

VICINITY MAP  
Not to Scale

# Hidden Brook Estates

A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey  
Weber County, Utah  
August 2020

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Hidden Brook Estates in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands, lots, and streets included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

6242920  
License No.



### NARRATIVE

This Subdivision Plat was requested by Mr. Brandon Janis for the purpose of creating nine (9) residential Lots.  
Property Corners are Monumented as depicted on this survey.

### FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0236 F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

### NOTES

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- Stream Protection Easement is 50.0' each side of the High Water Mark of the Stream, as determined and witnessed on the ground.
- Lots designated with the letter "N" that have structures or septic systems planned within the QMS area will "require additional subsurface exploration to characterize the lateral extent and thickness of the deposit (page 17 of the Geologic Hazard Evaluation, dated October 4, 2018)
- The following geologic and Geotechnical reports are available for review in the Weber County Planning Office:  
Geologic Hazard Evaluation by Western Geologic dated October 4, 2018.  
Geologic Hazard Evaluation by Western Geologic dated October 8, 2018.  
Geologic Investigation by Christensen Geotechnical dated October 12, 2018 CG Project No. 162-001.  
Geologic Investigation by Christensen Geotechnical dated October 12, 2018 CG Project No. 162-002.
- Engineering Analysis and Recommendations found in the Geotechnical Investigations should be followed for Earthwork, Foundations, Estimated Settlement, Lateral Earth Pressures, Concrete Slab on Construction, Moisture Protection and Surface Drainage, Subsurface Drainage, Slope Stability, Pavement Design, and Construction Consideration.
- Each Lot is required to Detain its own Storm Water the storage requirement calculates to 1,335 cf for the 100-year storm with a release rate of 0.1 cfs/acre based on a 10,000 sq.ft of disturbed area but may be adjusted during the building permit phase based on the area disturbed.
- 

### OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Hidden Brook Estates and do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement and/or Detention Pond Easement, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

- X -

Brandon Janis - Owner

### ACKNOWLEDGMENT

State of Utah  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 by \_\_\_\_\_ X \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

### DESCRIPTION

A part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at the Southeastly Corner of Lot 60, Big Sky Estates No. 2 (Entry No. 500942, Book 15 of Plats, Page 85) Weber County, Utah, said point being 905.93 feet South 89°38'24" East along the Section Line and 0.76 feet South 33°30'26" West from the Southwest Corner of said Section 33; and running thence along the Easterly, Southerly and Northerly Lines of said Big Sky Estates No. 2 the following nine (9) courses: (1) North 33°30'26" East 149.22 feet; (2) South 65°30'00" East 34.00 feet to a point of curvature; (3) Southeastly along the arc of a 528.00 foot Radius curve to the right a distance of 188.91 feet (Central Angle equals 20°29'58" (20°30' Record) and Long Chord bears South 55°15'00" East 187.90 feet) to a point of non-tangency; (4) North 45°00'00" East 358.00 feet; (5) North 51°00'00" West 733.00 feet; (6) North 41°00'00" West 264.00 feet; (7) North 32°11'38" East 215.43 feet to a point of a non-tangent curve; (8) Northwestly along the arc of a 185.01 foot Radius curve to the left a distance of 101.39 feet (Central Angle equals 31°23'57" and Long Chord bears 61°25'08" West 100.13 feet) to a point of non-tangency; and (9) North 12°52'49" East 183.84 feet to the Southwestly Corner of the Skyline Mountain Properties Partners LP Property; thence along said Southerly, Westerly and Northerly Lines the following three (3) courses: (1) South 89°48'28" East 1234.96 feet; (2) South 0°03'57" West 1327.18 feet; and (3) South 89°44'05" West 1079.27 feet to the Southeastly Corner of said Lot 60 and the Point of Beginning.

Contains 30.686 Acres, more or less

### WEBER/MORGAN HEALTH DEPARTMENT

Conforming to state code and county ordinance, Weber-Morgan Health Department I hereby certify that the soil, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Director, Weber-Morgan Health Department

### WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Weber County Surveyor

### WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Weber County Attorney

### WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020

Weber County Engineer

### WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Chairman, Weber County Commission

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Chairman, Weber County Planning Commission

Sheet 1 of 2

WEBER COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ FILED FOR RECORD AND  
IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_  
WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

ENGINEER:  
Great Basin Engineering Inc  
c/o Andy Hubbard  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

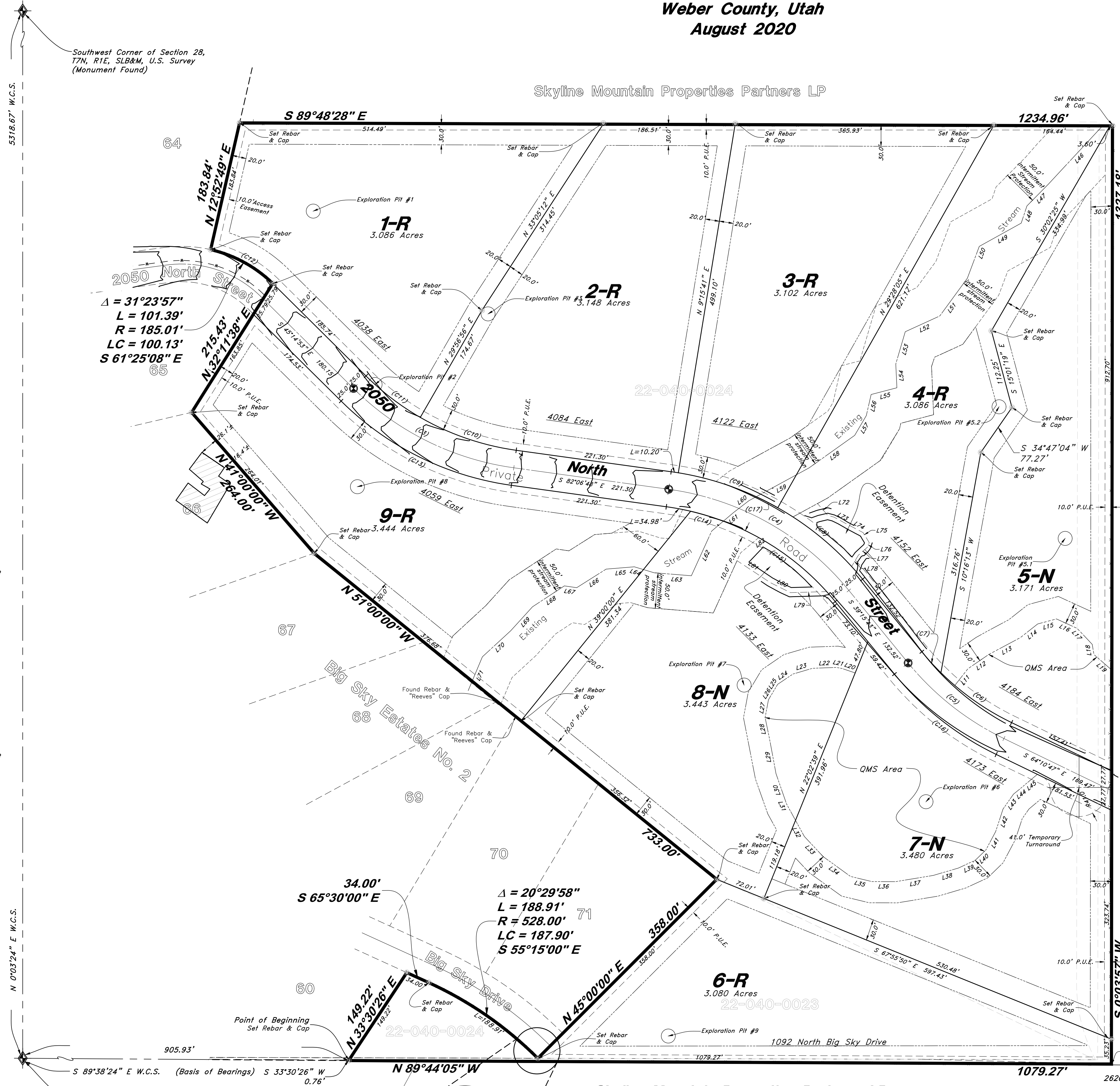
DEVELOPER:  
Nordic Valley Partners, LLC  
c/o Brandon Janis  
562 South 1100 West  
Farmington, Utah 84025  
(281) 250-4047  
brandonjanis@gmail.com





# Hidden Brook Estates

A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey  
Weber County, Utah  
August 2020



### Legend

- ⊕ Monument to be set
- ⊙ Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Set Hub & Tack
- ▲ will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

### NOTES

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
2. Stream Protection Easement is 50.0' each side of the High Water Mark of the Stream, as determined and witnessed on the ground.
3. Lots designated with the letter "N" that have structures or septic systems planned within the QMS area will require additional subsurface exploration to characterize the lateral extent and thickness of the deposit (page 17 of the Geologic Hazard Evaluation, dated October 4, 2018)
4. The following geologic and Geotechnical reports are available for review in the Weber County Planning Office:  
Geologic Hazard Evaluation by Western Geologic dated October 4, 2018.  
Geologic Hazard Evaluation by Western Geologic dated October 8, 2018.  
Geologic Investigation by Christensen Geotechnical dated October 12, 2018 CG Project No. 162-001.  
Geologic Investigation by Christensen Geotechnical dated October 12, 2018 CG Project No. 162-002.
5. Engineering Analysis and Recommendations found in the Geotechnical Investigations should be followed for Earthwork, Foundations, Estimated Settlement, Lateral Earth Pressures, Concrete Slab on Construction, Moisture Protection and Surface Drainage, Subsurface Drainage, Slope Stability, Pavement Design, and Construction Consideration.
6. Each Lot is required to Detain its own Storm Water the storage requirement calculates to 1335 cf for the 100-year storm with a release rate of 0.1 cfs/acre based on a 10,000 sq.ft. of disturbed area but may be adjusted during the building permit phase based on the area disturbed.

