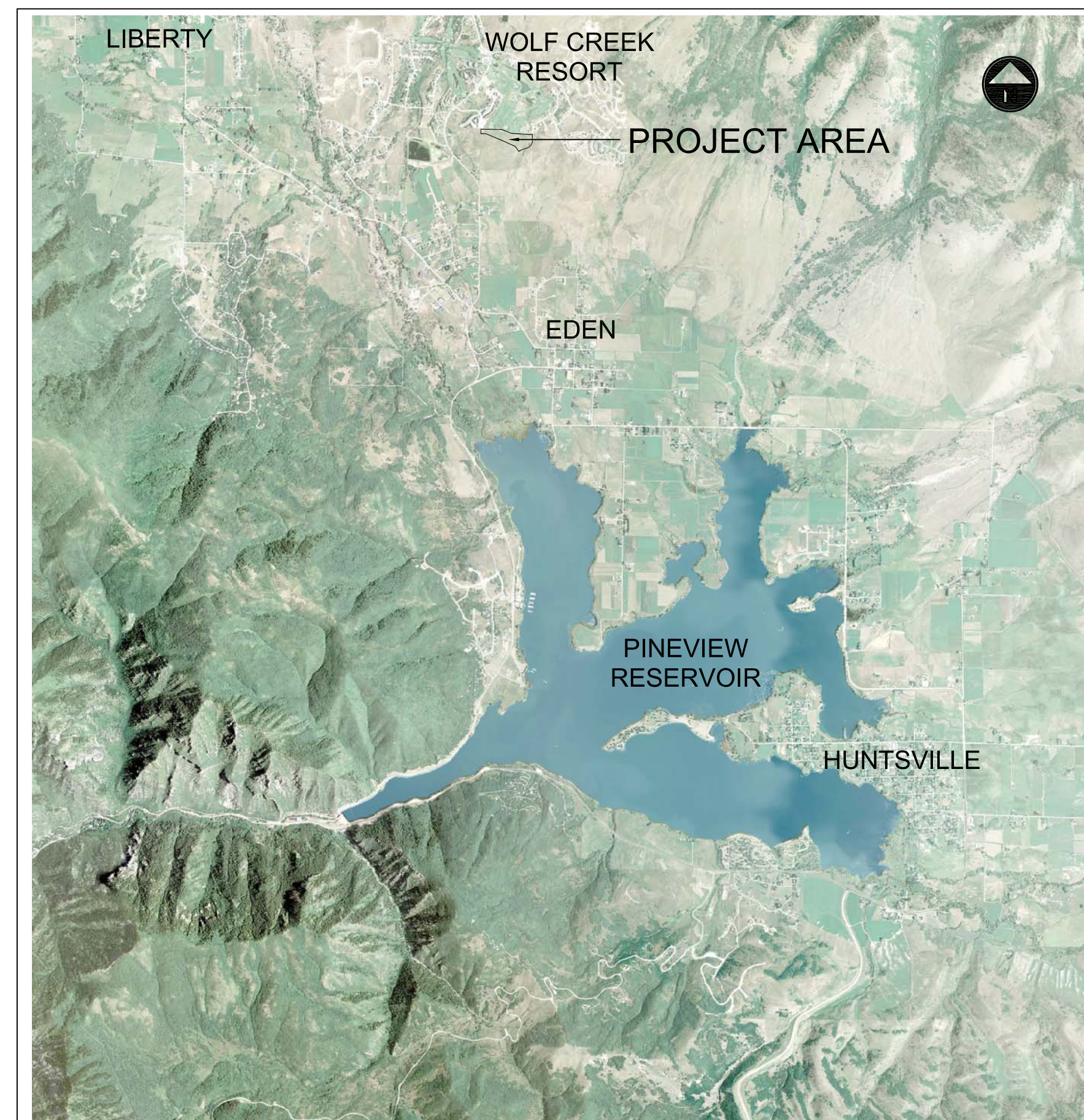


THE RIDGE TOWNHOMES

PHASE 1 - SUBDIVISION APPLICATION



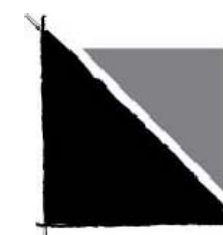
LOCATION MAP



PREPARED FOR:
LEWIS HOMES, INC
 JOHN LEWIS
 5577 EAST ELKHORN DRIVE
 EDEN, UTAH 84310
 801.430.1507



CONSULTANTS:
LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
 1525 WESTMORELAND DRIVE
 SALT LAKE CITY, UTAH 84105
 801.583.1295



ARCHITECT:
BERTOLDI ARCHITECTS
 RAY BERTOLDI
 2726 HARRISON BLVD.
 OGDEN, UTAH 84403
 801.476.4330



ENGINEER:
GARDNER ENGINEERING
 TYLER NIELSEN
 5150 SOUTH, 375 EAST
 OGDEN, UTAH 84405
 801.476.0202



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

SHEET INDEX:

PLANNING	CIVIL	DESCRIPTION
C1.1		COVER SHEET
P1.0		OVERALL PHASING PLAN
S1.1		SITE PLAN
S1.2		SITE DETAILS
L1.1		LANDSCAPE PLAN
L1.2		LANDSCAPE DETAILS
	C1	PLAN AND PROFILE
	C2	OVERALL GRADING AND DRAINAGE
	C3	UTILITY PLAN
	C4	DETAILS - 1
	C5	DETAILS - 2
	C6	SWPPP

THE RIDGE TOWNHOMES
 WEBER COUNTY, UT



Phase One Plans
 WEBER COUNTY, UT

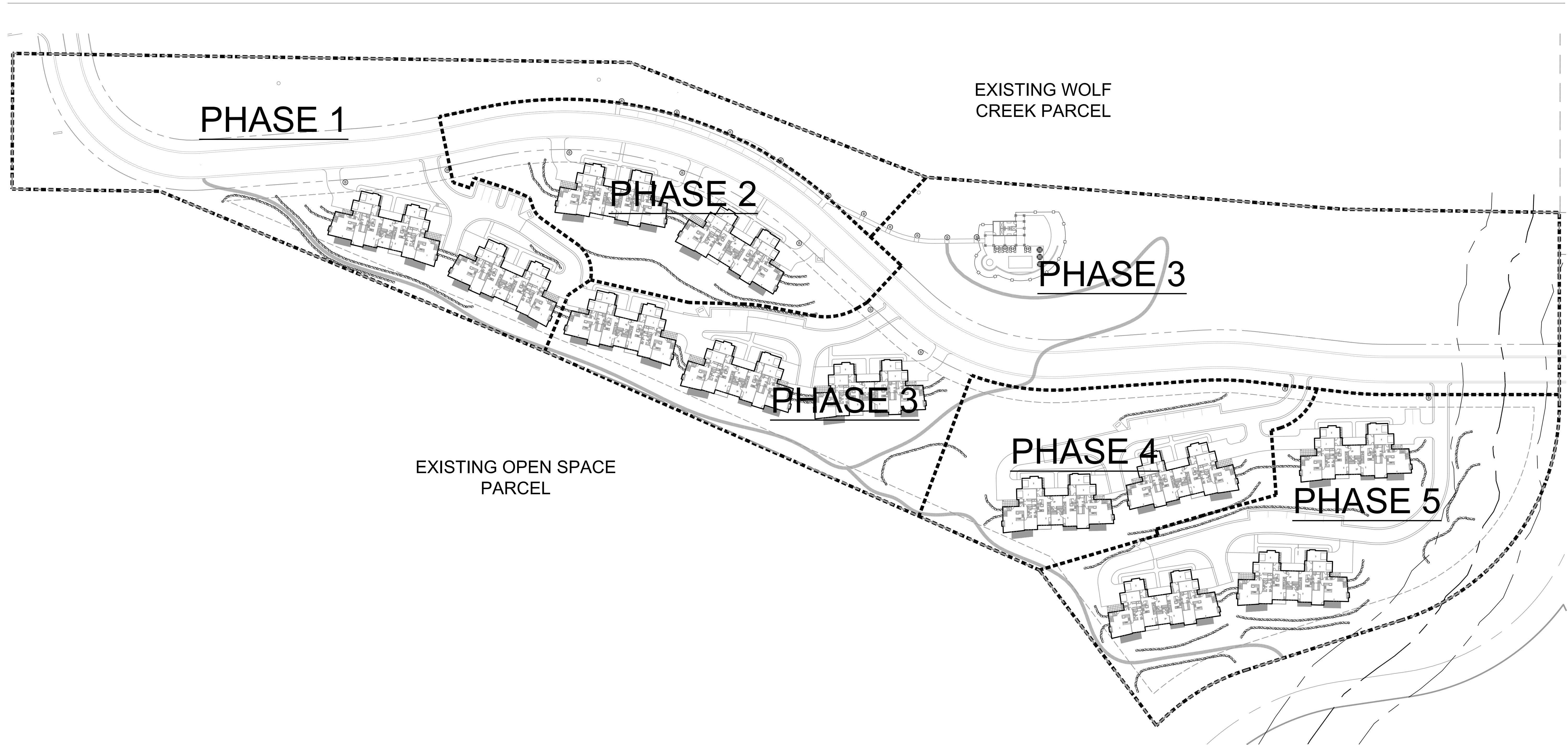


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PROJECT:	
DRAWN BY:	MP
REVIEW BY:	EL
VERSION:	SUBDIVISION APP.
REVISIONS:	

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

C1.1



PHASING NOTE:

1. PHASE BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED PER MARKET CONDITIONS OR INFRASTRUCTURE FEASIBILITY. ALL PHASE OF DEVELOPMENT WILL BE CONSTRUCTED TO PROVIDE MINIMUM STANDARDS FOR FIRE SAFETY AND INFRASTRUCTURE REQUIREMENTS.

