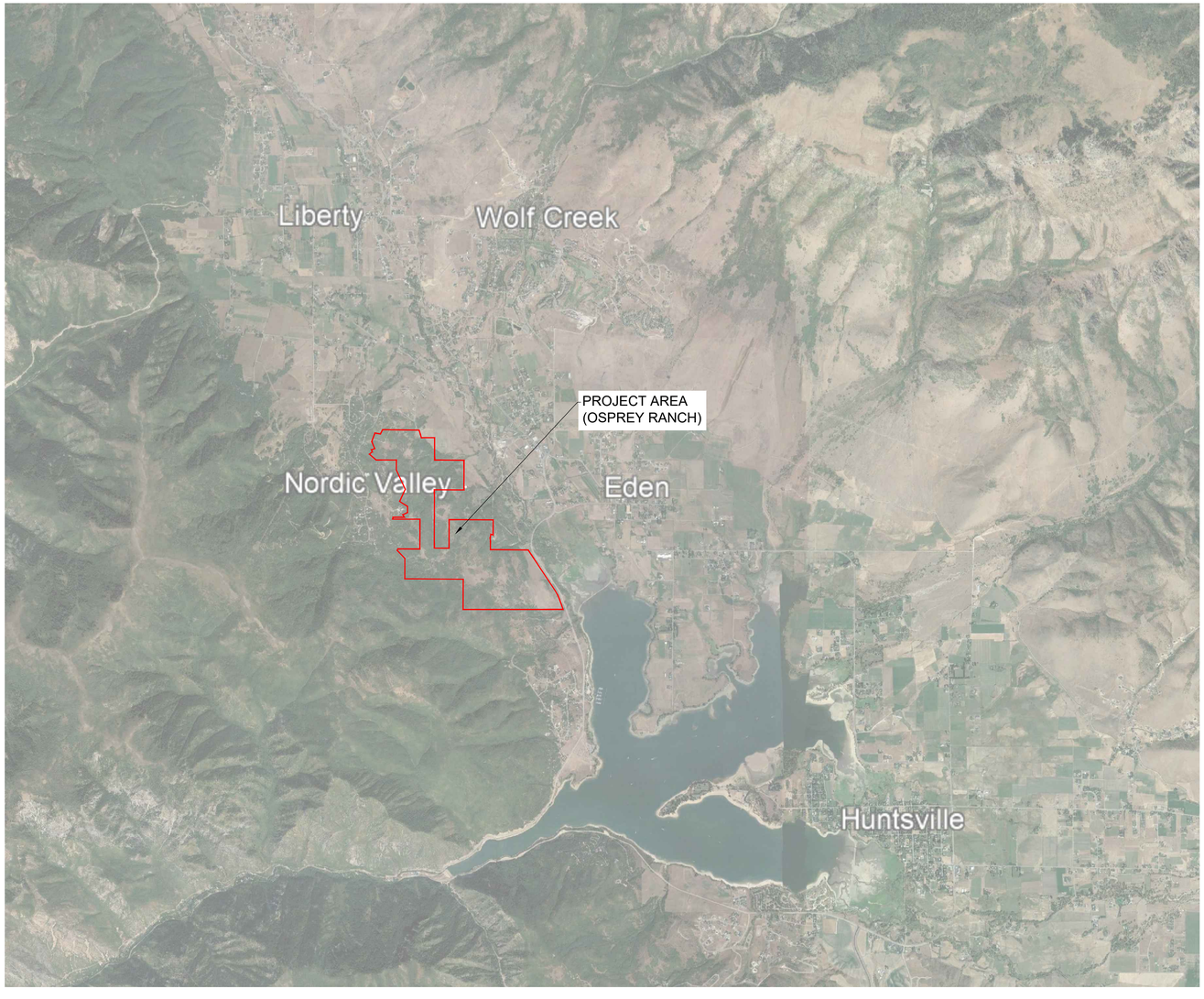
OSPREY RANCH

PRELIMINARY SUBMITTAL
WEBER COUNTY, UTAH

LOCATION MAP



OSPREY RANCH

PREPARED FOR:

OSPREY RANCH LLC.
JOHN LEWIS/SHANE DUNLEAVY
3718 N WOLF CREEK DR
EDEN, UTAH 84310
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SALT LAKE CITY, UTAH 84101
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ENGINEER:
GARDNER ENGINEERING
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PROJECT MANAGEMENT:
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801.389.0040

SHEET INDEX:

DETAILS:

REVISED JULY 28, 2022

OSPREY RANCH
PRELIMINARY SUBMITTAL - PHASE 1
June 20, 2022

SLOPE ANALYSIS - PHASE 1
OSPREY RANCH

PHASE 1

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	25.00%	99598.32	
2	25.00%	40.00%	90153.86	
3	40.00%	46347.70%	72215.25	

R-LOTS

30 10.87 AC
29 16.12 AC
28 9.36 AC
31 6.88 AC
27 9.57 AC
26 6.76 AC
25 8.47 AC
24 3.12 AC
22 5.34 AC
20 6.25 AC
34 8.37AC
23 18.57 AC
21 12.37 AC
19 3.246 AC
18 10.23 AC
17 11.609 AC
16 6.01 AC
15 5.42 AC
14 8.135 AC
13 3.13 AC
12 5.137 AC
11 9.51 AC
10 4.06 AC
09 4.02 AC
08 8.01 AC
07 8.29 AC
06 12.76 AC
05 4.34 AC
04 5.97 AC
03 4.64 AC
02 5.06 AC
01 6.19 AC

0' 100' 200' 400' 600'
Scale in Feet
1" = 200'

SCALE 1" = 200'
DATE 5-19-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS
DATE | DESCRIPTION

DWG:

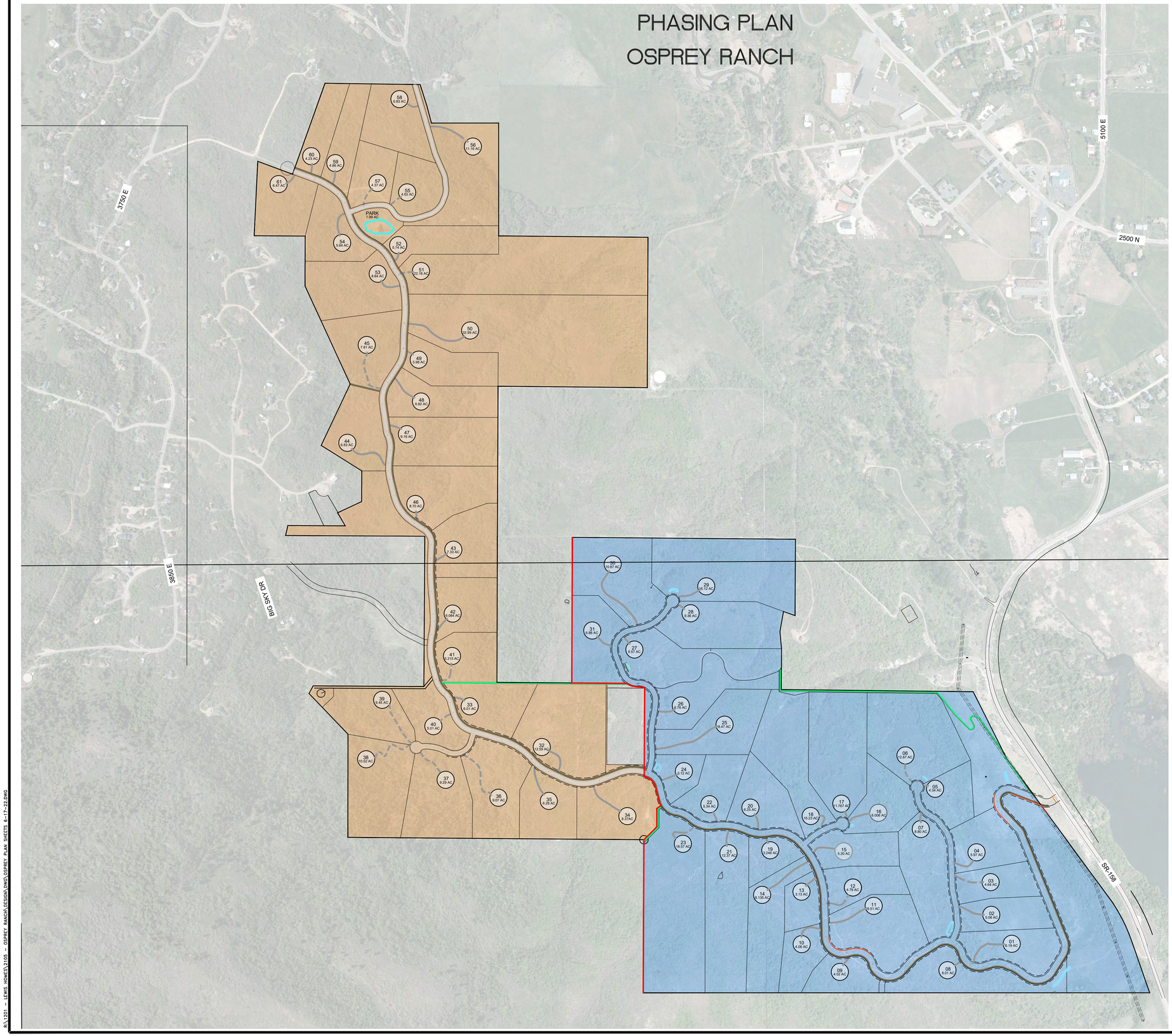
SLOPE ANALYSIS - PHASE 1
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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

C1

17

PHASING PLAN
OSPREY RANCH



PHASE 1 - 283.839 ACRES (31 LOTS)

PHASE 2 - 280.91 ACRES (30 LOTS)

SITE DATA:

TOTAL AREA	564.75 ACRES
EXISTING ZONE FV-3	
ROAD ROW	30.06 ACRES
SLOPES OVER 40%	62.12 ACRES
STREAM CORRIDOR	16.15 ACRES
NET DEVELOPABLE AREA	456.42 ACRES
PROPOSED UNITS	61 UNITS
PROPOSED NET DENSITY	1 UNIT/ 7.48 ACRES

0' 200' 400' 800' 1200'

Scale in Feet
1"=400'

SCALE 1"=400'
DATE 06-17-22
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PHASING PLAN
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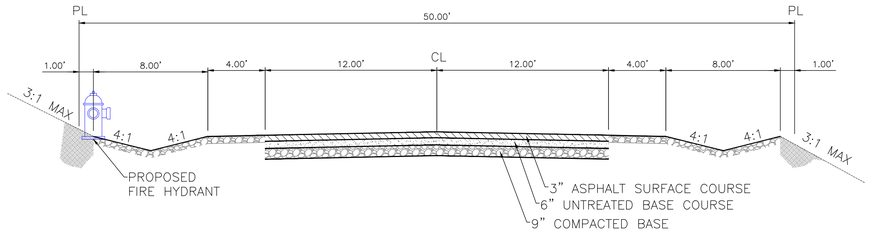
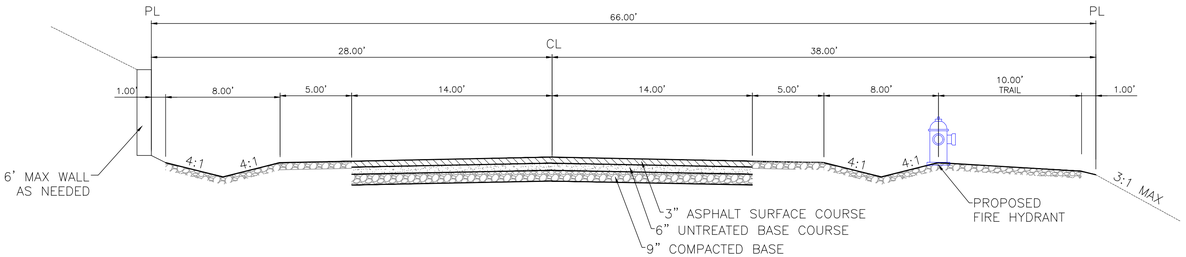
PH1

R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN SHEETS 6-17-22.DWG



TYPICAL ROAD SECTION - 50 ROW

NOT TO SCALE
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6



TYPICAL ROAD SECTION - 66 ROW TRAIL RT

NOT TO SCALE
ROAD A
WE WILL HOLD ROAD CL AND OFFSET ROW AS NEED FOR TRAIL ON LEFT OR RIGHT SIDE

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE COMPANY 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 THE MANUAL OF STD. SPECIFICATIONS (ORANGE BOOK, LATEST EDITION).
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 COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (CG PROJECT NO. 133-014) AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THE GRADING PLAN CONTAINED HEREIN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. 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 FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY 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 CITY 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 CITY 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 CITY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE COUNTY, 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 THE CITY 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 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.

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.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY UPDES PERMITS AS REQUIRED BY THE COUNTY ENGINEERING DEPARTMENT AND UTAH STATE DEPT. OF ENV. QUALITY.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP 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.
3. INSPECTION TO BE PREFORMED WEEKLY BY A RSI OR OTHER CERTIFIED INSPECTOR.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS INSTALLED SHALL BE NEW AND CONFORM TO EDEN WATER COMPANY STANDARDS, SPECIFICATIONS AND PLANS.
2. ALL INTERIOR SURFACES AND COATINGS SHALL COMPLY WITH ANSI/NSF STANDARD 61 OR OTHER STANDARDS APPROVED BY THE DIRECTOR. THIS REQUIREMENT APPLIES TO ANY PIPES AND FITTINGS, PROTECTIVE MATERIALS (E.G., PAINTS, COATINGS, CONCRETE ADMIXTURES, CONCRETE RELEASE AGENTS, OR CONCRETE SEALERS), JOINING AND SEALING MATERIALS (E.G., ADHESIVES, CAULKS, GASKETS, PRIMERS AND SEALANTS) AND MECHANICAL DEVICES (E.G., ELECTRICAL WIRE, SWITCHES, SENSORS, VALVES, OR SUBMERSIBLE PUMPS) THAT MAY COME INTO CONTACT WITH THE DRINKING WATER.
3. THE CURRENT REQUIREMENTS OF THE UTAH DIVISION OF DRINKING WATER, GOVERNING THE MATERIALS AND INSTALLATION USED IN THE PROJECT SHALL BE MET.
4. THRUST BLOCKING AND MECHANICAL RESTRAINTS ARE REQUIRED AT ALL BENDS AND FITTINGS.
5. 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, CARE SHALL BE TAKEN TO ENSURE, THERE ARE NO JOINTS IN EITHER PIPE WITHIN 20' OF THE POINT AT WHICH THE PIPES CROSS EACH OTHER, EITHER THROUGH INSTALLING THE PIPES IN CASINGS OR BY PLACEMENT OF JOINTS.
6. 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 THE COUNTY.
7. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION IN ACCORDANCE WITH AWWA STANDARD C651-14. 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.
8. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
9. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA DUCTILE IRON PC 250 AND SHALL BE PRESSURE TESTED AT 200 PSI FOR AT LEAST 2 HOUR.
10. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
11. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO COMMISSIONING TANK.
12. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, TRIPAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

SCALE: Custom
DATE: 6-22-21
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DESCRIPTION	DATE

DWG:

TYPICAL SECTIONS AND GENERAL NOTES

OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
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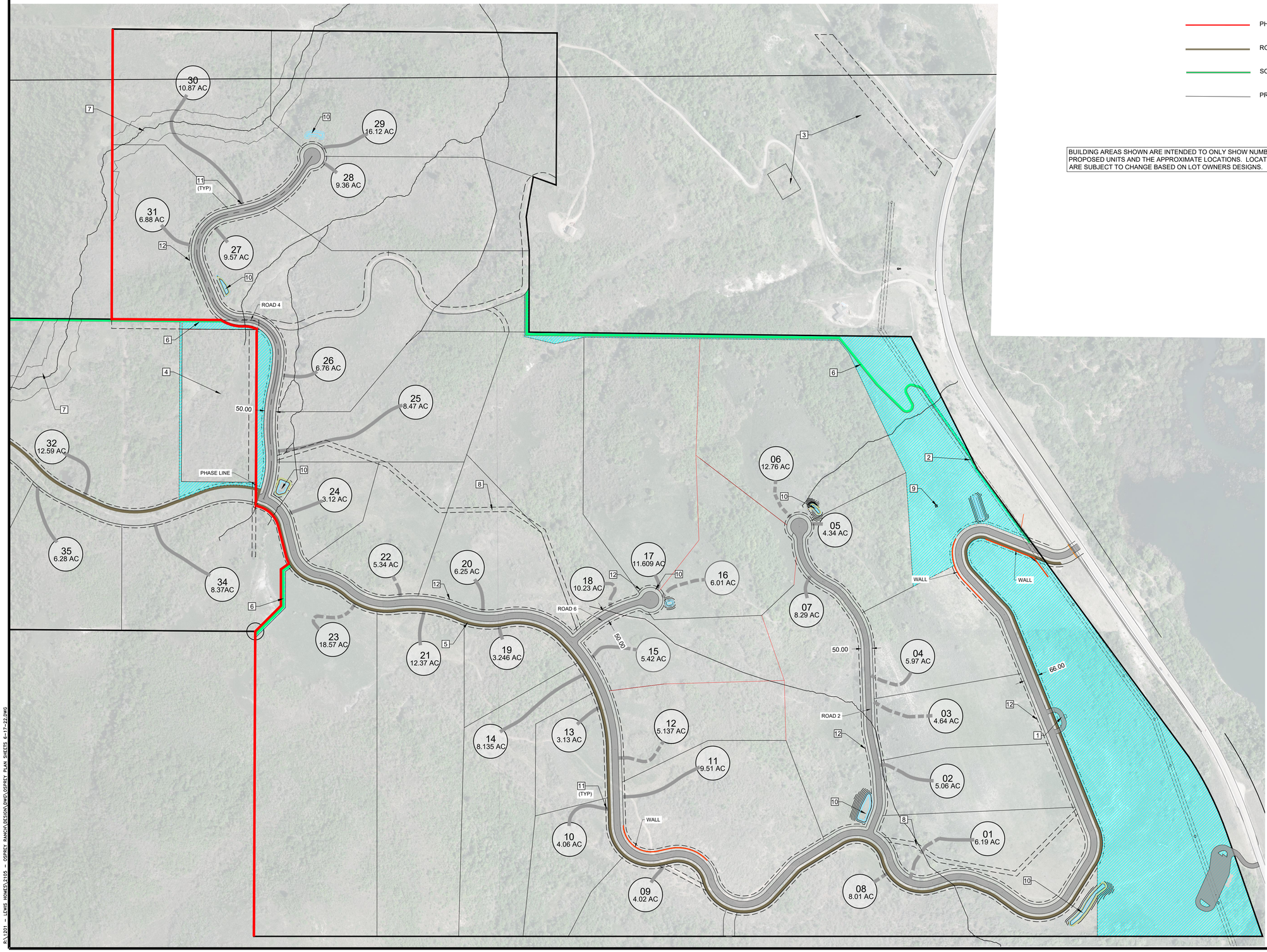
TS1

SITE PLAN - PHASE 1
OSPREY RANCH



ASPHALT PHASE 1 - 13.35 ACRES

COMMON AREA - 28.69 ACRES

PHASE LINE

ROADSIDE PATHWAY

SOFT TRAIL

PROPOSED BOUNDARY

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.

KEY NOTES:

1. MAIL PICKUP AREA (BY OTHERS)
2. POWER CORRIDOR
3. SEWER TREATMENT AREA (BY OTHERS)
4. FRANKLIN AND BETH MAUGHAN - 5 ACRES
5. ROAD SIDE PATHWAY (SEE TS1 TYPICAL SECTIONS) (7225 FT)
6. SOFT TRAIL (3618 FT)
7. 50 FT - EPHEMERAL STREAM SETBACK
8. 20 FT - SEWER EASEMENT
9. MONUMENT SIGN
10. DETENTION POND
11. PROPOSED DRIVEWAY LOCATION
12. 10' PUE

0' 100' 200' 400' 600'

Scale in Feet
1" = 200'

SCALE: 1" = 200'
DATE: 07-28-22
DESIGN: KAN
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CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

SITE PLAN - PHASE 1
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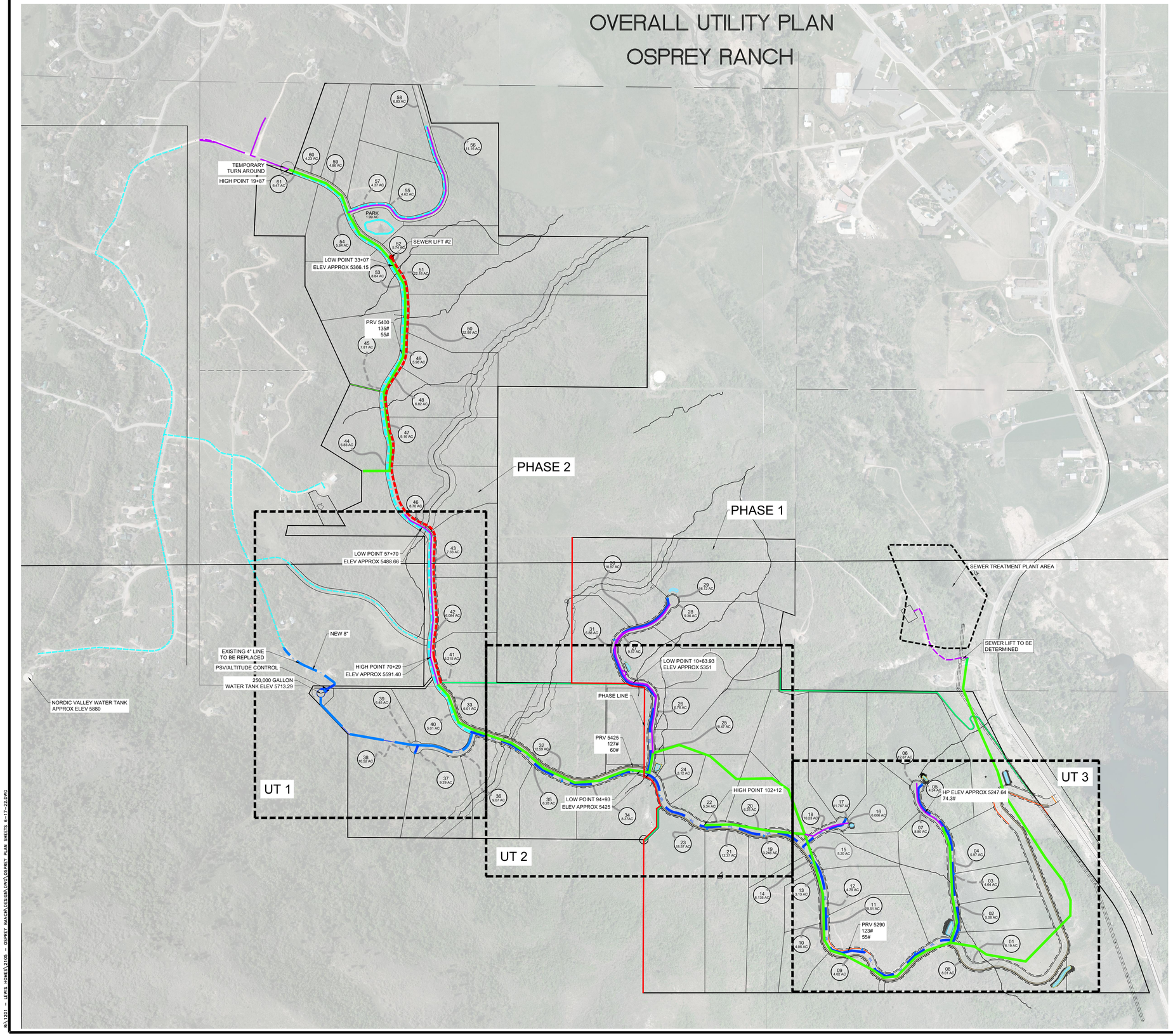
SP1

P:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN SHEETS 6-17-22.DWG

OVERALL UTILITY PLAN
OSPREY RANCH



PRESSURE SEWER
GRAVITY SEWER
LOW PRESSURE SEWER
PROPOSED 12" 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 IMPROVMENTS
PHASE 1
- 250 K GALLON WATER TANK
- 12"/8" WATER MAIN
- PRESSURE SUSTAINING/ALTITUDE VALVE STATION
- 2 - PRESSURE REDUCING VALVES

PHASE 2
- 8" WATER MAIN
- 1 - PRESSURE REDUCING VALVE

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

SCALE 1"=400'
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UM1

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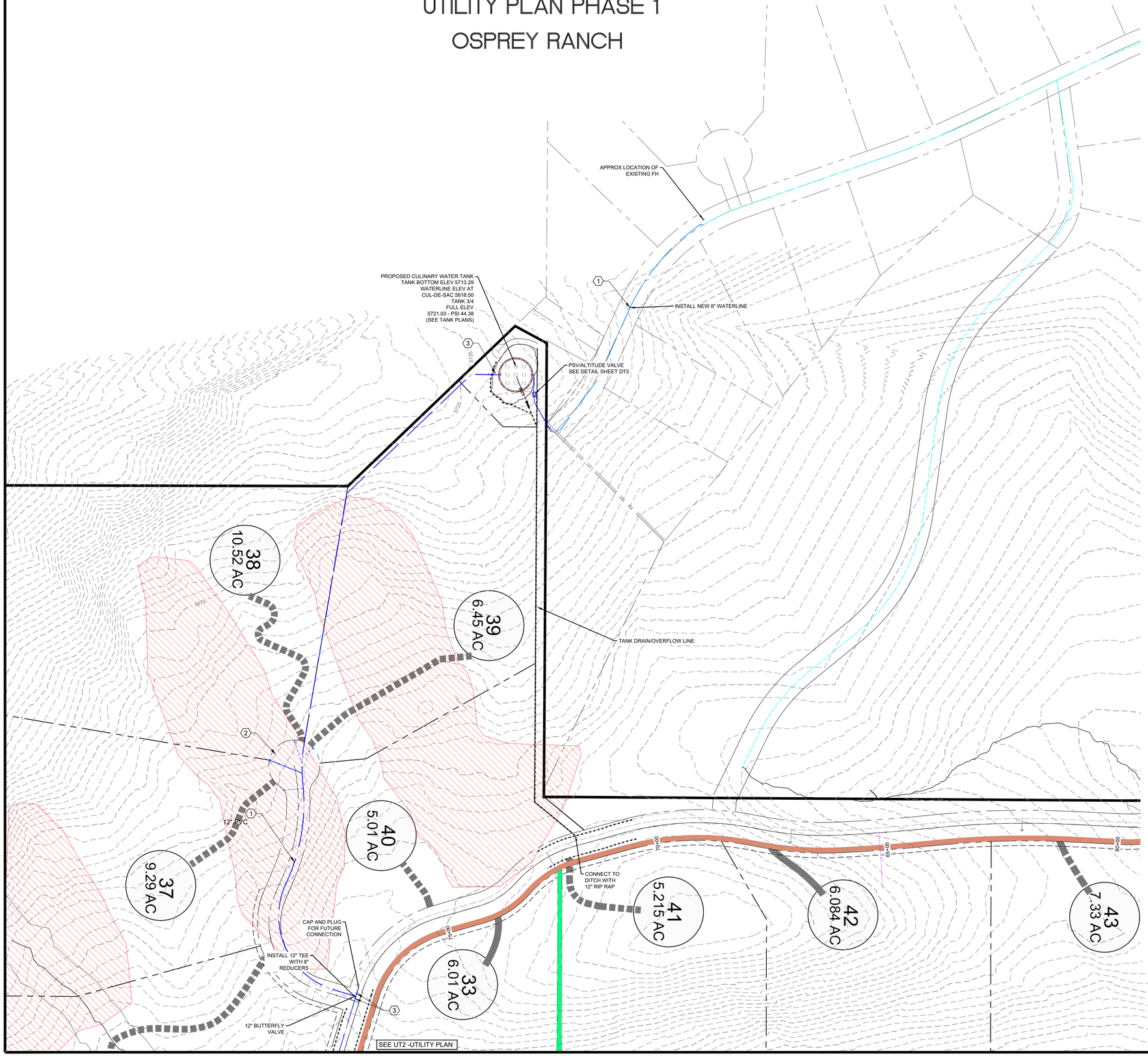
UTILITY PLAN PHASE 1
OSPREY RANCH



PROPOSED WATER

PROPOSED PRESSURE SEWER

PROPOSED LOW PRESSURE SEWER

PROPOSED GRAVITY SEWER

PROPOSED STORM DRAIN/CULVERT

PROPOSED FIRE HYDRANT

PROPOSED PRV

TRAIL

KEY NOTES

1. 8" WATER C900 DR18 UNLESS INDICATED OTHERWISE (MIN DEPTH 5')
2. FIRE HYDRANT (PER DISTRICT STD)
3. GATE VALVES (PER DISTRICT STD)
4. 8" SEWER - SDR 35 PVC
5. 2" LOW PRESSURE SEWER - SDR11 HDPE (MIN DEPTH 5')
6. LOW PRESSURE LATERAL SEE DETAIL DT5
7. GRAVITY SEWER LATERAL
8. WATER SERVICE LATERAL (PER DISTRICT STD)

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

SCALE 1" = 100'
DATE 6/17/22
DESIGN KAN
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CHECKED RC
DWG: R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY UTILITY PLAN.DWG

REVISIONS

DATE	DESCRIPTION

UTILITY PLAN PHASE 1
OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

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

UT1

UTILITY PLAN PHASE 1
OSPREY RANCH

OUTLET 4 CUL-DE-SAC

28
9.36 AC

31
6.88 AC

27
9.57 AC

SEE DR5 FOR DETAILS

OUTLET 4 POND

SEE DR5 FOR DETAILS

26
6.76 AC

25
8.47 AC

SEE UT1 -UTILITY PLAN

CONSTRUCTED IN PHASE 2
SSMH5

32
12.59 AC

SSMH6
CONSTRUCTED IN PHASE 2

CONSTRUCTED IN PHASE 2
SSMH7

PHASE LINE

SEE PS1 FOR PLAN AND PROFILE

SSMH13

SSMH12

CAP AND PLUG FOR FUTURE CONNECTION

SEE DR8 FOR DETAILS

SSMH11

SSMH10

PRV 5426.5
130#
60#

CONSTRUCTED IN PHASE 2
SSMH8

SSMH9

24
3.12 AC

SSMH14

SEE PS2 FOR PLAN AND PROFILE

SSMH15

SSMH16

SSMH17

36
9.07 AC

35
6.28 AC

34
8.37AC

22
5.34 AC

20
6.25 AC

SSMH44

SSMH43

SSMH42

AIR VAC

SEE UT2 -UTILITY PLAN

23
18.57 AC

21

19
3.246 AC

PROPOSED WATER

PROPOSED PRESSURE SEWER

PROPOSED LOW PRESSURE SEWER

PROPOSED GRAVITY SEWER

PROPOSED STORM DRAIN/CULVERT

PROPOSED DRAINAGE DITCH

PROPOSED FIRE HYDRANT

PROPOSED PRV

TRAIL

KEY NOTES

1. 8" WATER C900 DR18 (MIN DEPTH 5')
2. FIRE HYDRANT (SEE DT4)
3. GATE VALVES (SEE DT4)
4. 8" SEWER - SDR 35 PVC
5. 2" LOW PRESSURE SEWER - SDR11 HDPE (MIN DEPTH 5')
6. LOW PRESSURE LATERAL SEE DETAIL DT5
7. GRAVITY SEWER LATERAL
8. WATER SERVICE LATERAL (SEE DT 4)
9. LOW PRESSURE SEWER CLEANOUT
10. POND OUTLET SEE DT6
11. 15" RCP STORM DRAIN

Osprey Sewer STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
SSMH10 4' SSMH	RIM = 5431.92 INV IN = 5423.46 INV OUT = 5423.36	INV (W) =5423.46	INV (E) =5423.36
SSMH11 4' SSMH	RIM = 5425.93 INV IN = 5417.76 INV OUT = 5417.66	INV (W) =5417.76	INV (N) =5417.66
SSMH12 5' SSMH	RIM = 5416.85 INV IN = 5406.45 INV OUT = 5406.35	INV (S) =5406.45	INV (E) =5406.35
SSMH13 4' SSMH	RIM = 5415.00 INV IN = 5405.38 INV OUT = 5405.28	INV (W) =5405.38	INV (E) =5405.28
SSMH14 4' SSMH	RIM = 5412.57 INV IN = 5404.12 INV OUT = 5404.02	INV (W) =5404.12	INV (SE) =5404.02
SSMH15 4' SSMH	RIM = 5410.00 INV IN = 5402.18 INV OUT = 5402.08	INV (NW) =5402.18	INV (E) =5402.08
SSMH16 4' SSMH	RIM = 5408.13 INV IN = 5400.81 INV OUT = 5400.71	INV (W) =5400.81	INV (SE) =5400.71
SSMH17 4' SSMH	RIM = 5407.96 INV IN = 5400.02 INV OUT = 5399.92	INV (NW) =5400.02	INV (S) =5399.92
SSMH42 4' SSMH	RIM = 5438.22 INV IN = 5428.50 INV OUT = 5428.40	INV (W) =5428.50	INV (E) =5428.40
SSMH43 4' SSMH	RIM = 5458.26 INV IN = 5450.26 INV OUT = 5450.16	INV (W) =5450.26	INV (E) =5450.16
SSMH44 4' SSMH	RIM = 5470.74 INV OUT = 5464.89		INV (E) =5464.89

LOW PRESSURE SEWER PUMP

PUMP TO GRAVITY SEWER

0' 50' 100' 200' 300'

Scale in Feet
1" = 100'

