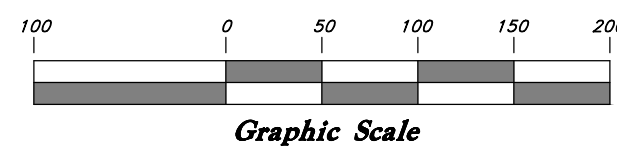
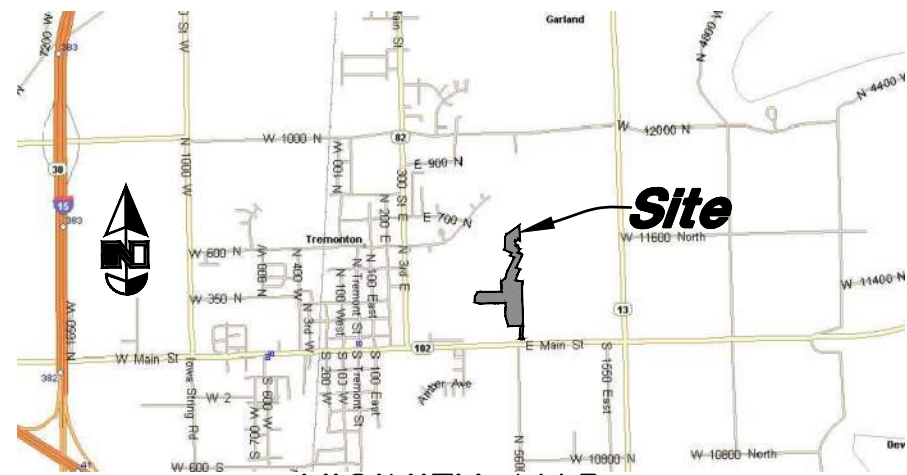


Scale: 1" = 100'



Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- Fence
- PU&DE Public Utility & Drainage Easement



VICINITY MAP (Not to Scale)

Southwest Corner of Section 2, Township 11 North, Range 3 West (Found 2020 Aluminum Cap Monument inside ring and cover)

Rivers Edge - Phase 1

A part of Section 2, T11N, R2W, SLB&M, U.S. Survey
Tremonton City, Box Elder County, Utah
June 2021

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, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Rivers Edge - Phase 1 in Tremonton City, Box Elder 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 Box Elder County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

Signed this _____ day of _____, 2021.

Andy Hubbard

ACKNOWLEDGMENT

State of Utah
County of Box Elder } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by _____.

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

OWNER'S DEDICATION

I, the undersigned owner 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 Rivers Edge - Phase 1, and hereby dedicate to Tremonton City, Box Elder County, Utah all those portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, also those certain strips of land designated as easements for Public Utility and Drainage purposes as shown hereon, also those certain portions designated as Parcels, for Public Utility, Drainage, and Irrigation purposes, as shown hereon, the same to be used for the installation, maintenance and operation of Public Utility, and Drainage, Service lines and above ground Drainage as may be authorized by Tremonton City, I also dedicate, grant and convey to the Tremonton City all those parts or portions of said tract designated as Parcels, For Public Recreation ingress and egress as may be authorized by Tremonton City.

Signed this _____ day of _____, 2021.

NARRATIVE

This Subdivision Plat was requested by Rivers Edge Real Holdings, LLC for the purpose of Subdividing said tract of land into Seventy Two (72) lots

Basis of bearing for this survey is South 88°49'43" West, measured between the Southwest Corner of Section 2 and the Southeast Corner of Section 2 (Township 11 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey)

See Record of Survey # _____ for complete boundary retracement details.

BOUNDARY DESCRIPTION

A Part of the Northwest Quarter of Section 2, Township 11 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Tremonton City, Box Elder County, Utah