PHASE DATA:

PHASE 1: 8 UNITS / 21 PARKING STALLS
 PHASE 2: 8 UNITS / 28 PARKING STALLS
 PHASE 3: 12 UNITS / 29 PARKING STALLS & POOL/SPA FACILITY
 PHASE 4: 8 UNITS / 21 PARKING STALLS
 PHASE 5: 12 UNITS / 31 PARKING STALLS

DEVELOPMENT DATA:

-PROJECT AREA: 16.03 ACRES
 -PROPOSED USES: 48 TOWNHOME UNITS (12 - 4 PLEX UNITS)
 500 S.F. POOL HOUSE W/ POOL, SPA AND POOL DECK
 -PARKING: 130 TOTAL
 -48 GARAGE STALL
 -48 DRIVEWAY SPACES
 -34 GUEST/POOL SURFACE STALLS
 -OPEN SPACE: 10.11 AC. (63.10%)

THE RIDGE TOWNHOMES

WEBER COUNTY, UT

Phase One Plans
 WEBER COUNTY, UT

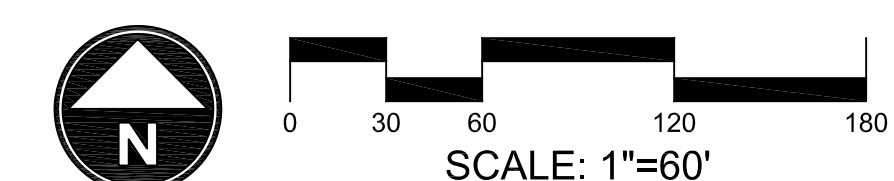


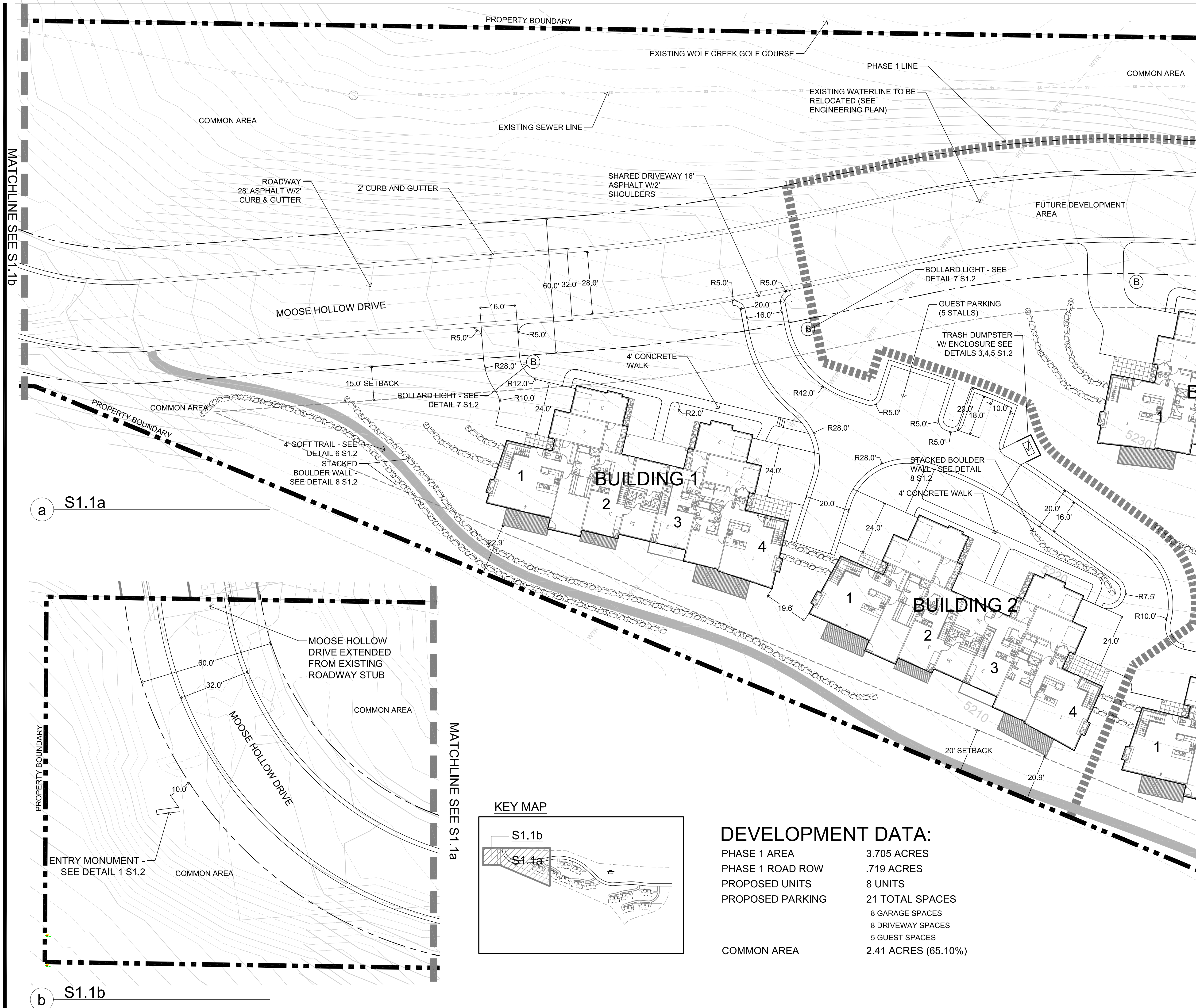
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 REVISIONS:

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OVERALL PHASING PLAN

SHEET NUMBER:

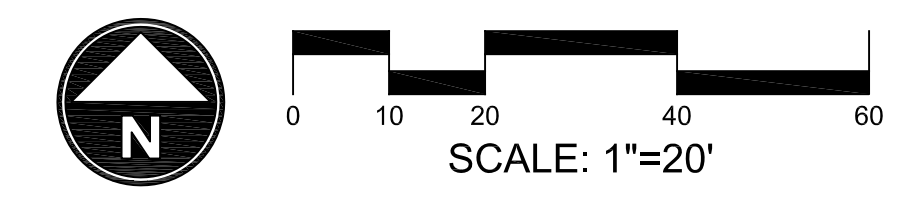
P1.0





DEVELOPMENT DATA:

PHASE 1 AREA	3.705 ACRES
PHASE 1 ROAD ROW	.719 ACRES
PROPOSED UNITS	8 UNITS
PROPOSED PARKING	21 TOTAL SPACES
	8 GARAGE SPACES
	8 DRIVEWAY SPACES
	5 GUEST SPACES
COMMON AREA	2.41 ACRES (65.10%)