REVISIONS

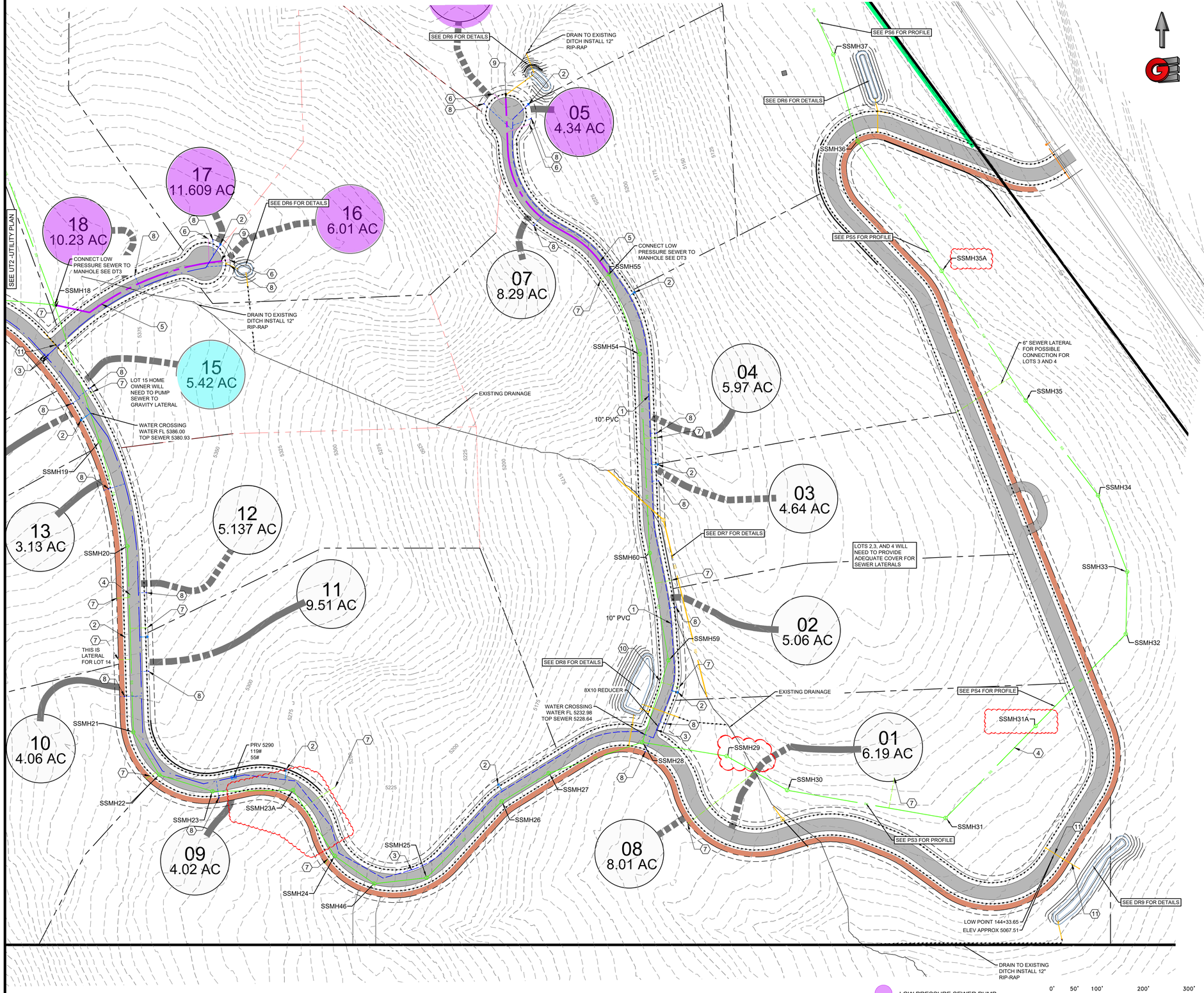
DATE	DESCRIPTION
7/13/22	REVISED SEWER LATERAL LOCATIONS

SCALE 1" = 100'
DATE 7/13/22
DESIGN KAN
DRAWN KAN
CHECKED RC
DWG: R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY UTILITY PLAN.DWG

UTILITY PLAN PHASE 1
OSPREY RANCH
1800 N HYW 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

UT2



PROPOSED WATER

PROPOSED PRESSURE SEWER

PROPOSED LOW PRESSURE SEWER

PROPOSED GRAVITY SEWER

PROPOSED STORM DRAIN/CULVERT

PROPOSED DRAINAGE DITCH

PROPOSED FIRE HYDRANT

PROPOSED PRV

TRAIL

KEY NOTES

1. 8" WATER C900 DR18 UNLESS INDICATED OTHERWISE (MIN DEPTH 5')
2. FIRE HYDRANT (SEE DT4)
3. GATE VALVES (SEE DT4)
4. 8" SEWER - SDR 35 PVC
5. 2" LOW PRESSURE SEWER - SDR11 HDPE (MIN DEPTH 5')
6. LOW PRESSURE LATERAL SEE DETAIL DT5
7. GRAVITY SEWER LATERAL
8. WATER SERVICE LATERAL (SEE DT4)
9. LOW PRESSURE SEWER CLEANOUT
10. POND OUTLET SEE DT6
11. 15" RCP STORM DRAIN

Osprey Sewer STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
SSMH18 5' SSMH	RIM = 5404.40 INV IN = 5397.82 INV IN = 5397.82 INV OUT = 5397.72	INV (N) =5397.82 INV (W) =5397.82	INV (S) =5397.72
SSMH19 4' SSMH	RIM = 5381.65 INV IN = 5373.33 INV OUT = 5373.23	INV (N) =5373.33	INV (S) =5373.23
SSMH20 4' SSMH	RIM = 5352.73 INV IN = 5346.68 INV OUT = 5346.58	INV (N) =5346.68	INV (S) =5346.58
SSMH21 4' SSMH	RIM = 5304.15 INV IN = 5297.77 INV OUT = 5297.67	INV (N) =5297.77	INV (SE) =5297.67
SSMH22 4' SSMH	RIM = 5291.75 INV IN = 5285.59 INV OUT = 5285.49	INV (NW) =5285.59	INV (E) =5285.49
SSMH23 4' SSMH	RIM = 5277.91 INV IN = 5269.91 INV OUT = 5269.81	INV (W) =5269.91	INV (E) =5269.81
SSMH23A 4' SSMH	RIM = 5255.59 INV IN = 5247.60 INV OUT = 5247.50	INV (W) =5247.60	INV (SE) =5247.50
SSMH24 4' SSMH	RIM = 5234.23 INV IN = 5225.78 INV OUT = 5225.68	INV (NW) =5225.78	INV (SE) =5225.68
SSMH25 4' SSMH	RIM = 5209.16 INV IN = 5202.12 INV OUT = 5202.02	INV (W) =5202.12	INV (NE) =5202.02
SSMH26 4' SSMH	RIM = 5181.45 INV IN = 5174.38 INV OUT = 5174.28	INV (SW) =5174.38	INV (NE) =5174.28
SSMH27 4' SSMH	RIM = 5166.86 INV IN = 5159.87 INV OUT = 5159.77	INV (SW) =5159.87	INV (E) =5159.77
SSMH28 5' SSMH	RIM = 5138.94 INV IN = 5129.55 INV IN = 5129.55 INV OUT = 5129.45	INV (W) =5129.55 INV (N) =5129.55	INV (E) =5129.45
SSMH29 4' SSMH	RIM = 5108.24 INV IN = 5092.89 INV OUT = 5092.79	INV (W) =5092.89	INV (SE) =5092.79
SSMH30 4' SSMH	RIM = 5097.87 INV IN = 5091.28 INV OUT = 5091.39	INV (NW) =5091.28	INV (E) =5091.39
SSMH31 4' SSMH	RIM = 5095.00 INV IN = 5090.06 INV OUT = 5089.96	INV (W) =5090.06	INV (NE) =5089.96
SSMH31A 4' SSMH	RIM = 5096.60 INV IN = 5088.89 INV OUT = 5088.79	INV (SW) =5088.89	INV (NE) =5088.79
SSMH32 4' SSMH	RIM = 5095.00 INV IN = 5087.72 INV OUT = 5087.62	INV (SW) =5087.72	INV (N) =5087.62
SSMH33 4' SSMH	RIM = 5095.00 INV IN = 5087.10 INV OUT = 5087.00	INV (S) =5087.10	INV (N) =5087.00
SSMH34 4' SSMH	RIM = 5095.00 INV IN = 5086.32 INV OUT = 5086.22	INV (S) =5086.32	INV (NW) =5086.22
SSMH35 4' SSMH	RIM = 5095.00 INV IN = 5085.23 INV OUT = 5085.13	INV (SE) =5085.23	INV (NW) =5085.13
SSMH35A 4' SSMH	RIM = 5073.62 INV IN = 5064.89 INV OUT = 5064.79	INV (SE) =5064.89	INV (NW) =5064.79
SSMH36 4' SSMH	RIM = 5051.27 INV IN = 5044.56 INV OUT = 5044.46	INV (SE) =5044.56	INV (N) =5044.46
SSMH37 4' SSMH	RIM = 5050.81 INV IN = 5040.38 INV OUT = 5040.28	INV (S) =5040.38	INV (NW) =5040.28
SSMH46 4' SSMH	RIM = 5222.31 INV IN = 5215.24 INV OUT = 5215.14	INV (NW) =5215.24	INV (E) =5215.14
SSMH54 4' SSMH	RIM = 5207.71 INV IN = 5199.53 INV OUT = 5199.43	INV (N) =5199.53	INV (S) =5199.43
SSMH55 4' SSMH	RIM = 5230.83 INV OUT = 5224.65		INV (S) =5224.65
SSMH59 4' SSMH	RIM = 5138.93 INV IN = 5130.40 INV OUT = 5130.30	INV (N) =5130.40	INV (S) =5130.30
SSMH60 4' SSMH	RIM = 5155.54 INV IN = 5147.58 INV OUT = 5147.48	INV (N) =5147.58	INV (S) =5147.48

REVISIONS

DATE	DESCRIPTION
8/12/22	REVISED SEWER LATERAL LOCATIONS

SCALE 1" = 100'
DATE 8/12/22
DESIGN KAN
DRAWN KAN
CHECKED RC
DWG: R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY UTILITY PLAN.DWG

UTILITY PLAN PHASE 1
OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL* LAND PLANNING
MUNICIPAL* LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
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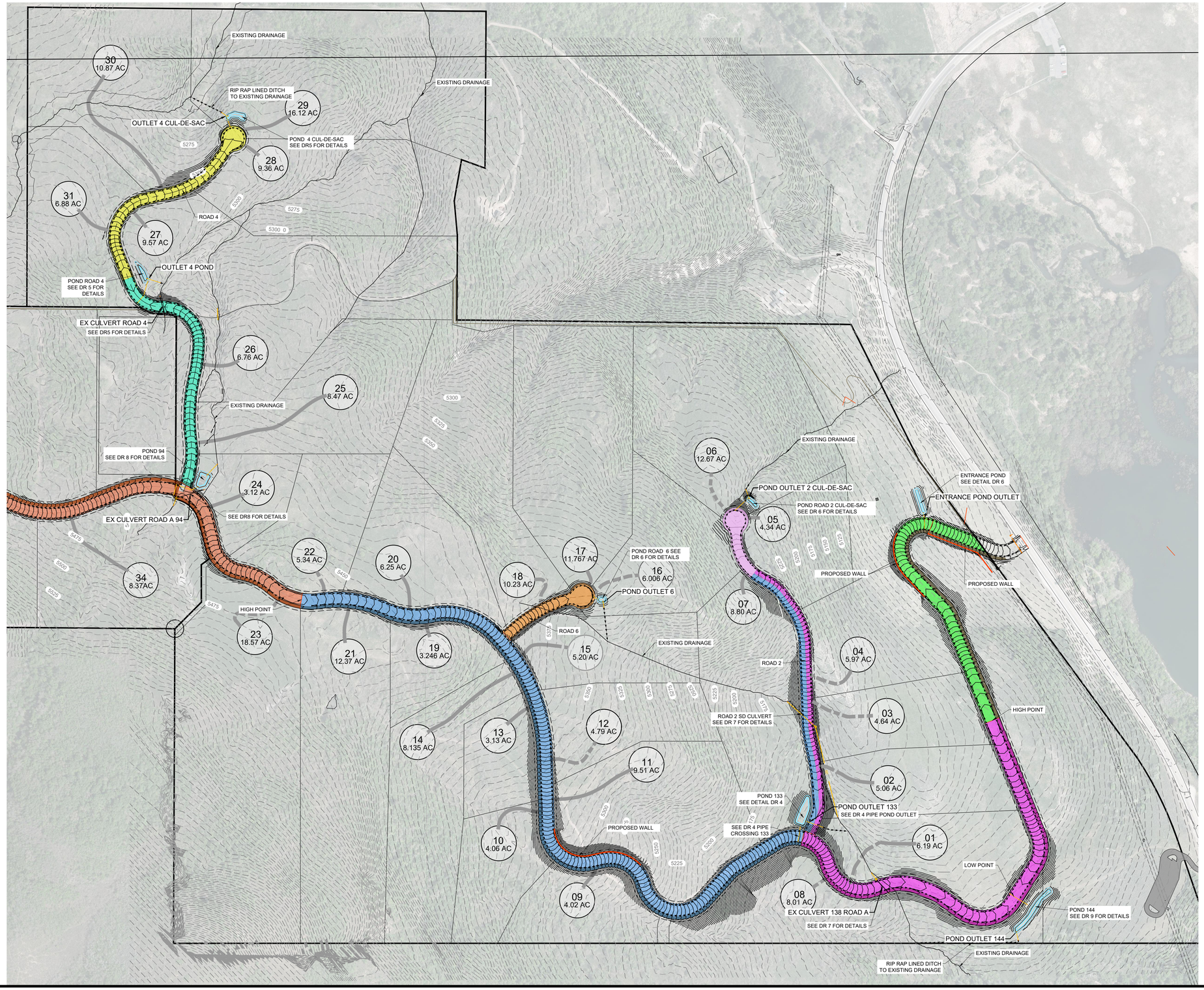
UT3

PHASE 1 - DRAINAGE
OSPREY RANCH



	Basin	Area (acres)	Detention Volume (cy)
	Pond 94	3.67	306
	Pond 133	6.17	456
	Pond 144	2.91	303
	Pond Road 4	1.23	94
	Pond 4 cul-de-sac	1.19	91
	Pond 2 cul-de-sac	0.44	34
	Entrance Pond	1.93	148
	Road 6	0.59	45

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.

4. SEE DR4 AND DR5 FOR PROFILE OF POND OUTLETS

EXISTING DRAINAGE DITCH

PROPOSED STORM DRAIN

0' 100' 200' 400' 600'

Scale in Feet
1" = 200'

SCALE 1" = 200'
DATE 07-15-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DESCRIPTION	DATE

DWG:

PHASE 1 - DRAINAGE
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
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DR1

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PHASE 1 - BASIN CALCULATIONS
OSPREY RANCH

Osprey Ranch
Pond Sta 94

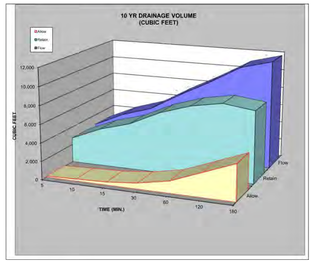
Latitude: 41.2978° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Pond 94	159,687	3.67	0.65
Total/Weighted	159,687	3.67	0.65

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.37

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr I10	Total Vol (cf) 10 YEAR	Detain Vol (cf) Difference
5	110	4.01	2,887	2,757
10	220	3.05	4,361	4,141
15	330	2.52	5,404	5,074
30	660	1.7	7,291	6,632
60	1,320	1.05	9,007	7,687
120	2,639	0.636	10,911	8,272
180	3,959	0.456	11,786	7,827
360	7,918	0.296	15,183	7,265
720	15,837	0.191	19,661	3,825
1440	24,911	0.121	24,911	0



	CUBIC FEET	CUBIC YARDS
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	8,272	306
Pond Volume	307.00	

Orifice Calculation

top pond 5419.5
fl out 5413.34

H =	6.16	Maximum water height to center of orifice (ft)
Q =	0.37	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.030	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	2	Orifice Diameter (in)

Osprey Ranch
Road POND 144

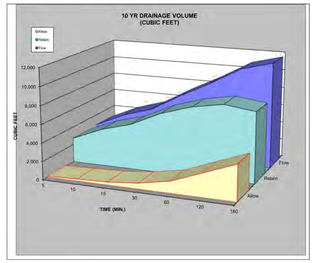
Latitude: 41.2978° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Pond 144	157,678	3.62	0.65
Total/Weighted	157,678	3.62	0.65

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.36

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr I10	Total Vol (cf) 10 YEAR	Detain Vol (cf) Difference
5	109	4.01	2,830	2,722
10	217	3.05	4,306	4,089
15	326	2.52	5,336	5,011
30	652	1.7	7,200	6,548
60	1,303	1.05	8,894	7,591
120	2,606	0.636	10,774	8,168
180	3,909	0.456	11,638	7,729
360	7,818	0.296	14,992	7,174
720	15,637	0.191	19,414	3,776
1440	24,598	0.121	24,598	0



	CUBIC FEET	CUBIC YARDS
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	8,168	303
Pond Volume	379.00	

Orifice Calculation

top pond 5051.5
fl out 5049

H =	2.5	Maximum water height to center of orifice (ft)
Q =	0.36	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.047	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	3	Orifice Diameter (in)

Osprey Ranch
Pond Sta 133

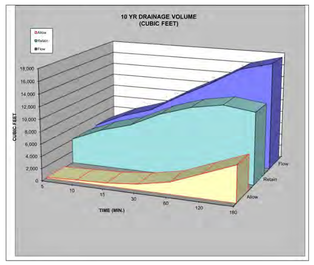
Latitude: 41.2978° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Pond 133	237,913	5.46	0.65
Total/Weighted	237,913	5.46	0.65

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.55

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr I10	Total Vol (cf) 10 YEAR	Detain Vol (cf) Difference
5	164	4.01	4,271	4,107
10	328	3.05	6,497	6,169
15	492	2.52	8,052	7,560
30	983	1.7	10,863	9,880
60	1,966	1.05	13,419	11,453
120	3,932	0.636	16,257	12,324
180	5,899	0.456	17,560	11,662
360	11,797	0.296	22,621	10,824
720	23,595	0.191	29,263	5,668
1440	37,114	0.121	37,114	0



	CUBIC FEET	CUBIC YARDS
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	12,324	456
Pond Volume	458.00	

Orifice Calculation

top pond 5135
fl out 5131.93

H =	3.07	Maximum water height to center of orifice (ft)
Q =	0.55	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.064	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	3	Orifice Diameter (in)

Osprey Ranch
Road A ENTRANCE

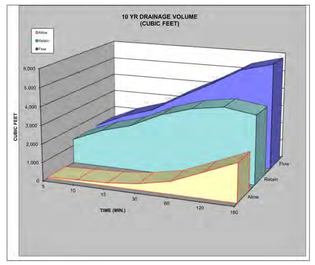
Latitude: 41.2978° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Road A ENTRANCE	84,012	1.93	0.61
Total/Weighted	84,012	1.93	0.61

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.19

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr I10	Total Vol (cf) 10 YEAR	Detain Vol (cf) Difference
5	58	4.01	1,415	1,357
10	116	3.05	2,153	2,037
15	174	2.52	2,668	2,495
30	347	1.7	3,600	3,253
60	694	1.05	4,447	3,753
120	1,389	0.636	5,387	3,998
180	2,083	0.456	5,819	3,736
360	4,166	0.296	7,497	3,331
720	8,332	0.191	9,707	1,376
1440	12,299	0.121	12,299	0



	CUBIC FEET	CUBIC YARDS
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	3,999	148
Pond Volume	168.00	

Orifice Calculation

top pond 5041.9
fl out 5039.72

H =	2.18	Maximum water height to center of orifice (ft)
Q =	0.19	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.027	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	2	Orifice Diameter (in)

SCALE
DATE 06-15-22
DESIGN KAN
DRAWN KAN
CHECKED RC
DWG:

REVISIONS
DATE | DESCRIPTION

PHASE 1 - BASIN CALCULATIONS
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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DR2

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PHASE 1 - BASIN CALCULATIONS
OSPREY RANCH

Osprey Ranch
Road 4 Pond - Cul-de-sac

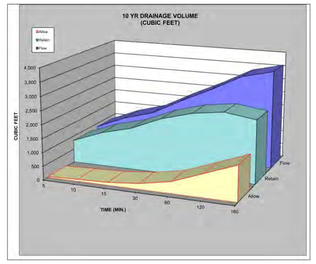
Latitude: 41.2678° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Road 4 CUL-DE-SAC	51,707	1.19	0.61
Total/Weighted	51,707	1.19	0.61

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.12

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr I/10	Total Vol (cf) 10 YEAR	Detain Vol (cf) Difference
5	36	4.01	871	835
10	71	3.05	1,329	1,254
15	107	2.52	1,642	1,535
30	214	1.7	2,219	2,002
60	427	1.05	2,737	2,310
120	855	0.636	3,316	2,461
180	1,282	0.456	3,582	2,300
360	2,564	0.295	4,614	2,050
720	5,128	0.191	5,975	847
1440	7,570	0.121	7,570	0



	CUBIC FEET	CUBIC YARDS
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	2,461	91
Pond Volume		91.50

Orifice Calculation

top pond 5284.5
ft out 5278

H =	6.5	Maximum water height to center of orifice (ft)
Q =	0.12	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.010	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	1	Orifice Diameter (in)

Osprey Ranch
Road 6

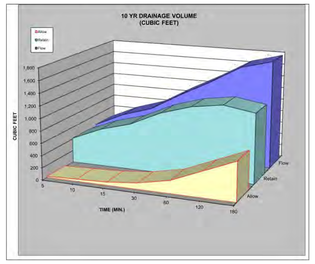
Latitude: 41.2978° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Road 6	25,624	0.59	0.61
Total/Weighted	25,624	0.59	0.61

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.06

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr I/10	Total Vol (cf) 10 YEAR	Detain Vol (cf) Difference
5	18	4.01	432	414
10	36	3.05	657	621
15	53	2.52	814	761
30	106	1.7	1,098	992
60	212	1.05	1,356	1,145
120	424	0.636	1,643	1,220
180	635	0.456	1,775	1,140
360	1,271	0.295	2,286	1,016
720	2,541	0.191	2,961	420
1440	3,751	0.121	3,751	0



	CUBIC FEET	CUBIC YARDS
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	1,220	45
Pond Volume		47.00

Orifice Calculation

top pond 5371.5
ft out 5365.75

H =	5.75	Maximum water height to center of orifice (ft)
Q =	0.06	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.005	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	1	Orifice Diameter (in)

Osprey Ranch
Road 4 Pond

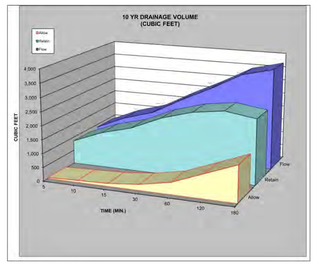
Latitude: 41.2678° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Road 4 Pond	53,391	1.23	0.61
Total/Weighted	53,391	1.23	0.61

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.12

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr I/10	Total Vol (cf) 10 YEAR	Detain Vol (cf) Difference
5	37	4.01	899	863
10	74	3.05	1,368	1,295
15	110	2.52	1,694	1,585
30	221	1.7	2,288	2,067
60	441	1.05	2,829	2,388
120	882	0.636	3,424	2,541
180	1,324	0.456	3,698	2,375
360	2,647	0.295	4,764	2,117
720	5,295	0.191	6,169	874
1440	7,816	0.121	7,816	0



	CUBIC FEET	CUBIC YARDS
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	2,541	94
Pond Volume		99.50

Orifice Calculation

top pond 5347
ft out 5344

H =	3	Maximum water height to center of orifice (ft)
Q =	0.12	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.015	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	2	Orifice Diameter (in)

Osprey Ranch
POND ROAD 2 CUL-DE-SAC

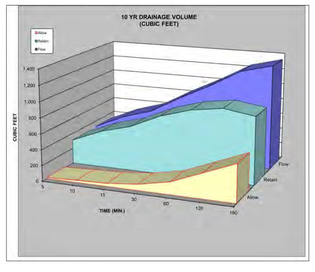
Latitude: 41.2678° Longitude: -111.8318°

Areas	Area Sq. Ft.	Acre	C
Pond 2 CUL-DE-SAC	19,358	0.44	0.61
Total/Weighted	19,358	0.44	0.61

Allow Release Rate (cfs/acre) 0.1
Q Allowable (cfs) 0.04

10 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr I/10	Total Vol (cf) 10 YEAR	Detain Vol (cf) Difference
5	13	4.01	326	313
10	27	3.05	496	469
15	40	2.52	615	575
30	80	1.7	830	750
60	160	1.05	1,025	865
120	320	0.636	1,241	921
180	480	0.456	1,341	861
360	960	0.296	1,727	767
720	1,920	0.191	2,237	317
1440	2,834	0.121	2,834	0



	CUBIC FEET	CUBIC YARDS
10 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	921	34
Pond Volume		51.00

Orifice Calculation

top pond 5215.5
ft out 5209.4

H =	6.1	Maximum water height to center of orifice (ft)
Q =	0.04	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.004	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	0.8	Orifice Diameter (in)

SCALE
DATE 06-15-22
DESIGN KAN
DRAWN KAN
CHECKED RC
DWG:

REVISIONS
DATE | DESCRIPTION

PHASE 1 - BASIN CALCULATIONS
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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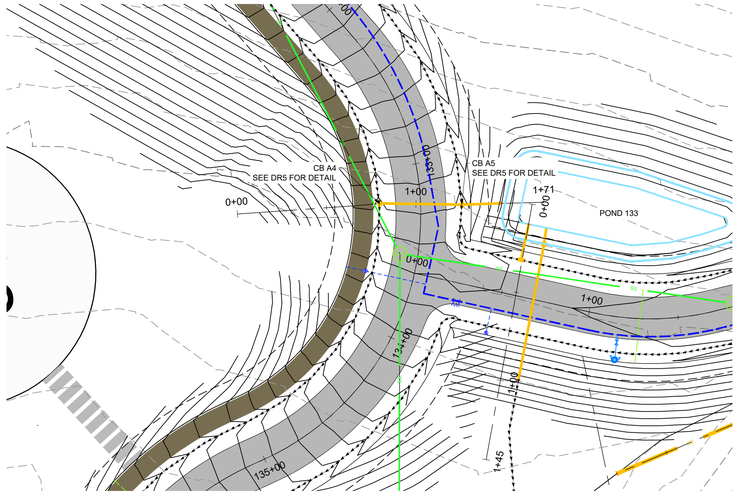
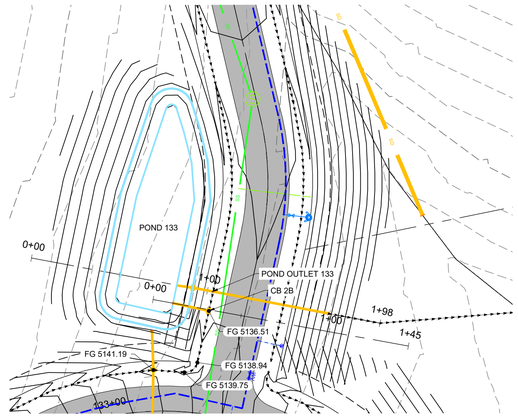
DR3

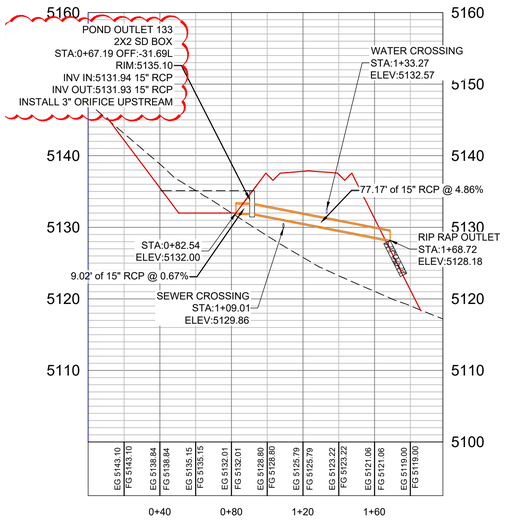
R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN SHEETS.DWG



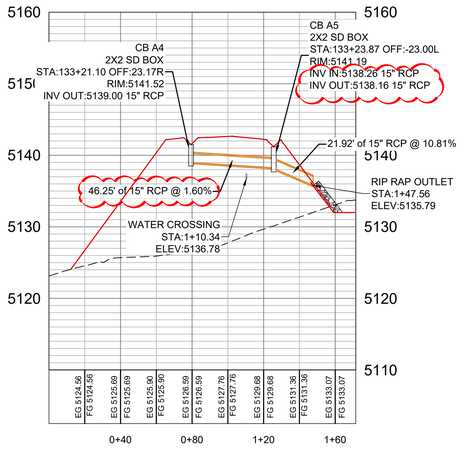
POND 133
TOP OF POND ELEV:5136.00
BOTTOM POND ELEV:5132.00
WATER SURFACE ELEV:5135.10
POND VOLUME REQ. - 456 CY
ACTUAL POND VOLUME - 498 CY



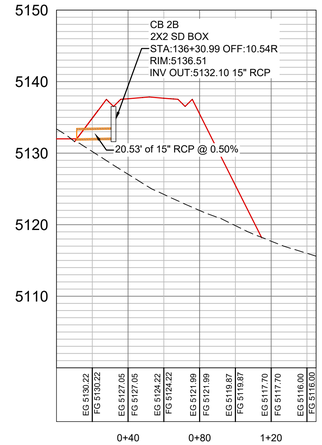
POND OUTLET 133



PIPE CROSSING 133



POND 133 INLET 2



0' 20' 40' 80' 120'

Scale in Feet
1" = 40'

R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1 RECOVER RECOVER.DWG

SCALE 1" = 40'
DATE 7-13-22
DESIGN KAN
DRAWN KAN
CHECKED RC
DWG:

REVISIONS

DESCRIPTION	DATE
	7-14-22

SD CROSSINGS
OSPREY RANCH
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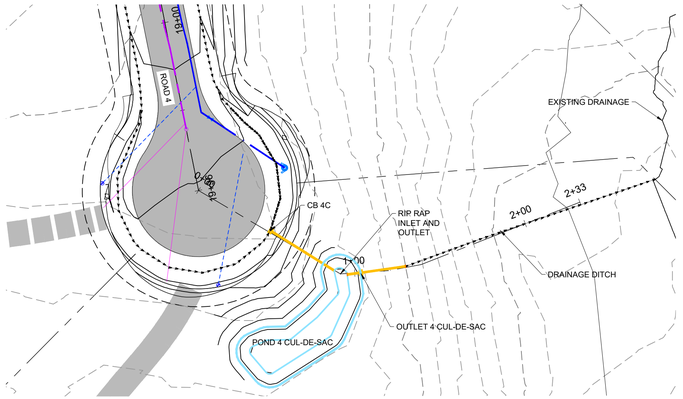
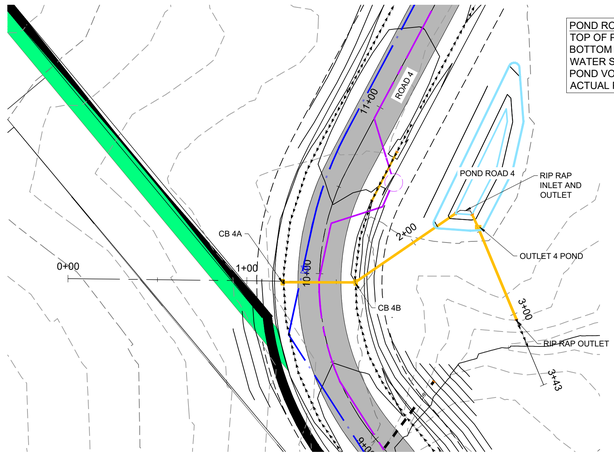
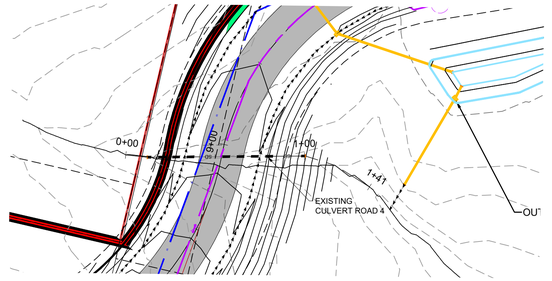


POND 4 - CUL-DE-SAC
TOP OF POND ELEV:5285.00
BOTTOM POND ELEV:5282.00
WATER SURFACE ELEV:5284.5
POND VOLUME REQ. - 91 CY
ACTUAL POND VOLUME - 118 CY



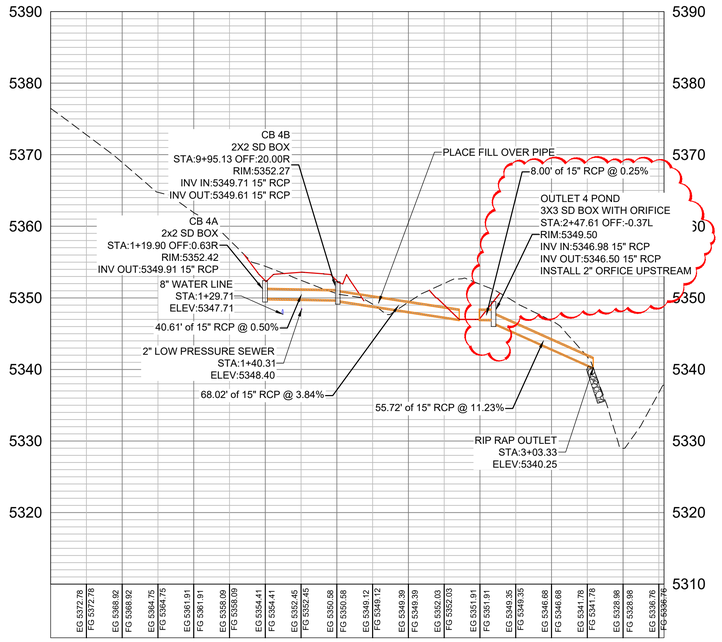
POND ROAD 4
TOP OF POND ELEV:5350.00
BOTTOM POND ELEV:5347.00
WATER SURFACE ELEV:5349.50
POND VOLUME REQ. - 94 CY
ACTUAL POND VOLUME - 99 CY

