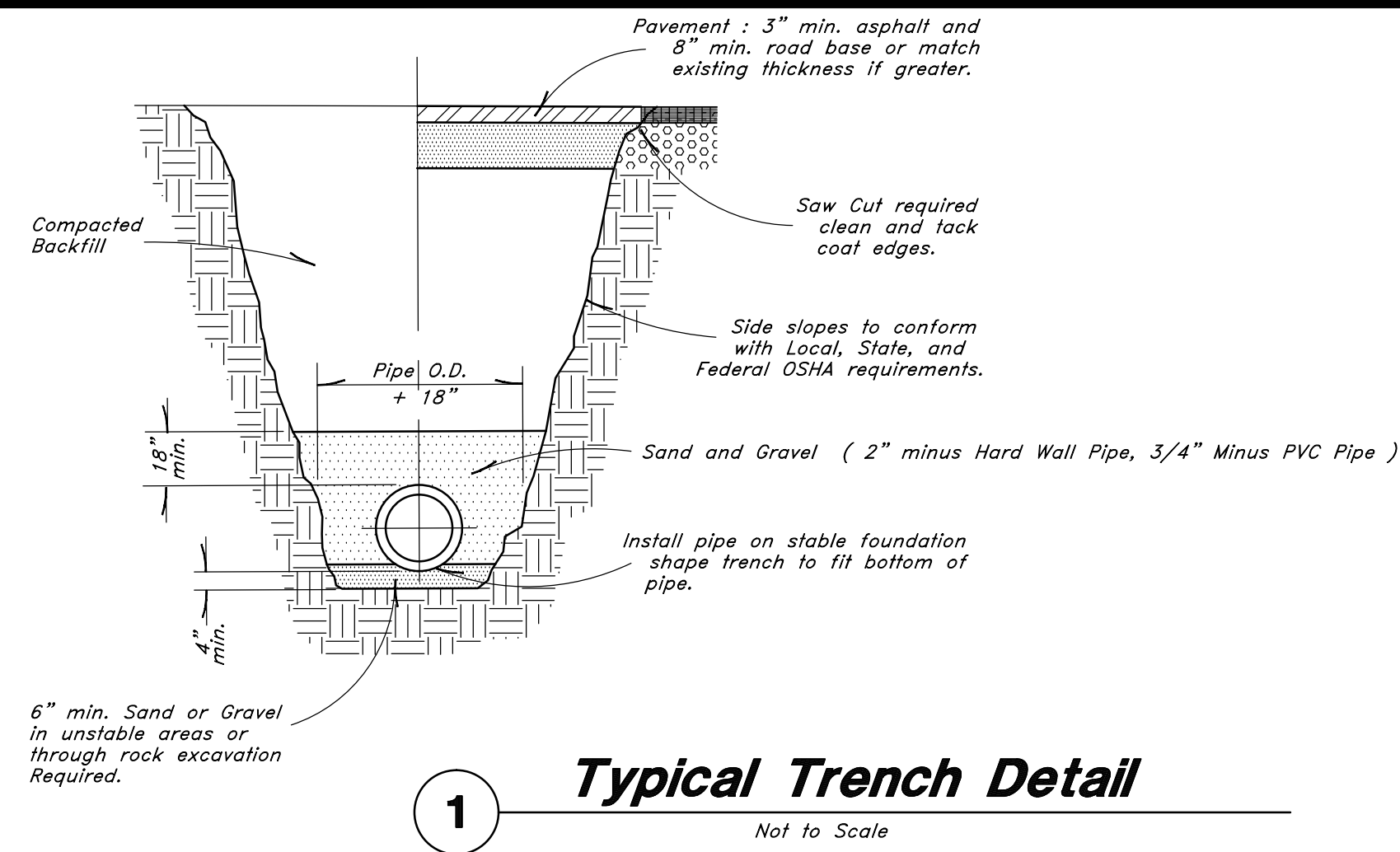
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 P.O. Box 150048, Ogdan, Utah 84415
 Ogdan (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