Beginning at a point which is 2608.98 feet South 88°49'43" West along the Section line and 50.00 feet South 01°10'17" East from the Northeast Corner of said Section 36, and running thence to a point of non-tangent curvature; thence Northeastly along the arc of a 16 foot Radius curve to the Left a distance of 25.18 feet (Central Angle equals 90°09'35" and Long Chord bears North 43°44'39" East 22.66 feet) to a point of tangency; thence North 01°20'03" West 83.88 feet to a point of tangent curvature; thence Northeastly along the arc of a 636.25 foot Radius curve to the Right a distance of 126.56 feet (Central Angle equals 11°23'48" and Long Chord bears North 04°21'47" East 126.35 feet) to a point of tangency; thence Northeastly along the arc of a 570.26 foot Radius curve to the Left a distance of 113.53 feet (Central Angle equals 11°24'24" and Long Chord bears North 04°21'22" East 113.34 feet) to a point of non-tangency; thence South 88°49'59" West 324.61 feet; thence North 14°29'45" West 92.49 feet; thence North 14°32'42" West 136.57 feet; thence North 14°31'32" West 54.36 feet; thence North 00°46'38" West 145.74 feet; thence North 08°58'15" East 60.95 feet; thence North 01°11'46" West 120.00 feet; thence South 88°48'14" West 209.45 feet; thence North 87°50'49" West 60.08 feet; thence South 89°13'22" West 200.00 feet; thence South 89°13'28" West 222.96 feet; thence North 74°47'49" West 121.70 feet; thence North 03°34'08" East 157.10 feet; thence North 33°20'49" East 123.47 feet; thence North 77°10'36" East 60.00 feet; thence North 89°56'18" East 568.51 feet; thence North 00°03'41" West 120.16 feet; thence North 04°06'54" West 60.12 feet; thence North 00°03'31" West 99.25 feet; thence North 58°18'35" East 114.42 feet; thence North 16°07'42" East 102.16 feet; thence North 15°50'30" East 101.96 feet; thence North 27°11'58" East 399.77 feet; thence North 62°48'02" West 120.00 feet; thence North 27°11'58" East 66.99 feet; thence North 62°48'02" West 207.31 feet; thence North 32°38'22" East 26.75 feet; thence North 02°16'04" East 161.57 feet; thence North 01°00'48" West 144.50 feet; thence North 27°29'05" East 72.06 feet; thence North 55°12'22" East 419.94 feet; thence South 88°50'54" West 20.95 feet; thence South 01°09'06" East 142.32 feet to a point of non-tangent curvature; thence Northeastly along the arc of a 255.00 foot Radius curve to the Left a distance of 61.21 feet (Central Angle equals 13°45'08" and Long Chord bears North 64°19'12" East 61.06 feet) to a point of non-tangency; thence South 18°48'14" East 99.78 feet; thence South 62°42'55" East 26.47 feet; thence South 27°17'05" West 105.00 feet; thence South 62°42'55" East 46.25 feet to a point of tangency; thence Southeastly along the arc of a 9.91 foot Radius curve to the Left a distance of 5.62 feet (Central Angle equals 32°30'19" and Long Chord bears South 78°49'09" East 5.55 feet) to a point of tangent curvature; thence Southeastly along the arc of a 55.00 foot Radius curve to the Right a distance of 117.31 feet (Central Angle equals 122°12'15" and Long Chord bears South 33°49'03" East 96.30 feet) to a point of tangency; thence South 27°17'05" West 154.24 feet to a point of tangent curvature; thence Southwesterly along the arc of a 127.50 foot Radius curve to the Right a distance of 24.70 feet (Central Angle equals 11°05'56" and Long Chord bears South 21°44'07" West 24.66 feet) to a point of tangency; thence South 16°11'09" West 109.10 feet to a point of tangent curvature; thence Southwesterly along the arc of a 102.50 foot Radius curve to the Right a distance of 16.43 feet (Central Angle equals 09°11'07" and Long Chord bears South 11°35'35" East 16.41 feet) to a point of non-tangency; thence South 78°22'01" East 185.73 feet to a point of non-tangent curvature; thence Southwesterly along the arc of a 717.13 foot Radius curve to the Right a distance of 162.13 feet (Central Angle equals 12°57'54" and Long Chord bears South 05°08'58" West 161.93 feet) to a point of non-tangency; thence South 01°20'03" East 991.23 feet; thence South 00°48'41" East 11.61 feet to a point of tangent curvature; thence Southwesterly along the arc of a 636.27 foot Radius curve to the right a distance of 88.30 feet (Central Angle equals 07°57'05" and Long Chord bears South 03°41'14" West 88.23 feet) to a point of tangent curvature; thence Southwesterly along the arc of a 889.92 foot Radius curve to the Left a distance of 139.81 feet (Central Angle equals 09°00'05" and Long Chord bears South 03°09'52" West 139.66 feet) to a point of tangency; thence South 01°20'03" East 62.22 feet to a point of tangent curvature; thence along the arc of a 37.90 foot Radius curve to the Left a distance of 37.90 feet (Central Angle equals 90°00'23" and Long Chord bears South 46°10'06" East 53.60 feet) to the point of beginning.