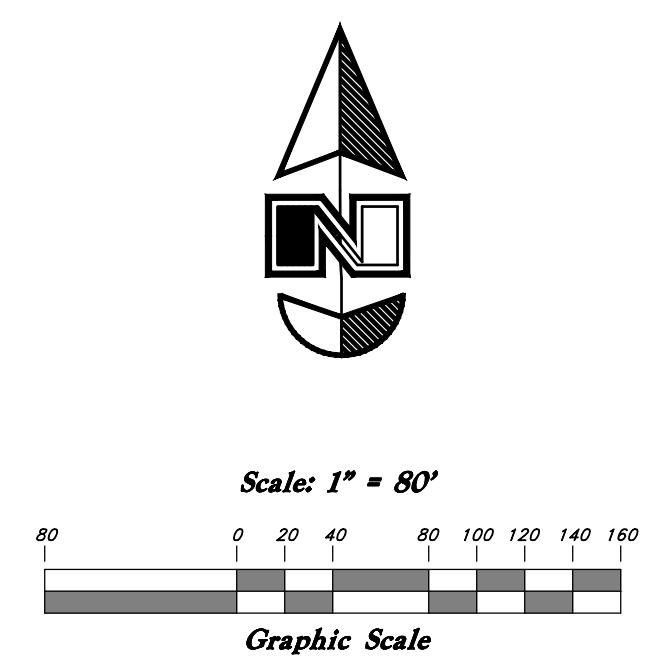
QMS Line Table		
Line #	Length	Direction
L20	19.886	N71° 29' 17.11" W
L21	7.850	N78° 31' 02.81" W
L22	33.725	S87° 59' 17.81" W
L23	29.003	S73° 40' 22.41" W
L24	25.951	S56° 06' 45.79" W
L25	12.751	S30° 53' 49.44" W
L26	12.751	S30° 53' 53.71" W
L27	25.557	S10° 36' 02.16" W
L28	30.637	S11° 42' 46.95" E
L29	50.232	S10° 33' 38.09" E
L30	44.839	S19° 08' 59.21" E
L31	1.247	S24° 35' 44.32" E
L32	51.647	S28° 41' 21.37" E
L33	39.342	S43° 06' 23.68" E
L34	47.556	S54° 06' 07.79" E
L35	30.951	S76° 25' 41.06" E
L36	33.817	S89° 47' 08.21" E
L37	54.067	N80° 35' 18.59" E
L38	36.711	N73° 38' 19.94" E
L39	26.548	N65° 08' 43.47" E
L40	20.683	N45° 55' 36.74" E
L41	29.555	N28° 01' 52.28" E
L42	33.550	N18° 10' 34.62" E
L43	25.734	N35° 02' 39.97" E
L44	10.983	N50° 54' 23.84" E
L45	32.893	N50° 01' 47.94" E
L11	30.031	N38° 02' 06.16" E
L12	35.719	N55° 36' 02.57" E
L13	50.814	N61° 52' 58.80" E
L14	31.066	N51° 46' 29.06" E
L15	27.578	N74° 58' 48.00" E
L16	32.263	S65° 26' 37.13" E
L17	31.072	S43° 13' 12.56" E
L18	14.456	S9° 22' 36.89" E
L19	30.653	S48° 57' 59.46" E

Easement Line Table		
Line #	Length	Direction
L82	5.360	S52° 18' 13.12" W
L79	51.019	N88° 19' 11.98" E
L80	31.809	S63° 37' 50.65" E
L81	56.487	S56° 34' 24.07" E
L72	22.194	S40° 52' 04.81" E
L73	18.818	S61° 43' 15.43" E
L74	27.954	S62° 16' 59.41" E
L75	16.617	S31° 40' 41.59" E
L76	7.133	S22° 01' 41.67" W
L77	17.000	S48° 22' 26.40" W
L78	18.680	S31° 01' 32.70" W

Stream Line Table		
Line #	Length	Direction
L46	112.037	S42° 54' 28.26" W
L47	43.814	S44° 32' 38.45" W
L48	25.684	S18° 33' 35.33" W
L49	67.805	S60° 58' 14.43" W
L50	48.102	S20° 32' 36.96" W
L51	66.116	S36° 10' 25.93" W
L52	53.701	S65° 29' 57.92" W
L53	47.555	S16° 22' 21.15" W
L54	33.650	S2° 43' 49.59" E
L55	37.718	S75° 23' 23.04" W
L56	30.583	S12° 46' 14.48" W
L57	32.468	S30° 27' 31.24" W
L58	79.245	S54° 31' 03.01" W
L59	97.080	S61° 24' 28.13" W
L60	27.290	S52° 18' 13.12" W
L61	40.516	S49° 45' 58.92" W
L62	69.506	S24° 26' 16.13" W
L63	52.805	N85° 25' 10.05" W
L64	29.377	N73° 18' 49.80" W
L65	39.949	S85° 21' 29.10" W
L66	49.234	S57° 44' 49.34" W
L67	17.660	N81° 43' 14.81" W
L68	53.999	S56° 44' 06.63" W
L69	45.648	S42° 14' 28.87" W
L70	54.517	S47° 23' 04.94" W
L71	51.954	S22° 51' 54.14" W

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C6)	18°47'17"	375.00'	122.97'	122.42'	S 54°47'08" E
(C7)	6°07'47"	375.00'	40.12'	40.10'	S 42°19'37" E
(C8)	21°16'11"	425.00'	157.77'	156.87'	S 49°53'49" E
(C9)	20°12'24"	425.00'	149.89'	149.11'	S 70°38'07" E
(C10)	22°03'43"	375.00'	144.40'	143.51'	S 71°04'56" E
(C11)	14°48'11"	375.00'	96.89'	96.62'	S 52°38'59" E
(C12)	31°23'57"	185.01'	101.39'	100.13'	N 61°25'08" W
(C13)	36°51'55"	425.00'	273.45'	268.76'	S 63°40'50" E
(C14)	7°23'00"	375.00'	48.32'	48.29'	S 75°04'39" E
(C15)	37°30'25"	375.00'	245.48'	241.12'	S 58°00'56" E
(C16)	24°55'03"	425.00'	184.83'	183.38'	S 51°43'15" E
(C17)	4°37'21"	425.00'	34.29'	34.28'	N 62°50'35" W

CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C3)	36°51'55"	400.00'	257.37'	252.95'	S 63°40'50" E
(C4)	42°51'04"	400.00'	299.16'	292.23'	S 60°41'16" E
(C5)	24°55'03"	400.00'	173.96'	172.59'	S 51°43'15" E



**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801) 394-4515 S.L.C. (801) 521-0222 FAX (801) 392-7544  
WWW.GREATBASINENGINEERING.COM

ENGINEER:  
Great Basin Engineering Inc  
c/o Andy Hubbard  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Nordic Valley Partners, LLC  
c/o Brandon Janis  
562 South 1100 West  
Farmington, Utah 84025  
(281) 250-4047  
brandonjanis@gmail.com



Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

RECORDED \_\_\_\_\_ FILED FOR RECORD AND \_\_\_\_\_ AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY



# Hidden Brook Estates

A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey

Weber County, Utah

February 2020

**NOTES**

- All construction shall conform to Weber County standards and specifications.
- Underground utility piping materials will meet or exceed Weber County Standards.
- Culinary water services will be 3/4" Dia. C-900 DR14 PVC to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
- Thrust block all water line fittings.
- All inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed before any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
- Fire flow for the subdivision shall be 1000 GPM.
- A provided temporary address marker must be installed at the building site during construction.
- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
- All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
- All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- All ADA Ramps are to meet APWA Plan 235.1, Example B with Truncated Dome, grey in color.
- If any existing subsurface drainage encountered during the construction, the contractor will be required to connect into existing land drain or storm drain system.

**GENERAL UTILITY NOTES:**

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Pre-cast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

**UTILITY PIPING MATERIALS:**

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

**CULINARY SERVICE LATERALS**

- Culinary service laterals need to be 1" CTS poly with a 14 gauge tracing wire along service line from Main to Property line.

**SANITARY SEWER LINES**

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35
- All sewer lines to be marked with marking tape per Weber County Standards.

**STORM DRAIN LINES**

- 15" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

**NATURAL GAS SERVICE LATERALS (DOMINION ENERGY)**

- PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).

- Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.

- Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.

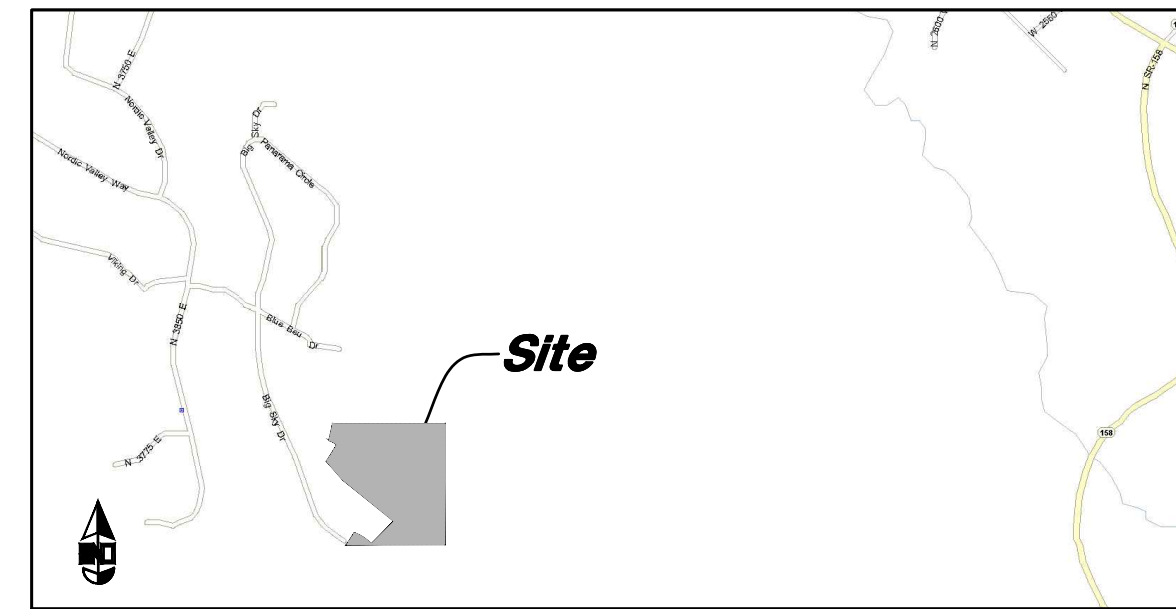
- Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