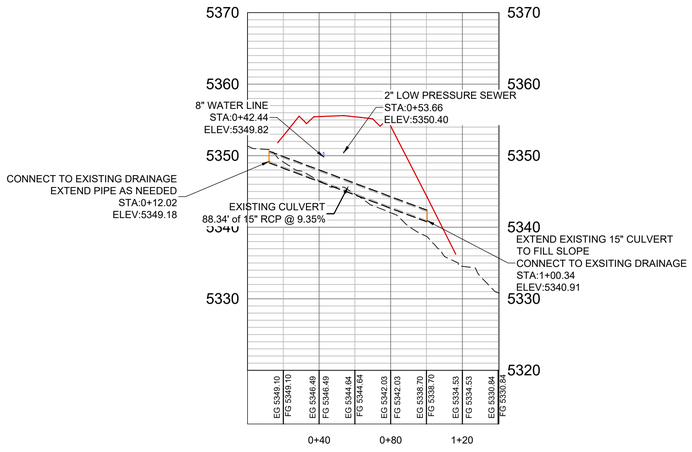


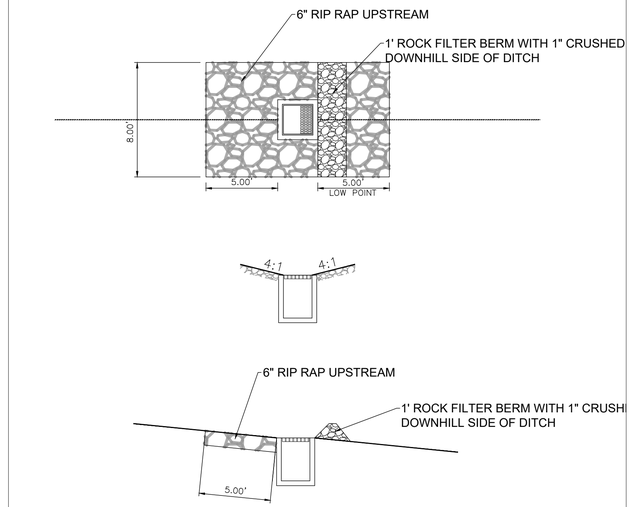
EX CULVERT ROAD 4 CROSSING

POND 4 CUL-DE-SAC

POND ROAD 4







2X2 SD BOX IN DRAINAGE DITCH

0' 20' 40' 80' 120'
Scale in Feet
1" = 40'

R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1_RECOVER_RECOVER.DWG

SCALE 1" = 40'
DATE 7-18-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DESCRIPTION	DATE
	7-14-22

DWG:

SD CROSSINGS
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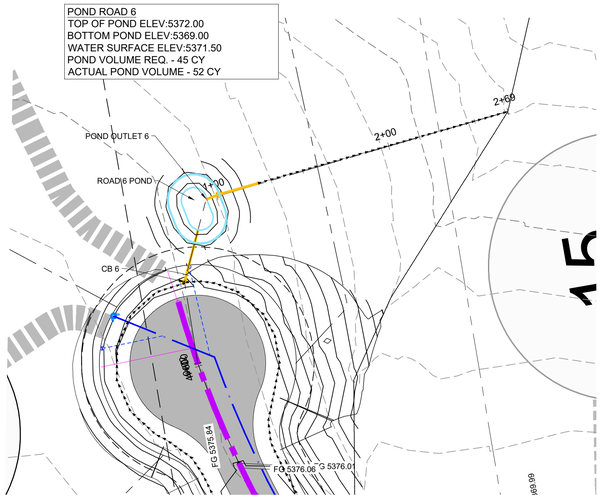
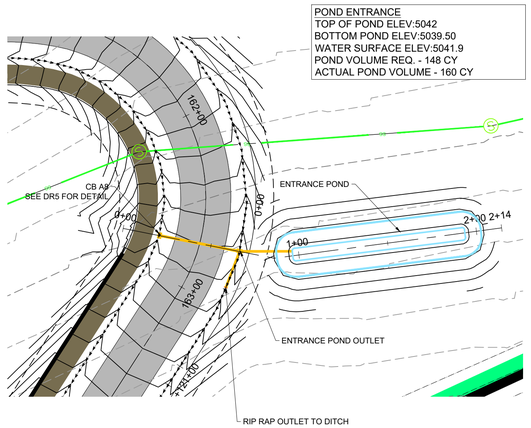
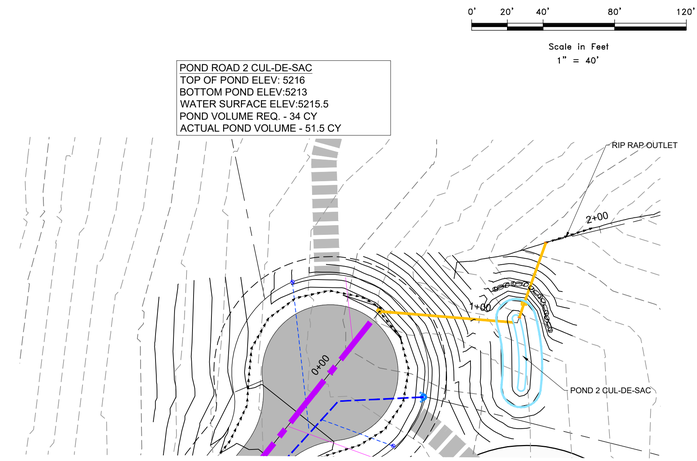
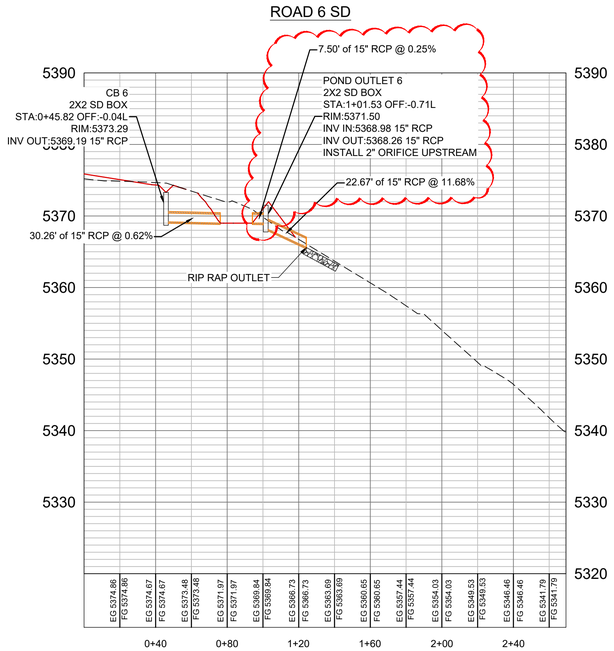
DR5



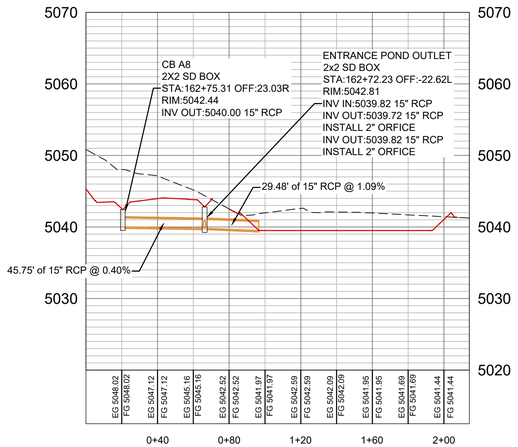




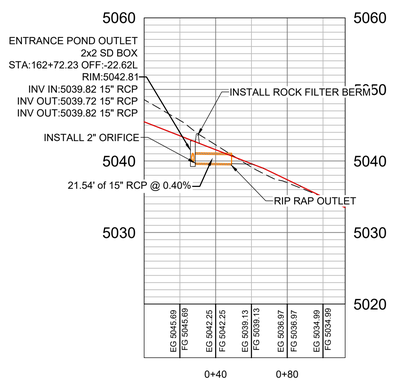
ROAD 6 SD



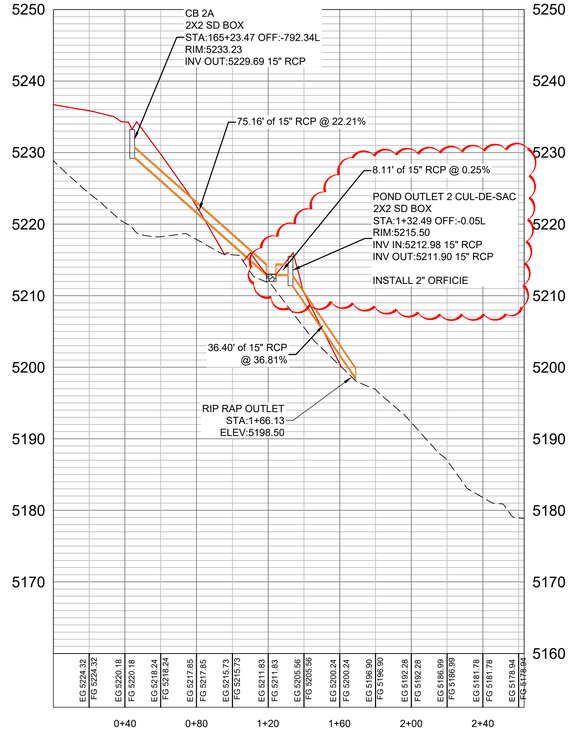
ENTRANCE POND SD



ENTRANCE DITCH OUTLET



ROAD 2 CUL-DE-SAC POND



REVISIONS	
DESCRIPTION	DATE
	7-14-22

DWG:

SCALE 1" = 40'
DATE 7-13-22
DESIGN KAN
DRAWN KAN
CHECKED RC

SD CROSSINGS
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DR6

0' ##' ##' ##' ###'

Scale in Feet
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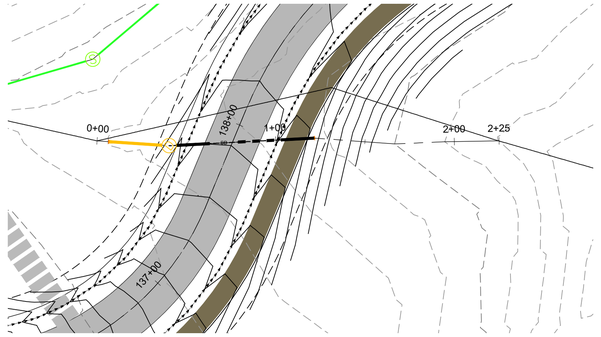
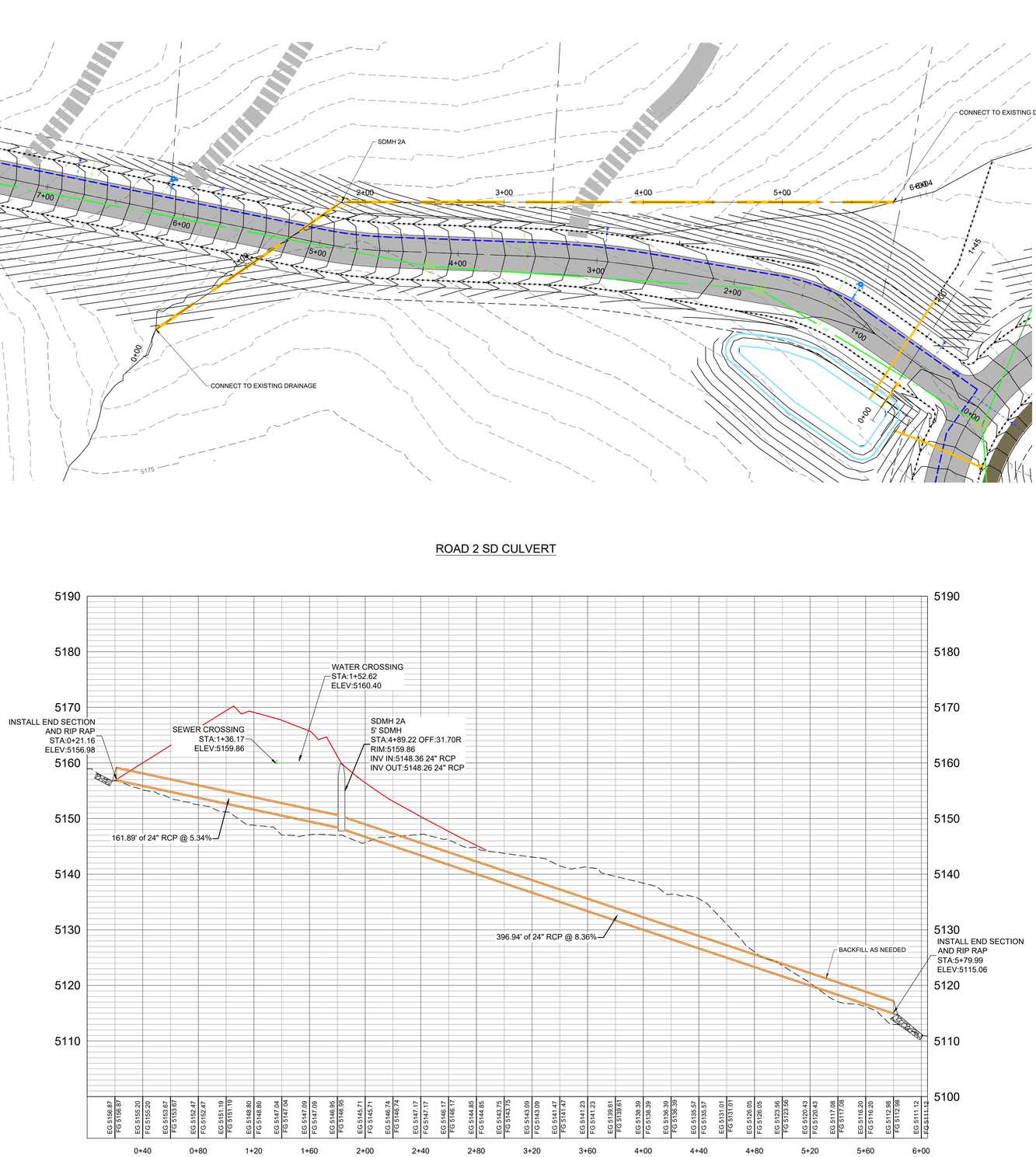
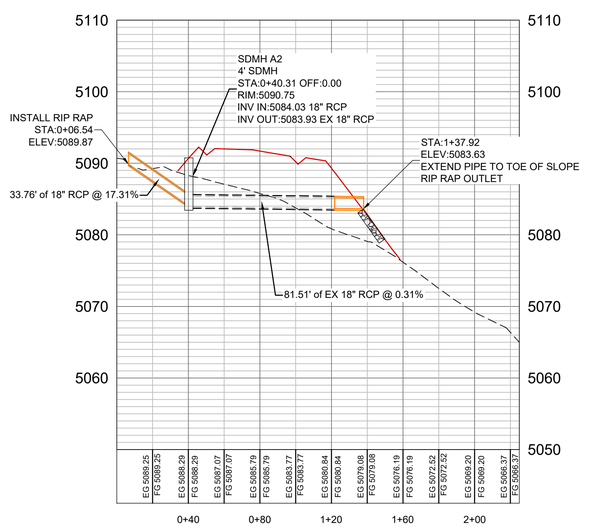


EX CULVERT 138 ROAD A

ROAD 2 SD CULVERT





SCALE: #######
DATE: 7-18-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

SD CROSSINGS
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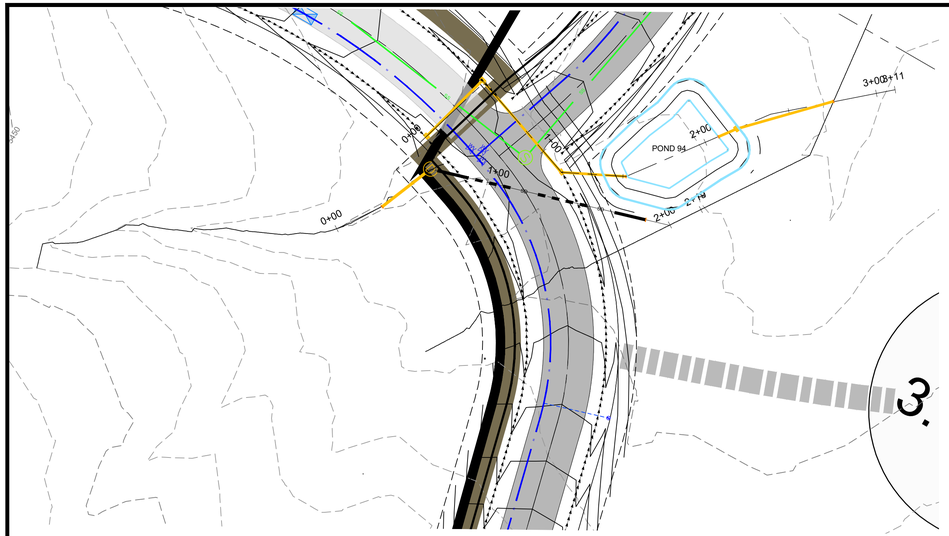
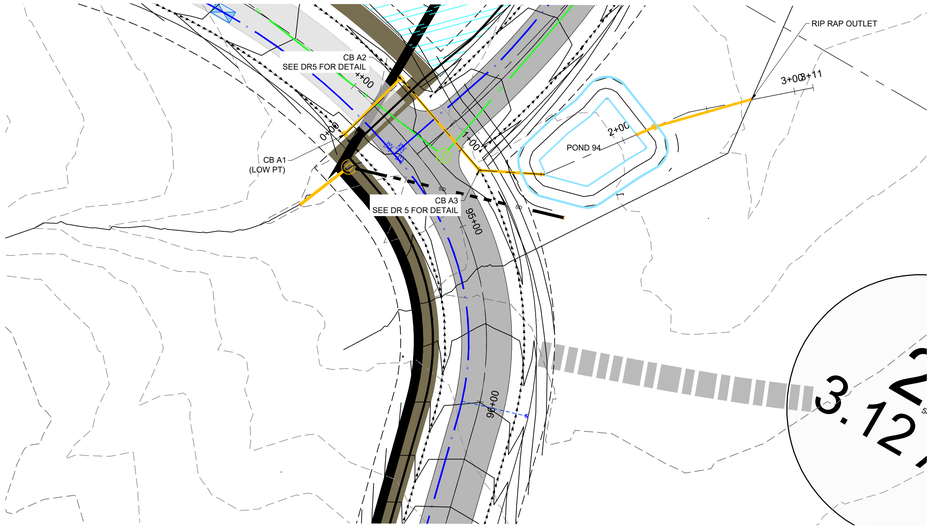
R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1_RECOVER_RECOVER.DWG





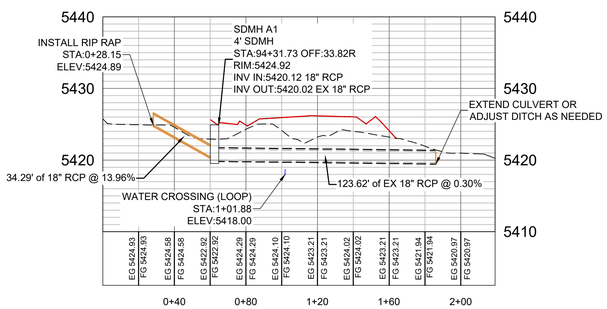
0' ##' ##' ##' ###'

Scale in Feet

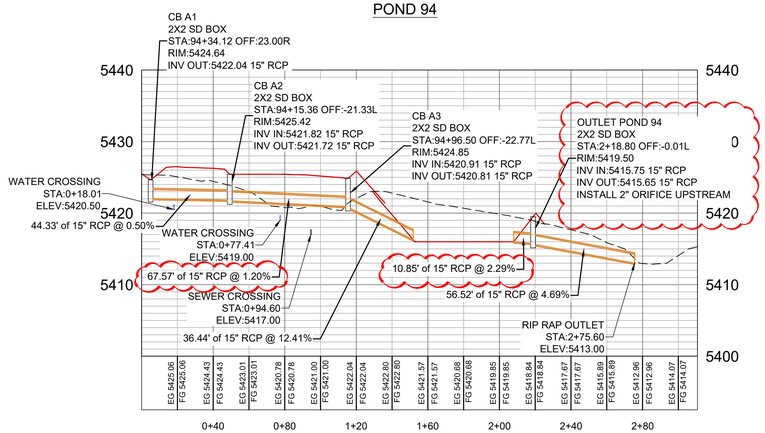
########

POND 94
TOP OF POND ELEV:5420.00
BOTTOM POND ELEV:5416.00
WATER SURFACE ELEV:5419.5
POND VOLUME REQ. - 306 CY
ACTUAL POND VOLUME - 318 CY

EX CULVERT ROAD A 94



POND 94



REVISIONS		
DATE	DESCRIPTION	
7-14-22		

DWG:

SCALE: #######
DATE: 7-13-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

SD CROSSINGS
OSPREY RANCH
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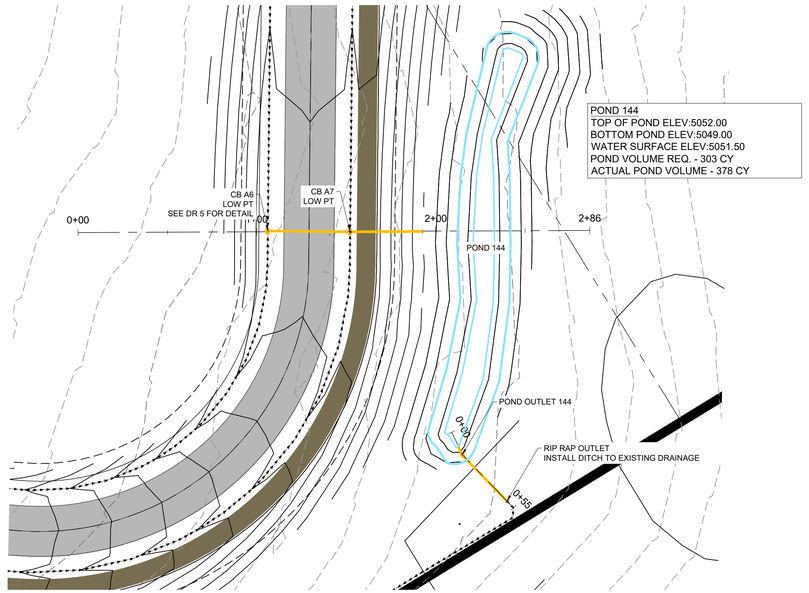
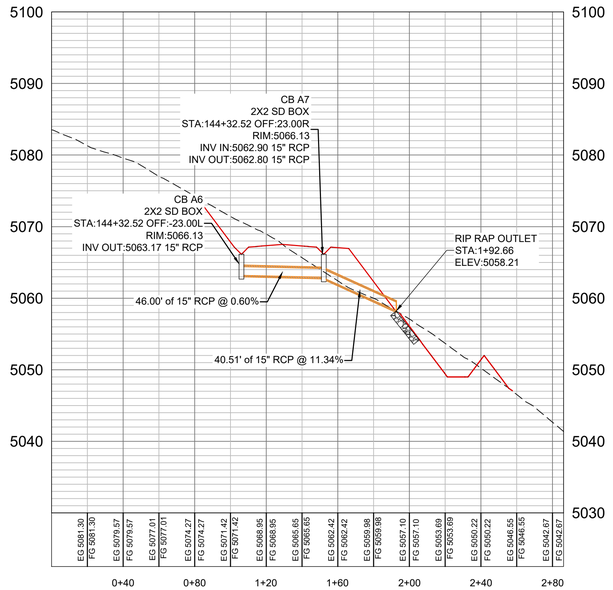
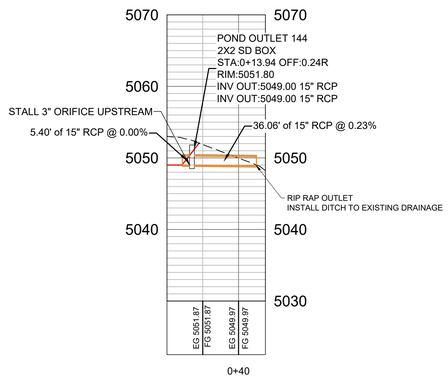


STORM DRAIN CROSSING 144



OUTLET POND 144



0' ##' ##' ##' ###'

Scale in Feet

########

R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1_RECOVER_RECOVER.DWG

SCALE: ########
DATE: 7-13-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION
7-14-22	

DWG:

SD CROSSINGS DETAIL

OSPREY RANCH

UT-158

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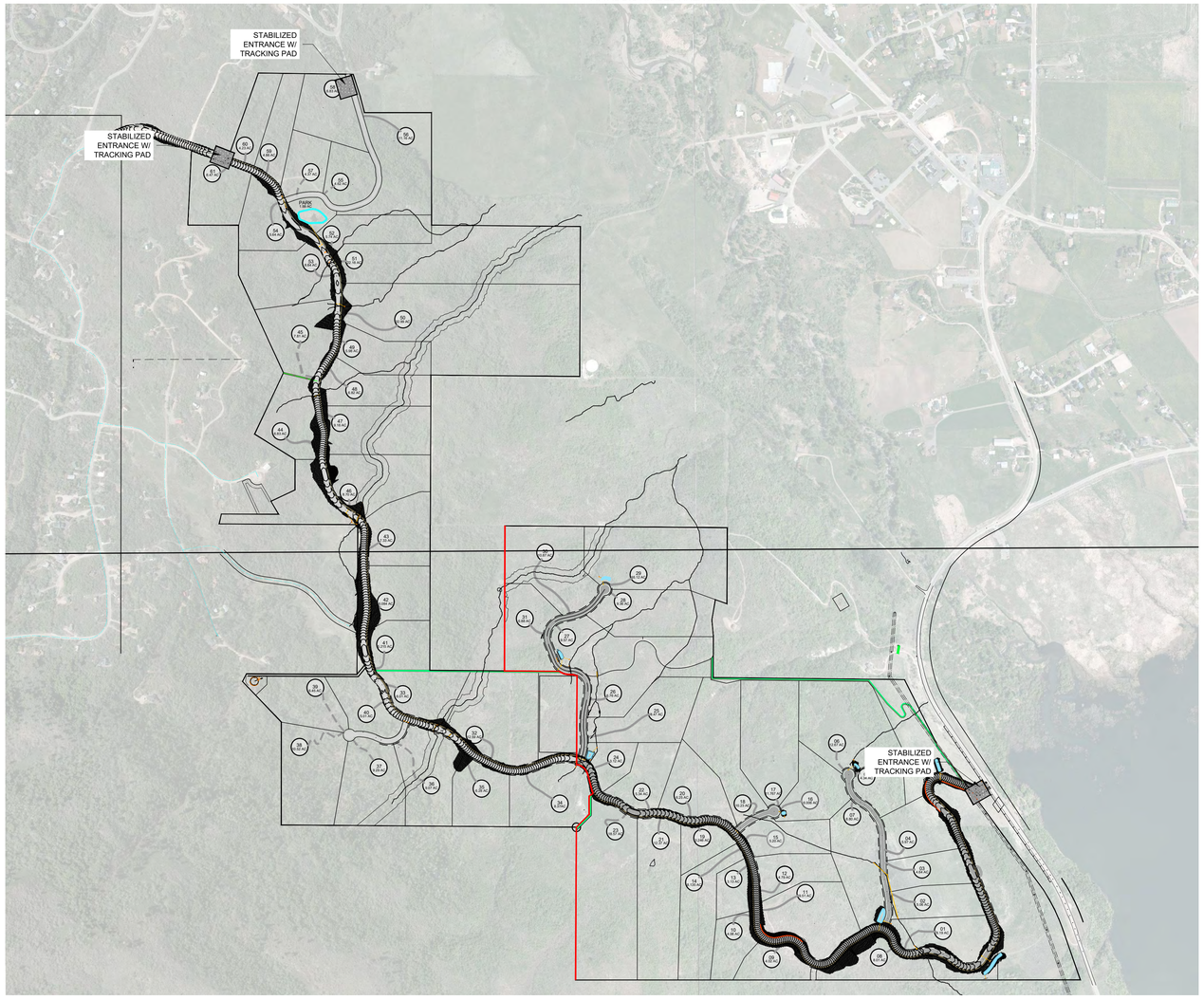
DR9

STORM WATER PROTECTION PLAN

OSPREY RANCH

TOTAL AREA 629.64 ACRES
TOTAL DISTURBED AREA 32.61 ACRES



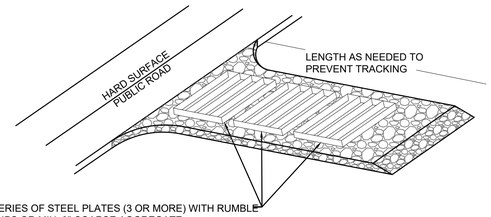
EROSION CONTROL NOTES:

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:

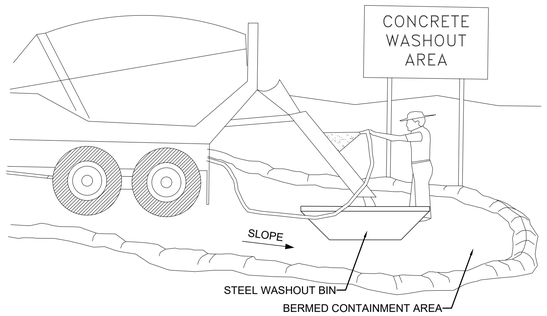
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER 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



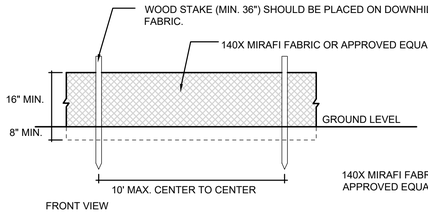
NOTES:

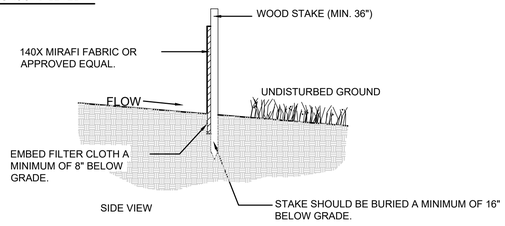
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN 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 SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

INLET PROTECTION (EITHER OPTION)

SILT FENCE

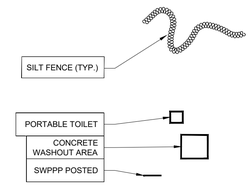
DISTURBED AREA





2 SILT FENCE

Scale: NTS



0' 300' 600' 1200' 1800'

Scale in Feet
Custom

SWWP

SCALE: #######
DATE: 06-17-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

RM WATER PROTECTION PLAN
OSPREY RANCH
UT-158
EDEN, WEBER, UTAH

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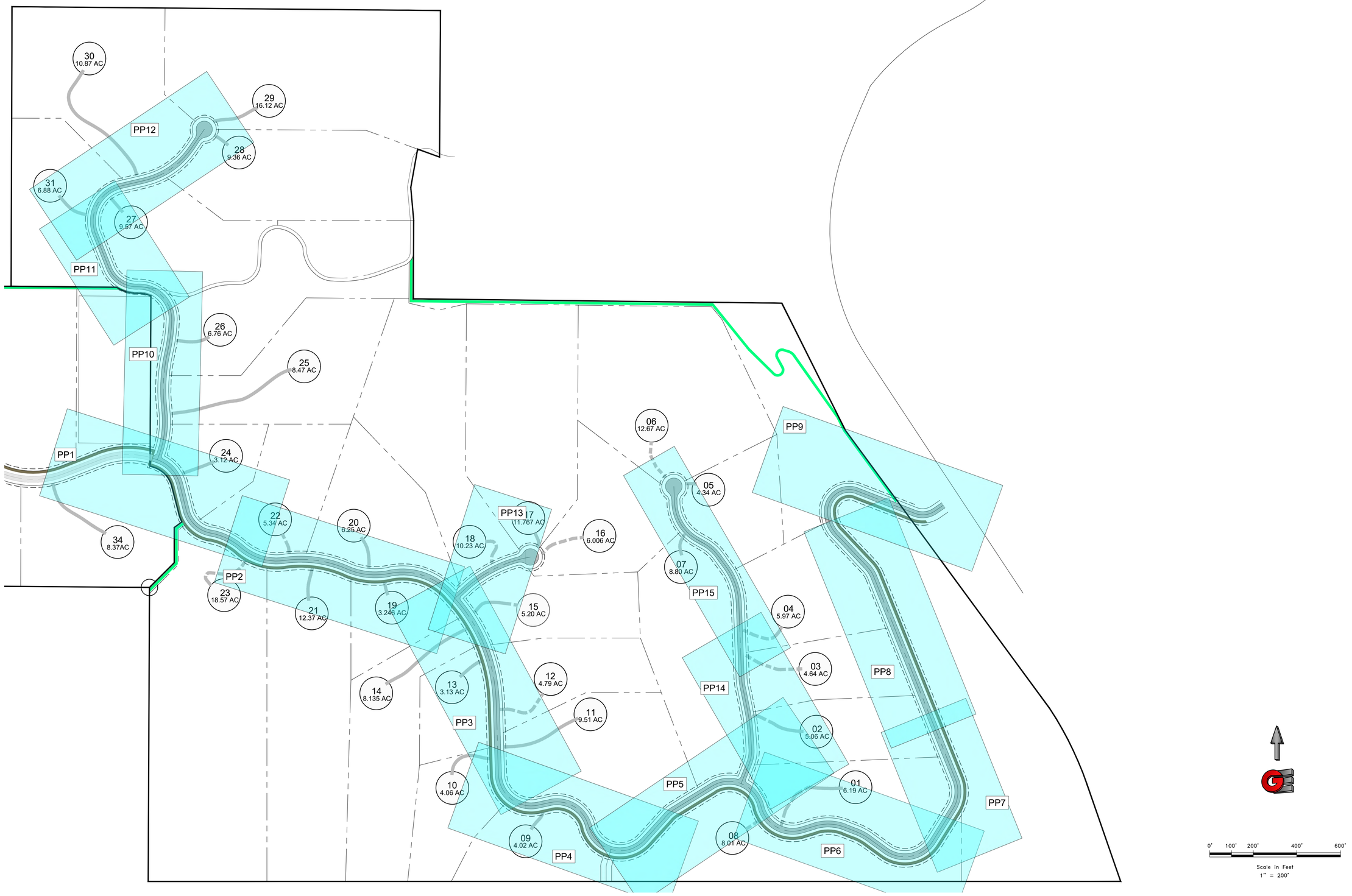
R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN SHEETS 6-17-22.DWG