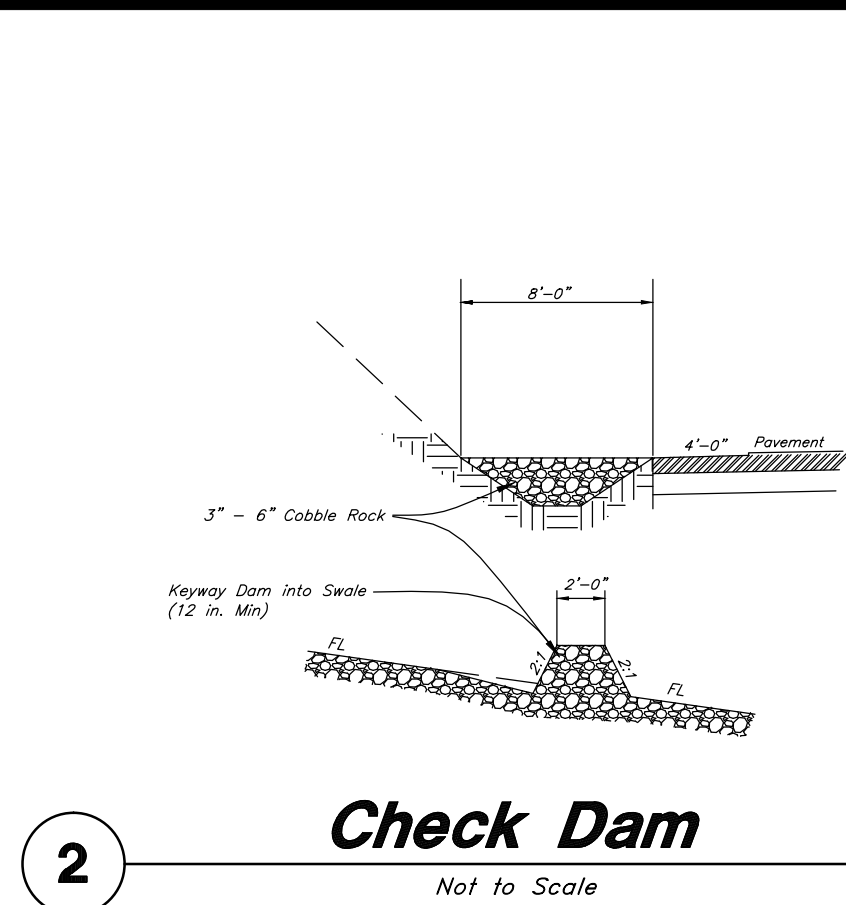
SCALE : 1" = 40'
 DRAWN : RB
 11N224

DATE : 26 Jun, 2013
 REVISIONS :

