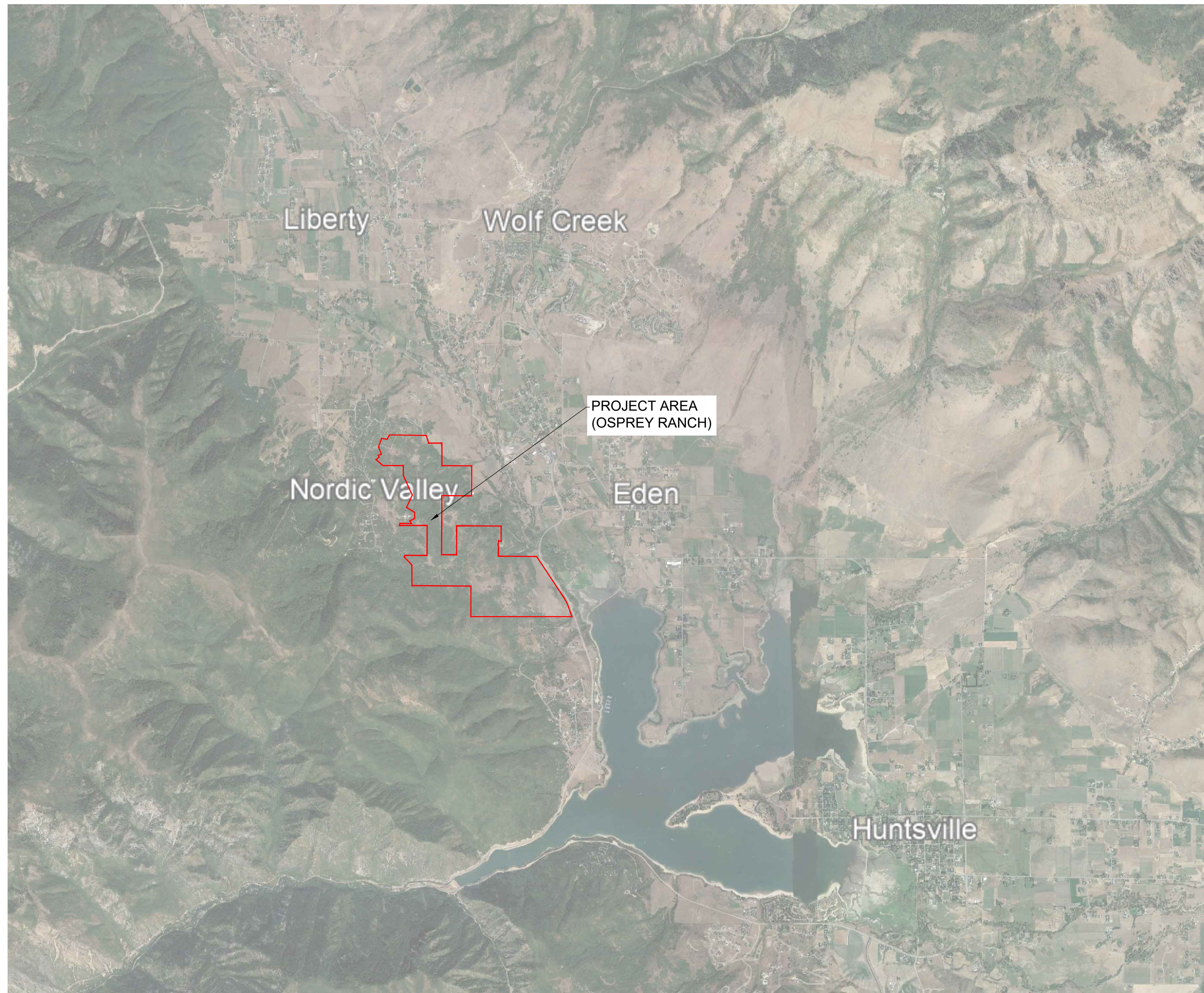


OSPREY RANCH



PRELIMINARY - PHASE 2
WEBER COUNTY, UTAH

LOCATION MAP



PREPARED FOR:

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

CONSULTANTS:



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



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



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

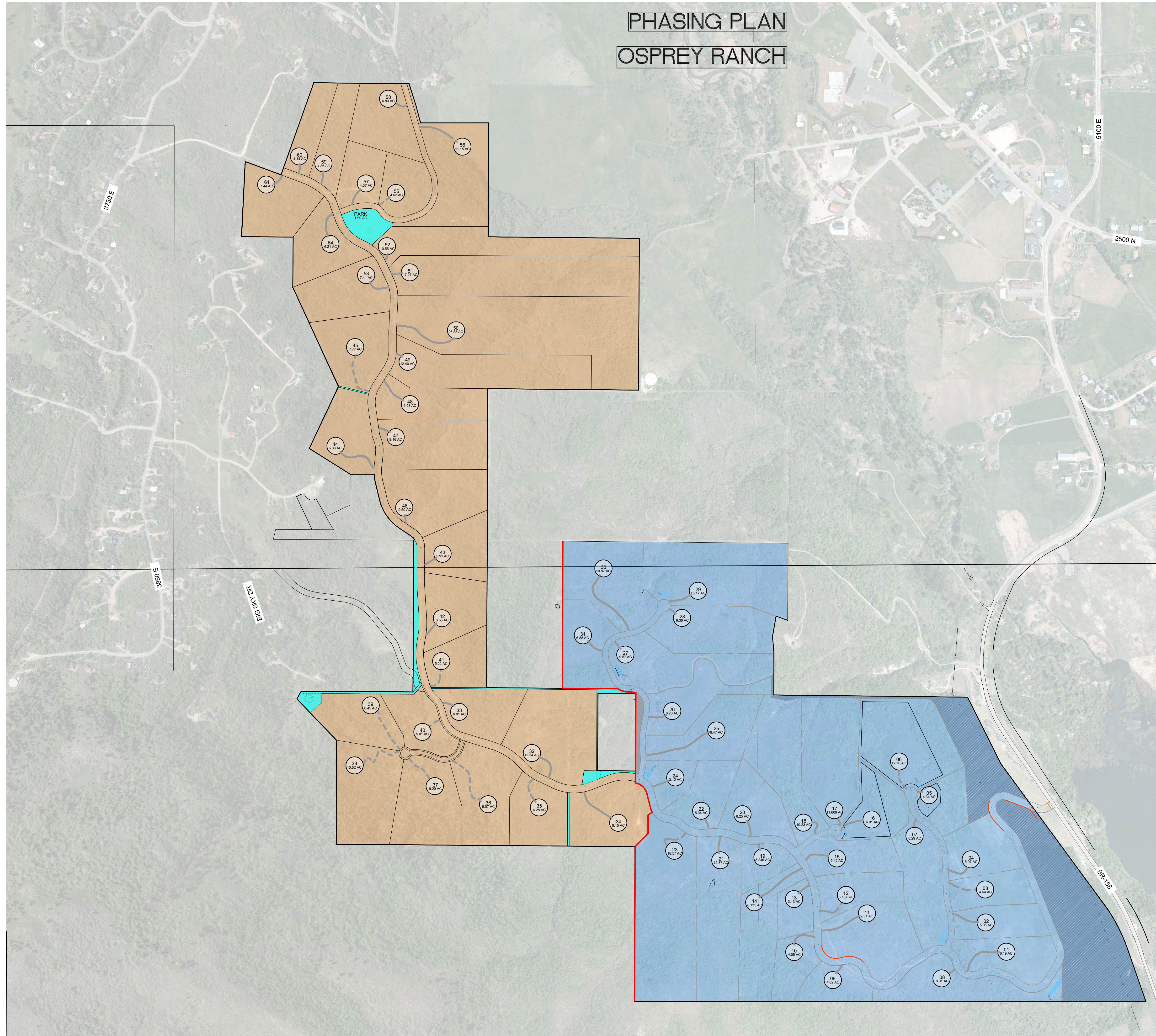
SHEET INDEX:




C-01	COVER SHEET
SA1	SLOPE ANALYSIS - PHASE 2
PH1	PHASING PLAN
TS1	TYPICAL SECTIONS AND NOTES
SP1	PRELIMINARY SITE PLAN - PHASE 2
UT0	PRELIMINARY UTILITY MAP PH2 OVERVIEW
UT1-4	UTILITY SHEETS - PHASE 2
DR1	DRAINAGE PLAN - PHASE 2
PP0	PLAN AND PROFILE INDEX SHEET
PP1-13	PRELIMINARY PLAN AND PROFILE SHEETS
SW1	SWPPP

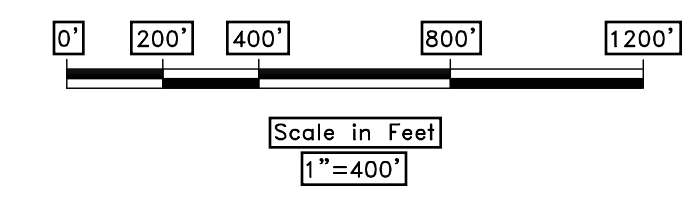
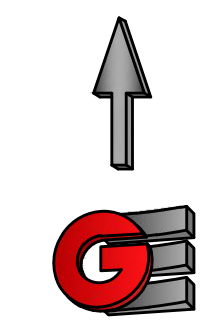
OSPREY RANCH
PRELIMINARY PHASE 2

March 6, 2023

PHASING PLAN OSPREY RANCH



 PHASE 1 - 283.839 ACRES (31 LOTS)
 PHASE 2 - 274.82 ACRES (30 LOTS)
 Update color



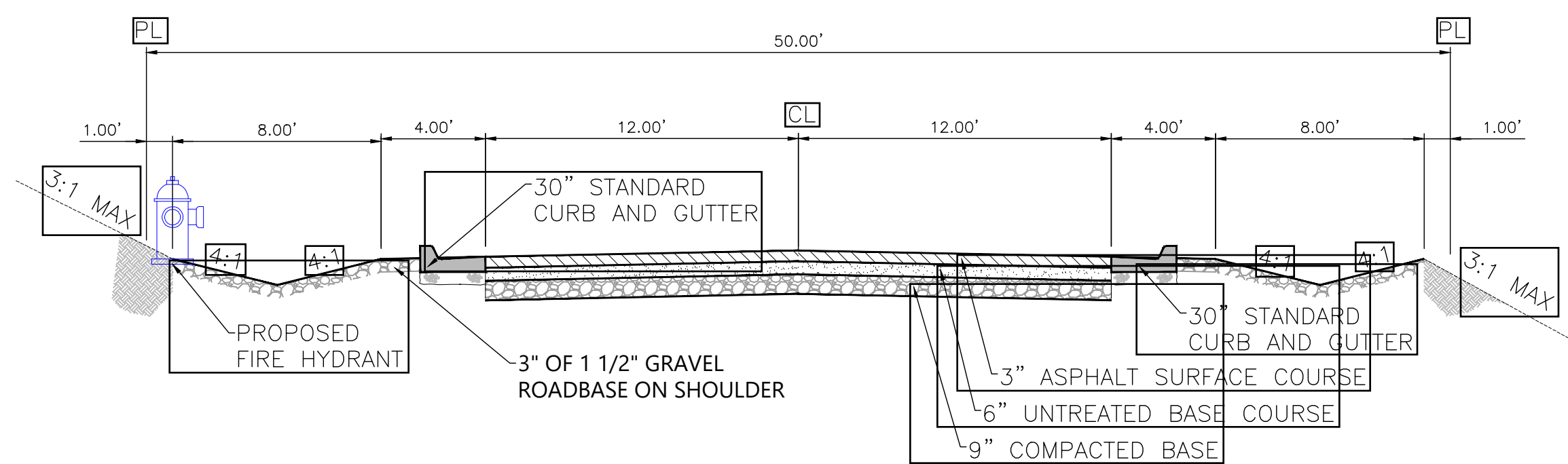
REVISIONS	
DATE	DESCRIPTION

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


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

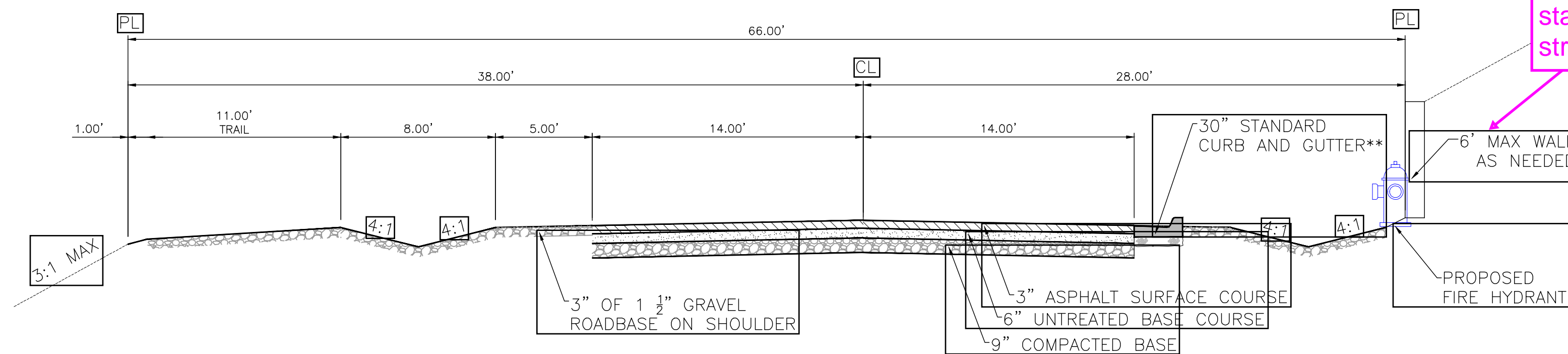
PH1

10/12/21 - LEWIS, HORNES & SONS - OSPREY RANCH RESUBDIVISION PHASE 2 OSPREY PLAN SHEETS PHASE 2.DWG



TYPICAL ROAD SECTION - 50 ROW

NOT TO SCALE
ROAD 3 - CURB AND GUTTER
ROAD 5 - NO CURB AND GUTTER



TYPICAL ROAD SECTION - 66 ROW TRAIL LT

NOT TO SCALE
OSPREY RANCH DRIVE (ROAD A)
WE WILL HOLD ROAD CL AND OFFSET ROW AS NEED FOR TRAIL ON LEFT OR RIGHT SIDE
**CURB AND GUTTER RIGHT SIDE FROM STATION 71+20.21 TO 77+54.61

Retaining walls over 4' will need to be designed and stamped by a structural engineer

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 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 SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
3. INSPECTION TO BE PERFORMED WEEKLY BY A RSI OR OTHER CERTIFIED INSPECTOR.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS INSTALLED SHALL BE NEW AND CONFORM TO NORDIC MOUNTAIN WATER INC WATER COMPANY STANDARDS, SPECIFICATIONS AND PLANS.
2. ALL INTERIOR SURFACES AND COATINGS SHALL COMPLY WITH ANS/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.

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 WCWSID 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 WCWSID 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 WCWSID 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 WCWSID STANDARD.

TYPICAL SECTIONS AND GENERAL NOTES

OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

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

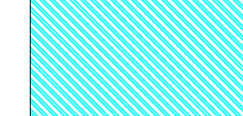
TS1


KEY NOTES:


- 1 ROAD SIDE PATHWAY (SEE TS1 TYPICAL SECTIONS)
- 2 SOFT TRAIL
- 3 50 FT - EPHEMERAL STREAM SETBACK
- 4 DETENTION POND
- 5 PROPOSED DRIVEWAY LOCATION
- 6 10' PUE
- 7 20' ACCESS ROAD
- 8 TEMPORARY TURN AROUND
- 9 CURB AND GUTTER
- 10 TRAIL HEAD
- 11 PROPOSED WALL


PRELIMINARY SITE PLAN PH 2


OSPREY RANCH

 COMMON AREA - 5.66 ACRES (PHASE 2)

 PHASE LINE

 PROPOSED ROADSIDE PATHWAY

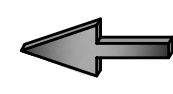
 PROPOSED SOFT TRAIL


 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.

 GEOLOGICAL HAZARD





Scale in Feet
1" = 250'

SCALE	1" = 250'
DATE	9-2-23
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS	DESCRIPTION
DATE	

PRELIMINARY SITE PLAN PH 2
 OSPREY RANCH
 UT-158
 EDEN, WEBER, UTAH

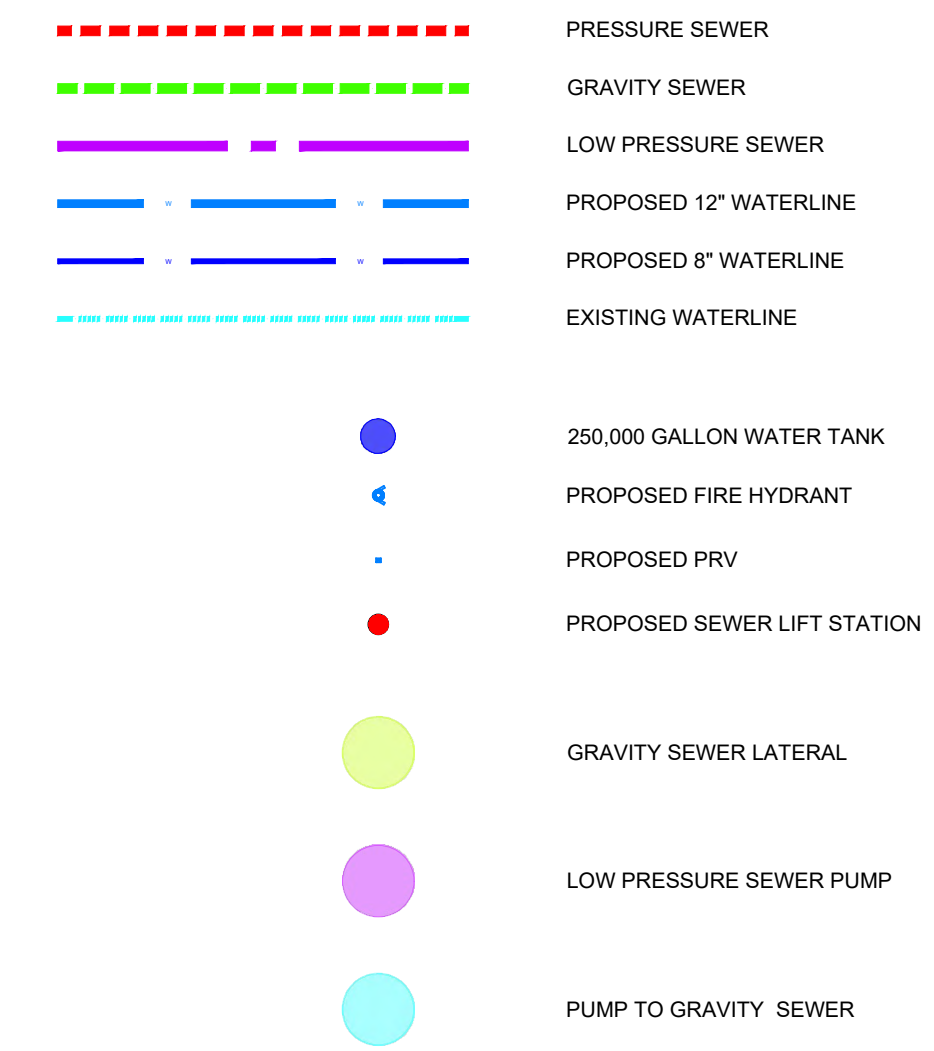
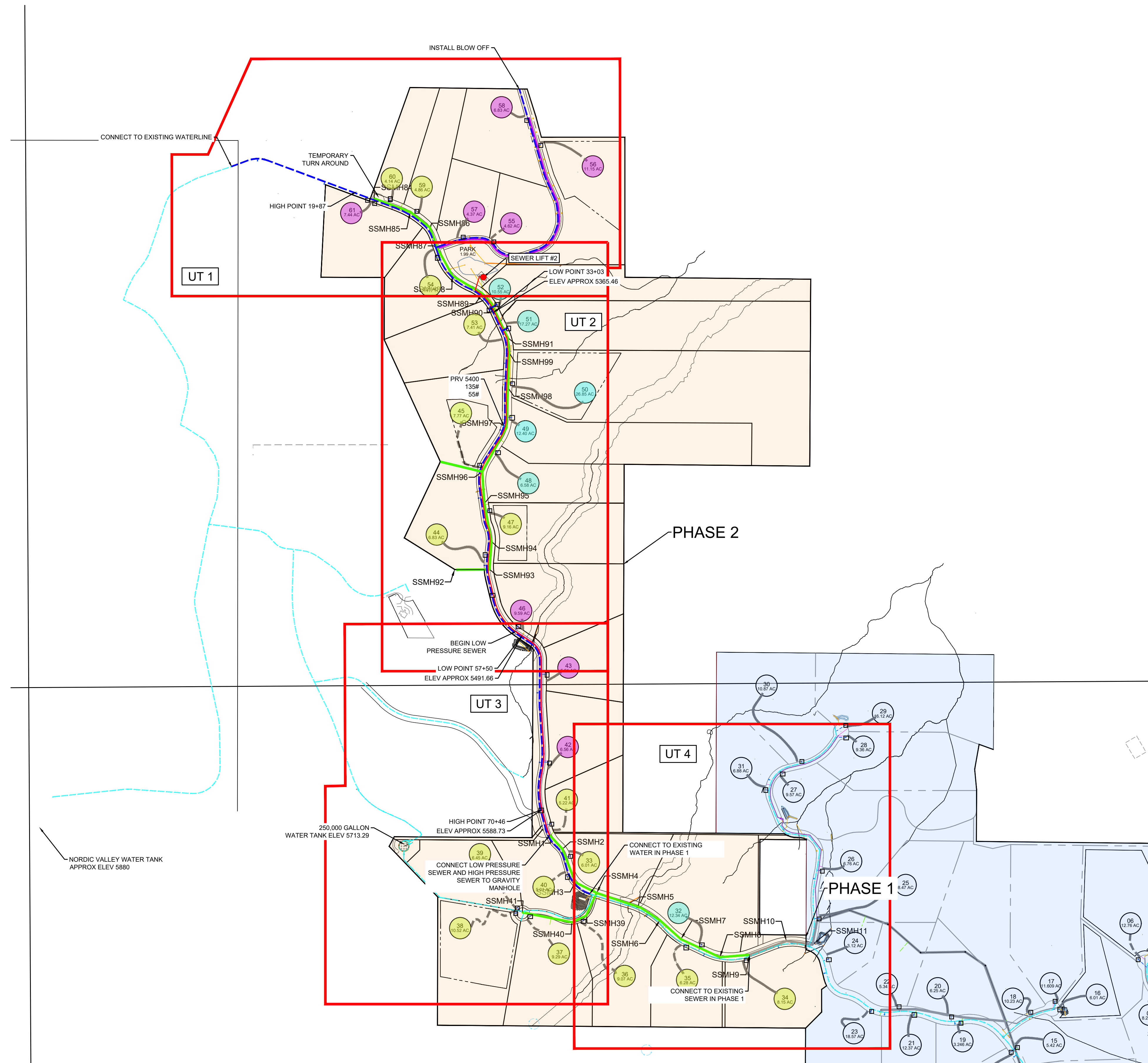
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SP1

