

Northwood Hills - Phase 1

A part of the Northwest 1/4 of Section 34, T7N, R1W, SLB&M, U.S. Survey
 North Ogden City, Weber County, Utah
 February 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 Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that this plat of Northwood Hills - Phase 1 in North Ogden City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this _____ day of _____, 2020.

6242920
 License No. Andy Hubbard

FOR REVIEW ONLY
Not To Be Recorded

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, parcels and streets as shown on this plat, and name said tract Northwood Hills - Phase 1, and hereby dedicate, grant, and convey to North Ogden City, Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to North Ogden City those certain strips designated as Public Utility and Drainage Easements, and/or Common Area for public utility and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by North Ogden City.

We also dedicate and grant to North Ogden City, all those parts or portions of said tract designated as Parcels, the same to be used for pedestrian thoroughfares for ingress and egress of the trail system, the same to be used as public utility and drainage easements, for public utility, sanitary sewer and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines sanitary sewer and storm drainage, as may be authorized by North Ogden City.

Signed this _____ day of _____, 2020.

X - Title

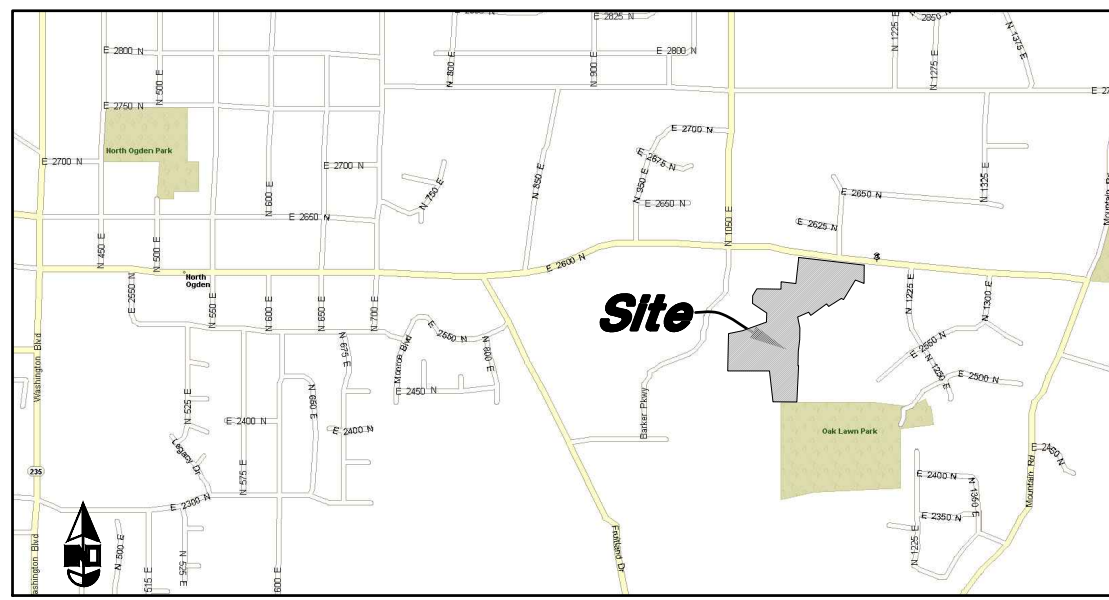
ACKNOWLEDGMENT

State of Utah } ss
 County of _____

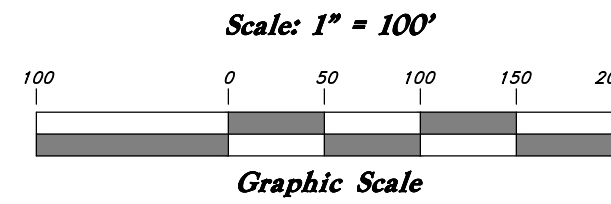
On the _____ day of _____, 2020 personally appeared before me, the undersigned notary, in and for the County of _____ in said State of Utah _____, who after being duly sworn, acknowledged to me that he/she is the _____ of _____, and that he/she signed the Owner's Dedication for the purposes therein mentioned and that said _____ executed the same.

Residing At: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name



VICINITY MAP
 Not to Scale



PARCEL OWNERS

- ① Robert K. & Susanne B. Stowers
- ② Darlene F. Bales Trustee
- ③ Fred C. Brown Revocable Trust

- ### Legend
- ▲ Set Nail & Washer
 - Set Rebar & Cap w/ Fencepost
 - ⊙ Set Hub & Tack
 - ⊕ Monument to be set
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - (W.C.S.) Weber County Surveyor Int.
 - Public Utility Easement
 - - - Building Setback Line
 - Set 5/8" x 24" Long Rebar & Cap w/ Lathe

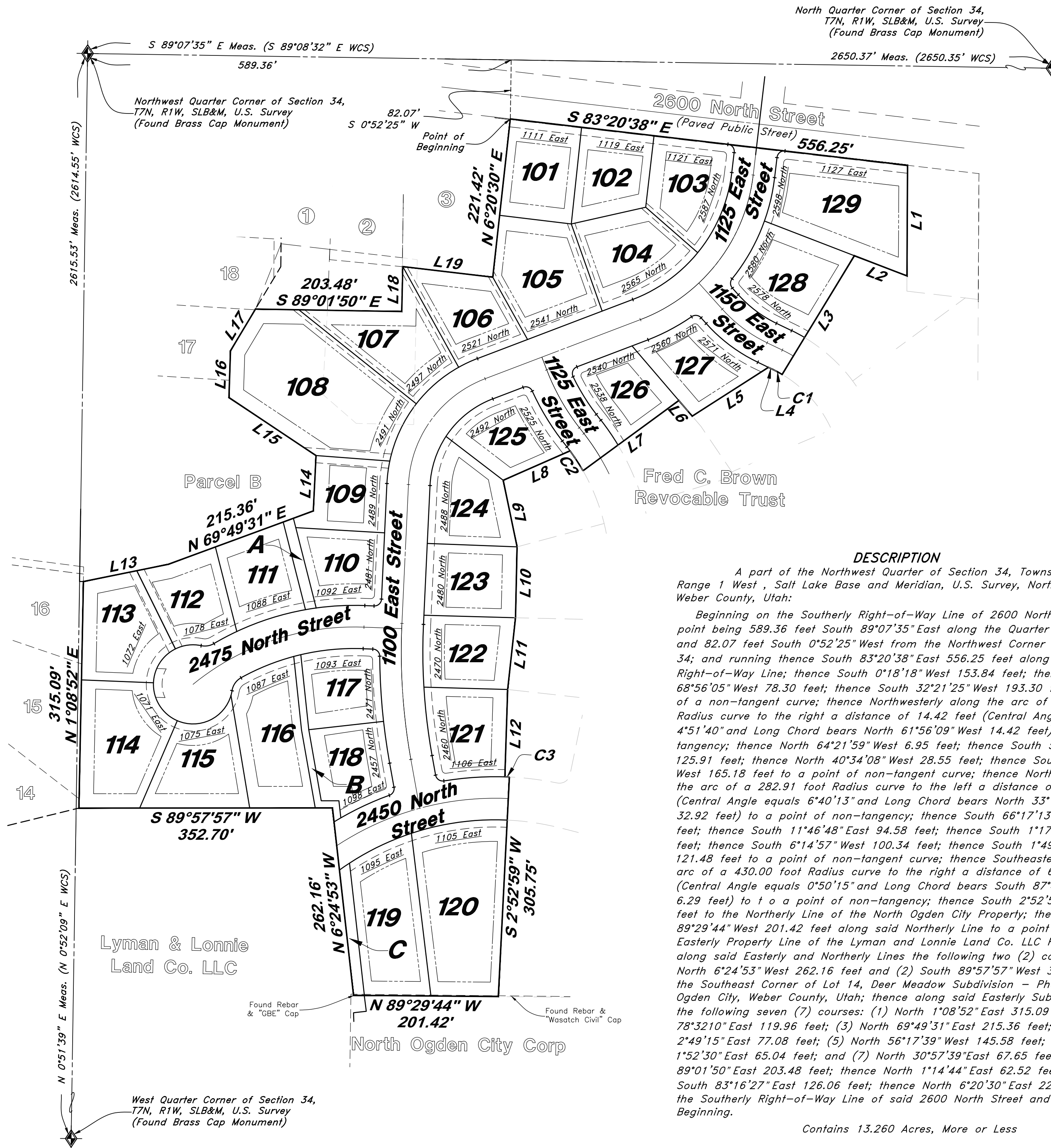
NOTE
 See Sheet 2 for Street, Centerline and Lot Information.

Line	Bearing	Length
L1	S 0°18'18" W	153.84
L2	N 68°56'05" W	78.30
L3	S 31°21'25" W	193.30
L4	N 64°21'59" W	6.95
L5	S 57°24'37" W	125.91
L6	N 40°34'08" W	28.55
L7	S 53°48'12" W	165.18
L8	S 66°17'13" W	101.51
L9	S 11°46'48" E	94.58
L10	S 1°17'42" W	98.62
L11	S 6°14'57" W	100.34
L12	S 1°49'30" W	121.48
L13	N 78°32'10" E	119.96
L14	N 2°49'15" E	77.08
L15	N 56°17'39" W	145.58
L16	N 1°52'30" E	65.04
L17	N 30°57'39" E	67.65
L18	N 1°14'44" E	62.52
L19	S 83°16'27" E	126.06

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	4°51'40"	170.00'	14.42'	14.42'	N 61°56'09" W
C2	6°40'13"	282.91'	32.94'	32.92'	N 33°13'27" W
C3	0°50'15"	430.00'	6.29'	6.29'	S 87°45'33" E

- NOTES:**
- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
 - All open space parcels, common space and Trails shall be owned and maintained by North Ogden City.
 - Parcels A through C are Common Area Parcels and are to be owned and maintained by North Ogden City.

Deer Meadow Subdivision - Phase 1



DESCRIPTION

A part of the Northwest Quarter of Section 34, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, North Ogden City, Weber County, Utah:

Beginning on the Southerly Right-of-Way Line of 2600 North Street, said point being 589.36 feet South 89°07'35" East along the Quarter Section Line and 82.07 feet South 0°52'25" West from the Northwest Corner of said Section 34; and running thence South 83°20'38" East 556.25 feet along said Southerly Right-of-Way Line; thence South 0°18'18" West 153.84 feet; thence North 68°56'05" West 78.30 feet; thence South 32°21'25" West 193.30 feet to a point of a non-tangent curve; thence Northwesterly along the arc of a 170.00 foot Radius curve to the right a distance of 14.42 feet (Central Angle equals 4°51'40" and Long Chord bears North 61°56'09" West 14.42 feet) to a point of tangency; thence North 64°21'59" West 6.95 feet; thence South 57°24'37" West 125.91 feet; thence North 40°34'08" West 28.55 feet; thence South 53°48'12" West 165.18 feet to a point of non-tangent curve; thence Northwesterly along the arc of a 282.91 foot Radius curve to the left a distance of 32.94 feet (Central Angle equals 6°40'13" and Long Chord bears North 33°13'27" West 32.92 feet) to a point of non-tangency; thence South 66°17'13" West 101.51 feet; thence South 11°46'48" East 94.58 feet; thence South 1°17'42" West 98.62 feet; thence South 6°14'57" West 100.34 feet; thence South 1°49'30" West 121.48 feet to a point of non-tangent curve; thence Southeasterly along the arc of a 430.00 foot Radius curve to the right a distance of 6.29 feet (Central Angle equals 0°50'15" and Long Chord bears South 87°45'33" East 6.29 feet) to a point of non-tangency; thence South 2°52'59" West 305.75 feet to the Northerly Line of the North Ogden City Property; thence North 89°29'44" West 201.42 feet along said Northerly Line to a point on the Easterly Property Line of the Lyman and Lonnie Land Co. LLC Property; thence along said Easterly and Northerly Lines the following two (2) courses: (1) North 6°24'53" West 262.16 feet and (2) South 89°57'57" West 352.70 feet to the Southeast Corner of Lot 14, Deer Meadow Subdivision - Phase 1, North Ogden City, Weber County, Utah; thence along said Easterly Subdivision Line the following seven (7) courses: (1) North 1°08'52" East 315.09 feet; (2) North 78°32'10" East 119.96 feet; (3) North 69°49'31" East 215.36 feet; (4) North 2°49'15" East 77.08 feet; (5) North 56°17'39" West 145.58 feet; (6) North 1°52'30" East 65.04 feet; and (7) North 30°57'39" East 67.65 feet; thence South 89°01'50" East 203.48 feet; thence North 1°14'44" East 62.52 feet; thence South 83°16'27" East 126.06 feet; thence North 6°20'30" East 221.42 feet to the Southerly Right-of-Way Line of said 2600 North Street and the Point of Beginning.

Contains 13.260 Acres, More or Less

LAND USE AUTHORITY

This is to certify that this plat and the dedication of this plat along with the dedication of all easements were duly approved and accepted by the Land Use Authority of North Ogden City this _____ day of _____, 2020.

by: _____ Date
 Chairman Secretary

NORTH OGDEN CITY APPROVALS

This plat was approved by the City Engineer and the Planning Director.

by: _____ Date
 City Engineer Planning Director

NORTH OGDEN CITY ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of North Ogden City of the foregoing plat and dedications have been complied with.

Signed this _____ day of _____, 2020.
 By: _____ Date
 City Attorney



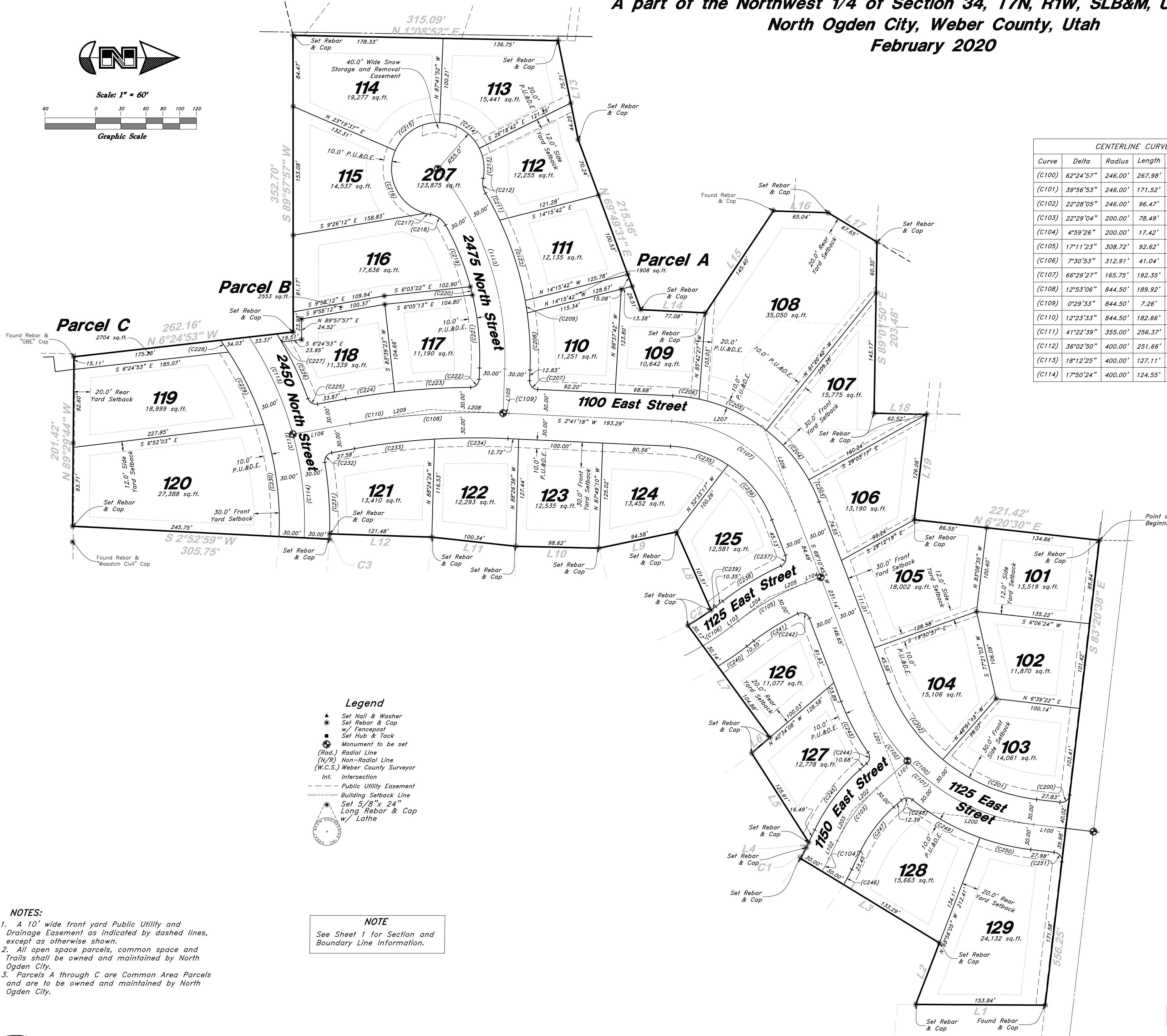
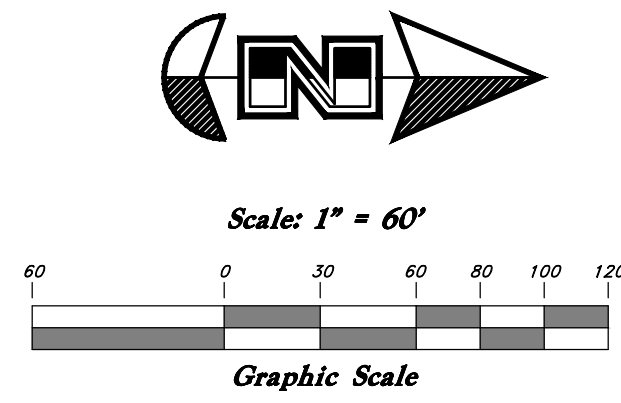
ENGINEER:
 Great Basin Engineering Inc
 c/o Andy Hubbard, PLS
 5746 South 1475 East Suite 200
 Ogden, Utah 84405
 (801) 394-4515

DEVELOPER:
 Visionary Homes
 c/o Dallas Nicoll
 (435) 999-9032
 dnicoll@visionaryhomes.com

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

Northwood Hills - Phase 1

A part of the Northwest 1/4 of Section 34, T7N, R1W, SLB&M, U.S. Survey
 North Ogden City, Weber County, Utah
 February 2020



CENTERLINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C100)	62°24'57"	246.00'	267.98'	254.93'	S 37°58'16" W
(C101)	39°56'53"	246.00'	171.52'	168.06'	N 26°44'14" E
(C102)	22°28'05"	246.00'	96.47'	95.85'	N 57°56'42" E
(C103)	22°29'04"	200.00'	78.49'	77.98'	S 53°07'27" E
(C104)	4°59'26"	200.00'	17.42'	17.41'	S 61°52'16" E
(C105)	17°11'23"	308.72'	92.62'	92.27'	N 29°24'57" W
(C106)	7°30'53"	312.91'	41.04'	41.01'	N 34°15'12" W
(C107)	66°29'27"	165.75'	192.35'	181.74'	S 35°56'01" W
(C108)	12°53'06"	844.50'	189.92'	189.52'	S 3°45'15" E
(C109)	0°29'33"	844.50'	7.26'	7.26'	N 2°26'31" E
(C110)	12°23'33"	844.50'	182.66'	182.30'	N 4°00'02" W
(C111)	41°22'39"	355.00'	256.37'	250.84'	N 71°30'26" E
(C112)	36°02'50"	400.00'	251.66'	247.53'	S 74°37'09" W
(C113)	18°12'25"	400.00'	127.11'	126.57'	N 65°41'57" E
(C114)	17°50'24"	400.00'	124.55'	124.04'	N 83°43'22" E

CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C200)	92°58'24"	10.00'	16.23'	14.50'	S 36°51'25" E
(C201)	32°33'44"	216.00'	122.76'	121.11'	S 23°02'39" W
(C202)	29°51'13"	216.00'	112.55'	111.28'	S 54°15'08" W
(C203)	8°26'41"	195.75'	28.85'	28.82'	S 64°57'24" W
(C204)	22°54'22"	195.75'	78.26'	77.74'	S 49°16'53" W
(C205)	25°55'41"	195.75'	88.58'	87.83'	S 47°26'32" W
(C206)	9°12'43"	195.75'	31.47'	31.44'	S 7°17'39" W
(C207)	89°30'28"	10.00'	15.62'	14.08'	S 47°26'32" W
(C208)	10°05'37"	385.00'	67.82'	67.74'	S 87°08'56" W
(C209)	2°14'31"	385.00'	15.06'	15.06'	S 80°58'52" W
(C210)	14°57'00"	385.00'	100.17'	100.17'	S 72°23'07" W
(C211)	5°21'31"	385.00'	36.01'	35.99'	S 62°13'52" W
(C212)	42°21'30"	25.00'	18.48'	18.06'	S 80°43'50" W
(C213)	38°13'22"	55.00'	36.69'	36.02'	S 82°47'58" W
(C214)	61°22'02"	55.00'	58.91'	56.13'	S 33°00'17" W
(C215)	68°58'25"	55.00'	66.21'	62.29'	S 32°09'57" E
(C216)	97°16'49"	55.00'	93.38'	82.56'	N 64°42'26" E
(C217)	6°55'32"	55.00'	6.65'	6.64'	N 12°36'15" E
(C218)	51°53'20"	25.00'	22.64'	21.88'	N 35°05'14" E
(C219)	13°58'11"	325.00'	79.24'	79.04'	N 68°00'59" E
(C220)	1°46'50"	325.00'	10.10'	10.10'	N 75°53'30" E
(C221)	15°24'50"	325.00'	87.43'	87.17'	N 84°29'20" E
(C222)	87°24'29"	10.00'	15.26'	13.82'	S 44°06'01" E
(C223)	5°56'51"	874.50'	90.77'	90.73'	S 3°22'11" E
(C224)	3°51'12"	874.50'	58.81'	58.80'	S 8°16'13" E
(C225)	80°45'05"	10.00'	14.09'	12.96'	S 29°38'01" W
(C226)	9°55'53"	430.00'	74.53'	74.44'	S 65°02'27" W
(C227)	1°27'41"	430.00'	10.97'	10.97'	S 59°20'40" W
(C228)	2°37'57"	370.00'	17.00'	17.00'	S 55°31'11" W
(C229)	14°49'52"	370.00'	95.78'	95.51'	S 64°15'06" W
(C230)	20°57'21"	370.00'	135.33'	134.57'	S 82°08'43" W
(C231)	11°33'05"	453.60'	91.45'	91.30'	S 86°33'56" W
(C232)	89°19'53"	10.00'	15.59'	14.06'	N 54°51'45" W
(C233)	6°44'38"	814.50'	95.87'	95.82'	N 6°49'29" W
(C234)	6°08'28"	814.50'	87.30'	87.26'	N 0°22'56" W
(C235)	30°41'32"	135.75'	72.72'	71.85'	N 18°02'04" E
(C236)	35°47'55"	135.75'	84.82'	83.44'	N 51°16'47" E
(C237)	86°32'08"	10.00'	15.10'	13.71'	S 67°33'10" E
(C238)	12°57'46"	358.55'	81.12'	80.95'	S 31°08'53" E
(C239)	1°27'05"	282.91'	7.17'	7.17'	S 37°17'06" E
(C240)	7°00'52"	342.91'	41.98'	41.95'	N 34°30'12" W
(C241)	11°30'58"	307.07'	61.72'	61.72'	N 31°39'52" W
(C242)	94°29'51"	10.00'	16.49'	14.69'	N 21°55'49" E
(C243)	13°22'01"	293.97'	68.58'	68.43'	N 62°03'30" E
(C244)	83°10'52"	10.00'	14.52'	13.28'	S 83°28'19" E
(C245)	22°29'04"	230.00'	90.26'	89.66'	S 53°07'27" E
(C246)	5°05'10"	230.00'	20.42'	20.41'	S 61°49'24" E
(C247)	22°29'04"	170.00'	66.71'	66.29'	S 53°07'27" E
(C248)	80°44'10"	10.00'	14.09'	12.95'	S 1°50'49" E
(C249)	19°11'46"	276.00'	92.47'	92.04'	S 29°15'22" W
(C250)	12°53'42"	276.00'	62.12'	61.99'	S 13°12'38" W
(C251)	92°45'34"	10.00'	16.19'	14.48'	S 50°16'35" W

LINE DATA

Line	Bearing	Length
L100	S 6°45'47" W	38.41'
L101	S 41°52'54" E	48.73'
L102	S 64°21'59" E	23.45'
L103	N 38°00'39" W	10.35'
L104	N 20°49'15" W	18.93'
L105	S 87°48'15" E	52.52'
L106	S 10°11'48" W	69.08'
L200	N 6°45'47" E	149.03'
L201	N 69°10'45" E	149.03'
L202	N 41°52'54" W	39.75'
L203	N 64°21'59" W	39.75'
L204	N 38°00'39" W	46.66'
L205	N 20°49'15" W	46.66'
L206	N 69°10'45" E	108.65'
L207	N 2°41'18" E	108.65'
L208	N 2°41'18" E	95.36'
L209	N 10°11'48" W	95.36'

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap
- w/ Fencepost
- Set Hub & Tack
- ⊙ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (W.C.S.) Weber County Surveyor
- Int. Intersection
- Public Utility Easement
- - - Building Setback Line
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

NOTES:

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- All open space parcels, common space and Trails shall be owned and maintained by North Ogden City.
- Parcels A through C are Common Area Parcels and are to be owned and maintained by North Ogden City.

NOTE
 See Sheet 1 for Section and Boundary Line Information.