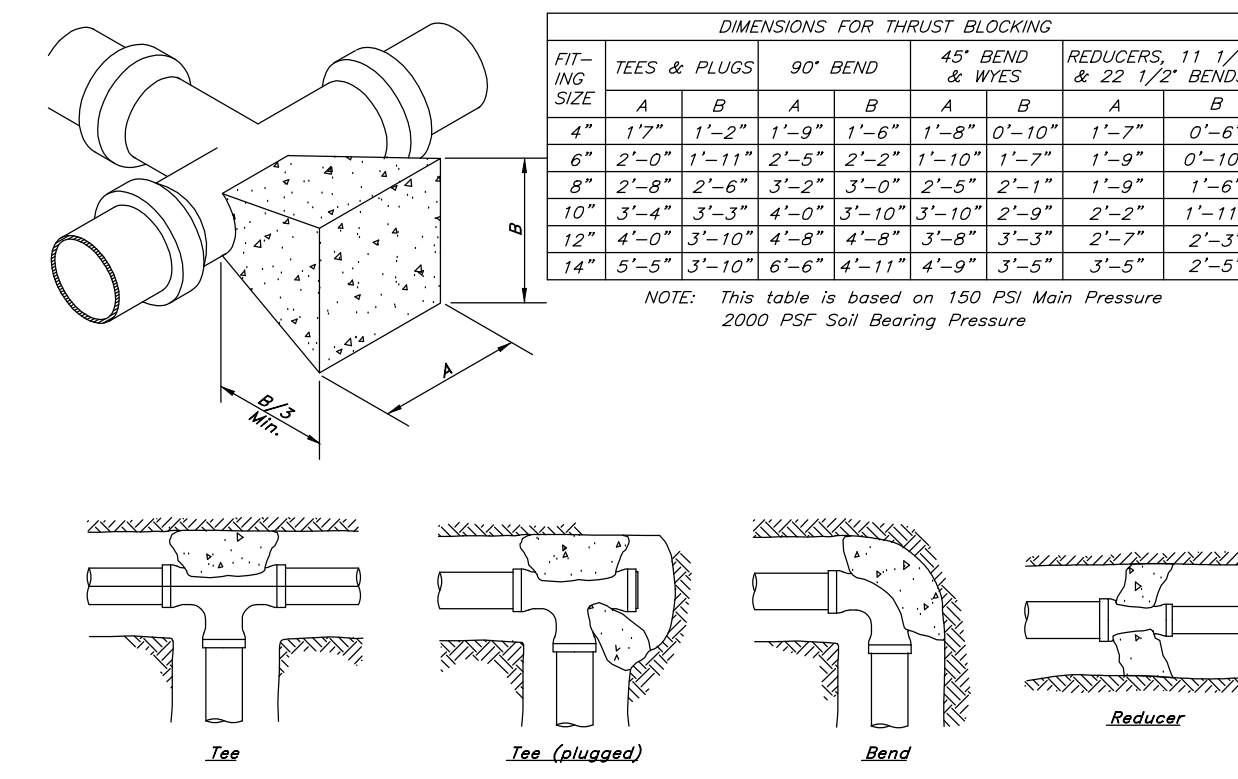
DRWG. NO. 4
 Of 5



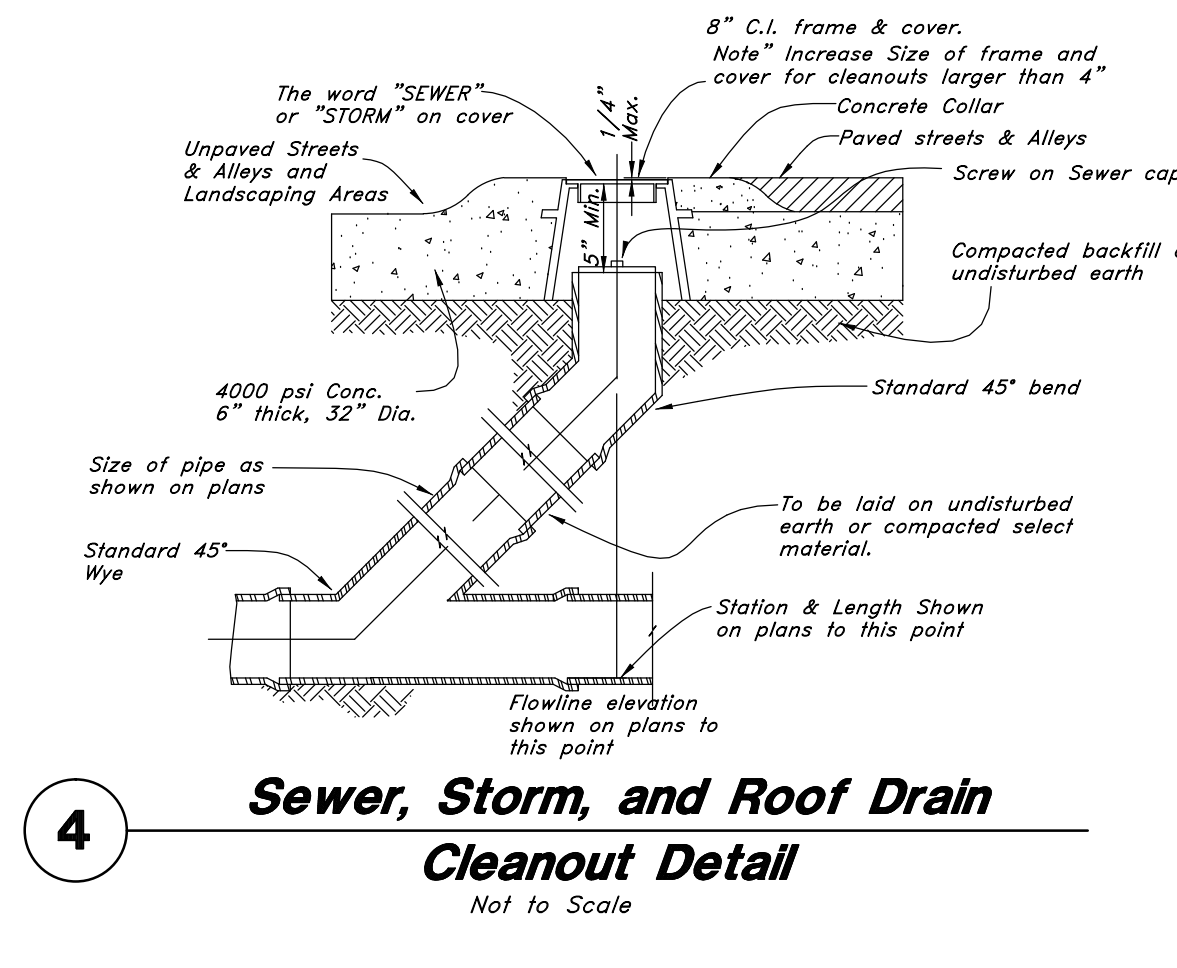
1 Typical Trench Detail