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

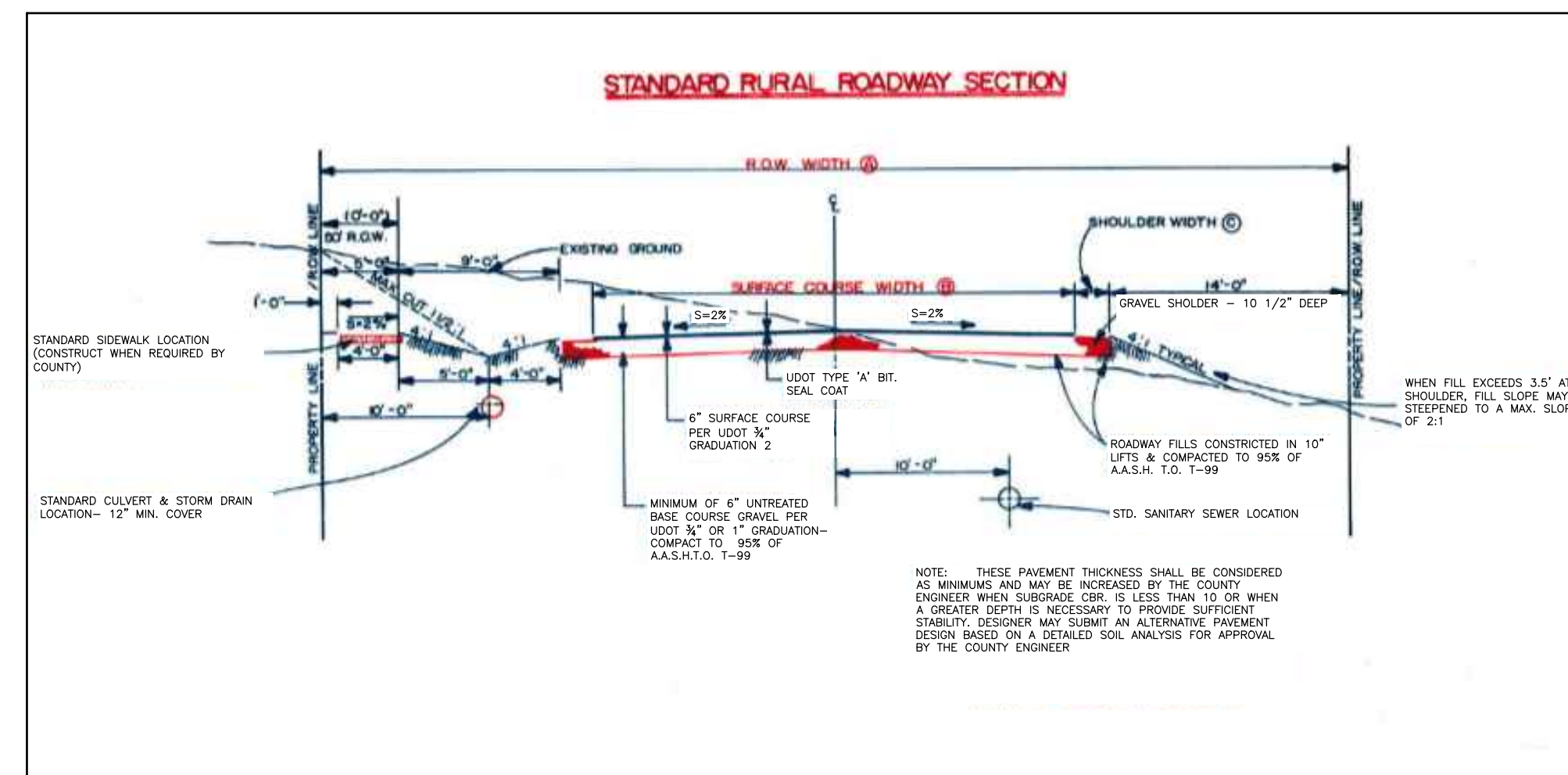
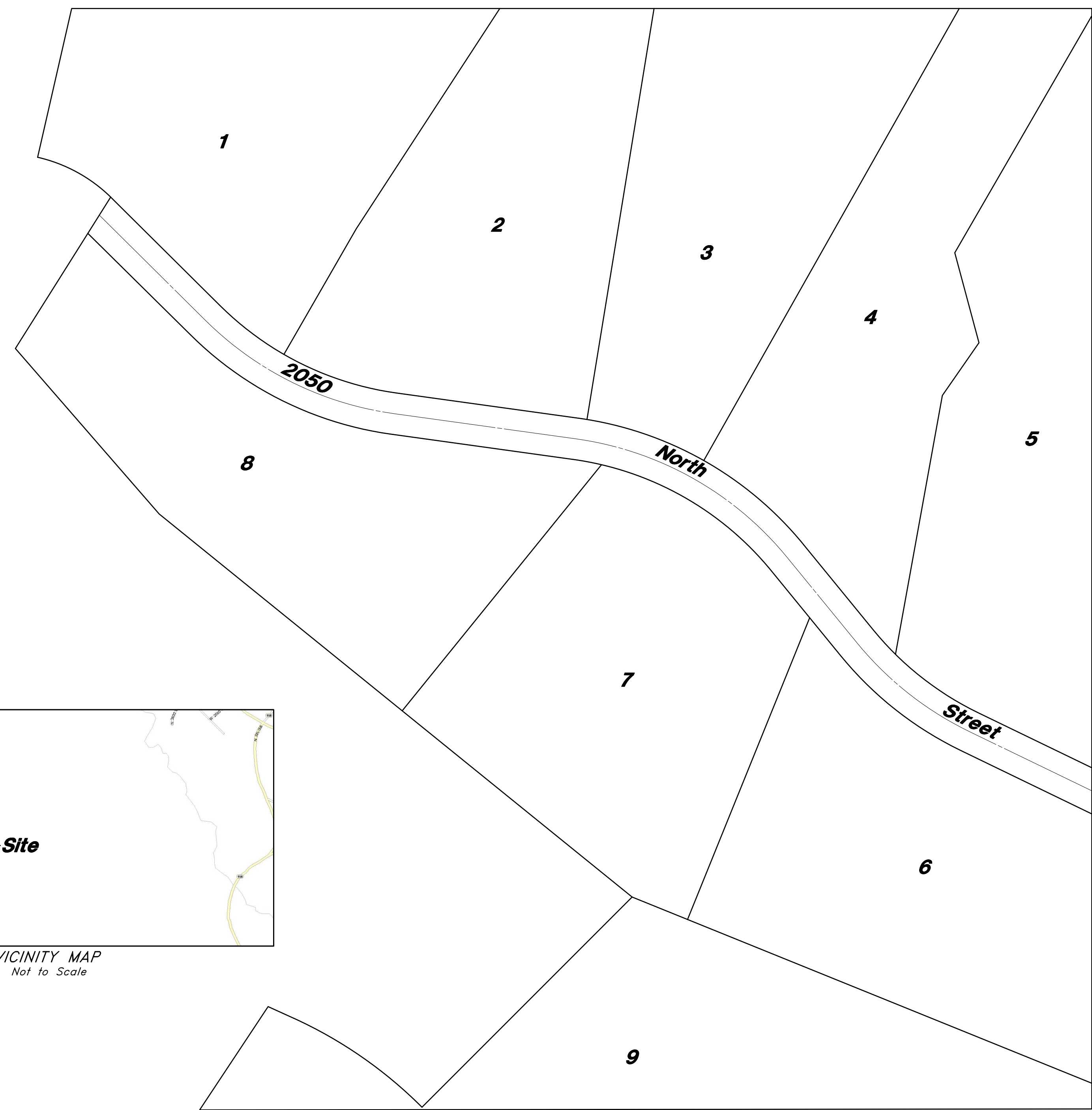
**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the 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 the engineer.

**LEGEND**

- Centerline
- UGT - Buried Telephone line
- OHT - Overhead Telephone line
- OHP - Overhead Power line
- UGP - Power line
- S - Sanitary Sewer line
- W - Culinary Water line
- G - Gas line
- SD - Storm Drain line
- SW - Secondary Waterline
- LD - Land Drain line
- W - Irrigation Waterline
- X-X - Fence Power Meter
- Power Pole
- Water Meter
- Gas Meter
- Power Meter
- Telephone Box
- Sewer Manhole
- Drain Manhole
- Water Manhole
- Cleanout Box
- TA - Top of Asphalt
- EA - Edge of Asphalt
- NG - Natural Ground
- LG - Lip of Gutter
- SP - Service Pole
- LP - Light Pole
- PP - Power Pole
- TP - Telephone Pole
- FH - Fire Hydrant
- DIT - Flowline of Ditch
- TOE - Toe of Slope
- TOP - Top of Slope
- CD - Cleanout
- FC - Fence
- DMH - Drain Manhole
- x99.00 - Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- Corrugated Metal Pipe
- R.C.P. Reinforced Concrete Pipe
- CCWC - Edge of Concrete
- RWALL - Retaining Wall
- SMH - Sewer Manhole
- WV - Water Valve
- CB - Catch Basin
- DV - Diversion Box
- TC - Top of Curb
- SW - Sidewalk
- GAS - Gas line Marker
- BLOD - Building Corner
- GUY - Guy Wire
- Fire Hydrant
- NG - Natural Ground
- WV - Water Valve
- LP - Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- ARP - Area Reference Point
- Building Columns
- LS - Landscaping



VICINITY MAP  
Not to Scale



STREET DESIGNATION	R.O.W. WIDTH (A)	SURFACE COURSE WIDTH (B)	SHOULDER WIDTH (C)
1) MINOR AND/OR PRIVATE ROADWAYS	50'	24'	4'
STANDARD RESIDENTIAL	60'	24'	4'
COLLECTOR	66'	28'	5'
2) MINOR ARTERIAL	80'	44' (30' 3)	4' 3)
3) MAJOR ARTERIAL	100' (CONSULT)	COUNTY ENGINEER FOR SPECIFIC	REQUIREMENTS)

- MINOR STREET PERMITTED UPON SPECIAL PERMISSION BY THE COUNTY PLANNING COMMISSION WHERE SIDEWALK IS NECESSARY, MUST HAVE 60' ROW
- COUNTY ENGINEER SHALL PROVIDE PAVEMENT DESIGN ON ARTERIAL STREETS WITH ROW ASY PER CD ENGINEER
- THIS WIDTH MAY BE USED AT THE DISCRETION OF THE COUNTY ENGINEER WHEN FULL WIDTH ASPHALT PAVING IS NOT NECESSARY.

ENGINEER:  
Great Basin Engineering Inc  
1716 Andy Hubbard  
5745 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Nordic Valley Partners, LLC  
1716 Andy Hubbard  
562 South 1100 West  
Farmington, Utah 84025  
(201) 210-4247  
brandanjanis@gmail.com



Cover Sheet

Hidden Brook Estates  
2050 North Big Sky Drive  
Weber County, Utah

A part of Section 33, T7N, R1E, SLB&M, U.S. Survey

11 Aug, 2020

SHEET NO.