KEY MAP PLAN AND PROFILE SHEETS

PHASE 1



0' 100' 200' 400' 600'

Scale in Feet
1" = 200'

SCALE 1" = 200'
DATE 6-15-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DATE	DESCRIPTION

DWG:

OVERVIEW PP SHEETS
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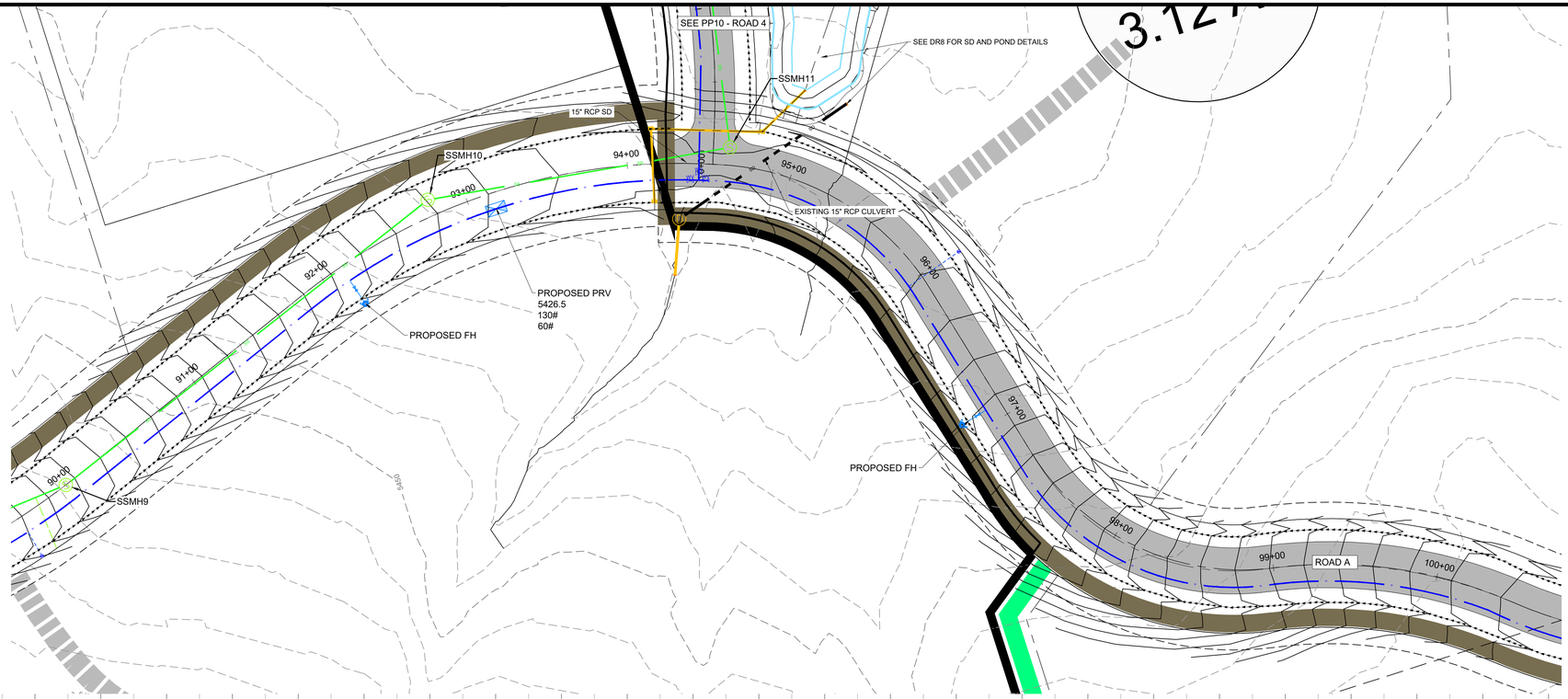
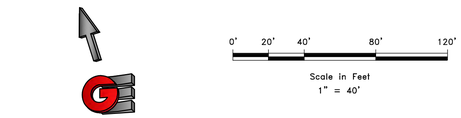
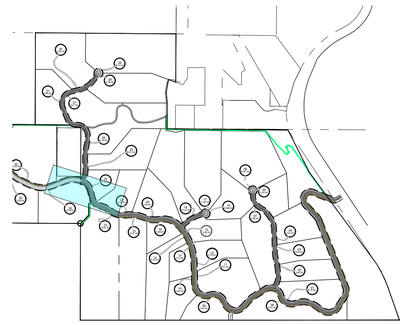
PP0

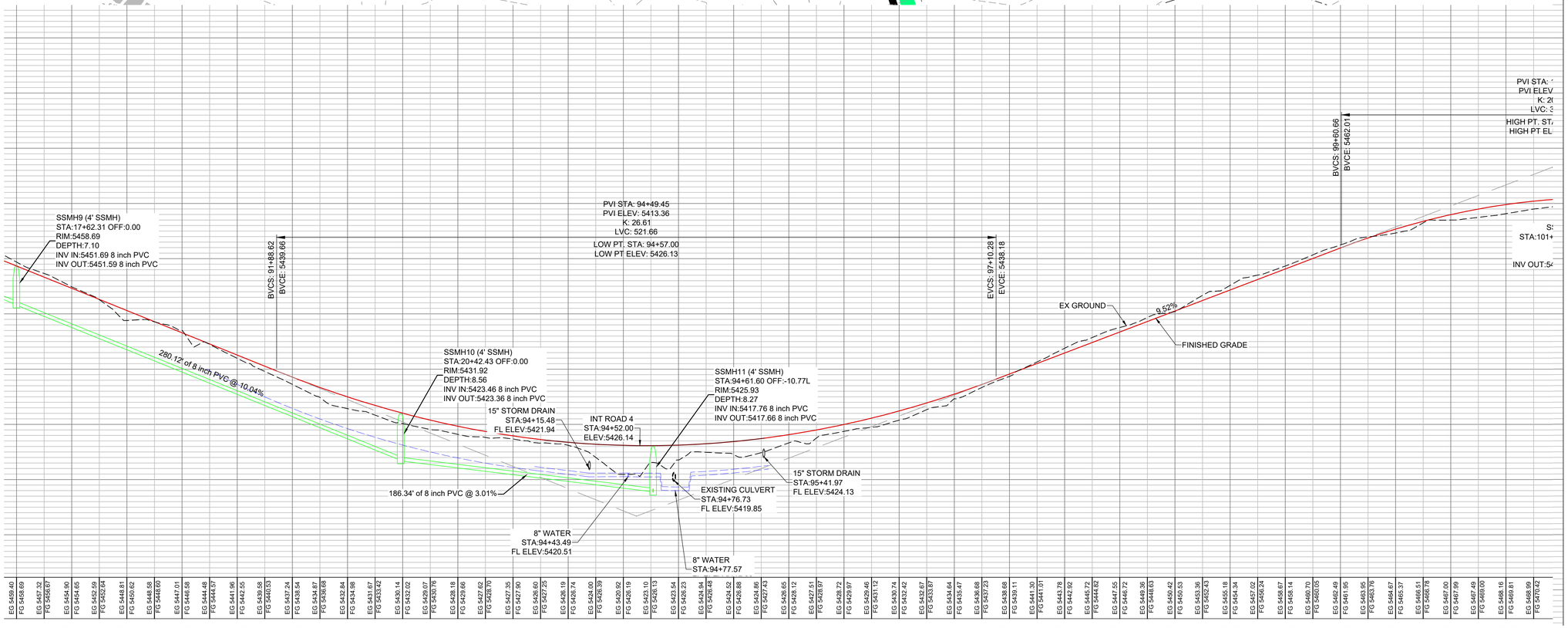






LOCATION MAP

- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR -11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH



REVISIONS	
DATE	DESCRIPTION

DWG:

SCALE: 1" = 40'
DATE: 6-15-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

PLAN AND PROFILE ROAD A

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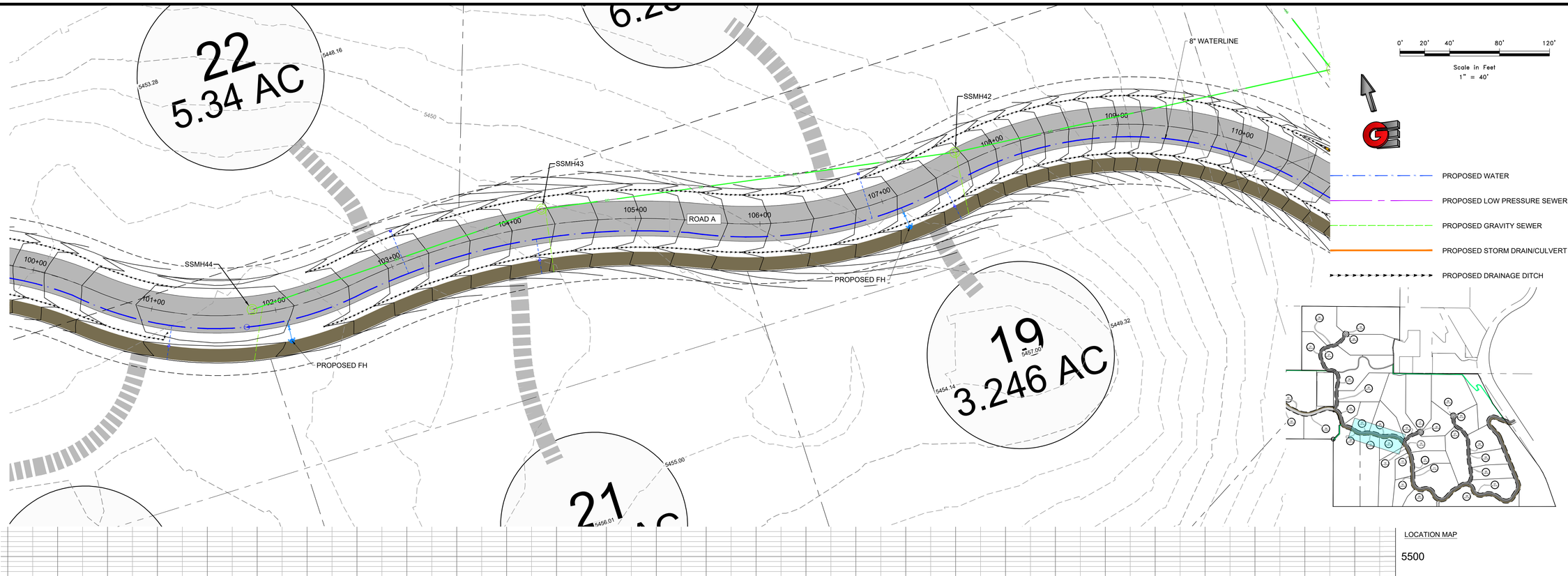
PP1

P:\1201 - LEWIS HOMES\3105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1_RECOVER_RECOVER.DWG



LOCATION MAP

PVI STA: 101+13.46
PVI ELEV: 5476.56
K: 20.00
LVC: 305.60
HIGH PT. STA: 101+50.98
HIGH PT ELEV: 5471.07

EVCS: 102+66.26
EVCE: 5467.75

SSMH44 (4' SSMH)
STA:101+81.35 OFF:-3.25L
RIM:5470.74
DEPTH:5.85
INV OUT:5464.89 8 inch PVC

245.47' of 8 inch PVC @ 5.96%

SSMH43 (4' SSMH)
STA:104+26.29 OFF:-13.13L
RIM:5458.26
DEPTH:8.10
INV IN:5450.26 8 inch PVC
INV OUT:5450.16 8 inch PVC

-5.76%

EX GROUND

FINISHED GRADE

334.61' of 8 inch PVC @ 6.47%

PVI STA: 107+80.00
PVI ELEV: 5438.13
K: 19.00
LVC: 80.47

BVCS: 107+39.76
BVCE: 5440.45

EVCS: 108+20.24
EVCE: 5434.11

SSMH42 (4' SSMH)
STA:107+70.02 OFF:-11.05L
RIM:5438.22
DEPTH:9.82
INV IN:5428.50 8 inch PVC
INV OUT:5428.40 8 inch PVC

309.21' of 8 inch PVC @ 9.89%

SSMH18 (5' SSMH)
STA:41+41.74 OFF:0.00
RIM:5404.40
DEPTH:6.68
INV IN:5397.82 10 inch PVC
INV IN:5397.82 8 inch PVC
INV OUT:5397.72 8 inch PVC

-10.00%

5500 5490 5480 5470 5460 5450 5440 5430 5420 5410 5400

0+00 100+40 100+80 101+20 101+60 102+00 102+40 102+80 103+20 103+60 104+00 104+40 104+80 105+20 105+60 106+00 106+40 106+80 107+20 107+60 108+00 108+40 108+80 109+20 109+60 110+00 110+40 110+80

SCALE: 1" = 40'
DATE: 6-15-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD A

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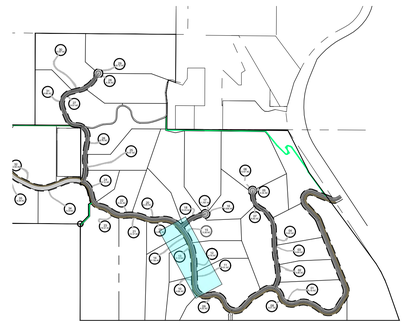
PP2

P:\1201 - LEWIS HOMES\3105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1_RECOVER_RECOVER.DWG



LOCATION MAP

PROPOSED WATER - C900 DR14

PROPOSED LOW PRESSURE SEWER SDR -11

PROPOSED GRAVITY SEWER - SDR-35

PROPOSED STORM DRAIN/CULVERT

PROPOSED DRAINAGE DITCH

SCALE 1" = 40'
DATE 6-15-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD A

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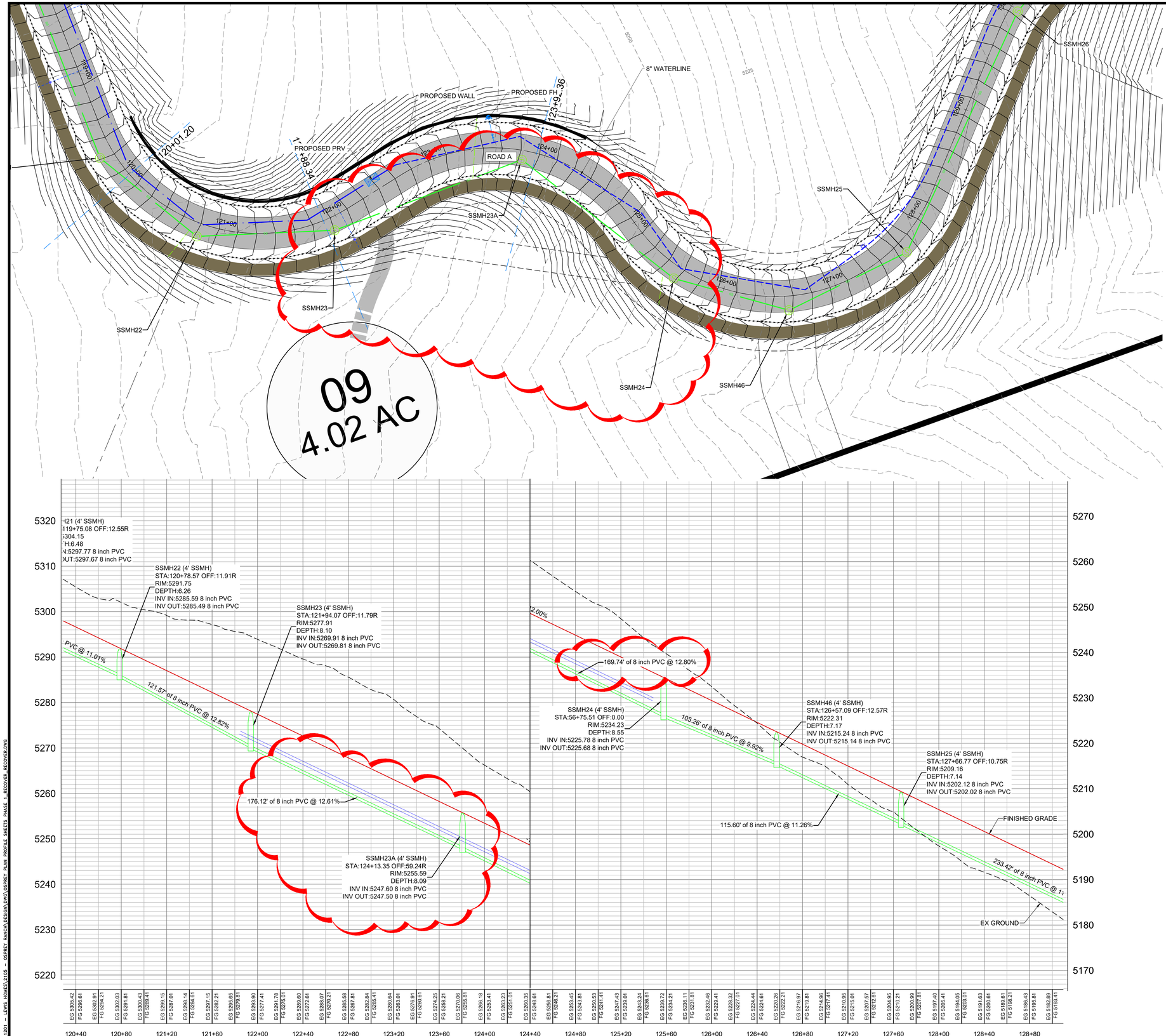
PP3



SCALE 1" = 40'
DATE 7-27-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DESCRIPTION	DATE

DWG:

PLAN AND PROFILE ROAD A

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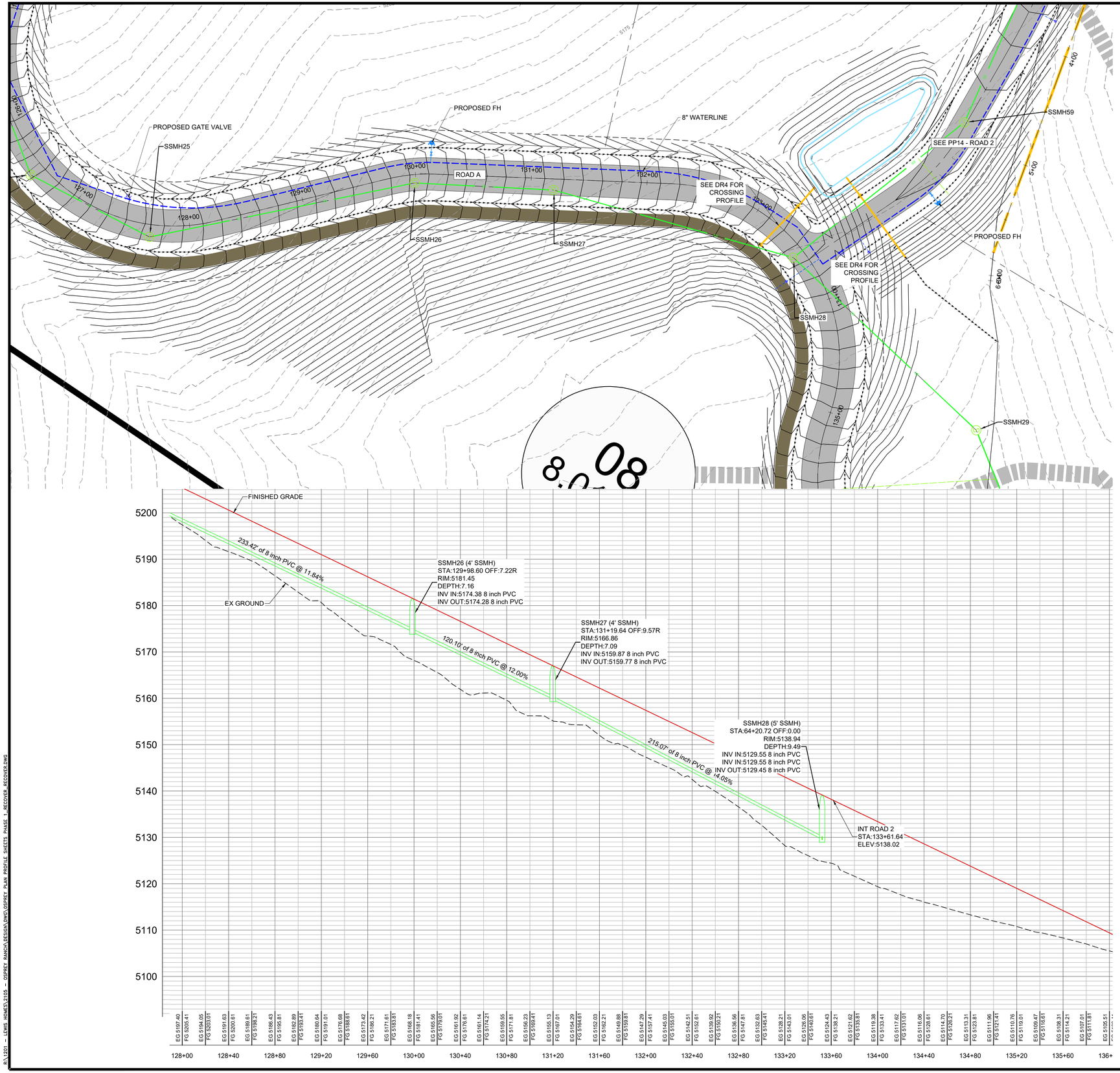
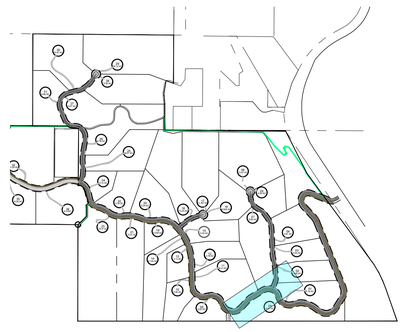
PP4





LOCATION MAP

PROPOSED WATER - C900 DR14

PROPOSED LOW PRESSURE SEWER SDR -11

PROPOSED GRAVITY SEWER - SDR-35

PROPOSED STORM DRAIN/CULVERT

PROPOSED DRAINAGE DITCH

SCALE 1" = 40'
DATE 6-15-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS
DATE | DESCRIPTION

DWG:

PLAN AND PROFILE ROAD A
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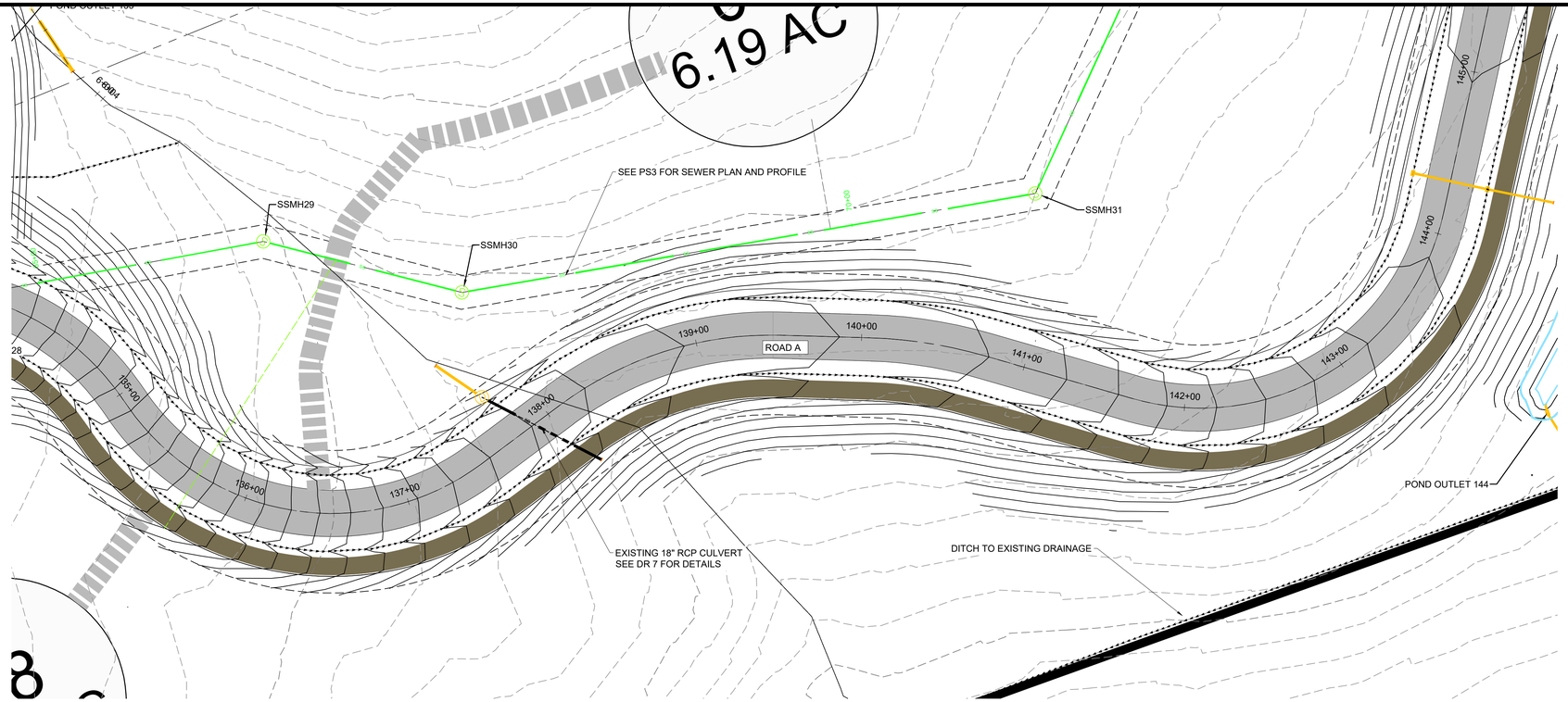
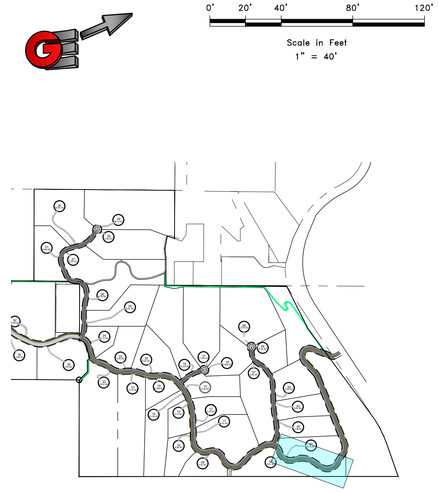
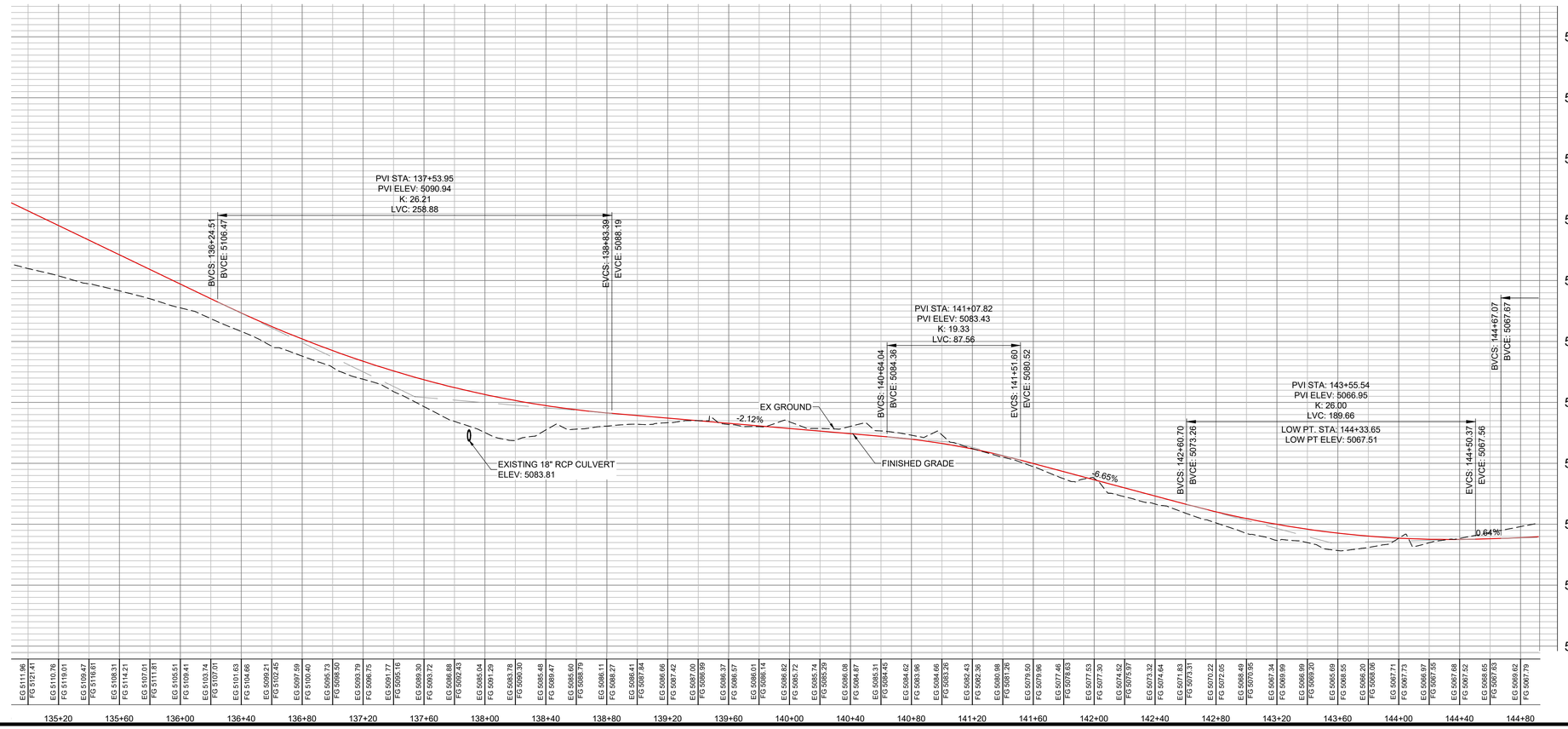
PP5





LOCATION MAP

- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR -11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH



SCALE 1" = 40'
DATE 6-15-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD A

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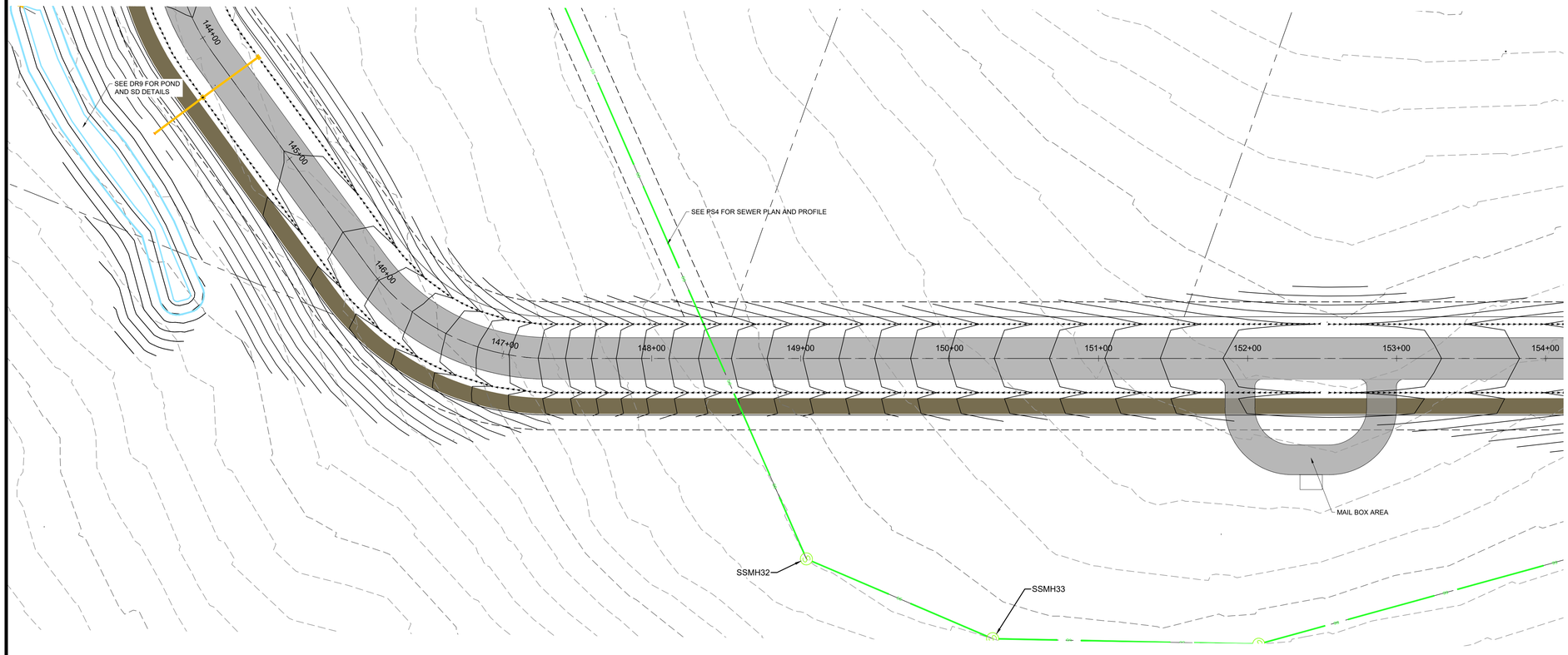
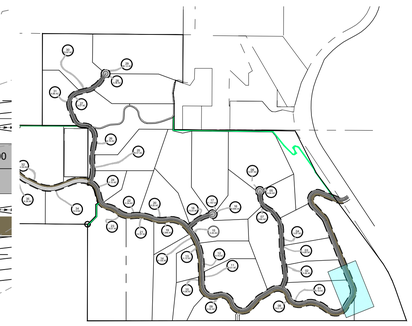
PP6