Not to Scale



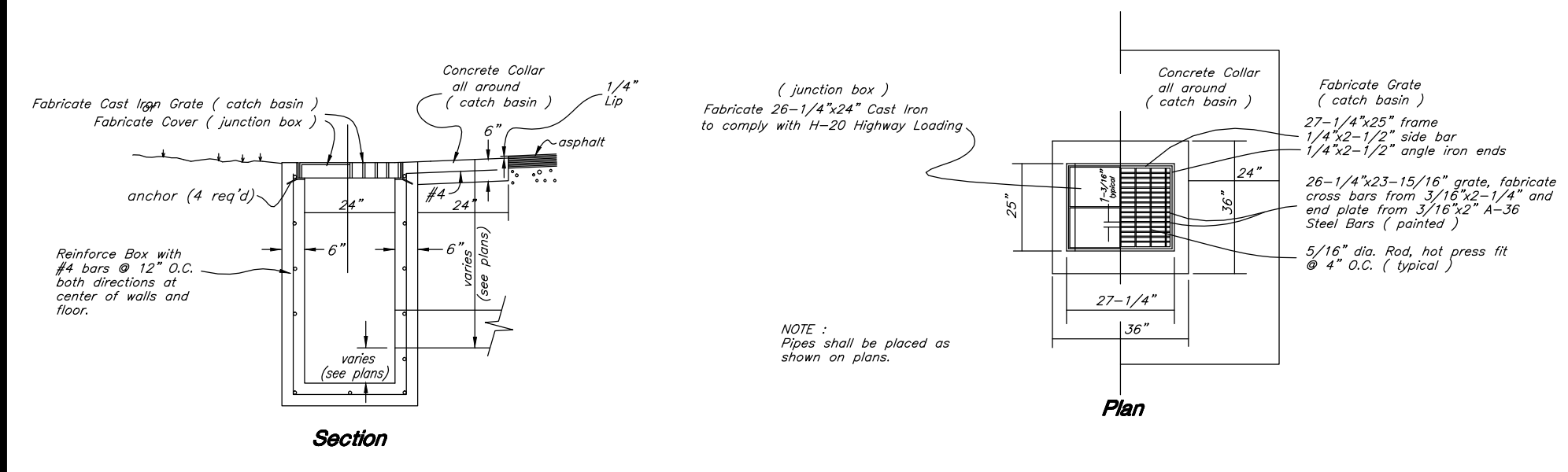
2 Check Dam
Not to Scale



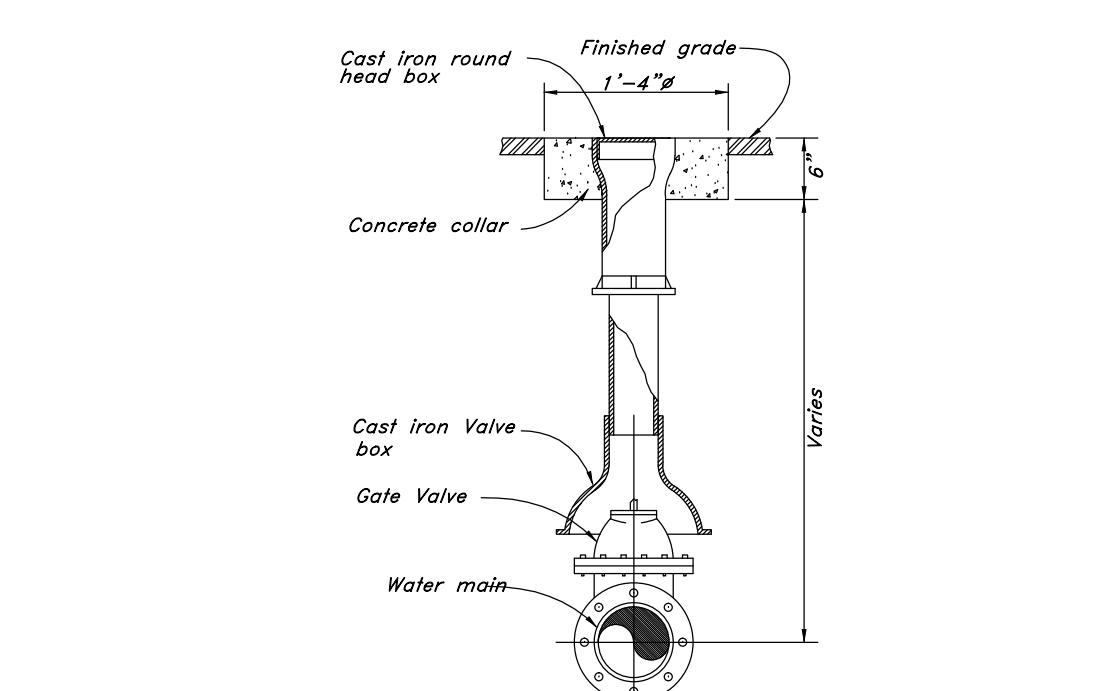