Contains: 27.24 acres

APPROVAL AND ACCEPTANCE

Presented to the Tremonton City Council this _____ day of _____, A.D. 2021 at which time this subdivision was approved and accepted.

Attest: _____ Recorder _____ Mayor

LAND USE AUTHORITY BOARD

Approved this _____ day of _____, A.D. 2021
By the Tremonton City Land Use Authority Board.

Chairman

CITY ENGINEER

I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this Office

Date

Engineer

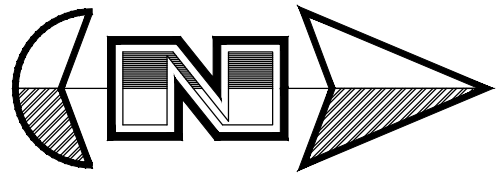
Sheet 1 of 3

BOX ELDER COUNTY RECORDER

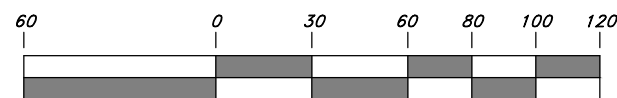
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY



Scale: 1" = 60'



Graphic Scale

Lot line Curve Data Sheet 3

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C200	0°51'37"	4973.11'	74.68'	S 89°05'20" W	74.68'
C201	90°11'44"	9.97'	15.70'	S 43°43'56" W	14.12'
C202	1°34'46"	280.00'	7.72'	S 0°24'23" E	7.72'
C203	15°48'09"	280.00'	77.23'	S 8°17'04" W	76.98'
C204	1°21'38"	305.00'	7.24'	S 16°51'58" W	7.24'
C205	9°44'18"	305.00'	51.84'	S 22°24'56" W	51.78'
C206	90°00'00"	10.00'	15.71'	S 17°42'55" E	14.14'
C207	22°08'11"	230.00'	88.86'	S 51°38'50" E	88.31'
C208	99°04'58"	10.00'	17.29'	N 89°52'47" E	15.22'
C209	13°08'20"	170.00'	38.98'	N 33°46'08" E	38.90'
C210	17°23'17"	230.00'	69.80'	S 35°53'36" W	69.53'
C211	73°24'36"	10.00'	12.81'	S 7°52'57" W	11.95'
C212	7°37'15"	230.00'	30.59'	S 25°00'43" E	30.57'
C213	20°59'34"	230.00'	84.27'	S 10°42'19" E	83.80'
C214	0°22'39"	230.00'	1.52'	S 0°01'12" E	1.52'
C215	13°28'26"	150.00'	35.27'	S 6°54'21" W	35.19'
C216	24°53'30"	150.00'	65.17'	S 26°05'19" W	64.66'
C217	3°07'18"	150.00'	8.17'	S 40°05'43" W	8.17'
C218	31°33'32"	30.00'	16.52'	S 25°52'36" W	16.32'
C219	49°30'03"	55.00'	47.52'	S 34°50'52" W	46.05'
C220	15°21'14"	55.00'	14.74'	S 67°16'31" W	14.69'
C221	63°43'52"	55.00'	61.18'	N 73°10'57" W	58.07'
C222	64°36'45"	55.00'	62.02'	N 9°00'38" W	58.79'
C223	70°37'59"	55.00'	67.80'	N 58°36'43" E	63.59'
C224	74°35'22"	29.96'	39.00'	N 56°38'00" E	36.30'
C225	19°10'05"	90.31'	30.21'	N 9°47'11" E	30.07'
C226	22°37'50"	170.00'	67.15'	N 11°08'47" W	66.71'
C227	108°07'02"	10.00'	18.87'	N 76°31'13" W	16.19'
C228	8°01'22"	255.00'	35.71'	S 53°25'57" W	35.68'
C230	21°46'30"	195.00'	74.11'	N 60°18'31" E	73.66'
C231	90°00'00"	10.00'	15.71'	N 4°25'16" E	14.14'
C232	22°08'11"	170.00'	65.68'	N 51°38'50" W	65.27'
C233	7°17'13"	245.00'	31.16'	N 23°38'28" W	31.14'
C234	3°48'43"	245.00'	16.30'	N 18°05'30" E	16.30'
C235	17°22'55"	220.00'	66.74'	N 7°29'41" E	66.49'
C236	90°08'36"	10.00'	15.73'	N 46°16'04" W	14.16'
C237	4°13'23"	530.00'	39.07'	N 89°13'41" W	39.06'
C238	87°06'31"	10.00'	15.20'	S 49°19'45" W	13.78'
C239	5°51'30"	783.00'	80.06'	S 8°42'15" W	80.02'
C240	8°11'47"	102.50'	14.66'	S 2°54'08" W	14.65'