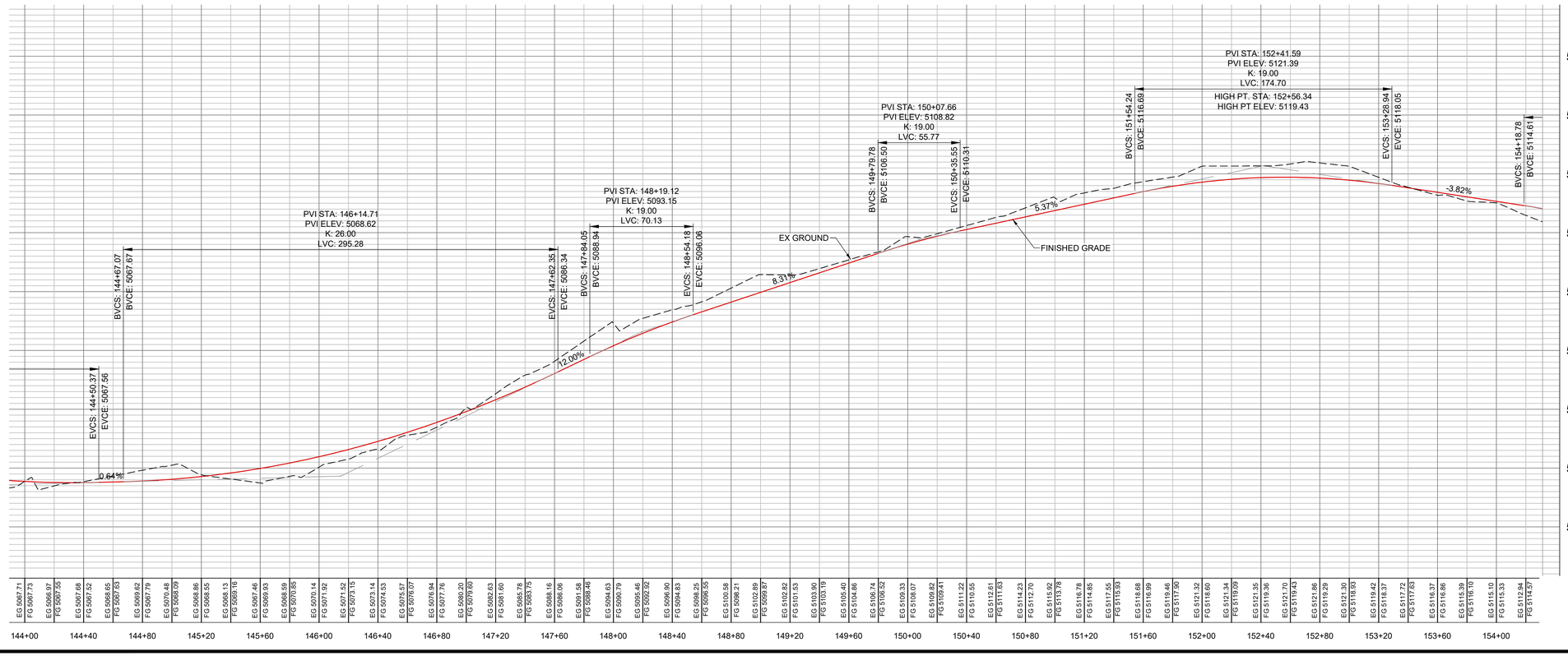




LOCATION MAP

0' 20' 40' 80' 120'

Scale in Feet
1" = 40'



SCALE	1" = 40'
DATE	6-15-22
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD A

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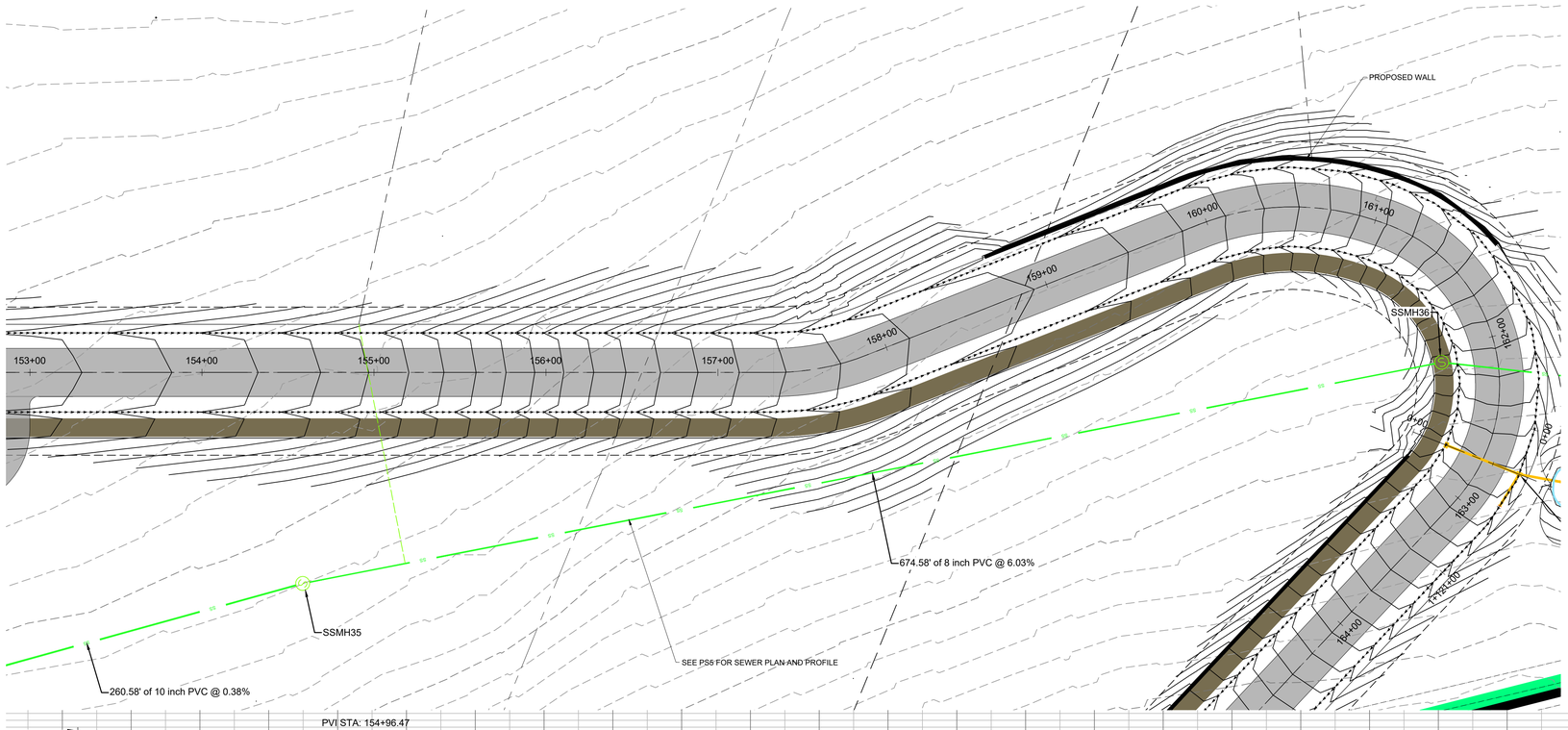
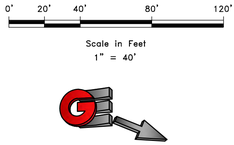
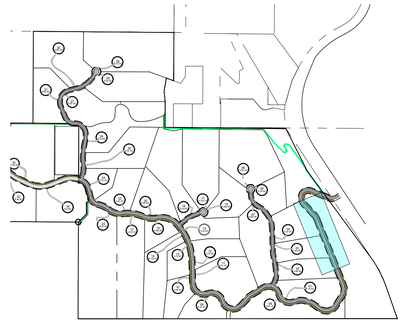
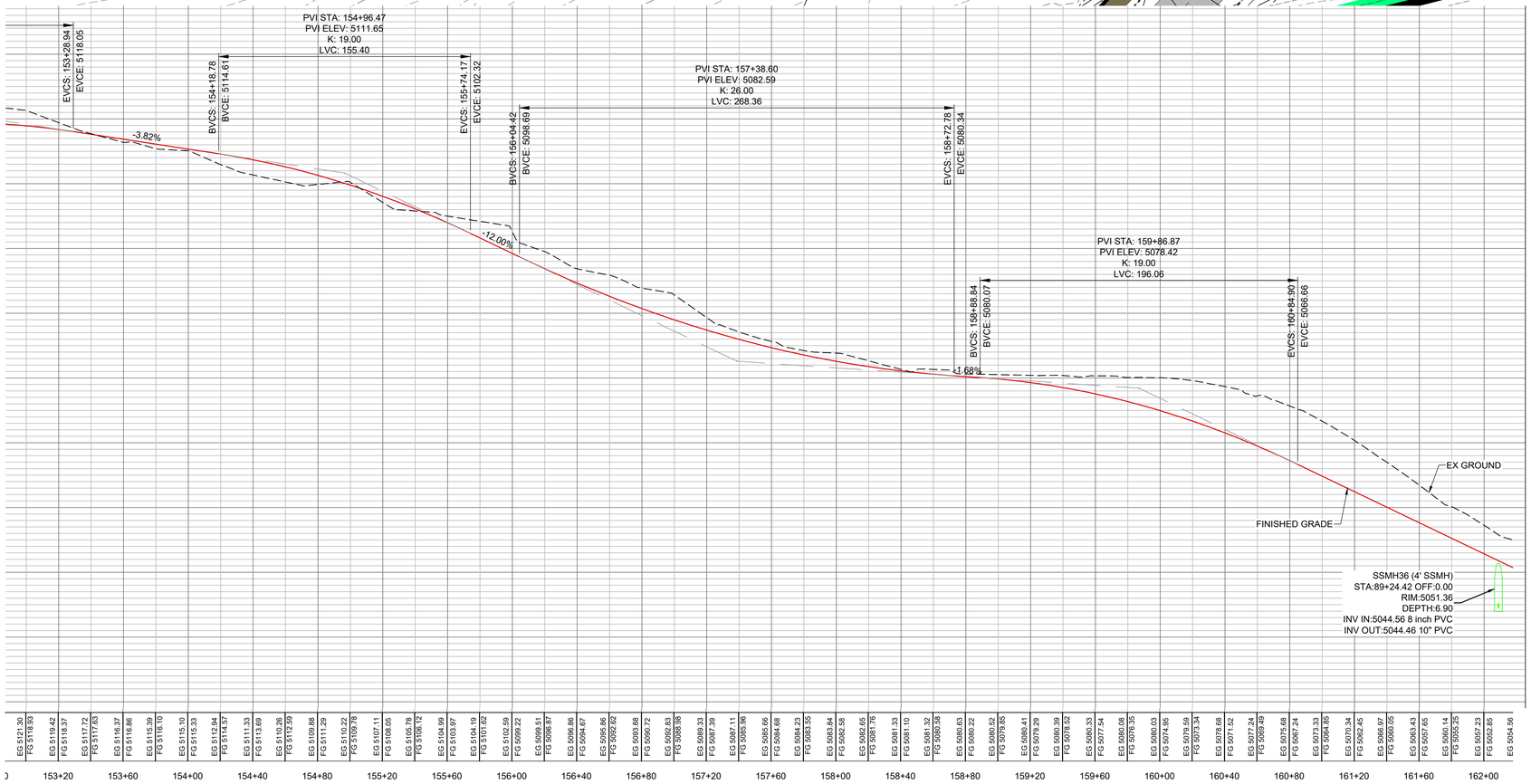
PP7







LOCATION MAP



SCALE	1" = 40'
DATE	6-15-22
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD A

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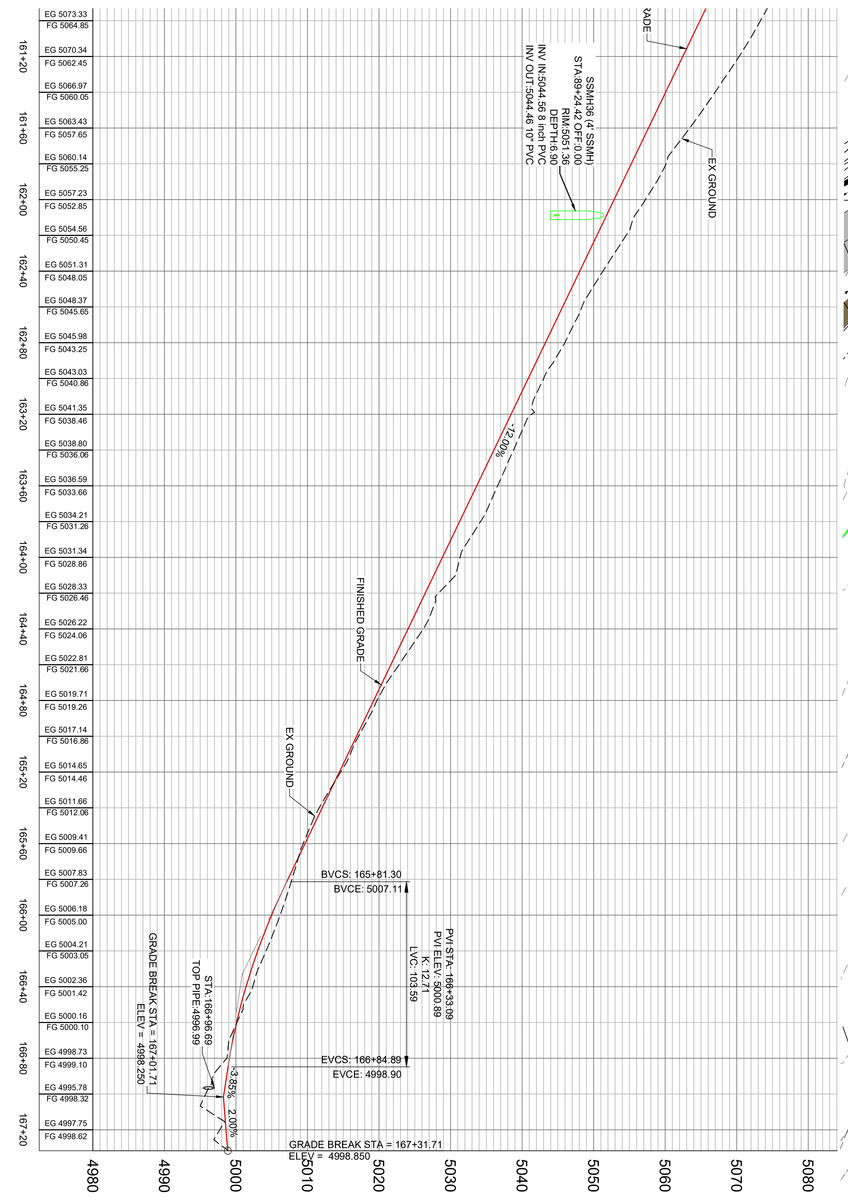
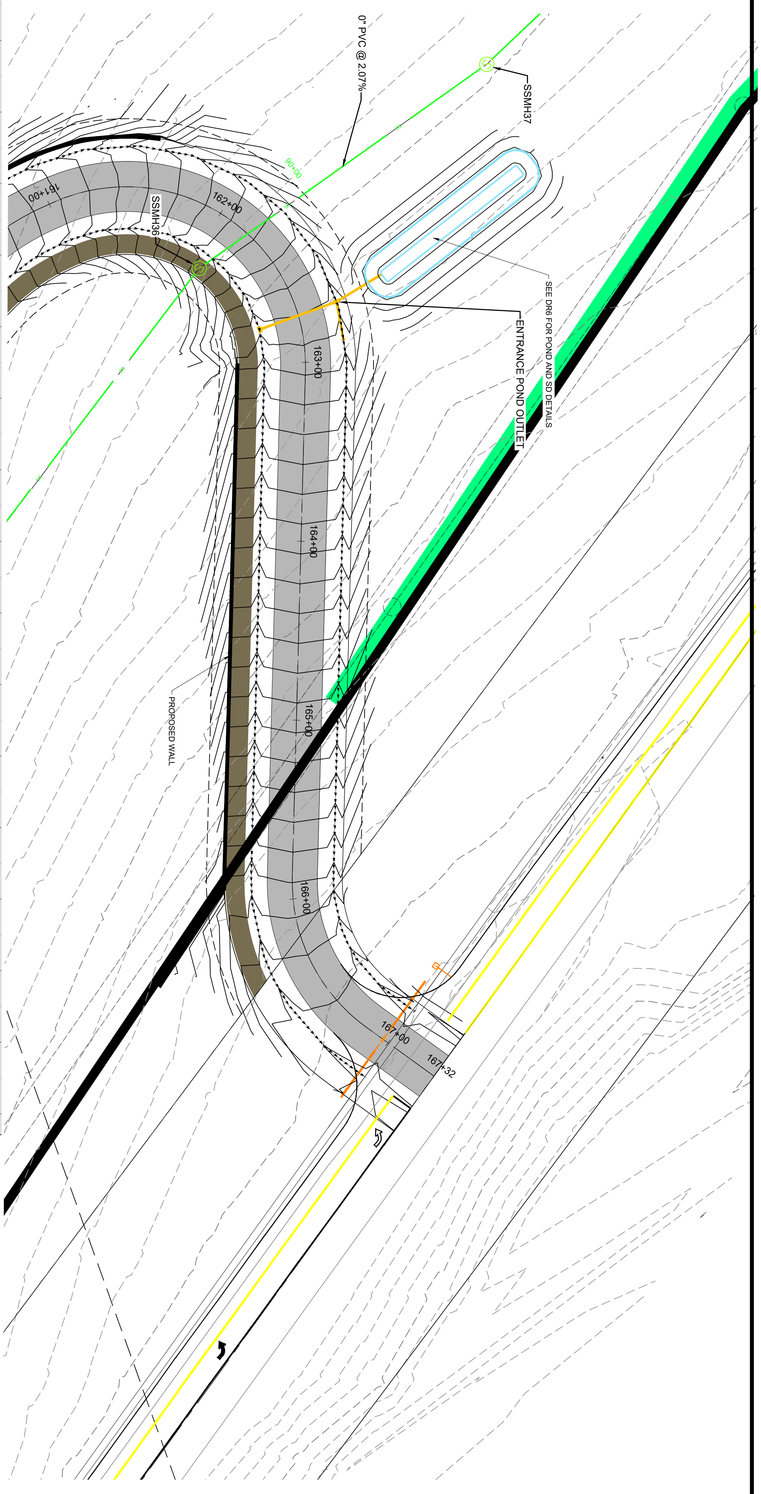
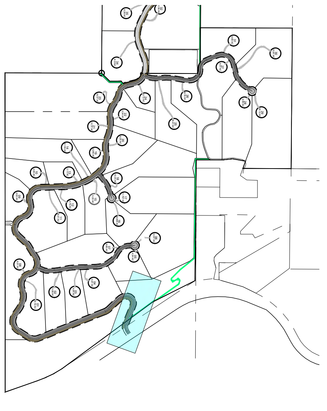
PP8

R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1_RECOVER_RECOVER.DWG







PP9

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PLAN AND PROFILE ROAD A
OSPREY RANCH
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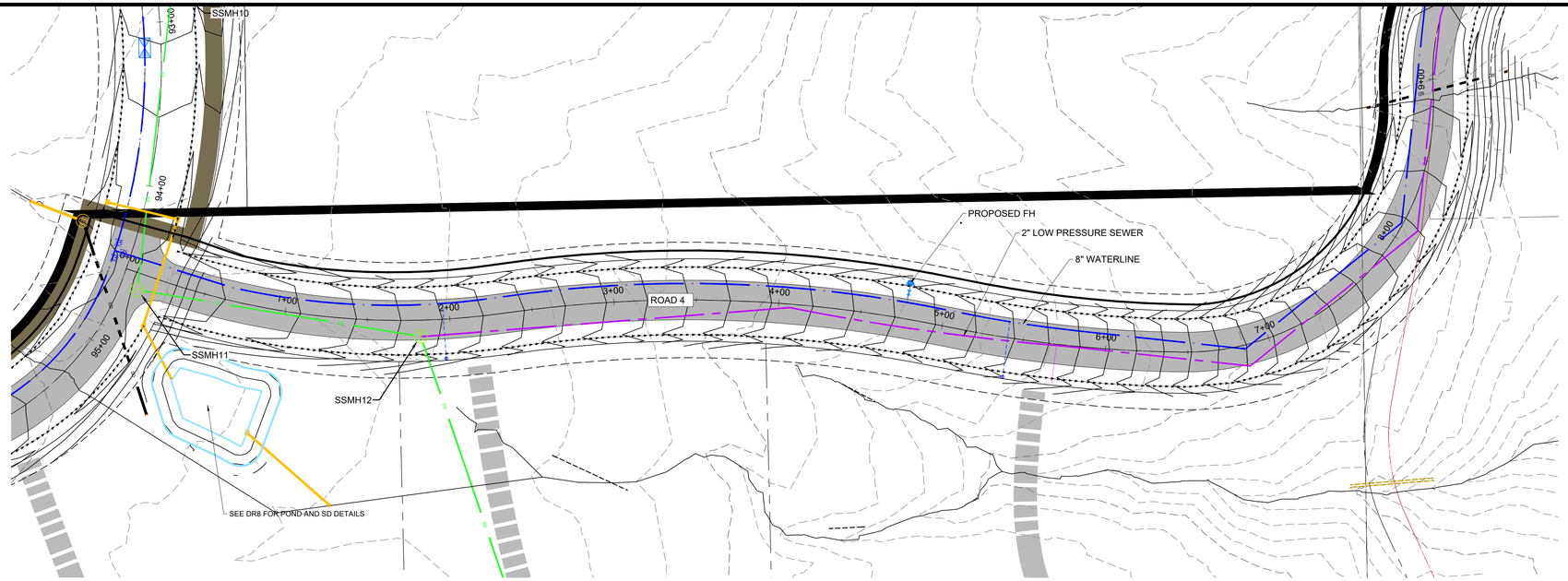
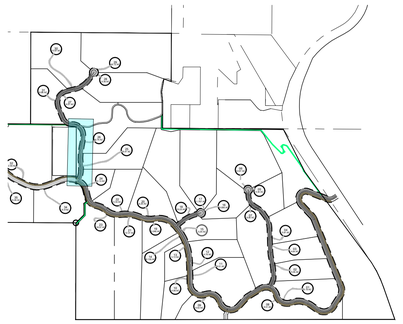
EDEN, WEBER, UTAH

REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 40'
DATE: 6-15-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC
DWG.:





LOCATION MAP

0' 20' 40' 80' 120'

Scale in Feet
1" = 40'

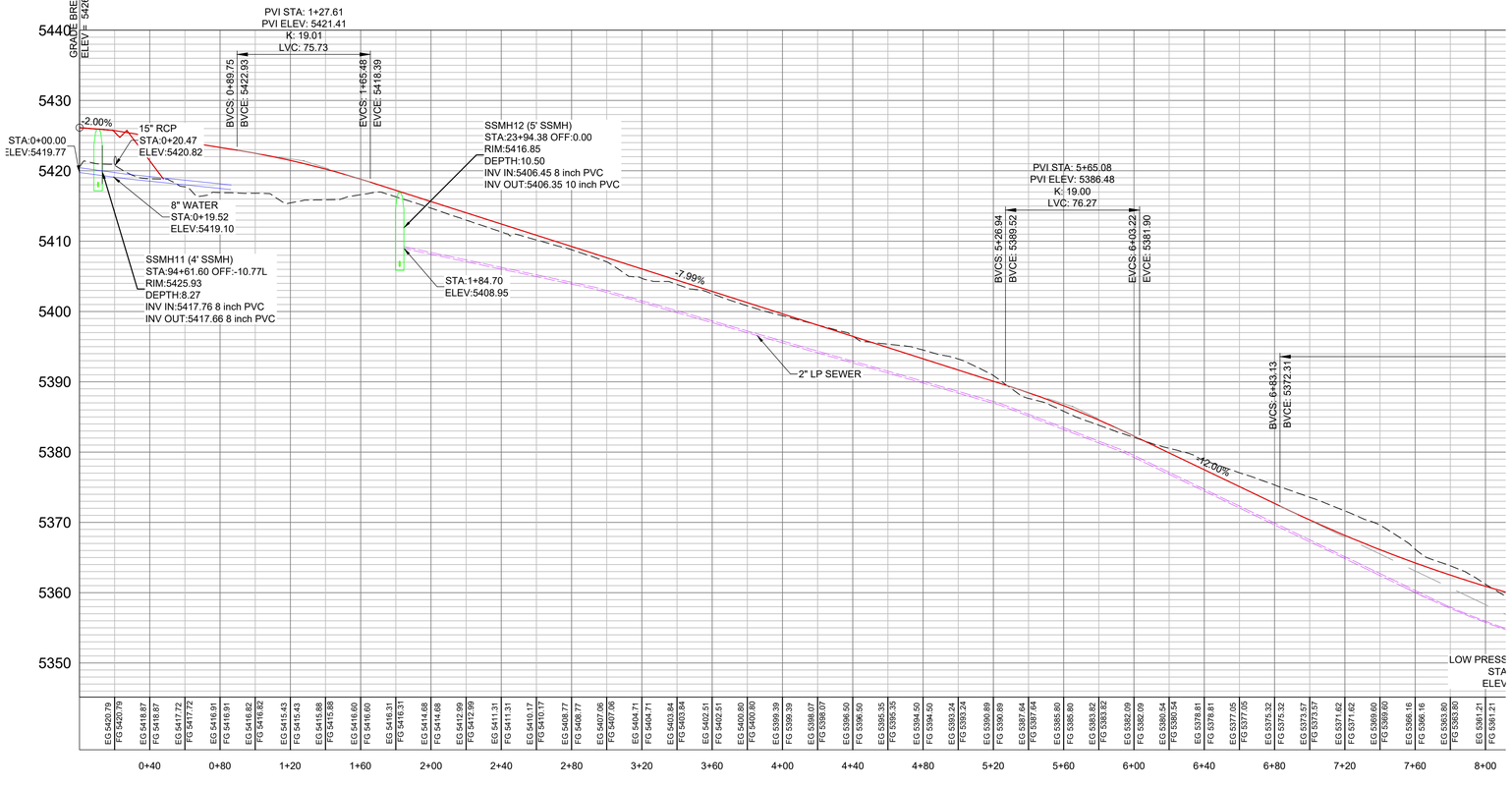
PROPOSED WATER - C900 DR14

PROPOSED LOW PRESSURE SEWER SDR -11

PROPOSED GRAVITY SEWER - SDR-35

PROPOSED STORM DRAIN/CULVERT

PROPOSED DRAINAGE DITCH



SCALE	1" = 40'
DATE	6-15-22
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD 4
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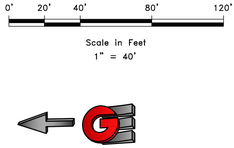
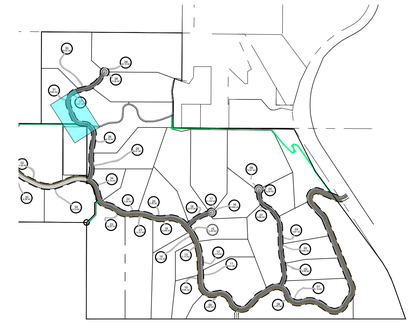
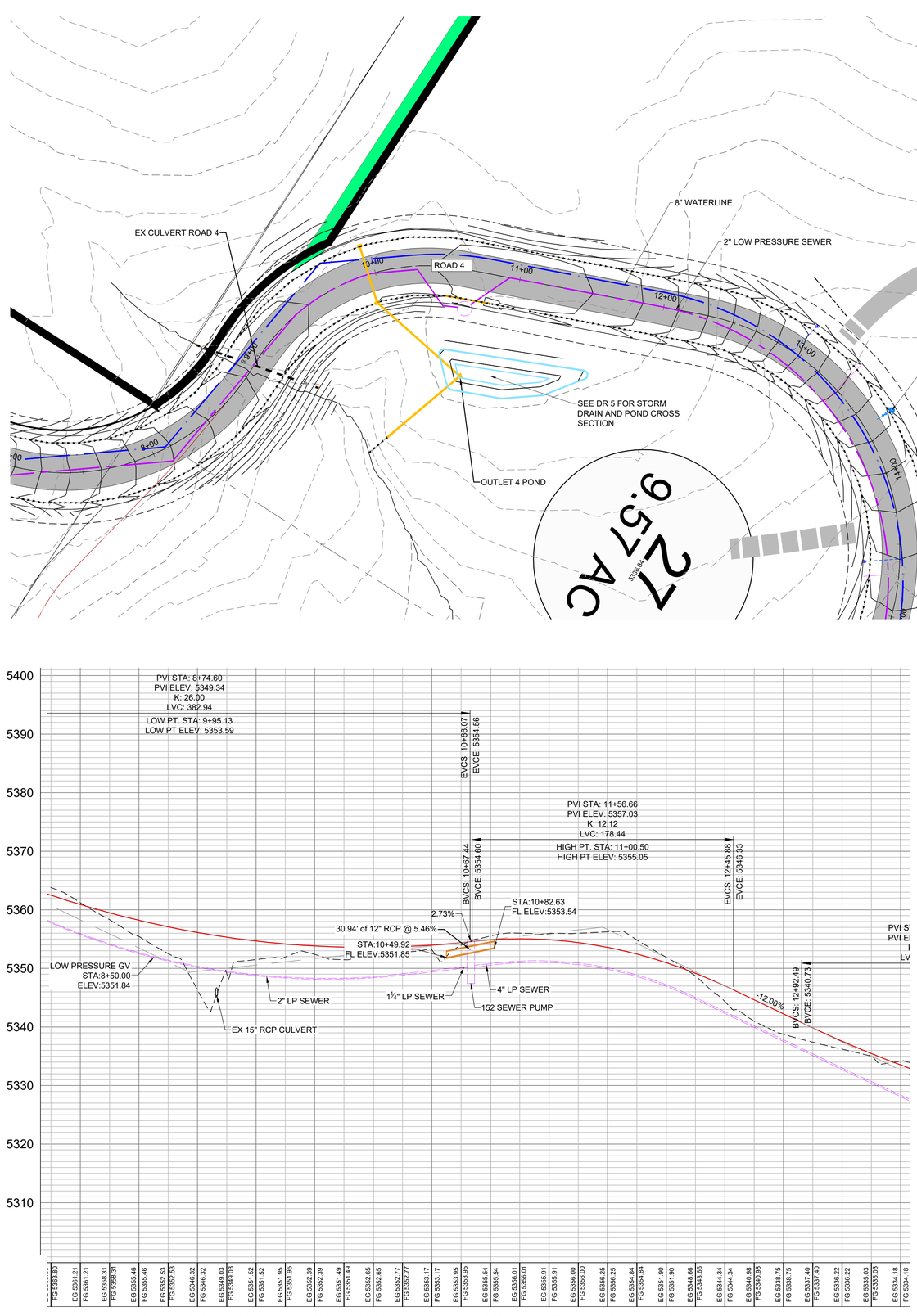
PP10





LOCATION MAP



PROPOSED WATER - C900 DR14

PROPOSED LOW PRESSURE SEWER SDR -11

PROPOSED GRAVITY SEWER - SDR-35

PROPOSED STORM DRAIN/CULVERT

PROPOSED DRAINAGE DITCH

SCALE: 1" = 40'
DATE: 6-15-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD 4