10/12/23 - LEWIS, HANSEN, 2105 - OSPREY RANCH, UTAH, PHASE 2, OSPREY PLAN SHEETS, PHASE 2.DWG

PRELIMINARY UTILITY MAP - PH 2 OVERVIEW

OSPREY RANCH



SEWER IMPROVEMENTS

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

CULINARY WATER IMPROVEMENTS

- PHASE 1**
- 250 K GALLON WATER TANK
 - 12\"/>
- PHASE 2**
- 8\"/>

SCALE	*****
DATE	3-2-23
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS	DESCRIPTION
DATE	
DWG:	

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15-1221 - LEWIS, HOWES, 2015 - OSPREY RANCH, DESIGN AND PHASE 2, OSPREY UTILITY PLAN - PHASE 2.DWG

Osprey Sewer STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
SSMH84 4' SSMH	RIM = 5425.47 INV OUT = 5419.47		INV (E) = 5419.47
SSMH85 4' SSMH	RIM = 5403.80 INV IN = 5395.72 INV OUT = 5395.62	INV (W) = 5395.72	INV (SE) = 5395.62
SSMH86 4' SSMH	RIM = 5390.37 INV IN = 5381.57 INV OUT = 5381.47	INV (NW) = 5381.57	INV (S) = 5381.47
SSMH87 4' SSMH	RIM = 5375.54 INV IN = 5366.65 INV OUT = 5366.55	INV (N) = 5366.65	INV (SE) = 5366.55
SSMH88 4' SSMH	RIM = 5369.92 INV IN = 5362.06 INV OUT = 5361.96	INV (NW) = 5362.06	INV (SE) = 5361.96
SSMH89 4' SSMH	RIM = 5369.55 INV IN = 5356.76 INV OUT = 5356.66	INV (NW) = 5356.76 INV (SE) = 5356.76	INV (N) = 5356.66

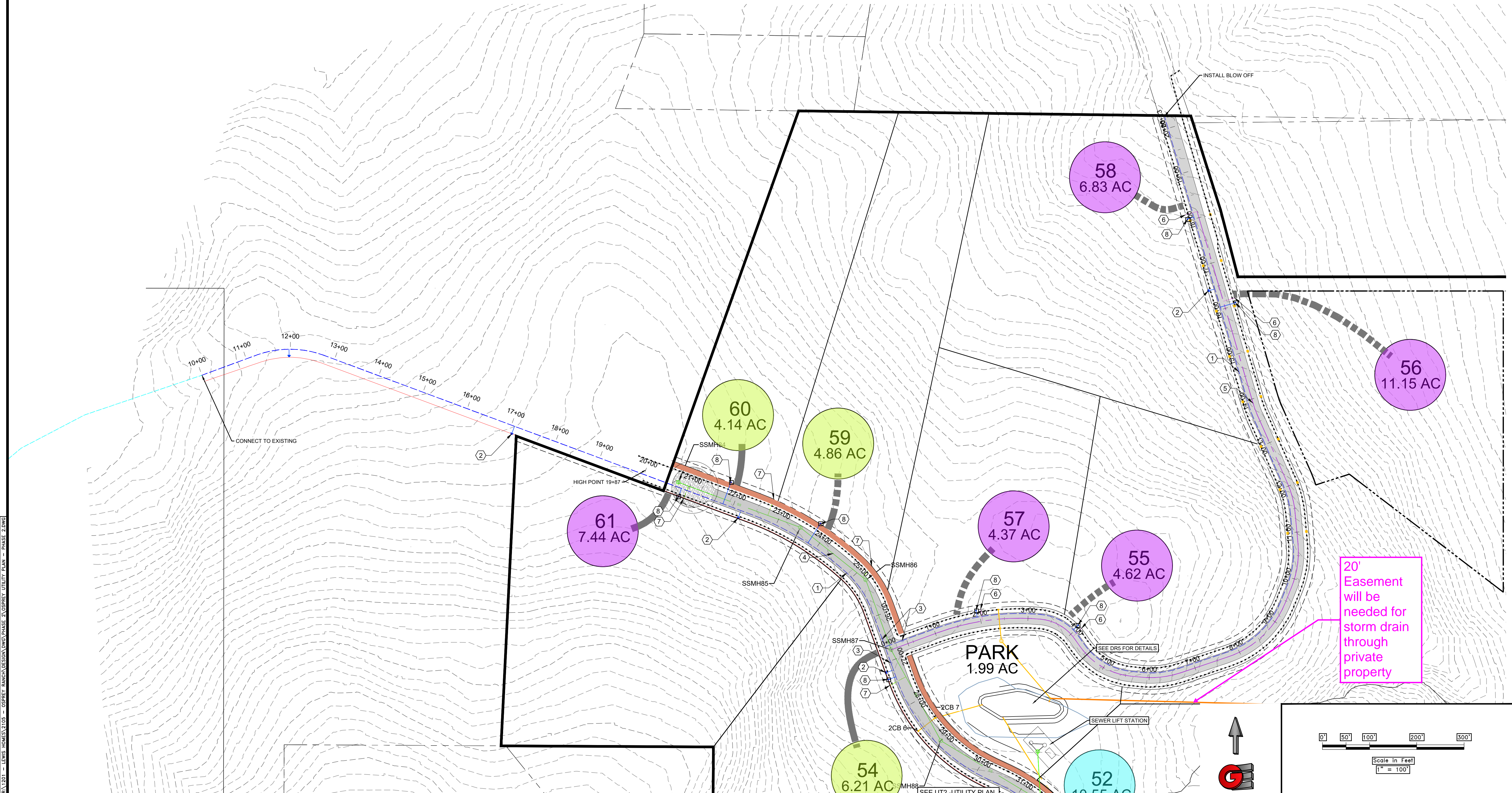
- KEY NOTES
- ① 8" WATER C900 DR18 (MIN DEPTH 5')
 - ② FIRE HYDRANT (SEE DT4)
 - ③ GATE VALVES (SEE DT4)
 - ④ 8" SEWER - SDR 35 PVC
 - ⑤ 2" LOW PRESSURE SEWER - SDR11 HDPE (MIN DEPTH 5')
 - ⑥ LOW PRESSURE LATERAL SEE DETAIL DT5
 - ⑦ GRAVITY SEWER LATERAL
 - ⑧ WATER SERVICE LATERAL (SEE DT 4)
 - ⑨ LOW PRESSURE SEWER CLEANOUT
 - ⑩ POND OUTLET SEE DT6
 - ⑪ 15" RCP STORM DRAIN
 - ⑫ CHECK DAM SEE DR4 FOR DETAIL

UTILITY PLAN - PHASE 2

OSPREY RANCH

- LOW PRESSURE SEWER PUMP
- PUMP TO GRAVITY SEWER
- GRAVITY SEWER

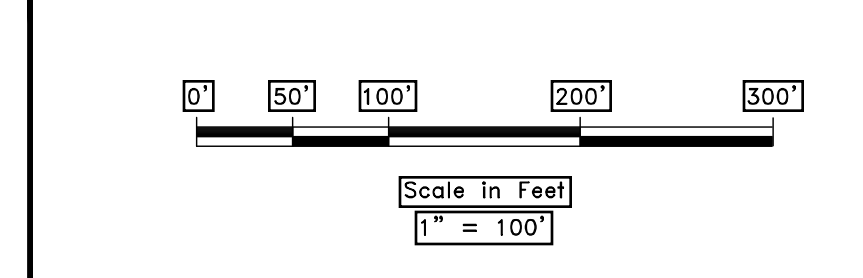
- PROPOSED WATER
- PROPOSED PRESSURE SEWER
- PROPOSED LOW PRESSURE SEWER
- PROPOSED GRAVITY SEWER
- PROPOSED STORM DRAIN/CULVERT
- PROPOSED DRAINAGE DITCH
- ▲ PROPOSED FIRE HYDRANT
- PROPOSED PRV
- TRAIL



SCALE: 1" = 100'	DATE: 9-2-20	DESIGN: KAN	DRAWN: KAN	CHECKED: RC
REVISIONS:	DESCRIPTION:	DATE:		DWG:

UTILITY PLAN - PHASE 2
 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

1/21/20 - LEWIS, HOWES & SONS - OSPREY RANCH, UTAH, PHASE 2, OSPREY UTILITY PLAN - PHASE 2, DWG

Osprey Sewer STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
SSMH88 4' SSMH	RIM = 5369.92 INV IN = 5362.06 INV OUT = 5361.96	INV (NW) = 5362.06	INV (SE) = 5361.96
SSMH89 4' SSMH	RIM = 5369.55 INV IN = 5356.76 INV OUT = 5356.66	INV (NW) = 5356.76 INV (SE) = 5356.76	INV (N) = 5356.66
SSMH90 4' SSMH	RIM = 5366.04 INV IN = 5357.04 INV OUT = 5357.14	INV (SE) = 5357.04	INV (NW) = 5357.14
SSMH91 4' SSMH	RIM = 5373.24 INV IN = 5364.14 INV OUT = 5364.24	INV (S) = 5364.14	INV (NW) = 5364.24
SSMH92 4' SSMH	RIM = 5501.19 INV OUT = 5500.00		INV (E) = 5500.00
SSMH93 4' SSMH	RIM = 5497.04 INV IN = 5490.10 INV OUT = 5490.00	INV (W) = 5490.10	INV (N) = 5490.00
SSMH94 4' SSMH	RIM = 5475.43 INV IN = 5467.56 INV OUT = 5467.46	INV (S) = 5467.56	INV (N) = 5467.46
SSMH95 4' SSMH	RIM = 5445.36 INV IN = 5436.86 INV OUT = 5436.76	INV (S) = 5436.86	INV (N) = 5436.76
SSMH96 4' SSMH	RIM = 5433.76 INV IN = 5424.76 INV OUT = 5424.66	INV (S) = 5424.76	INV (NE) = 5424.66
SSMH97 4' SSMH	RIM = 5399.93 INV IN = 5391.83 INV OUT = 5390.87	INV (SW) = 5391.83	INV (N) = 5390.87
SSMH98 4' SSMH	RIM = 5382.35 INV IN = 5374.15 INV OUT = 5374.05	INV (S) = 5374.15	INV (N) = 5374.05
SSMH99 4' SSMH	RIM = 5381.00 INV IN = 5370.54 INV OUT = 5370.24	INV (S) = 5370.54	INV (N) = 5370.64

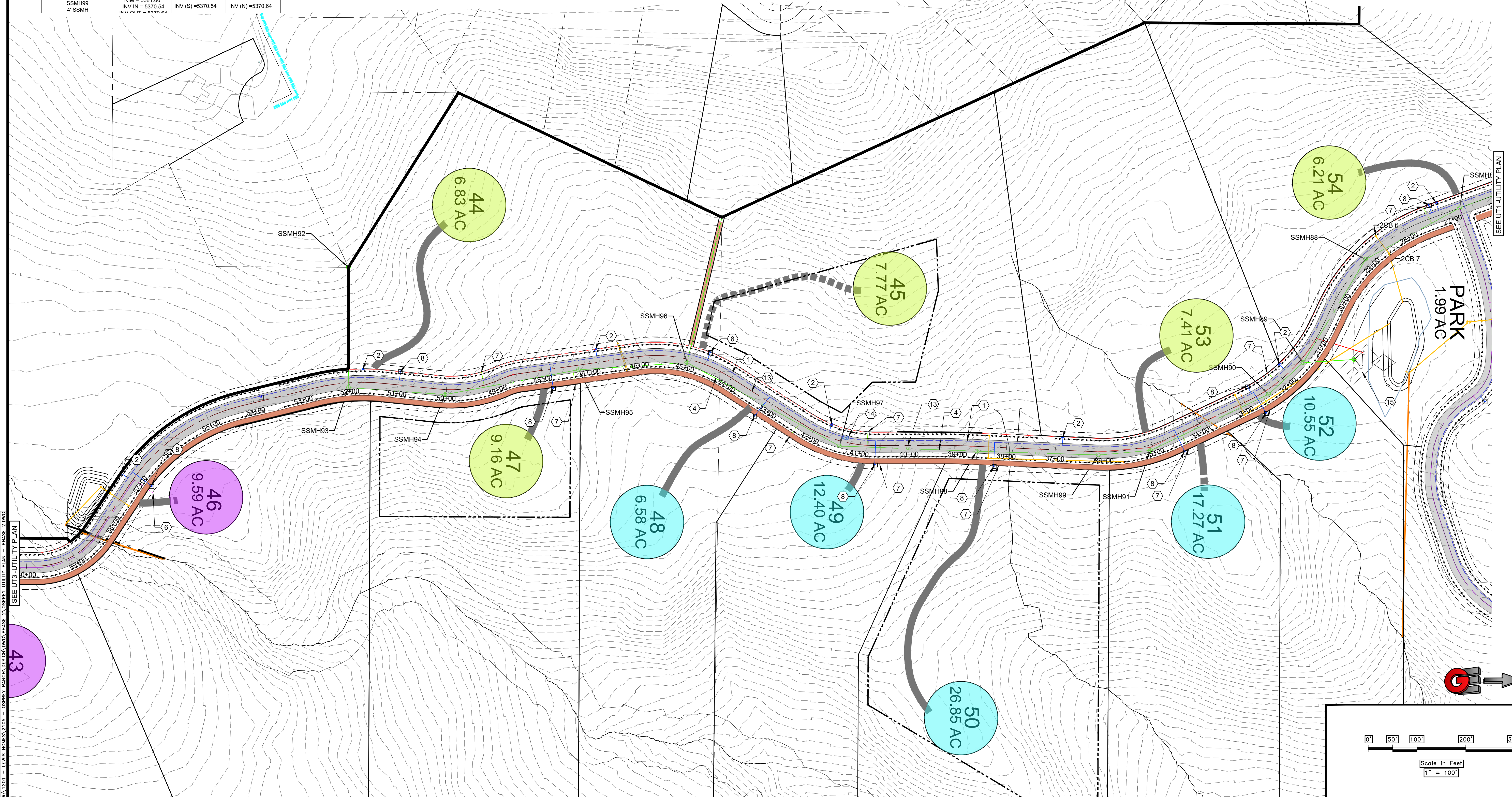
- KEY NOTES**
- ① 8" WATER C900 DR18 (MIN DEPTH 5')
 - ② FIRE HYDRANT (SEE DT4)
 - ③ GATE VALVES (SEE DT4)
 - ④ 8" SEWER - SDR 35 PVC
 - ⑤ 2" LOW PRESSURE SEWER - SDR11 HDPE (MIN DEPTH 5')
 - ⑥ LOW PRESSURE LATERAL SEE DETAIL DT5
 - ⑦ GRAVITY SEWER LATERAL
 - ⑧ WATER SERVICE LATERAL (SEE DT 4)
 - ⑨ LOW PRESSURE SEWER CLEANOUT
 - ⑩ POND OUTLET SEE DT6
 - ⑪ 15" RCP STORM DRAIN
 - ⑫ CHECK DAM SEE DR4 FOR DETAIL
 - ⑬ PRESSURE SEWER
 - ⑭ PRV
 - ⑮ SEWER LIFT STATION

UTILITY PLAN- PHASE 2

OSPREY RANCH

- 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
- LOW PRESSURE SEWER PUMP
- PUMP TO GRAVITY SEWER
- GRAVITY SEWER

REVISIONS		DATE	DESCRIPTION



UTILITY PLAN- PHASE 2
 OSPREY RANCH
 1800 N HYW 158
 EDEN, WEBER, UTAH






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UT2




UTILITY PLAN PHASE 2

OSPREY RANCH

Osprey Sewer STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
SSMH1 4' SSMH	RIM = 5581.95 INV OUT = 5574.95		INV (SE) = 5574.95
SSMH2 4' SSMH	RIM = 5577.01 INV IN = 5570.01 INV OUT = 5569.91	INV (NW) = 5570.01	INV (S) = 5569.91
SSMH3 4' SSMH	RIM = 5569.30 INV IN = 5562.47 INV OUT = 5562.37	INV (N) = 5562.47	INV (SE) = 5562.37
SSMH4 5' SSMH	RIM = 5553.80 INV IN = 5544.80 INV IN = 5544.80 INV OUT = 5544.70	INV (NW) = 5544.80 INV (SW) = 5544.80	INV (E) = 5544.70
SSMH39 4' SSMH	RIM = 5568.69 INV IN = 5561.69 INV OUT = 5561.79	INV (SW) = 5561.69	INV (NE) = 5561.79
SSMH40 4' SSMH	RIM = 5581.48 INV IN = 5575.37 INV OUT = 5575.27	INV (W) = 5575.37	INV (NE) = 5575.27
SSMH41 4' SSMH	RIM = 5621.41 INV OUT = 5615.30		INV (E) = 5615.30

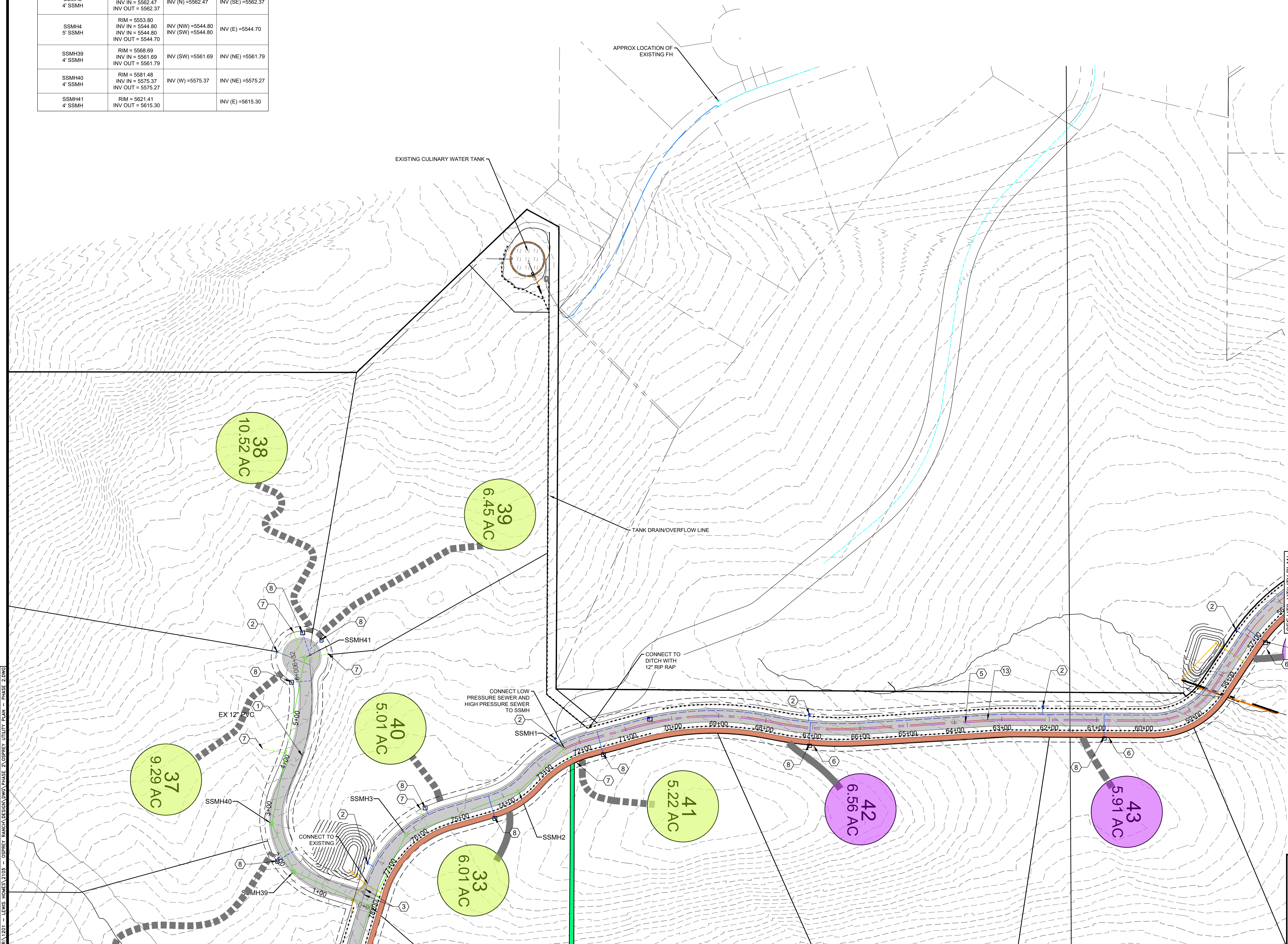
-  PROPOSED WATER
-  PROPOSED PRESSURE SEWER
-  PROPOSED LOW PRESSURE SEWER
-  PROPOSED GRAVITY SEWER
-  PROPOSED STORM DRAIN/CULVERT

-  PROPOSED FIRE HYDRANT
-  PROPOSED PRV
-  TRAIL

-  LOW PRESSURE SEWER PUMP
-  PUMP TO GRAVITY SEWER
-  GRAVITY SEWER

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
- ⑫ CHECK DAM SEE DR4 FOR DETAIL
- ⑬ PRESSURE SEWER



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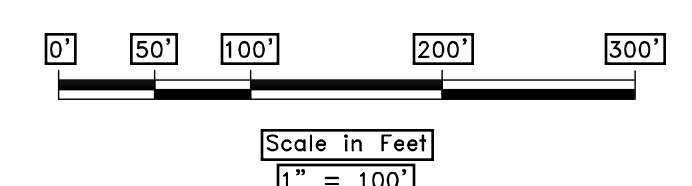
REVISIONS	DESCRIPTION

DATE	DWG.