3 Thrust Blocking Details
Not to Scale



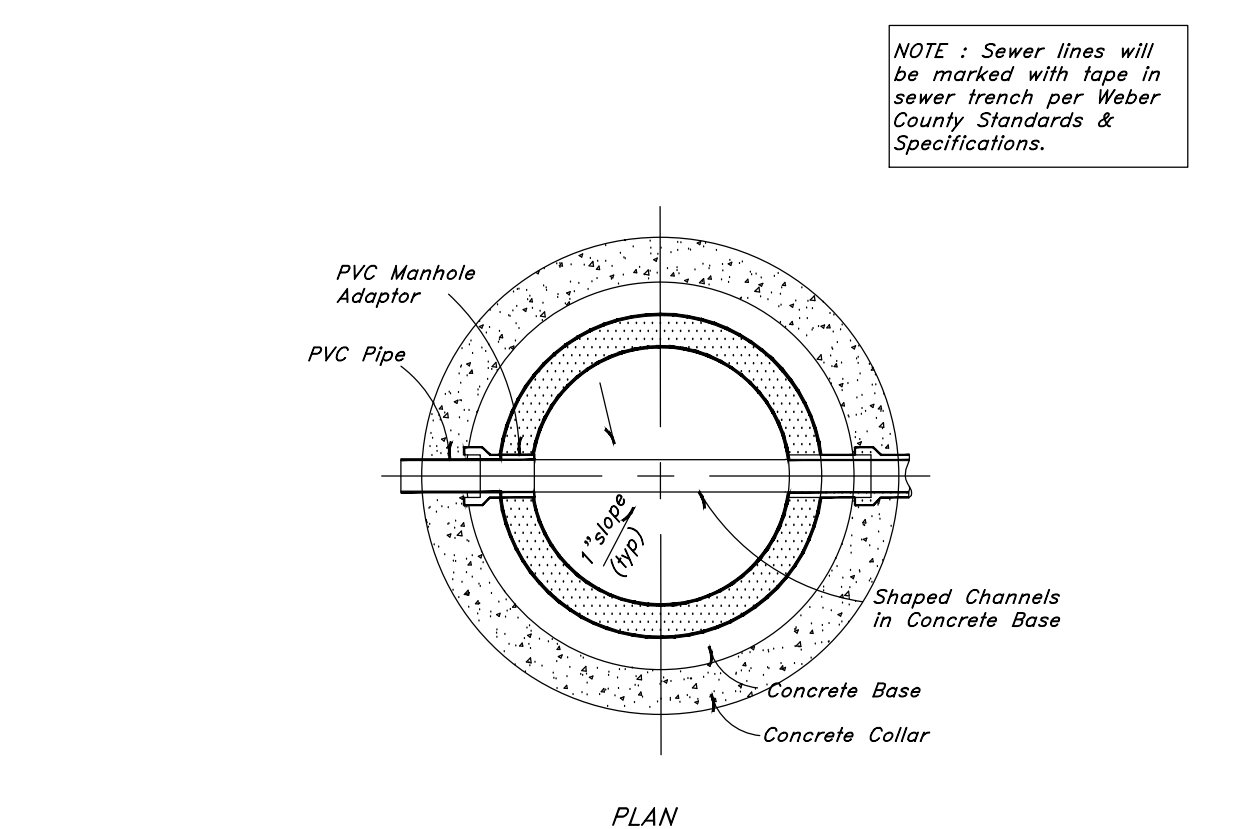
4 Sewer, Storm, and Roof Drain Cleanout Detail
Not to Scale