1

18N753 - AM

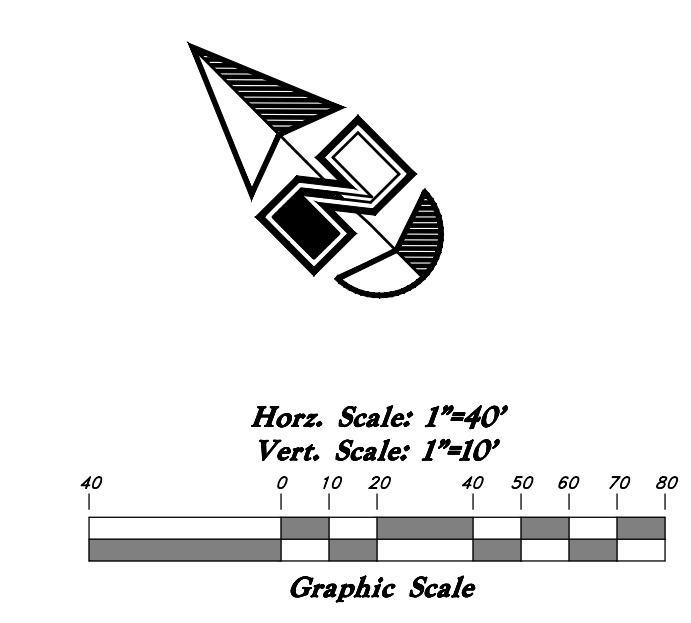
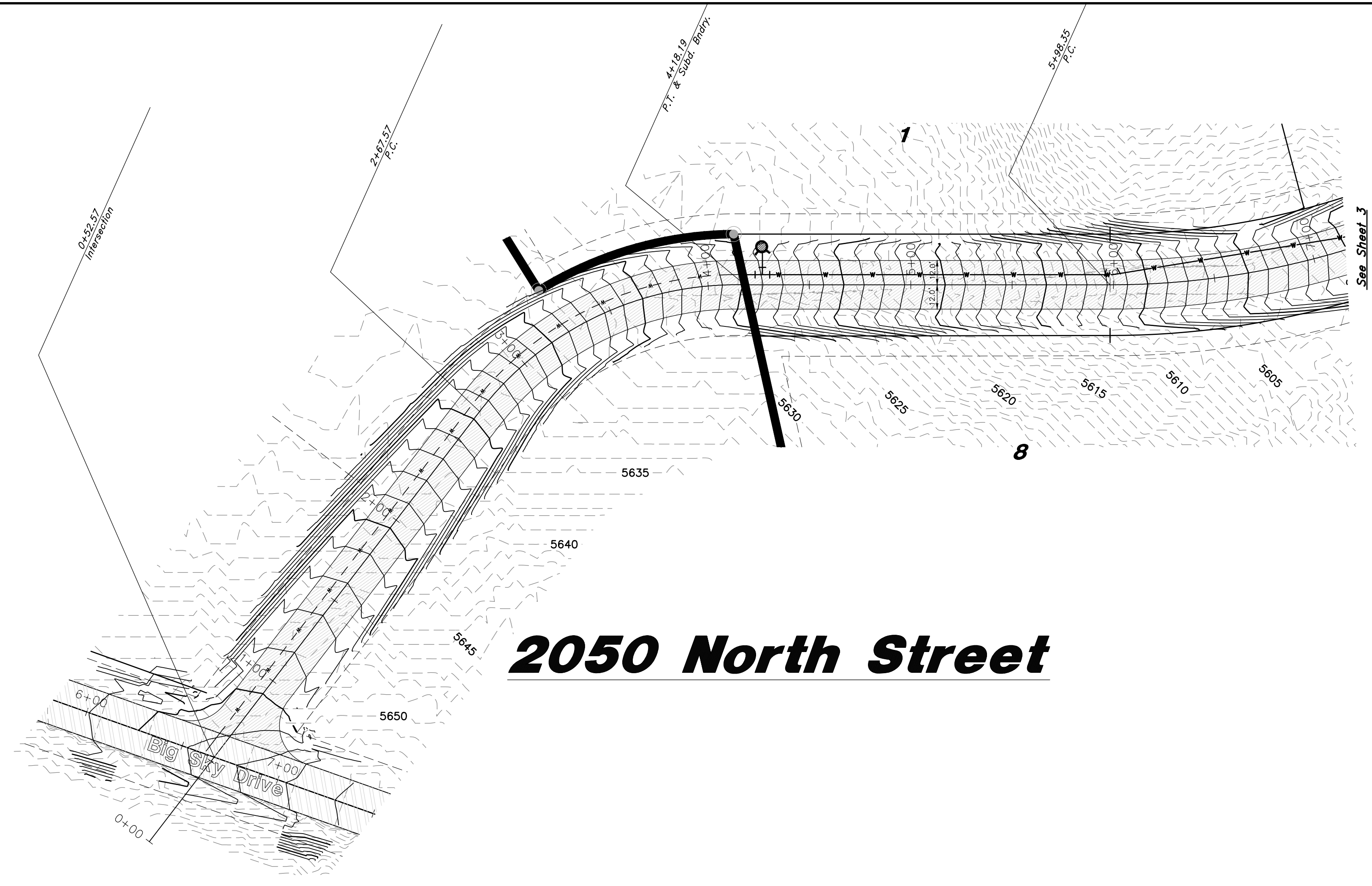
REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

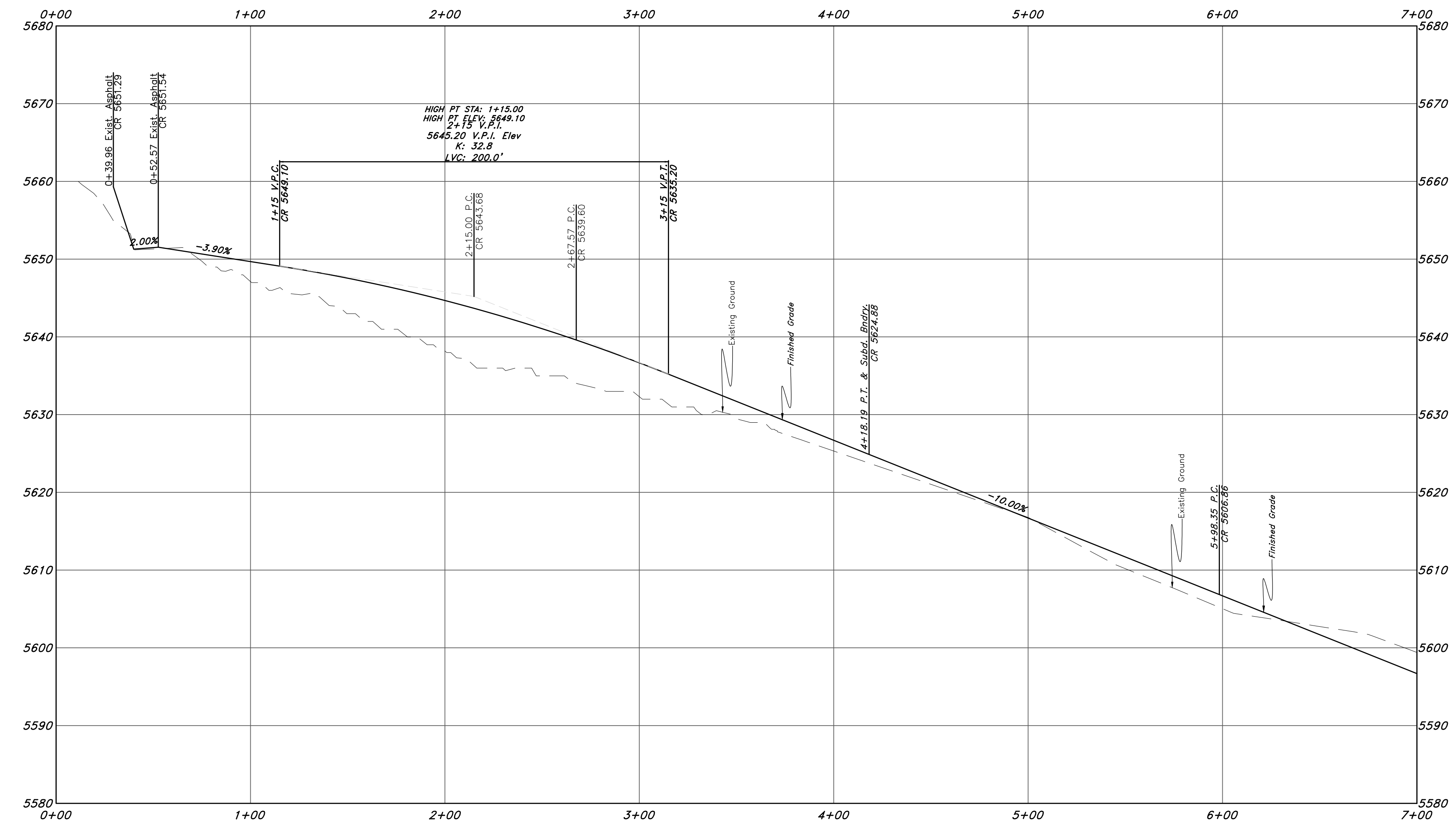
NOT FOR CONSTRUCTION





- LEGEND**
- Centerline
  - - - Buried Telephone line
  - - - Overhead Telephone line
  - - - Overhead Power line
  - - - Power line
  - - - Sanitary Sewer line
  - - - Culinary Water line
  - - - Gas line
  - - - Storm Drain line
  - - - Secondary Waterline
  - - - Land Drain line
  - - - Irrigation Waterline
  - - - Fence Power Meter
  - Power Pole
  - Post
  - Water Meter
  - Gas Meter
  - Power Meter
  - Telephone Box
  - Sewer Manhole
  - Drain Manhole
  - Water Manhole
  - Cleanout Box
  - TA Top of Asphalt
  - EA Edge of Asphalt
  - NG Natural Ground
  - LG Lip of Gutter
  - SP Service Pole
  - LP Light Pole
  - PP Power Pole
  - TP Telephone Pole
  - FH Fire Hydrant
  - DIT Flowline of Ditch
  - TS Top of Slope
  - TOP Top of Slope
  - CO Cleanout
  - TC Fence
  - Flowline
  - DMH Drain Manhole
  - Spot Elevation
  - Contour
  - Asphalt
  - Concrete
  - Building
  - Catch Basin
  - Corrugated Metal Pipe
  - R.C.P. Reinforced Concrete Pipe
  - C.O.C. Edge of Concrete
  - R.W. Retaining Wall
  - SMH Sewer Manhole
  - WV Water Valve
  - CB Catch Basin
  - DV Diversion Box
  - TC Top of Curb
  - SW Sidewalk
  - GAS Gas line Marker
  - GUY Guy Wire
  - BLDG Building Corner
  - Fire Hydrant
  - NG Natural Ground
  - Water Valve
  - Light Pole
  - Power Pole w/guy
  - Deciduous Tree
  - Coniferous Tree
  - ARP Area Reference Plat
  - COL Building Columns
  - LS Landscaping

# 2050 North Street



REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

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 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**