Center line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C500	8°59'49"	923.33'	144.99'	N 3°09'52" E	144.84'
C501	8°59'49"	603.27'	94.73'	N 3°09'52" E	94.63'
C502	89°53'47"	85.00'	133.36'	S 46°08'39" E	120.10'
C504	8°44'58"	750.00'	114.53'	N 7°15'30" E	114.42'
C505	4°13'23"	500.00'	36.85'	S 89°13'41" E	36.85'
C506	0°50'21"	5000.00'	73.24'	N 89°04'48" E	73.24'
C507	17°22'55"	250.00'	75.84'	S 7°29'41" W	75.55'
C508	11°05'56"	275.00'	53.27'	S 21°44'07" W	53.19'
C509	22°07'56"	200.04'	77.27'	S 51°38'50" E	76.79'
C510	2°52'01"	195.01'	9.76'	S 39°09'50" E	9.76'
C511	22°13'18"	200.00'	77.57'	S 38°18'37" W	77.08'
C512	37°57'17"	199.99'	132.48'	S 18°48'31" E	130.07'
C513	55°02'15"	120.00'	115.27'	S 27°41'15" W	110.89'
C514	21°41'51"	225.00'	85.21'	S 60°16'11" W	84.70'

NOTE:

1. 10' Wide Public Utility Easements along the front and rear of each lot as shown.

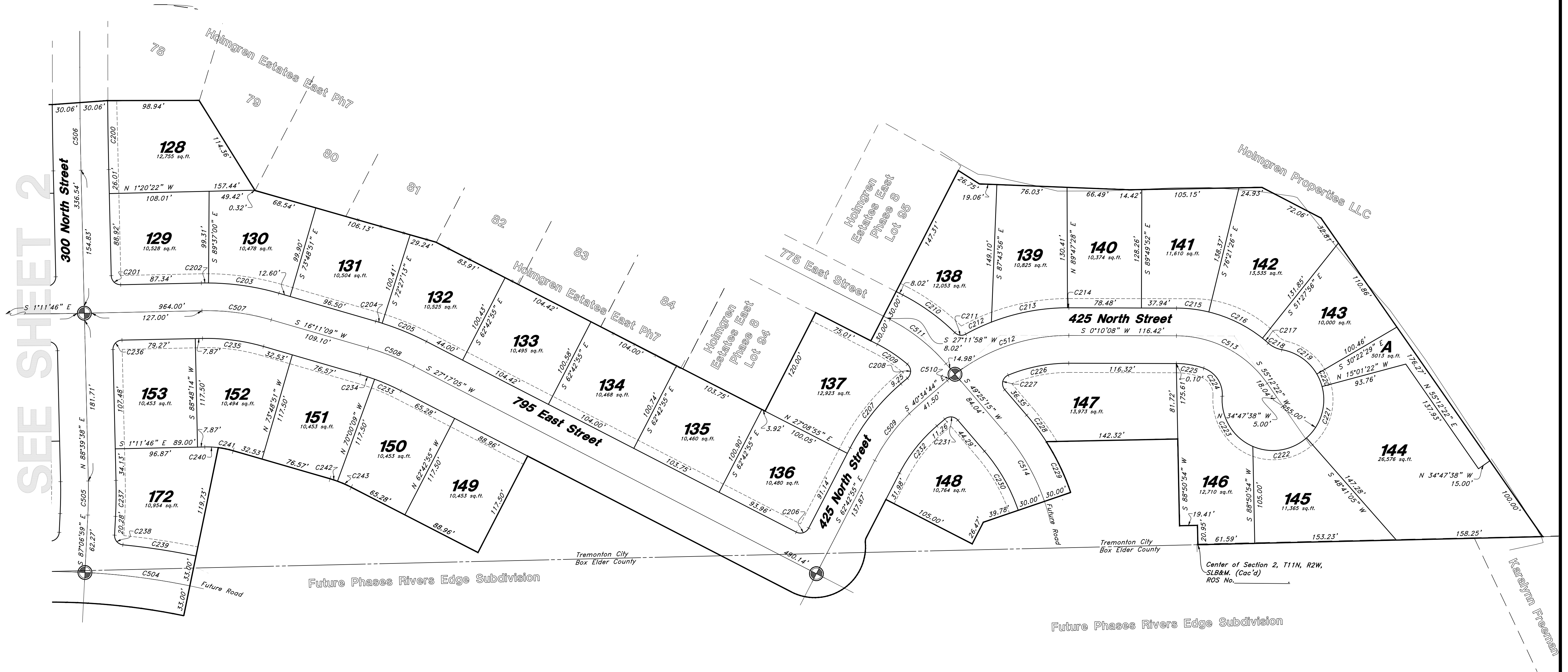
2. #5 rebar and surveyor's cap set at back lot corners. Copper rivet to be set in the curb at lot line extension.