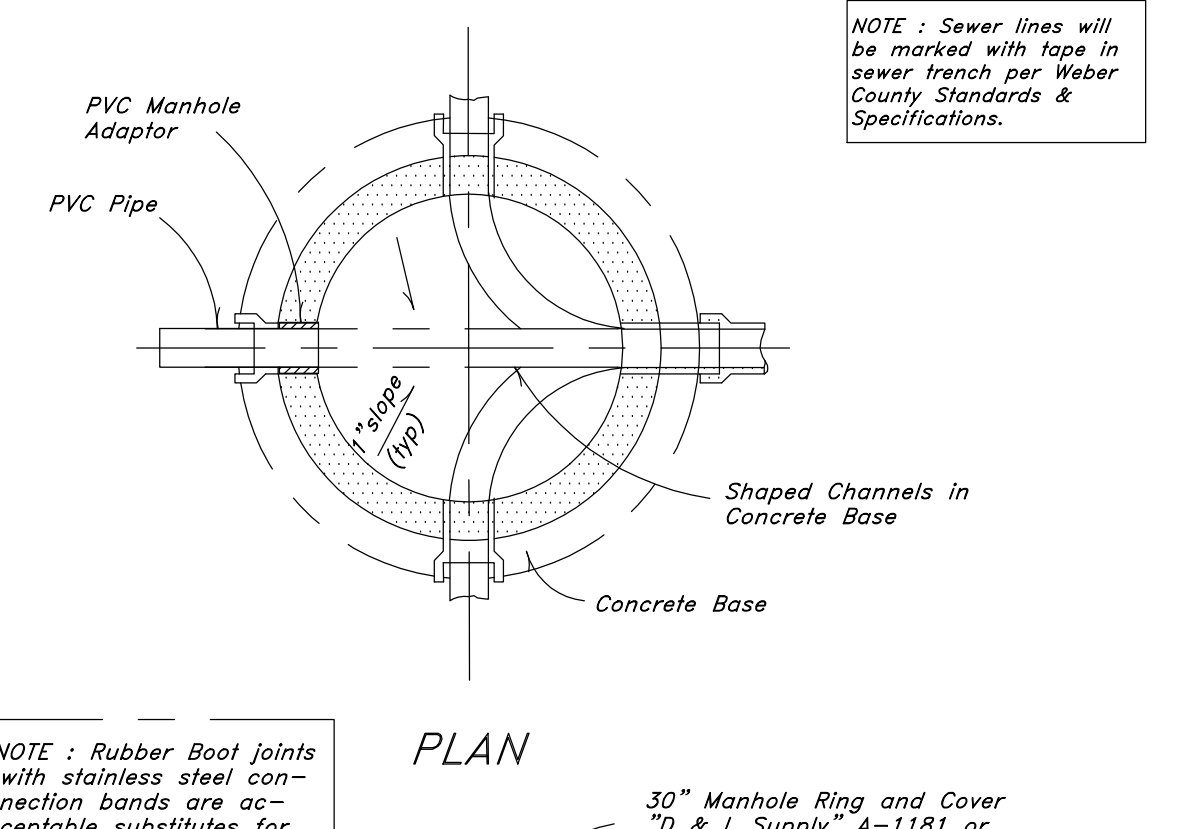
5 Typical Inlet Box
Not to Scale



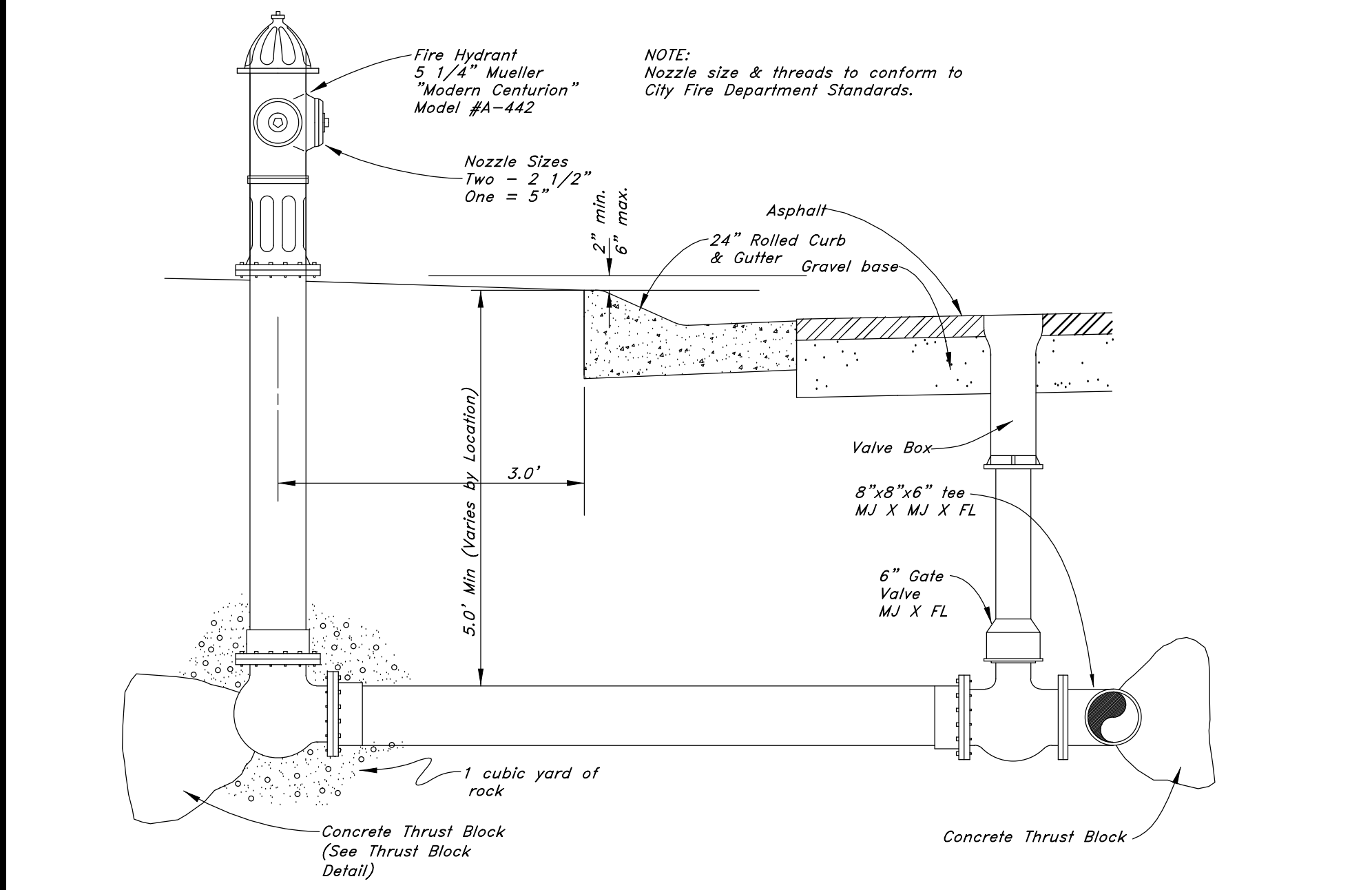