**Hidden Brook Estates**

2050 North Big Sky Drive  
 Weber County, Utah  
 A part of Section 33, T7N, R1E, S1B&M, U.S. Survey

11 Aug, 2020

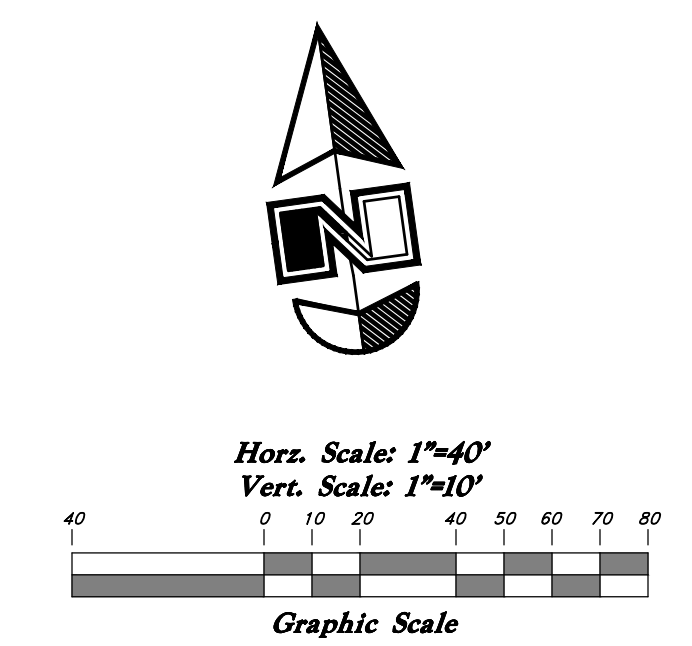
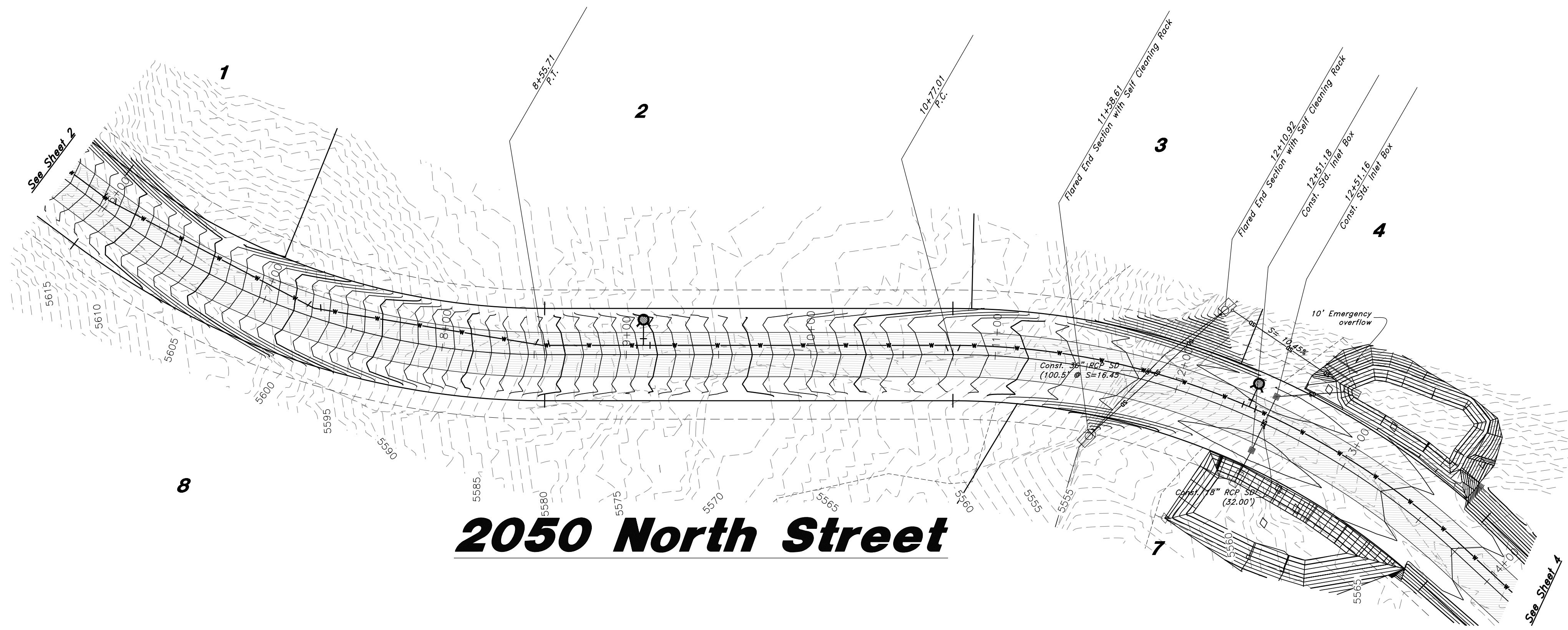
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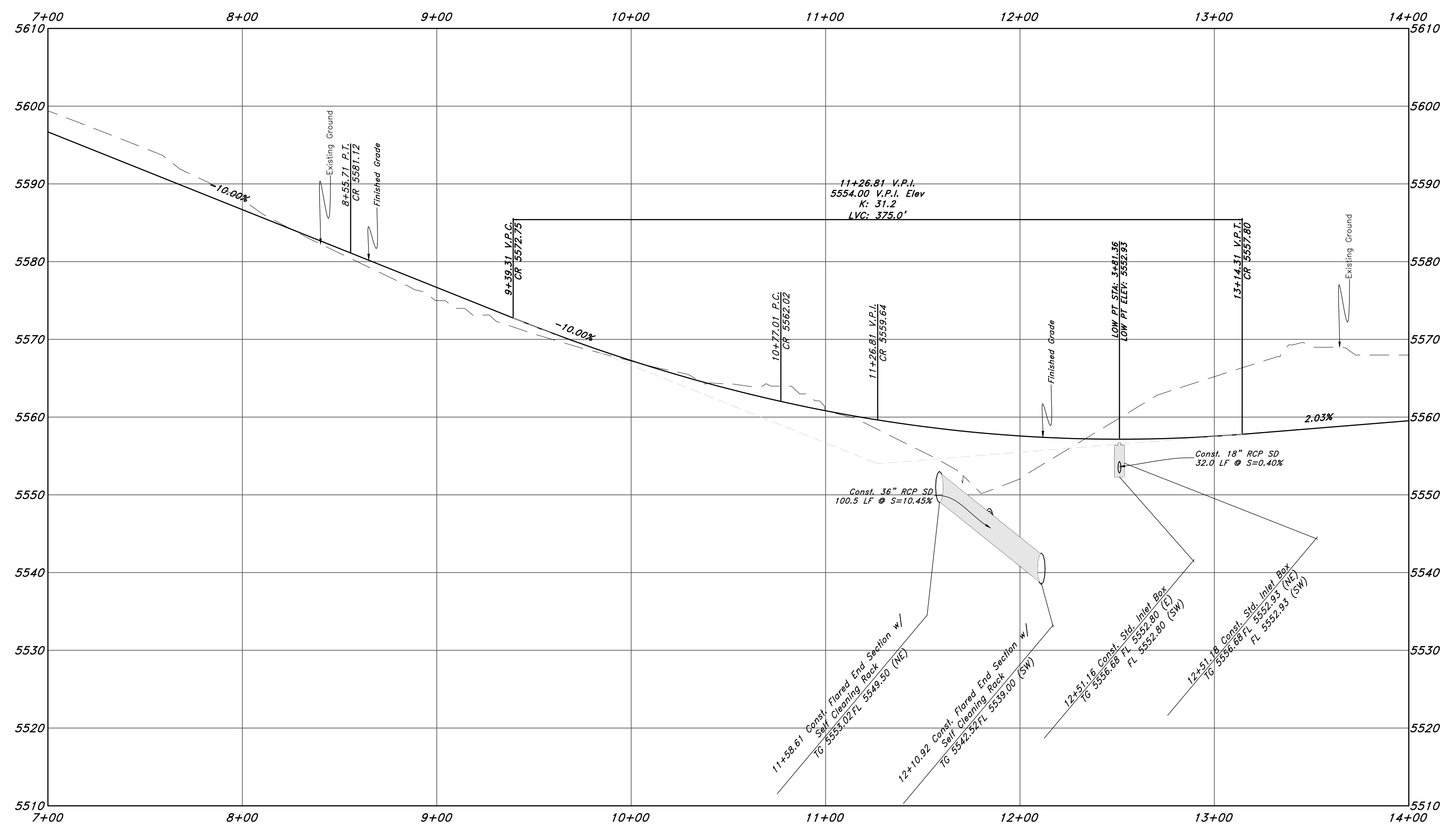
**NOT FOR CONSTRUCTION**







- LEGEND**
- ⊕ Centerline
  - UOT- Buried Telephone line
  - OHT- Overhead Telephone line
  - OHP- Overhead Power line
  - UGP- Power line
  - S- Sanitary Sewer line
  - W- Culinary Water line
  - G- Gas line
  - SD- Storm Drain line
  - SW- Secondary Waterline
  - LD- Land Drain line
  - IW- Irrigation Waterline
  - X-X- Fence Power Meter
  - Power Pole
  - ⊙ Post
  - ⊙ Water Meter
  - ⊙ Gas Meter
  - ⊙ Power Meter
  - ⊙ Telephone Box
  - ⊙ Sewer Manhole
  - ⊙ Drain Manhole
  - ⊙ Water Manhole
  - ⊙ Cleanout Box
  - TA Top of Asphalt
  - EA Edge of Asphalt
  - NG Natural Ground
  - LG Lip of Gutter
  - SP Service Pole
  - LP Light Pole
  - PP Telephone Pole
  - FH Fire Hydrant
  - DIT Flowline of Ditch
  - TOS Toe of Slope
  - TOP Top of Slope
  - CO Cleanout
  - FC Fence
  - Flowline
  - DMH Drain Manhole
  - x98.00 Spot Elevation
  - Contour
  - Asphalt
  - Concrete
  - Building
  - Catch Basin
  - C.M.P. Corrugated Metal Pipe
  - R.C.P. Reinforced Concrete Pipe
  - CONC Edge of Concrete
  - RWALL Retaining Wall
  - SMH Sewer Manhole
  - WV Water Valve
  - CB Catch Basin
  - DV Diversion Box
  - TC Top of Curb
  - SW Sidewalk
  - GAS Gas line Marker
  - GUY Guy Wire
  - BLDG Building Corner
  - ⊙ Fire Hydrant
  - ⊙ Natural Ground
  - ⊙ Water Valve
  - ⊙ Light Pole
  - ⊙ Power Pole w/guy
  - Deciduous Tree
  - Coniferous Tree
  - ARP Area Reference Plat
  - COL Building Columns
  - LS Landscaping



NOT FOR CONSTRUCTION

DESCRIPTION	DATE	REV

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**  
**Hidden Brook Estates**  
 2050 North Big Sky Drive  
 Weber County, Utah  
 A part of Section 33, T7N, R1E, SLB&M, U.S. Survey

Call before you Dig  
 Avoid hitting underground utility lines. It's costly.