UTILITY PLAN PHASE 2
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UT3



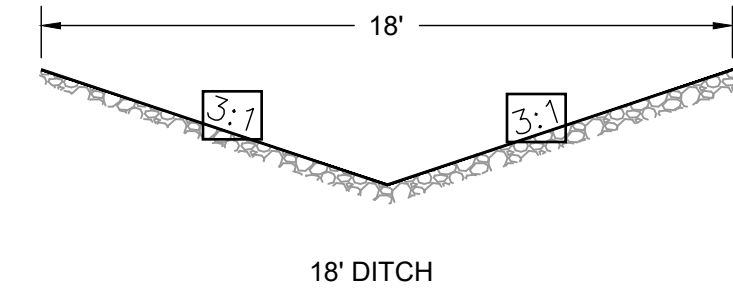
IN 1201 - LEWIS HOWES 2105 - OSPREY RANCH LEGEND DRAIN PHASE 2 OSPREY UTILITY PLAN - PHASE 2.DWG

- 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

PRELIMINARY PHASE 2 - DRAINAGE

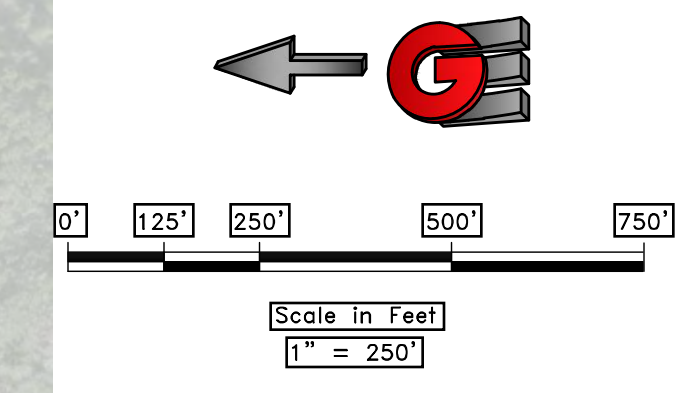
OSPREY RANCH

- EXISTING DRAINAGE DITCH
- PROPOSED STORM DRAIN
- CHECK DAM SEE DR4 FOR DETAIL FINAL PLANS



Basin	Area (acres)	Detention Volume (cy)
Pond 58	2.58	216
Park Pond 29	5.50	460
Pond Road 5	1.97	164
Road 3	1.89	

Need a pond

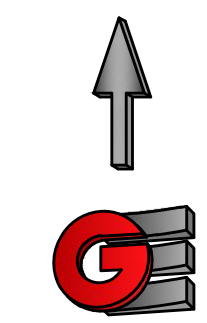
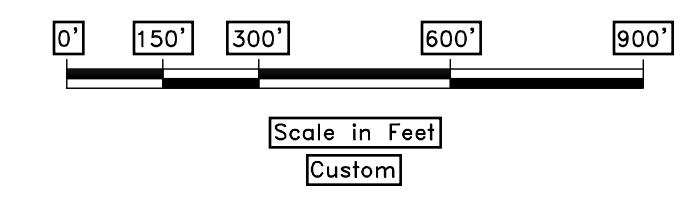
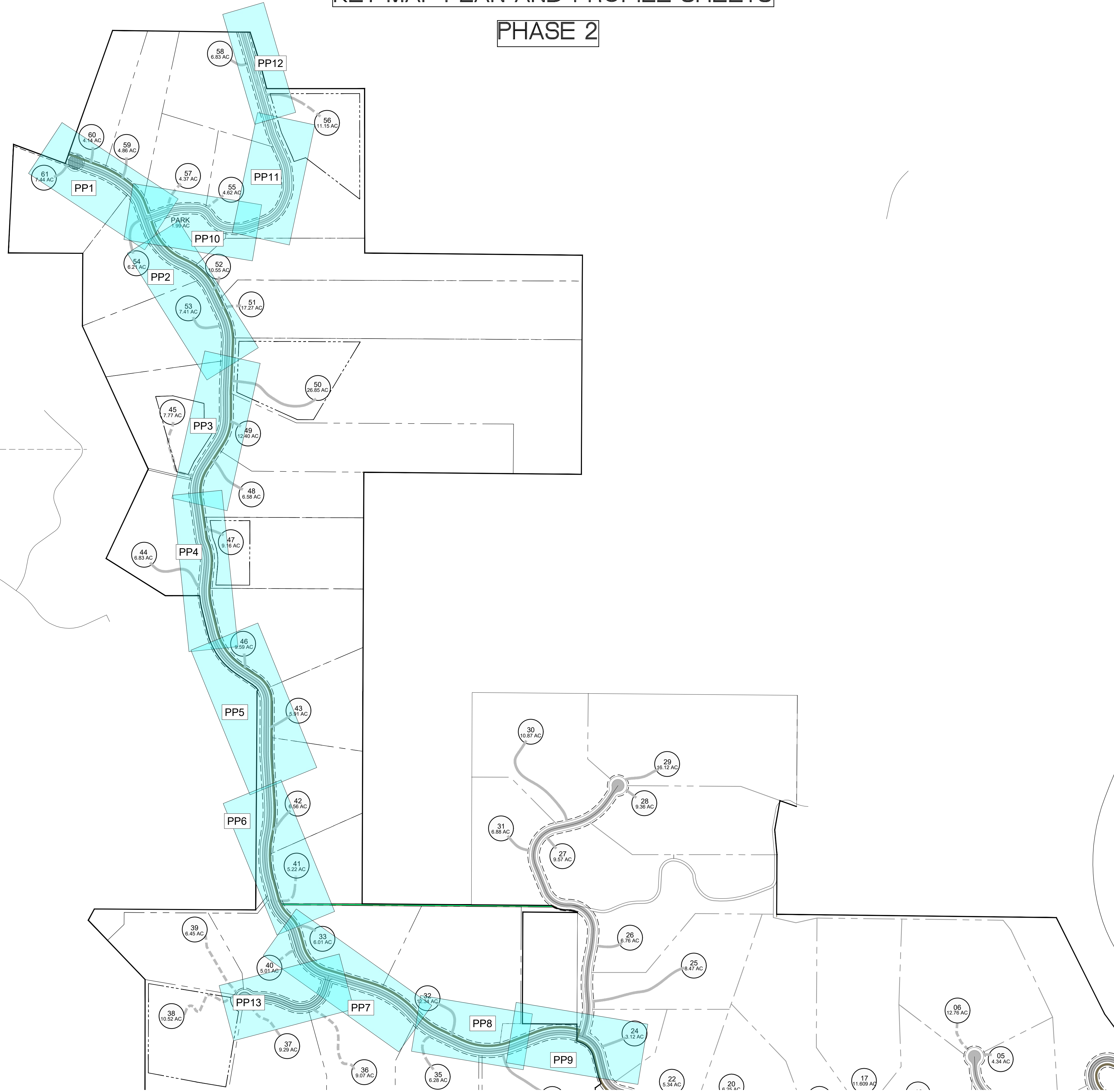


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PRELIMINARY PHASE 2 - DRAINAGE				
OSPREY RANCH				
UT-158				
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DR1				

15-1201 - LEWIS, HOMES 2015 - OSPREY RANCH, UTAH PHASE 2 - OSPREY PLAN SHEETS PHASE 2.DWG

KEY MAP PLAN AND PROFILE SHEETS

PHASE 2



REVISIONS	DATE	DESCRIPTION

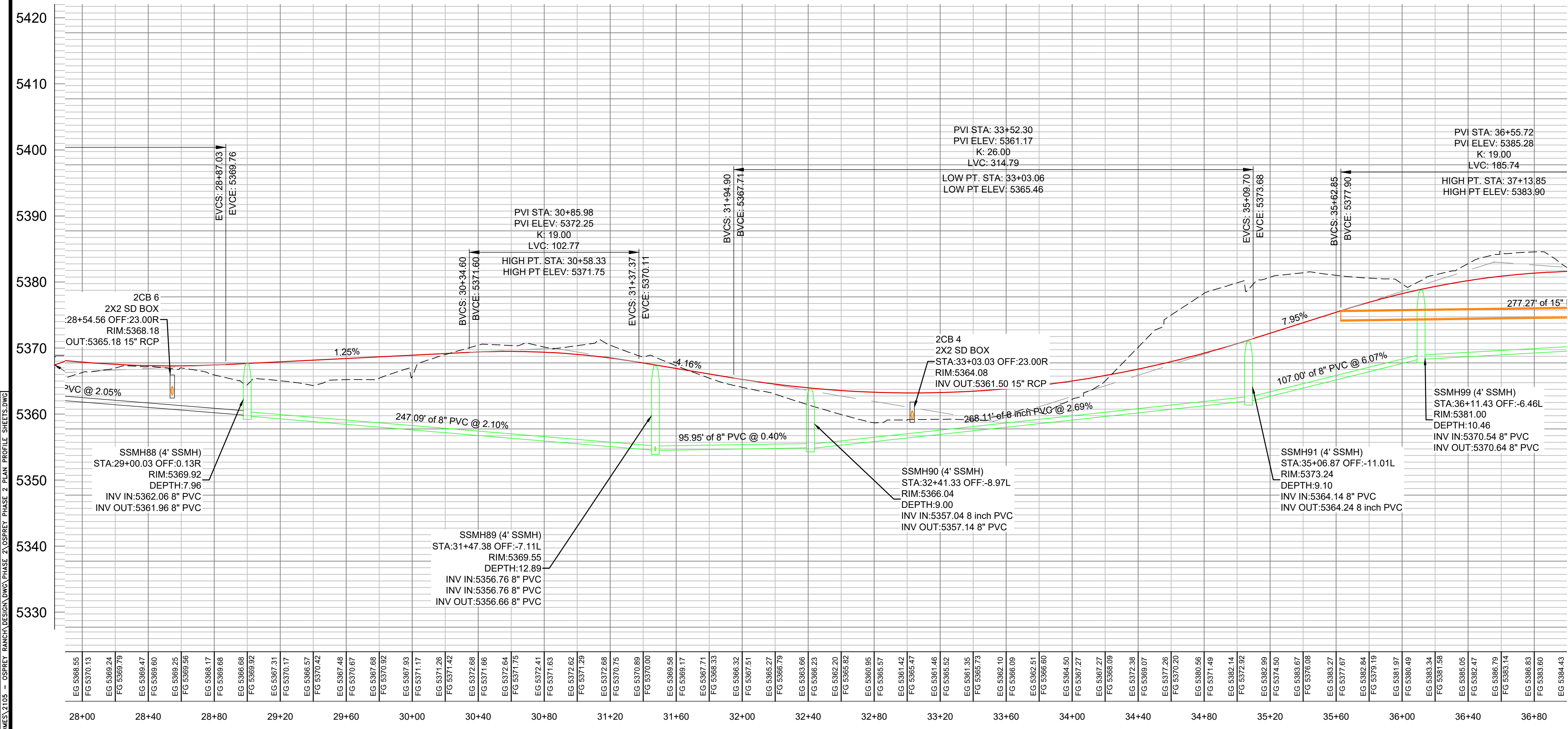
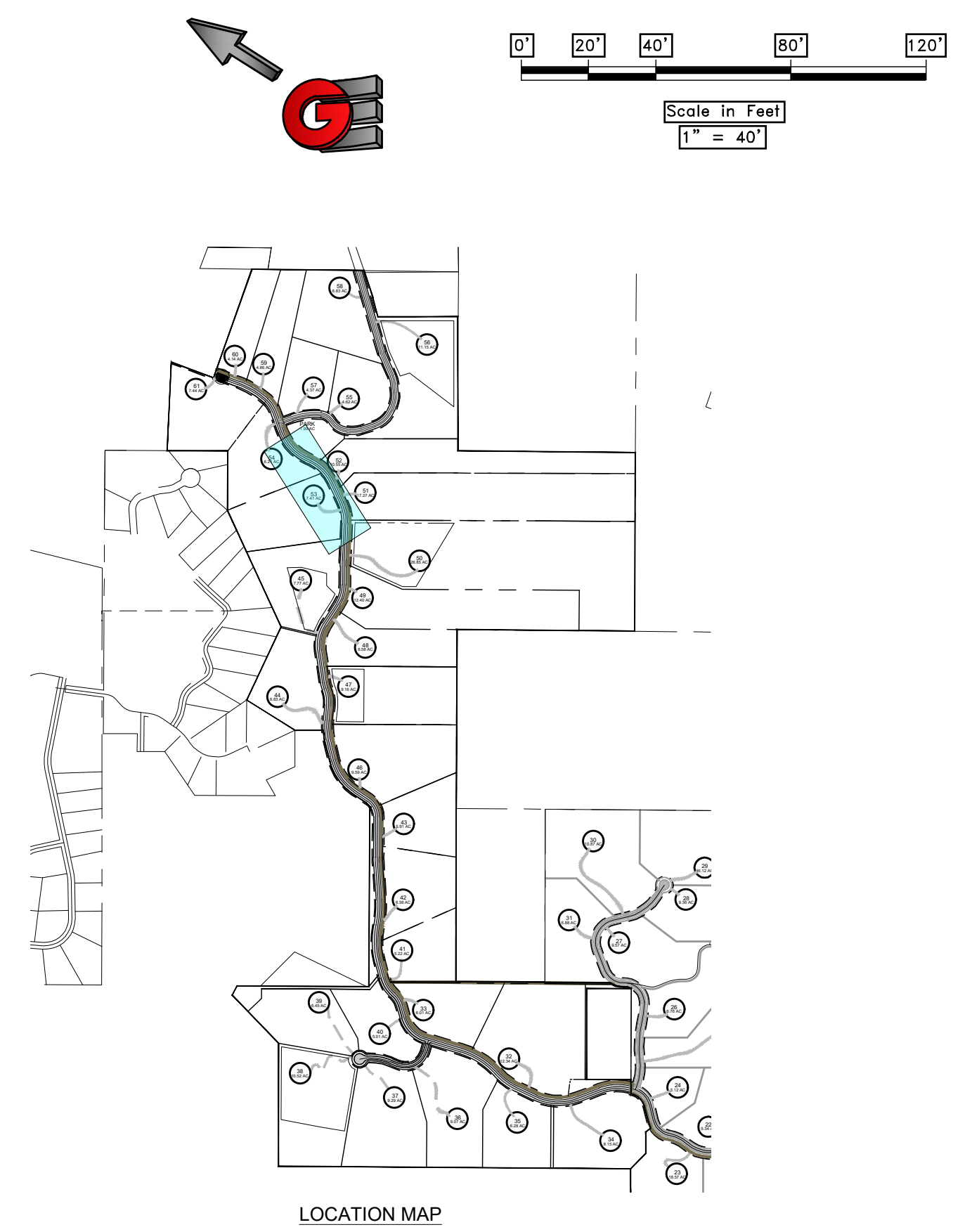
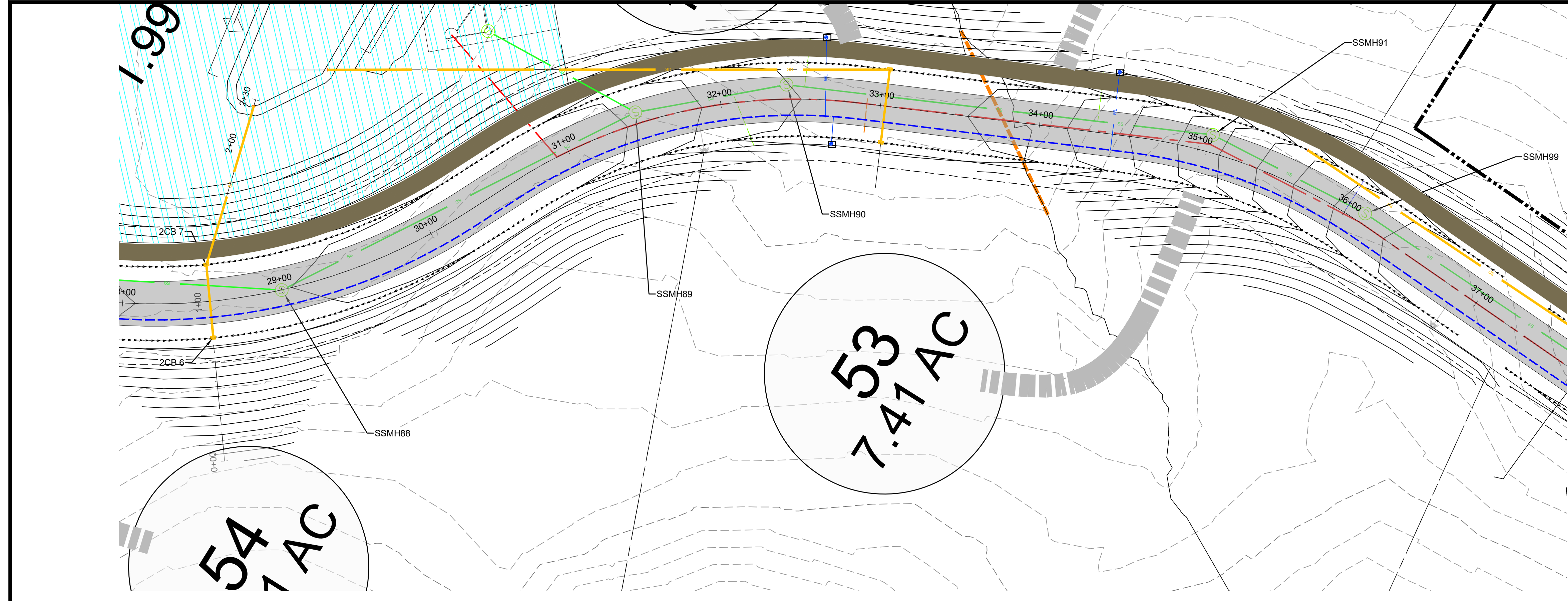
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DATE	8-8-23
DESIGN	KAN
DRAWN	KAN
CHECKED	PC