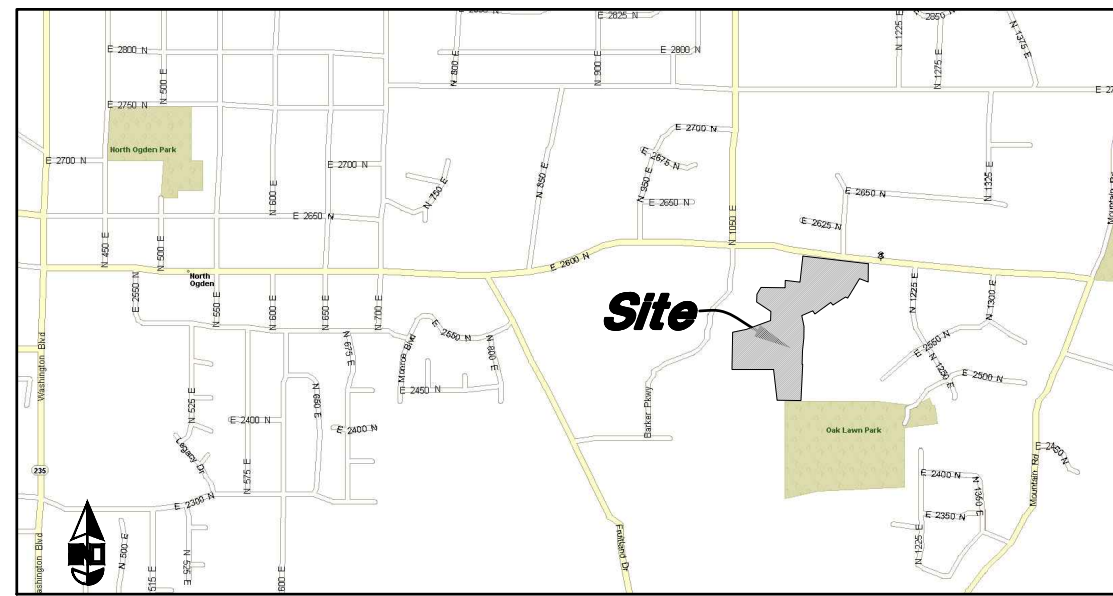
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GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

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 _____

Northwood Hills - Phase 1

A part of the Northwest 1/4 of Section 34, T7N, R1W, SLB&M, U.S. Survey
 North Ogden City, Weber County, Utah
 February 2020



VICINITY MAP
 Not to Scale

GENERAL NOTES:

- All construction must meet or exceed North Ogden City Standards and Specifications.
- All construction on Secondary Waterline and Services to meet or exceed Pineview Water Standards and Specifications. See plans from Pineview Water for system design.
- Verify the Depth & Location of all utility crossings & connections prior to their Construction.
- Contractor is responsible for Looping Culinary and Secondary Waterlines to Maintain depth of cover and separation between gravity fed utility lines.
- Saw Cut existing Asphalt to expose a smooth clean edge and a minimum 1 foot of undisturbed road base from under existing asphalt.
- 1" Culinary Water Laterals to be installed as shown on drawing, and extended 10.0 feet beyond property line.
- 4" Sanitary Sewer Laterals to be installed on the lower end of Lot and Extended 10.0' beyond right-of-way line.
- Field verify size & type of exist. utilities prior to construction of laterals.
- Field verify and adjust curb to maintain a minimum of 1.5% and a maximum of 4.0% cross slope or overlay existing asphalt to ensure proper drainage.
- Import fill required for trenches within the Right of Way unless on site material is approved by City Engineer with proper testing.

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. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- 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

- 1" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards Culinary Lines shall be C-900 Blue Pipe DR-14 and Secondary Lines shall be Purple Pipe C-900 DR-18.

SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe Green, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

- 15" to 21" pipes - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover.
- 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 (QUESTAR)

- 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 appliances (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.

POND GRADING NOTES:

- Contractor to reshape Bottom of Pond to ensure positive drainage to Concrete Waterway in Bottom of Pond.
- Contractor to extend Top of Pond along South and West Edge to a minimum elevation of 4542.10 to provide 2.0' of Freeboard for Pond.
- Top of Pond Berm to be a minimum of 10.0' wide for vehicular access.
- Compact Fill Material to be 95% Max Density.
- Coordinate with City on placement of any Excess Material from Pond Grading and Construction Activities prior to Spoiling on Site.

SPRING COLLECTION NOTES:

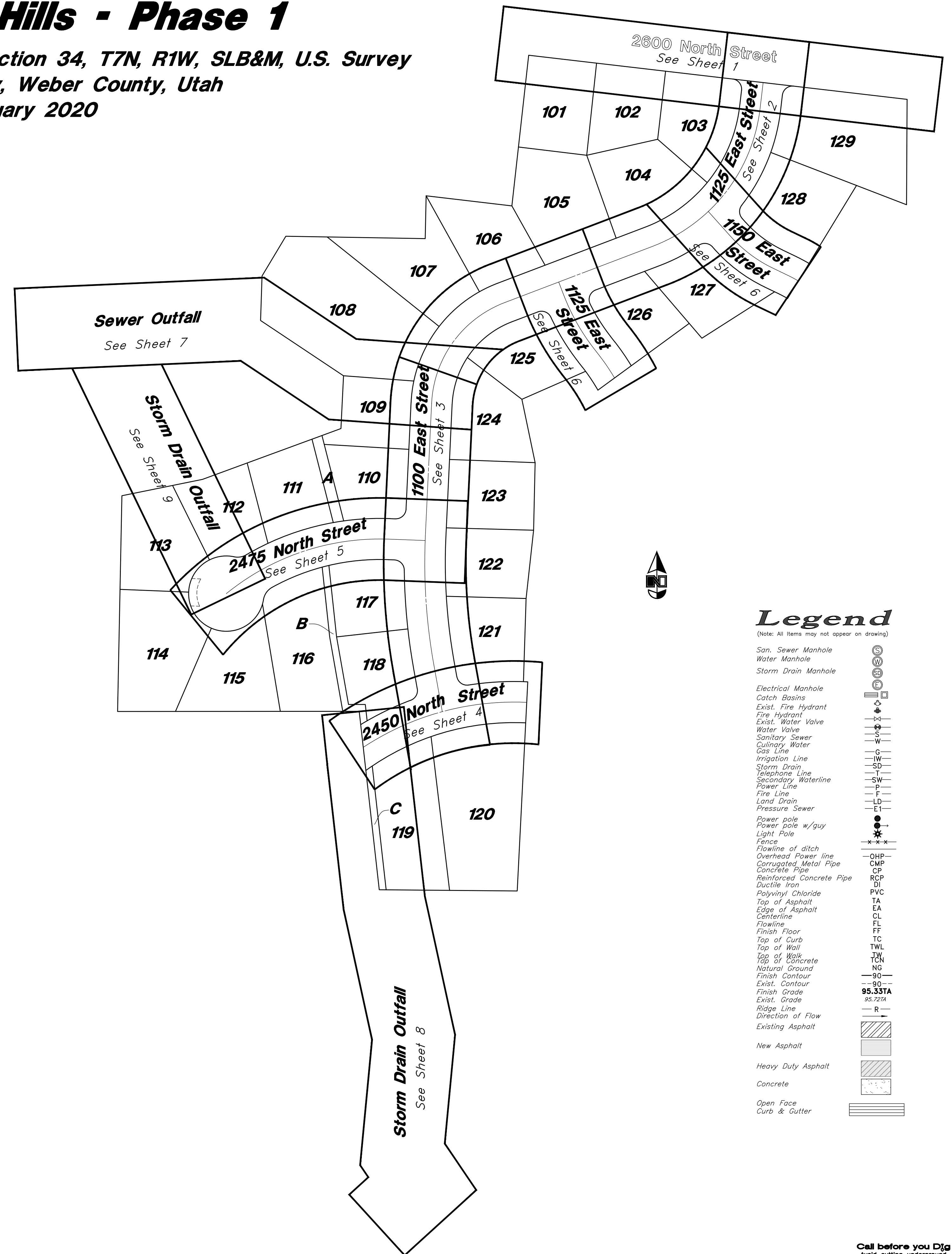
- Contractor and Developer to locate Spring prior to starting construction.
- Contractor to coordinate with City and Design Engineer prior to construction of any infrastructure related to the capture or relocation of the Spring.
- Land Drain Piping to be White PVC Pipe SDR-35.
- 8" Land Drain Pipe to be solid to convey collected water.
- 6" Land Drain to be perforated to collect water and direct it into 8" pipes.

SECONDARY WATER SYSTEM NOTES:

- Construction on Secondary Water System to meet or exceed Pineview Water System Standards & Specifications.
- Secondary water is shown on these plans as a courtesy; See Pineview water system plans for complete details.

BENCHMARK

A Brass Cap Centerline Monument located in the Intersection of 2600 North Street and 1125 East Street with an Elevation of 4607.27.



Legend

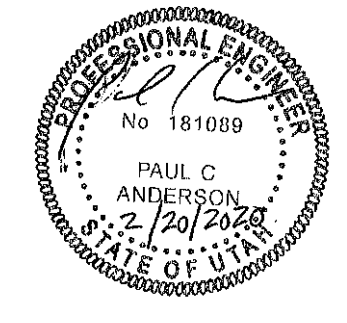
(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Pressure Sewer
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

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

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.

REV	DATE	City Comments	DESCRIPTION
1	24 Feb. 2020		

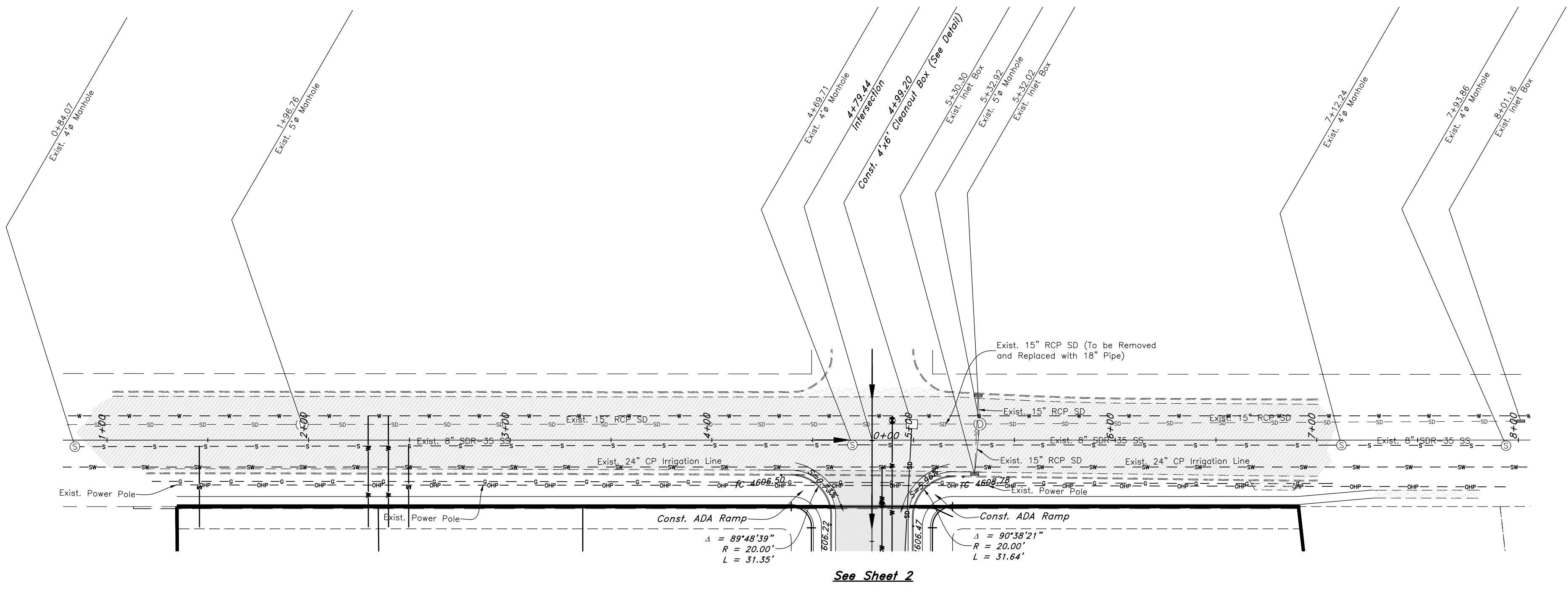
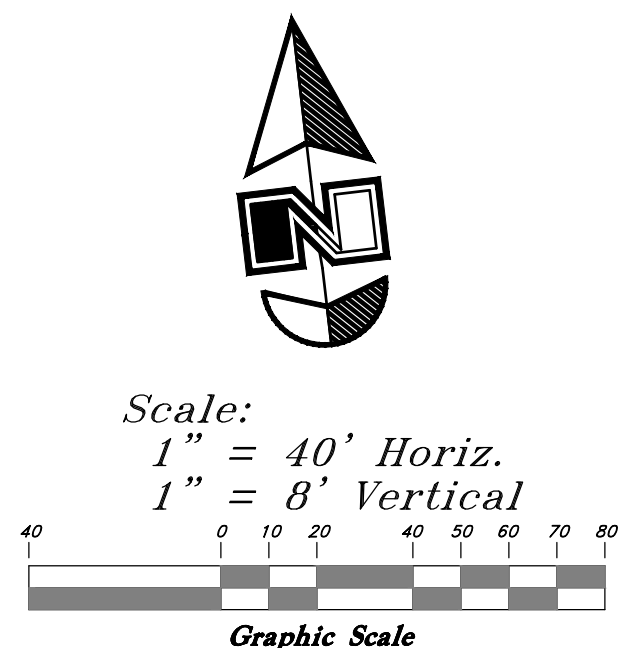


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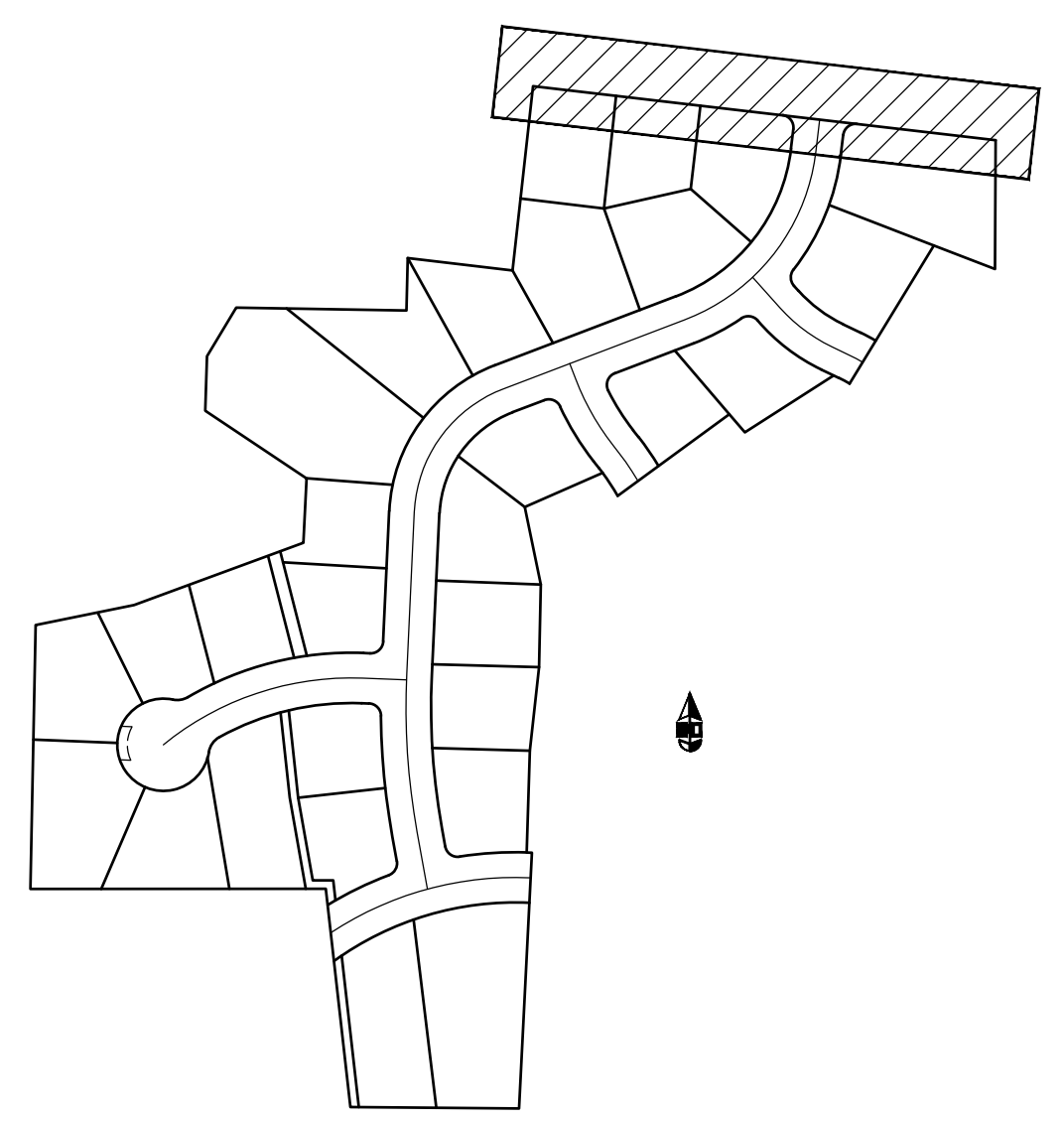
Cover Sheet
Northwood Hills - Phase 1
 Approximately 1200 East 2600 North
 North Ogden City, Weber County, Utah
 A part of Section 34, T7N, R1W, SLB&M, U.S. Survey

7 Feb, 2020
 SHEET NO.
CV
 19N724 - AM

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811
 1-800-682-4111

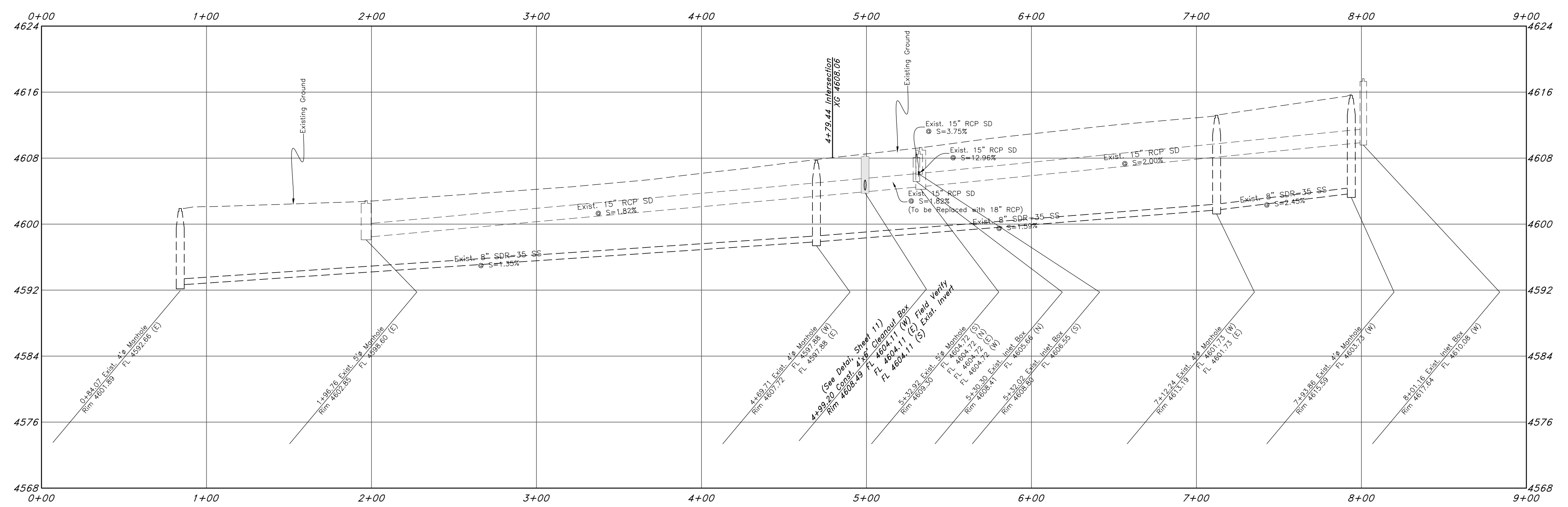


2600 North Street

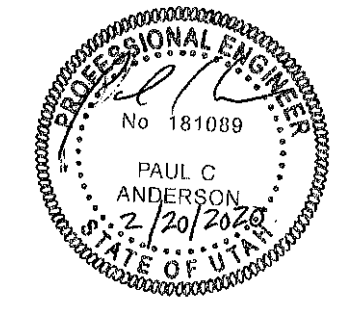


Legend

- (Note: All items may not appear on drawing)
- San, Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Quilting Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Pressure Sewer
 - Power pole
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - TA
 - Top of Asphalt
 - EA
 - CL
 - FF
 - Flowline
 - Finish Floor
 - Top of Curb
 - TW
 - Top of Wall
 - Top of Walk
 - TW
 - Top of Concrete
 - NG
 - Natural Ground
 - 90
 - Finish Contour
 - 90
 - Exist. Contour
 - 95.337A
 - 95.723A
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter



REV	DATE	CITY COMMENTS
1	24 Feb. 2020	City Comments



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Plan and Profile

Northwood Hills - Phase 1

Approximately 1200 East 2600 North
 North Ogden City, Weber County, Utah
 A part of Section 34, 17N, R1W, SLB&M, U.S. Survey

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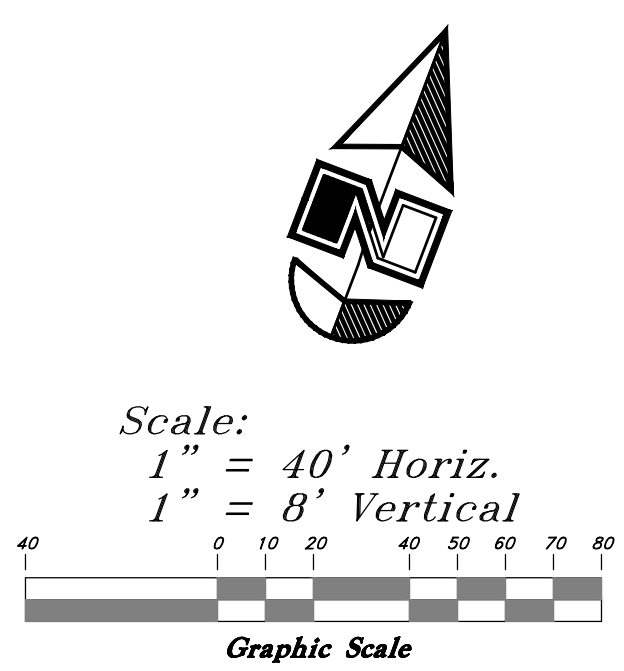
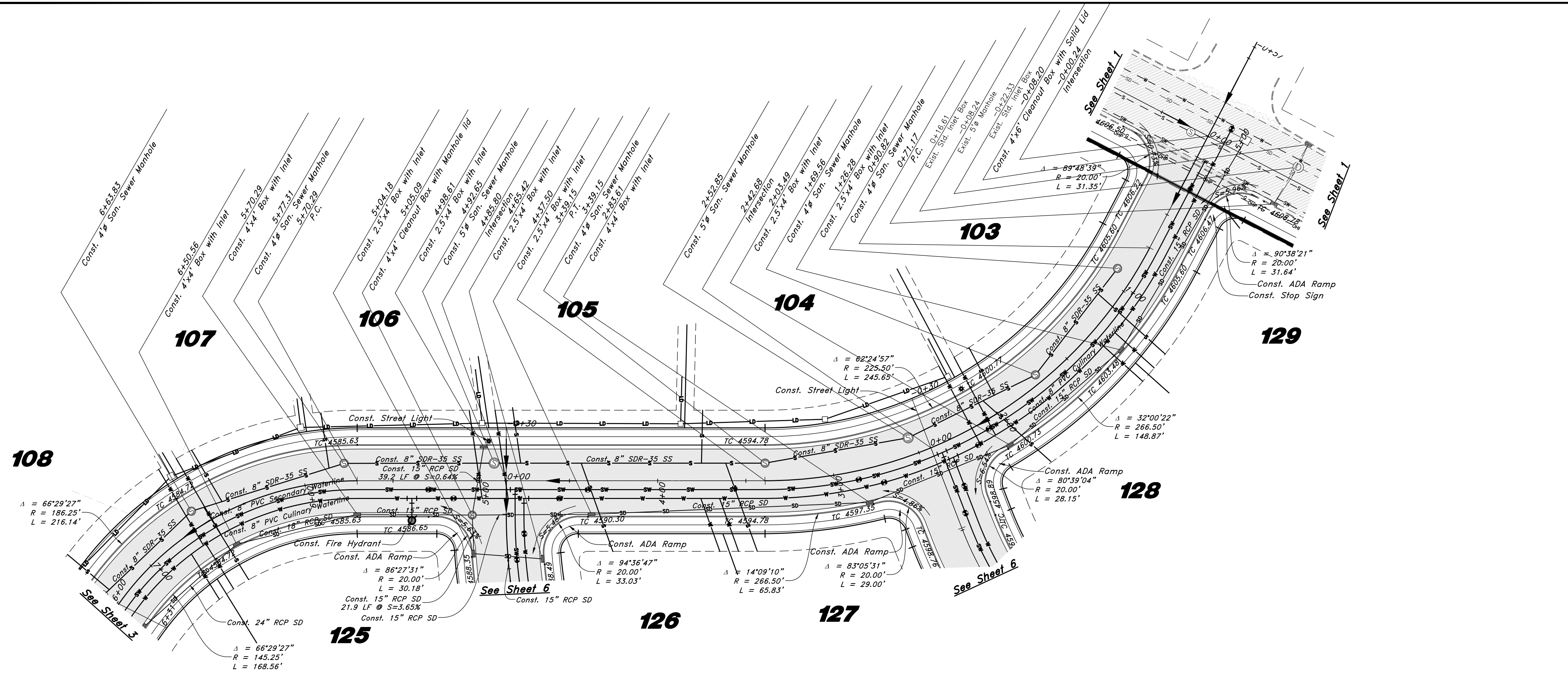
7 Feb, 2020

SHEET NO.