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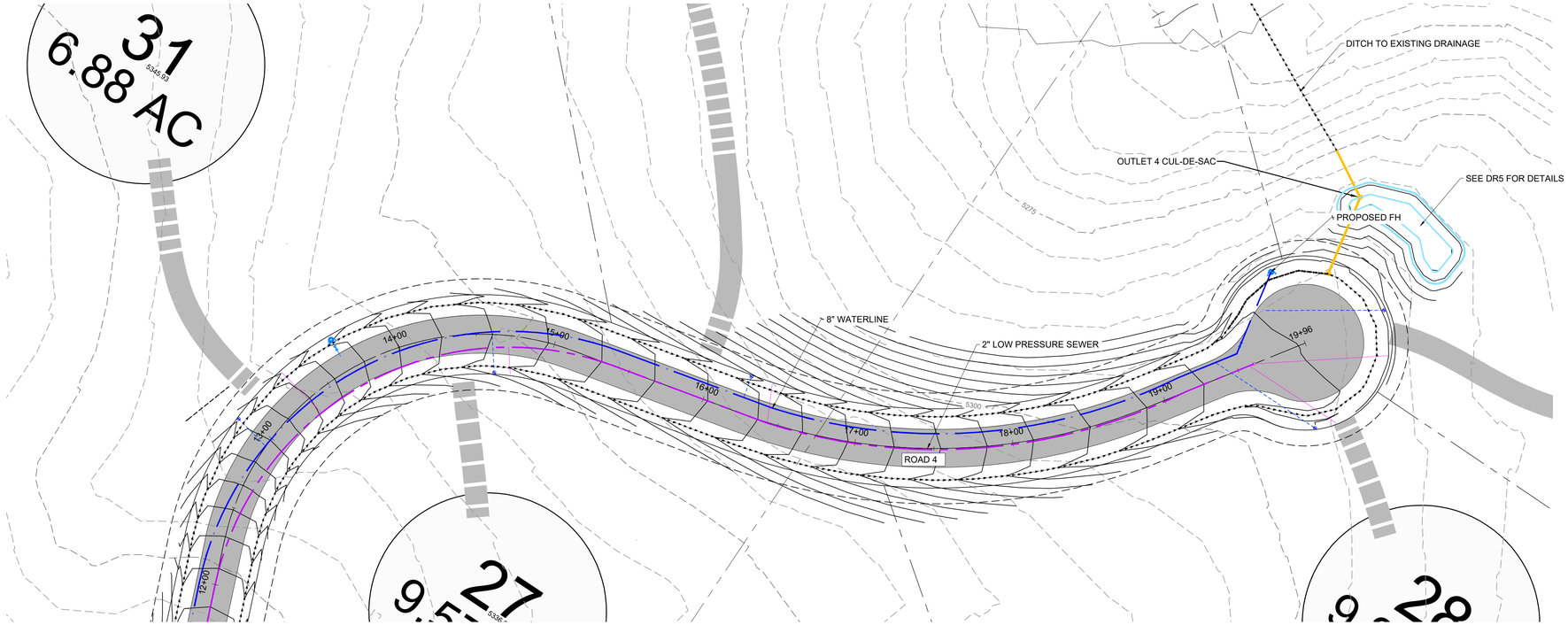
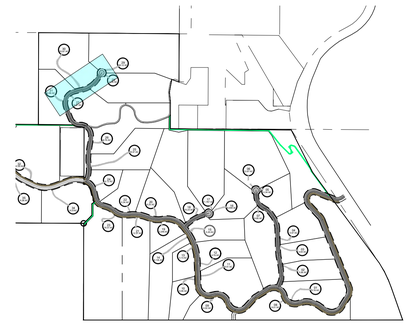
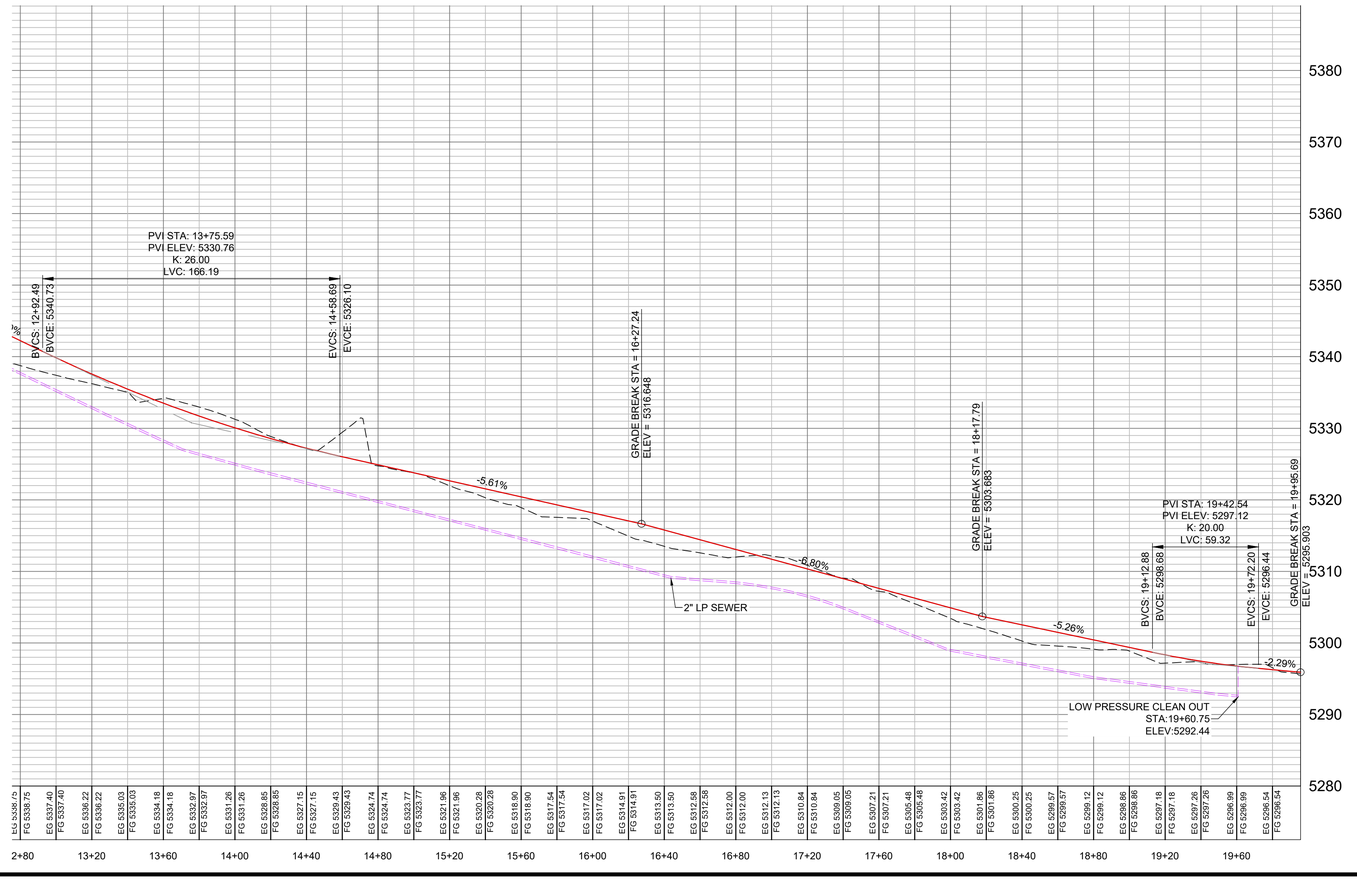
PP11





LOCATION MAP



0' 20' 40' 80' 120'

Scale in Feet
1" = 40'

PROPOSED WATER - C900 DR14

PROPOSED LOW PRESSURE SEWER SDR -11

PROPOSED GRAVITY SEWER - SDR-35

PROPOSED STORM DRAIN/CULVERT

PROPOSED DRAINAGE DITCH

SCALE: 1" = 40'
DATE: 6-15-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD 4

OSPREY RANCH

UT-158

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PP12

LOCATION MAP

- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR -11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH

SCALE	1" = 40'
DATE	6-15-22
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD 6

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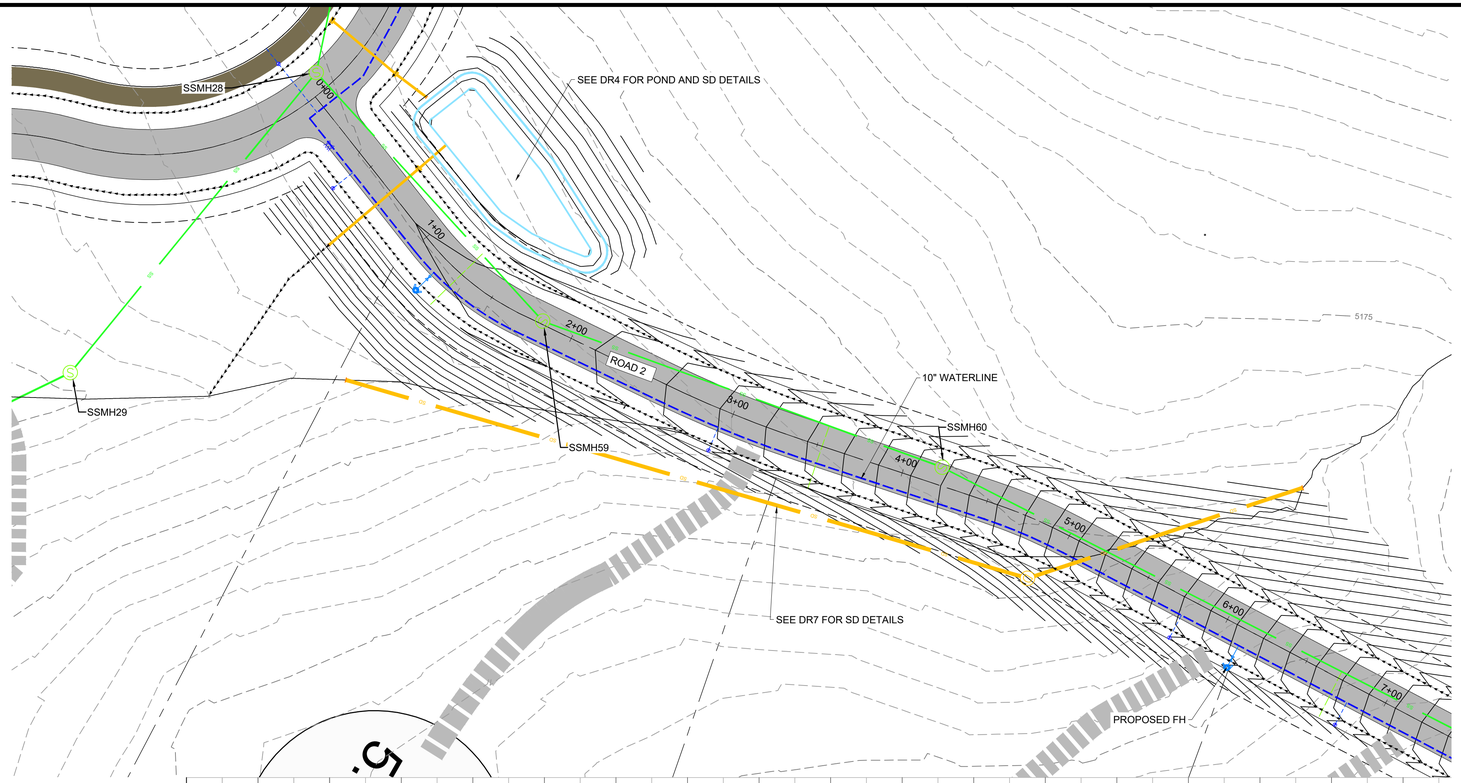
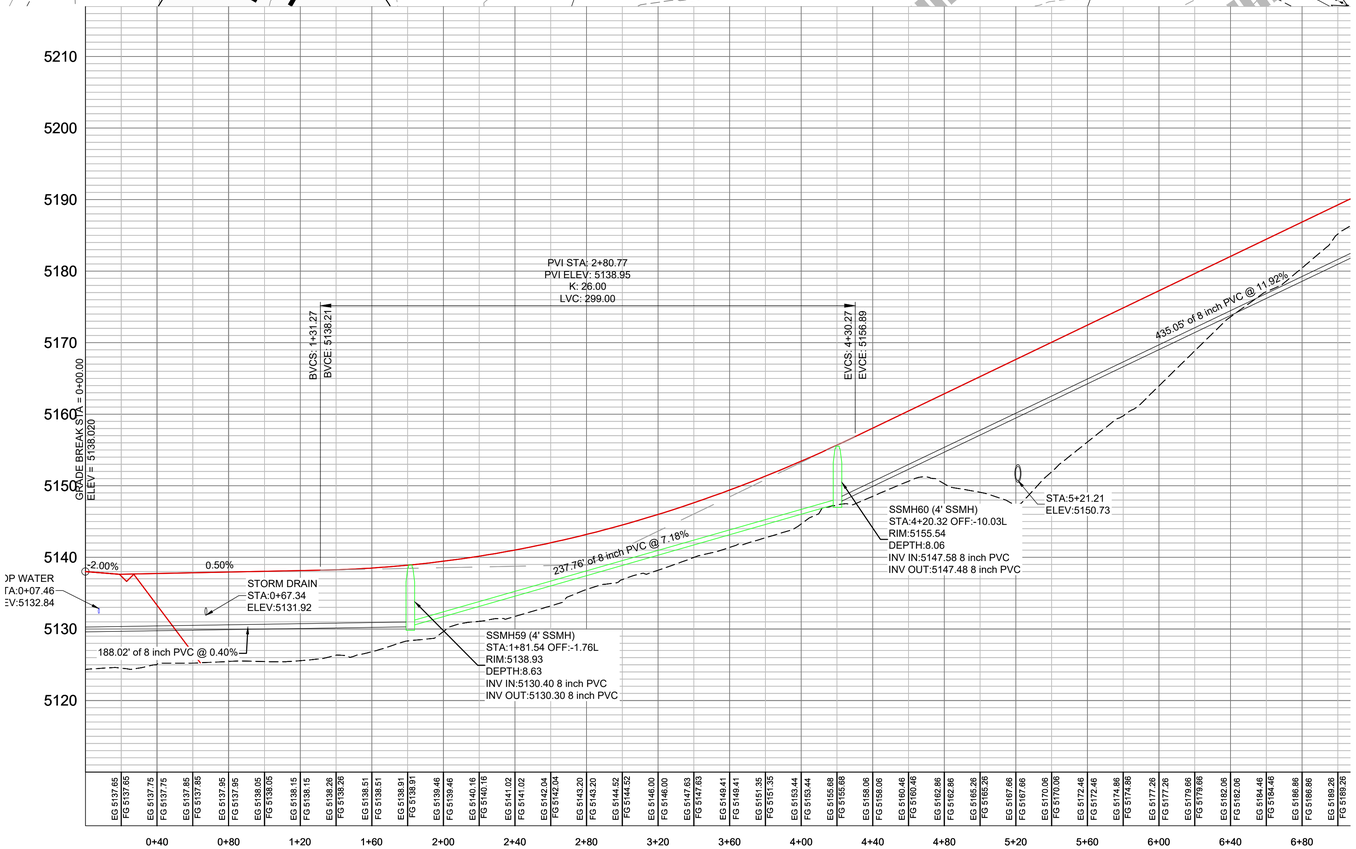
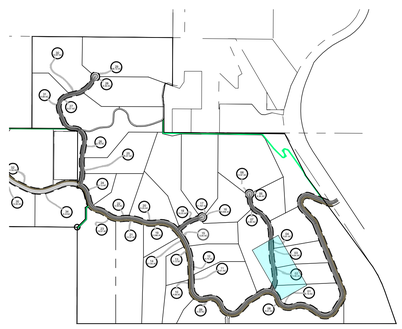
PP13







LOCATION MAP

- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR -11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH

0' 20' 40' 80' 120'

Scale in Feet
1" = 40'

SCALE: 1" = 40'
DATE: 6-15-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD 2

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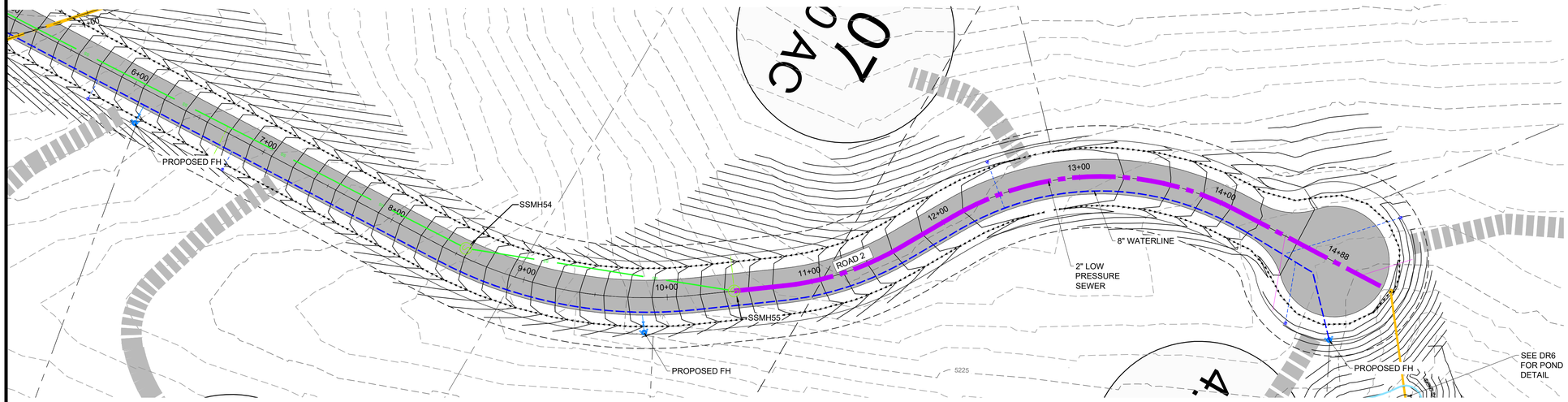
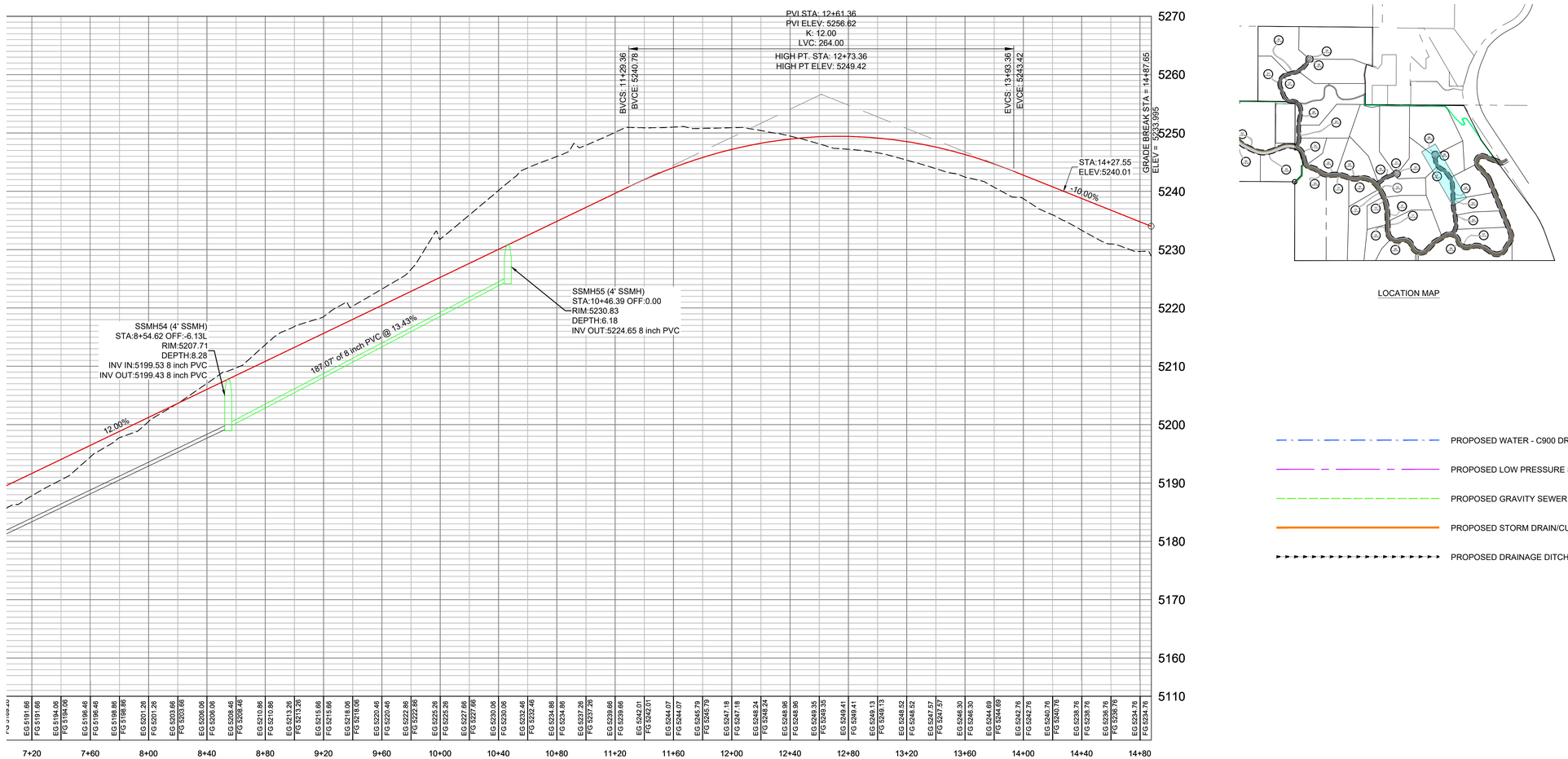
PP14



0' 20' 40' 80' 120'

Scale in Feet
1" = 40'



LOCATION MAP

- PROPOSED WATER - C900 DR14
- PROPOSED LOW PRESSURE SEWER SDR -11
- PROPOSED GRAVITY SEWER - SDR-35
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH

SCALE: 1" = 40'
DATE: 6-15-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE ROAD 2

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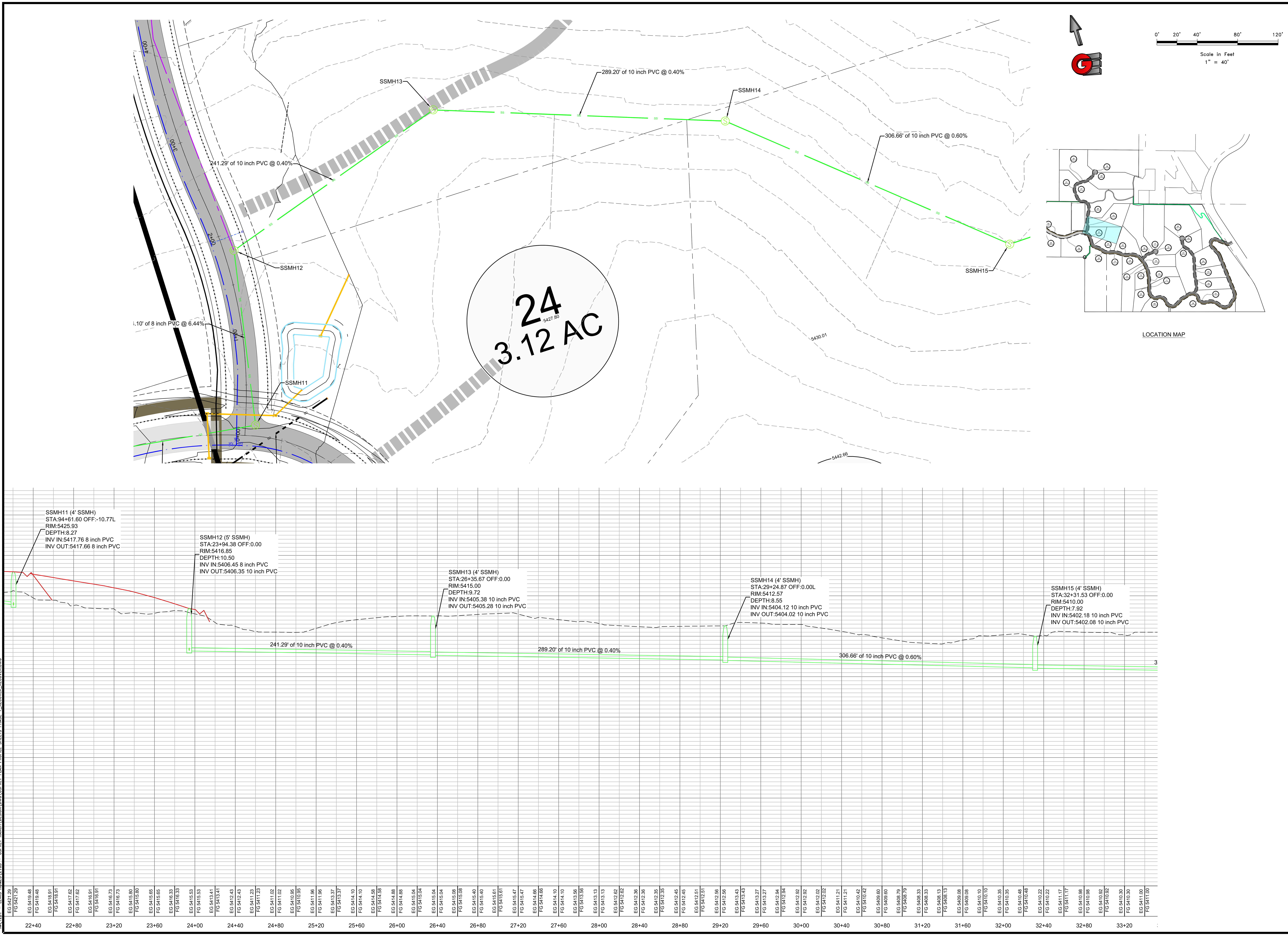
PP15



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DATE:	6-15-22
DESIGN:	KAN
DRAWN:	KAN
CHECKED:	RC

REVISIONS

DATE	DESCRIPTION

DWG.:

PLAN AND PROFILE SEWER
OSPREY RANCH
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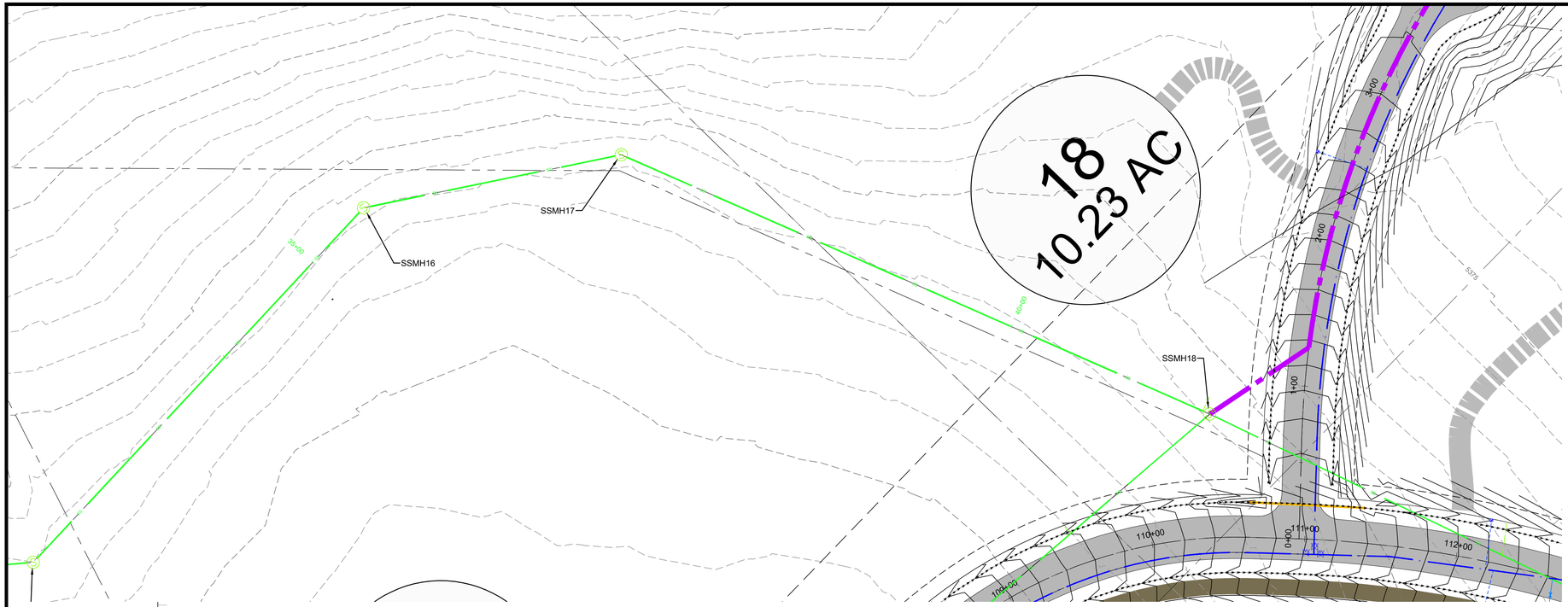
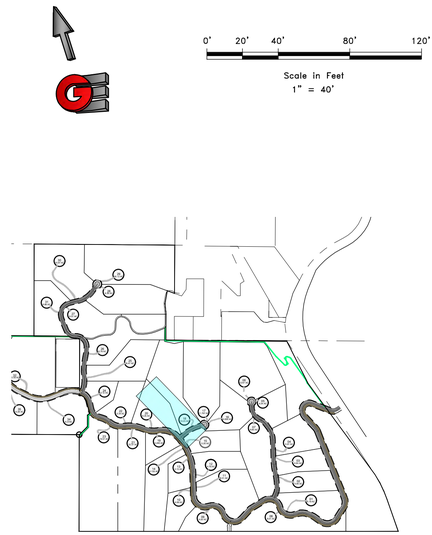
PS1

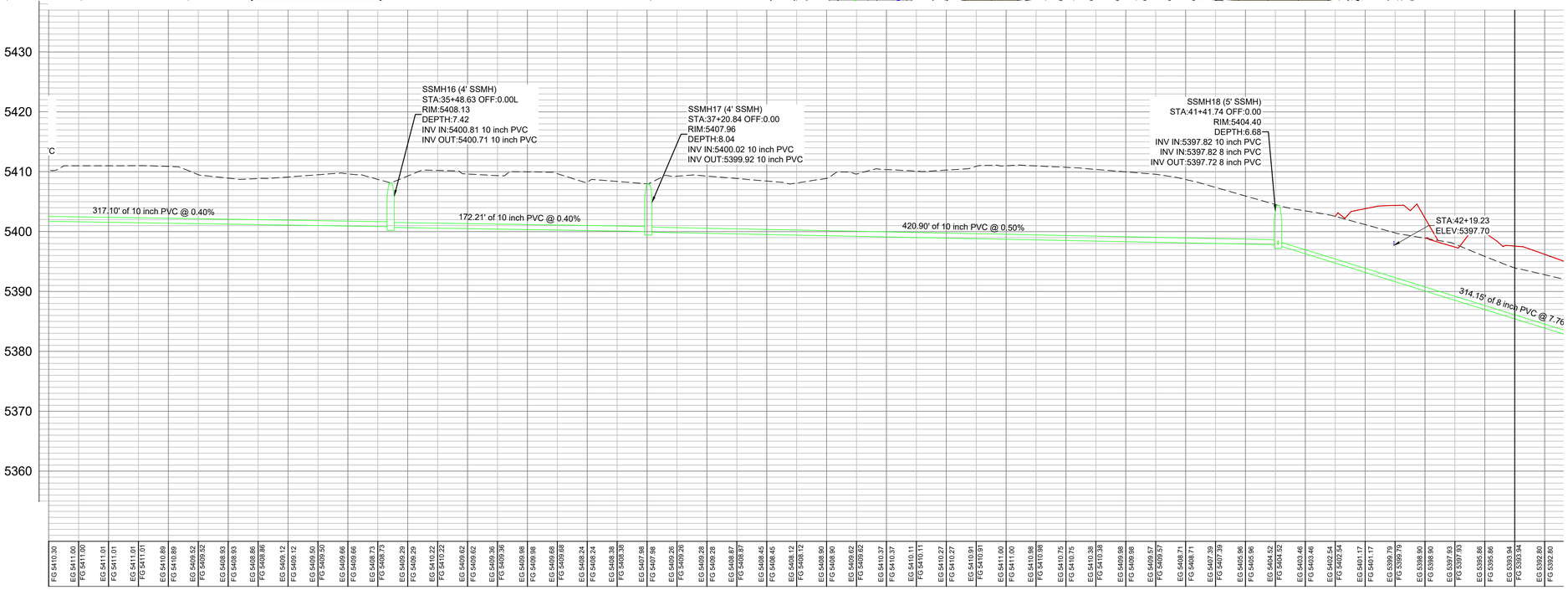




LOCATION MAP

0' 20' 40' 80' 120'

Scale in Feet
1" = 40'



SCALE	1" = 40'
DATE	6-15-22
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE SEWER

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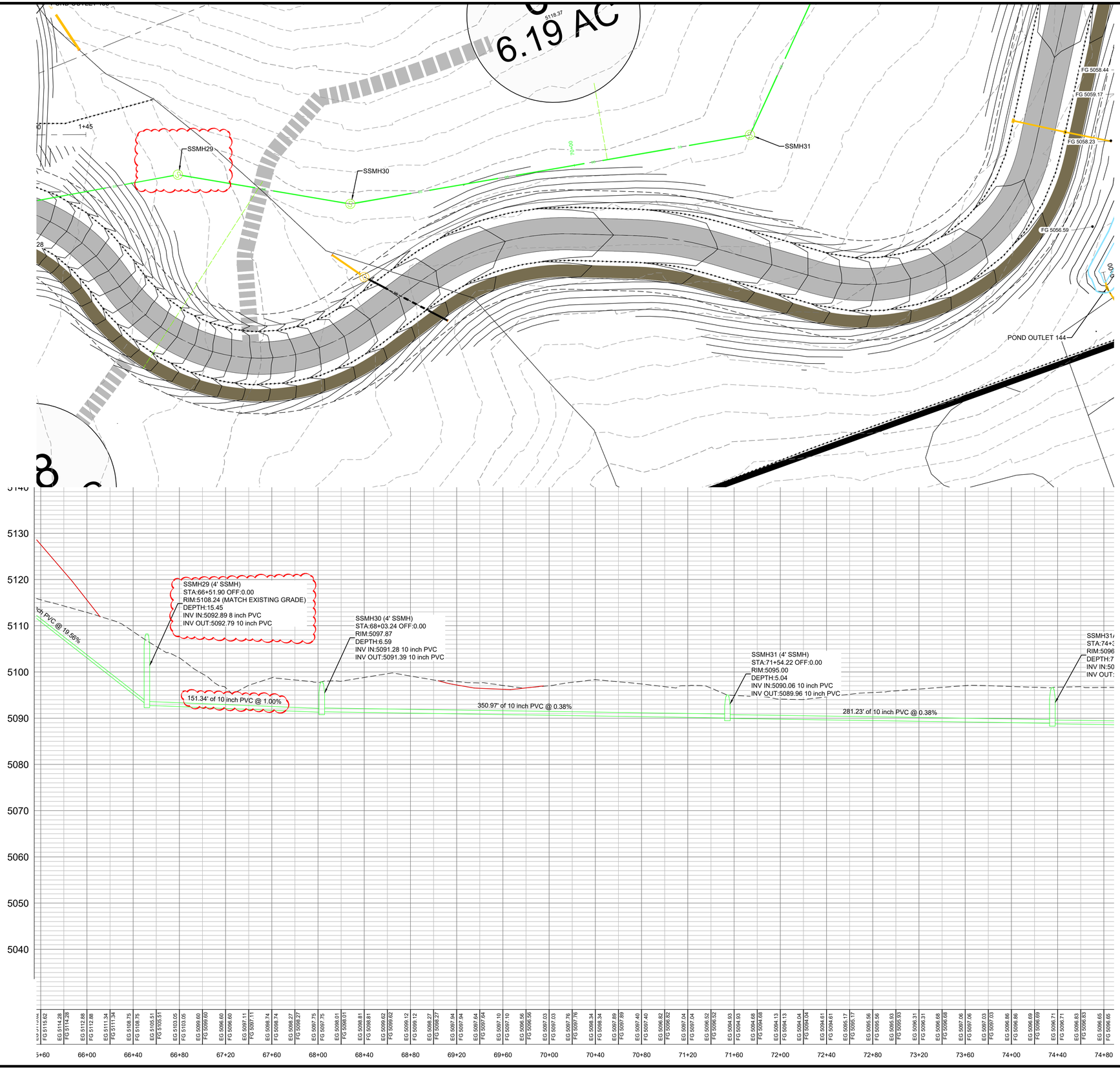
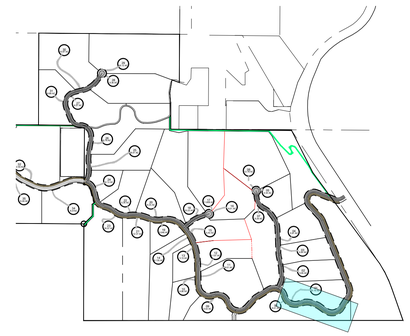
PS2