THE RIDGE TOWNHOMES

WEBER COUNTY, UT

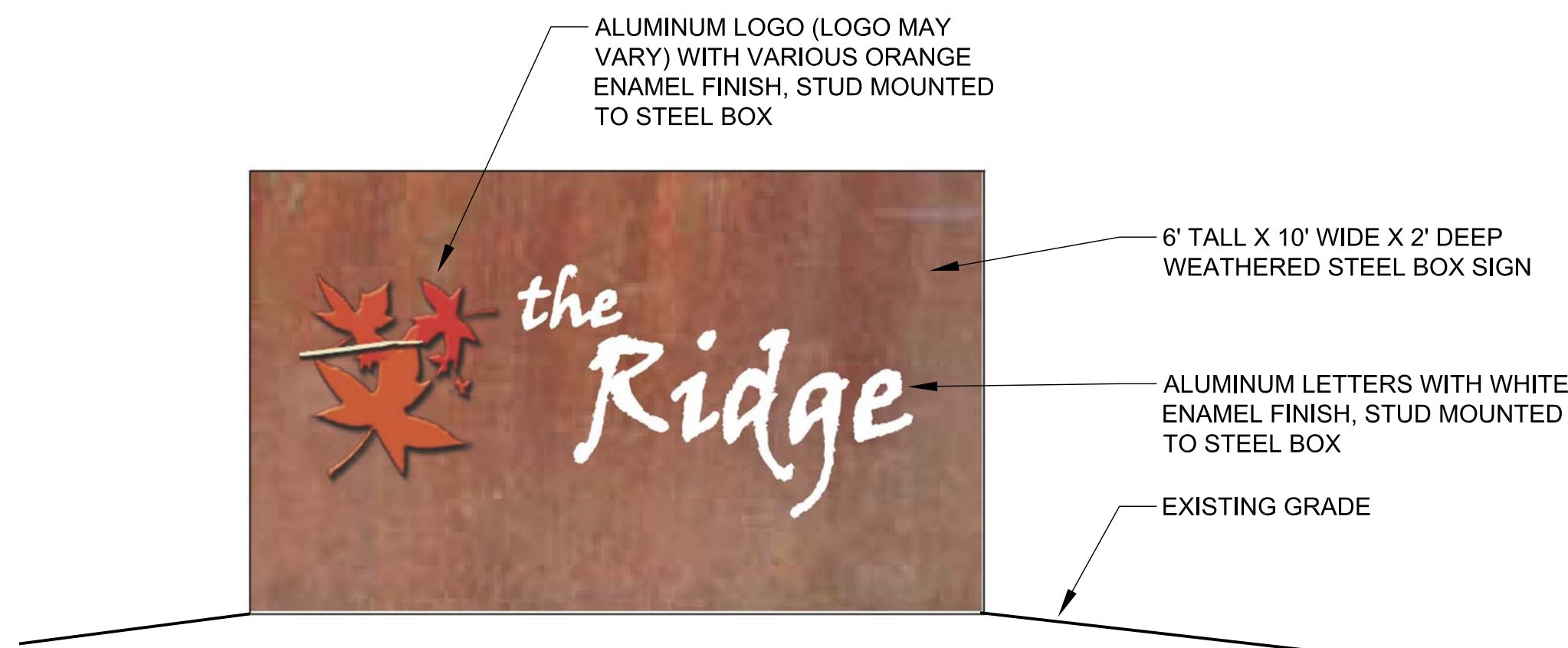
Phase One Plans
WEBER COUNTY, UT



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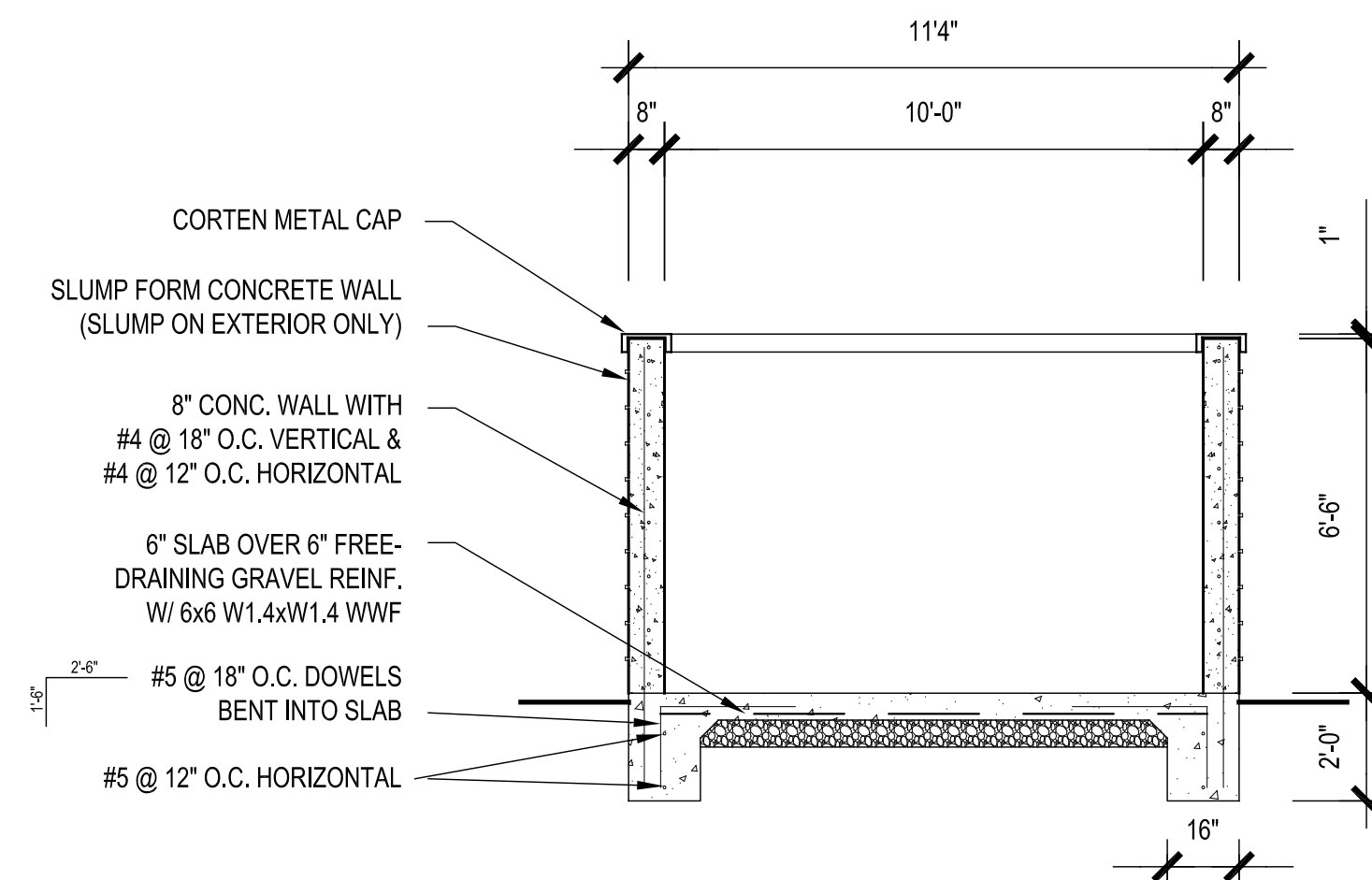
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SITE PLAN

SHEET NUMBER:
S1.1

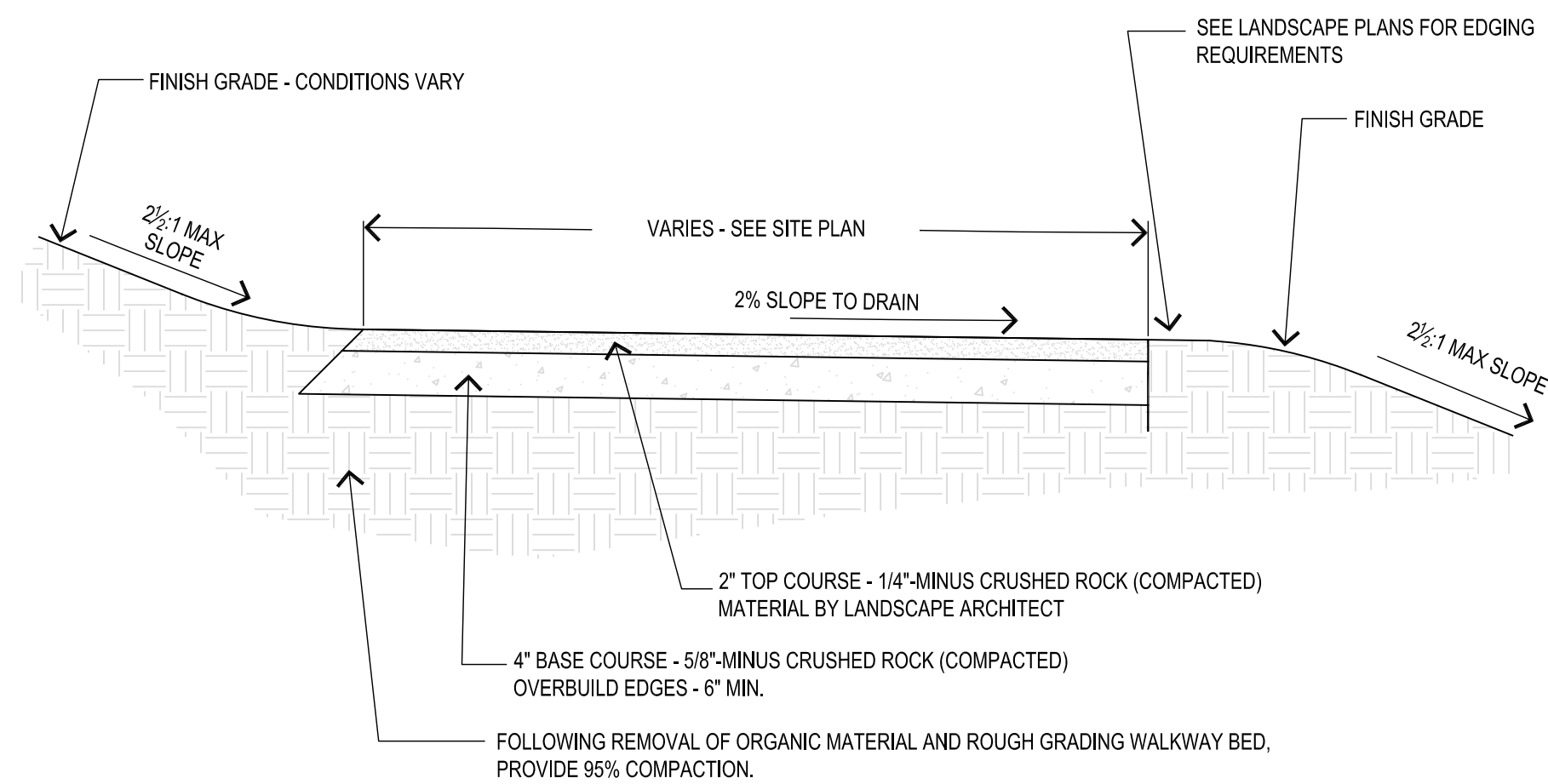


NOTE: MONUMENT SIGN SHALL BE ILLUMINATED WITH LANDSCAPE LIGHTING THAT MEETS ALL REQUIREMENTS OF CHAPTER 39 OF THE WEBER COUNTY CODE FOR OGDEN VALLEY LIGHTING