1

1-800-662-4111

19N724 - AM



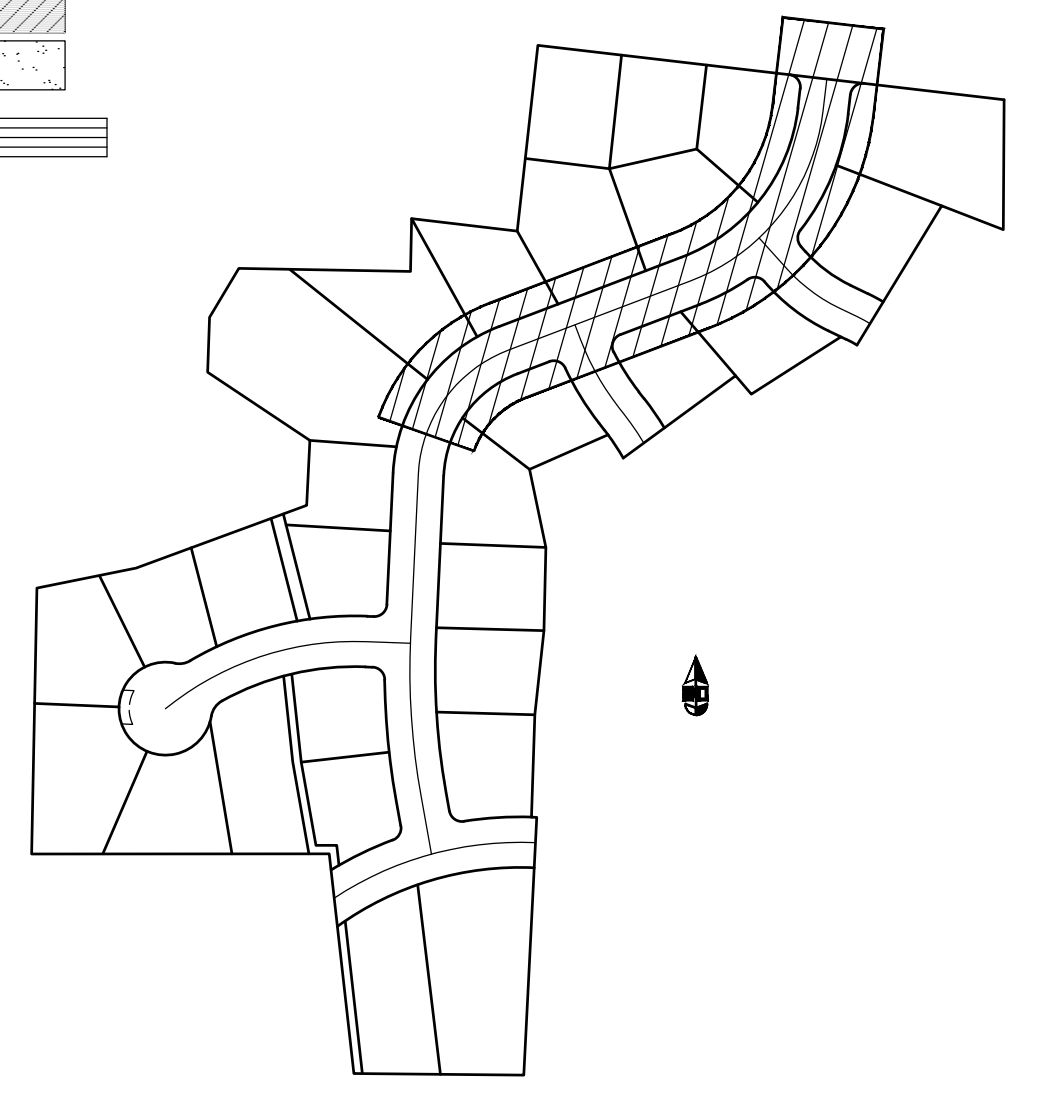
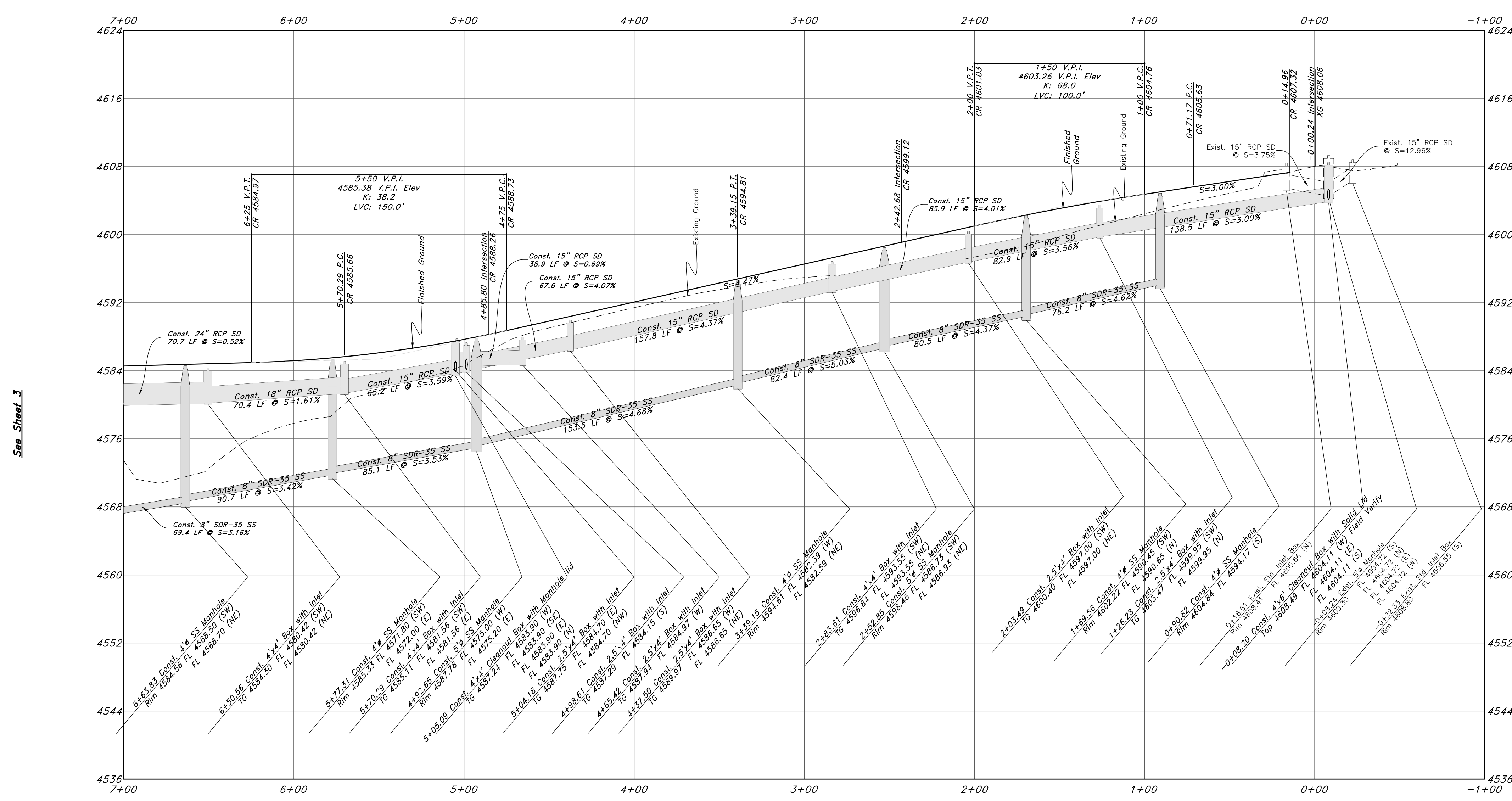
Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Pressure Sewer
 - Power pole w/guy
 - Power pole
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Finish Contour
 - Natural Ground
 - Finish Contour
 - Exist. Contour
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter

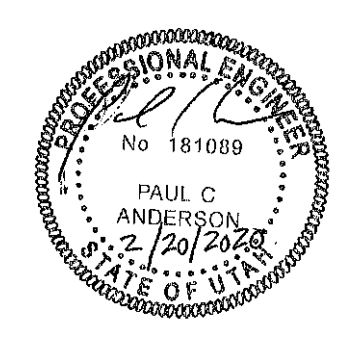
SPRING COLLECTION NOTES:

- Contractor and Developer to locate Spring prior to starting construction.
- Contractor to coordinate with City and Design Engineer prior to construction of any infrastructure related to the capture or relocation of the Spring.

1125 East Street



REV	DATE	CITY COMMENTS
1	24 Feb. 2020	City Comments



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Plan and Profile

Northwood Hills - Phase 1

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 A part of Section 34, 17N, R1W, SLB&M, U.S. Survey

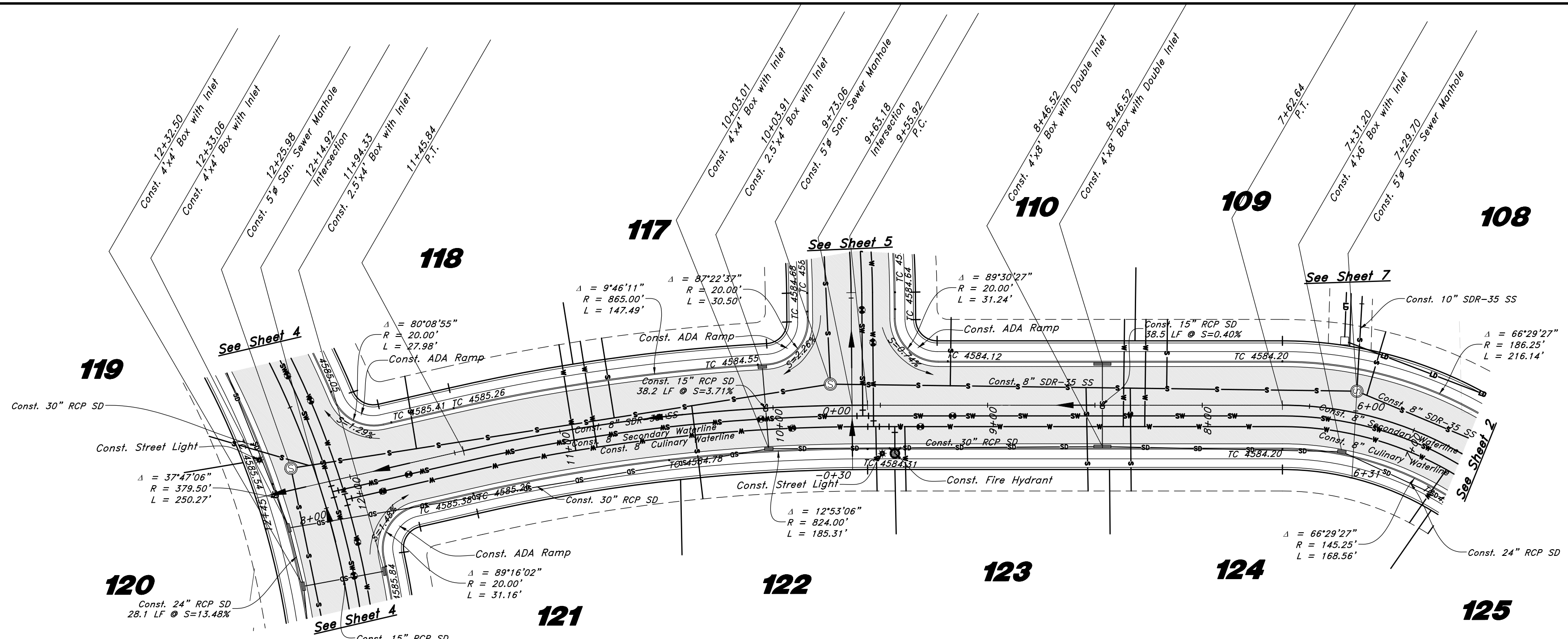
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1-800-882-4111

Legend

(Note: All items may not appear on drawing)

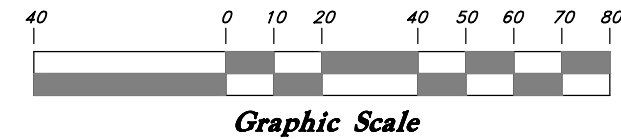
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
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- Storm Drain
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- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- TA
- EA
- CL
- Centerline
- FL
- FF
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- Top of Concrete
- Natural Ground
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- Finish Grade
- Exist. Grade
- Ridge Line
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- Existing Asphalt
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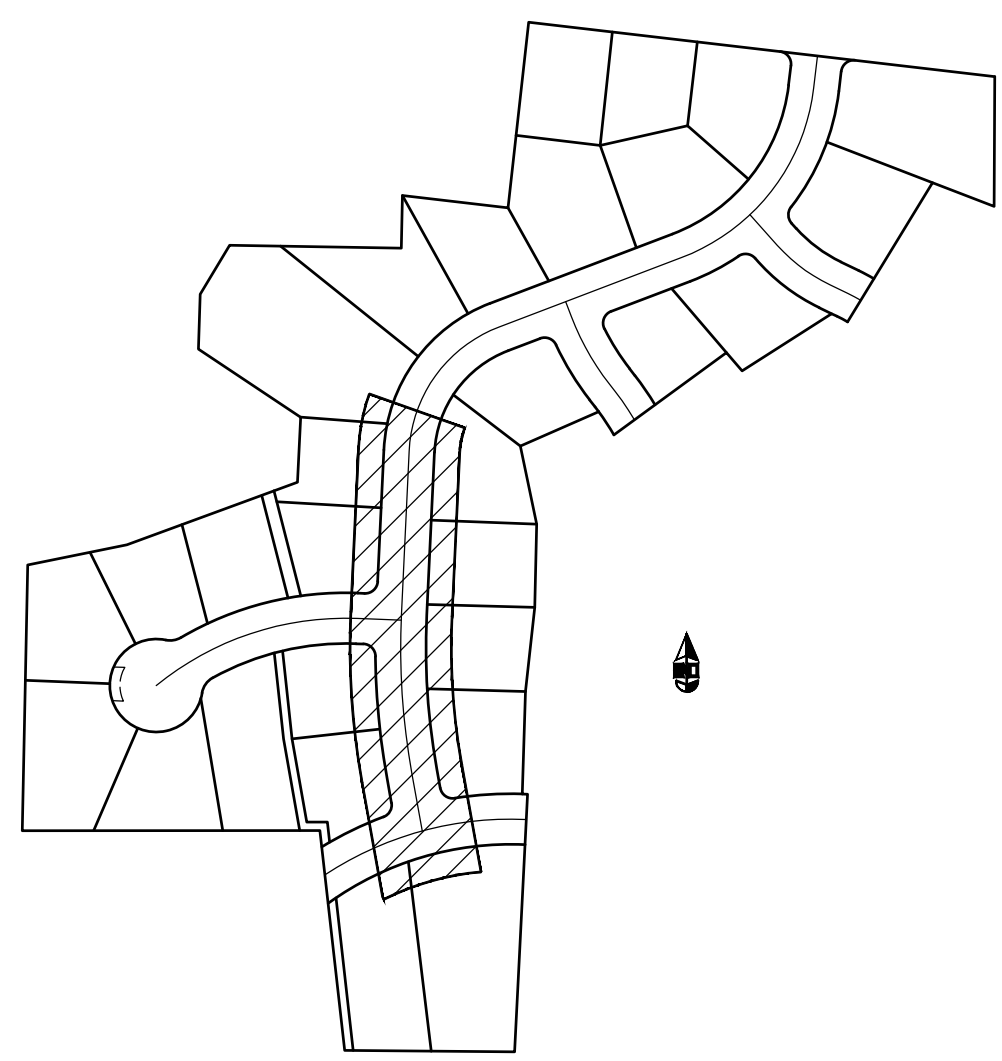
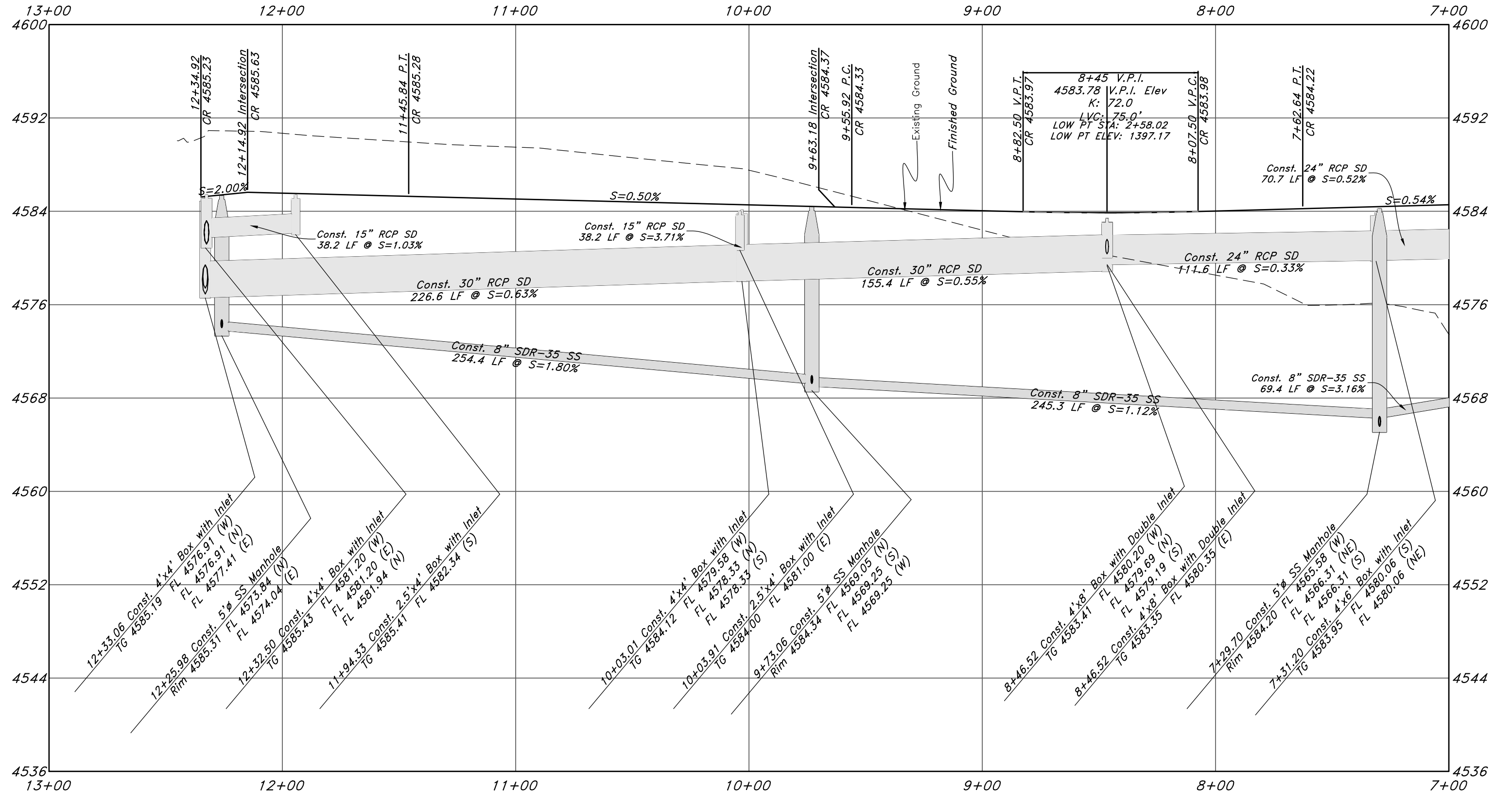
1100 East Street



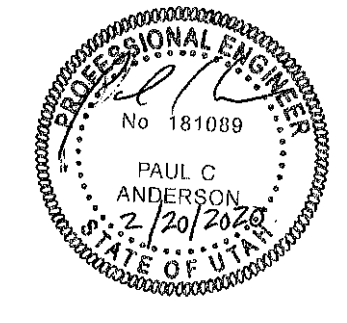
Scale:
1" = 40' Horiz.
1" = 8' Vertical



SPRING COLLECTION NOTES:
 1. Contractor and Developer to locate Spring prior to starting construction.
 2. Contractor to coordinate with City and Design Engineer prior to construction of any infrastructure related to the capture or relocation of the Spring.



REV	DATE	CITY COMMENTS	DESCRIPTION
1	24 Feb. 2020		



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PAUL C. ANDERSON
 No. 181088
 2/20/2020
 STATE OF UTAH

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Plan and Profile

Northwood Hills - Phase 1
 Approximately 1200 East 2600 North
 North Ogden City, Weber County, Utah
 A part of Section 34, 17N, R1W, SLB&M, U.S. Survey

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SHEET NO.

3

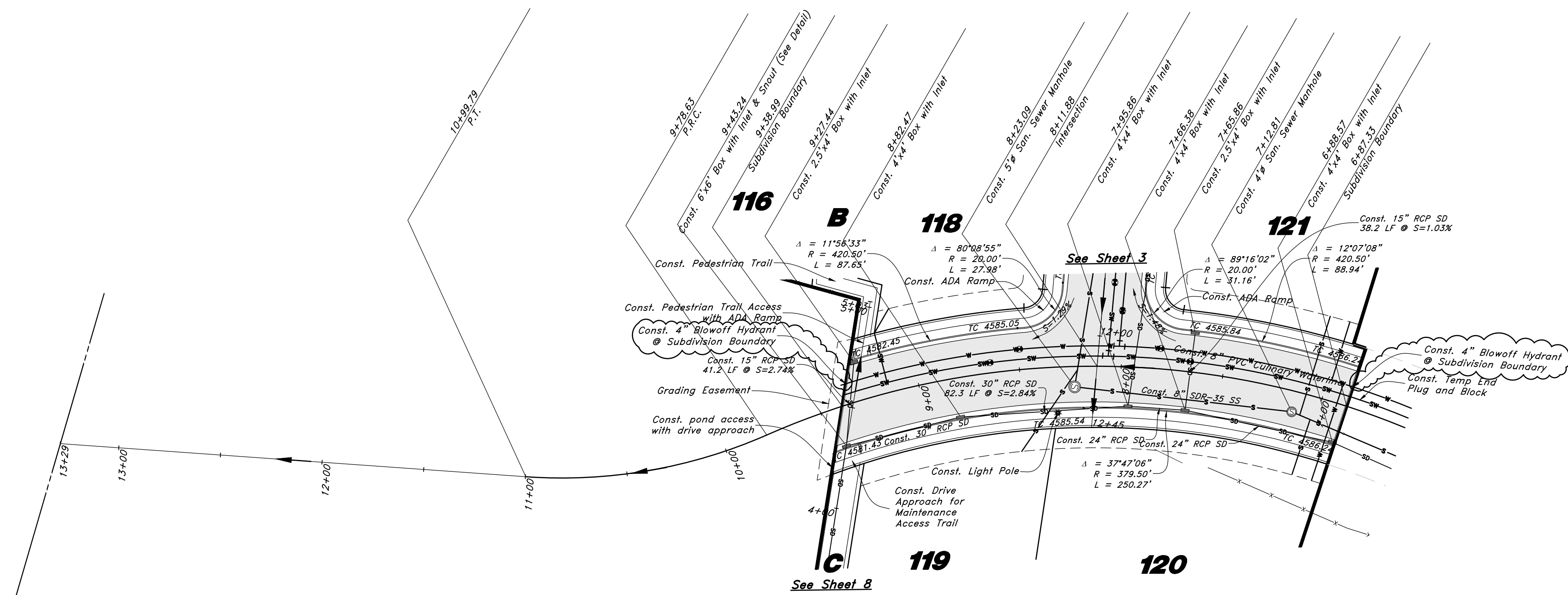
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19N724 - AM

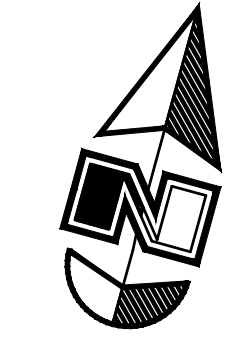
Legend

(Note: All items may not appear on drawing)