0' 20' 40' 80' 120'

Scale in Feet
1" = 40'



LOCATION MAP

SCALE 1" = 40'
DATE 8-12-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE SEWER

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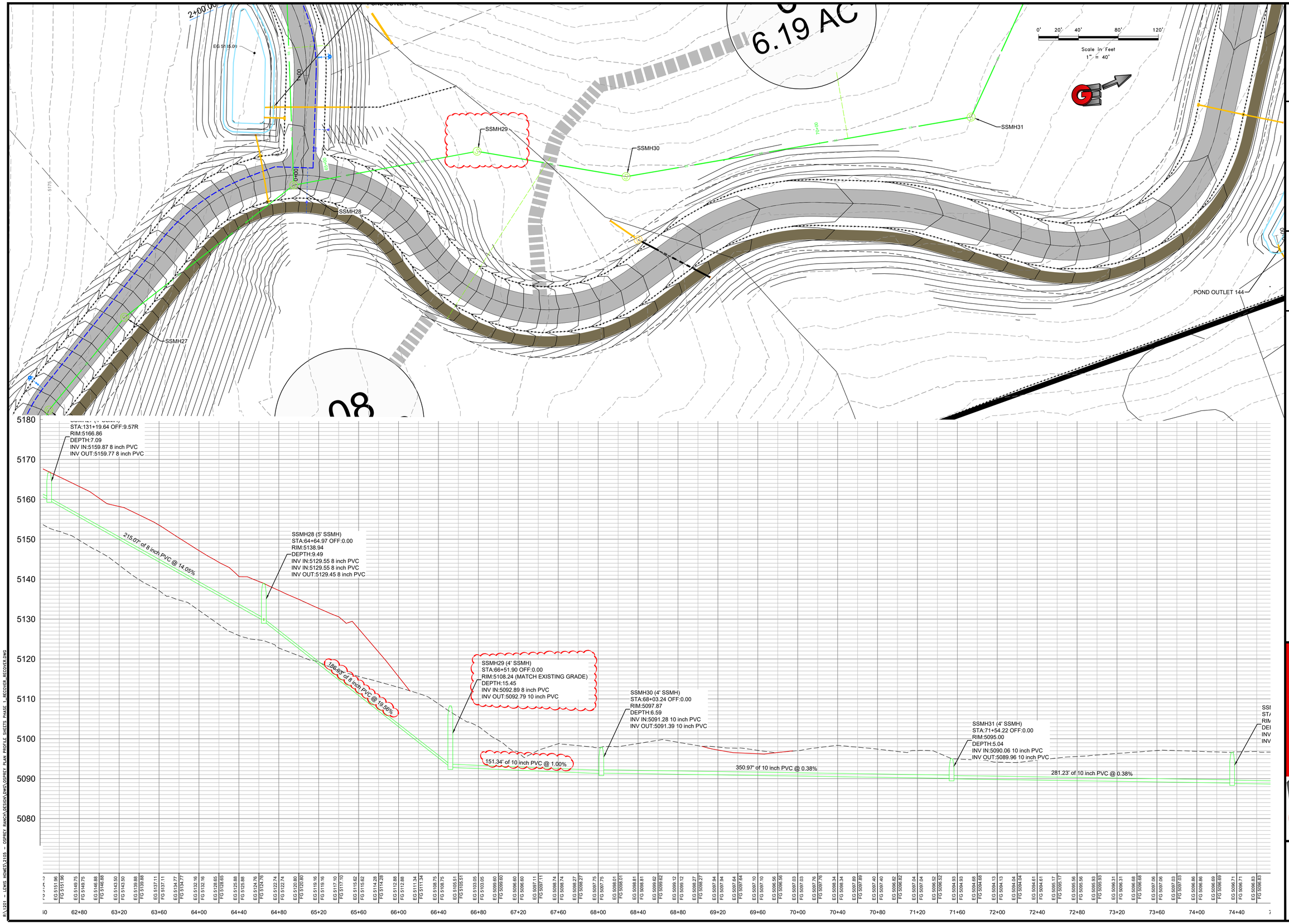
PS3



SCALE 1" = 40'
DATE 8-12-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE SEWER REVISED

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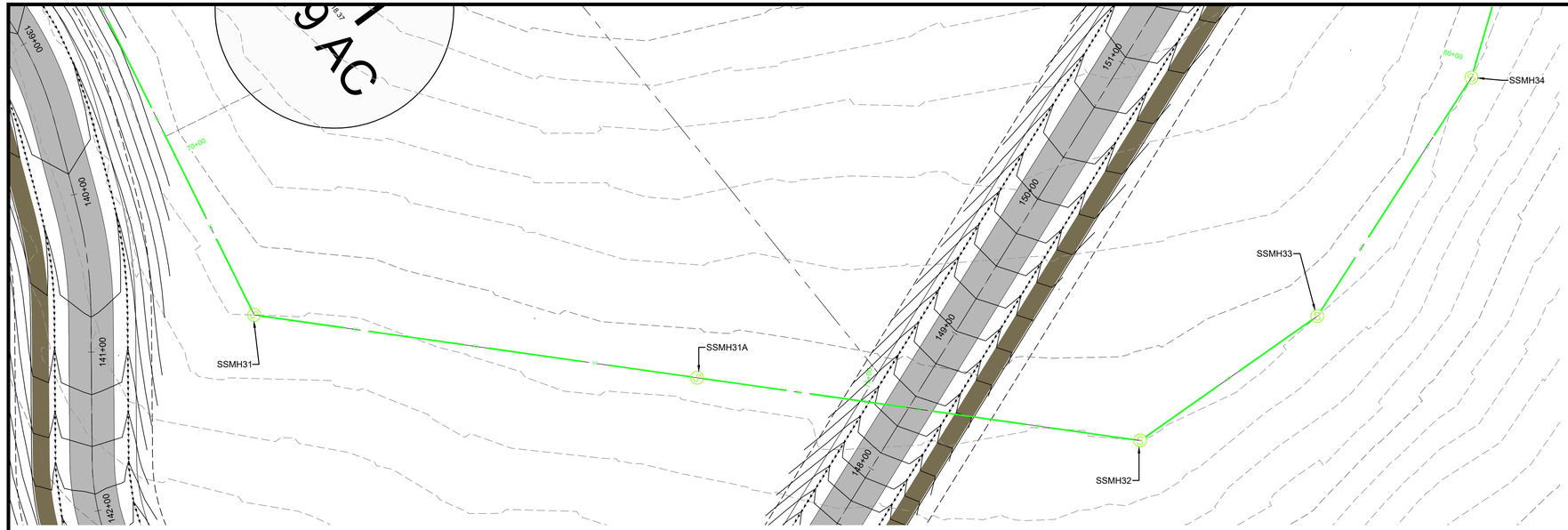
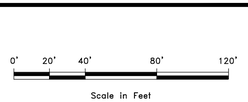
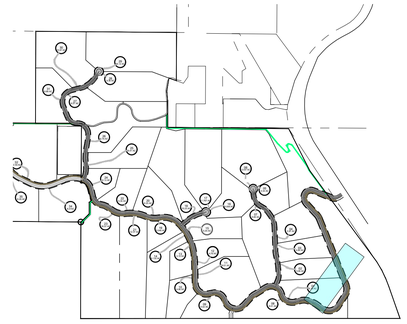
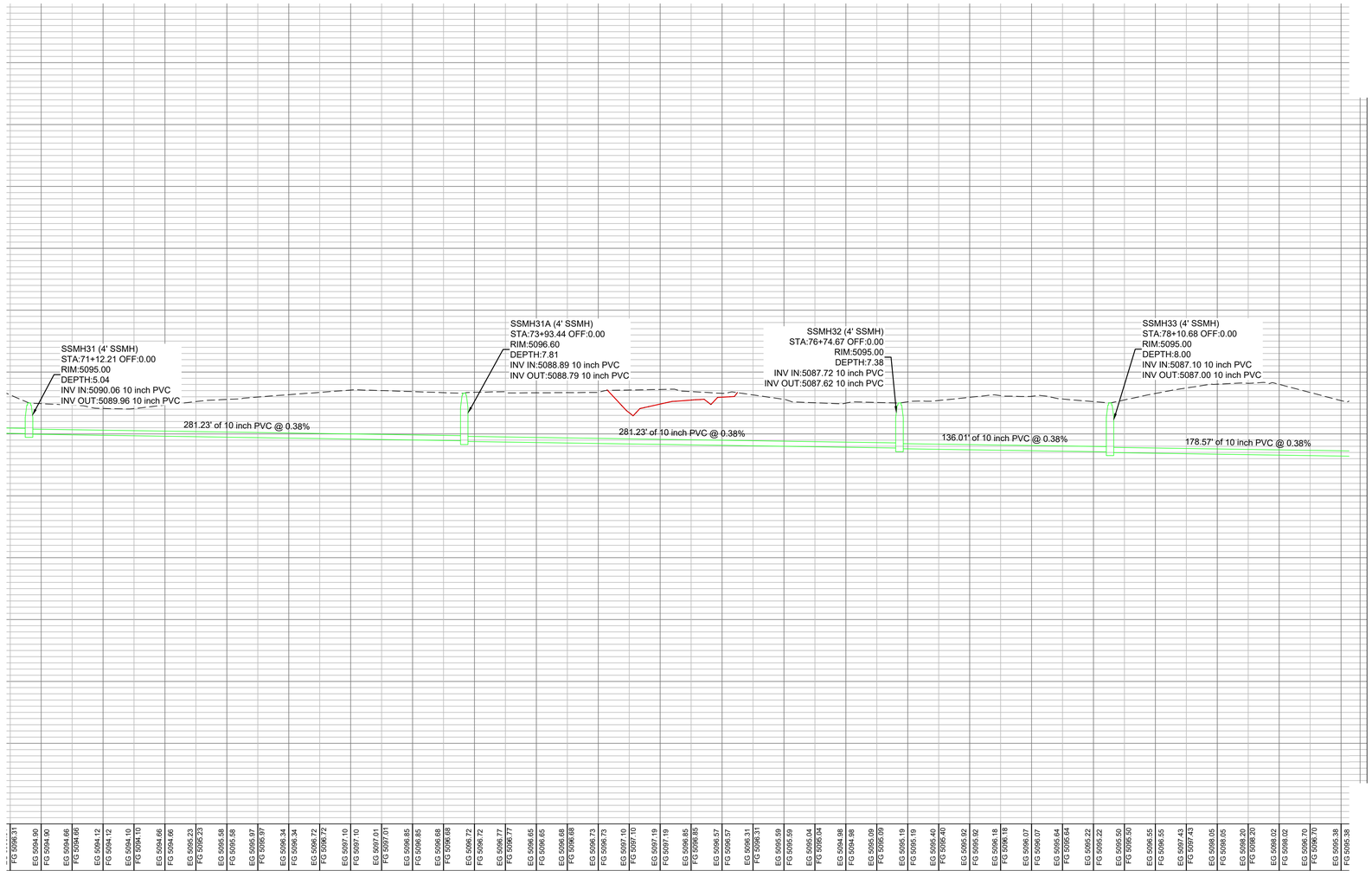
PS3R







LOCATION MAP



SCALE 1" = 40'
DATE 6-24-22
DESIGN KAN
DRAWN KAN
CHECKED RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE SEWER

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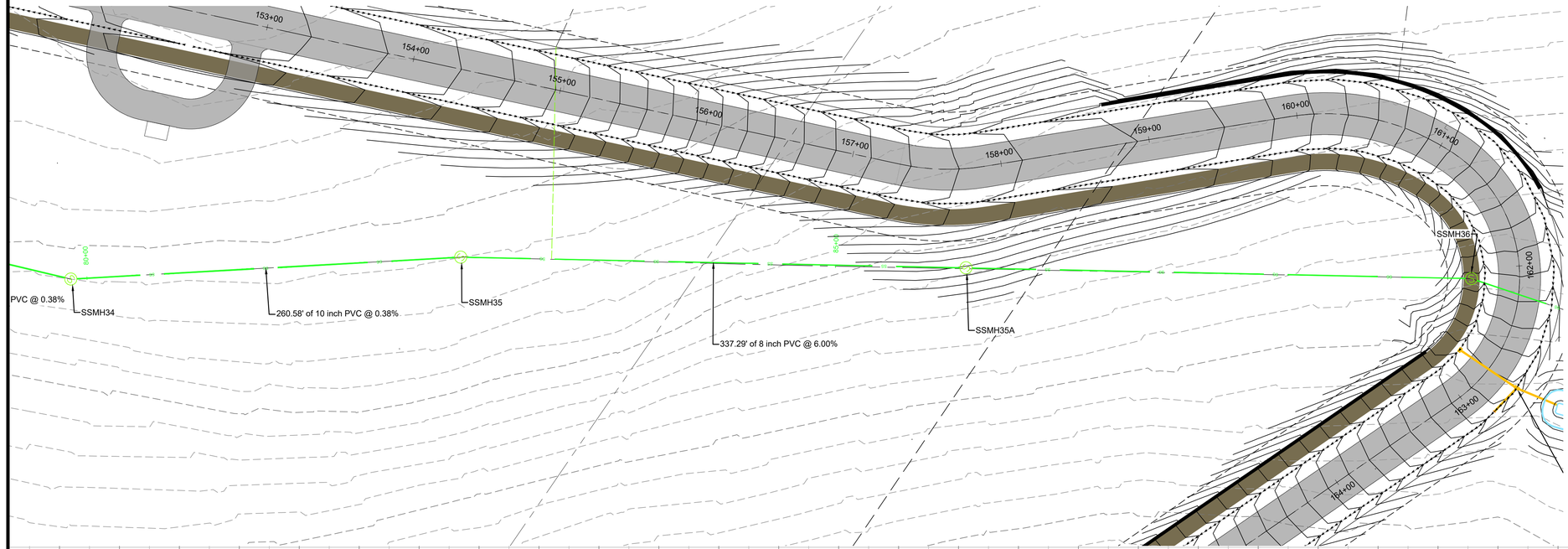
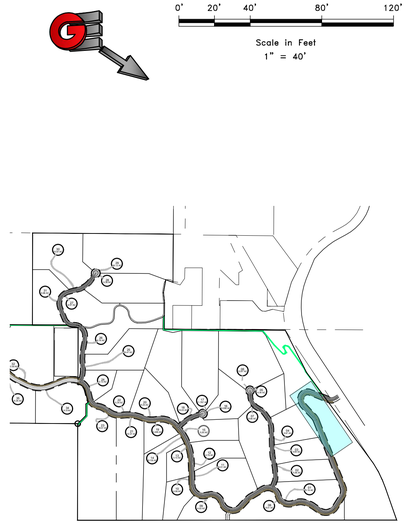
PS4





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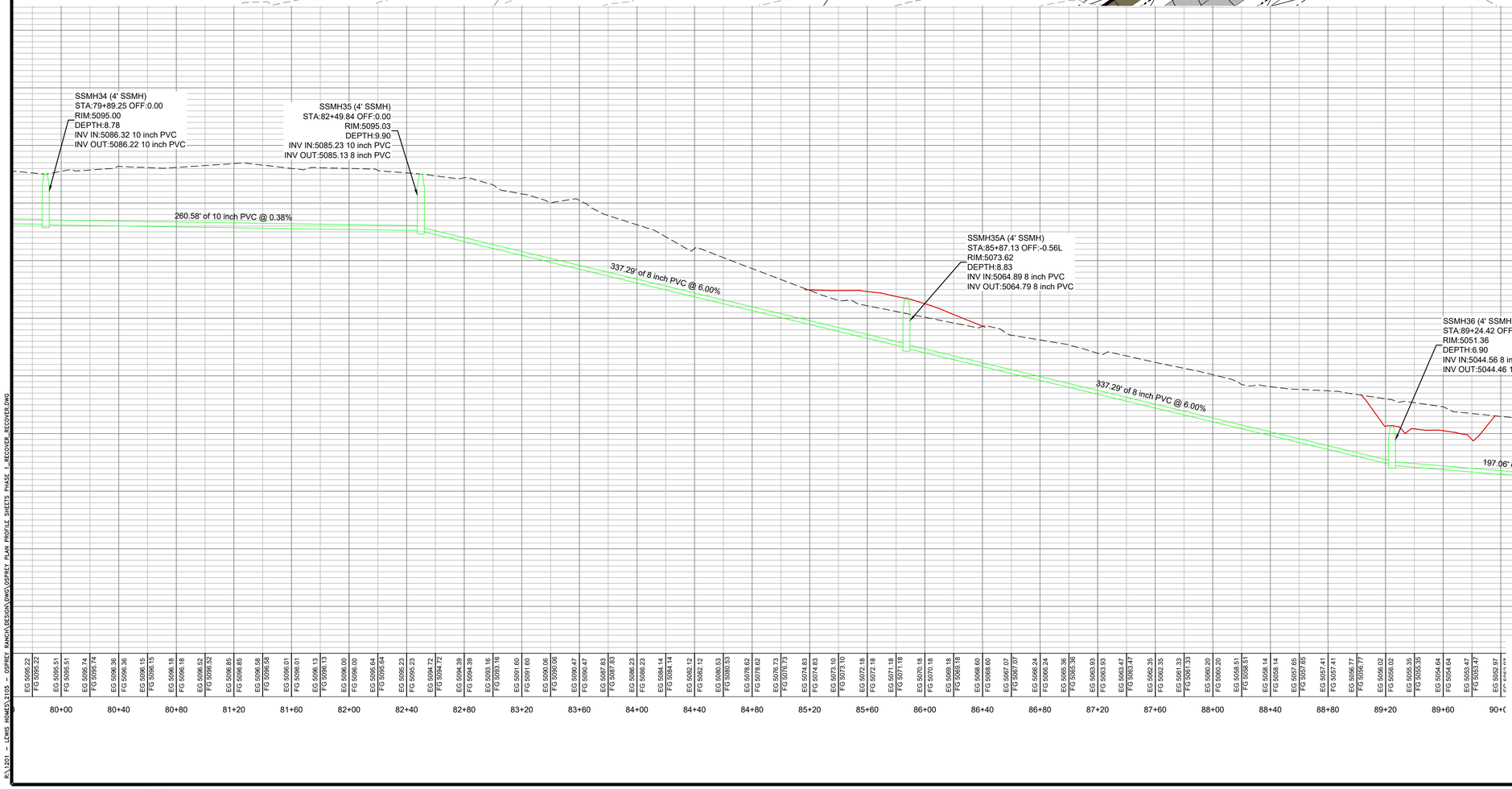

SCALE: 1" = 40'
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DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE SEWER

OSPREY RANCH

UT-158

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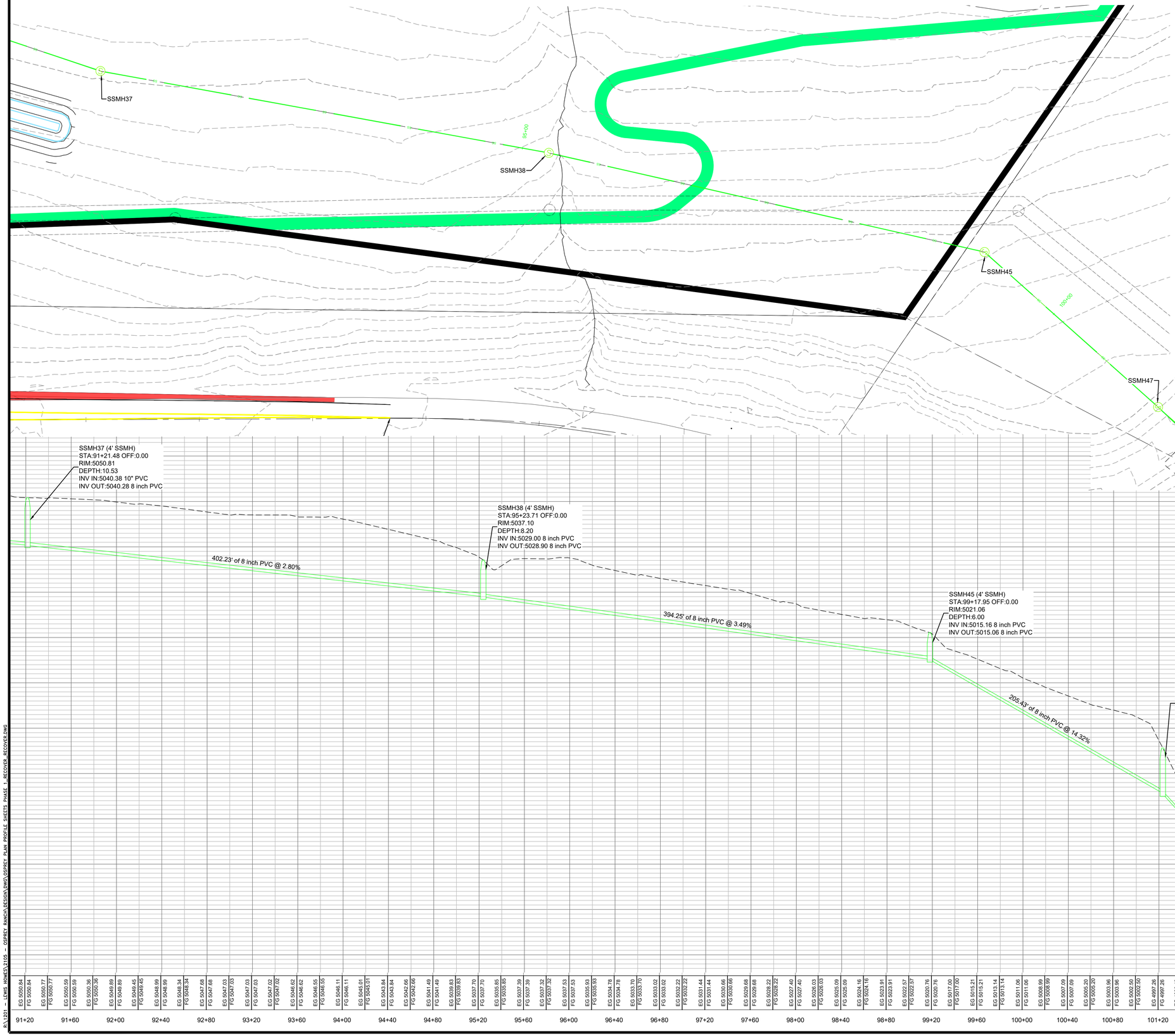
PS5



R:_1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY PLAN PROFILE SHEETS PHASE 1 RECOVER RECOVER.DWG

SCALE: 1" = 40'
DATE: 6-15-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG:

PLAN AND PROFILE SEWER

OSPREY RANCH

UT-158

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PS6

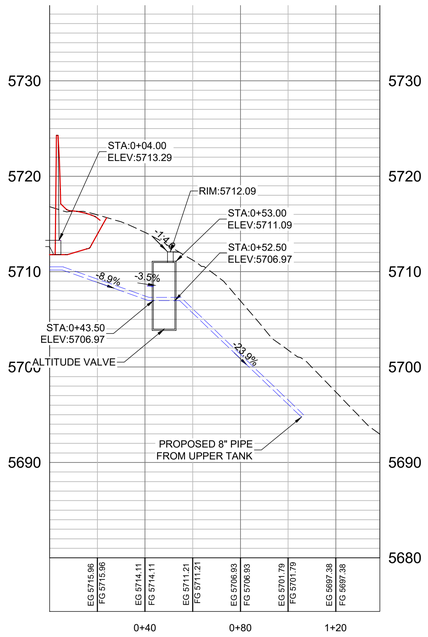
DETAIL ALTITUDE VALVE

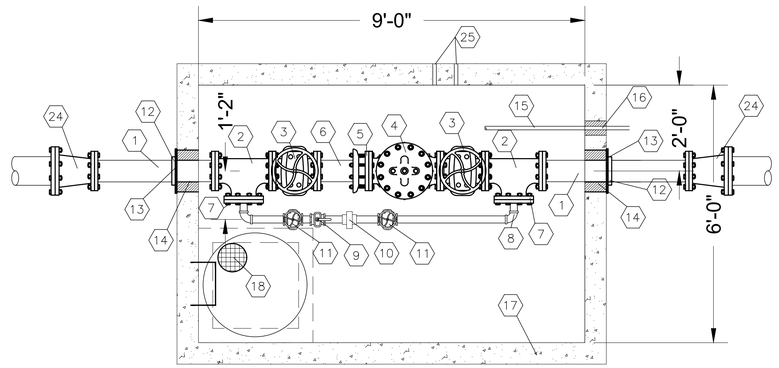
BILL OF MATERIALS

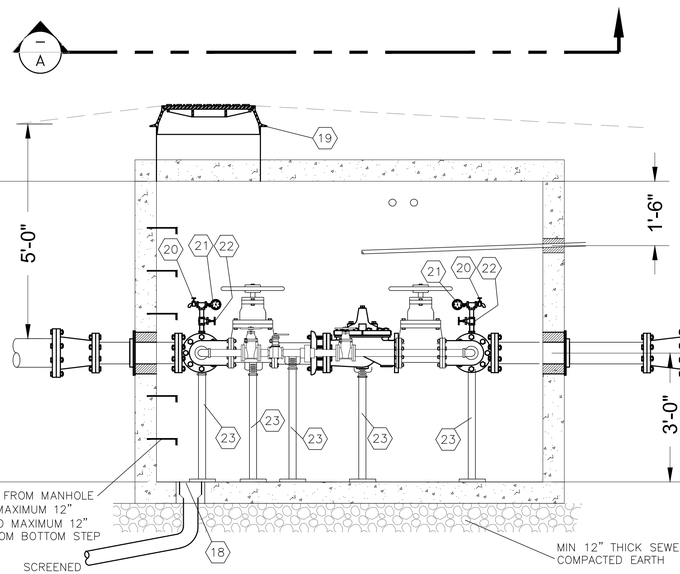
NO.	QTY		NOTES
1	2	6" DIP SPOOL 4'-0" LENGTH FLGXPE	
2	2	6" TEE FLGxFLG	W/ 3/4" TAP FOR PRESSURE GAUGE
3	2	6" GATE VALVE W/ HAND WHEEL	
4	1	6" ALTITUDE VALVE	CLA-VAL 210-01KO G, 150#FLG, D.I.,5'-40'PILOT, ABY, KC, XP2F, REMOTE PILOT ADJUSTMENT
5	1	6" FLANGED COUPLING ADAPTER	
6	1	6" DIP SPOOL 9" LENGTH FLGXPE	
7	2	6" BLIND FLANGE	W/ 2" THREADED TAP
8	–	2" BRASS PIPE ELBOWS FOR BYPASS	AS NEEDED
9	1	2" BRASS BODY GATE VALVE	W/ IMPRINTED TAG*
10	1	2" 3 PIECE UNION	
11	2	2" BRASS BODY BUTTERFLY VALVE	W/ IMPRINTED TAG*
12	2	6" FIELD FLANGE FOR DIP	
13	2	1/4" THICK STEEL THRUST PLATE	10"X10" W/7" WIDE SLOT FOR PIPE CENTERED IN PLATE WELDED TO PIPE WALL
14	2	PRE-CORED HOLES 8"ø	PACK W/NON SHRINK GROUT
15	–	1" CTS SDR9 HDPE NSF61 SENSING LINE	3.5% UP TO TANK, NO COUPLINGS, PROVIDE NEEDED FITTINGS, CONNECT TO ALTITUDE VALVE
16	1	PRE-CORED HOLE 4"ø	PACK AROUND CONDUIT WITH NON SHRINK GROUT
17	1	6' X 9' X 7' TALL PRECAST CONCRETE VAULT	W/ STEPS AND 1' GRADE RING SECURED TO ROOF DECK OVER MANHOLE
18	1	4" DRAIN PVC PIPE TO DAYLIGHT	
19	1	A-1180 D&L MANHOLE RING AND COVER	"WATER"
20	2	1/2" SMOOTH NOSE TAP	
21	2	1/4" (1-100) PSI DIGITAL PRESSURE SENSOR	WITH LOCAL DISPLAY AND 4-20 MA OUTPUT
22	2	3/4" BRASS PIPING AND ISOLATION VALVE	
23	5	ADJUSTABLE PIPE STAND	
24	2	6" X 8" REDUCER	6" MJ X 8" MJ W/MECHANICAL RESTRAINTS ON BOTH ENDS
25	2	1" S.S. THREADED NIPPLE THROUGH WALL AND RNC TO VALVE/METER.	ROUTE ELECTRICAL/CONTROL CONDUITS ALONG CEILING, TERMINATE AT VALVE/METER. MAINTAIN WATER TIGHT CONSTRUCTION

*IMPRINTED STAINLESS STEEL TAG, $\frac{1}{16}$" THICK, 2"X4" $\frac{1}{8}$" LETTERING HEIGHT. ATTACHED TO VALVE W/SS. CHAIN (WIRE LINK OR BEADED TYPE)

"EMERGENCY BYPASS
"1. FULLY OPEN GATE VALVES
"2. OPEN B.V. ENOUGH FOR 2 PSI DROP ON UPSTREAM GAUGE.
"3. FULLY CLOSE GATE VALVES WHEN DONE"







SECTION A–A
NTS

REVISIONS

DATE	DESCRIPTION

SCALE: #######
DATE: 01-21-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC
DWG: R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY UTILITY PLAN.DWG

DETAIL ALTITUDE VALVE
OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

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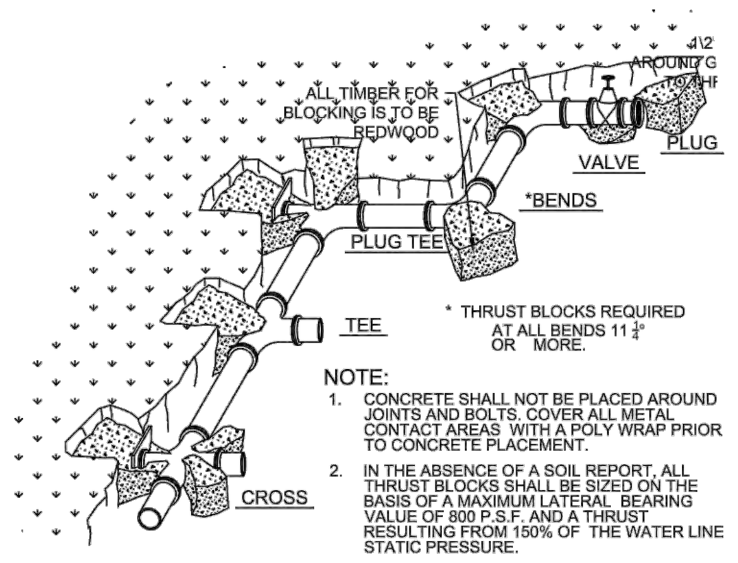
DT3

WATER DETAILS



NOTE:
1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

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

SIZE	BENDS 90°	BENDS 45°	BENDS 22 ½°	BENDS 11 ¼°	TEES*	GATE VALVES	DEAD ENDS	CROSSW/ 1BRANCH PLUGGED	CROSSW/ 2 BRAN. PLUGGED
3	1.0	0.0	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6	SPECIAL DESIGN	176	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0

*SIZE IS BRANCH SIZE.

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

*ALL VALVES, TEES, CROSSES AND BENDS SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUG OR ROMA GRIP WITH FLUOROPOLYMER COATED BOLTS AND NUTS.

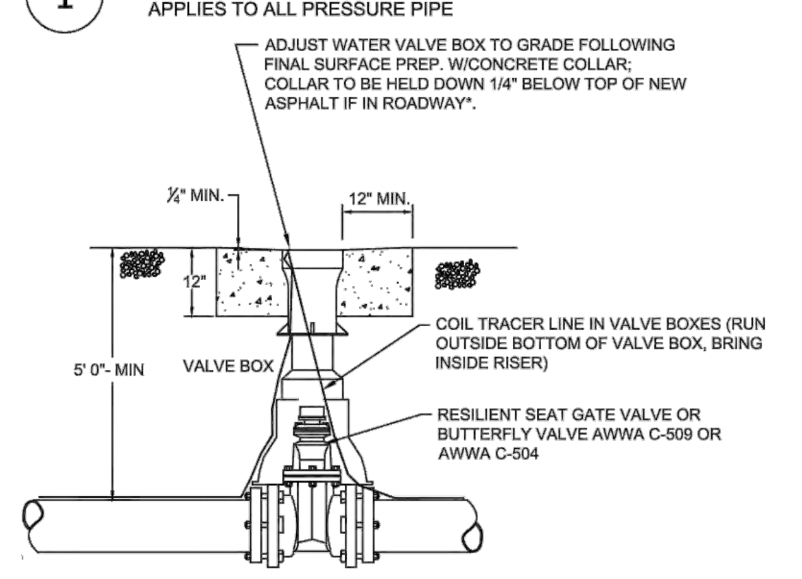
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$$

EXAMPLE: TO FIND BEARING AREA FOR 8"-90° BEND WITH A STATIC INTERNAL PRESSURE OF 150 P.S.I AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.
F=1.5 / 3=0.5 TABULATED VALUE = 7.1 SQ. FT.
0.5 X 7.1=3.56 ~ 4 SQ. FT. (~OR 2FT. LONG BY 2FT. HIGH.)