6 Typical Gate Valve
Not to Scale



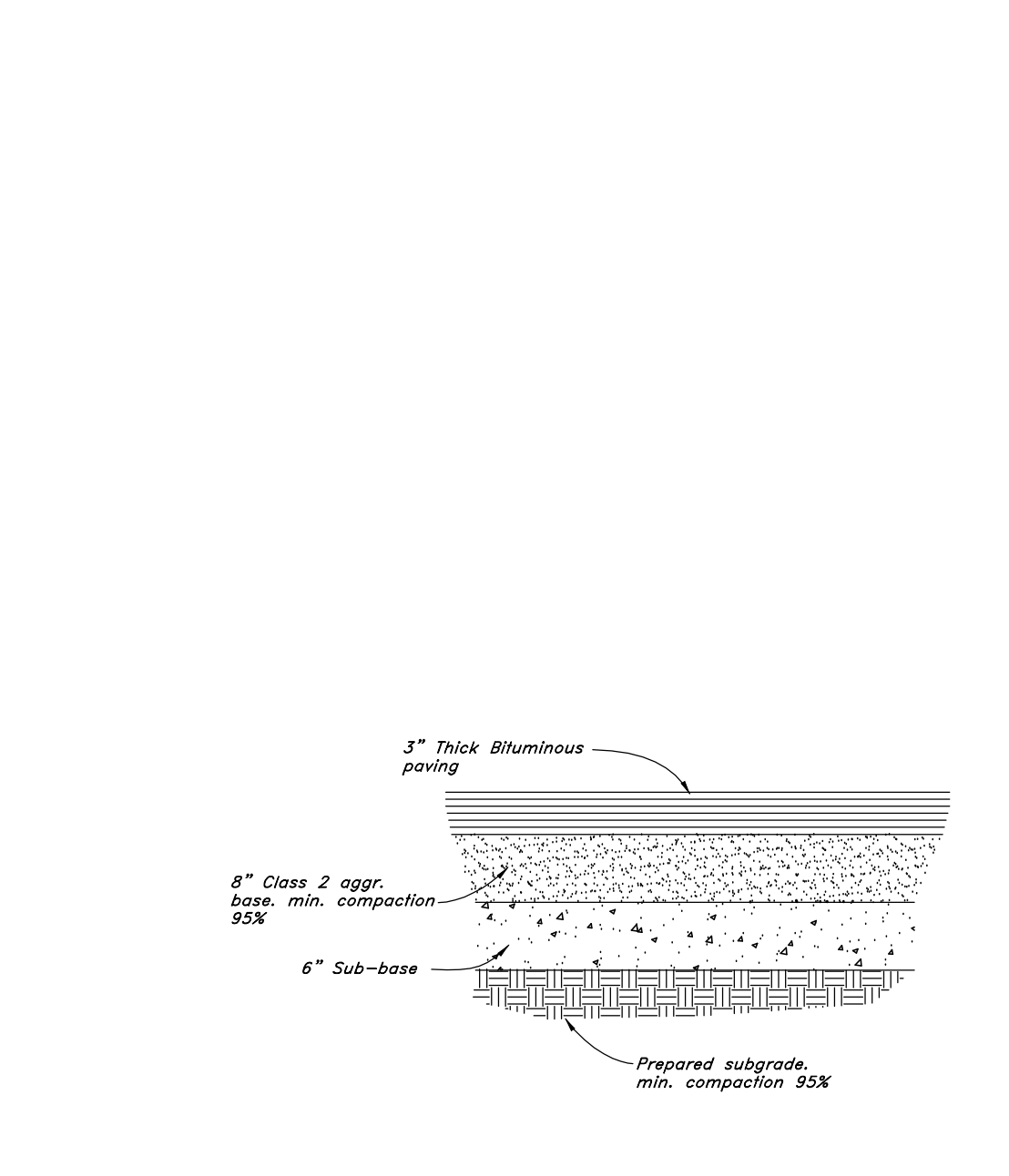
8 Typical 4.0' Manhole Detail
Not to Scale