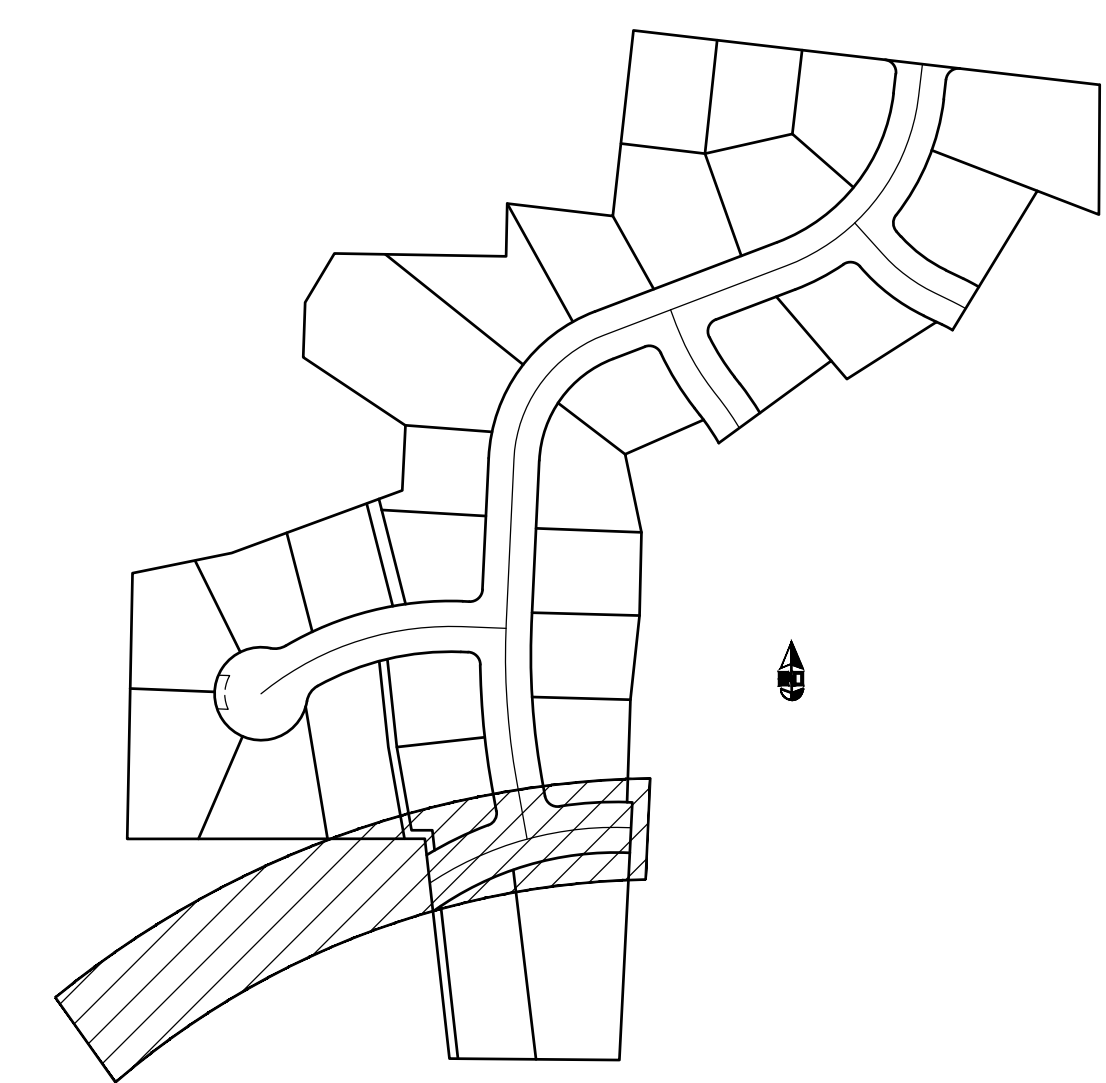
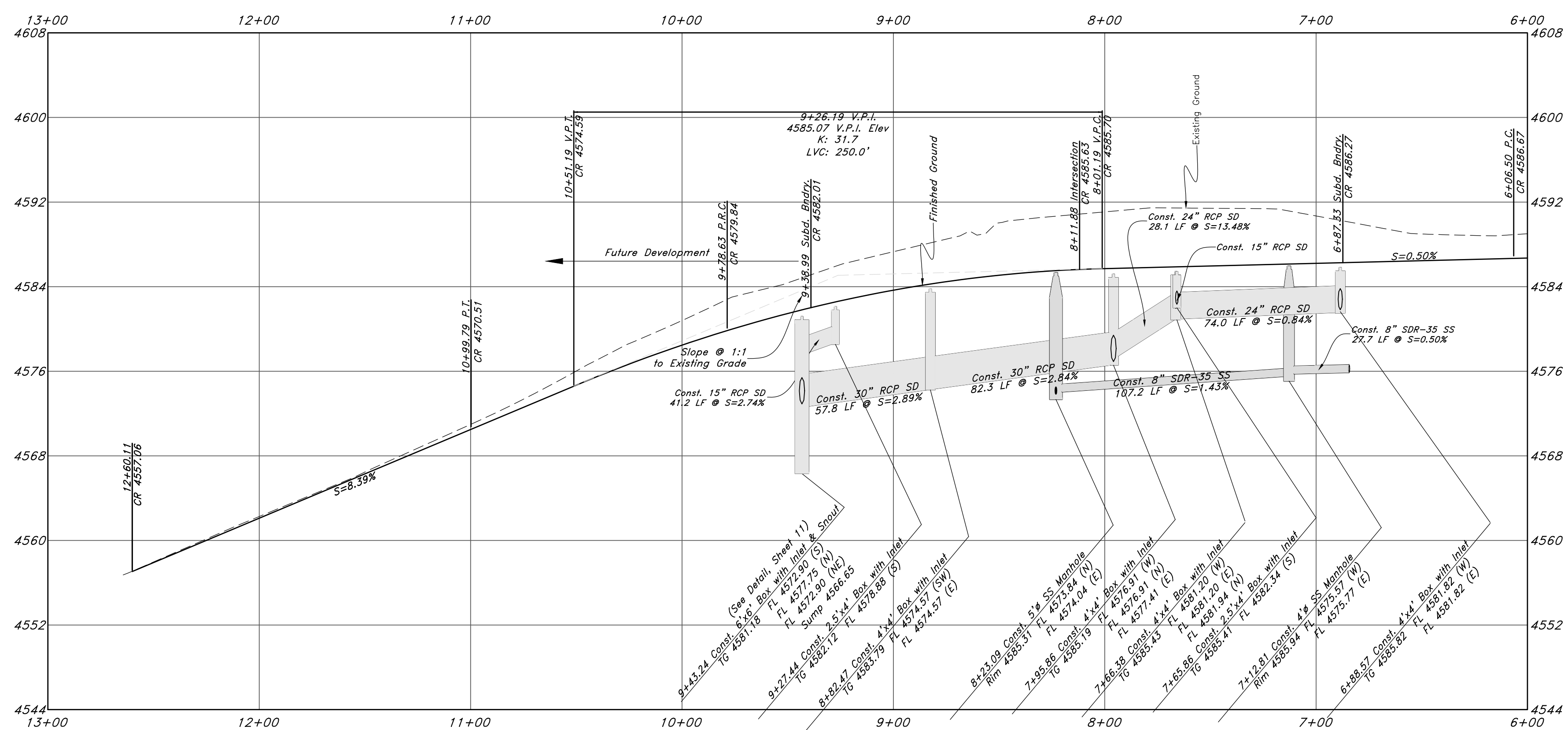
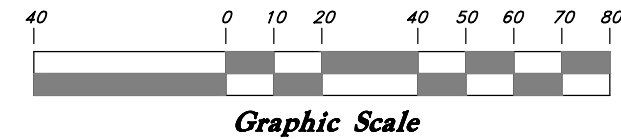
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
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- Fire Line
- Land Drain
- Pressure Sewer
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power Line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- PVC
- TA
- EA
- CL
- FL
- FF
- TC
- TWL
- TKN
- NG
- 90
- 95.33TA
- 95.2216
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Outter



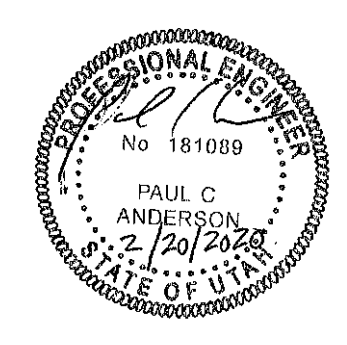
2450 North Street



Scale:
1" = 40' Horiz.
1" = 8' Vertical



REV	DATE	DESCRIPTION
1	24 Feb. 2020	City Comments



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Plan and Profile

Northwood Hills - Phase 1

Approximately 1200 East 2600 North
 North Ogden City, Weber County, Utah
 A part of Section 34, 17N, R1W, SLB&M, U.S. Survey

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SHEET NO.

4

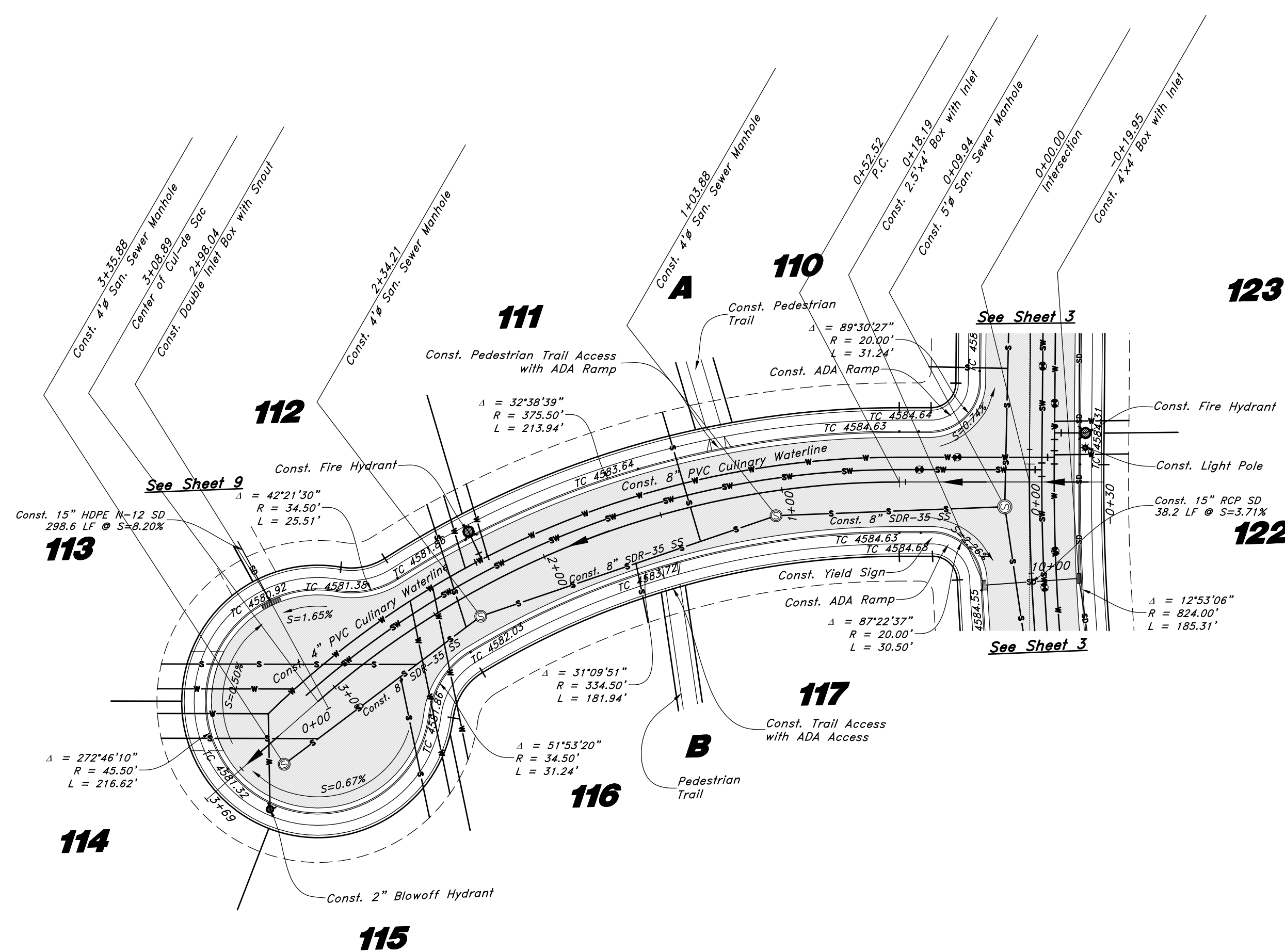
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19N724 - AM

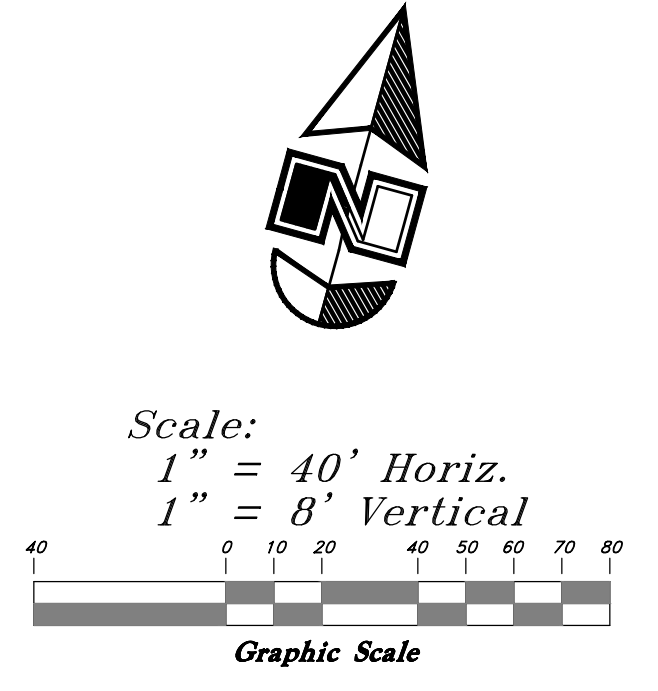
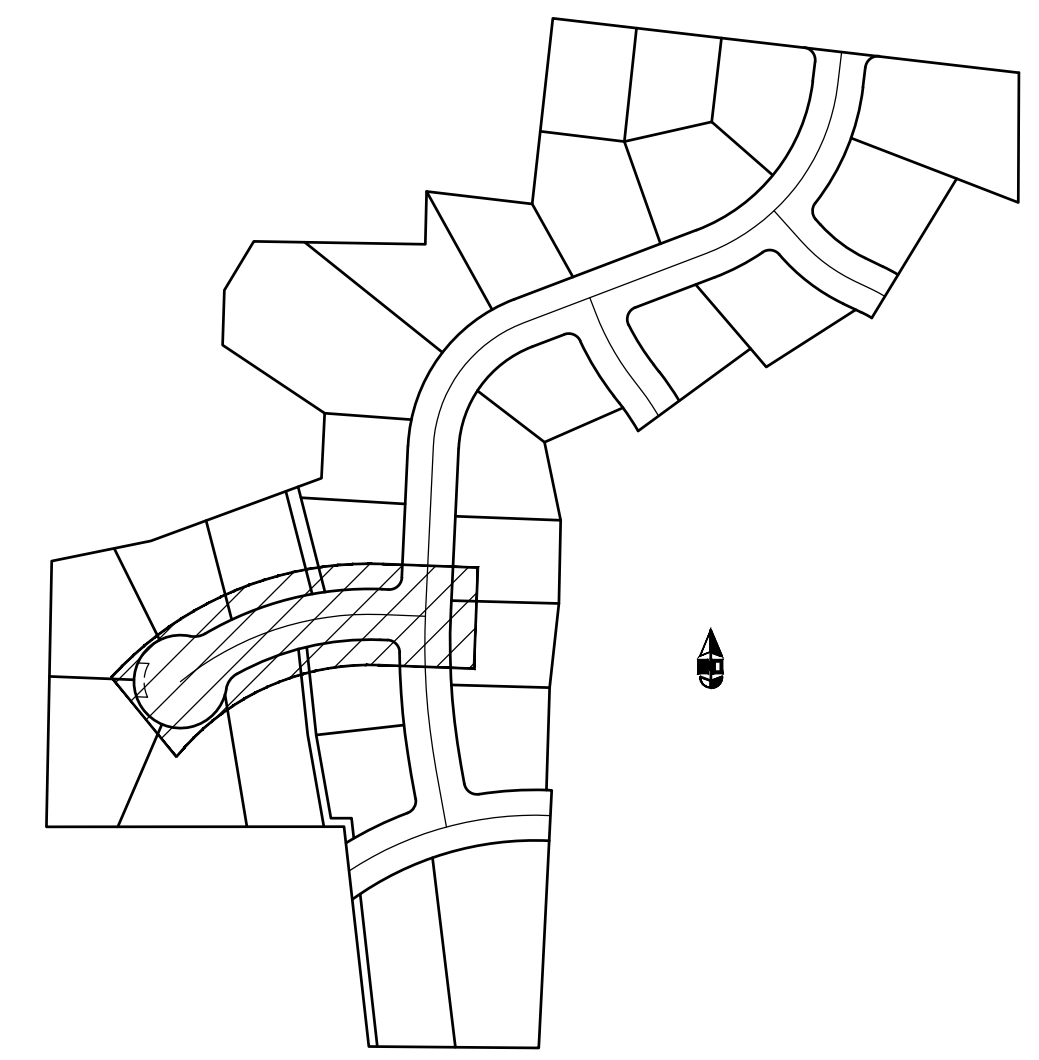
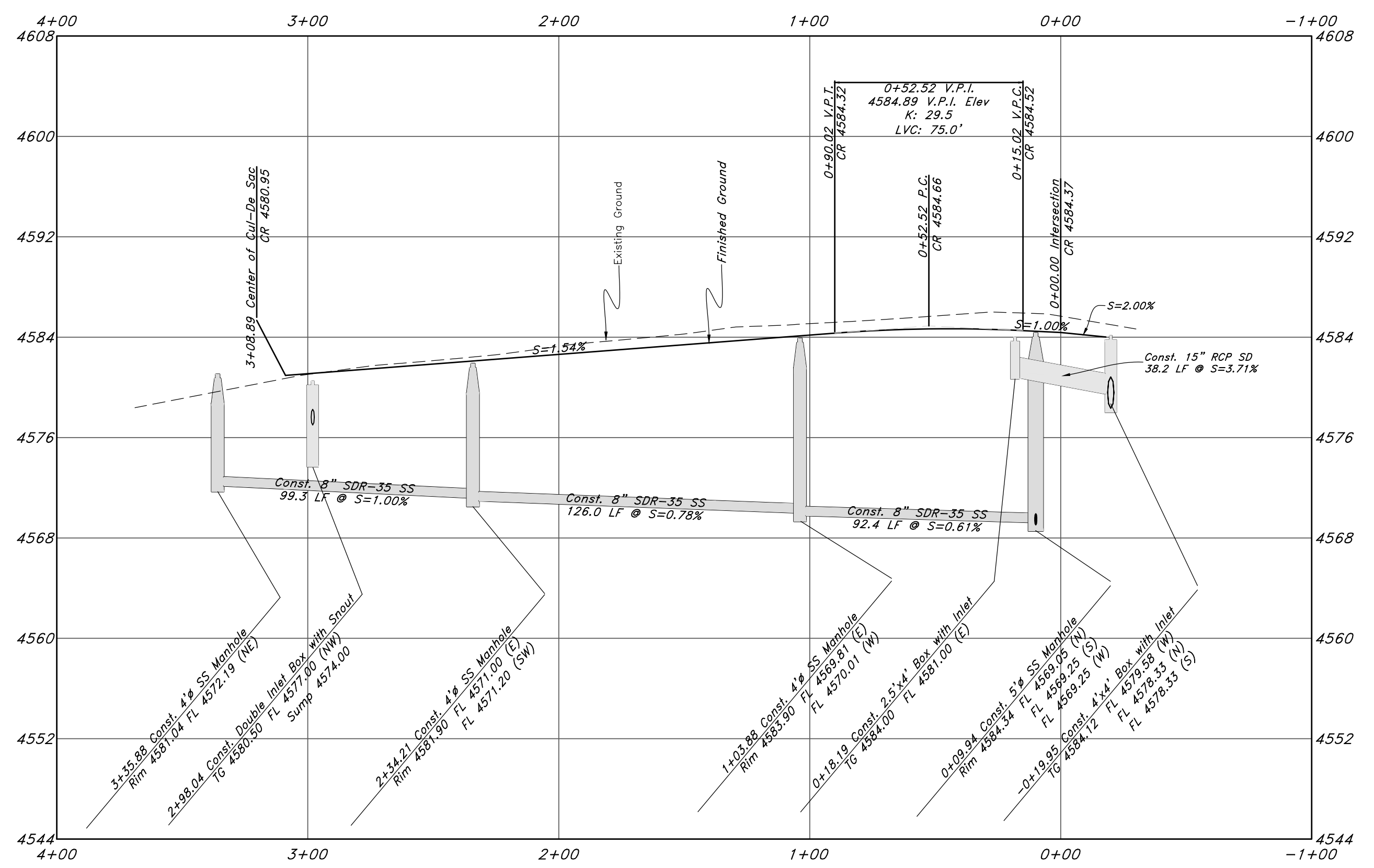
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(Note: All items may not appear on drawing)

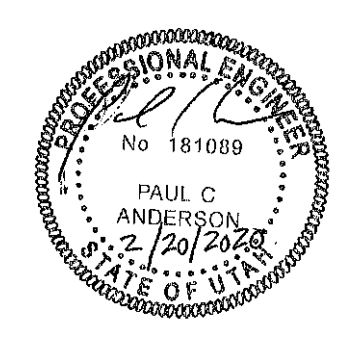
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
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- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Pressure Sewer
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
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- Finish Floor
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- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Exist. Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Outter



2475 North Street



REV	DATE	CITY COMMENTS	DESCRIPTION
1	24 Feb. 2020		



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PAUL C. ANDERSON
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2/24/2020
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Plan and Profile

Northwood Hills - Phase 1

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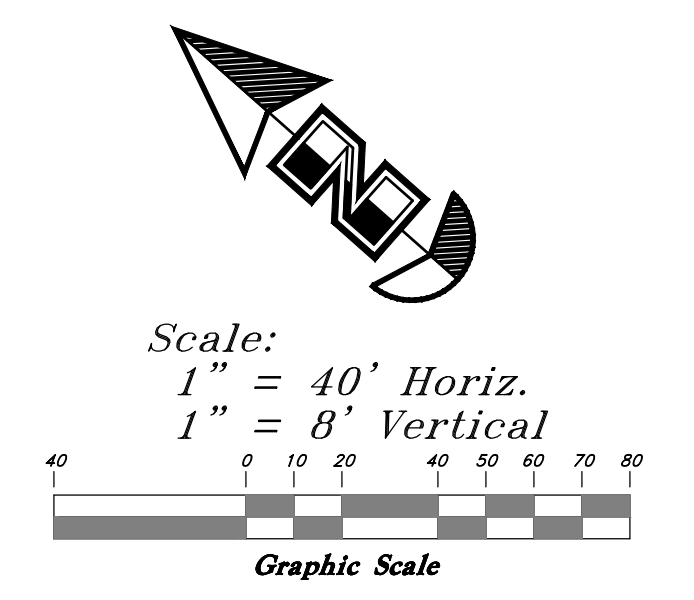
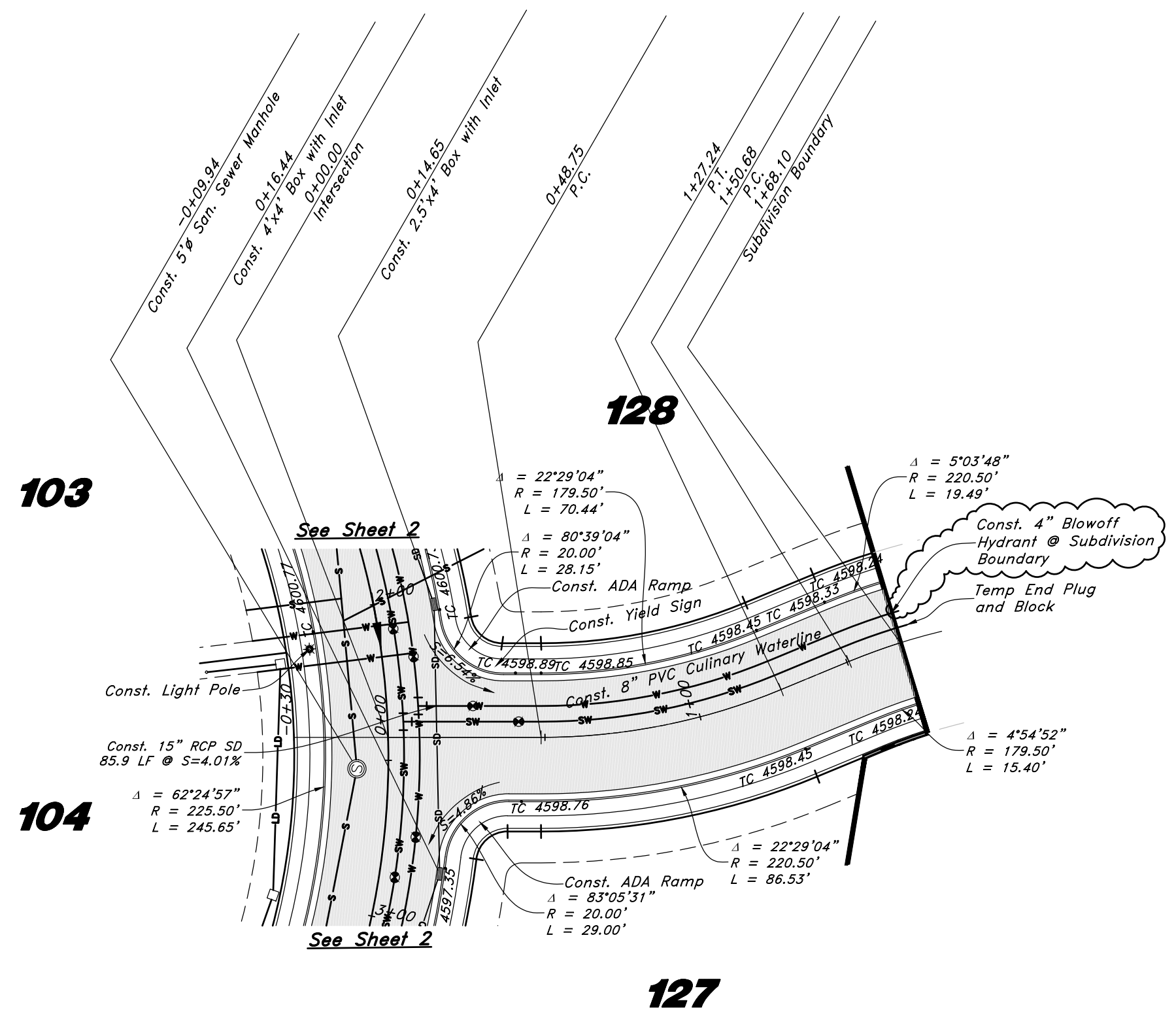
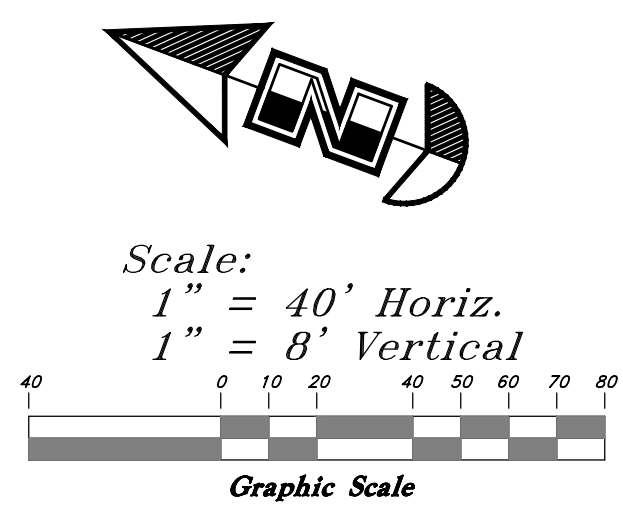
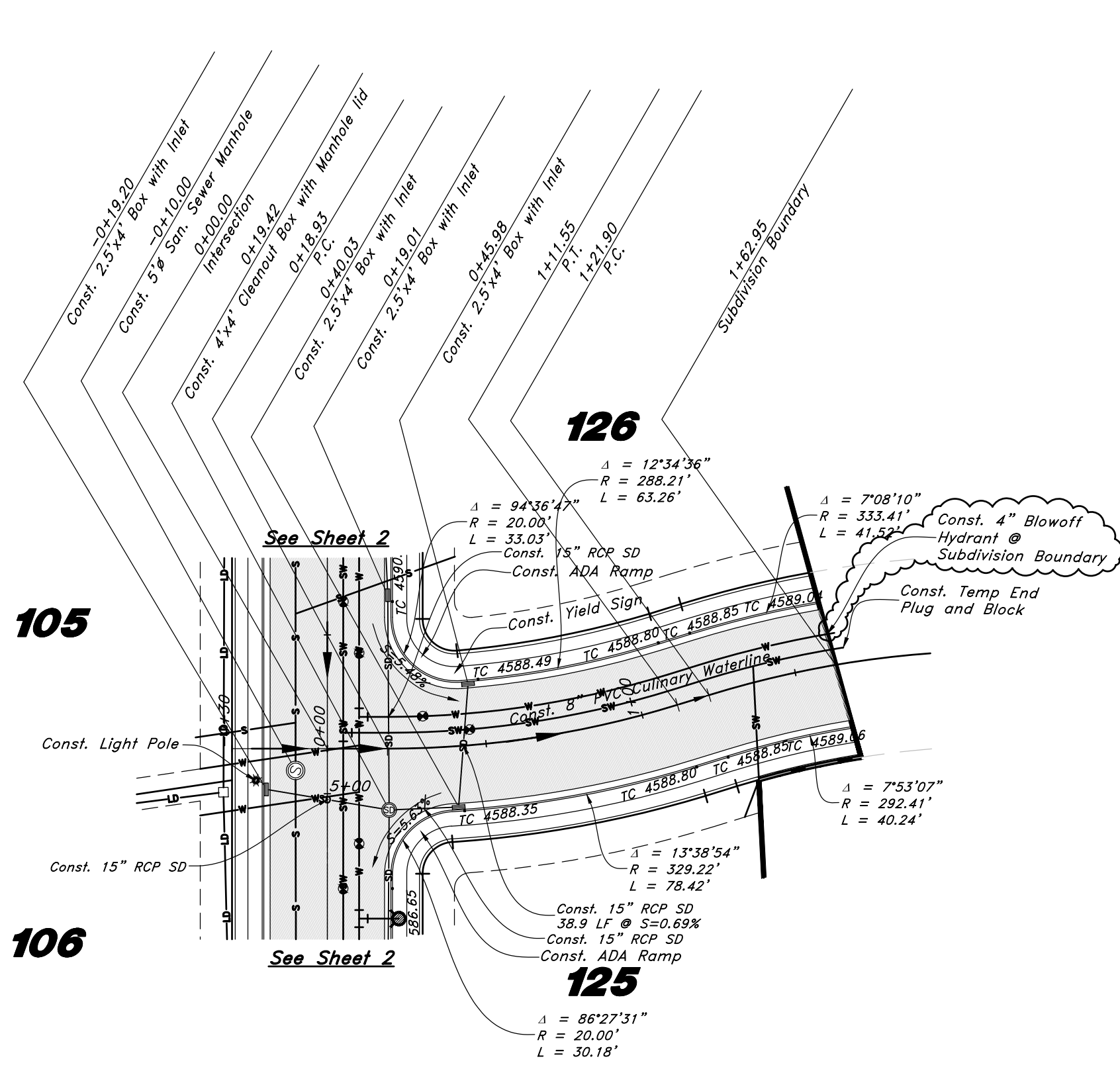
7 Feb, 2020