OVERVIEW PHASE 2 - PP SHEETS
 PRELIMINARY PH 2 - OSPREY RANCH
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PP0

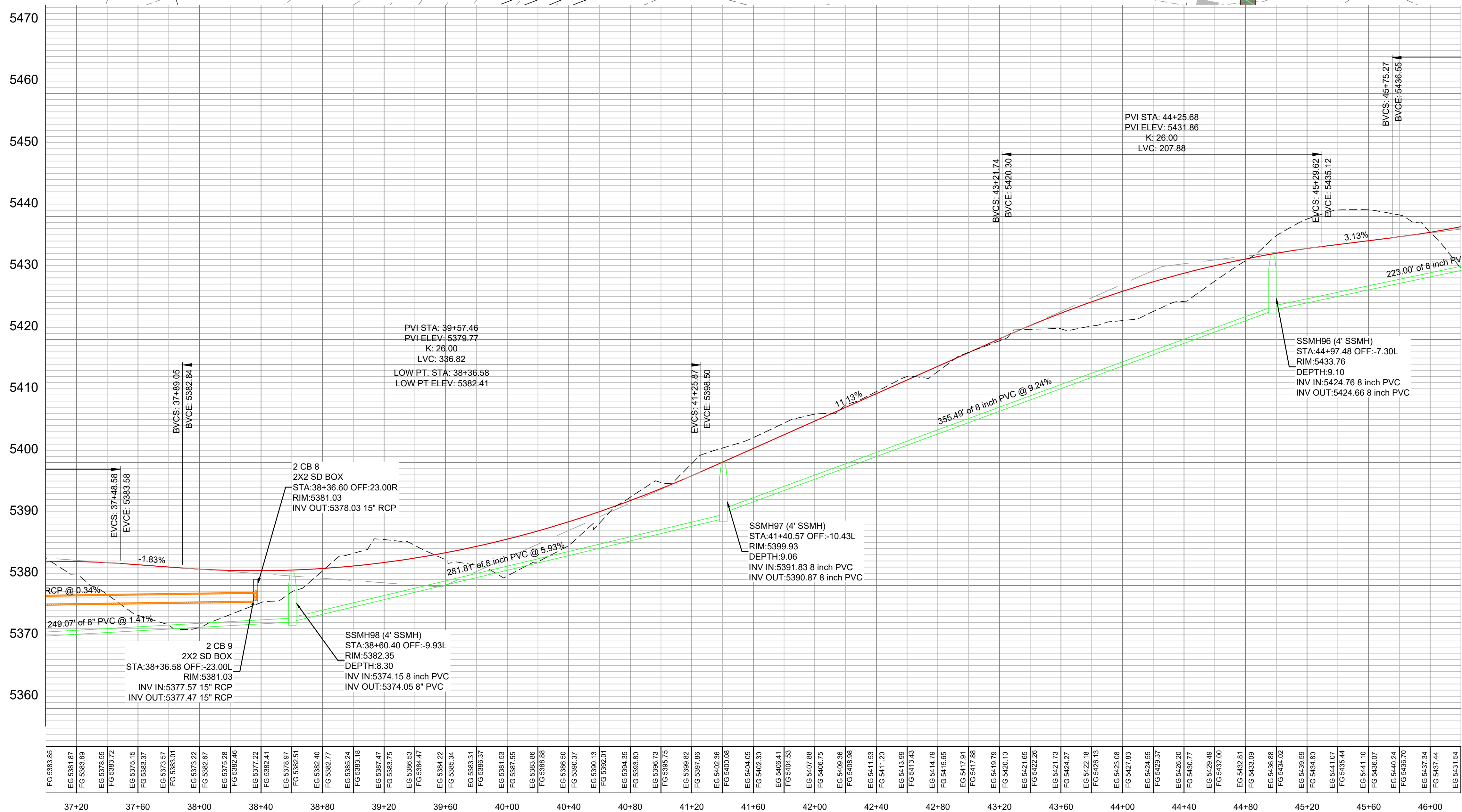
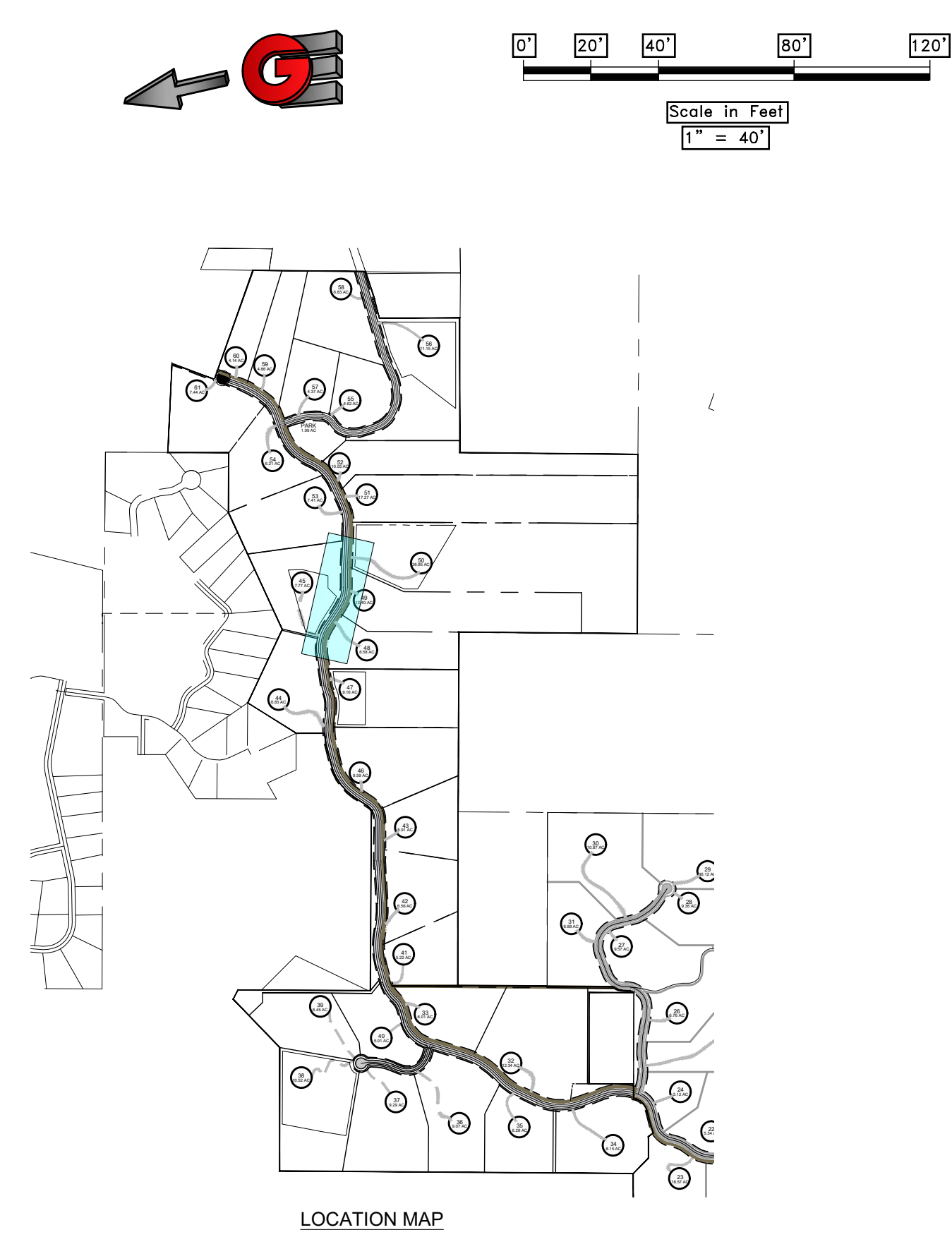
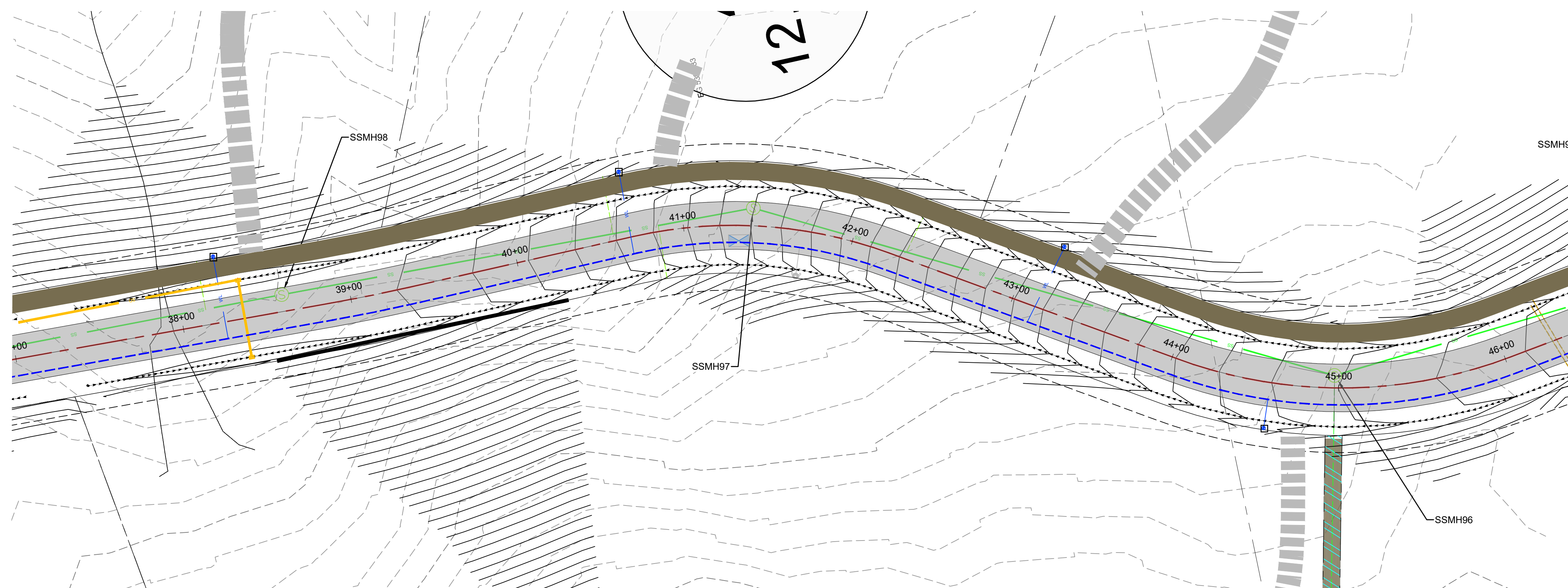
10/12/21 - LEWIS, ROMAN, 2105 - OSPREY RANCH, UTAH, PHASE 2, OSPREY PHASE 2 PLAN PROFILE SHEETS.DWG



11/20/11 - LEWIS, HOWES & ASSOCIATES - OSPREY RANCH, UTAH - PRELIMINARY PHASE 2 - PLAN PROFILE SHEETS (DWG)

PLAN AND PROFILE PHASE 2																	
PRELIMINARY PH 2 - OSPREY RANCH																	
UT-158																	
EDEN, WEBER, UTAH																	
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MUNICIPAL • LAND SURVEYING																	
51150 SOUTH 375 EAST OGDEN, UT																	
OFFICE: 801.476.0202 FAX: 801.476.0066																	
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DATE	DESCRIPTION																
SCALE	DATE	DESIGN	DRAWN	CHECKED													
1" = 40'	9-8-28	KAN	KAN	RC													
PP2																	

121 - LEWIS, HOMER, 2015 - OSPREY RANCH, UTAH, PHASE 2 - OSPREY RANCH - PHASE 2 - PLAN PROFILE SHEETS (DWG)



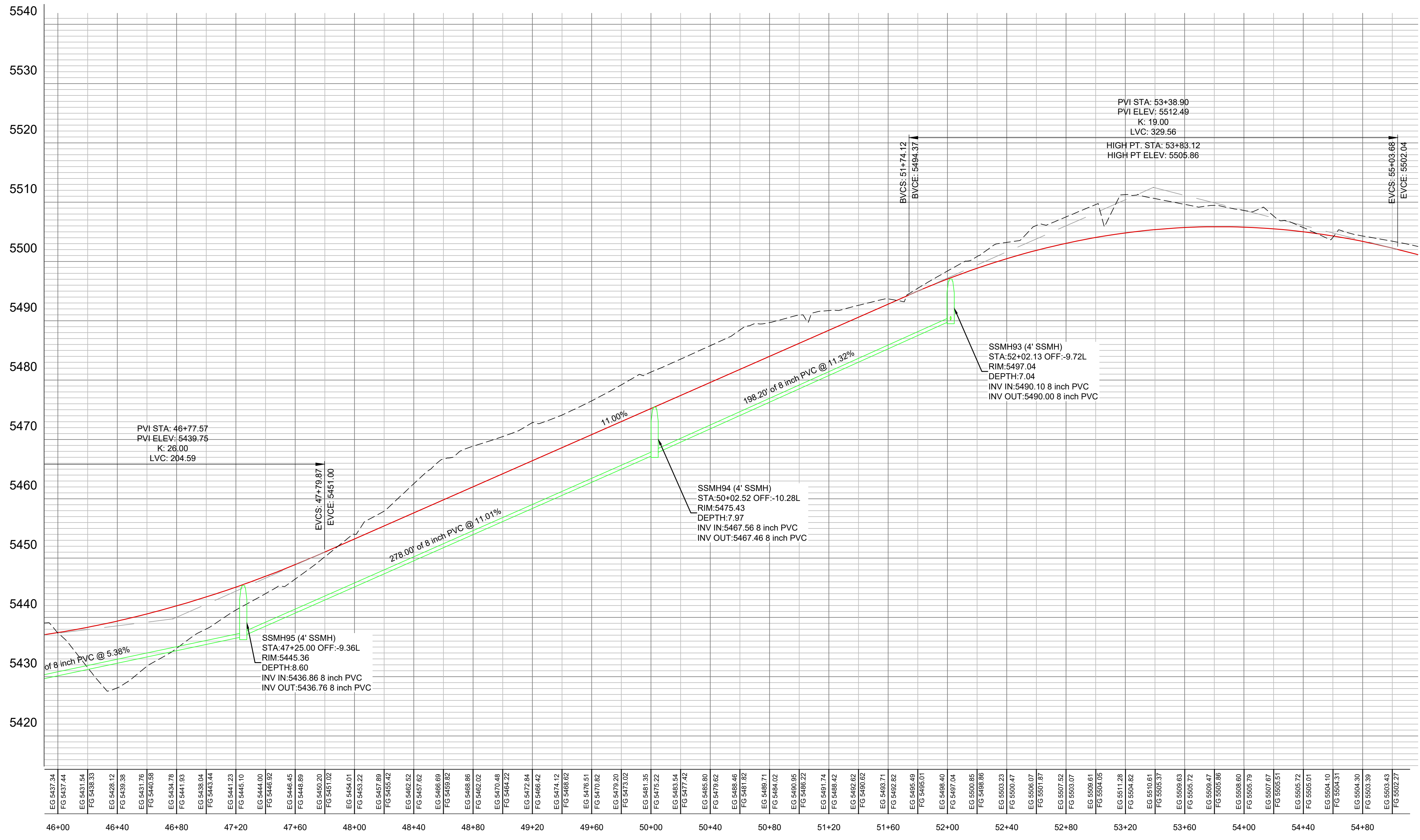
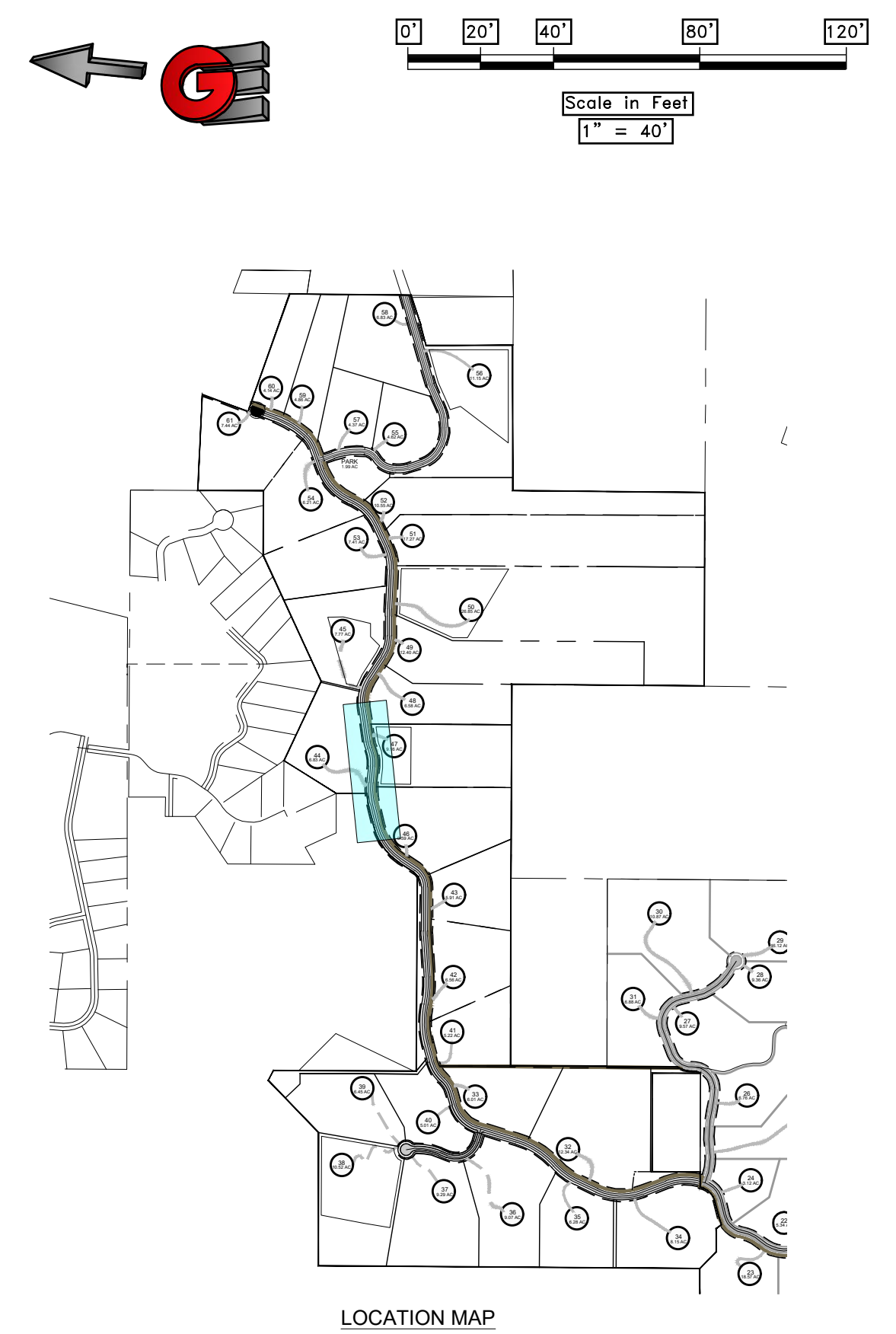
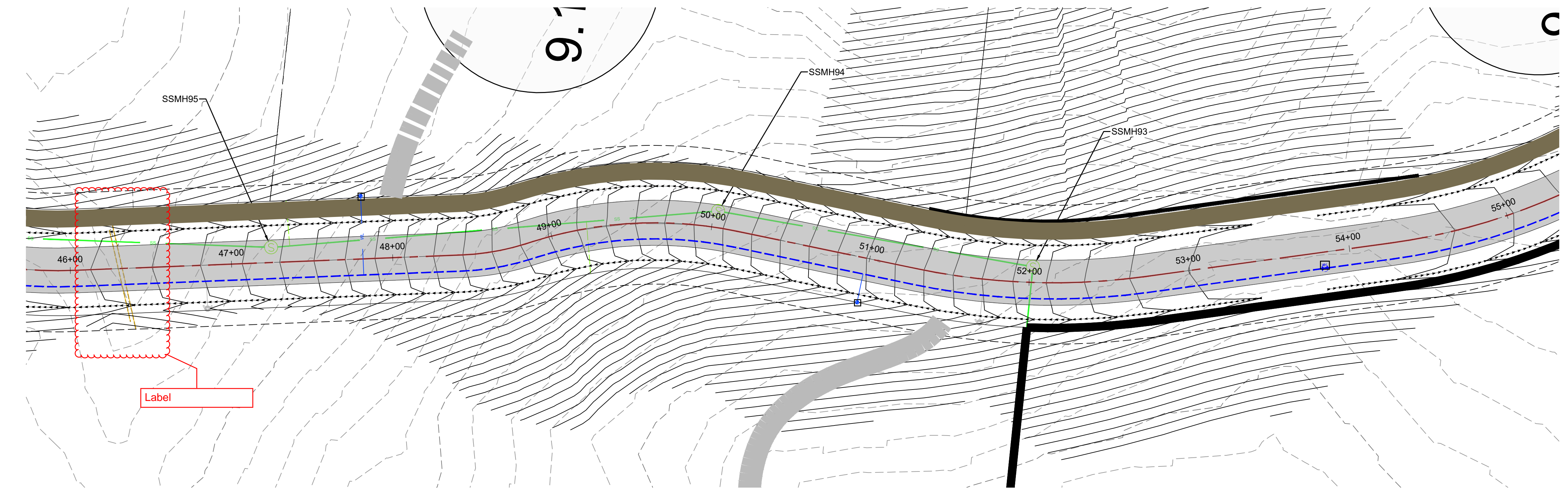
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REVISIONS		DESCRIPTION		
DATE				DWG:

PLAN AND PROFILE PHASE 2
 PRELIMINARY PH 2 - OSPREY RANCH
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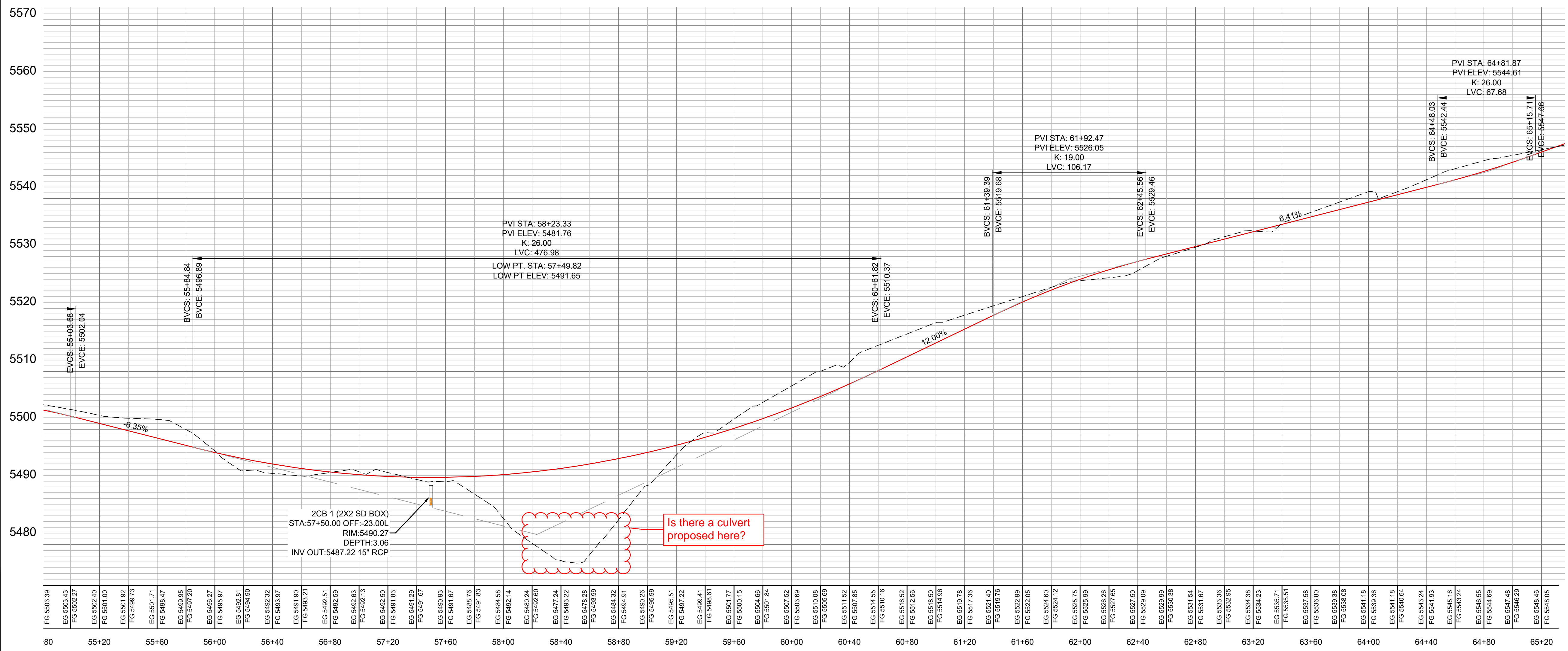
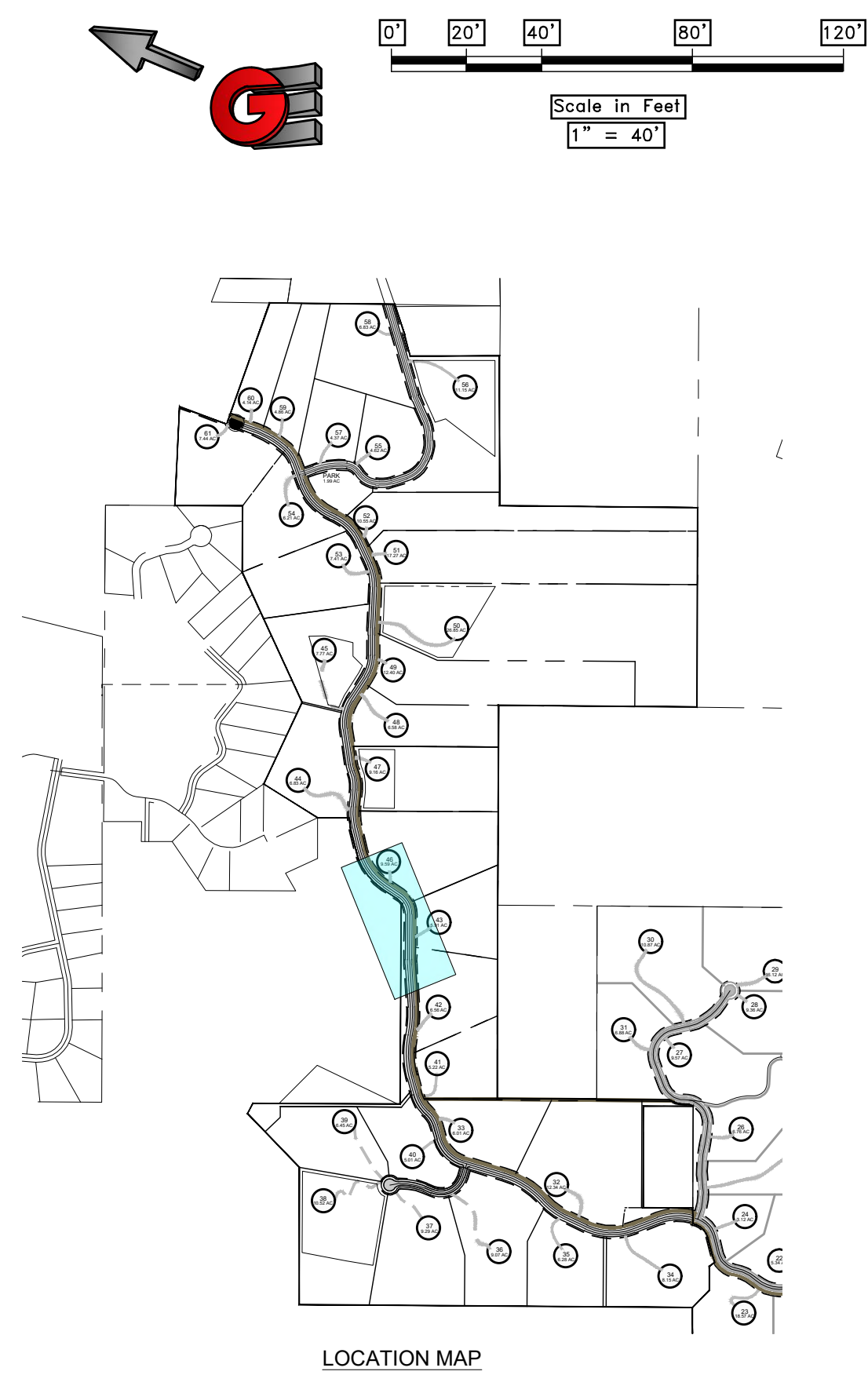
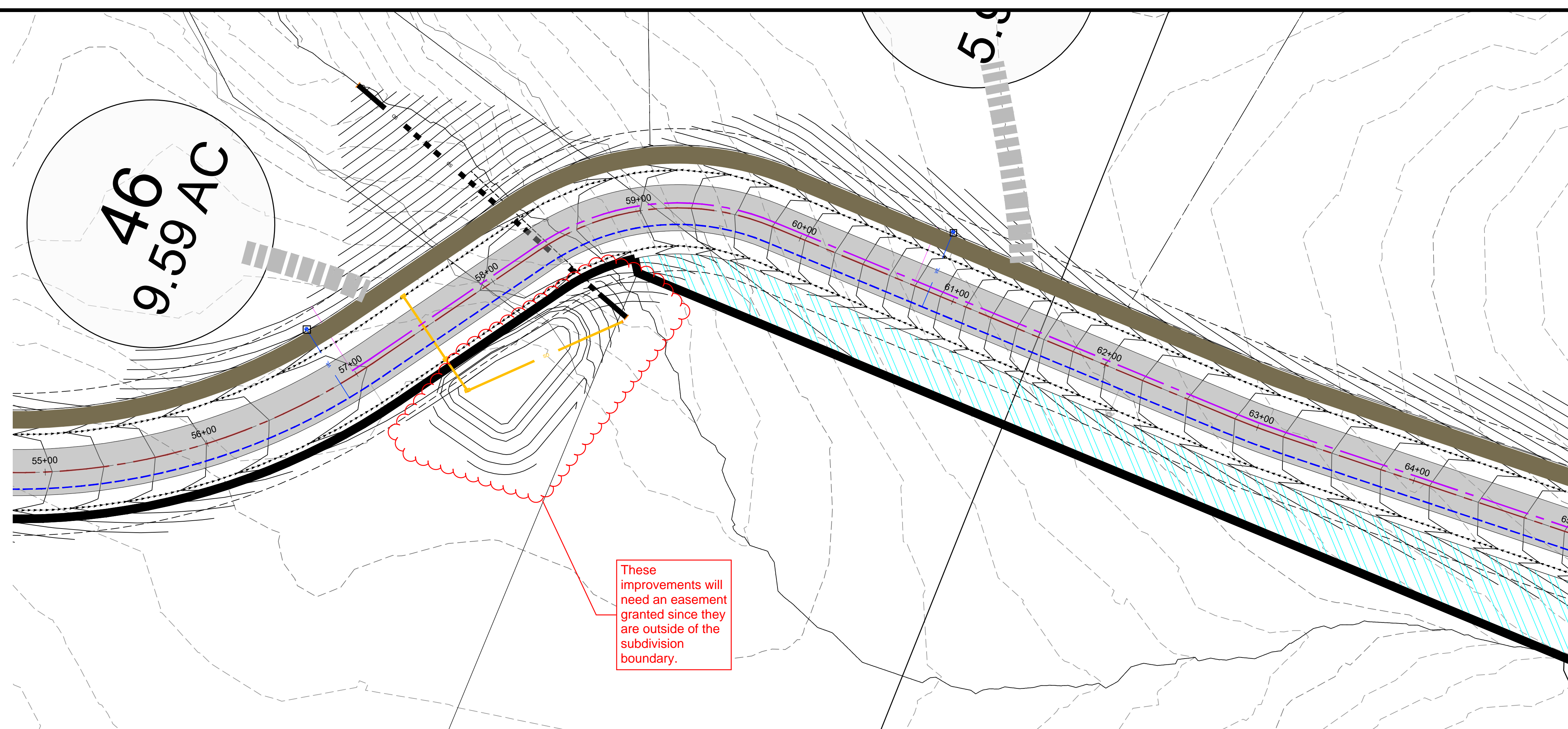
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1411201 - LEWIS, HOMER 2105 - OSPREY RANCH, UTAH - PRELIMINARY PHASE 2 - OSPREY RANCH - UTAH - PRELIMINARY PHASE 2 - PLAN PROFILE SHEETS.DWG



SCALE: 1" = 40'		DATE: 3-8-20		DESIGN: KAN		DRAWN: KAN		CHECKED: RC	
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PLAN AND PROFILE PHASE 2 PRELIMINARY PH 2 - OSPREY RANCH UT-158 EDEN, WEBER, UTAH									
		GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 51150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066							
PP4									

141201 - LEWIS, HOMER, 2015 - OSPREY RANCH, UTAH - PHASE 2 - OSPREY PHASE 2 - PLAN PROFILE SHEETS.DWG

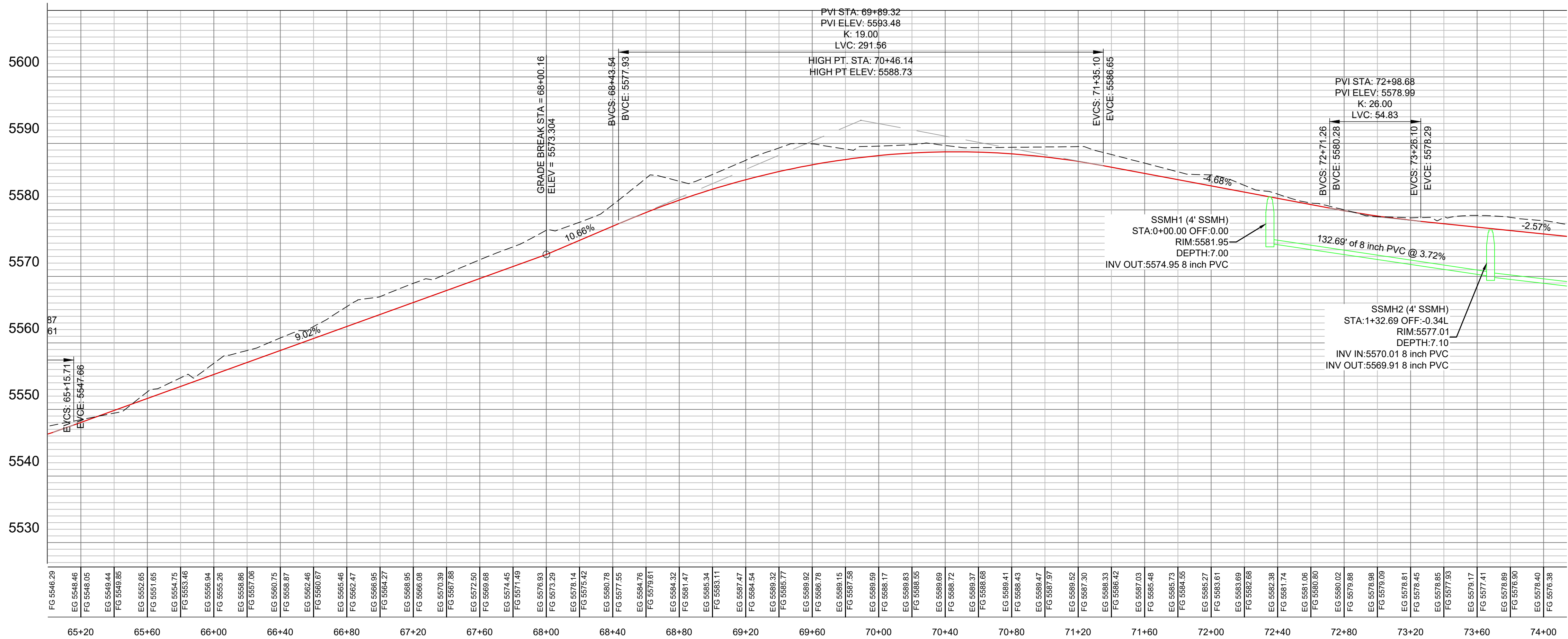
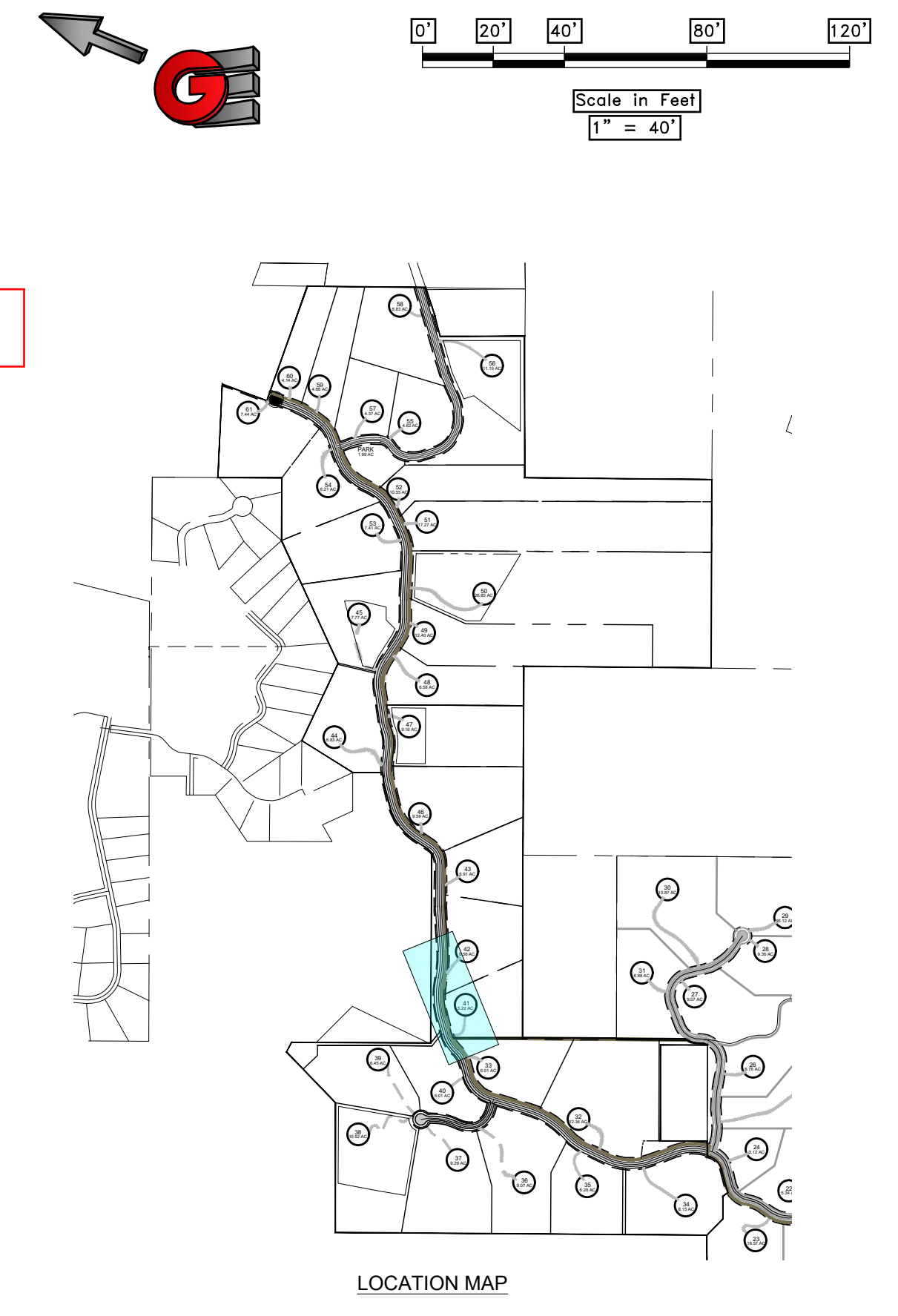
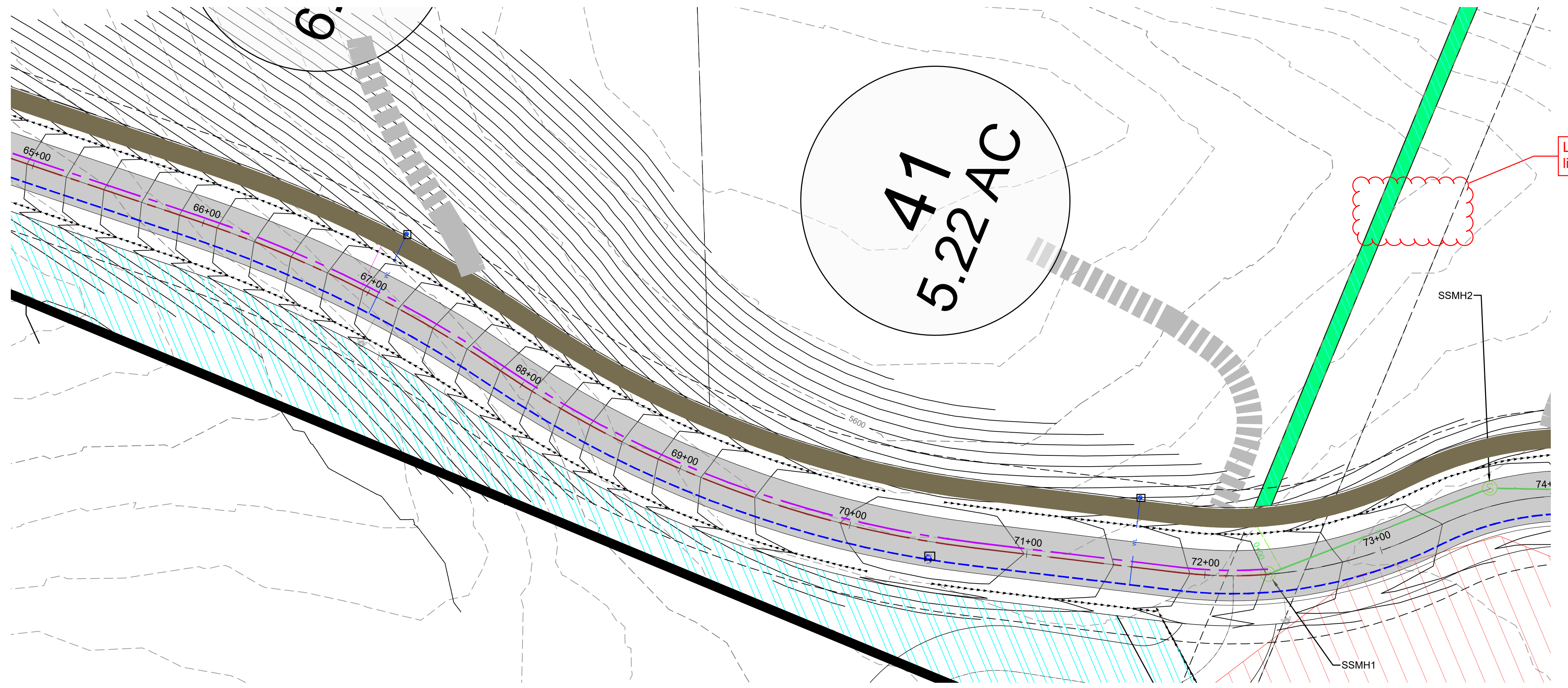


2CB 1 (2X2 SD BOX)
 STA: 57+50.00 OFF: -23.00L
 RIM: 5490.27
 DEPTH: 3.06
 INV OUT: 5487.22 15' RCP

Is there a culvert proposed here?