9 Typical 5.0' Manhole Detail
Not to Scale

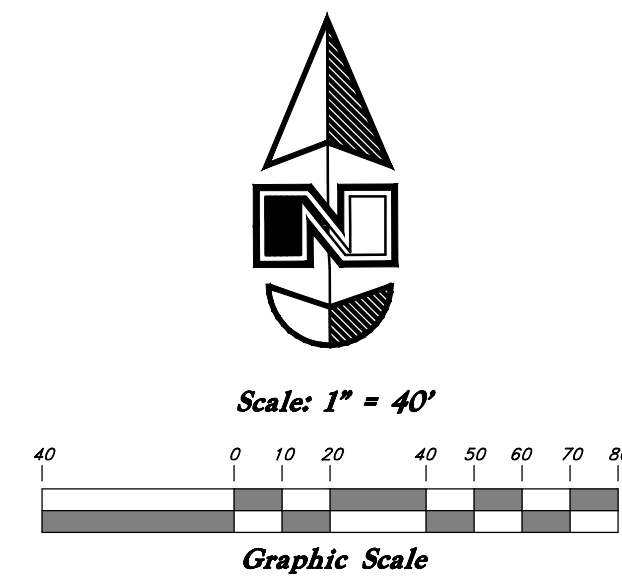


7 Typical Fire Hydrant & Valve Connection
Not to Scale

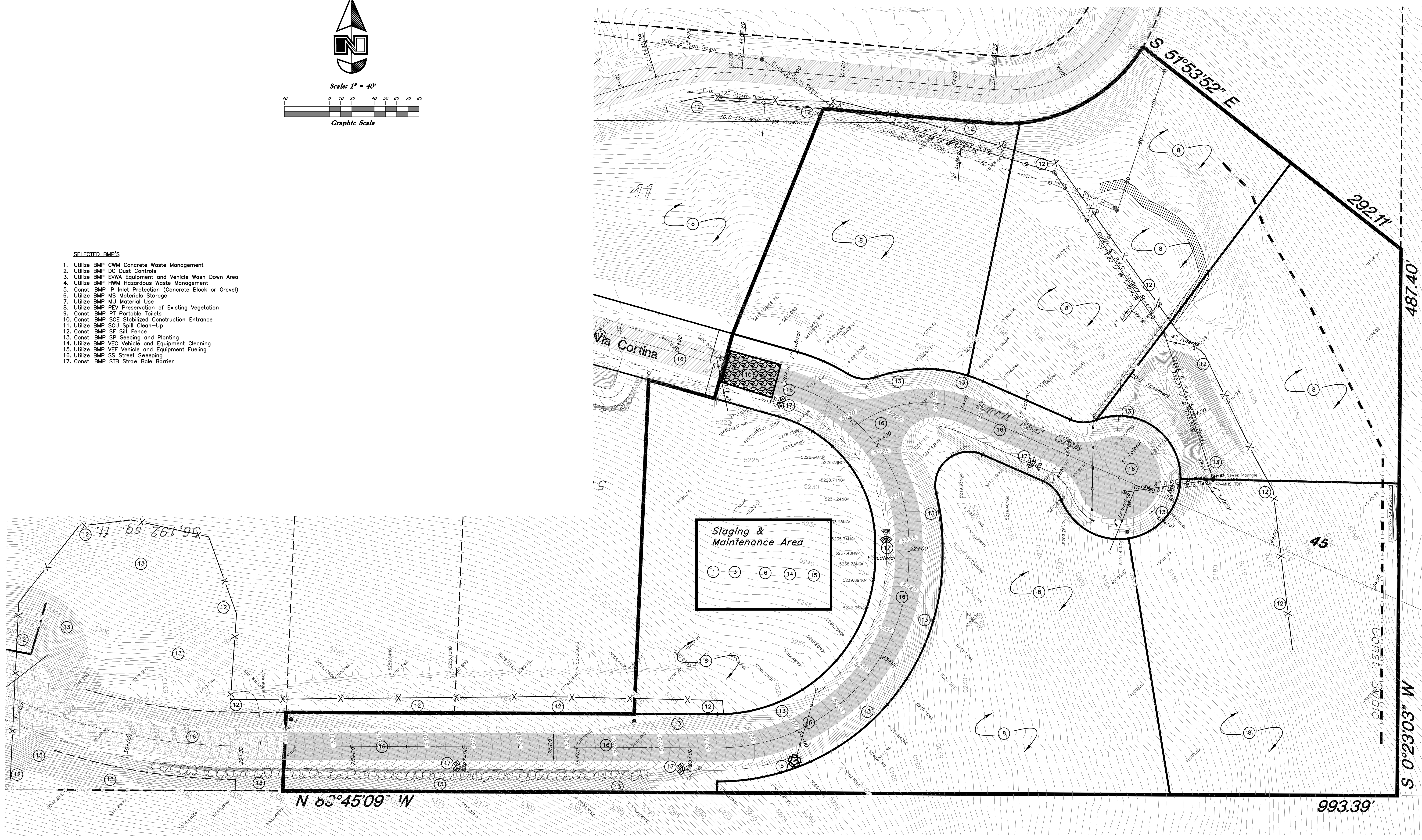


10 Typical Pavement Section
Not to Scale

Details		The Summit at Ski Lake Phase 12	
A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, SLB&M, U.S. Survey			
GREAT BASIN ENGINEERING NORTH CONSULTING ENGINEERS AND SURVEYORS 5746 South 1475 East - Suite 200 Ogden, Utah 84403 P.O. Box 150048, Ogden, Utah 84415 Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544		SCALE : NTS	DATE : 26 Jun, 2013
		DRAWN : RB	REVISIONS :
		11N224	
		5 Of 5	



- SELECTED BMP'S**
1. Utilize BMP CWM Concrete Waste Management
 2. Utilize BMP DC Dust Controls
 3. Utilize BMP EWVA Equipment and Vehicle Wash Down Area
 4. Utilize BMP HWM Hazardous Waste Management
 5. Const. BMP IP Inlet Protection (Concrete Block or Gravel)
 6. Utilize BMP MS Materials Storage
 7. Utilize BMP MU Material Use
 8. Utilize BMP PEV Preservation of Existing Vegetation
 9. Const. BMP PT Portable Toilets
 10. Const. BMP SCE Stabilized Construction Entrance
 11. Utilize BMP SCU Spill Clean-Up
 12. Const. BMP SF Silt Fence
 13. Const. BMP SP Seeding and Planting
 14. Utilize BMP VEC Vehicle and Equipment Cleaning
 15. Utilize BMP VEF Vehicle and Equipment Fueling
 16. Utilize BMP SS Street Sweeping
 17. Const. BMP STB Straw Bale Barrier



Storm Water Pollution Prevention Plan		The Summit at Ski Lake Phase 12	
<small>A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, SLB&M, U.S. Survey</small>			
<p>GREAT BASIN ENGINEERING NORTH CONSULTING ENGINEERS AND SURVEYORS 5746 South 1475 East - Suite 200 Ogden, Utah 84403 P.O. Box 150048, Ogden, Utah 84415 <small>Ogden (801)394-4515 Salt Lake City (801)321-0222 Fax (801)392-7544</small></p>	SCALE : 1" = 40'	DATE : 26 Jun, 2013	DRWG. NO.
	DRAWN : RB	REVISIONS :	SWP
11N224			