1 MONUMENT SIGN

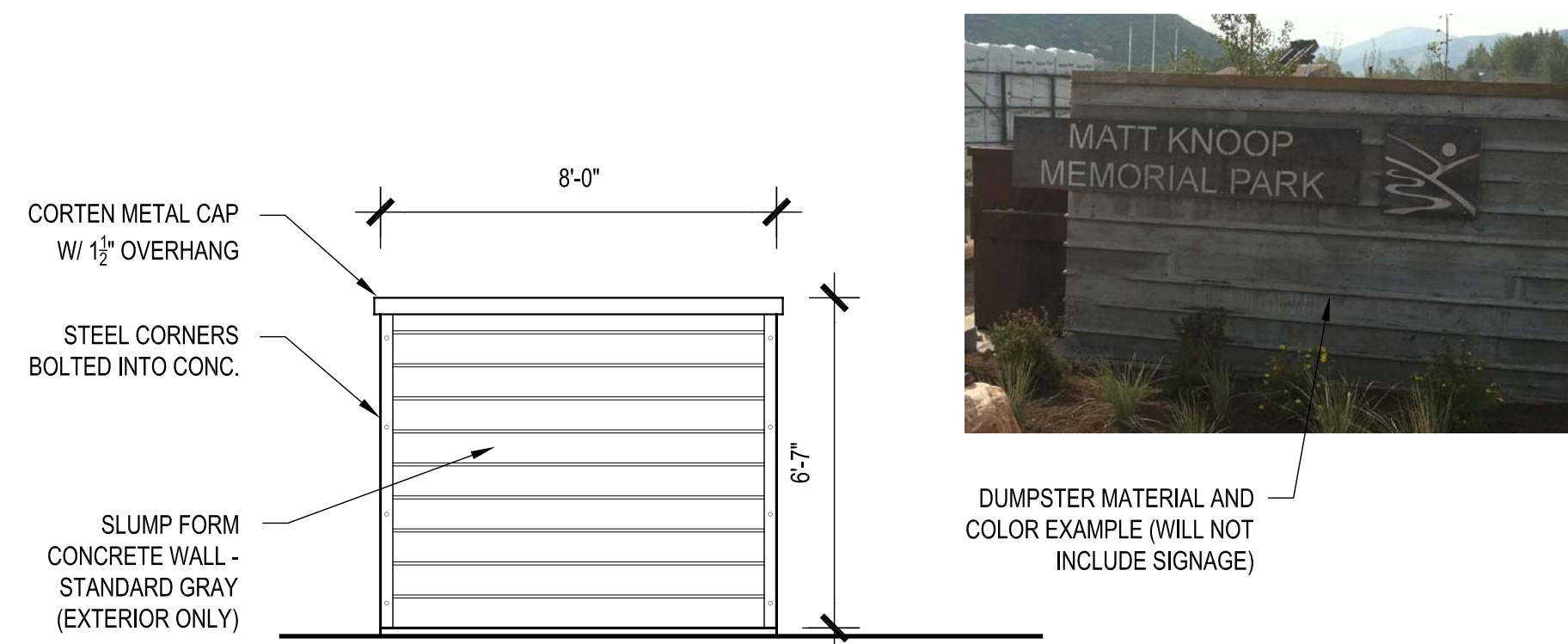


4 TRASH DUMPSTER - SECTION 1

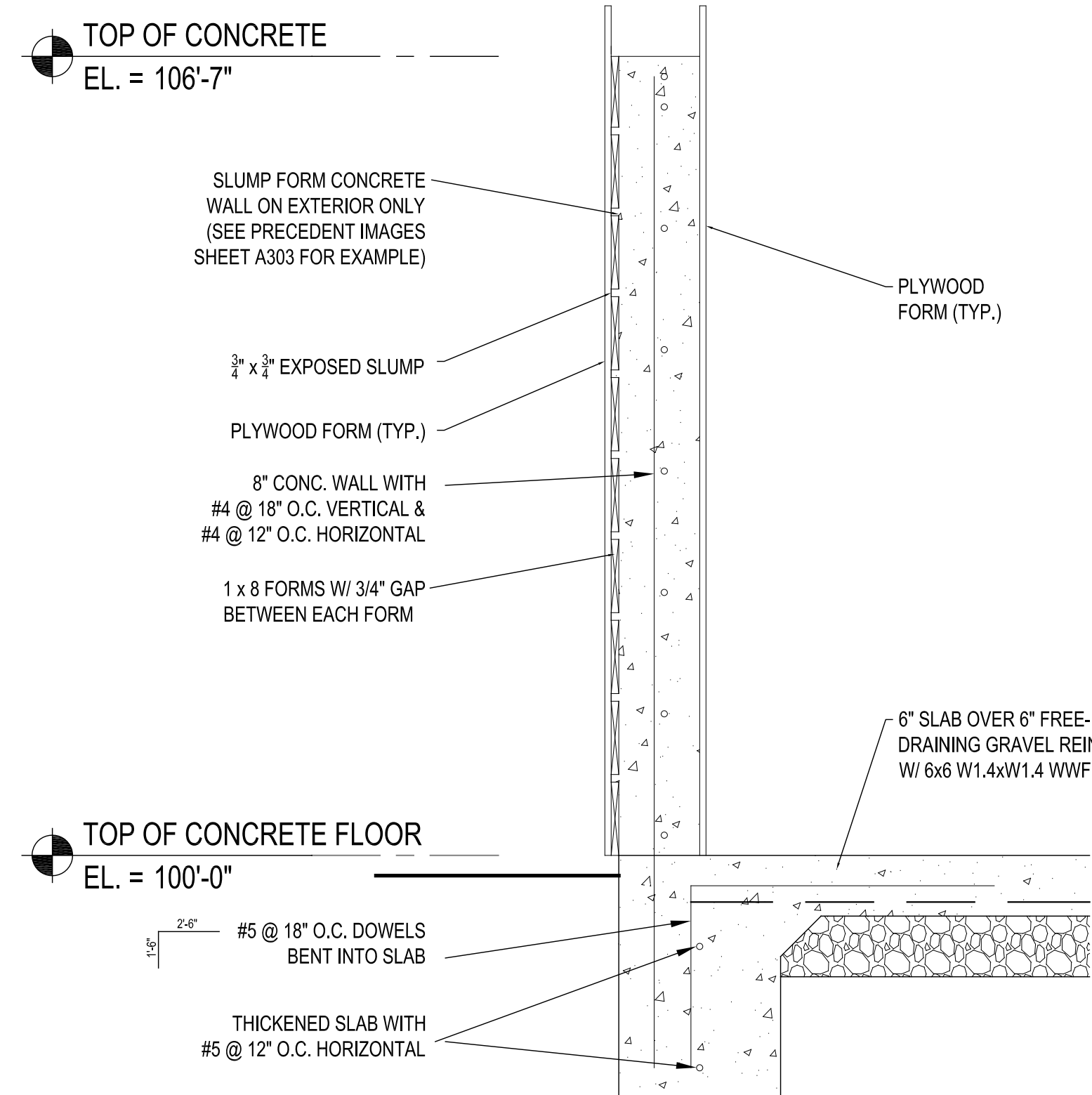


1. FINISHING GRADE OF PATH WILL BE FLUSH OR SLIGHTLY ELEVATED/CROWNED ABOVE ADJACENT SURFACES. ESTABLISH DESIGN CROSS-SLOPE IN SUBGRADE MATERIALS. SLOPE OR CROWN AS DIRECTED.
2. IMPORT CRUSHED ROCK FOLLOWING LANDSCAPE ARCHITECT'S APPROVAL OF PREPARED BED. TAPER EDGES AT A 45° ANGLE INTO THE SUBGRADE. TOP COURSE FLUSH WITH FINISH GRADE. WHERE DESIRED, PROVIDE COMPLETE MECHANICAL COMPACTION. WHERE THIS IS IMPRACTICAL OR IMPOSSIBLE, COMPACT BY HAND WITH AN APPROPRIATELY WEIGHTED IMPLEMENT.