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 • FAX (801)392-7544 • WWW.GREATBASINENGINEERING.COM

Rivers Edge - Phase 1

A part of Section 2, T11N, R2W, SLB&M, U.S. Survey
Tremonton City, Box Elder County, Utah
June 2021



Sheet 3 of 3

BOX ELDER COUNTY RECORDER

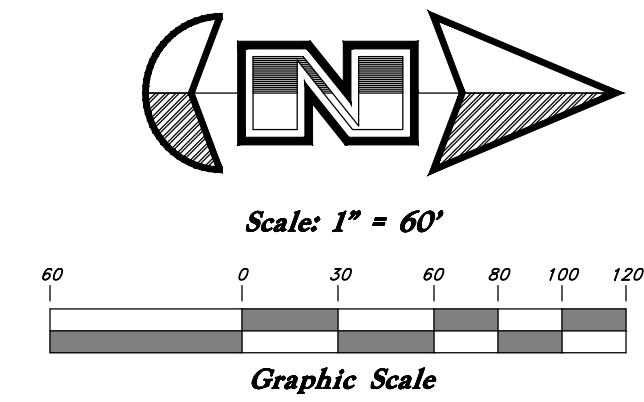
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____, AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

20N710 - Plat

NOT FOR RECORDING



Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- ⊙ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Fence
- PU&DE Public Utility & Drainage Easement