SHEET NO.

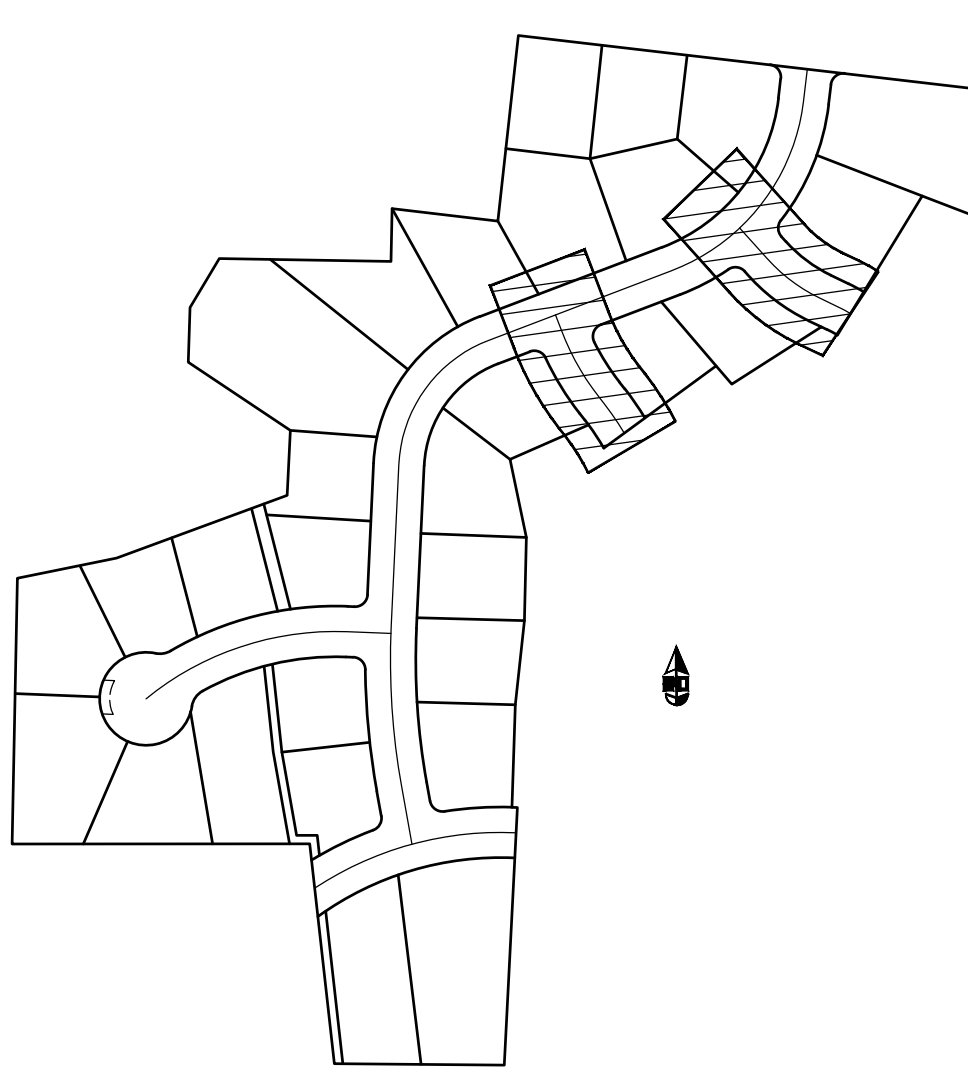
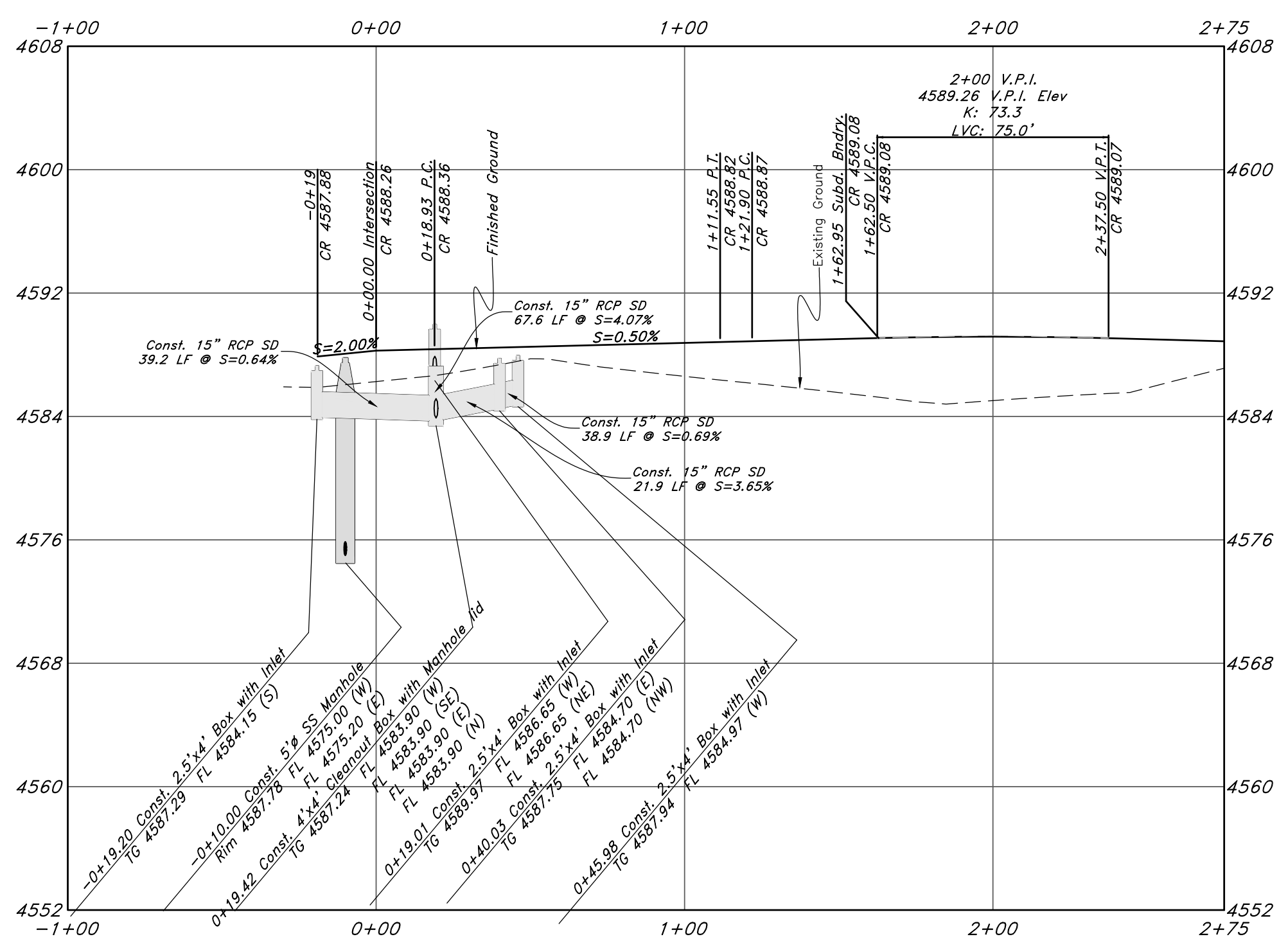
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1-800-662-4111

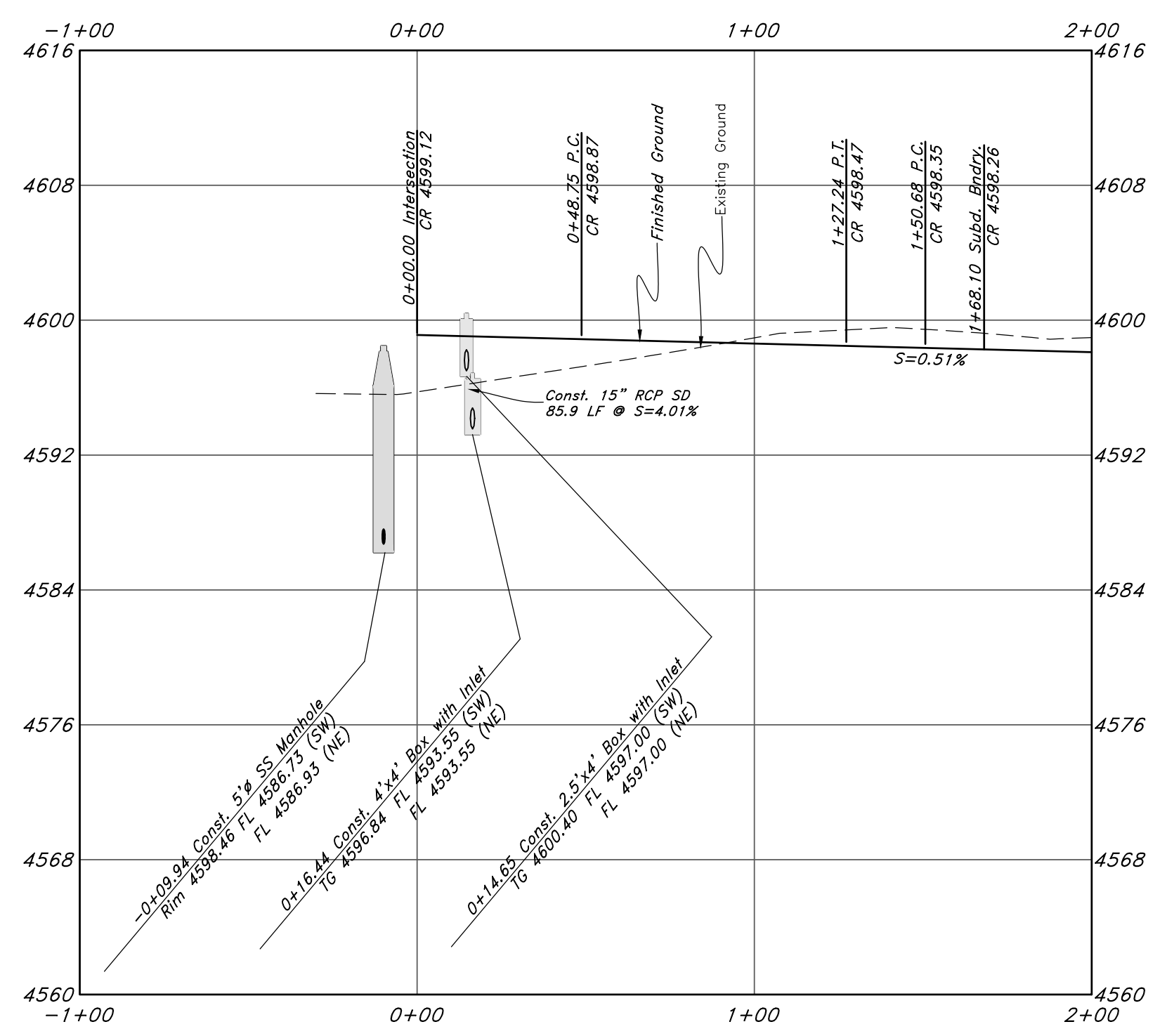
19N724 - AM



1125 East Street



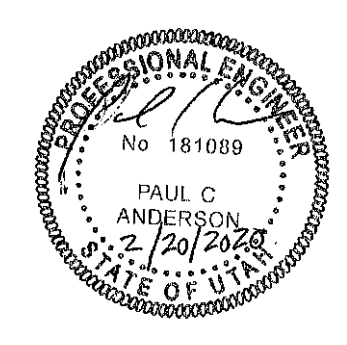
1150 East Street



Legend

- (Note: All items may not appear on drawing)
- San Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Pressure Sewer
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - RCP
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter

REV	DATE	CITY COMMENTS
1	24 Feb. 2020	



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Plan and Profile

Northwood Hills - Phase 1

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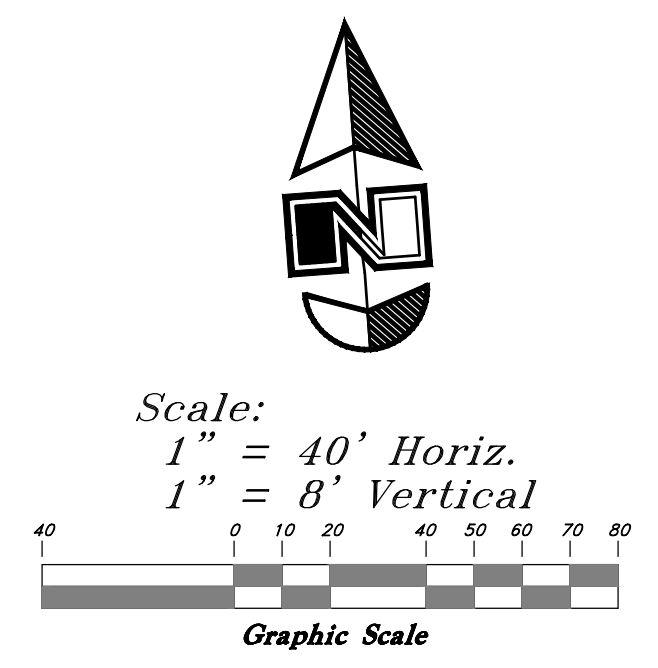
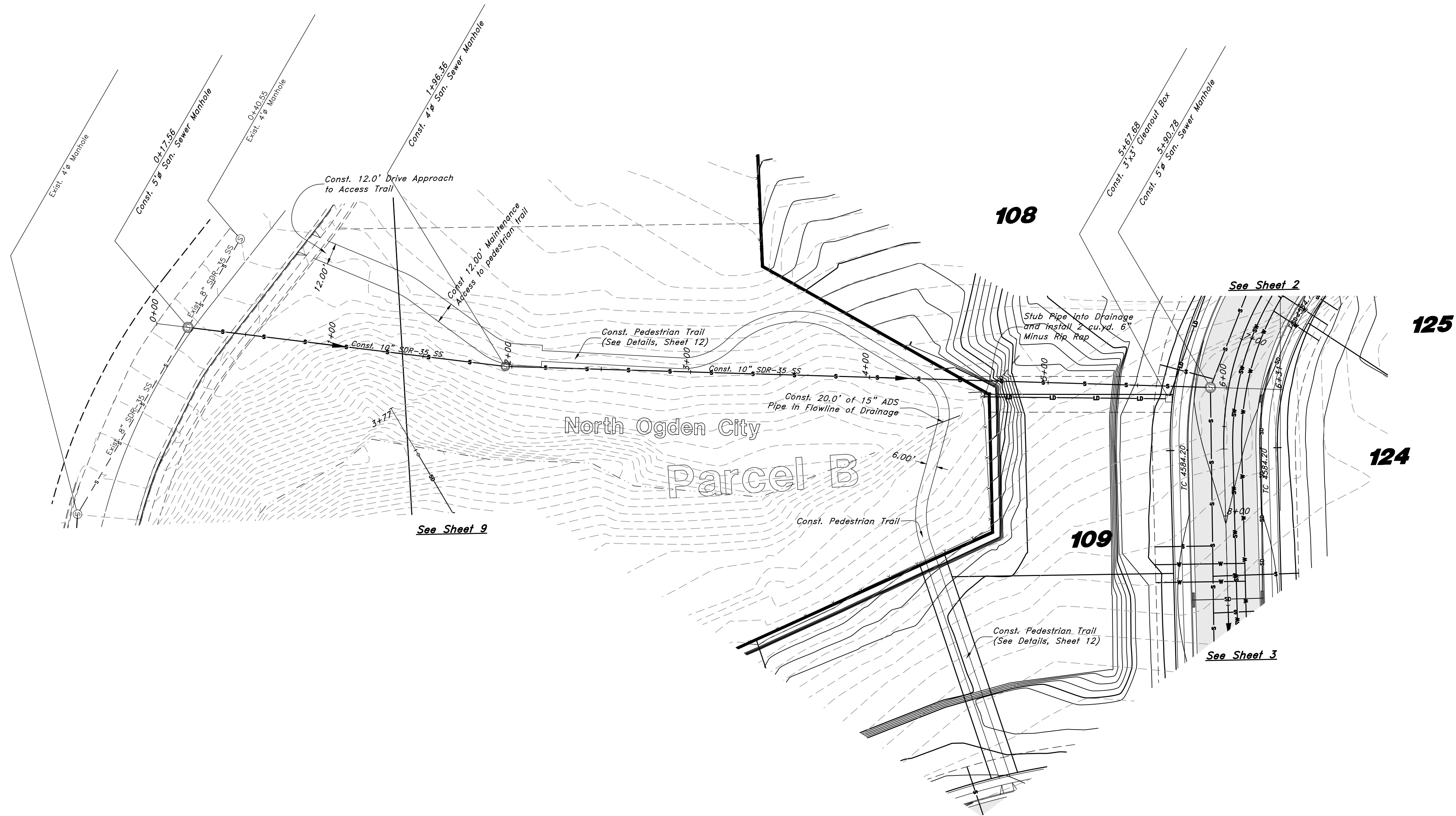


7 Feb, 2020

SHEET NO.

6

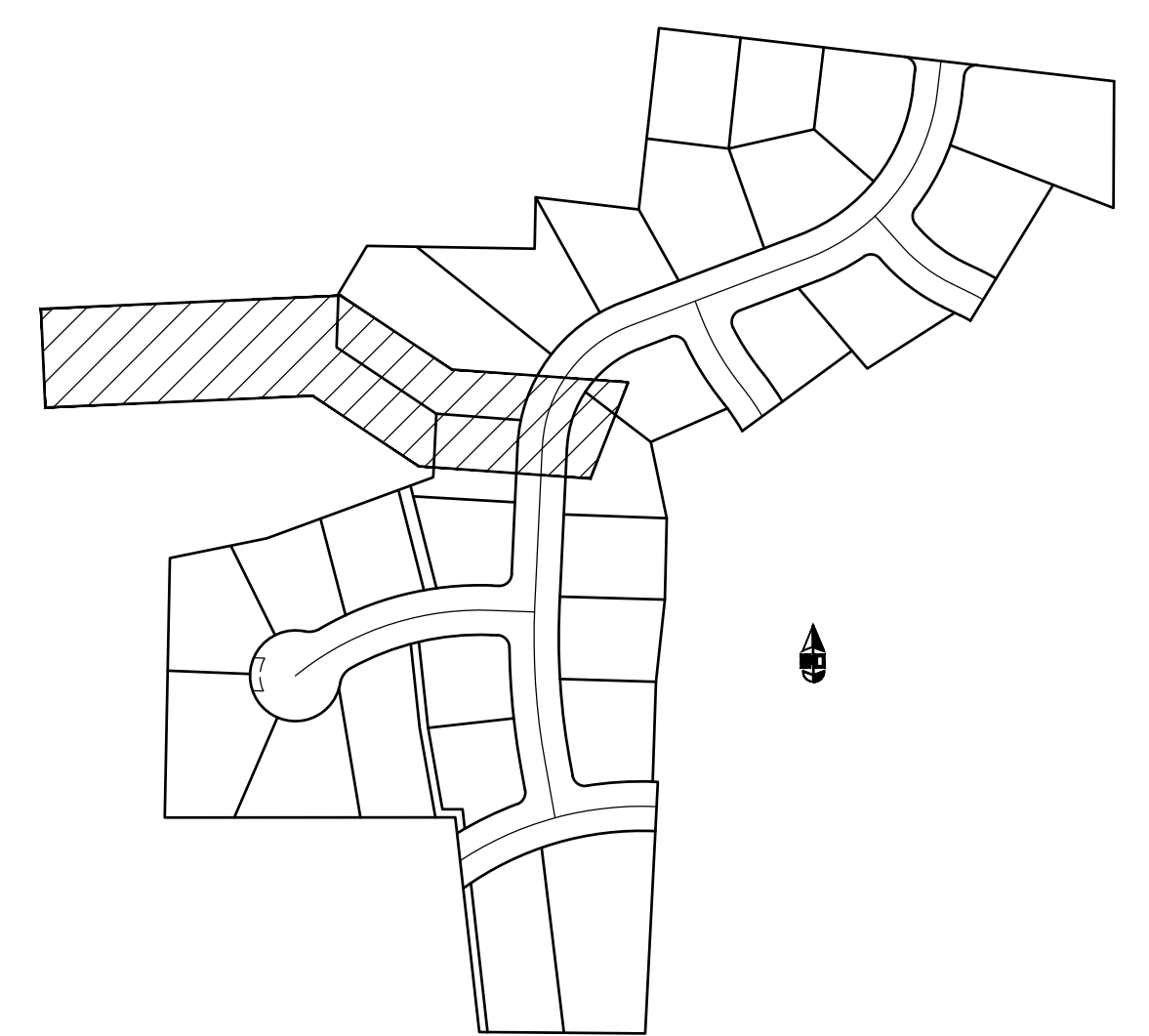
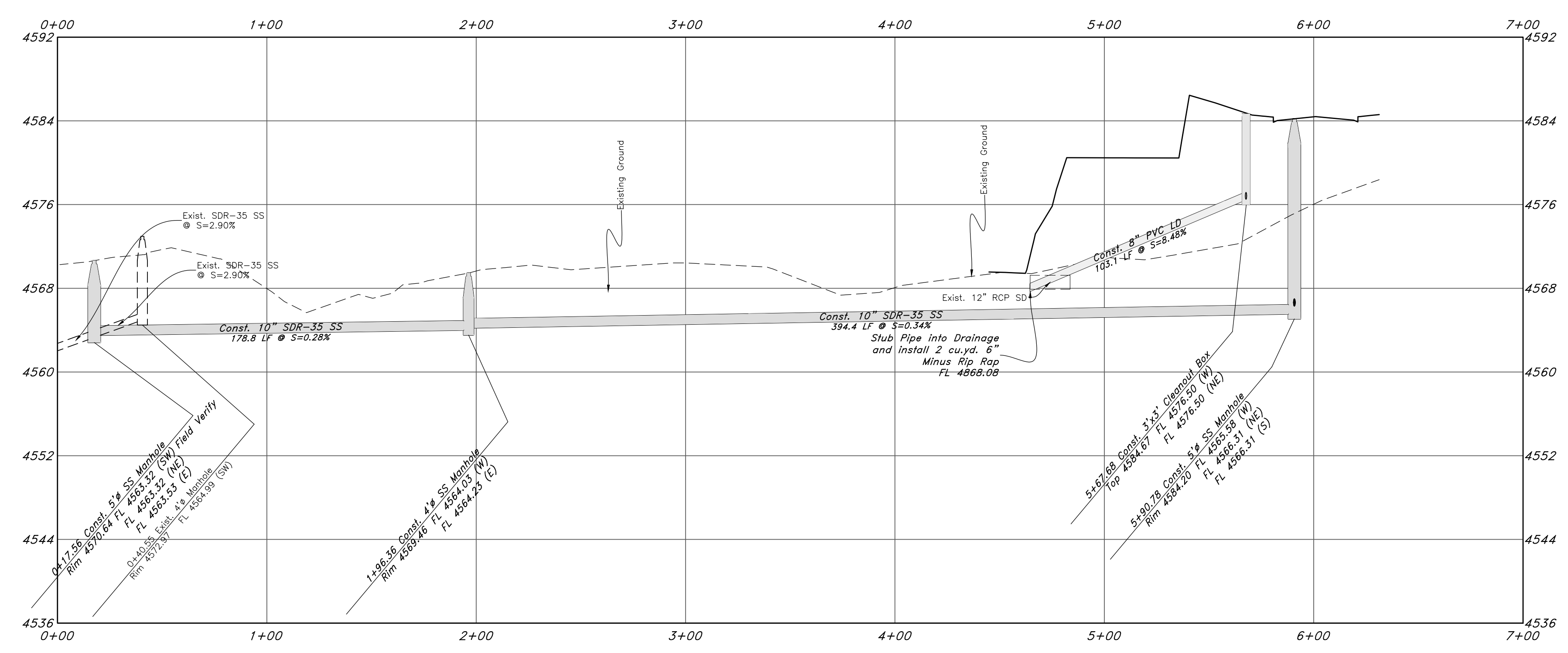
1-800-862-4111



Legend

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- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
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 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter

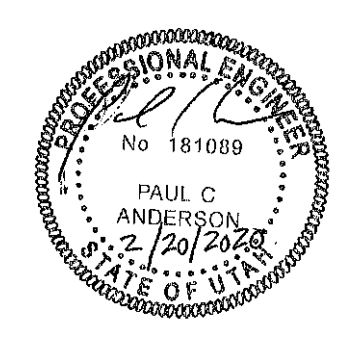
Sanitary Sewer Outfall



SPRING COLLECTION NOTES:

- Contractor and Developer to locate Spring prior to starting construction.
- Contractor to coordinate with City and Design Engineer prior to construction of any infrastructure related to the capture or relocation of the Spring.