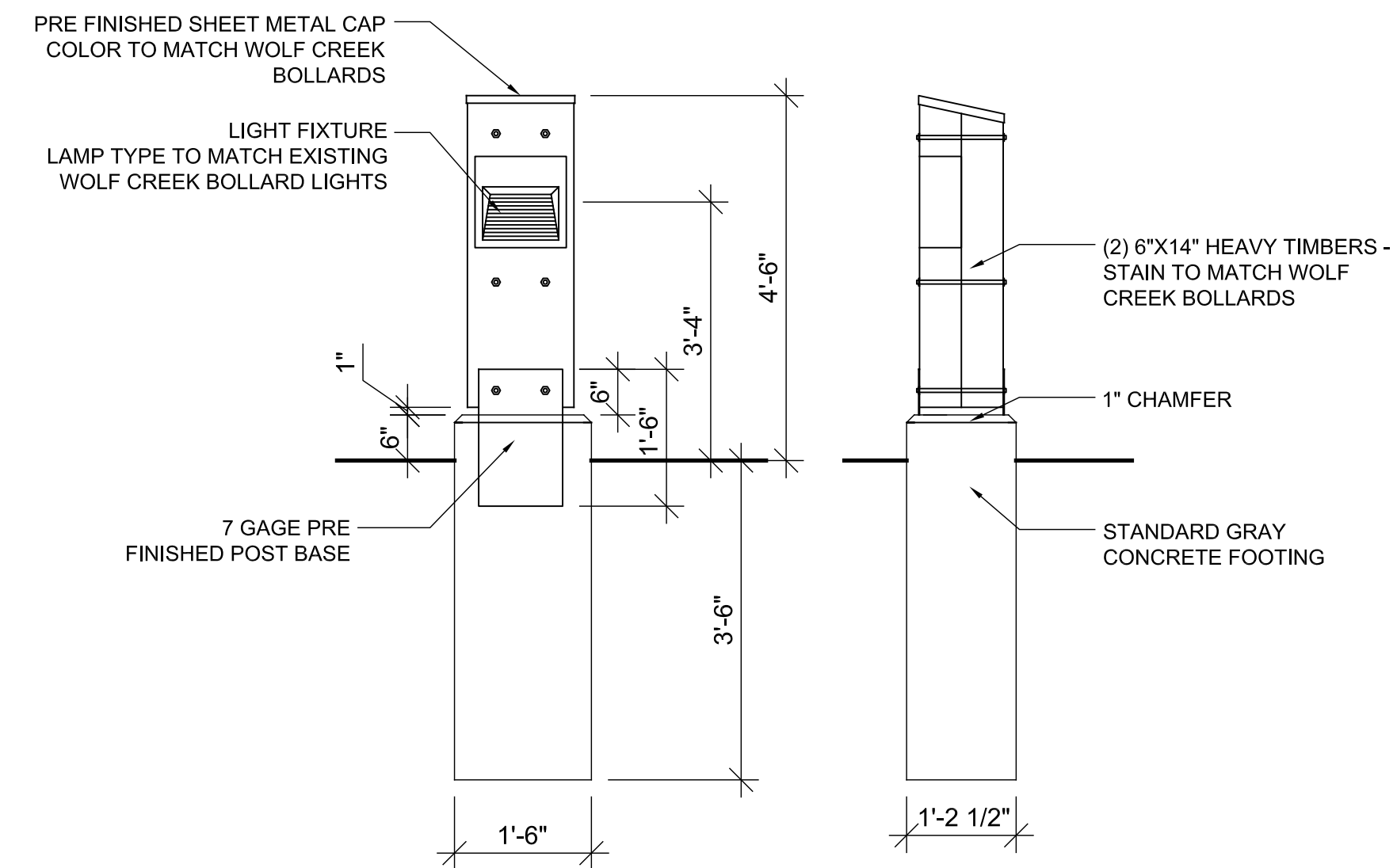
6 SOFT TRAIL/PATH



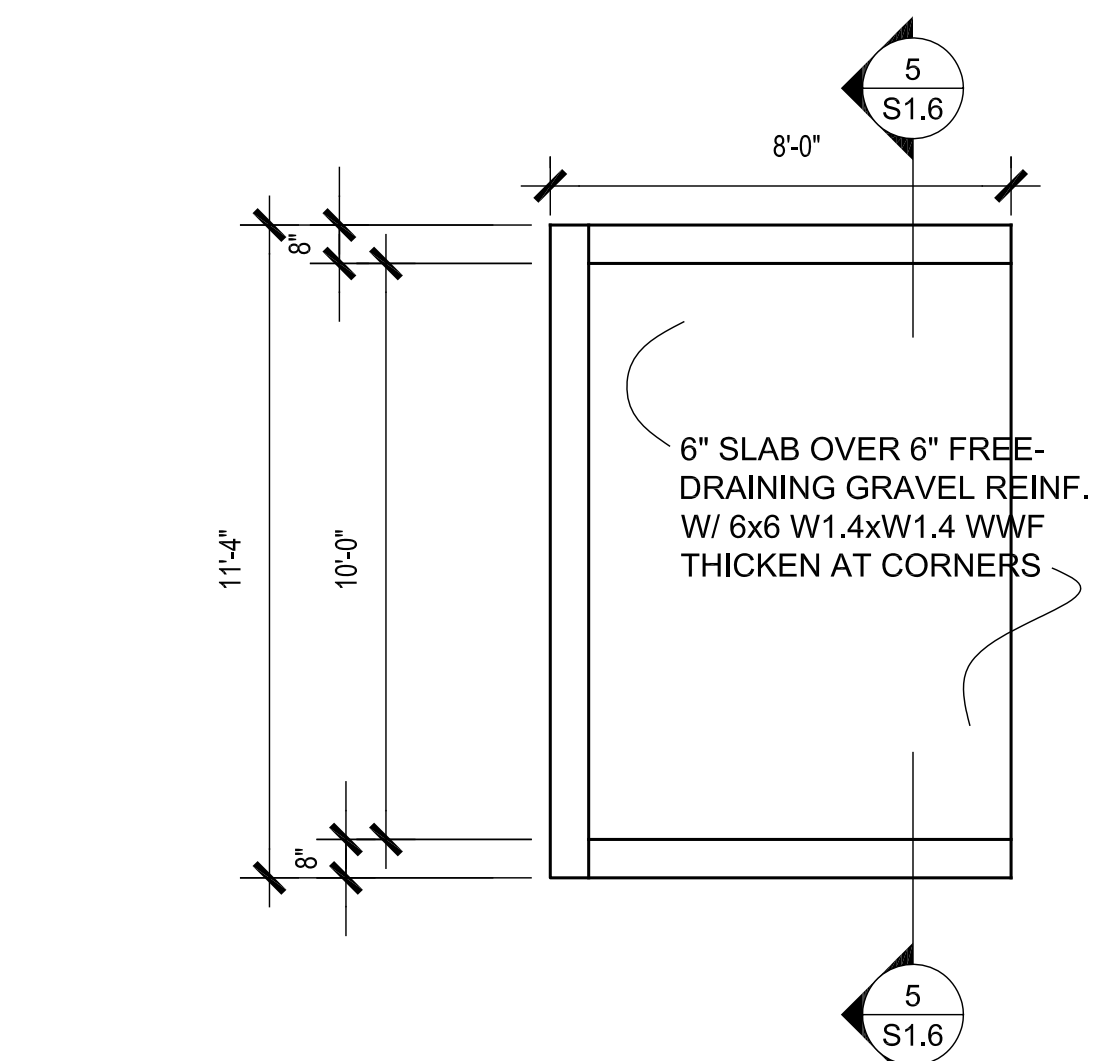
2 TRASH DUMPSTER - SIDE ELEVATION



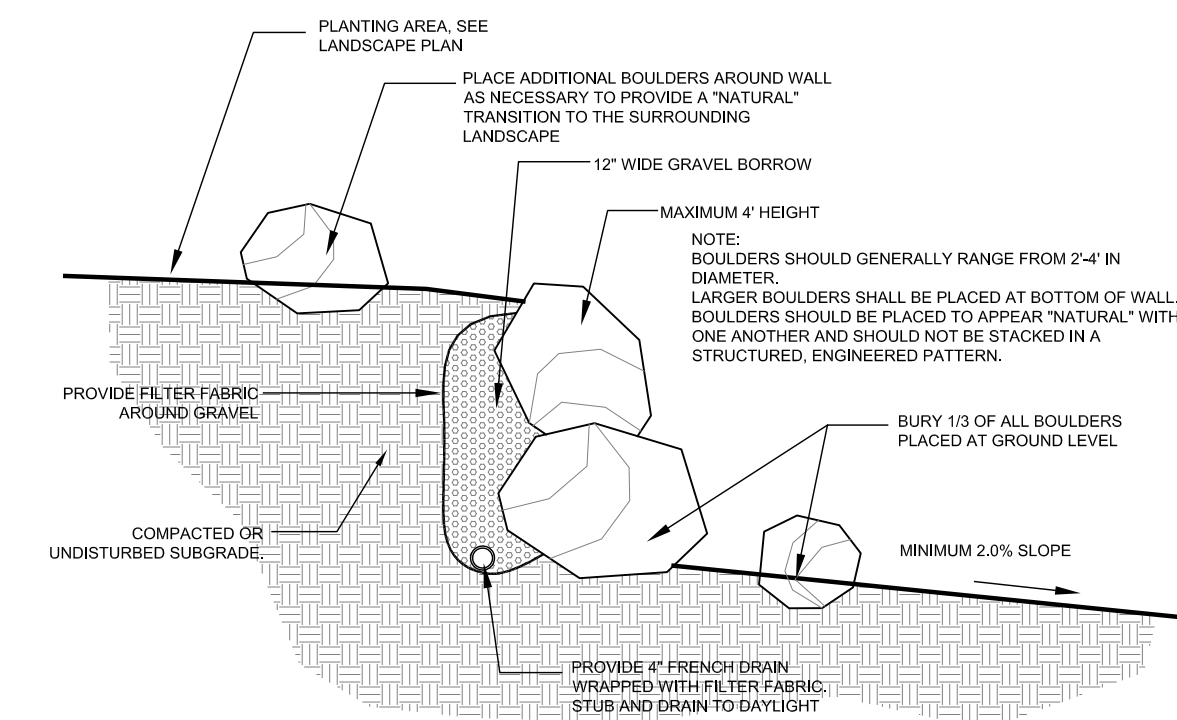
5 TRASH DUMPSTER - SLUMP FORM FRAMING DETAIL



7 BOLLARD LIGHT



3 TRASH DUMPSTER - PLAN VIEW



8 BOULDER RETAINING WALL

THE RIDGE TOWNHOMES
WEBER COUNTY, UT

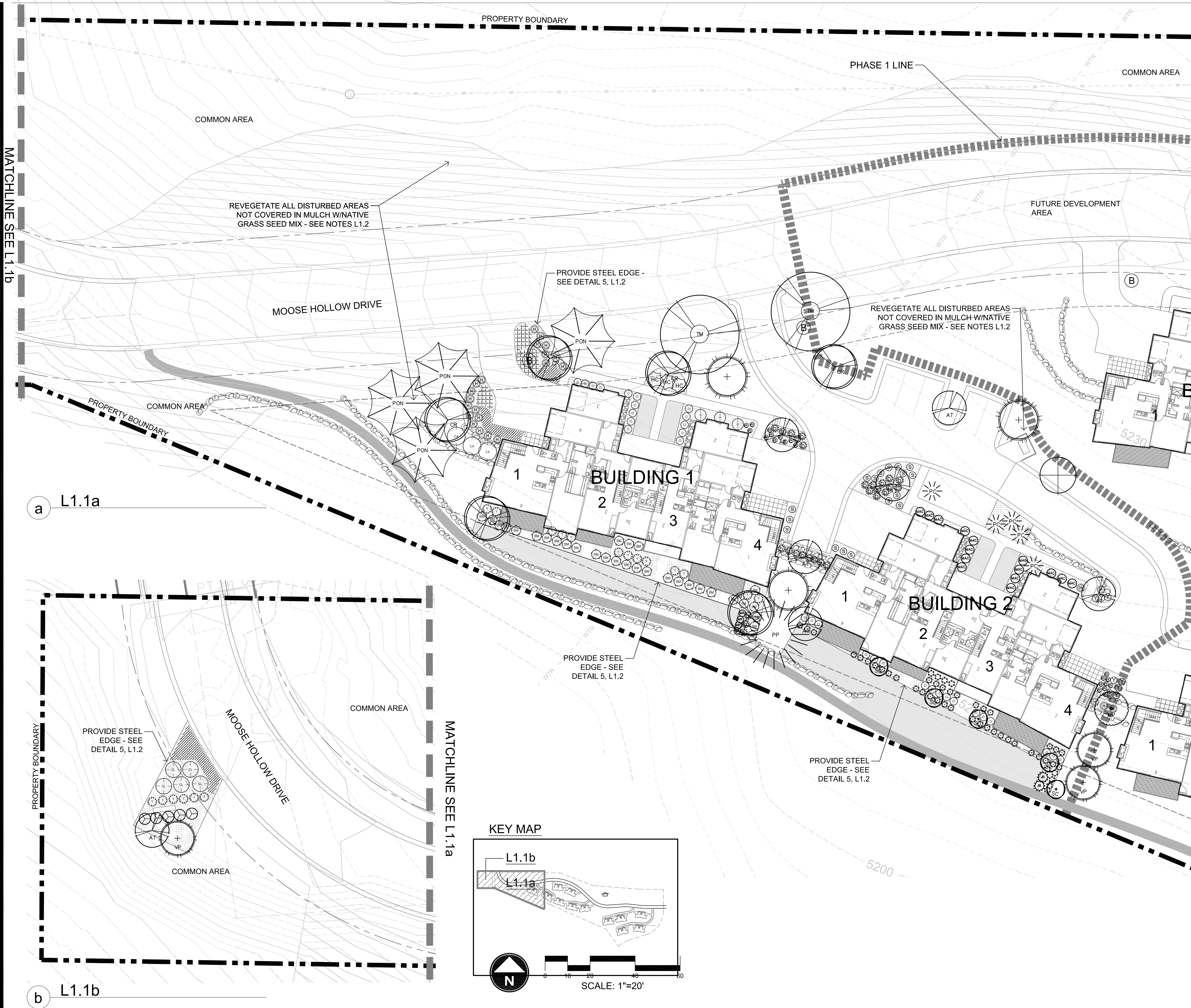
Phase One Plans
WEBER COUNTY, UT



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REVISIONS:	