Call  
**811**

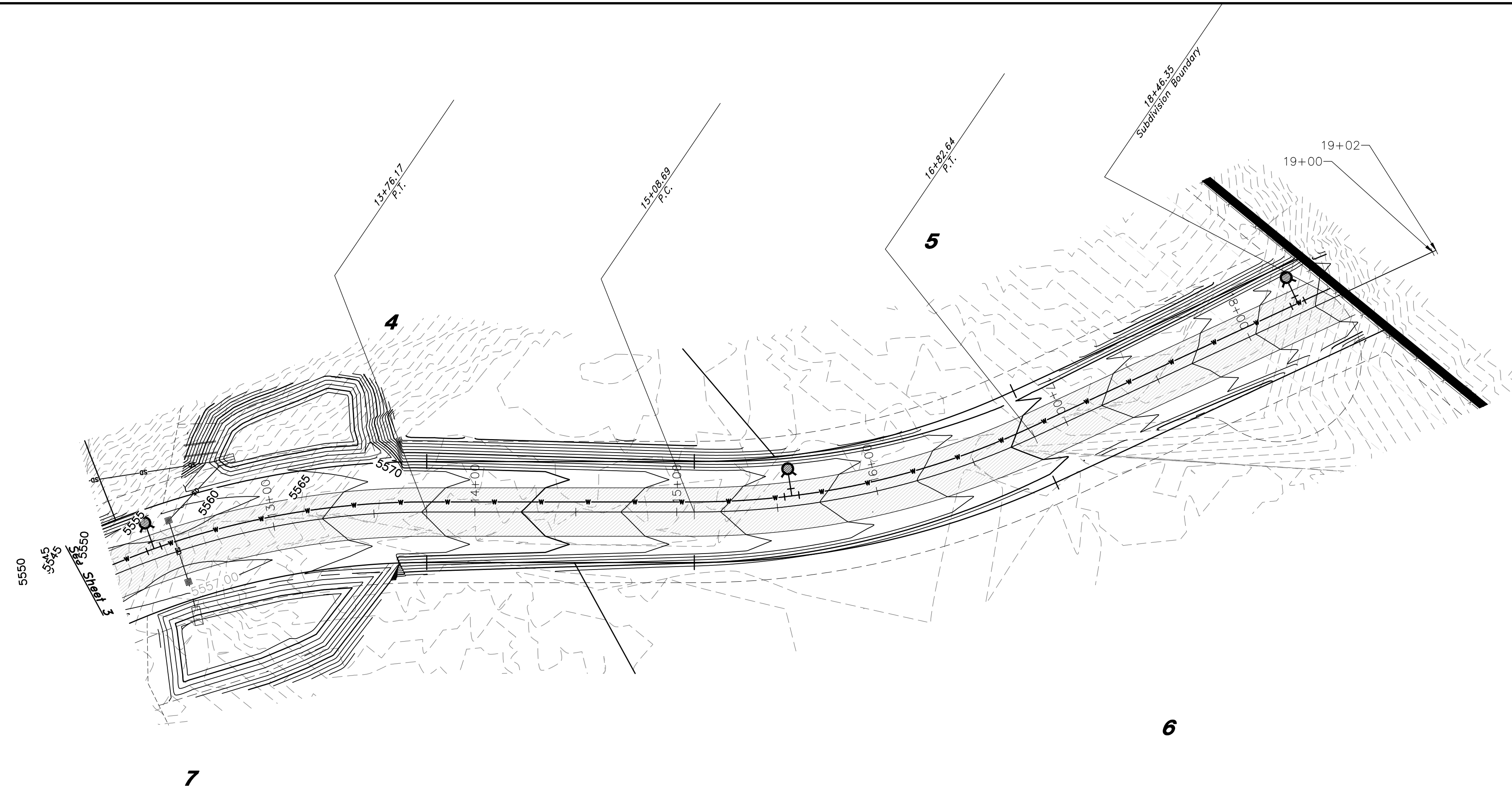
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11 Aug, 2020  
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**3**  
 18N753 - AM

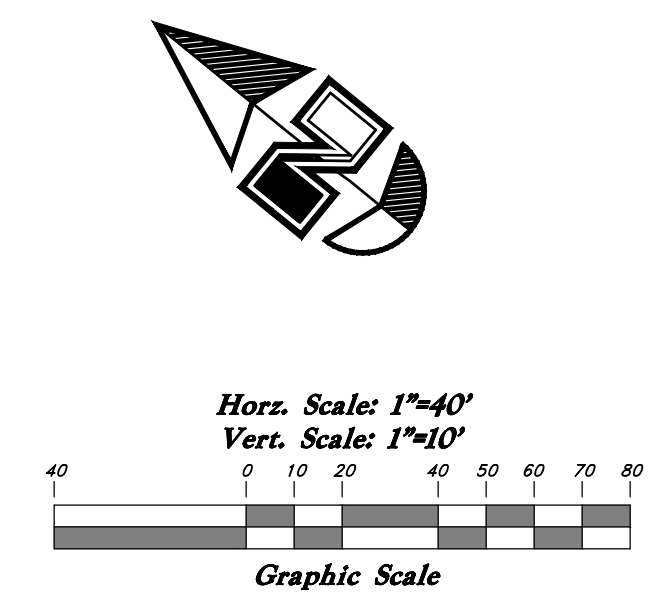
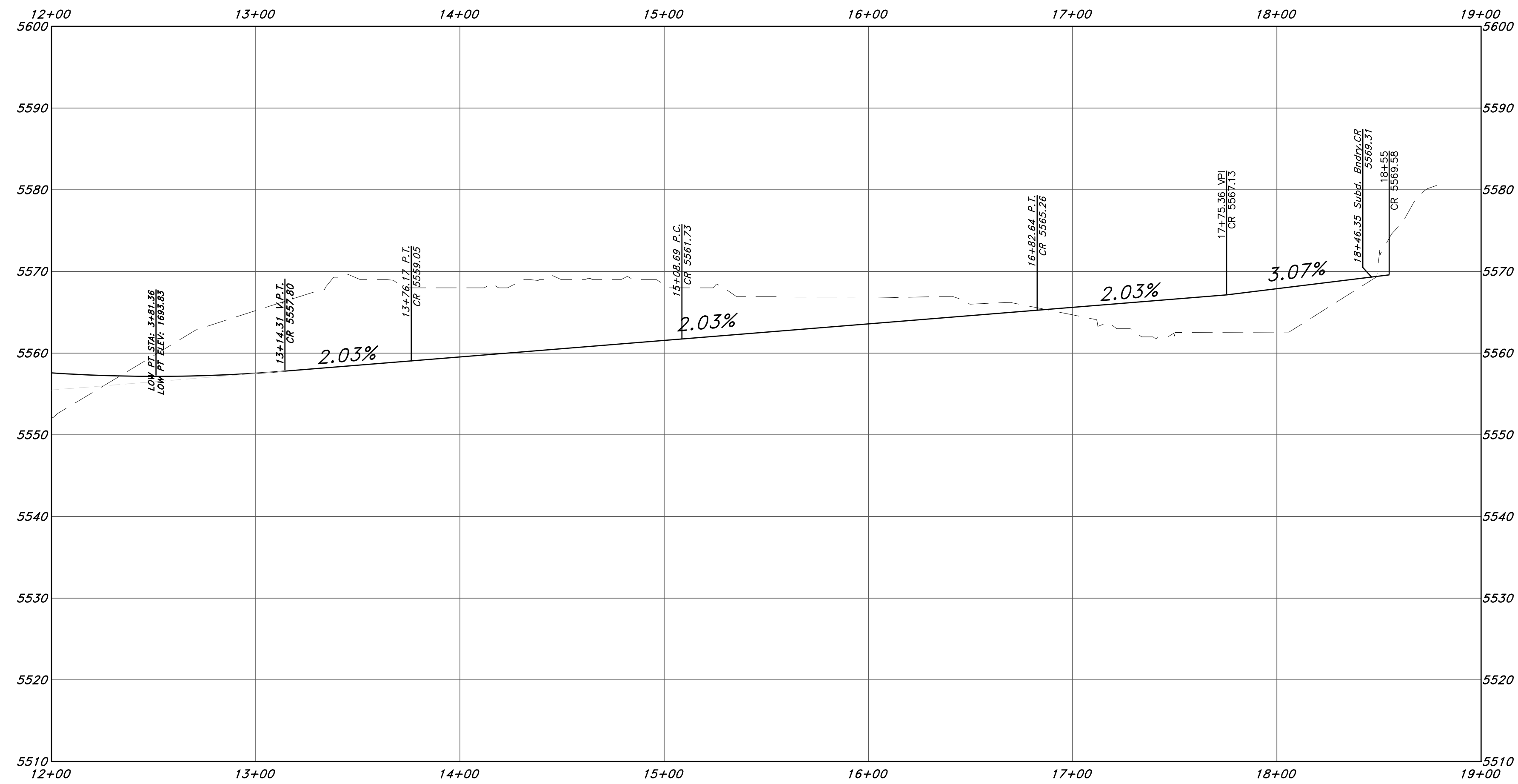


**LEGEND**

- Centerline
- - - UOT - Buried Telephone line
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- - - P - Power line
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- Gas Meter
- Power Meter
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- Water Manhole
- Cleanout Box
- TA - Top of Asphalt
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- NG - Natural Ground
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- SP - Service Pole
- LP - Light Pole
- PP - Power Pole
- TP - Telephone Pole
- FH - Fire Hydrant
- DIT - Flowline of Ditch
- TS - Toe of Slope
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- FC - Fence
- Flowline
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- x98.00 - Spot Elevation
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- Asphalt
- Concrete
- Building
- Catch Basin
- C.M.P. - Corrugated Metal Pipe
- R.C.P. - Reinforced Concrete Pipe
- CONC - Edge of Concrete
- RWALL - Retaining Wall
- SMH - Sewer Manhole
- WV - Water Valve
- CB - Catch Basin
- DV - Diversion Box
- TC - Top of Curb
- SW - Sidewalk
- GAS - Gas line Marker
- GUY - Guy Wire
- BLDG - Building Corner
- Fire Hydrant
- Natural Ground
- Water Valve
- Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- Area Reference Plat
- Building Columns
- Landscaping



# 2050 North Street



REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

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 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**  
**Hidden Brook Estates**  
 2050 North Big Sky Drive  
 Weber County, Utah  
 A part of Section 33, T7N, R1E, SLB&M, U.S. Survey



11 Aug, 2020

SHEET NO.