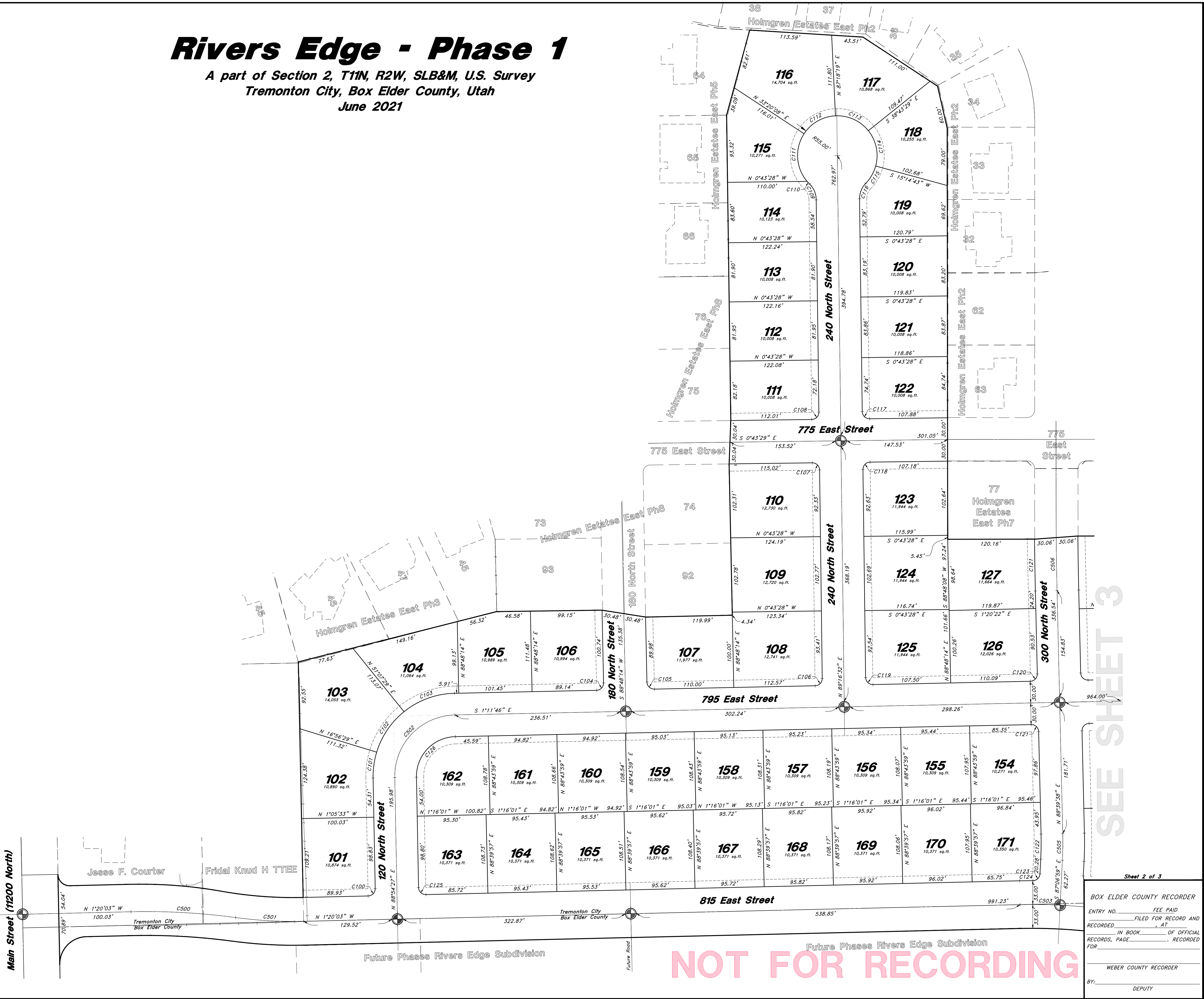
Lot line Curve Data Sheet 2					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	89°45'29"	10.00'	15.67'	S 46°12'48" E	14.11'
C101	18°02'02"	115.00'	36.20'	S 82°04'32" E	36.05'
C102	34°11'00"	115.00'	68.61'	S 55°58'01" E	67.60'
C103	37°40'45"	115.00'	75.63'	S 20°02'09" E	74.27'
C104	90°00'00"	10.00'	15.71'	S 46°11'46" E	14.14'
C105	90°00'00"	10.00'	15.71'	S 43°48'14" W	14.14'
C106	89°31'42"	10.00'	15.63'	S 45°57'37" E	14.08'
C107	90°00'01"	10.00'	15.71'	N 44°16'31" E	14.14'
C108	90°00'00"	10.00'	15.71'	S 45°43'28" E	14.14'
C109	45°05'57"	30.00'	23.61'	N 66°43'34" E	23.01'
C110	5°23'10"	55.00'	5.17'	N 46°52'10" E	5.17'
C111	73°46'22"	55.00'	70.82'	N 86°26'57" E	66.03'
C112	53°58'12"	55.00'	51.81'	S 29°40'46" E	49.91'
C113	53°58'12"	55.00'	51.81'	S 24°17'25" W	49.91'
C114	53°58'11"	55.00'	51.81'	S 78°15'37" W	49.91'
C115	29°07'46"	55.00'	27.96'	N 60°11'24" W	27.66'
C116	45°05'57"	30.00'	23.61'	N 68°10'29" W	23.01'
C117	90°00'00"	10.00'	15.71'	S 44°16'32" W	14.14'
C118	90°00'00"	10.00'	15.71'	N 45°43'28" W	14.14'
C119	90°28'18"	10.00'	15.79'	S 44°02'23" W	14.20'
C120	90°08'35"	10.00'	15.73'	S 46°16'03" E	14.16'
C121	0°49'03"	5029.99'	71.77'	N 89°04'00" E	71.77'
C122	4°13'27"	469.88'	34.64'	S 89°13'41" E	34.63'
C123	87°06'31"	10.00'	15.20'	S 43°33'43" E	13.78'
C124	1°19'54"	780.00'	18.13'	S 0°40'15" E	18.13'
C125	90°12'47"	10.00'	15.75'	S 43°47'12" W	14.17'
C126	89°53'47"	55.00'	86.29'	N 46°08'39" W	77.71'