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
S1.2



Plant Schedule

SYMBOL	BOTANICAL/COMMON NAME
EVERGREEN TREES	
	<i>Abies lasiocarpa</i> Sub-Alpine Fir
	<i>Picea abies</i> 'Cupressina' Columnar Norway Spruce
	<i>Picea pungens</i> Colorado Spruce
	<i>Pinus flexilis glauca</i> 'Vanderwolf's Pyramid' Vanderwolf Limber Pine
	<i>Pinus ponderosa</i> Ponderosa Pine
DECIDUOUS TREES	
	<i>Acer tartarian</i> 'GarAnn' Hot Wings Tartarian
	<i>Crataegus lavallei</i> 'Carriere' Carriere Hawthorn
	<i>Malus x</i> 'Perfect Purple' Perfect Purple Crabapple
	<i>Populus tremula</i> 'erecta' Swedish Columnar Swedish Columnar Aspen
	<i>Sorbus aucuparia</i> 'Cardinal Royal' Cardinal Royal Mtn. Ash
	<i>Tilia mongolica</i> 'Harvest Gold' Harvest Gold Mongolian Linden
EVERGREEN SHRUBS	
	<i>Buxus x</i> 'Green Velvet' Green Velvet Boxwood
	<i>Juniperus horizontalis</i> 'Bar Harbor' Bar Harbor Juniper
	<i>Mahonia aquifolium</i> 'compacta' Compact Oregon Grape
	<i>Pinus sylvestris</i> 'Hillside Creeper' Hillside Creeper Scotch Pine
	<i>Yucca filamentosa</i> Yucca
LARGE SHRUBS 7-9' SPREAD	
	<i>Cornus alba</i> 'Argenteo marginata' Variegated Dogwood
	<i>Rhus aromatica</i> 'Grow Low' Grow Low Sumac
MEDIUM SHRUBS 5-7' SPREAD	
	<i>Cornus sericea</i> 'Alleman's Compact' Alleman's Red Osier Dogwood
	<i>Physocarpus opulifolius</i> 'Dart's Gold' Ninebark
SMALL SHRUBS 2-5' SPREAD	
	<i>Caryopteris x clandonensis</i> 'Blue Mist' Blue Mist Spirea
PERENNIALS	
	<i>Achillea filipendulina</i> Yellow Yarrow
	<i>Echinacea purpurea</i> Purple Coneflower
	<i>Leucanthemum x compact</i> 'Snow Lady' Shasta Dwarf Daisy
	<i>Perovskia atriplicifolia</i> Common Russian Sage
	<i>Rudbeckia fulgida</i> 'Goldstrum' Black Eyed Susan
GRASSES	
	<i>Bouteloua gracilis</i> 'Blonde Ambition' Blonde Ambition Blue Gramma Grass
	<i>Panicum virgatum</i> 'Heavy Metal' Heavy Metal Switch Grass
	<i>Pennisetum alopecuroides</i> Hornblow Fountain Grass
GROUNDCOVERS	
	<i>Mahonia repens</i> Creeping Oregon Grape
	Turf
MATERIALS	
	Shredded Bark Mulch As Approved by Landscape Architect

THE RIDGE TOWNHOMES
WEBER COUNTY, UT

Phase One Plans
WEBER COUNTY, UT

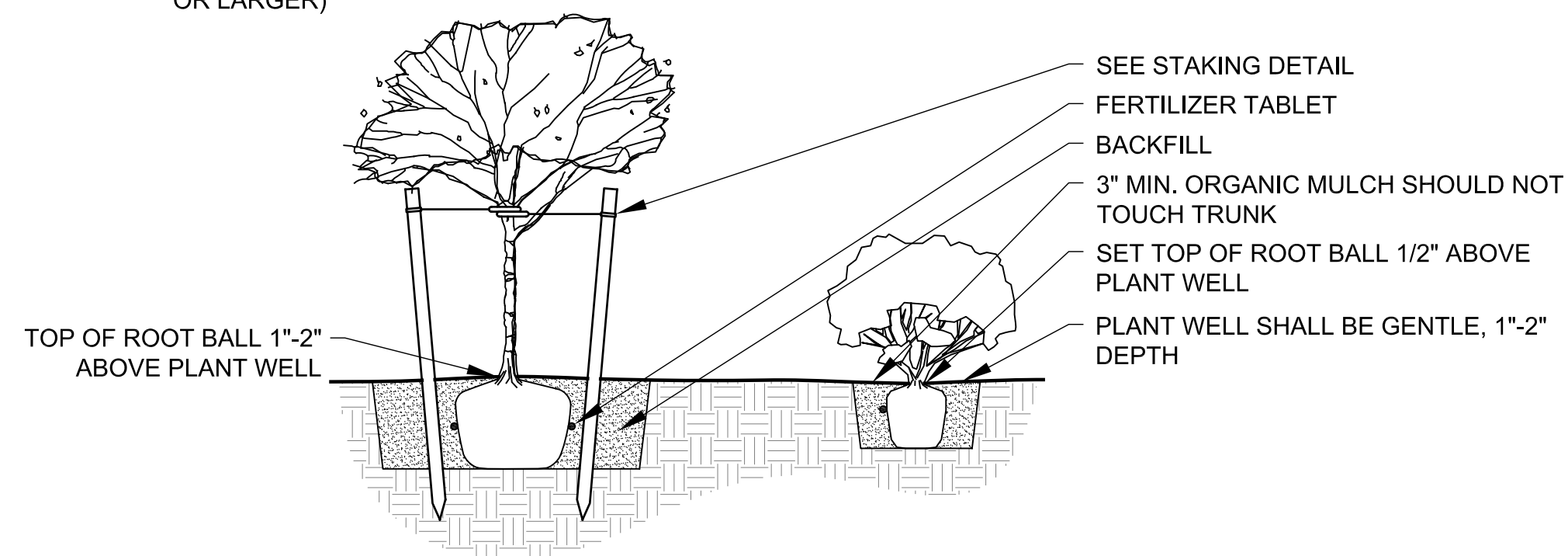


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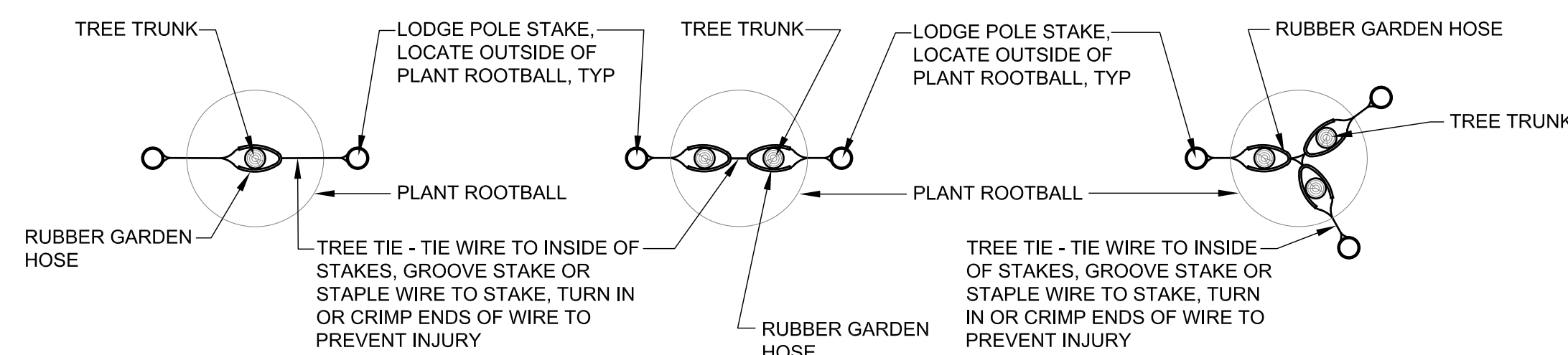
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.1

BACKFILL:
ONE PART MULCH TO THREE PARTS NATIVE SOIL.
PLANTING PIT SIZES:
1 GAL. OR 5 GAL. - 2X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 6"
15 GAL. OR LARGER - 3X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 12"
FERTILIZER TABLETS (21 GRAM AGRIFORM TABLETS)
1 PER 1 GAL., 3 PER 5 GAL., 5 PER 15 GAL., 1 PER 3" OF BOX SIZE (24" BOX OR LARGER)