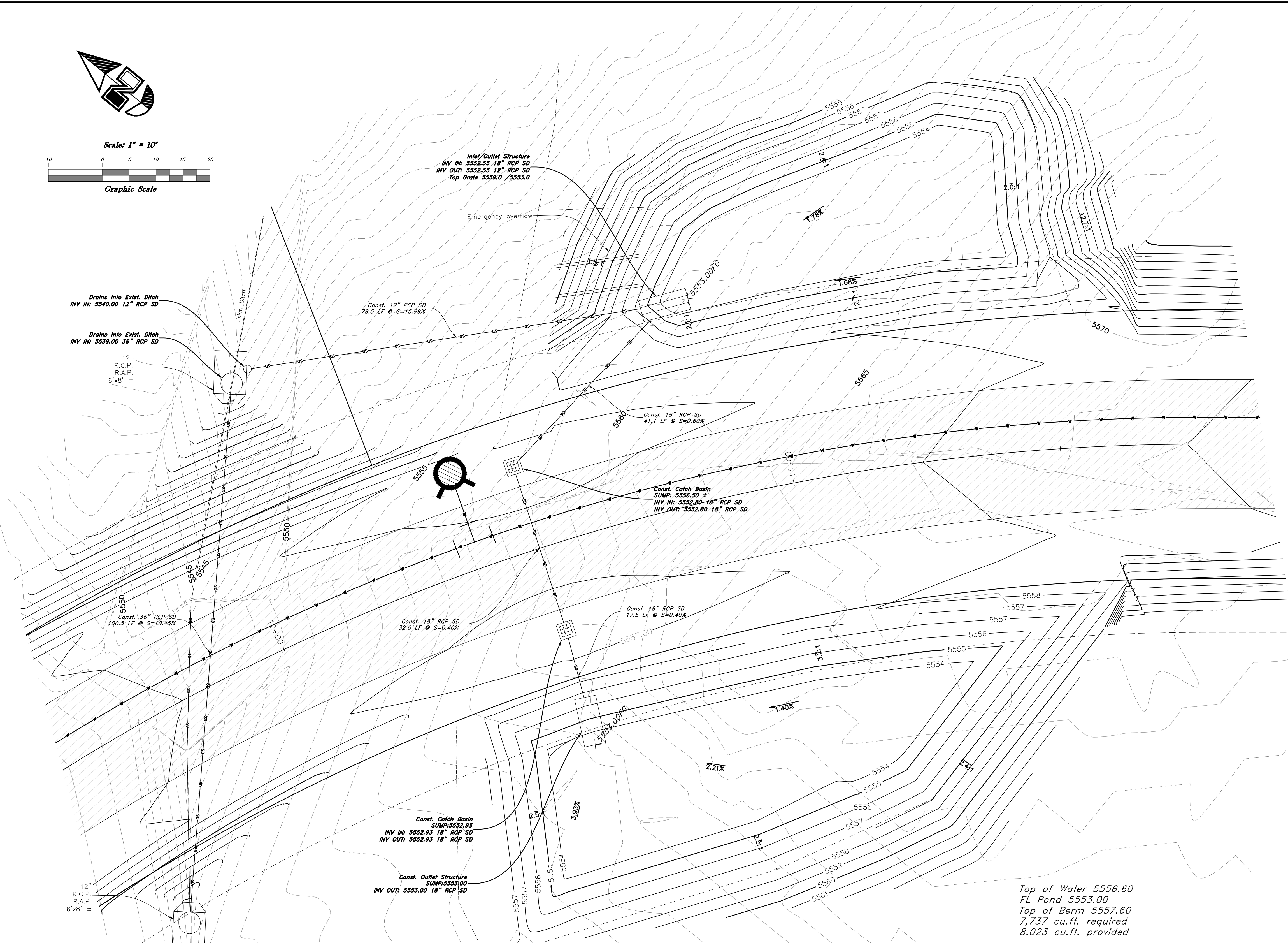
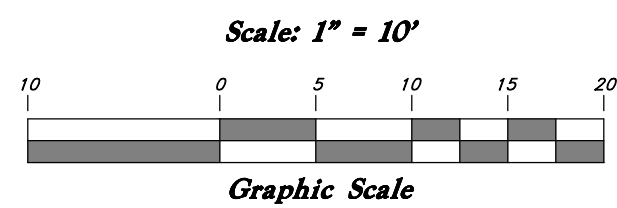
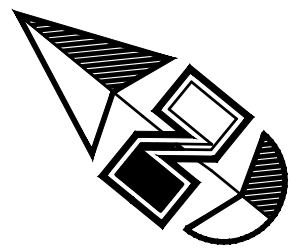
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18N753 - AM

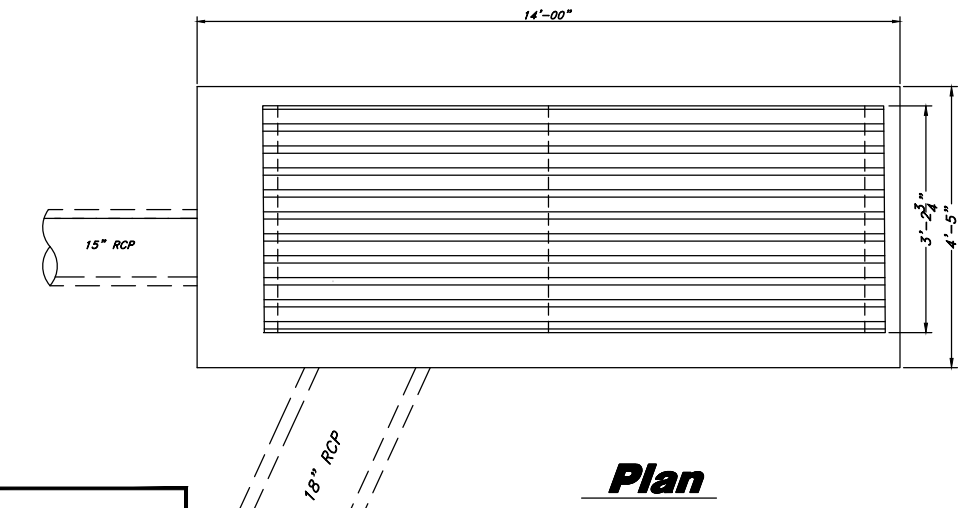
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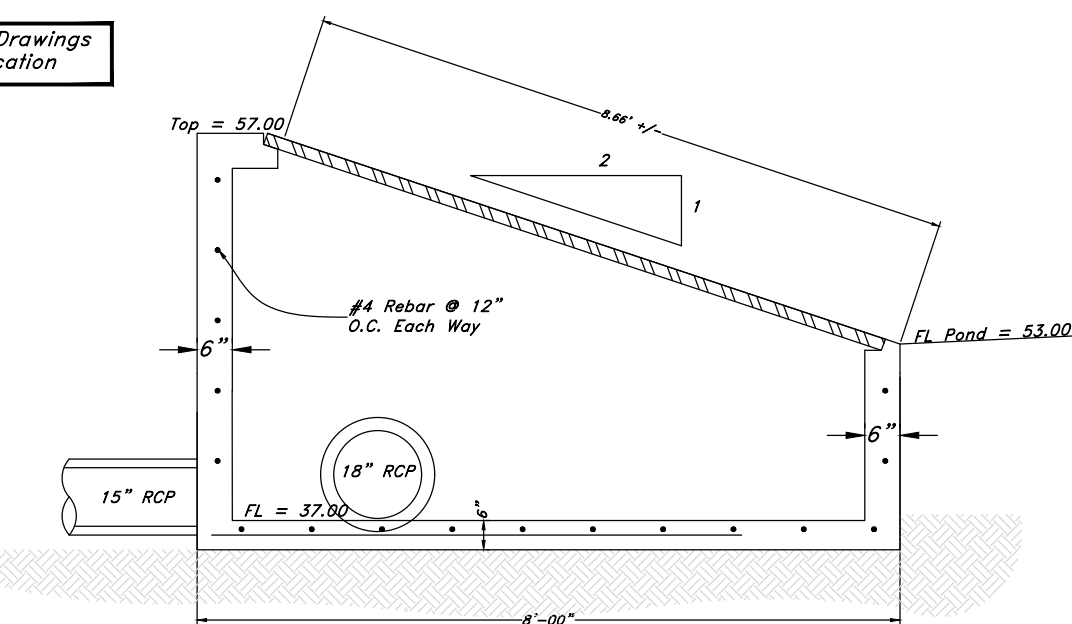
# Detention Ponds

Top of Water 5556.60  
FL Pond 5553.00  
Top of Berm 5557.60  
7,737 cu.ft. required  
8,023 cu.ft. provided