Center line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C500	8°59'49"	923.33'	144.99'	N 3°09'52" E	144.84'
C501	8°59'49"	603.27'	94.73'	N 3°09'52" E	94.63'
C502	89°53'47"	85.00'	133.36'	S 46°08'39" E	120.10'
C504	8°44'58"	750.00'	114.53'	N 7°15'30" E	114.42'
C505	4°13'23"	500.00'	36.85'	S 89°13'41" E	36.85'
C506	0°50'21"	5000.00'	73.24'	N 89°04'48" E	73.24'
C507	17°22'55"	250.00'	75.84'	S 7°29'41" W	75.55'
C508	11°05'56"	275.00'	53.27'	S 21°44'07" W	53.19'
C509	22°07'56"	200.04'	77.27'	S 51°38'50" E	76.79'
C510	2°52'01"	195.01'	9.76'	S 39°09'50" E	9.76'
C511	22°13'18"	200.00'	77.57'	S 38°18'37" W	77.08'
C512	37°57'17"	199.99'	132.48'	S 18°48'31" E	130.07'
C513	55°02'15"	120.00'	115.27'	S 27°41'15" W	110.89'
C514	21°41'51"	225.00'	85.21'	S 60°16'11" W	84.70'



Rivers Edge - Phase 1

A part of Section 2, T11N, R2W, SLB&M, U.S. Survey
Tremonton City, Box Elder County, Utah
June 2021



Sheet 2 of 3

BOX ELDER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____, AT _____

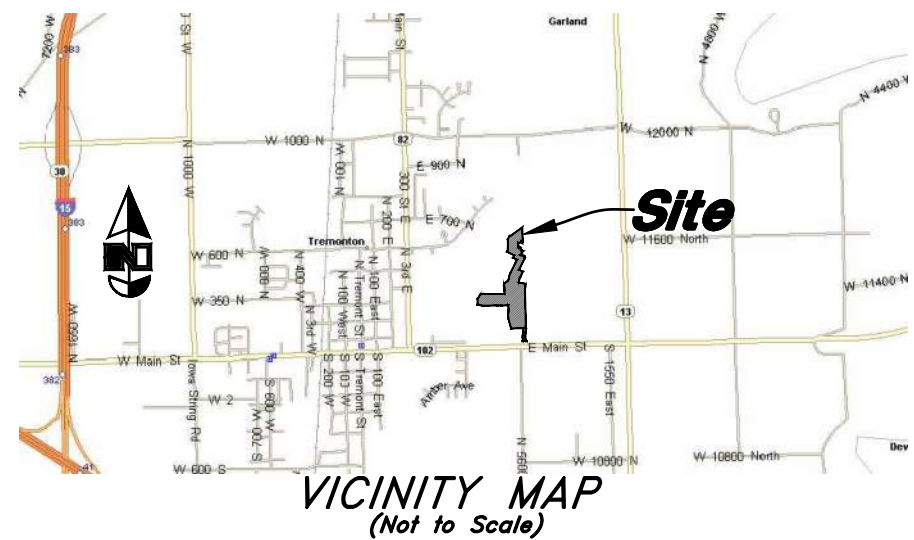
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY _____

Rivers Edge - Phase 1

A part of Section 2, T11N, R2W, SLB&M, U.S. Survey
Tremonton City, Box Elder County, Utah
June 2021



GENERAL UTILITY NOTES:

- All Construction within the Main Street Right-of-Way shall meet UDOT Standards for Road and Bridge Construction as most recently adopted.
- All Construction shall meet Tremonton City Construction Standards and Specifications.
- 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

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

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet Box Elder County Standards and Specifications.