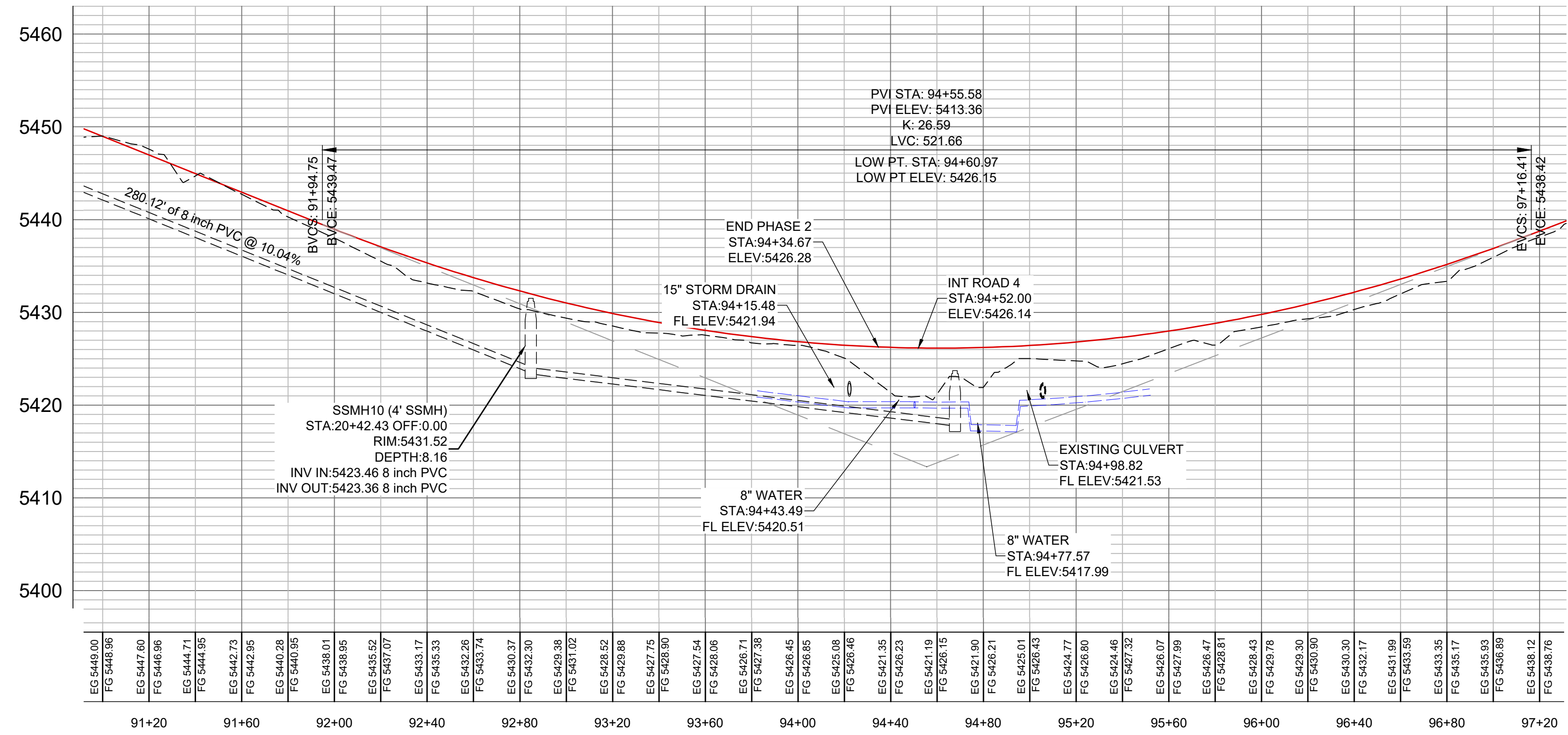
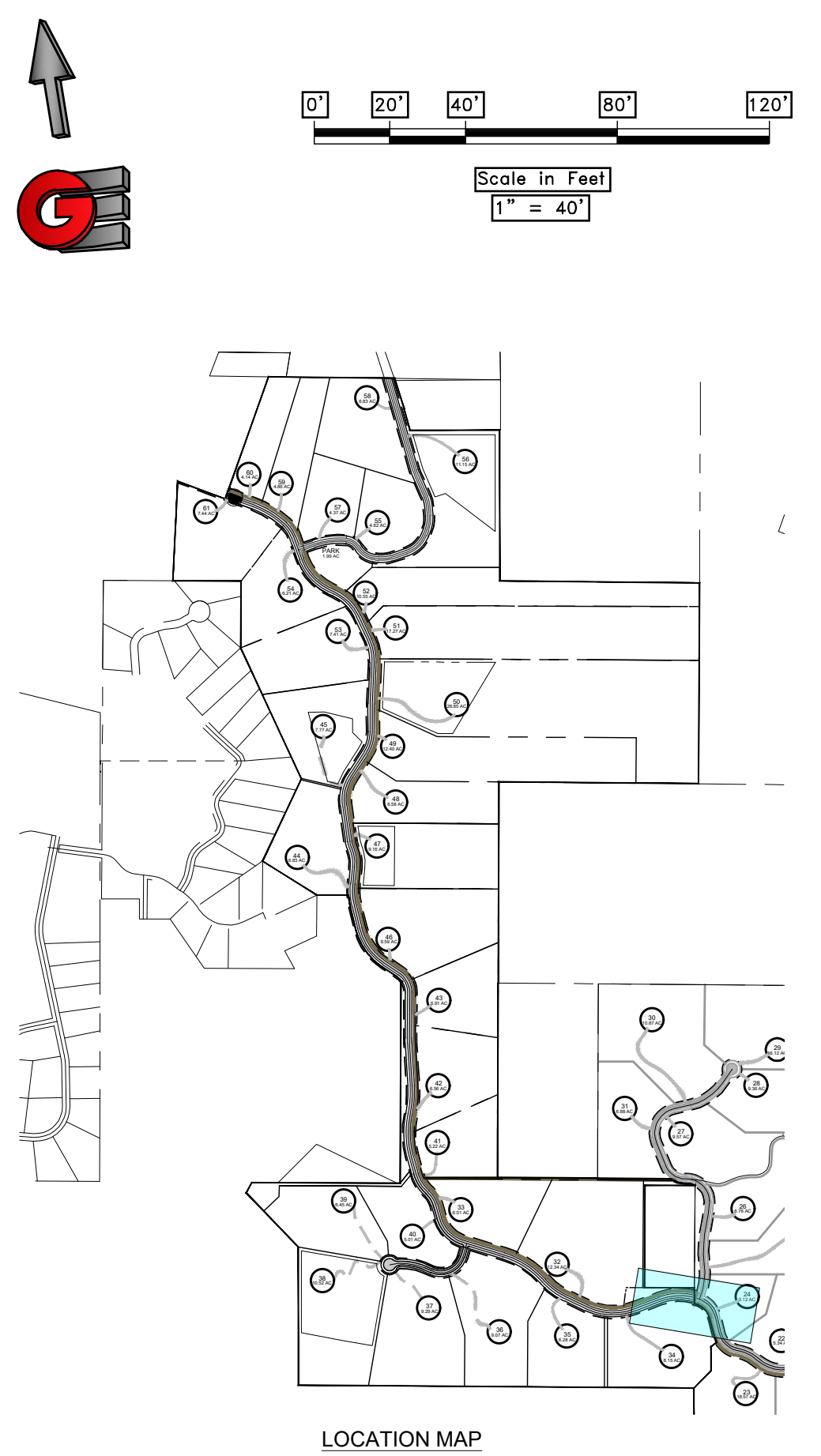
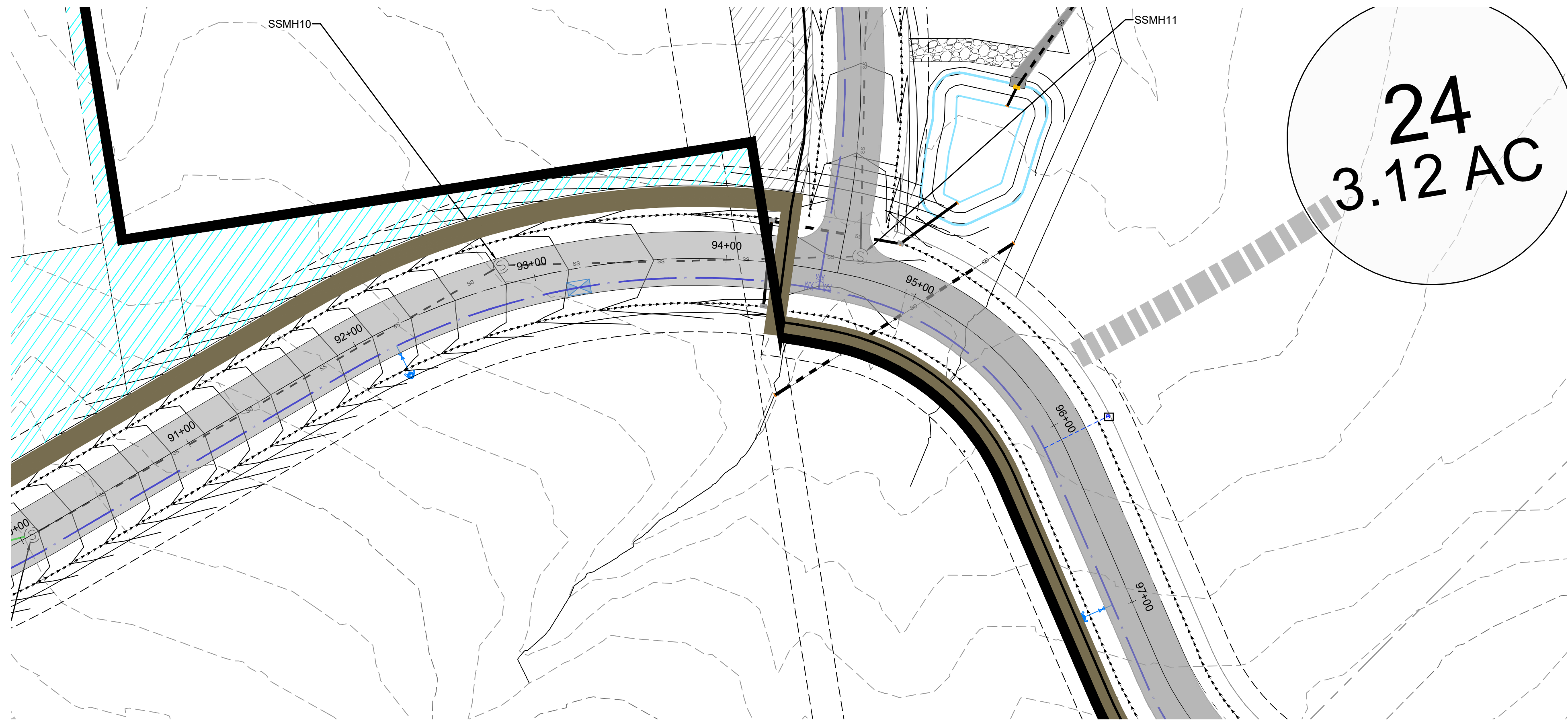
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		GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066							
PP5									

1411201 - LEWIS, HOMER LUIS - OSPREY RANCH, UTAH PHASE 2 - OSPREY RANCH - PLAN PROFILE - SHEETS.DWG



SCALE: 1" = 40'	DATE: 3-8-20	DESIGN: KAN	DRAWN: KAN	CHECKED: RC
REVISIONS	DATE	DESCRIPTION		
PLAN AND PROFILE PHASE 2		PRELIMINARY PH 2 - OSPREY RANCH		
UT-158		EDEN, WEBER, UTAH		
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1/11/2017 - LEWIS, HOWES & SONS - OSPREY RANCH, UTAH - PRELIMINARY PHASE 2 - PLAN AND PROFILE SHEETS (DWG)

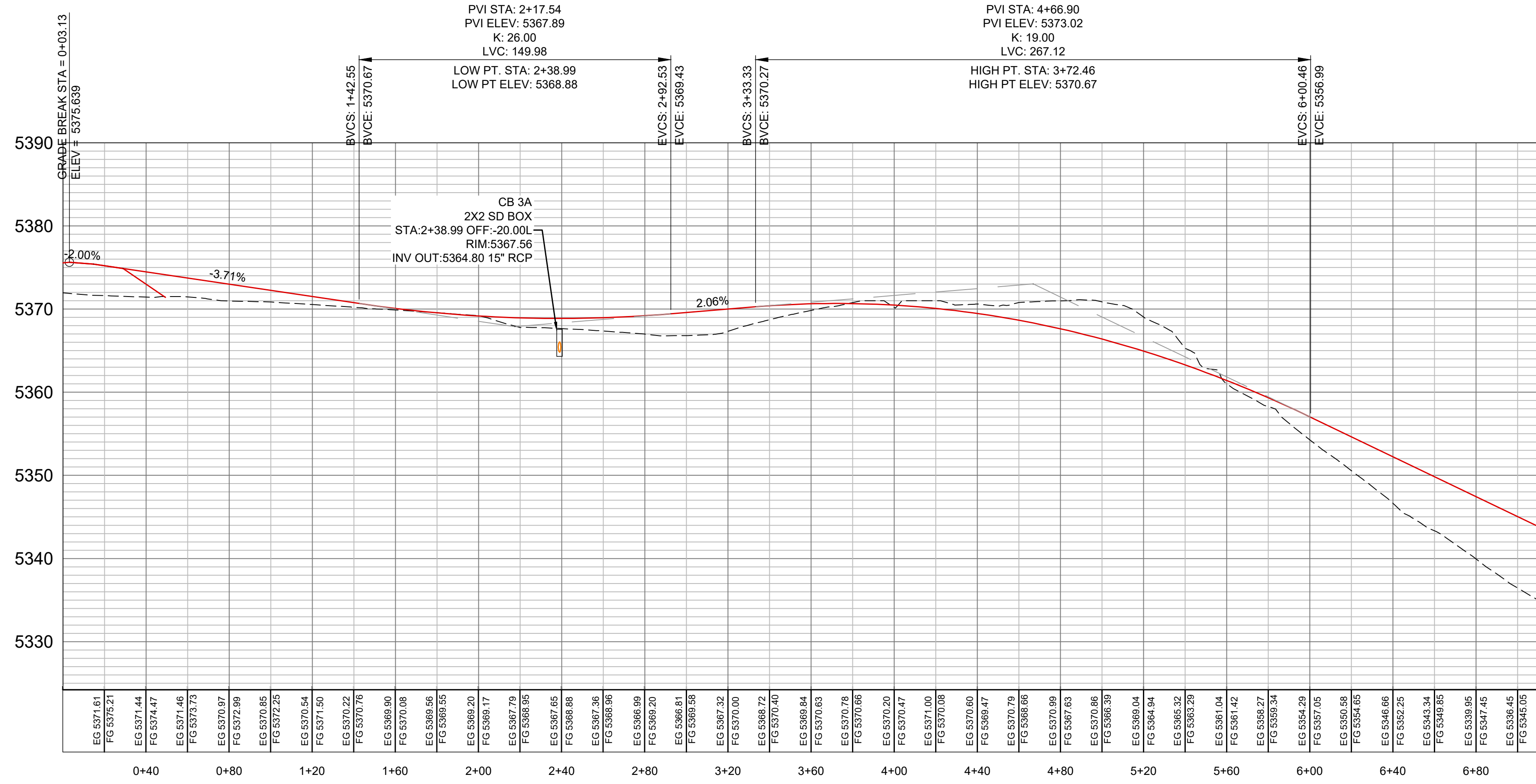
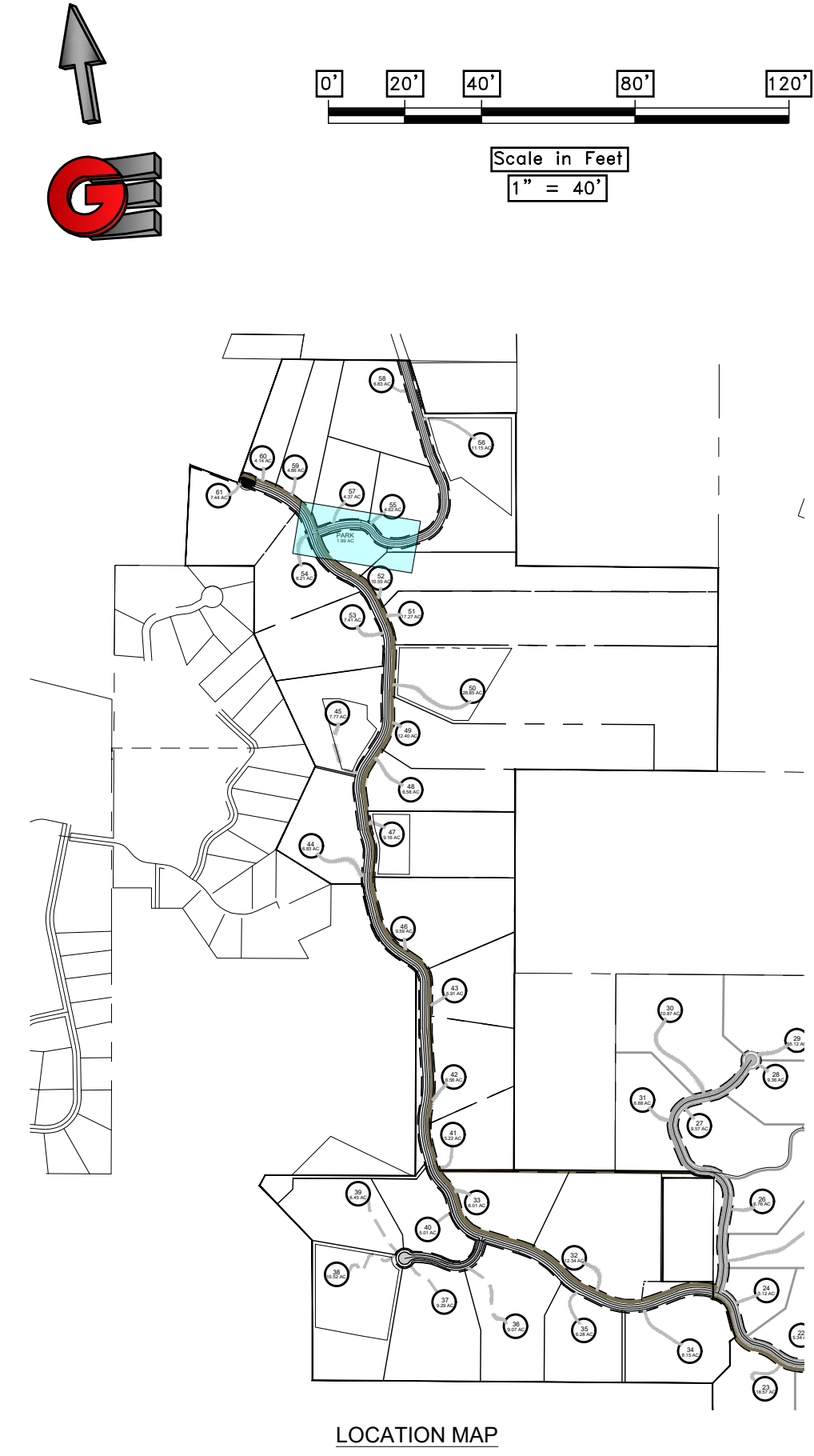
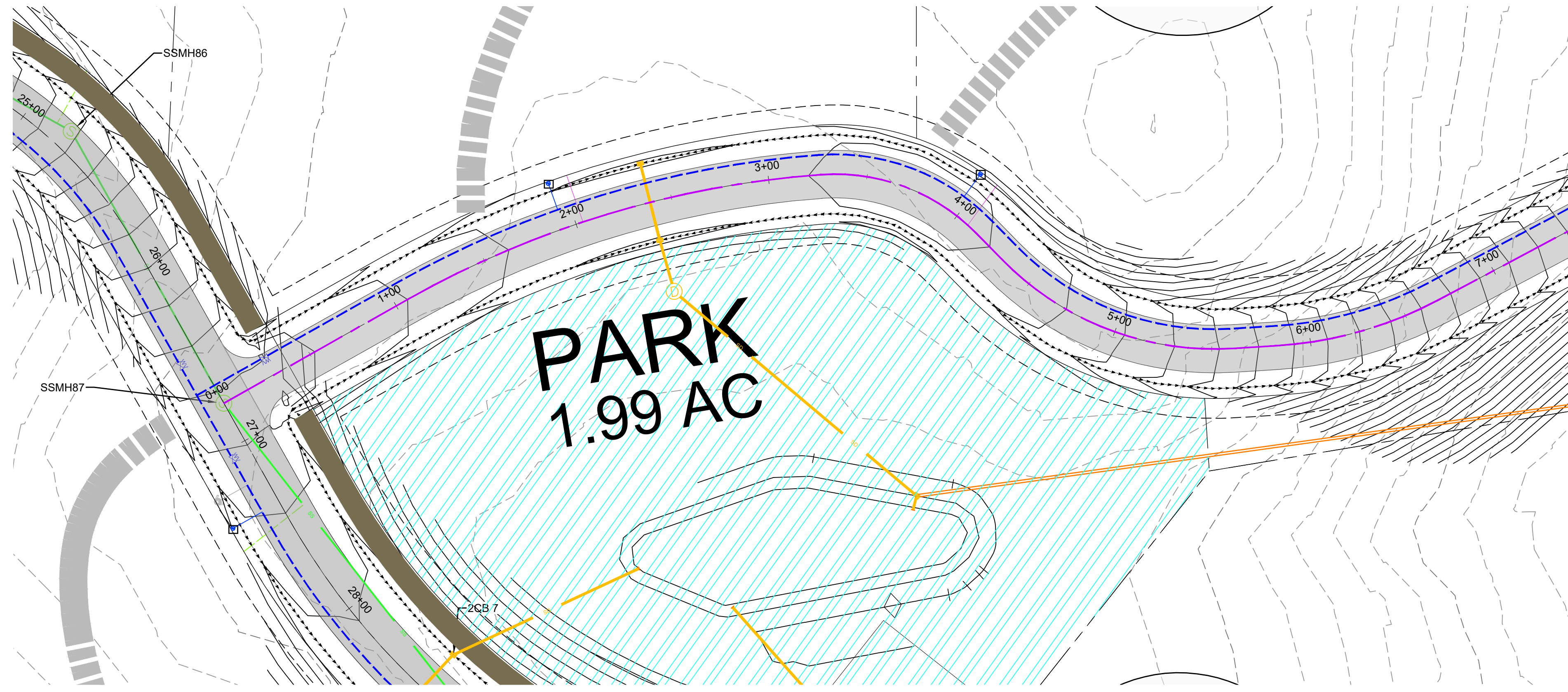