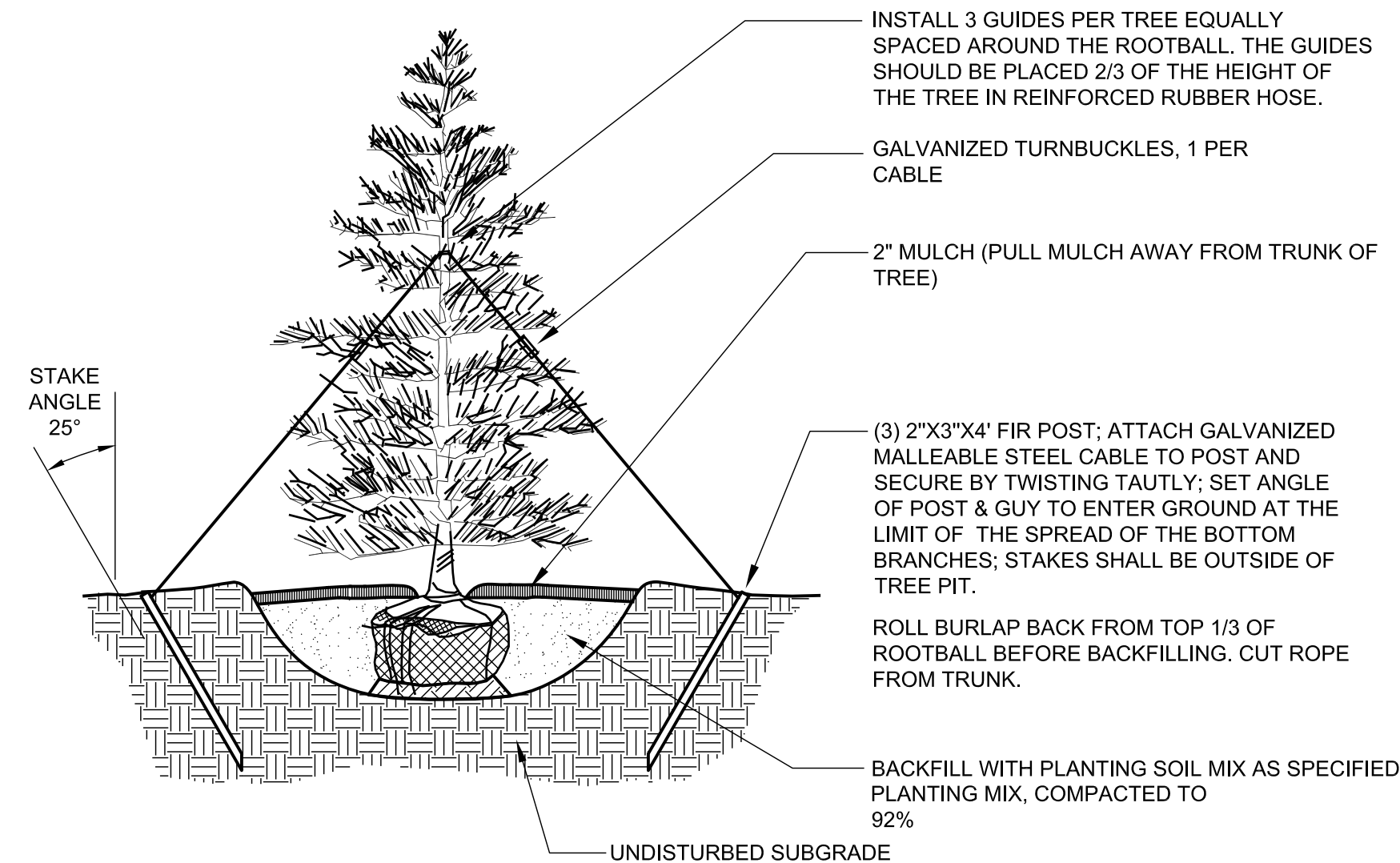


1 DECIDUOUS TREE AND SHRUB PLANTING



TREE STAKING PLAN - STANDARD TREE STAKING PLAN - MULTIPLE TREE STAKING PLAN - MULTIPLE

2 DECIDUOUS TREE STAKING

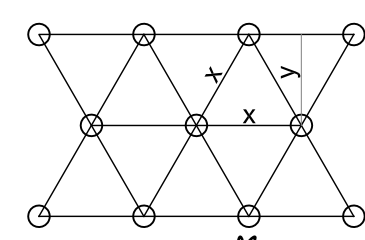


3 EVERGREEN TREE PLANTING AND STAKING

NOTE:
ALL GROUNDCOVERS TO BE PLANTED ON CENTER (SEE PLANT LEGEND) IN A TRIANGULAR PATTERN.
SPACING (X) | ROW (Y)

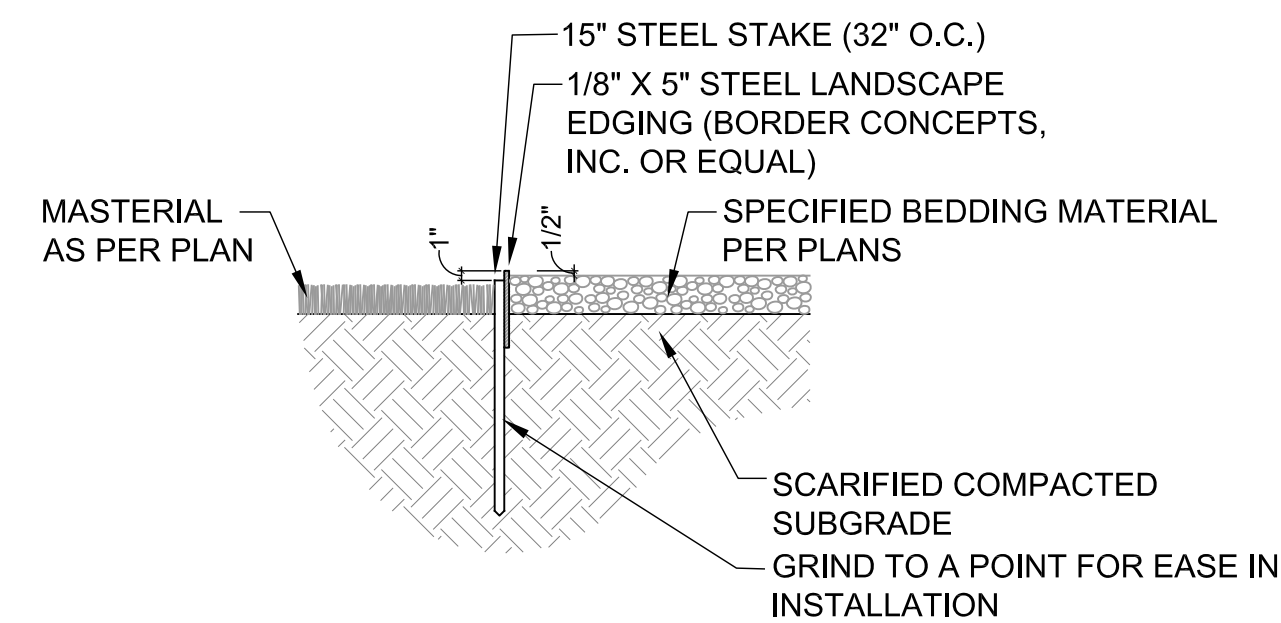
3 FT. O.C.	2.60 FT.
4 FT. O.C.	3.46 FT.

PLANT SPACING

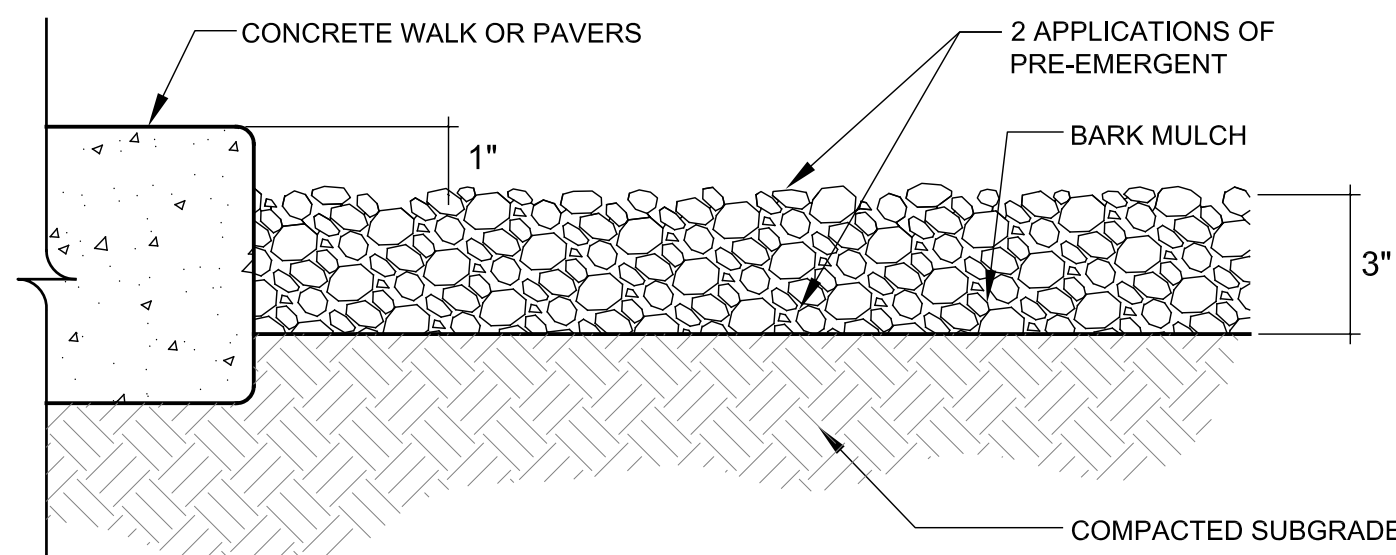


MULCH SOIL TO A DEPTH OF 2". 1" IN DIAMETER. KEEP MULCH 2" AWAY FROM PLANT BASE
PREPARE SOIL PER SPECIFICATIONS AND ROTOTILL TO A DEPTH OF 6" PRIOR TO ANY SPRINKLER WORK
BACKFILL WITH NATIVE SOIL. APPLY FERTILIZER TO SURFACE AWAY FROM TRUNK PER SPECIFICATIONS

4 GROUNDCOVER SPACING



5 STEEL LANDSCAPE EDGING



NOTES:
1. SIZE AND COLOR OF MULCH IS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.
2. PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF MULCH.
3. FINAL APPLICATION OF PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE AFTER INSTALLATION OF MULCH IS RAKED SMOOTH AND UNIFORM.