REV	DATE	DESCRIPTION
1	24 Feb, 2020	City Comments



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Plan and Profile

Northwood Hills - Phase 1

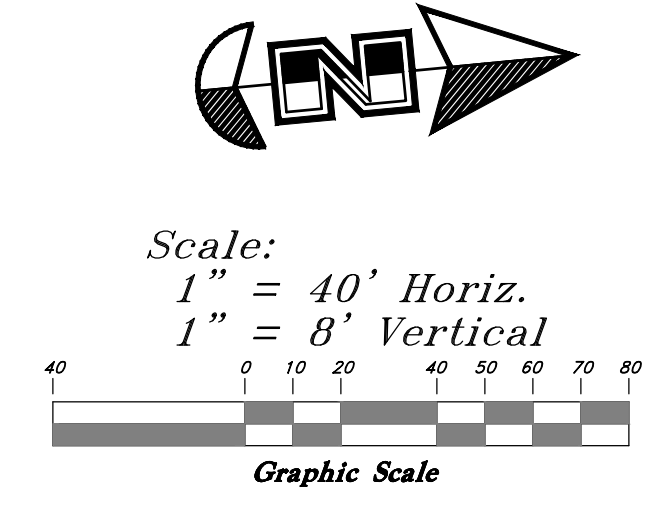
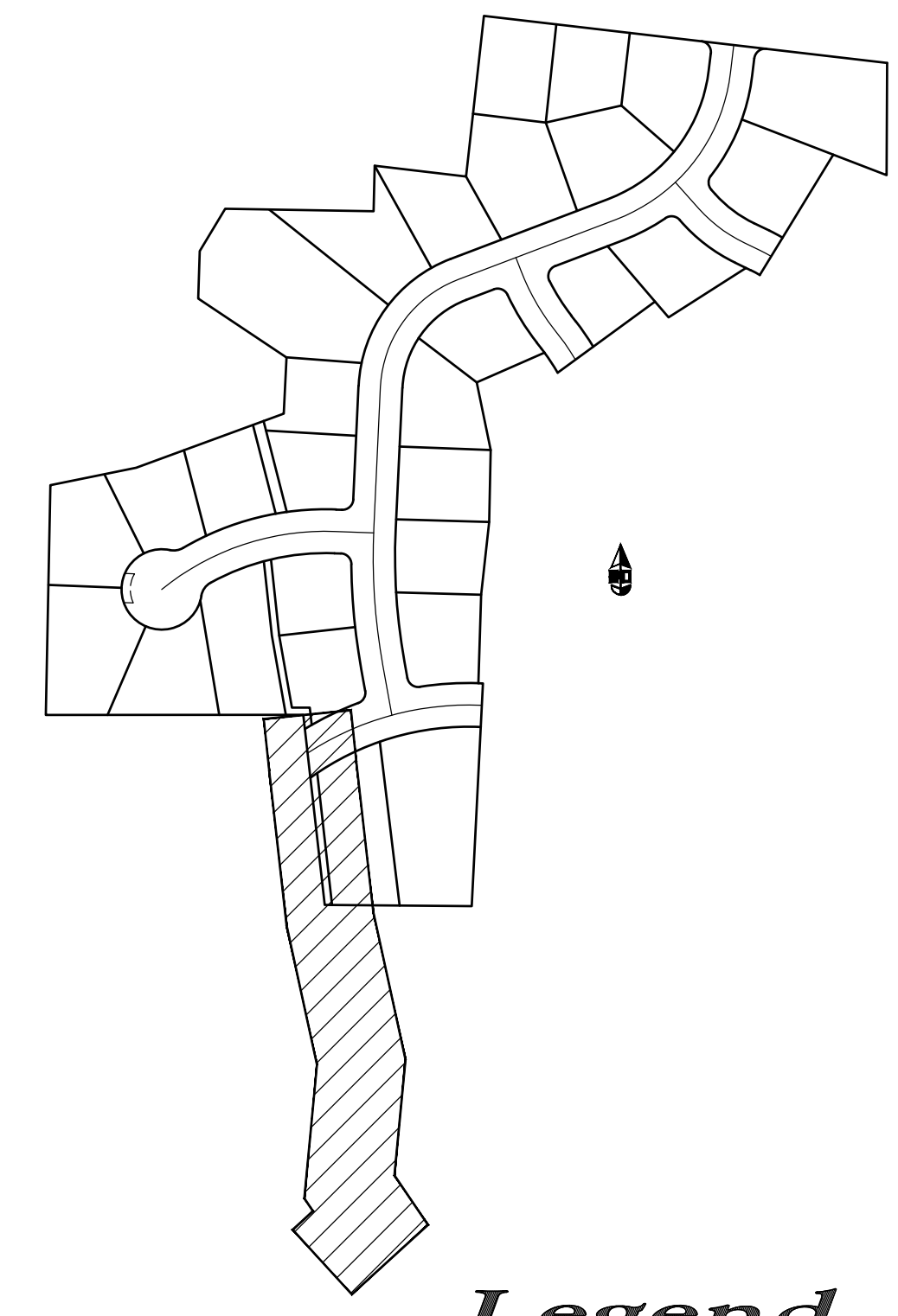
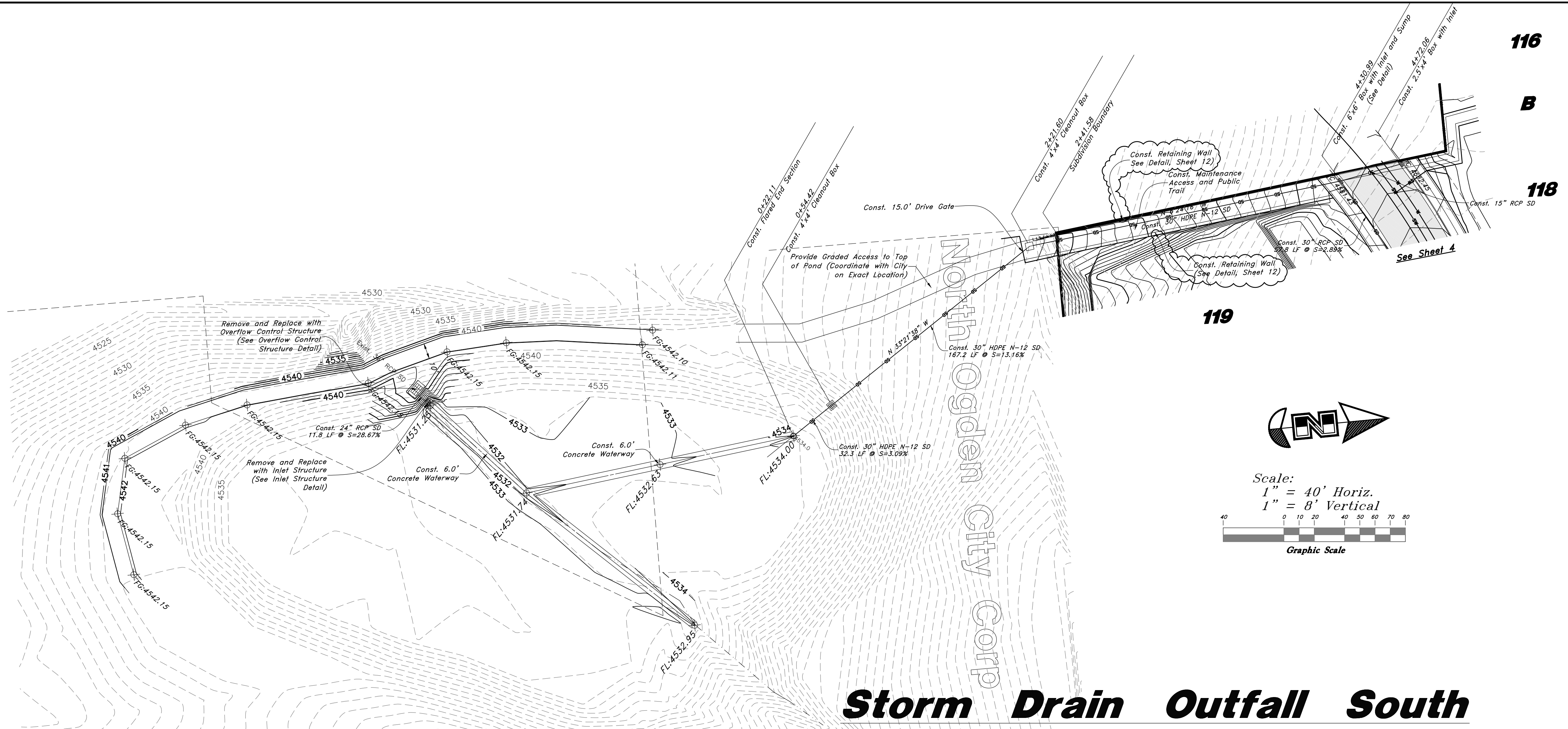
Approximately 1200 East 2600 North
 North Ogden City, Weber County, Utah
 A part of Section 34, 17N, 11W, SLB&M, U.S. Survey



7 Feb, 2020

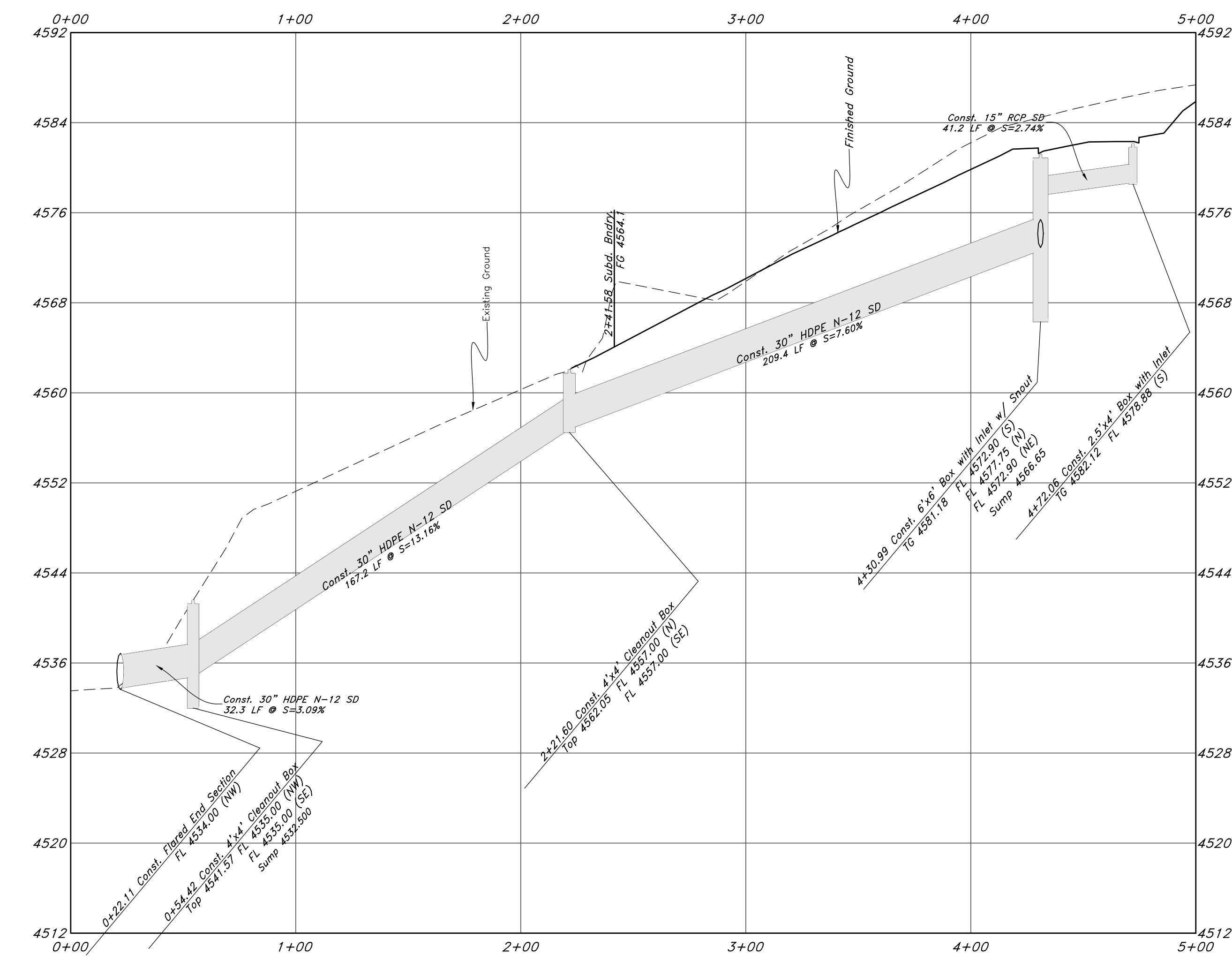
SHEET NO. **7**

19N724 - AM



Storm Drain Outfall South

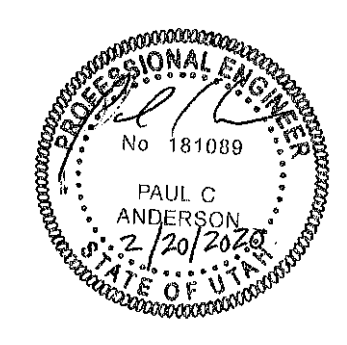
- POND GRADING NOTES:**
1. Contractor to reshape Bottom of Pond to ensure positive drainage to Concrete Waterway in Bottom of Pond.
 2. Contractor to extend Top of Pond along South and West Edge to a minimum elevation of 4542.10 to provide 2.0' of Freeboard for Pond.
 3. Top of Pond Berm to be a minimum of 10.0' wide for vehicular access.
 4. Compact Fill Material to be 95% Max Density.
 5. Coordinate with City on placement of any Excess Material from Pond Grading and Construction Activities prior to Spilling on Site.



Legend
(Note: All items may not appear on drawing)

San. Sewer Manhole	Water Manhole	Storm Drain Manhole	Electrical Manhole	Catch Basins	Exist. Fire Hydrant	Fire Hydrant	Exist. Water Valve	Water Valve	Sanitary Sewer	Culinary Water	Gas Line	Irrigation Line	Storm Drain	Telephone Line	Secondary Waterline	Power Line	Fire Line	Land Drain	Pressure Sewer	Power pole	Power pole w/guy	Light Pole	Fence	Flowline of ditch	Overhead Power line	Corrugated Metal Pipe	Concrete Pipe	Reinforced Concrete Pipe	Ductile Iron	Polyvinyl Chloride	Top of Asphalt	EA	CL	FF	TC	TWL	TK	NG	90	95.33TA	95.23A	R	Existing Asphalt	New Asphalt	Heavy Duty Asphalt	Concrete	Open Face	Curb & Gutter
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REV	DATE	DESCRIPTION
1	24 Feb. 2020	City Comments



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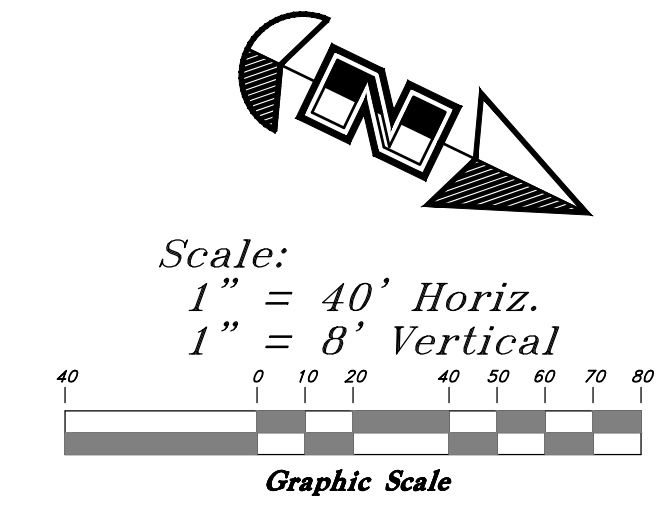
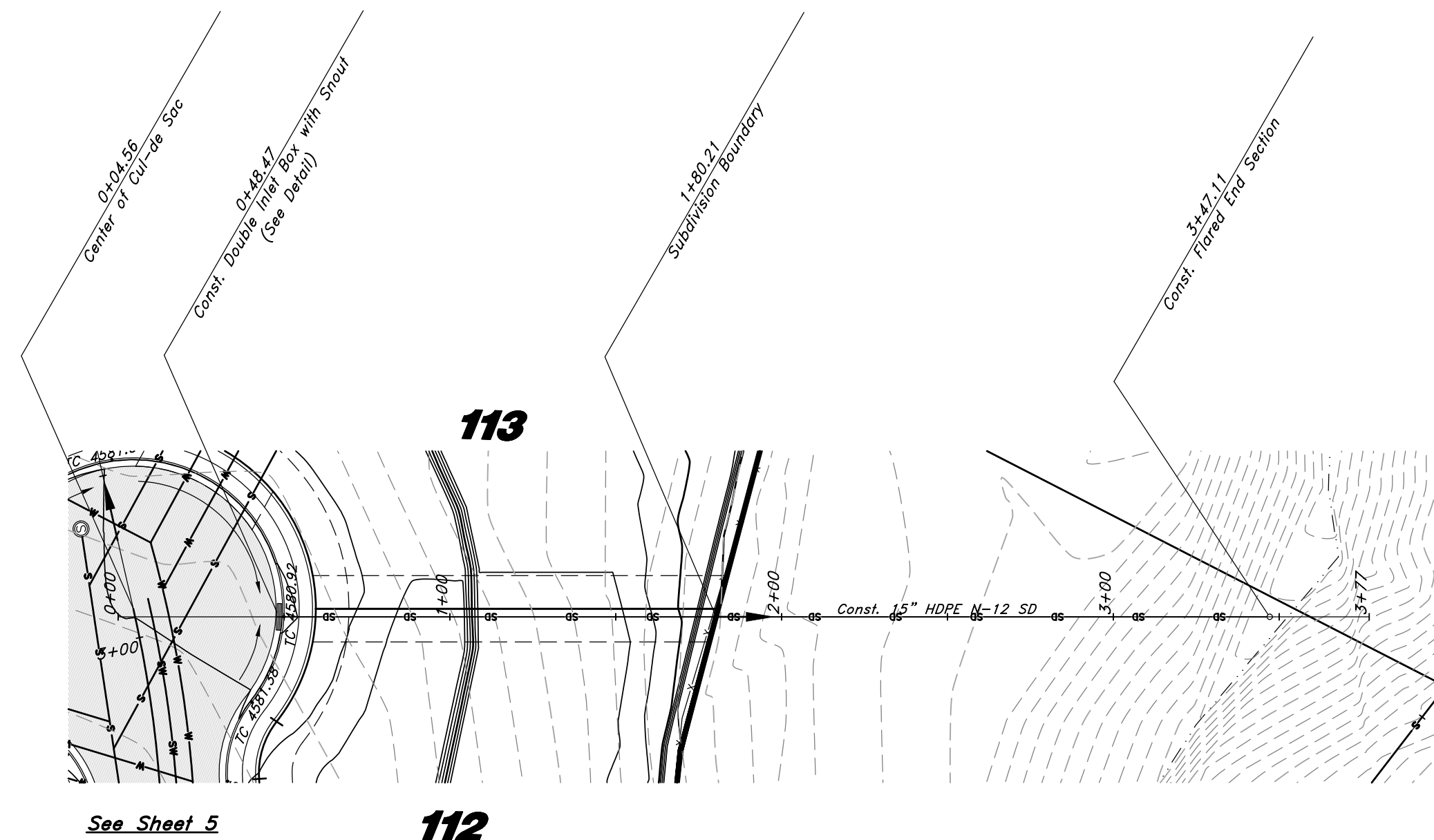
1475 EAST OGDEN, UTAH 84403
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Plan and Profile

Northwood Hills - Phase 1
 Approximately 1200 East 2600 North
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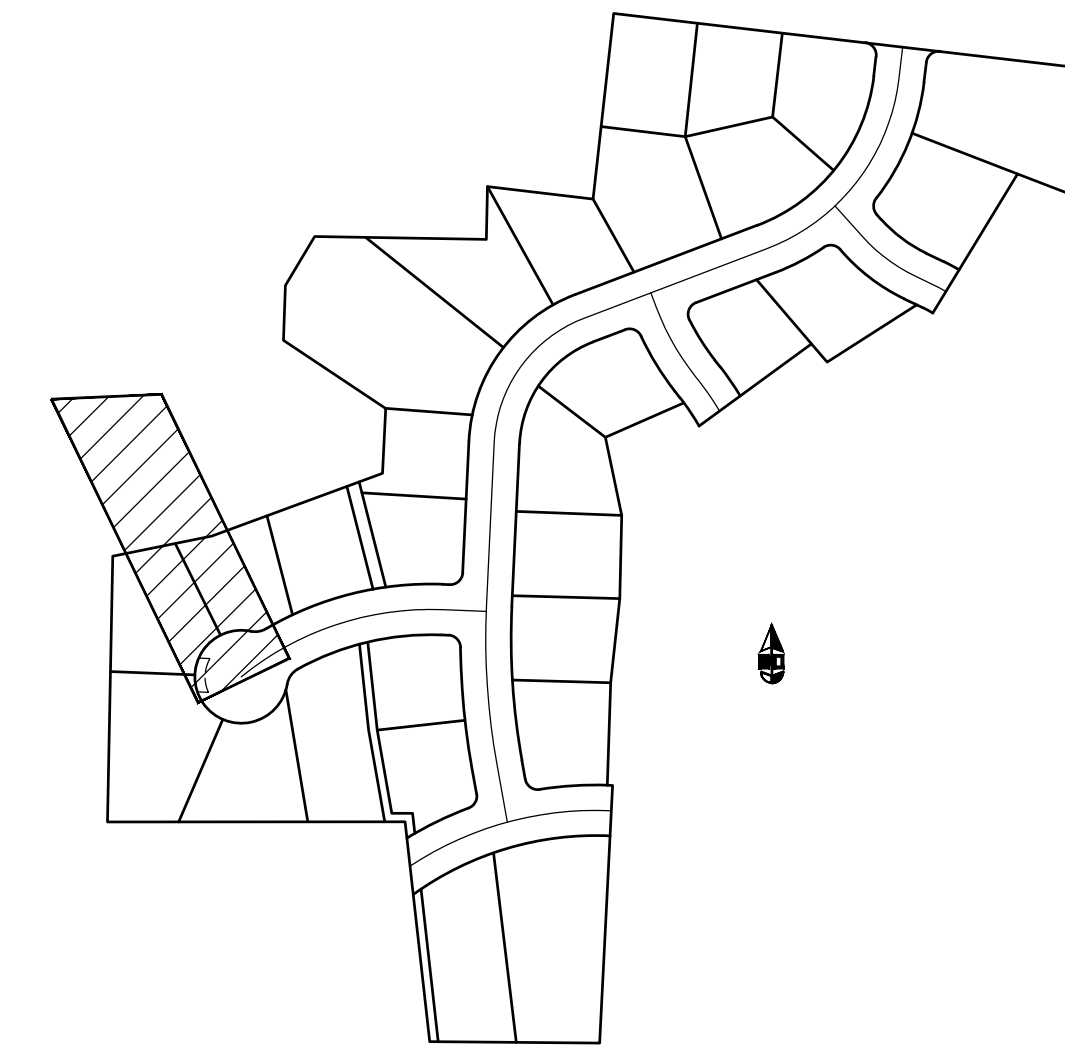
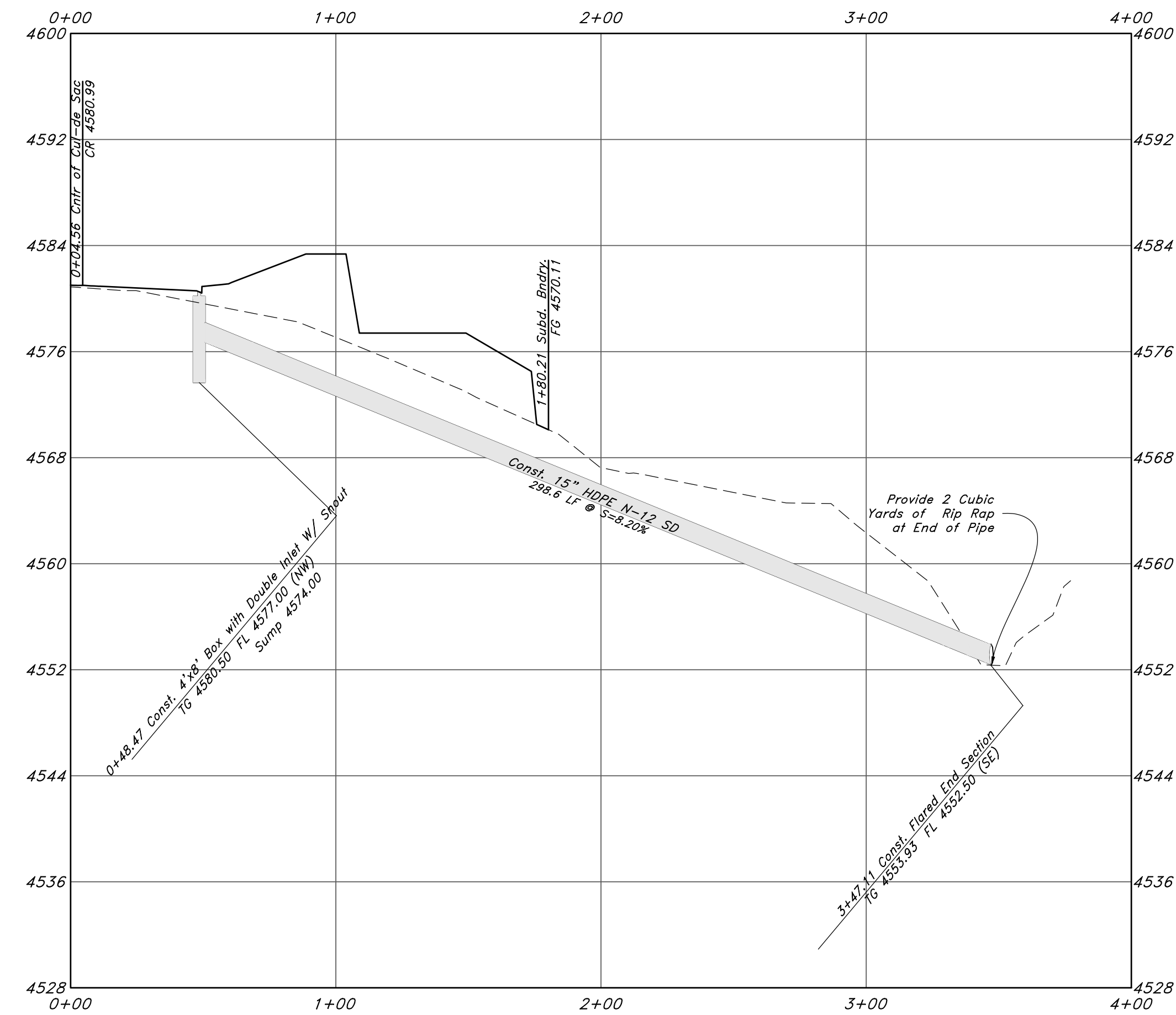