1 THRUST BLOCK DETAIL
APPLIES TO ALL PRESSURE PIPE

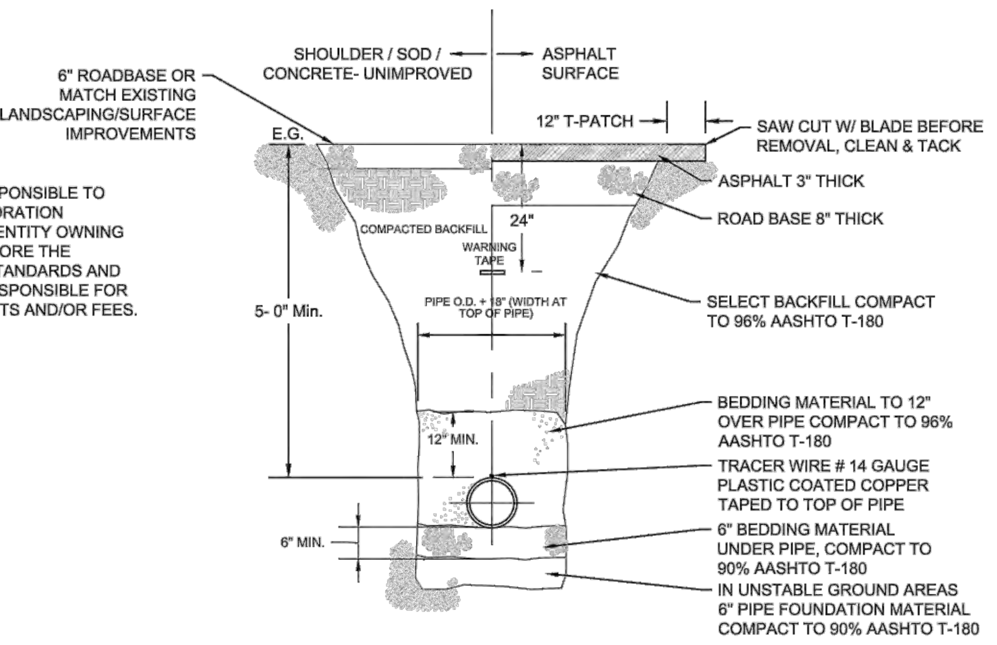
NTS



NOTES:
1. VALVE BOX, RISER AND LID MUST COME FROM THE SAME MFR., BE INTENDED FOR USE TOGETHER AND SHALL BE WITHIN PUBLISHED DIMENSION TOLERANCES.
2. IF LOCATED IN ROADWAY W/ SPEED LIMIT OF 40 MPH OR GREATER, LID SHALL BE HEAVY AND EXTRA DEEP.
3. VALVES MUST BE INSTALLED ON EACH SIDE OF TEE'S AND CROSSES, UNLESS THERE IS A VALVE WITHIN 200 FEET OF SAID FITTINGS.

2 TYPICAL VALVE DETAIL

NTS



NOTE:
CONTRACTOR IS RESPONSIBLE TO MEET TRENCH RESTORATION STANDARDS OF THE ENTITY OWNING THE ROADWAY. RESTORE THE ROADWAY TO SAID STANDARDS AND SHALL BE SOLELY RESPONSIBLE FOR ALL ROADWAY PERMITS AND/OR FEES.

NOTE:
- WATER & SEWER LINES SHALL BE INSTALLED A MINIMUM OF 10 HORIZONTAL FEET FROM EACH OTHER.
- WHERE A WATER LINE AND A SEWER LINE MUST CROSS, THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE SEWER LINE.
- SEPARATION DISTANCES ARE TO BE MEASURED EDGE-TO-EDGE.
- WATER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH EITHER SEWER OR SECONDARY PIPES.
- IF THESE STANDARDS CANNOT BE MET AN EXCEPTION TO THE STANDARD MAY BE POSSIBLE. THE ENTITY SEEKING THE EXCEPTION SHALL INITIATE AND PURSUE A REQUEST FOR A SEPARATION EXCEPTION WITH THE STATE DIVISION OF DRINKING WATER, IN ACCORDANCE WITH R309-550-7 OF THE STATE OF UTAH ADMINISTRATIVE RULES.

3A TYPICAL TRENCH SECTION

NTS

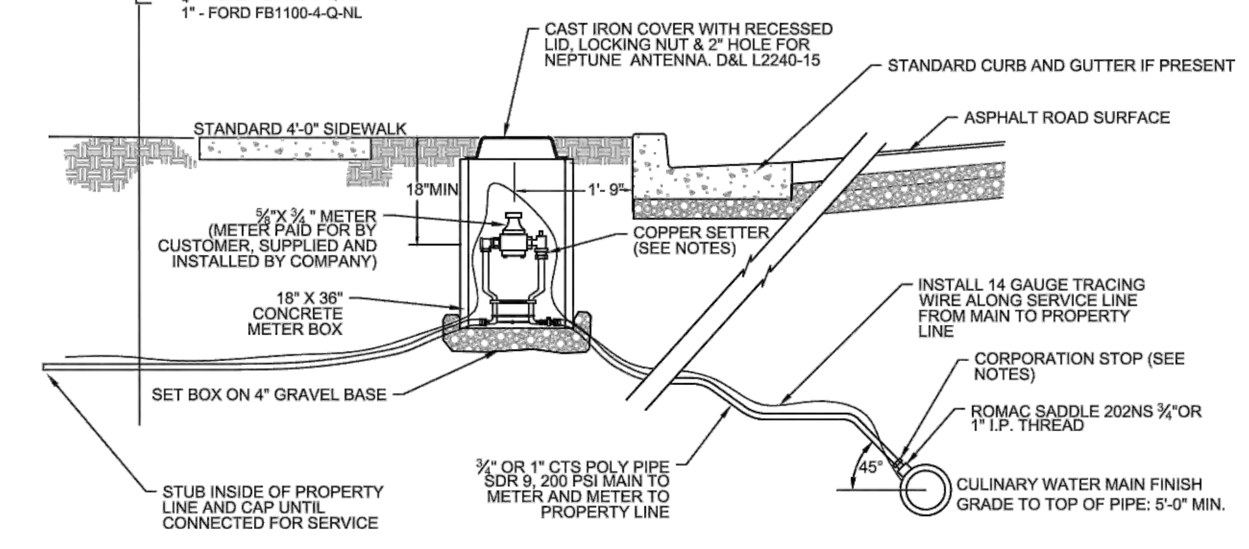
MATCH EXISTING PAVEMENT THICKNESS,

NOTES:

ACCEPTABLE COPPER SETTERS
¾" - FORD VBHC 72-18W-44-33QNL
1" - FORD VBHC 74-18W-44-44QNL

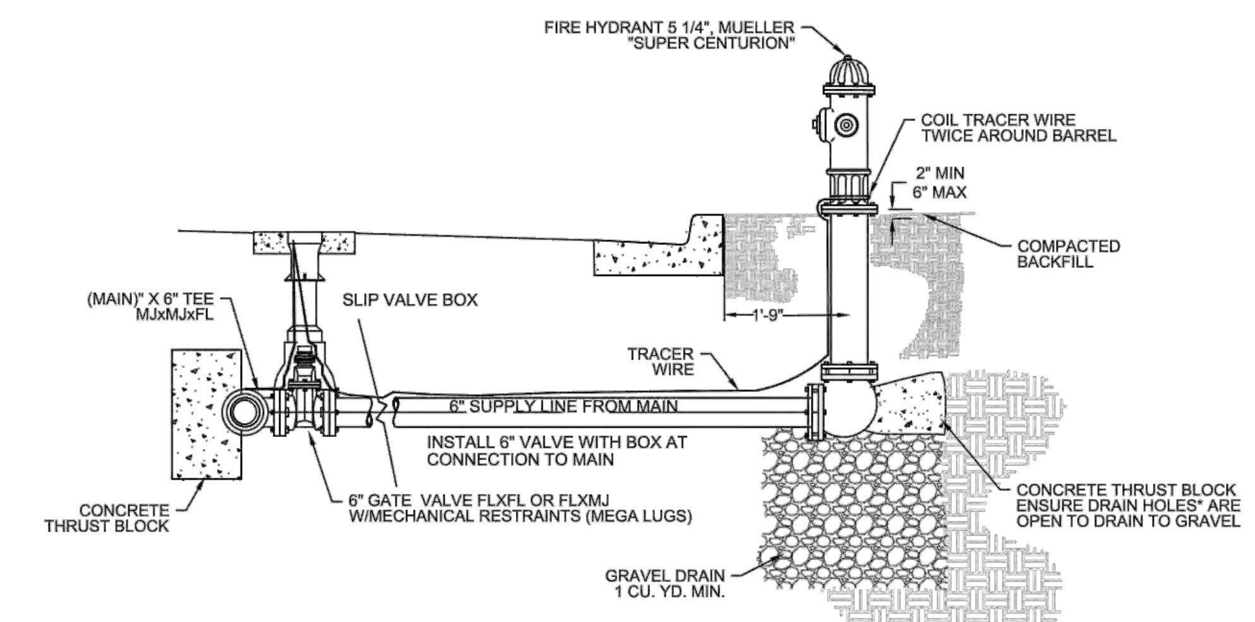
ALL COMPRESSION FITTINGS:
SHALL HAVE STAINLESS STEEL INSERTS

ACCEPTABLE CORPORATION STOPS
¾" - FORD FB1100-3-Q-NL
1" - FORD FB1100-4-Q-NL



4 TYPICAL WATER CONNECTION\RE-CONNECTION

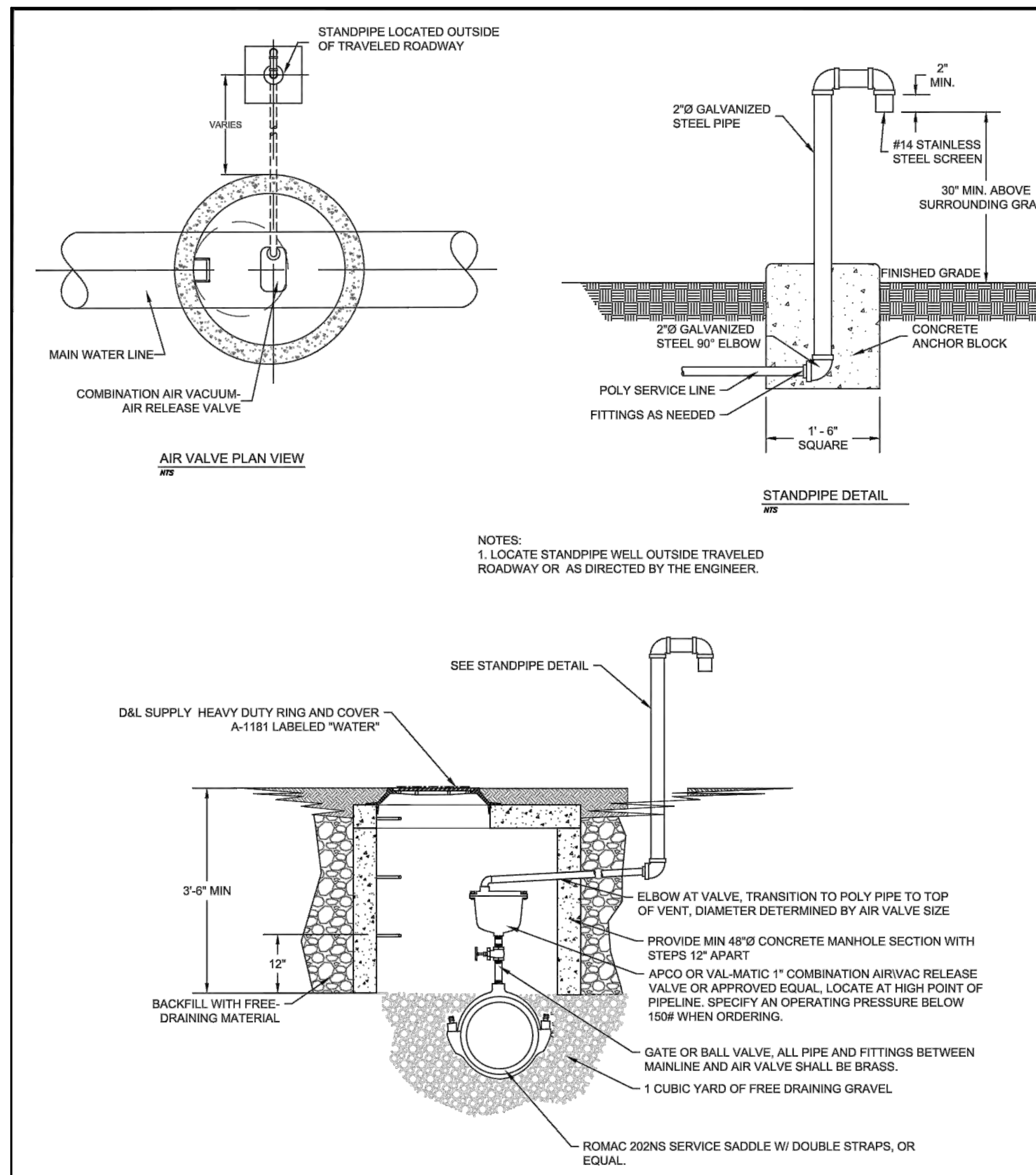
NTS



*NOTE: HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.

5 FIRE HYDRANT

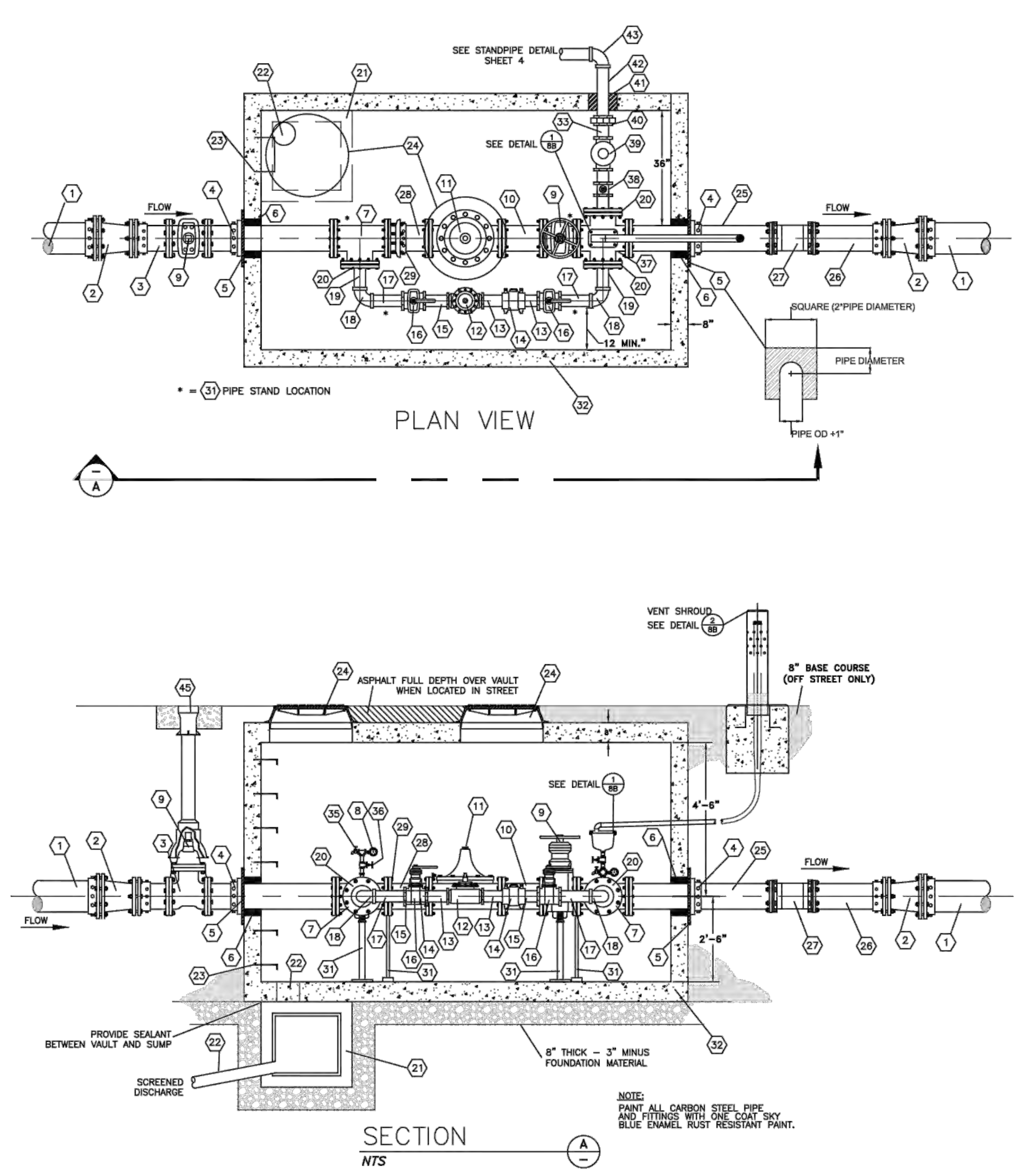
NTS



NOTES:
1. LOCATE STANDPIPE WELL OUTSIDE TRAVELED ROADWAY OR AS DIRECTED BY THE ENGINEER.

6 COMBINATION AIR/VAC VALVE DETAILS

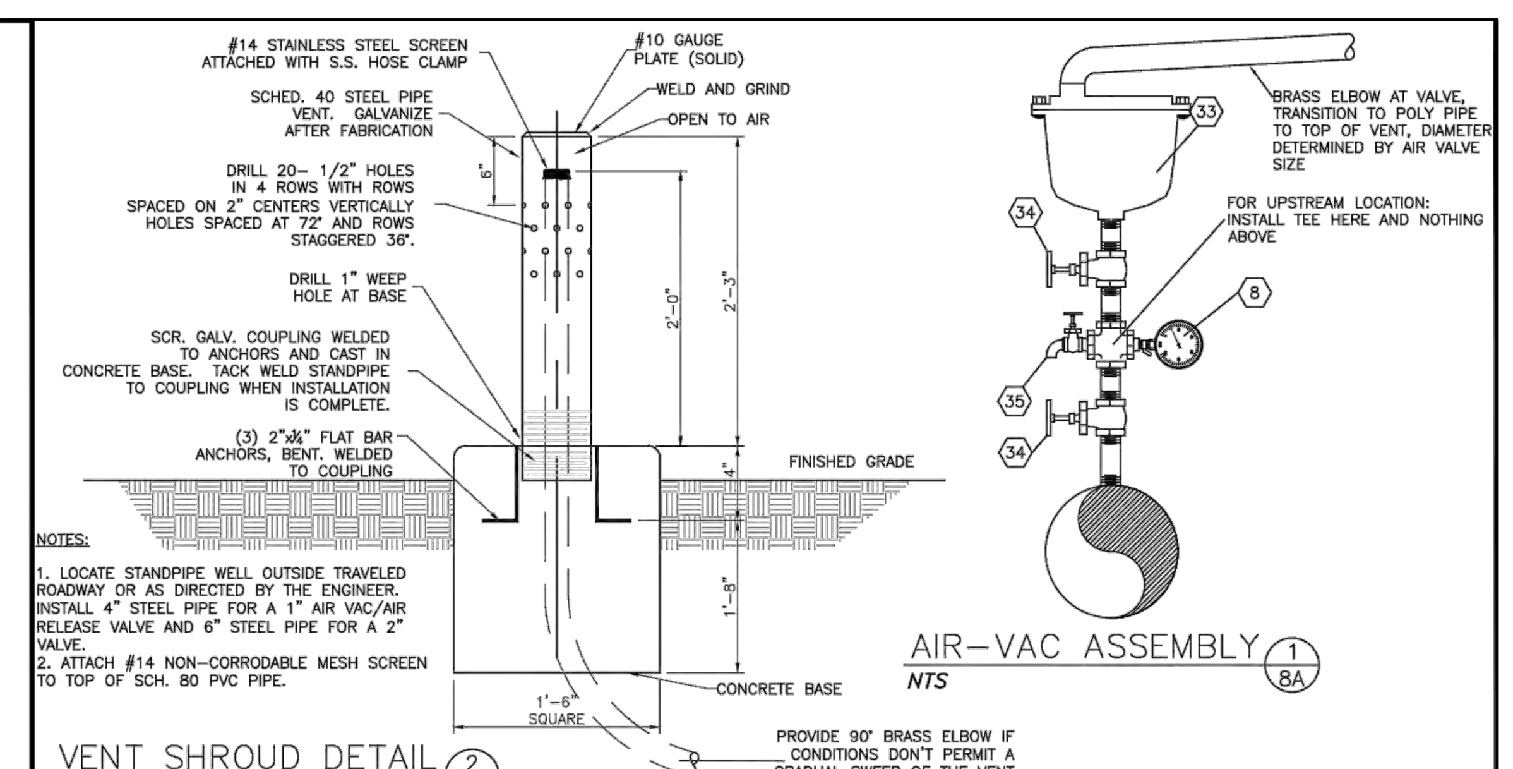
NTS



8A PRV STATION

SEE DETAIL 8B ON SHEET 7 FOR BILL OF MATERIALS

NTS



NOTES:
1. LOCATE STANDPIPE WELL OUTSIDE TRAVELED ROADWAY OR AS DIRECTED BY THE ENGINEER. INSTALL 4" STEEL PIPE FOR A 1" AIR VAC/AIR RELEASE VALVE AND 6" STEEL PIPE FOR A 2" VALVE.
2. ATTACH #14 NON-CORRODABLE MESH SCREEN TO TOP OF SCH. 80 PVC PIPE.

VENT SHROUD DETAIL 2/8A
NTS

AIR-VAC ASSEMBLY 1/8A
NTS

BILL OF MATERIALS

NO.	QTY	DESCRIPTION	6" LINE	8" LINE	10" LINE	NOTES
1	2	DIP OR PVC MJxPE	6"	8"	10"	
2	2	REDUCER MJxMJ	6"X4"	8"X6"	10"X8"	USE JOINT RETAINER GLANDS
3	1	DIP SPOOL 5'-0" LENGTH FLGXPE	4"	6"	8"	
4	2	FIELD FLANGE FOR DIP	4"	6"	8"	
5	2	1/4" THICK STEEL THRUST PLATE	10"X10" 5"ø	15"X15" 7.5"ø	18"X18" 10"ø	SQ. W/ ø CUT OUT
6	2	PRE-CORED HOLES	10" ø	12" ø	14" ø	SEAL WITH NON-SHRINK GROUT
7	2	TEE FLGxFLG	4"X4"X4"	6"X6"X6"	8"X8"X8"	
8	2	1/4" (1-200) PSI LIQUID FILLED PRESSURE GAUGE				SUPPLY WITH BRASS STOP COCK
9	2	RESILIENT SEAT GATE VALVE W/ VALVE BOX	4"	6"	8"	
10	1	DIA. X 1'-0" 1/4" DIP FLGxFLG	6"	8"	10"	
11	1	PRESSURE REDUCING VALVE FLGxFLG	4"	6"	8"	CLA-VAL MODEL 90-01 KC
12	1	PRESSURE REDUCING VALVE THDxTHD	2"	3"	3"	CLA-VAL MODEL 90-01 KC
13	2	DIA. X LENGTH GALV. PIPE THDxVIC.	2"ø	3"ø	3ø	FIELD ADJUST LENGTH
14	2	COUPLING	2"	3"	3"	
15	1	DIA. X LENGTH GALV. PIPE THDxVIC.	2"ø	3"ø	3"ø	FIELD ADJUST LENGTH
16	2	BALL VALVE THDxTHD	2"	3"	3"	
17	2	DIA. X LENGTH GALV. PIPE THDxTHD	2"ø	3"ø	3"ø	FIELD ADJUST LENGTH
18	2	90° GALV. BEND THDxTHD	2"	3"	3"	
19	2	DIA. X 8" GALV. PIPE THDxTHD	2"ø	3"ø	3ø	
20	2	BLIND FLANGE W/, THREAD TAP	4",2"	6",3"	8",3"	
21	1	2' X 2' CONCRETE CATCH BASIN				SUMP FOR SUBSURFACE WATER
22	1	8" PRE-CORED HOLE/4" DRAIN PVC PIPE TO DAYLIGHT				*SUMP HOLE IF NO SUBSURFACE WATER
23	6	STEPS				
24	1	A-1181 D&L MANHOLE RING AND COVER				"WATER", GRADE RING IF NEEDED
25	1	DIA. X LENGTH DIP FLGxPE	4", 6'-0"	6", 5'-0"	8", 4-2"	
26	1	DIA. X 2'-0" SPOOL PExPE	4"	6"	8"	
27	1	DIP SLEEVE MJxMJ	4"	6"	8"	
28	1	DIA. X 1'-0" DIP FLGxPE	4"	6"	8"	
29	1	RESTRAINED FLANGED COUPLING ADAPTER	4"	6"	8"	
31	4	PIPE STAND				
32	1	6' X 12' X 7' TALL PRECAST CONCRETE VAULT				H20 LOADING
33	1	COMBINATION AIR RELEASE VALVE W/ AIR VENT	1", 143C	1", 143C	2", 145C	APCO MODEL 143C,145C W/ FITTINGS
34	1	SCREWED GATE VALVE	1"	1"	2"	W/ FITTINGS
35	2	1/2" SMOOTH NOSE TAP				W/ FITTINGS
36	1	SCREWED GATE VALVE	3/4"	3/4"	3/4"	W/ FITTINGS
37	1	CROSS	4"	6"	8"	**
38	1	SCREWED GATE VALVE	2"	3"	4"	FNPT
39	1	RELIEF/SUSTAINING VALVE	2"	3"	4"	CLA-VAL 50-1 OR EQL
40	1	UNION	2"	3"	4"	FNPT
41	1	CORE AND GROUT	5"	6"	8"	
42	*	GALVANIZED STEEL PIPE (GSP)	2"	3"	4"	TAP INSIDE VAULT FOR DRAINAGE
43	*	ELBOW GSP	2"	3"	4"	
44	1	NO. 4 MESH SCREEN	2"	3"	4"	NON-CORRODIBLE
45	1	CONCRETE COLLAR	12"TH X 12"W			

* TO BE DETERMINED BY SITE ** 8" CROSS MAY USE 8"X4" CROSS W/DIP FITTINGS FOR RELIEF VALVE, VERIFY WITH OWNER AND ENGINE

8B PRV STATION

NTS

SCALE: ######## DATE: 01-21-22 DESIGN: KAN DRAWN: KAN CHECKED: RC

REVISIONS — DATE — DESCRIPTION

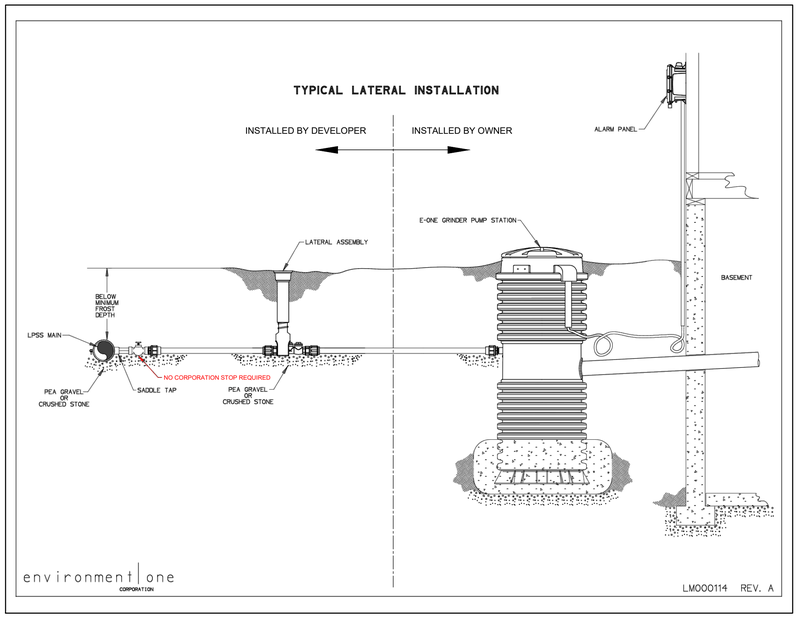
DWG: R:\1201 - LEWIS HOMES\2105 - OSPREY RANCH\DESIGN\DWG\OSPREY UTILITY PLAN.DWG

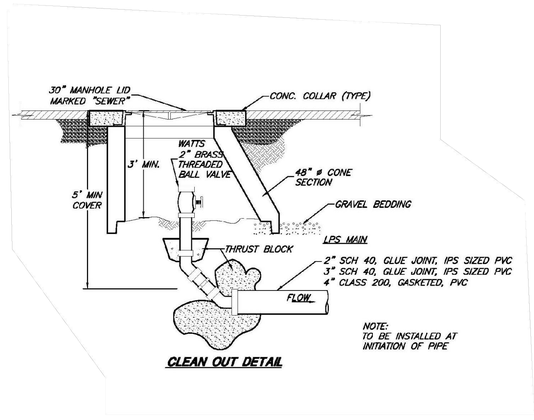
WATER DETAILS
OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

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

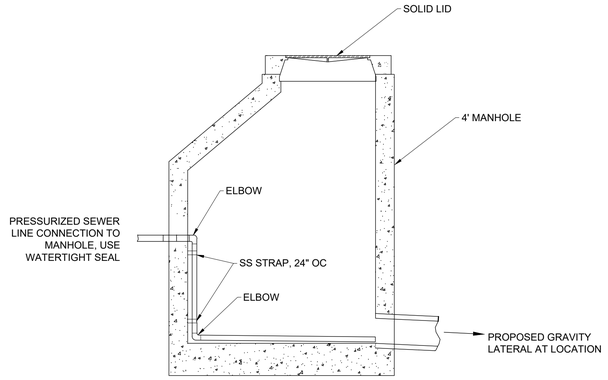
DT4

SEWER DETAILS

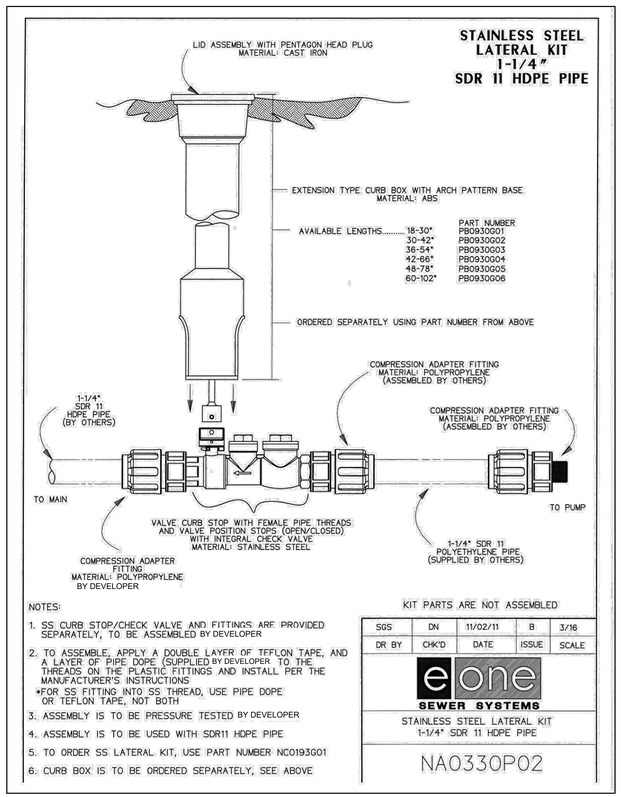


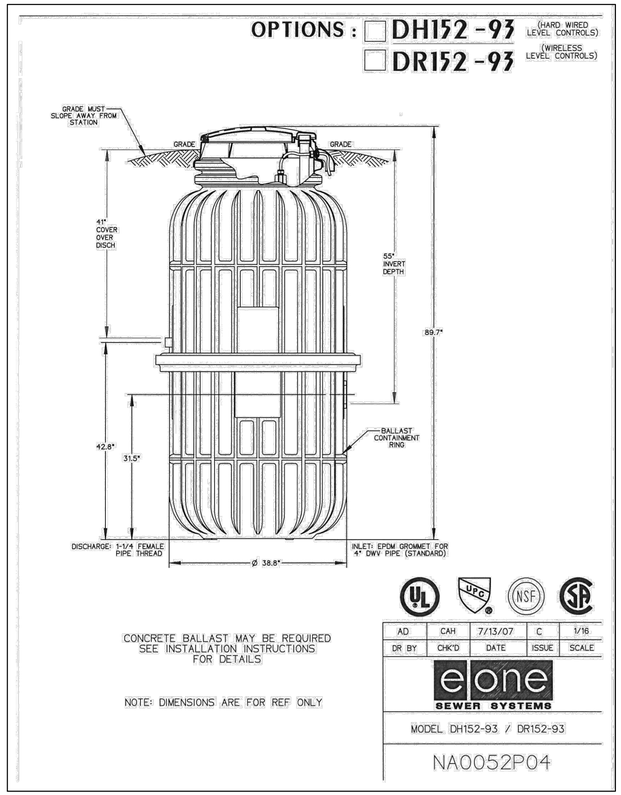


LOW PRESSURE - SEWER CLEAN OUT



PRESSURE LINE CONNECTION TO MANHOLE (TYP.)





INTERMITTENT PUMP

SCALE: #######
DATE: 01-21-22
DESIGN: KAN
DRAWN: KAN
CHECKED: RC
DWG: K:\1201 - LEWIS HOMES\3105 - OSPREY RANCH\DESIGN\DWG\OSPREY UTILITY PLAN.DWG

REVISIONS
DATE | DESCRIPTION

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