6 LANDSCAPE MULCH

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND ALL OTHER CONTRACTORS WORKING ON THE SITE.
- THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR OTHER GRADING IRREGULARITIES. THE FINISH GRADE OF ALL LANDSCAPE AREAS SHALL BE GRADED CONSISTENTLY 3/4" BELOW THE TOP OF ALL SURROUNDING WALKS, CURBS, ETC.
- THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PLANTS FOR APPROVAL PRIOR TO PLANTING. TREES SHALL BE LOCATED EQUIDISTANT FROM ALL SURROUNDING PLANT MATERIAL. SHRUBS AND GROUND COVERS SHALL BE TRIANGULAR AND EQUALLY SPACED.
- THE PLANT MATERIALS LIST IS PROVIDED AS AN INDICATION OF THE SPECIFIC REQUIREMENTS OF THE PLANTS SPECIFIED, WHEREVER IN CONFLICT WITH THE PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE PROPER COMPLETION OF ALL LANDSCAPE WORK AS SPECIFIED AND SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO PLANTING. THE OWNER/LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS. THE OWNER/LANDSCAPE ARCHITECT'S DECISION WILL BE FINAL.
- THE CONTRACTOR SHALL KEEP THE PREMISES, STORAGE AREAS AND PAVING AREAS NEAT AND ORDERLY AT ALL TIMES. REMOVE TRASH, SWEEP, CLEAN, HOSE, ETC. DAILY.
- THE CONTRACTOR SHALL PLANT ALL PLANTS PER THE PLANTING DETAILS, STAKE/GUY AS SHOWN. TOP OF ROOT BALLS SHALL BE PLANTED FLUSH WITH FINISH GRADE.
- THE CONTRACTOR SHALL NOT IMPEDE DRAINAGE IN ANY WAY. THE CONTRACTOR SHALL ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING, WALLS, ETC.
- THE CONTRACTOR SHALL MAINTAIN ALL WORK UNTIL ALL WORK IS COMPLETE AND ACCEPTED BY THE OWNER. UPON COMPLETION OF LANDSCAPE WORK AN INSPECTION FOR ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT FOR SCHEDULING OF INSPECTION AT LEAST SEVEN (7) DAYS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS. MAINTENANCE SHALL INCLUDE MOWING, WEEDING, FERTILIZING, CLEANING, INSECTICIDES, HERBICIDES, ETC.
- NATIVE GRASS SEEDING AREAS TO BE A MIXTURE OF:
40% BIG HORN BLUE HARD FESCUE
40% DEFIANT HARD FESCUE
20% JAMESTOWN 4 CHEWINGS FESCUE
SEEDING RATE: 35 LBS PLS/ACRE
- ALL DISTURBED AREAS OUTSIDE MULCHED LANDSCAPE BEDS ARE TO BE SEED WITH NATIVE GRASS MIXTURE.
- ALL LANDSCAPE BEDS TO BE MULCHED WITH A MINIMUM 3" SHREDDED BARK.

IRRIGATION NOTE:

- ALL PLANT MATERIALS SHOWN ON THE DRAWING SHALL BE SERVICED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL SHRUB BED AREAS, INCLUDING TREES SHALL BE IRRIGATED WITH A LOW PRESSURE DRIP IRRIGATION SYSTEM. ALL GRASS AREAS, EITHER NATIVE OR MANICURED SHALL BE IRRIGATED WITH A BROADCAST IRRIGATION SYSTEM.
- THE CONTRACTOR IS TO HAVE A QUALIFIED IRRIGATION SYSTEM SPECIALIST PREPARE A DESIGN FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AND SUBMIT DRAWINGS TO THE ENGINEER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO THE SYSTEM INSTALLATION.
- UNDERGROUND IRRIGATION SYSTEM DRAWINGS SHALL BE PREPARED ON 24"X 36" SHEETS, NEATLY DRAWN AND VERY LEGIBLE. DRAWINGS ARE TO INCLUDE HEAD SPACING, TYPES OF HEADS, PIPING WITH SIZES, VALVES, FITTINGS AND ALL OTHER ITEMS REQUIRED FOR PROPER INSTALLATION OF THE SYSTEM.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL IRRIGATION SLEEVES PRIOR TO PLACEMENT OF HARD IMPROVEMENTS, COORDINATE WITH THE GENERAL CONTRACTOR.
- THE UTILITY CONTRACTOR IS TO PROVIDE AN IRRIGATION SYSTEM CONNECTION TO EITHER THE CULINARY OR SECONDARY WATER LINE WITH A BACK FLOW PREVENTION DEVICE, AS APPLICABLE, WITHIN STATE AND LOCAL JURISDICTIONAL CODES. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE THIS ITEM WITH THE UTILITY CONTRACTOR. IF SECONDARY WATER IS USED, THE SYSTEM SHALL BE FILTERED WITH A CLEANABLE FILTER SYSTEM.
- THE IRRIGATION CONTROL BOX SHALL BE LOCATED AT THE DIRECTION OF THE PROJECT MANAGER/OWNER.

Plant Schedule

QUANTITY	SYMBOL	BOTANICAL/COMMON NAME		
EVERGREEN TREES				
3	(Symbol)	Abies lasiocarpa Sub-Alpine Fir	6-8' Hgt.	50'x18'
5	(Symbol)	Picea abies 'Cupressina' Columnar Columnar Norway Spruce	6-8' Hgt.	15-20' x 8'
1	(Symbol)	Picea pungens Colorado Spruce	6-8' Hgt.	50'x30'
3	(Symbol)	Pinus flexilis glauca 'Vanderwolf's Pyramid' Vanderwolf Limber Pine	6-8' Hgt.	25'x15'
4	(Symbol)	Pinus ponderosa Ponderosa Pine	6-8' Hgt.	50'x40'
DECIDUOUS TREES				
7	(Symbol)	Acer tartarian 'GarAnn' Hot Wings Tartarian	2" CAL.	20'x15'
1	(Symbol)	Crataegus lavallei 'Carriere' Carriere Hawthorn	2" CAL.	28'x20'
2	(Symbol)	Malus x 'Perfect Purple' Perfect Purple Crabapple	2" CAL.	15'x15'
5	(Symbol)	Populus tremula 'erecta' Swedish Columnar Swedish Columnar Aspen	2" CAL.	35'x8'
6	(Symbol)	Sorbus aucuparia 'Cardinal Royal' Cardinal Royal Mtn. Ash	2" CAL.	35'x20'
2	(Symbol)	Tilia mongolica 'Harvest Gold' Harvest Gold Mongolian Linden	2" CAL.	40'x25'
EVERGREEN SHRUBS				
32	(Symbol)	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gal.	4'x4'
2	(Symbol)	Juniperus horizontalis 'Bar Harbor' Bar Harbor Juniper	5 Gal.	12'x6'
15	(Symbol)	Mahonia aquifolium 'compacta' Compact Oregon Grape	5 Gal.	3'x4'
3	(Symbol)	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Scotch Pine	5 Gal.	2'x6'
19	(Symbol)	Yucca filamentosa Yucca	5 Gal.	3'x4'
LARGE SHRUBS 7-9' SPREAD				
3	(Symbol)	Cornus alba 'Argenteo marginata' Variegated Dogwood	5 Gal.	8'x8'
5	(Symbol)	Rhus aromatica 'Grow Low' Grow Low Sumac	5 Gal.	30'x7'
MEDIUM SHRUBS 5-7' SPREAD				
3	(Symbol)	Cornus sericea 'Alleman's Compact' Alleman's Red Osier Dogwood	5 Gal.	5'x5'
5	(Symbol)	Physocarpus opulifolius 'Dart's Gold' Ninebark	5 Gal.	5'x5'
SMALL SHRUBS 2-5' SPREAD				
26	(Symbol)	Caryopteris x clandonensis 'Blue Mist' Blue Mist Spirea	5 Gal.	4'x4'
PERENNIALS				
7	(Symbol)	Achillea filipendula Yellow Yarrow	1 Gal.	4'x3'
22	(Symbol)	Echinacea purpurea Purple Coneflower	1 Gal.	30" x 24"
105	(Symbol)	Leucanthemum x compact 'Snow Lady' Shasta Dwarf Daisy	1 Gal.	12" x 12"
17	(Symbol)	Perovskia atriplicifolia Common Russian Sage	1 Gal.	3.5'x3'
9	(Symbol)	Rudbeckia fulgida 'Goldstrum' Black Eyed Susan	1 Gal.	3'x2'
GRASSES				
28	(Symbol)	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Gramma Grass	1 Gal.	3'x3'
25	(Symbol)	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 Gal.	5'x3'
39	(Symbol)	Pennisetum alopecuroides Hamel Fountain Grass	1 Gal.	3'x3'
GROUNDCOVERS				
4	(Symbol)	Mahonia repens Creeping Oregon Grape	1 Gal.	2'x3'
4,065 S.F.	(Symbol)	Turf		SOD
MATERIALS				
58 C.Y.	(Symbol)	Shredded Bark Mulch As Approved by Landscape Architect		3" Depth

THE RIDGE TOWNHOMES
WEBER COUNTY, UT

Phase One Plans
WEBER COUNTY, UT



DATE: NOVEMBER 2013
PROJECT: .028
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REVIEW BY: EL
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REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L1.2