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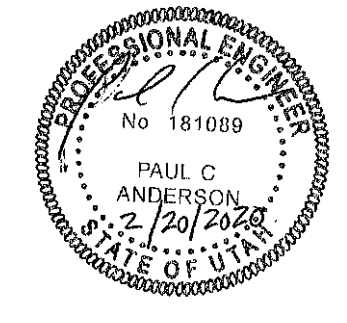
(Note: All items may not appear on drawing)

- San Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Pressure Sewer
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
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- Ridge Line
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- Existing Asphalt
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Storm Drain Outfall North



REV	DATE	DESCRIPTION
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Plan and Profile

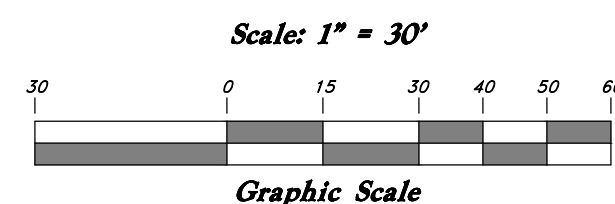
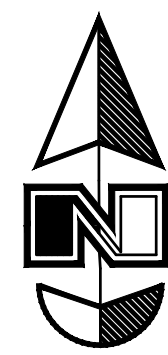
Northwood Hills - Phase 1
 Approximately 1200 East 2600 North
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7 Feb, 2020

SHEET NO.

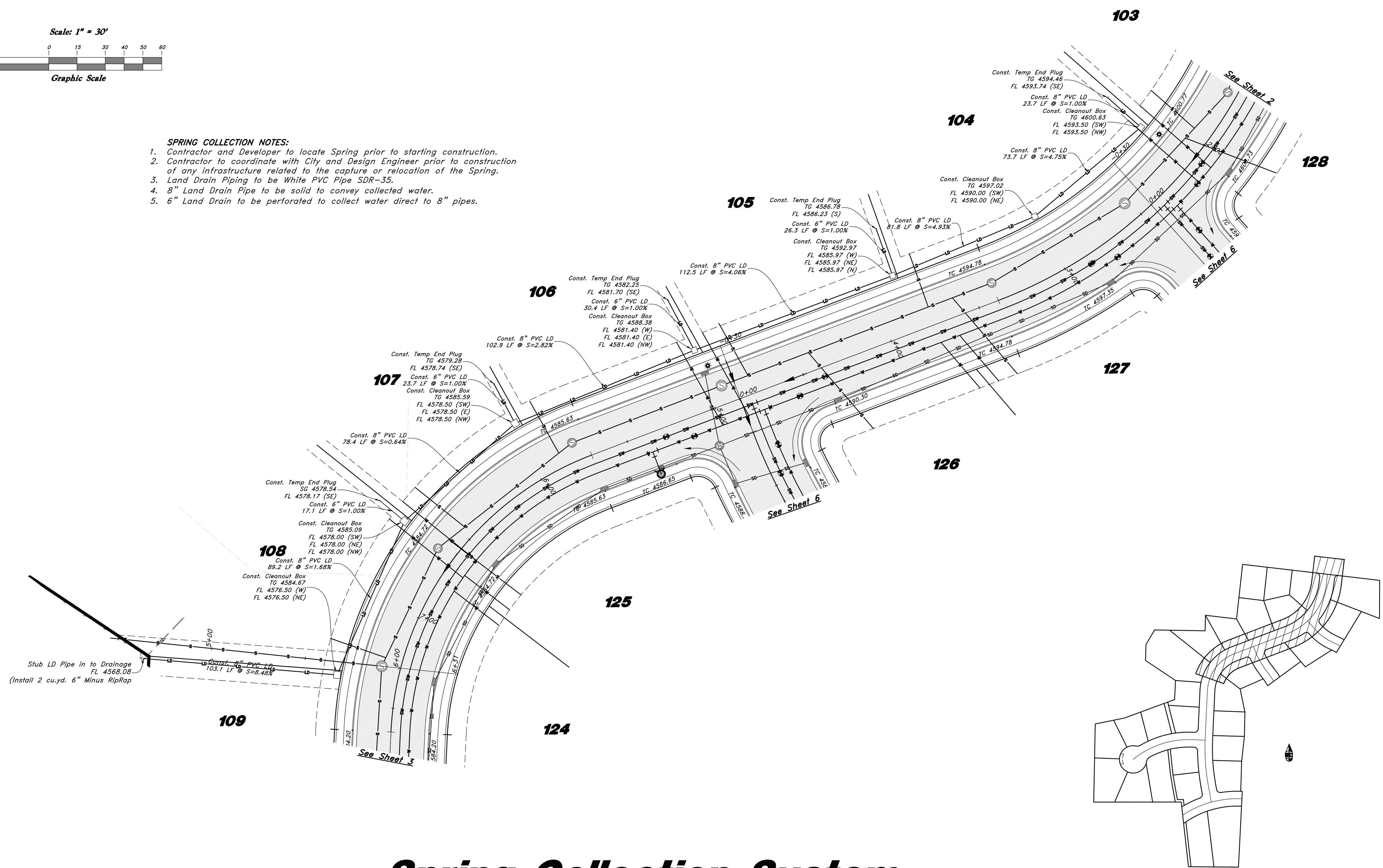
9

19N724 - AM



SPRING COLLECTION NOTES:

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2. Contractor to coordinate with City and Design Engineer prior to construction of any infrastructure related to the capture or relocation of the Spring.
3. Land Drain Piping to be White PVC Pipe SDR-35.
4. 8" Land Drain Pipe to be solid to convey collected water.
5. 6" Land Drain to be perforated to collect water direct to 8" pipes.

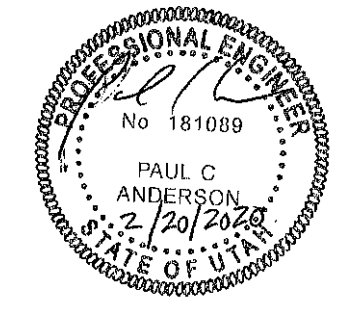


Legend

(Note: All items may not appear on drawing)

- San, Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
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- Storm Drain
- Telephone Line
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- Power Line
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- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
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- Top of Asphalt
- TA
- EA
- CL
- FL
- FF
- TC
- TW
- TWN
- NG
- 90-
- 90-
- 95.537A
- 95.727A
- R
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
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REV	DATE	CITY COMMENTS
1	24 Feb. 2020	



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Underground Spring Collection System

Northwood Hills - Phase 1

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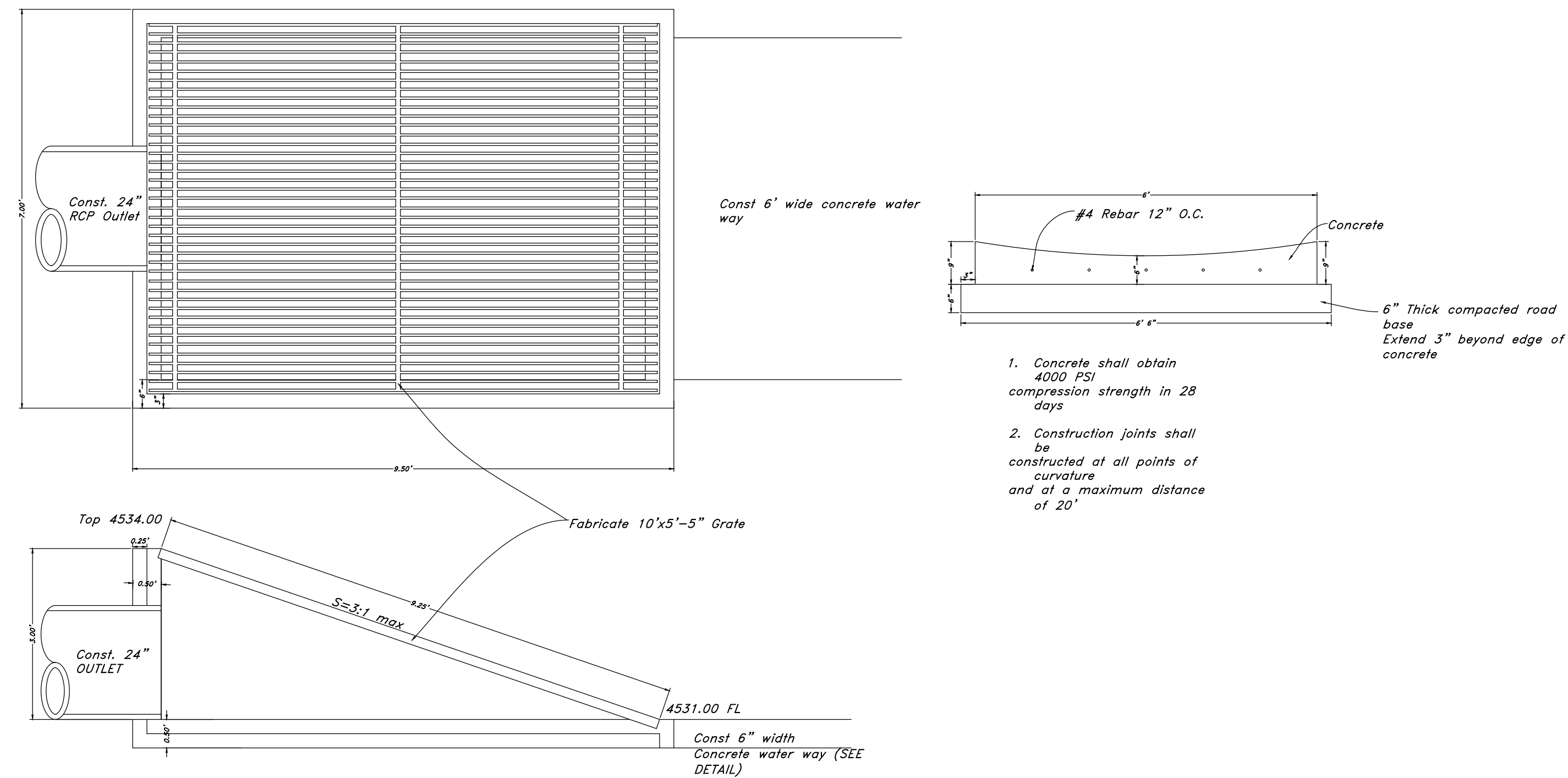
SHEET NO.

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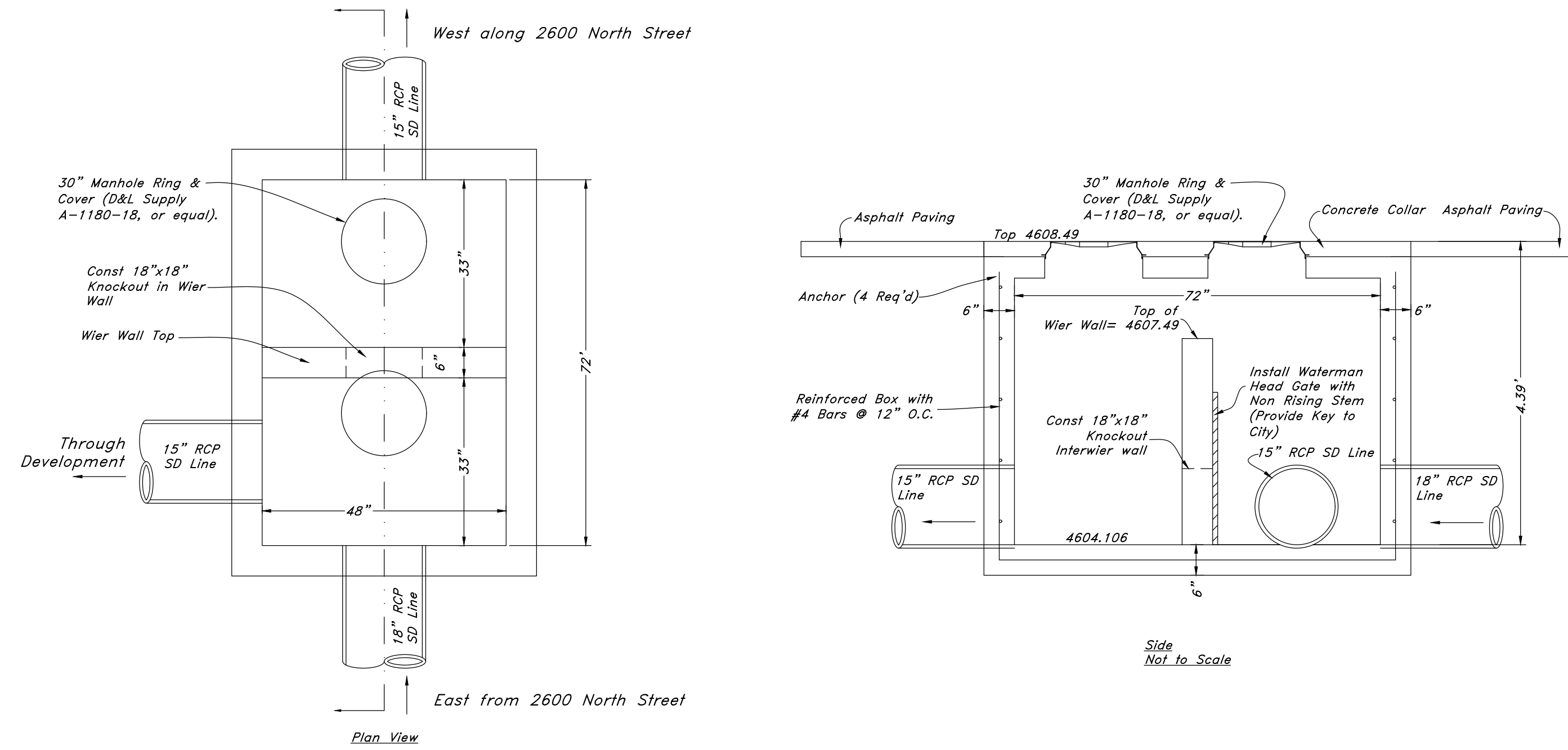
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19N724 - AM

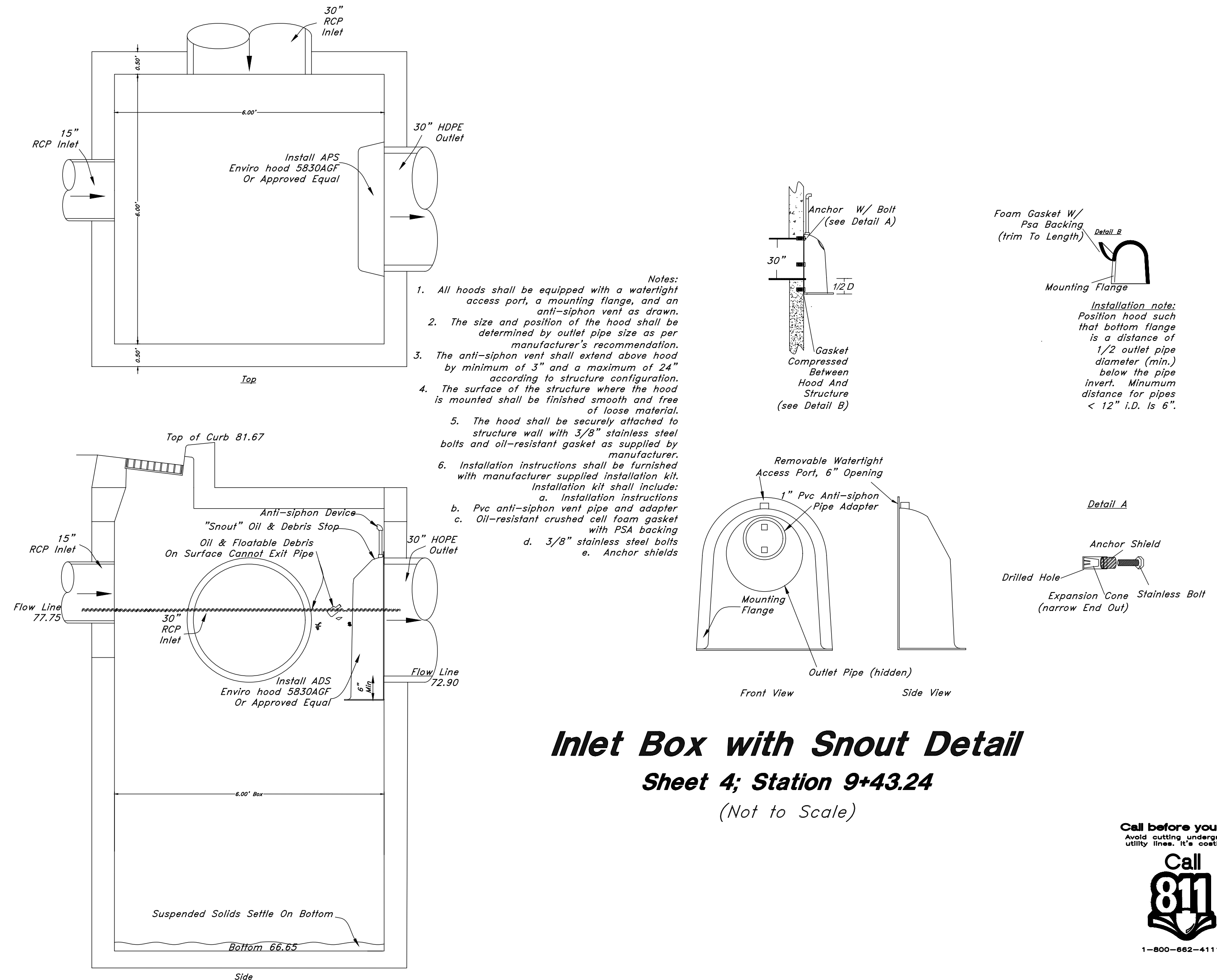
Spring Collection System



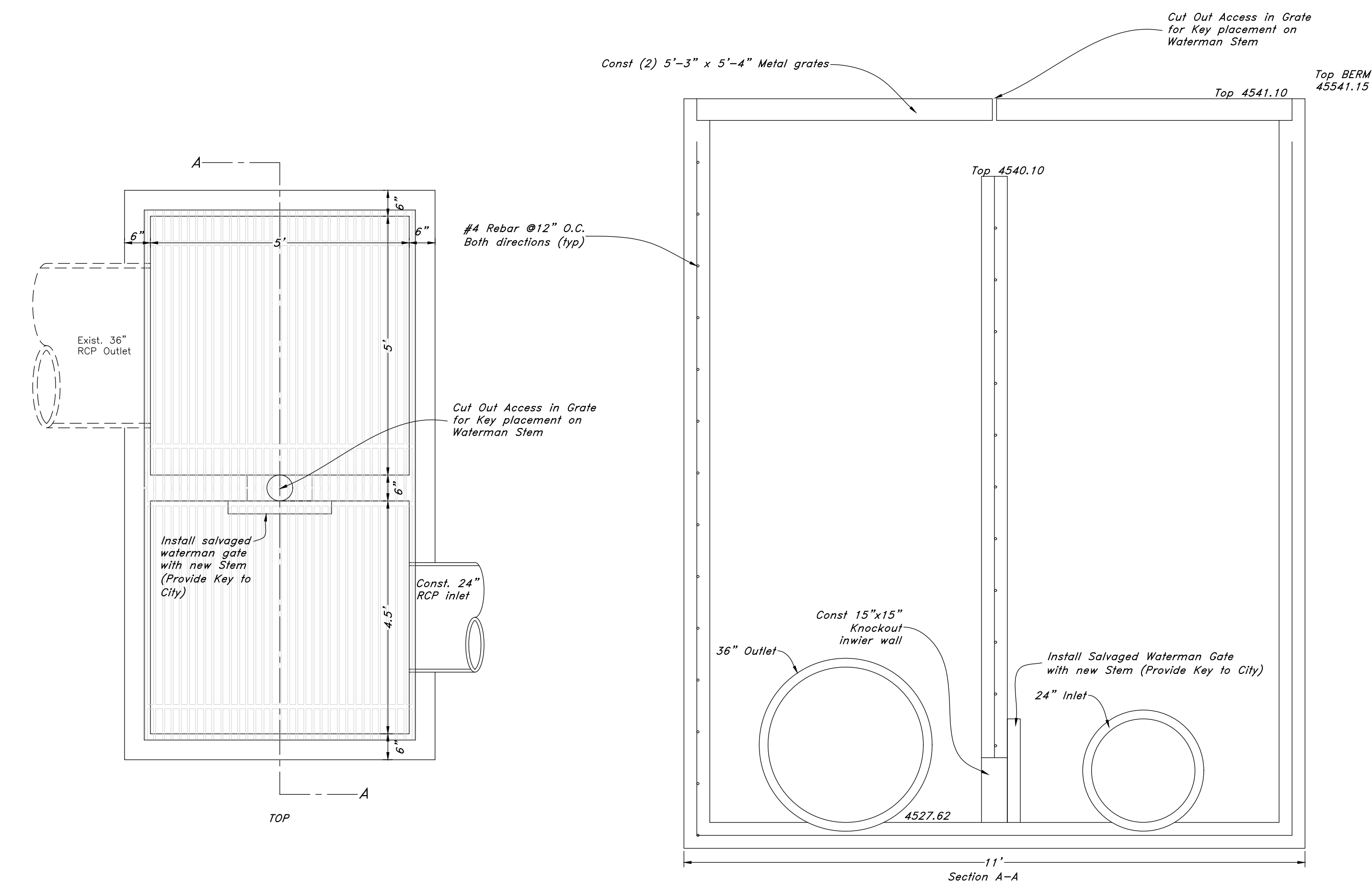
Inlet Structure Detail
(Not to Scale)



Diversion Box Detail
Sheet 1; Station 4+99.20
(Not to Scale)

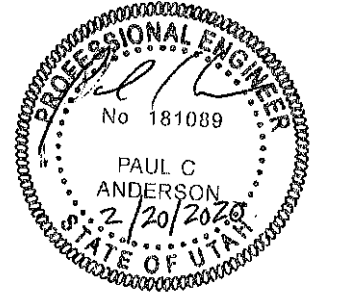


Inlet Box with Snout Detail
Sheet 4; Station 9+43.24
(Not to Scale)



Overflow Control Structure Detail
(Not to Scale)