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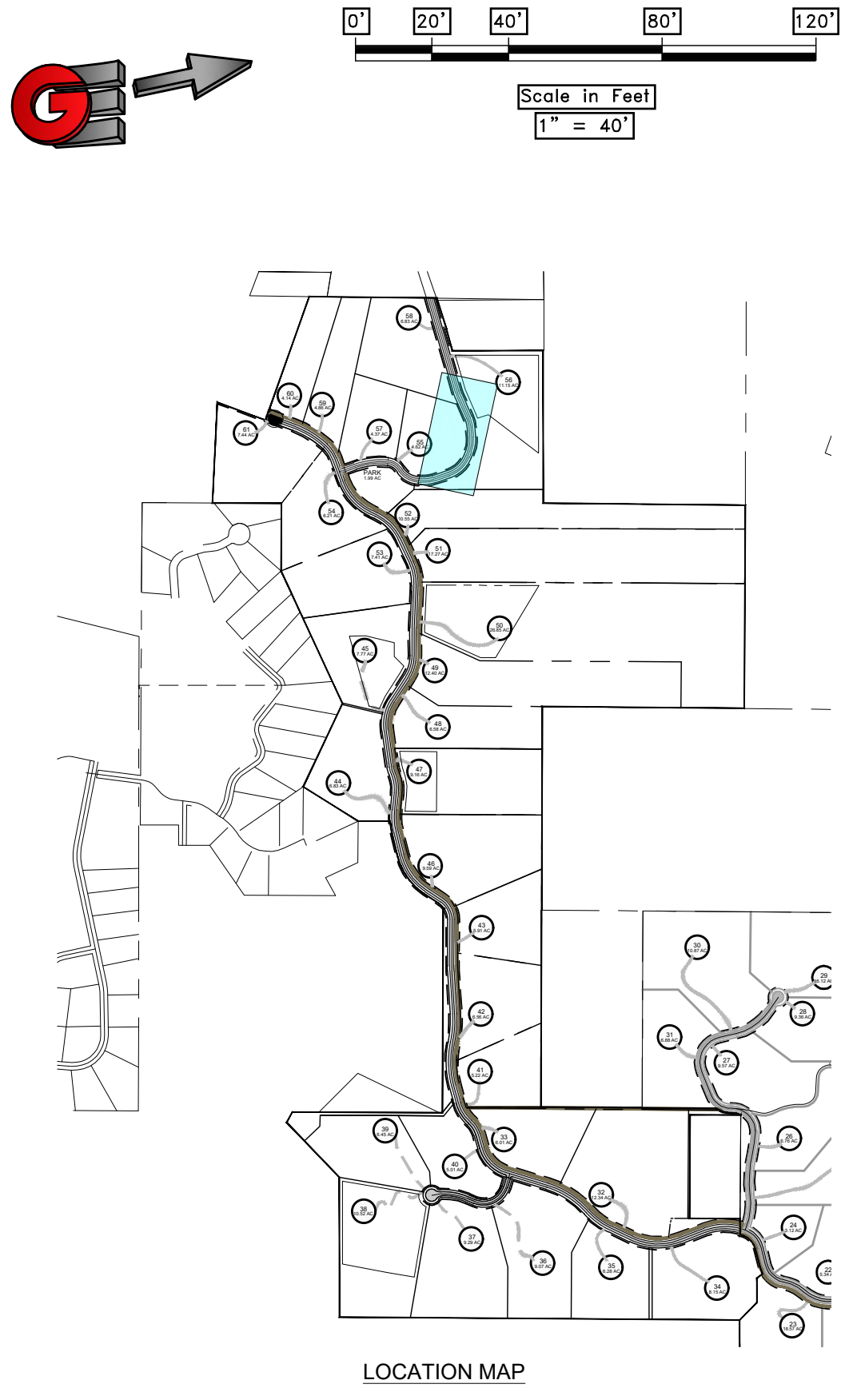
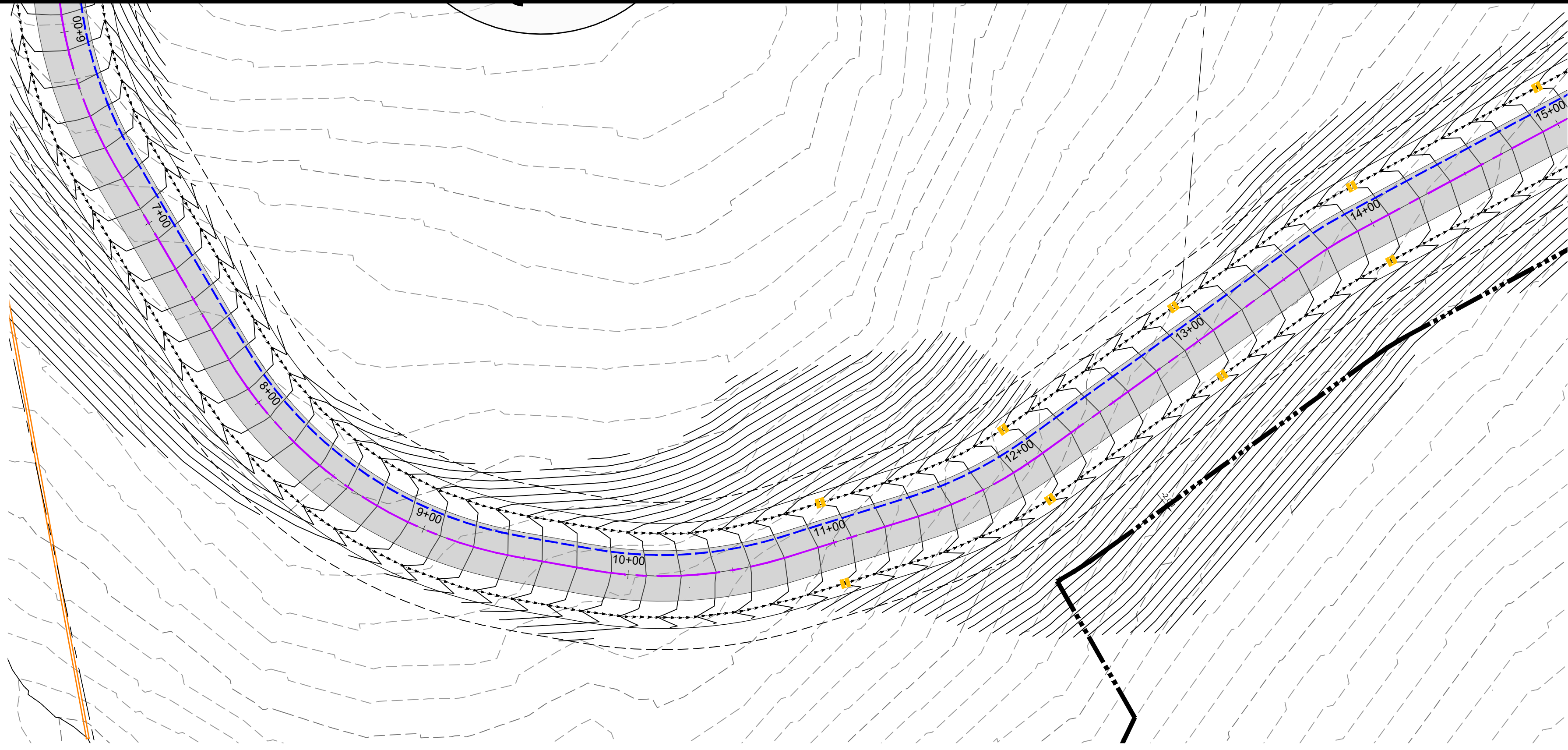
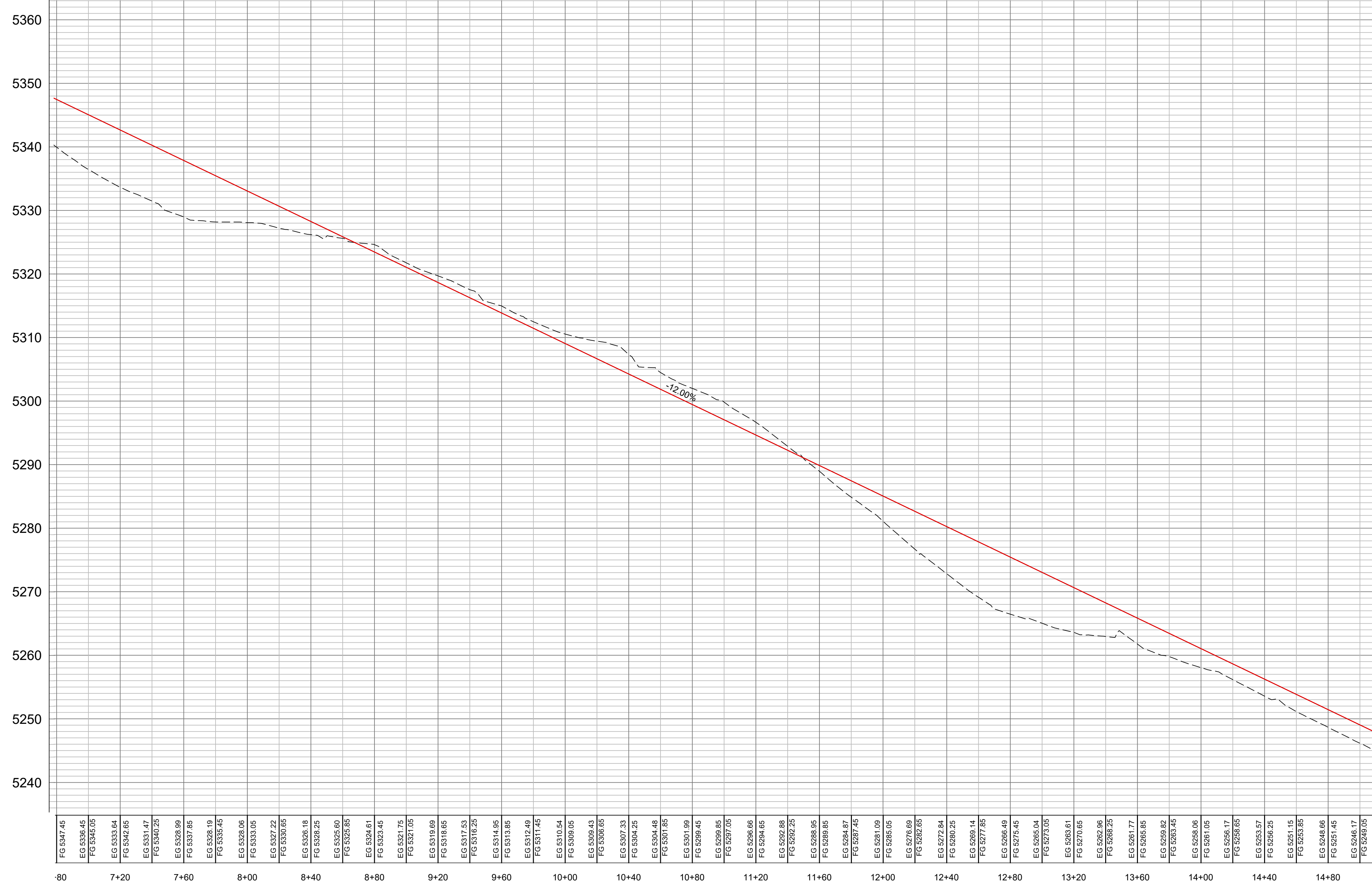
PLAN AND PROFILE PHASE 2 PRELIMINARY PH 2 - OSPREY RANCH	UT-158
EDEN, WEBER, UTAH	

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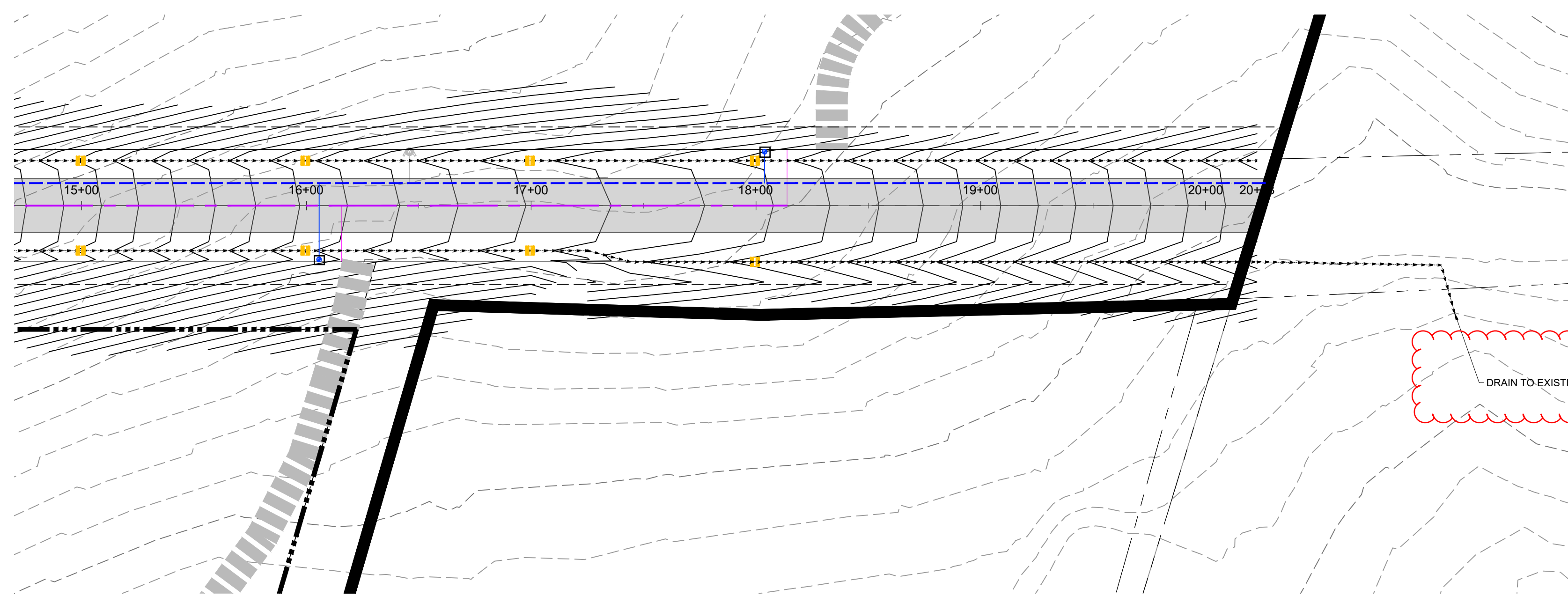
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DATE		DWG:							
PLAN AND PROFILE PHASE 2 - Road 3									
PRELIMINARY PH 2 - OSPREY RANCH									
UT-158									
EDEN, WEBER, UTAH									
		GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066							
		PP10							

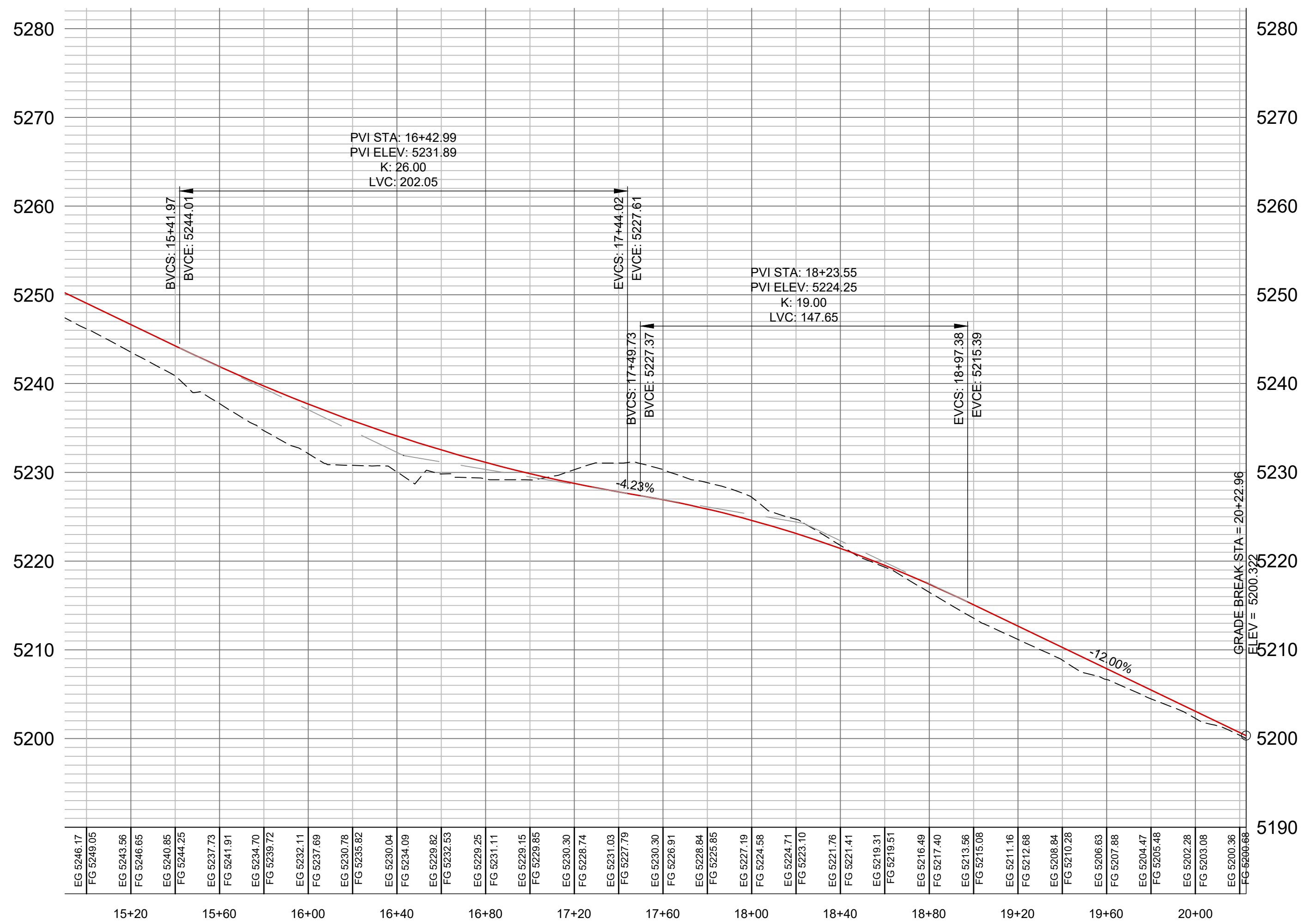


	PLAN AND PROFILE PHASE 2 - Road 3		SCALE: 1" = 40'
	PRELIMINARY PH 2 - OSPREY RANCH		DATE: 3-2-23
UT-158		DESIGN: KAN	DRAWN: KAN
EDEN, WEBER, UTAH		CHECKED: RC	DWG:
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING		51150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	
PP11			



DRAIN TO EXISTING DRAINAGE

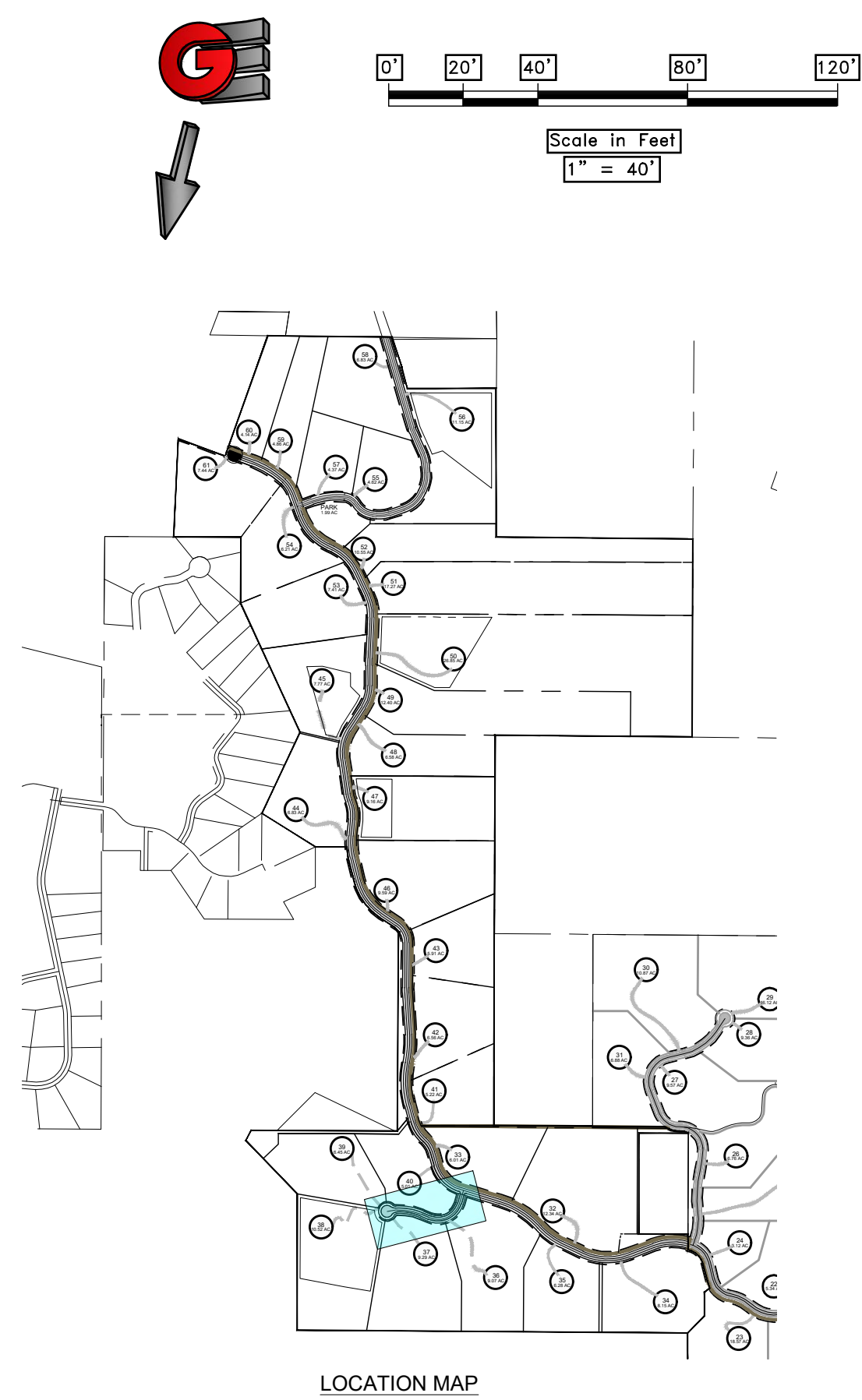
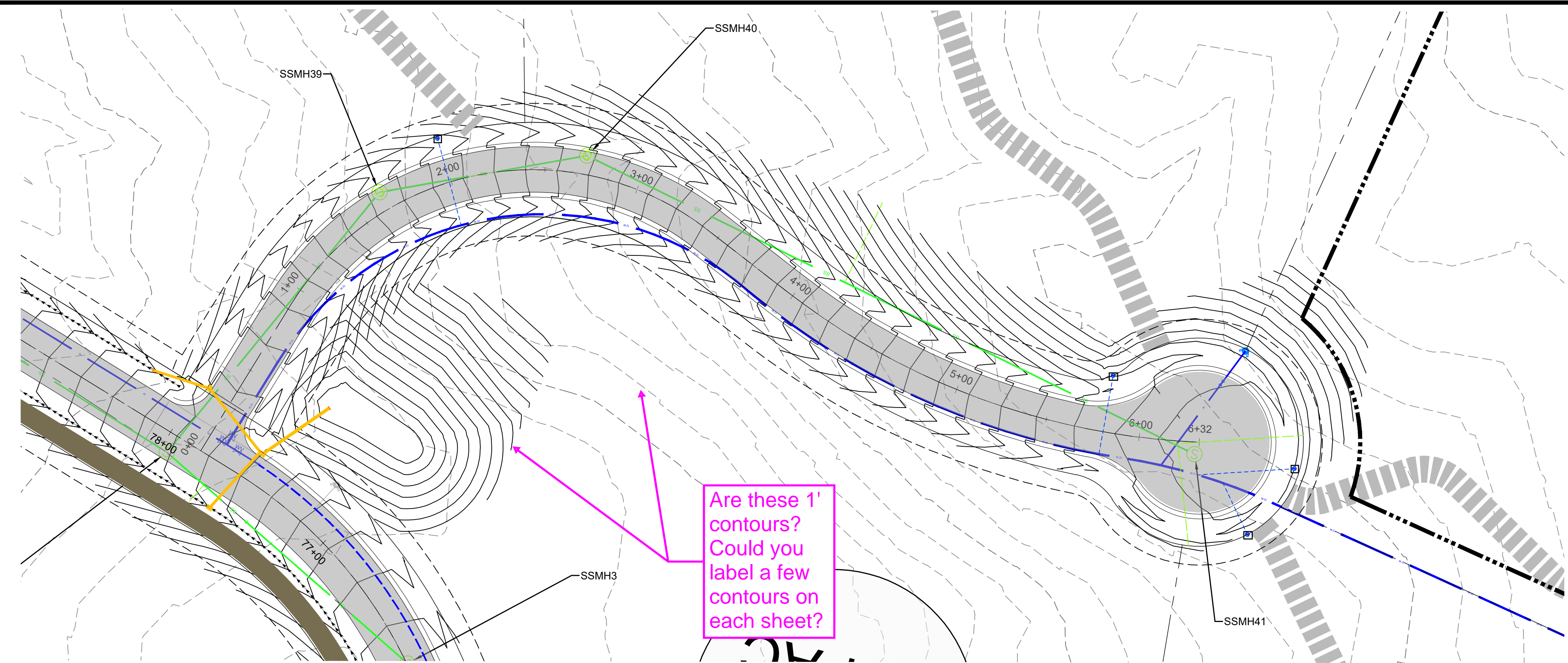
This is too much road length to release to the existing drainage without detention.