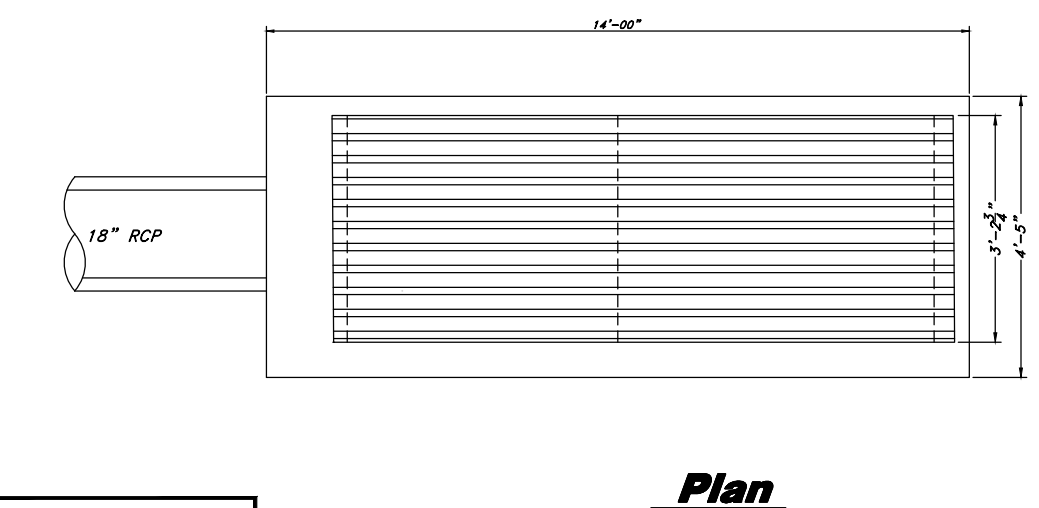


Note: Reinforce Walls and Floor with #4 bars @ 12\"/>

Submit Shop Drawings Prior to Fabrication

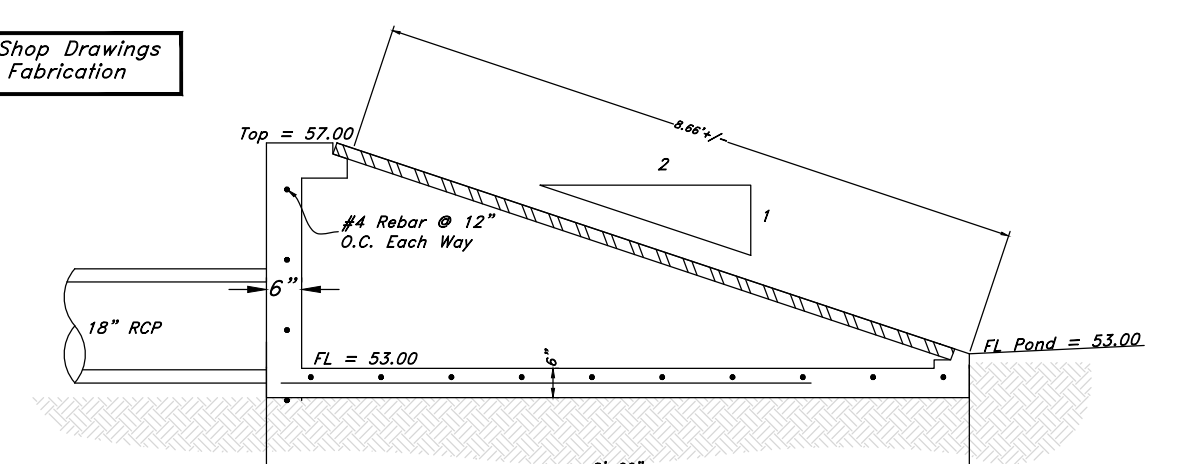


**Inlet/Outlet Structure**  
Not to Scale

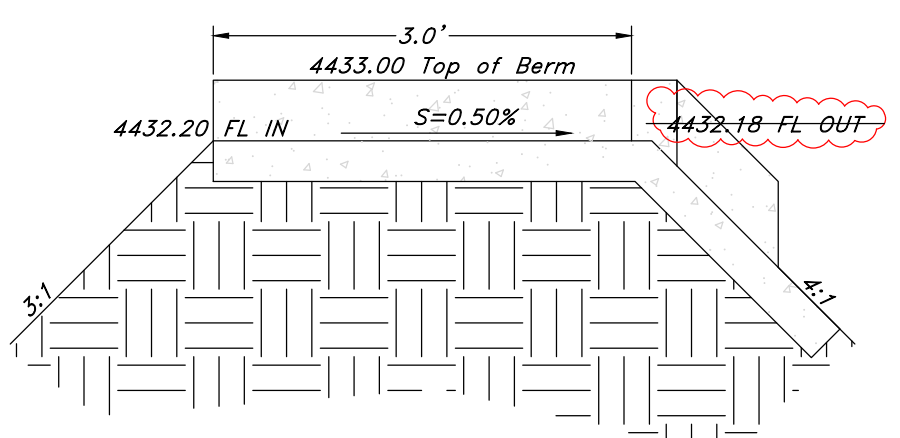
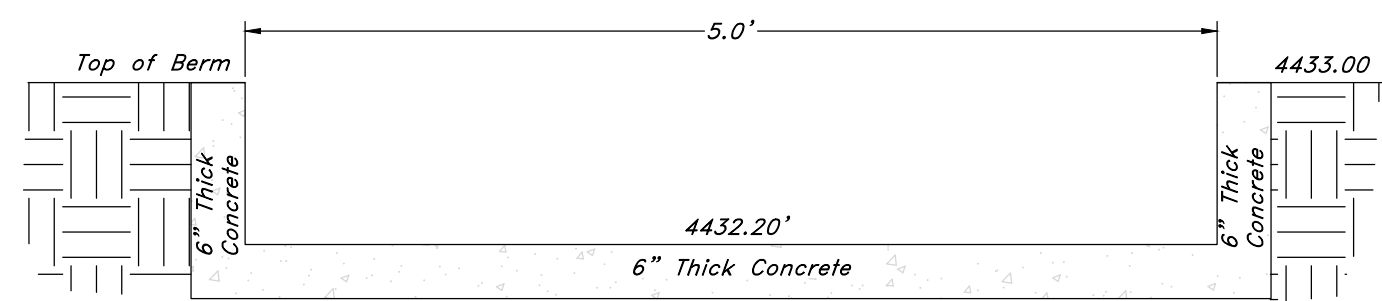


Note: Reinforce Walls and Floor with #4 bars @ 12\"/>

Submit Shop Drawings Prior to Fabrication



**Outlet Structure**  
Not to Scale



**Emergency Spillway Detail**  
Not to Scale



NO.	DESCRIPTION	DATE	REV.

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 WWW.GREATBASINENGINEERING.COM

**Detention Pond**  
**Hidden Brook Estates**  
 2050 North Big Sky Drive  
 Weber County, Utah  
 A part of Section 33, T7N, R1E, SLB&M, U.S. Survey

11 Aug, 2020

SHEET NO.

**5**

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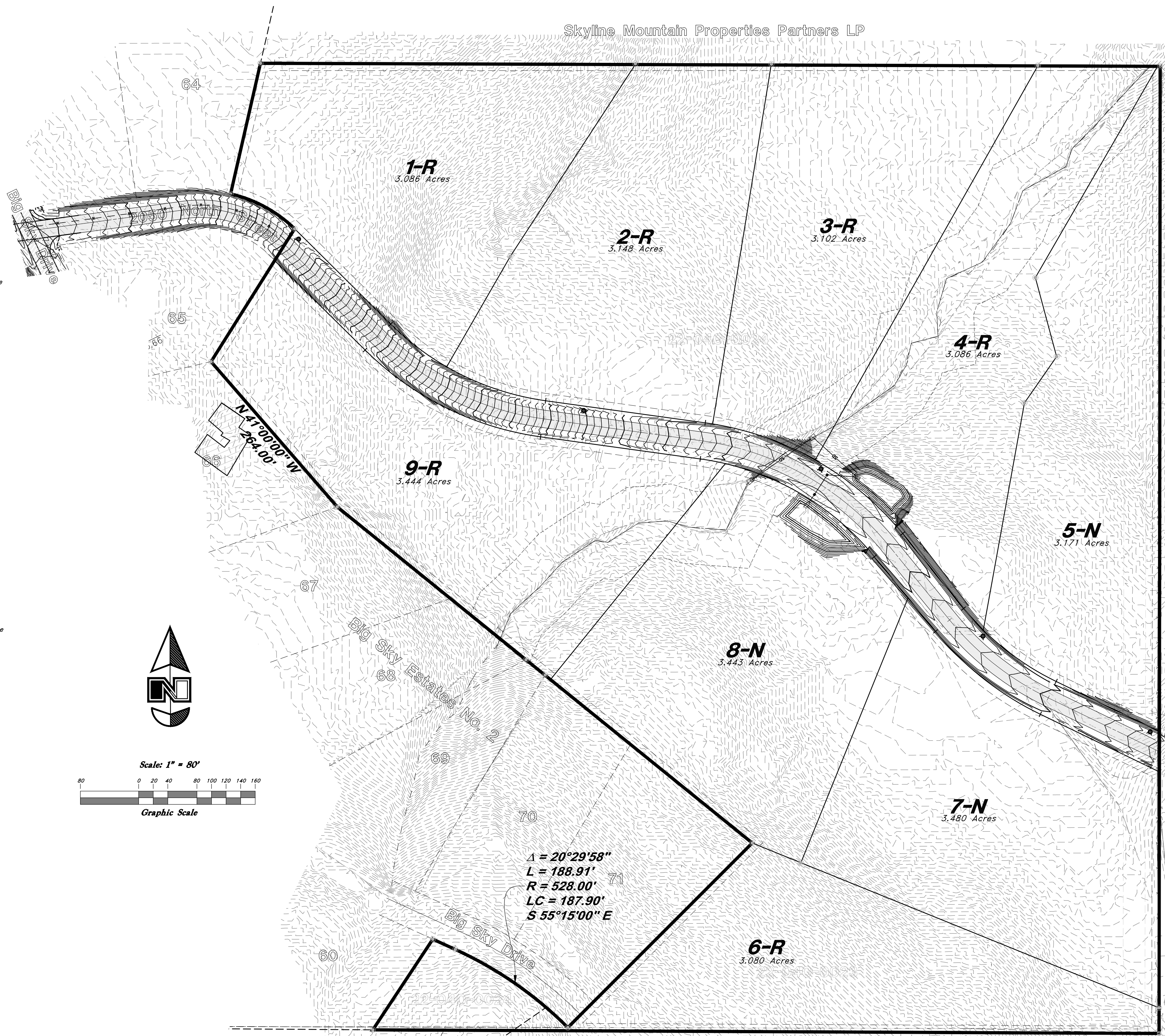
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Skyline Mountain Properties Partners LP

Skyline Mountain Properties Partners LP

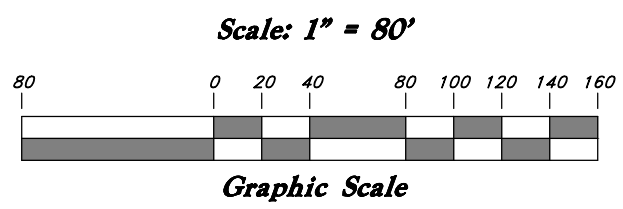
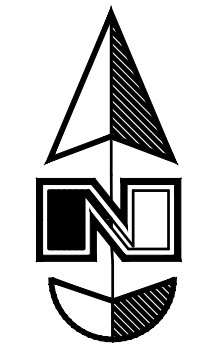
Skyline Mountain Properties Partners LP



$\Delta = 20^{\circ}29'58''$   
 $L = 188.91'$   
 $R = 528.00'$   
 $LC = 187.90'$   
 $S 55^{\circ}15'00'' E$

**LEGEND**

- Centerline
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- OHT- Overhead Telephone line
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 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 FAX: 435-739-7800  
 WWW.GREATBASINENGINEERING.COM

**Grading and Drainage Plan**  
**Hidden Brook Estates**  
 2050 North Big Sky Drive  
 Weber County, Utah  
 A part of Section 33, 17N, R1E, S18&M, U.S. Survey

11 Aug, 2020  
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**6**  
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