REV	DATE	CITY	COMMENTS
1	24 Feb. 2020		

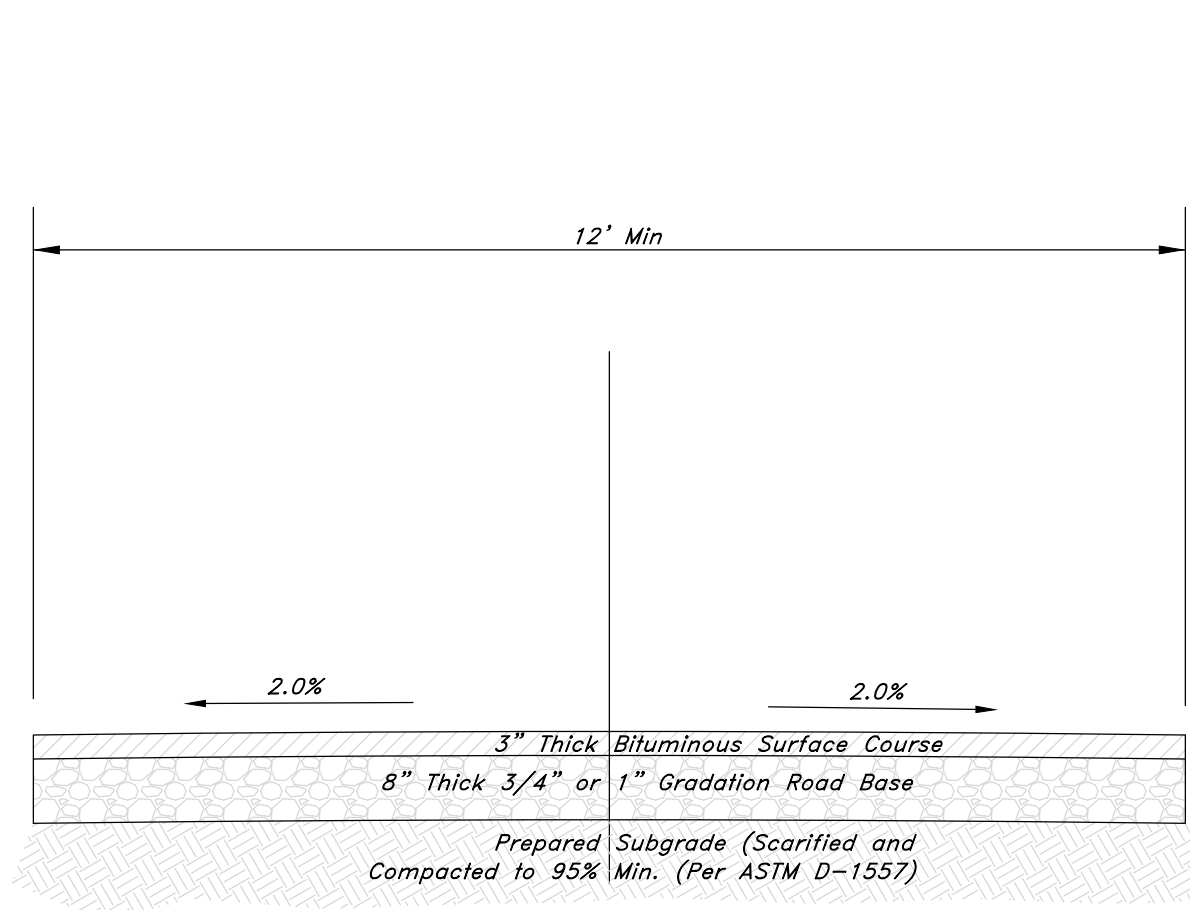


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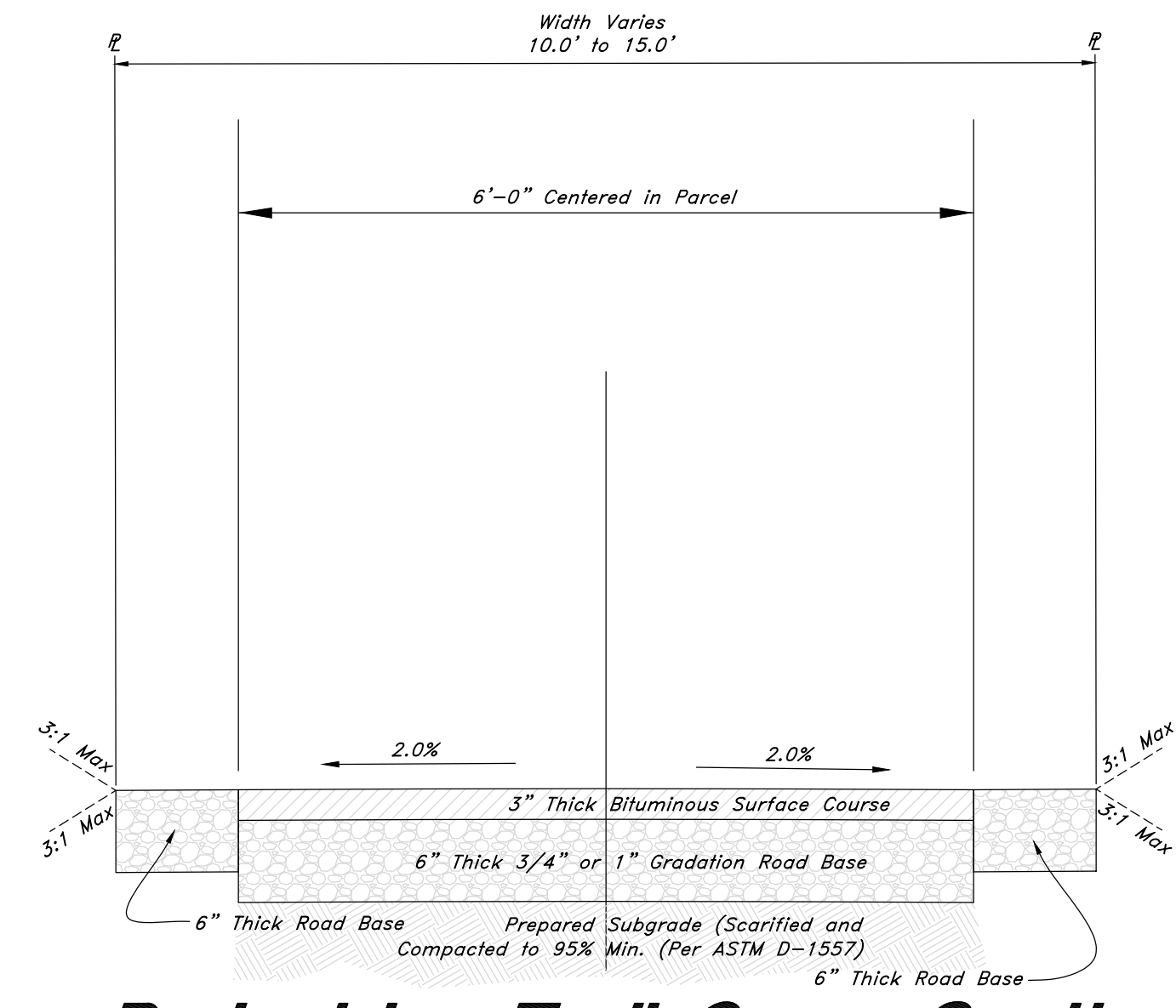
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Detail Sheet

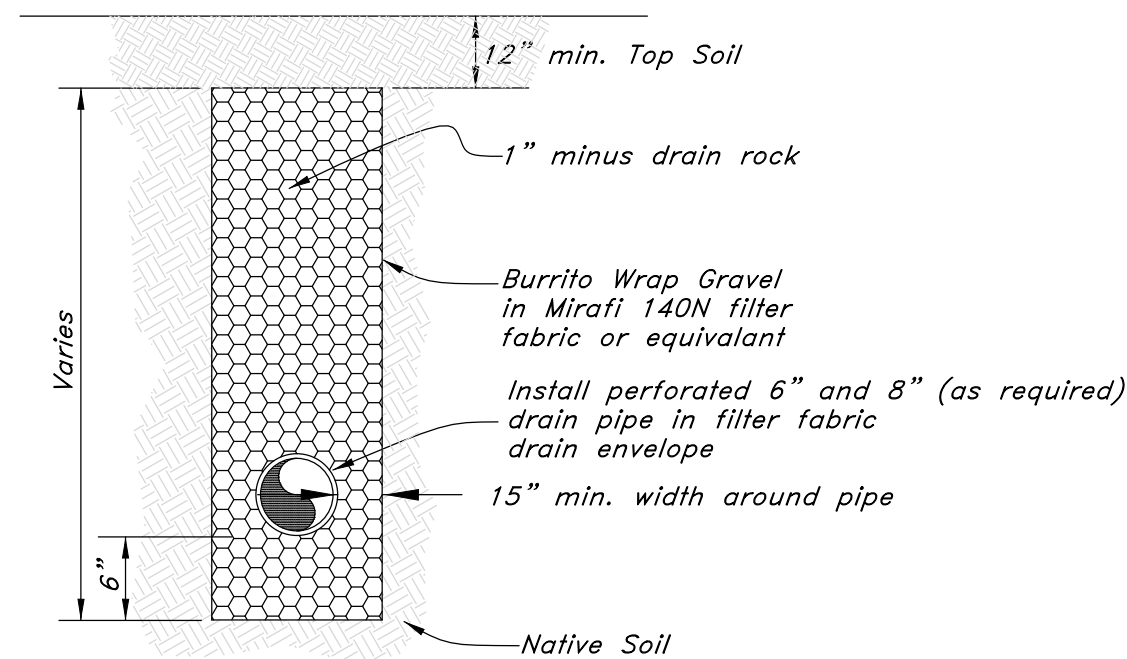
Northwood Hills - Phase 1
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Maintenance Access and Pedestrian Trail Cross Section
(Not to Scale)



Pedestrian Trail Cross Section
(Not to Scale)



Spring Collection Pipes Detail

NOT TO SCALE

NO ROCKS SMALLER THAN 24 INCHES AVERAGE DIAMETER SHOULD BE USED ON SUBSEQUENT LIFTS

SLOPE NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL

EMBED BASE ROCKS A MINIMUM OF 12 INCHES

BASE ROCK MUST BE AT LEAST 36 INCHES INCH AVERAGE DIAMETER

Typical Rock Wall - Horizontal Backfill

Walls up to 6 feet high - where needed
Not to Scale

NO ROCKS SMALLER THAN 24 INCHES AVERAGE DIAMETER SHOULD BE USED ON SUBSEQUENT LIFTS

SLOPE NO STEEPER THAN 1 HORIZONTAL TO 1 VERTICAL

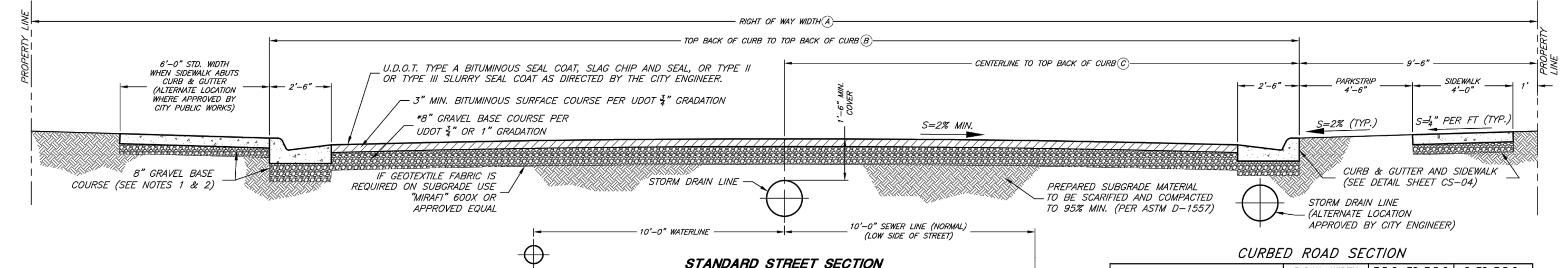
EMBED BASE ROCKS A MINIMUM OF 12 INCHES

SECOND LAYER OF ROCK SHOULD BE AT LEAST 30 INCHES IN AVERAGE DIAMETER

BASE ROCK MUST BE AT LEAST 40 INCHES INCH AVERAGE DIAMETER

Typical Rock Wall - Horizontal Backfill

Walls up to 9 feet high - where needed
Not to Scale

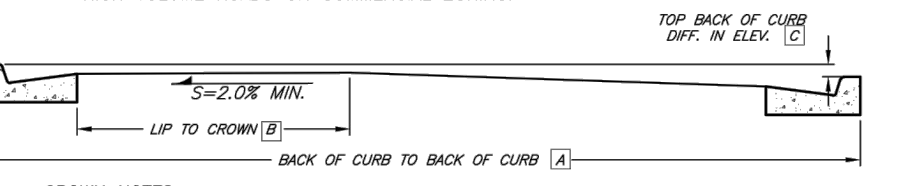


- STREET SECTION NOTES:**
1. PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK.
 2. PROVIDE 8" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER DRIVEWAY APPROACHES AND CURB & GUTTER.
 3. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY STANDARDS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS AND T.I. (TRAFFIC INDEX), FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY STRUCTURAL SECTION, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 3" AND GRAVEL BASE COURSE LESS THAN 8" THICK.
 4. SCORE CONCRETE SIDEWALK TRANSVERSELY AT A SPACING EQUAL TO THE SIDEWALK WIDTH AND ONE FOURTH OF CONCRETE THICKNESS FOR CONTRACTION JOINTS. MAXIMUM SPACING SHALL NOT EXCEED TEN FEET.
 5. PROVIDE 1/2" EXPANSION MATERIAL AT 60' INTERVALS AND AT ALL EDGES WHERE SIDEWALKS ABUT DRIVEWAYS. EXPANSION MATERIAL TO EXTEND THE ENTIRE THICKNESS OF THE CONCRETE.
 6. IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
 7. SIDEWALK ADJACENT TO DRIVE APPROACHES MUST BE 6" MINIMUM THICKNESS THROUGH THE DRIVEWAY WIDTH.
 8. IF THE SIDEWALK HAS BEEN PREVIOUSLY INSTALLED WHEN THE NEW DRIVEWAY IS CONSTRUCTED, THE 4" THICK SIDEWALK AND GRAVEL BASE SHALL BE REMOVED AND REPLACED WITH 6" THICK SIDEWALK AND 8" THICK GRAVEL BASE THROUGH THE NEW APPROACH, AT THE OWNERS OR DEVELOPERS EXPENSE.
 9. PARK-STRIPS: IN ORDER TO ACCOMMODATE UTILITY MAINTENANCE, REPAIR, CONSTRUCTION OR REPLACEMENT HARD SURFACING SUCH AS CONCRETE, ASPHALT, OR ROCK/STONE/MASONRY PAVERS ARE NOT ALLOWED IN PARK-STRIP AREAS. ANY PROTECTIVE COVERING IN THE PARK-STRIP MUST BE LIMITED TO MATERIALS SUCH AS BARK, DECORATIVE ROCK, SOIL, FLOWERS OR OTHER LOW GROWING PLANTS AND SHRUBBERY COMMONLY USED FOR LANDSCAPING. HARD SURFACING MATERIAL MAY BE ALLOWED AFTER CONSIDERATION OF SPECIAL CONDITIONS AND ONLY WHEN APPROVED BY THE CITY. TREE PLANTING IN THE PARK-STRIP SHALL BE AS REGULATED BY CITY ORDINANCE.
 10. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICALLY ABOVE IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-330-7.
 11. NATURAL GAS TYPICALLY LOCATED IN THE PARKSTRIP, POWER AND COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.
 12. STREET CUTS AND POT-HOLE LOCATION ACTIVITIES: WHEN AN EXISTING ROADWAY IS CUT FOR THE LOCATION OR INSTALLATION OF UTILITY LINES THE PAVEMENT SHALL BE REPLACED WITH A T-PATCH AS SHOWN ON THE TYPICAL TRENCH SECTION ON SHEET CS-07 OF THESE STANDARDS, WHERE MECHANICAL COMPACTION EQUIPMENT CANNOT BE USED TO CONSOLIDATE BACKFILL SUCH AS IN VECTOR POT-HOLE LOCATION PROCEDURES, THE HOLE SHALL BE FILLED WITH FLOWABLE FILL. THE PAVEMENT SHALL BE SAW CUT ONE FOOT BEYOND THE POT-HOLE AND PATCHED INCLUDING A TACK COAT ON ALL EDGES. THE MINIMUM SIZE OF PATCH SHALL BE TWO FEET BY TWO FEET. IF A PATCH IS LOCATED WITHIN TWO FEET OF THE LIP OF GUTTER OR EDGE OF ASPHALT THE PATCH SHALL BE EXTENDED TO THE LIP OF GUTTER OR EDGE OF ASPHALT.

CURBED ROAD SECTION

STREET DESIGNATION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	Σ TO T.B.C. (C)
MINOR (STANDARD RESIDENTIAL)	60'	41'	20.5'
COLLECTOR	68'	47'	23.5'
MINOR ARTERIAL	84'	65'	32.5'
MAJOR ARTERIAL	100'	81'	40.5'

- NOTE:**
1. ALL OTHER PROPOSED STREET CROSS SECTIONS SHALL BE AS APPROVED BY THE NORTH OGDEN CITY ENGINEER.
 2. ROAD SECTION USED AS DETERMINED BY THE CITY ENGINEER & PLANNING COMMISSION BASED UPON ZONING, GENERAL PLAN, SIZE OF DEVELOPMENT, ESTIMATED TRAFFIC VOLUME, & AMOUNT OF OPEN SPACE ASSOCIATED WITH DEVELOPMENTS PROXIMATE TO HIGH VOLUME ROADS OR COMMERCIAL ZONING.

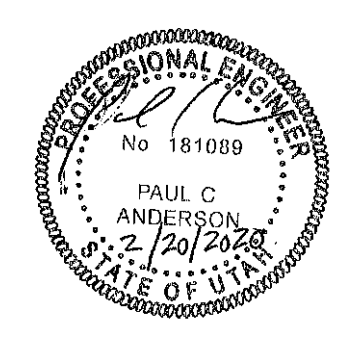


CROWN LOCATION TABLE

CR	CS	CB
41'-0"	18'-0"	0'-0"
41'-0"	12'-0"	0'-6"
41'-0"	10'-0"	1'-0"
47'-0"	21'-0"	0'-0"
47'-0"	10'-6"	0'-6"
47'-0"	10'-8"	1'-0"

CROWN LOCATION FOR VARIOUS CROSS SLOPES

REV	DATE	DESCRIPTION
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PAUL C. ANDERSON
No. 181008
STATE OF UTAH
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544
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Detail Sheet
Northwood Hills - Phase 1
Approximately 1200 East 2600 North
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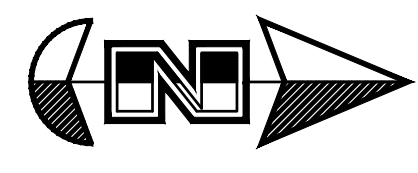
7 Feb, 2020

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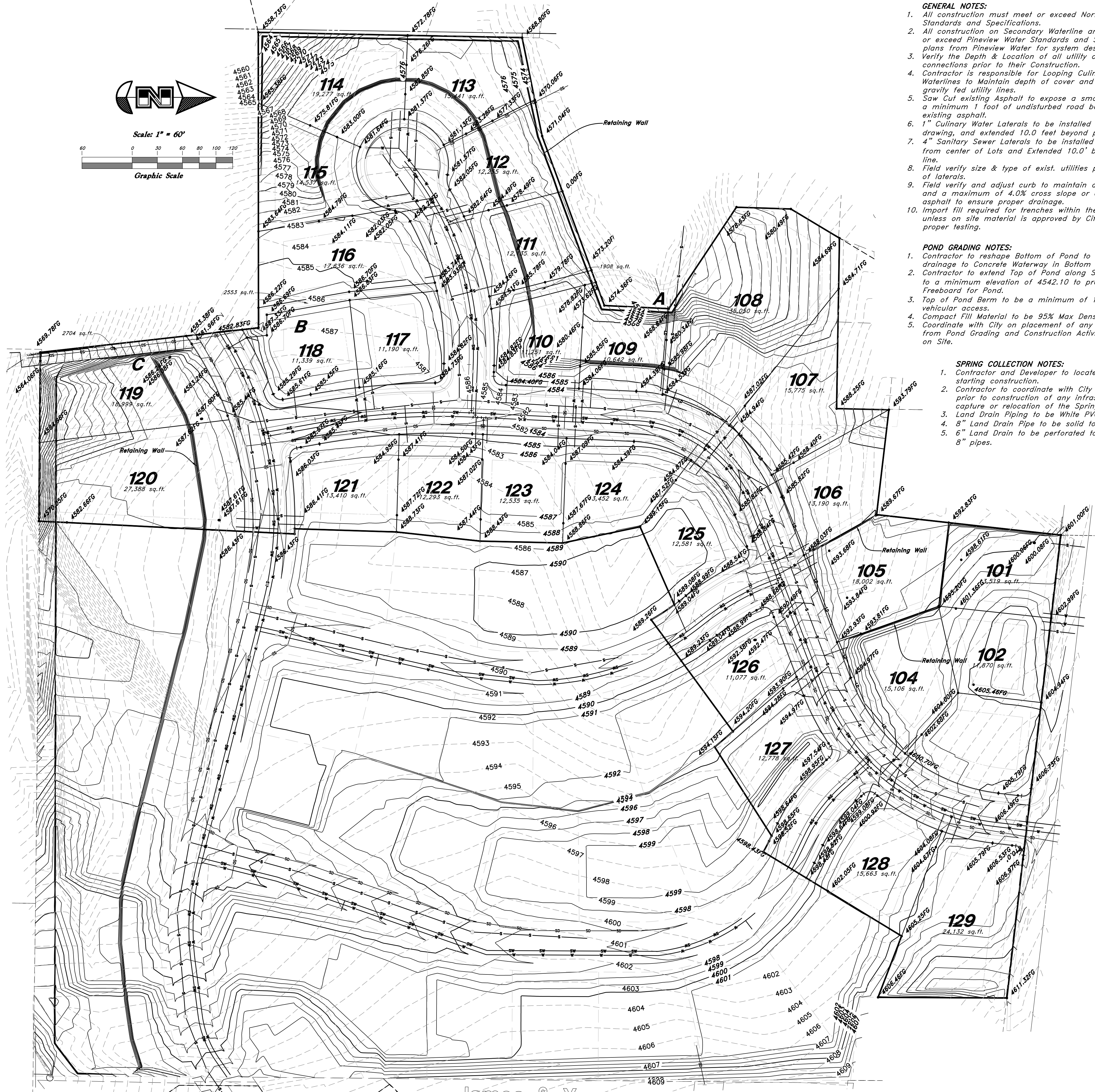
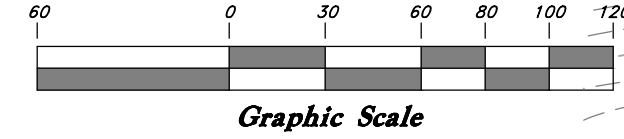
12

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Scale: 1" = 60'



- GENERAL NOTES:**
- All construction must meet or exceed North Ogden City Standards and Specifications.
 - All construction on Secondary Waterline and Services to meet or exceed Pineview Water Standards and Specifications. See plans from Pineview Water for system design.
 - Verify the Depth & Location of all utility crossings & connections prior to their Construction.
 - Contractor is responsible for Looping Culinary and Secondary Waterlines to Maintain depth of cover and separation between gravity fed utility lines.
 - Saw Cut existing Asphalt to expose a smooth clean edge and a minimum 1 foot of undisturbed road base from under existing asphalt.
 - 1" Culinary Water Laterals to be installed as shown on drawing, and extended 10.0 feet beyond property line.
 - 4" Sanitary Sewer Laterals to be installed 10.0' down slope from center of Lots and Extended 10.0' beyond right-of-way line.
 - Field verify size & type of exist. utilities prior to construction of laterals.
 - Field verify and adjust curb to maintain a minimum of 1.5% and a maximum of 4.0% cross slope or overlay existing asphalt to ensure proper drainage.
 - Import fill required for trenches within the Right of Way unless on site material is approved by City Engineer with proper testing.

- POND GRADING NOTES:**
- Contractor to reshape Bottom of Pond to ensure positive drainage to Concrete Waterway in Bottom of Pond.
 - Contractor to extend Top of Pond along South and West Edge to a minimum elevation of 4542.10 to provide 2.0' of Freeboard for Pond.
 - Top of Pond Berm to be a minimum of 10.0' wide for vehicular access.
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- SPRING COLLECTION NOTES:**
- Contractor and Developer to locate Spring prior to starting construction.
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 - Land Drain Piping to be White PVC Pipe SDR-35.
 - 8" Land Drain Pipe to be solid to convey collected water.
 - 6" Land Drain to be perforated to collect water direct to 8" pipes.

- GENERAL DEMOLITION NOTES:**
- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
 - Refer to site improvement plans for more details on limits of removal.
 - Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
 - All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
 - All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
 - Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
 - Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
 - DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
 - If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
 - Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
 - 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. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
 - Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
 - Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
 - Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
 - Install traffic warning devices as needed in accordance with local standards.
 - Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

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.

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

- CURB AND GUTTER CONSTRUCTION NOTES:**
- Open face gutter shall be constructed where drainage is directed away from curb.
 - Open face gutter locations are indicated by shading and notes on site and grading plan.
 - It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
 - Refer to the typical details for a standard and open face curb and gutter for dimensions.
 - Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

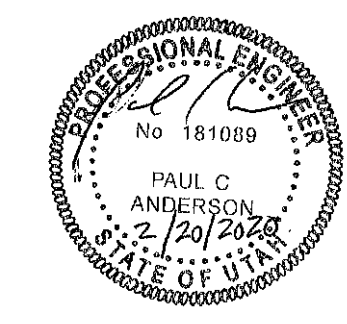
ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.

The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

CAUTION NOTICE TO CONTRACTOR

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



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 801-224-4445
 WWW.GREATBASINENGINEERING.COM

Mass Grading Plan

Northwood Hills - Phase 1

Approximately 1200 East 2600 North
 North Ogden City, Weber County, Utah
 A part of Section 34, T7N, R1W, S1E&M, U.S. Survey

7, Feb 2020

SHEET NO. 13

19N724 - AM