EG 5246.17	EG 5243.56	EG 5240.85	EG 5237.73	EG 5234.70	EG 5231.11	EG 5229.25	EG 5227.79	EG 5226.91	EG 5226.84	EG 5226.85	EG 5227.19	EG 5224.88	EG 5219.31	EG 5216.46	EG 5213.56	EG 5211.16	EG 5208.84	EG 5206.63	EG 5204.47	EG 5202.28	EG 5200.36
FG 5249.05	FG 5246.65	FG 5244.25	FG 5241.81	FG 5239.72	FG 5237.69	FG 5235.82	FG 5233.85	FG 5231.85	FG 5229.84	FG 5227.84	FG 5225.85	FG 5223.85	FG 5221.85	FG 5219.85	FG 5217.85	FG 5215.85	FG 5213.85	FG 5211.85	FG 5209.85	FG 5207.85	FG 5205.85

	PLAN AND PROFILE PHASE 2 - Road 3	
	PRELIMINARY PH 2 - OSPREY RANCH	
UT-158		[DWG:]
EDEN, WEBER, UTAH		[REVISIONS]
DATE	DESCRIPTION	[CHECKED]
SCALE: 1" = 40'	DATE: 3-8-23	DESIGN: KAN
DRAWN: KAN	CHECKED: RC	

14.12.21 - LEWIS, HANNAH - OSPREY RANCH - PHASE 2 - OSPREY RANCH - PHASE 2 - PLAN PROFILE - SHEETS.DWG

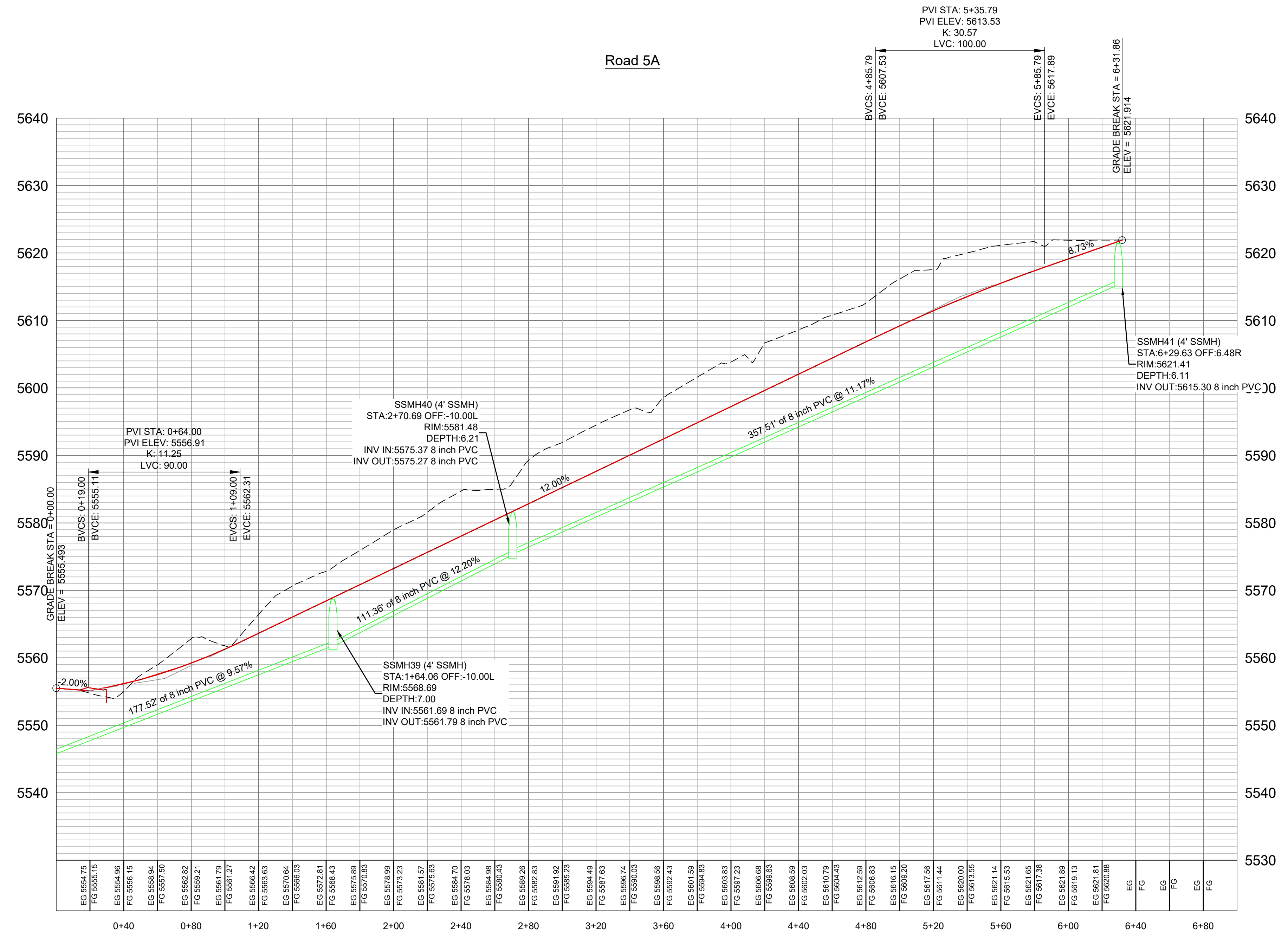


SCALE	1" = 40'
DATE	8-2-20
DESIGN	KAN
DRAWN	KAN
CHECKED	RC
REVISIONS	DESCRIPTION
DATE	
DWG:	

PLAN AND PROFILE PHASE 2 Road 5
 PRELIMINARY PH 2 - OSPREY RANCH
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 OFFICE: 801.476.0202 FAX: 801.476.0066

PP13



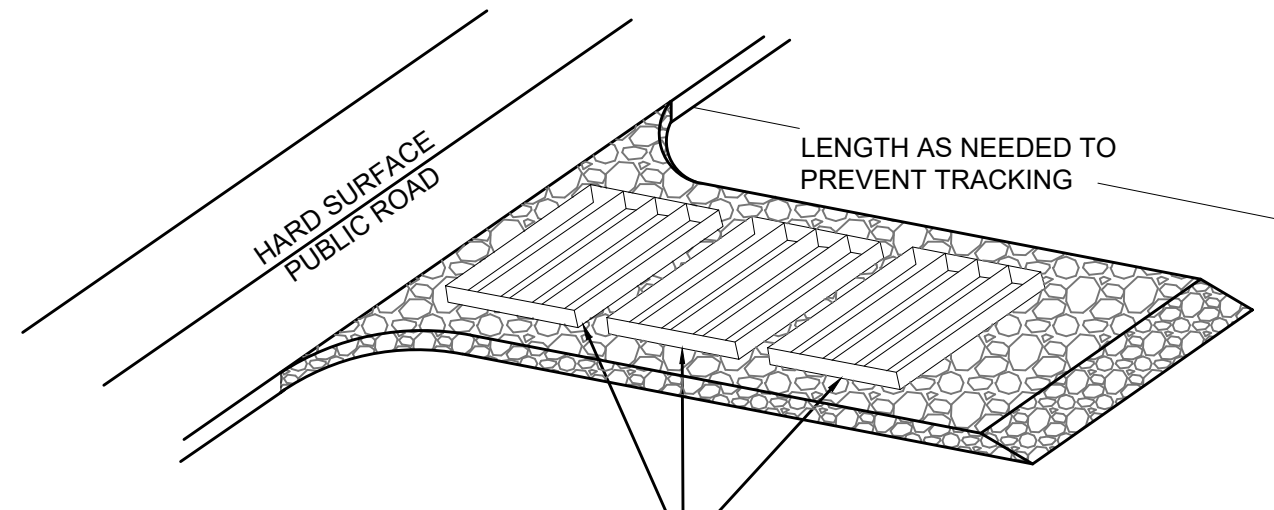
STORM WATER PROTECTION PLAN

OSPREY RANCH

TOTAL AREA 629.64 ACRES
TOTAL DISTURBED AREA 32.61 ACRES

EROSION CONTROL NOTES:

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



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

ENTRANCE STABILIZATION NOTES:

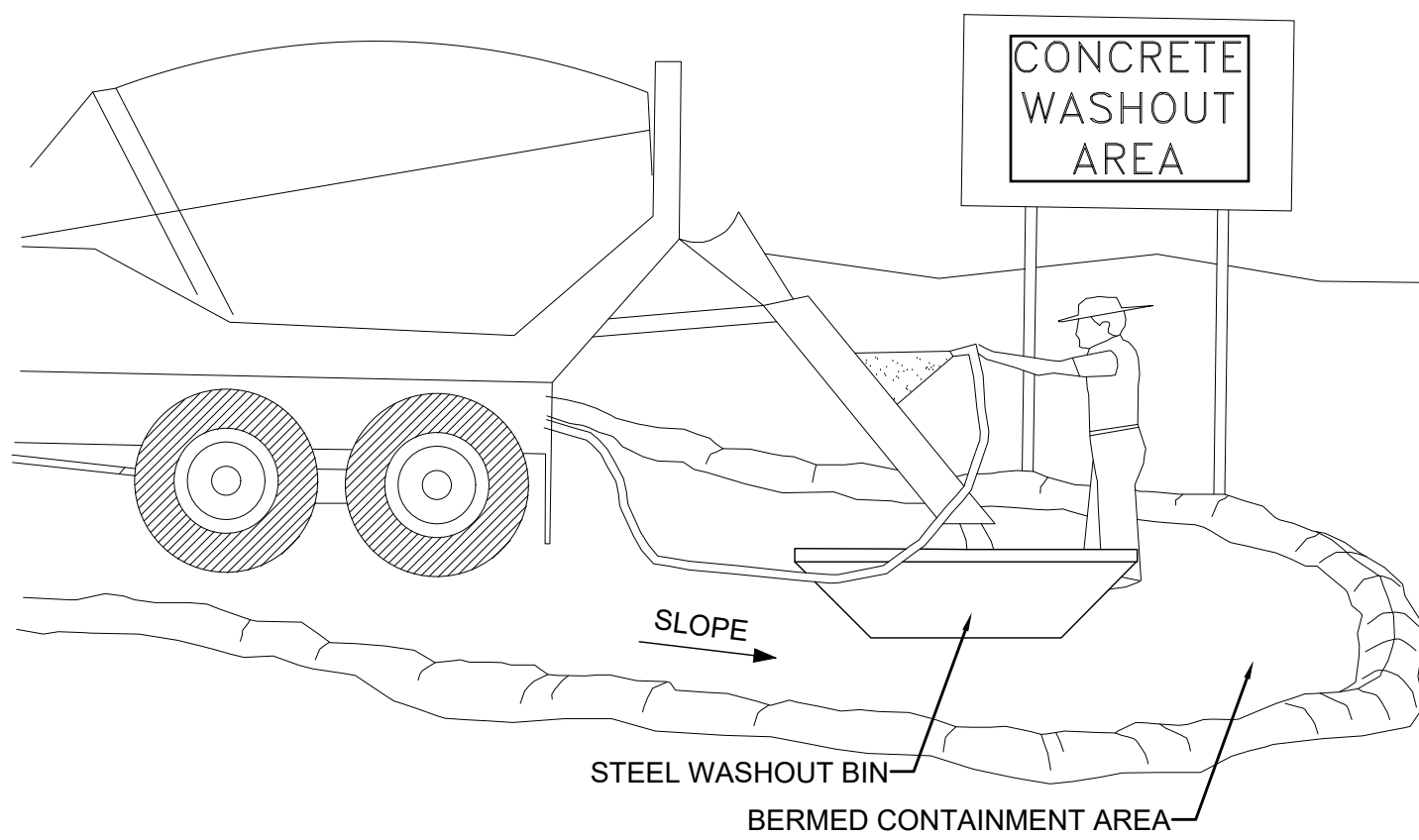
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR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

STREET MAINTENANCE NOTES:

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

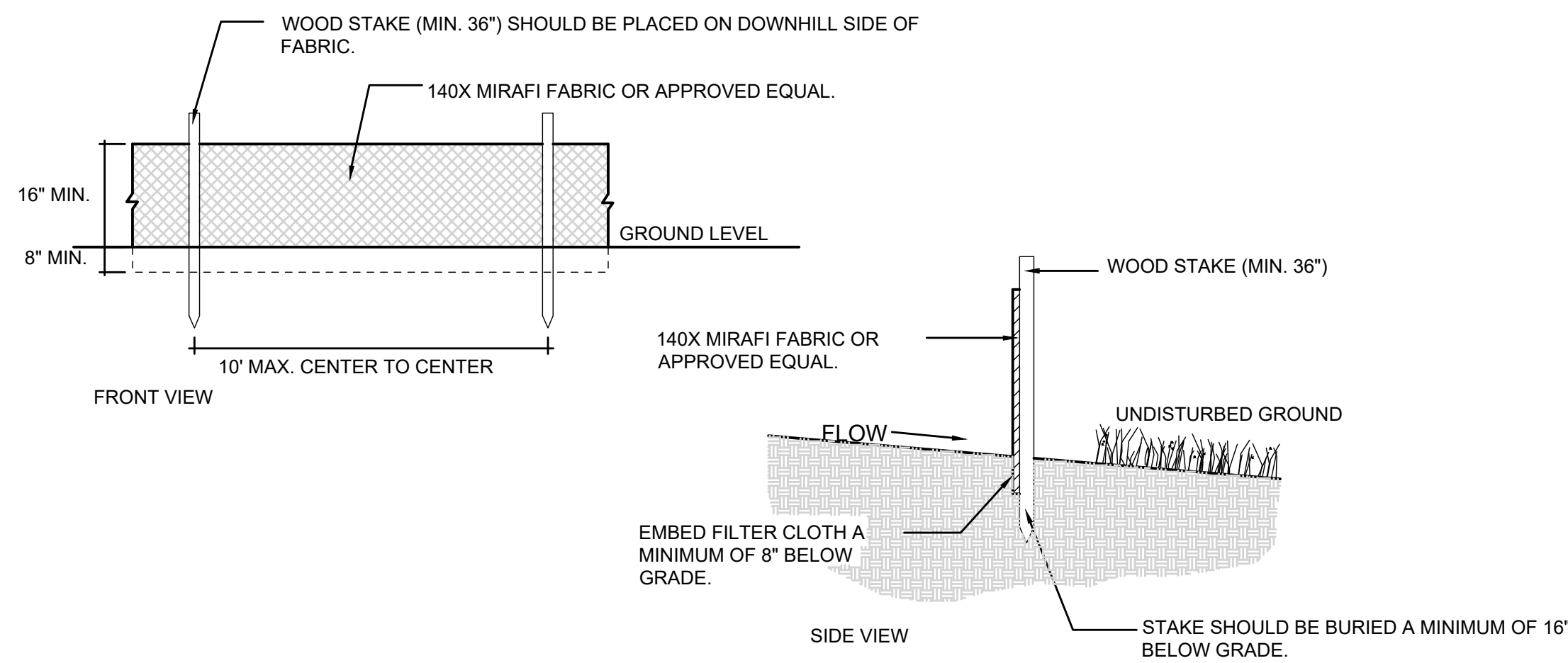
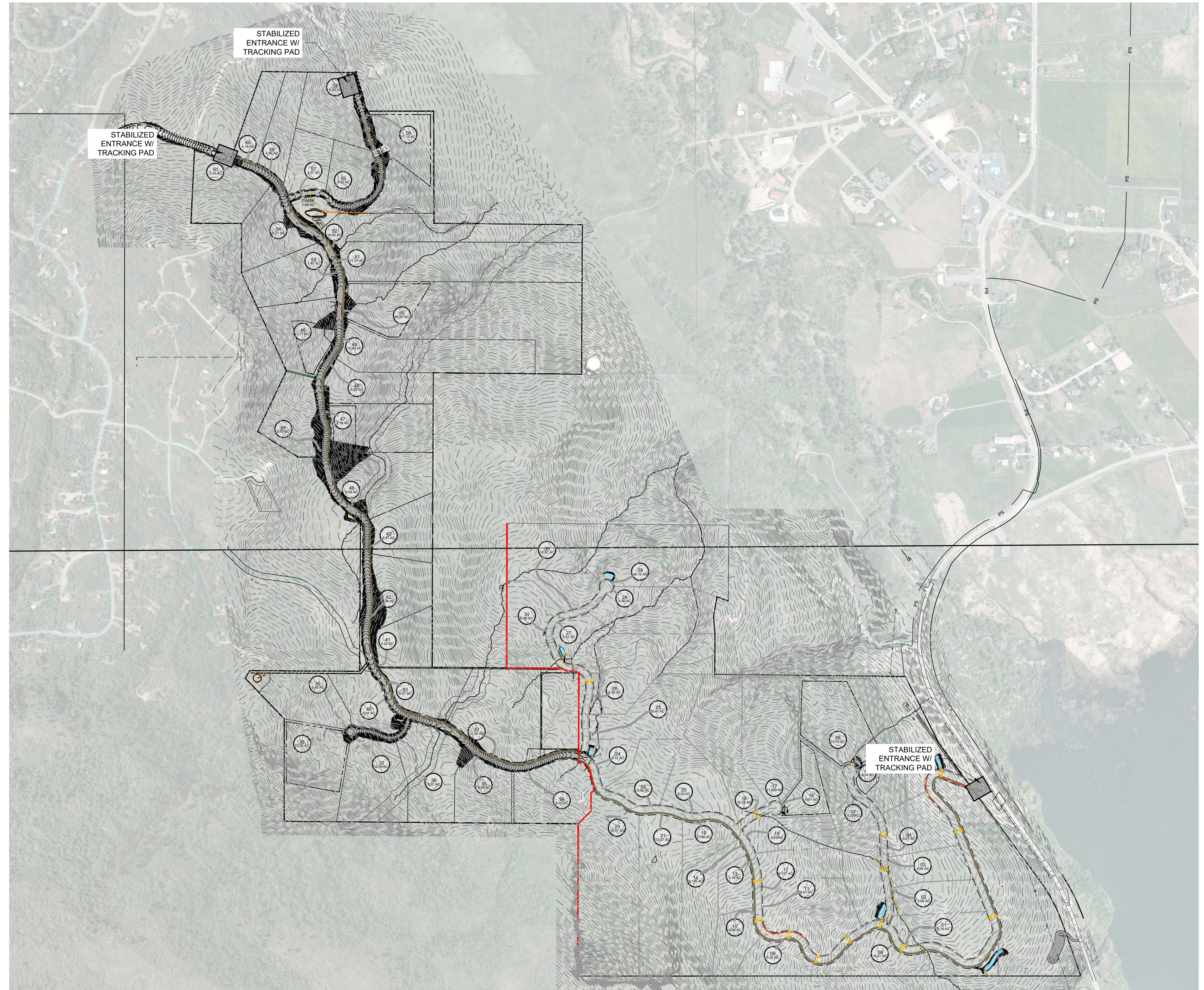
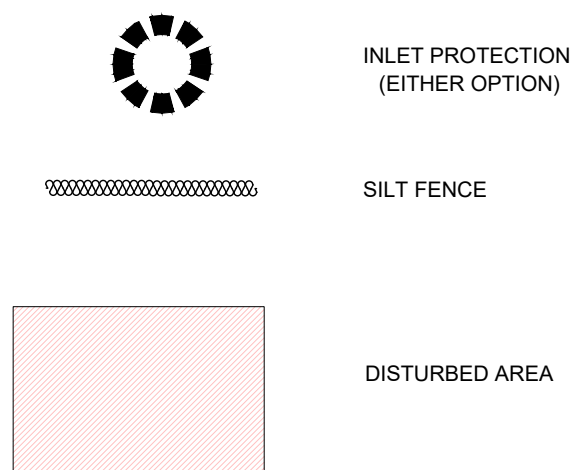
NOTE:

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



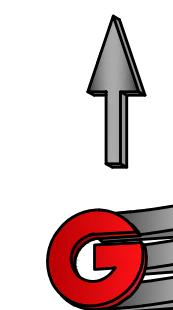
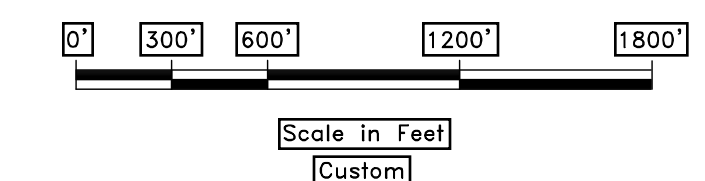
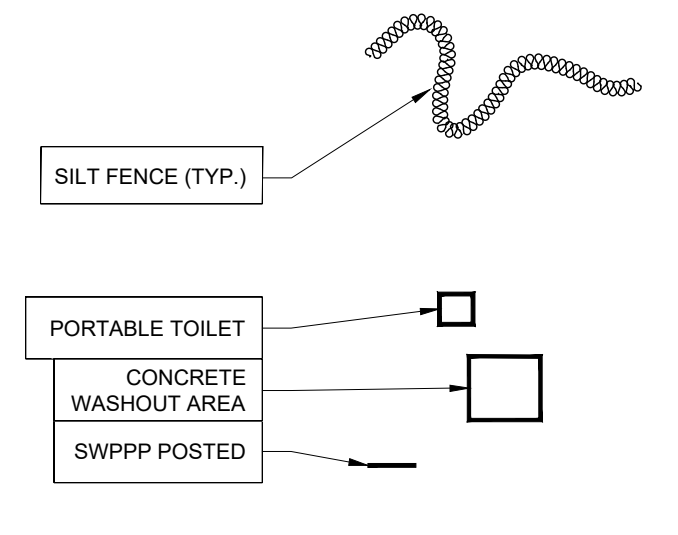
NOTES:

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



2 SILT FENCE

Scale: NTS



SCALE	*****
DATE	06-20
DESIGN	KAN
DRAWN	KAN
CHECKED	RC
REVISIONS	DESCRIPTION
DATE	
DWG#	

STORM WATER PROTECTION PLAN

OSPREY RANCH

UT-158

EDEN, WEBER, UTAH

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

SWWP