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 Box Elder 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.

IRRIGATION LINES

- All Irrigation piping is to be purple (24" min. cover) with a locator tape placed at a depth of 1.0' below grade.

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 a 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.

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.

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.

NOTES:

- See Sheet 13 for details

Call before you Dig

Avoid cutting underground utility lines. It's costly.



1-800-662-4111

Cover

Rivers Edge - Phase 1

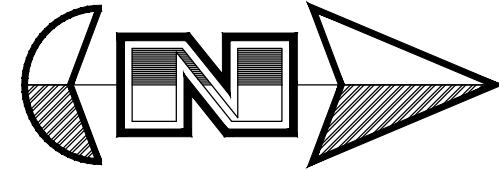
Approx: 935 East Main Street
Tremonton City, Box Elder County, Utah
A part of Section 2, T11N, R2W, SLB&M, U.S. Survey

16 June, 2021

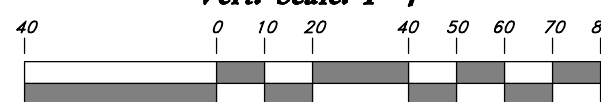
SHEET NO.

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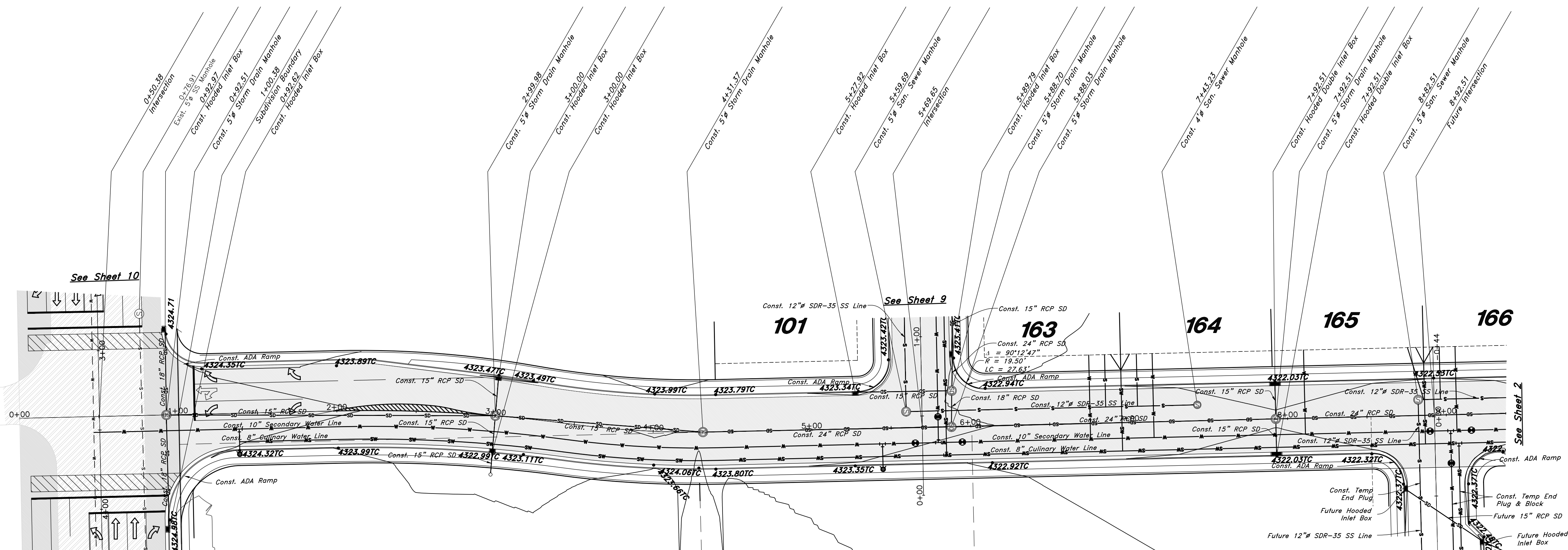
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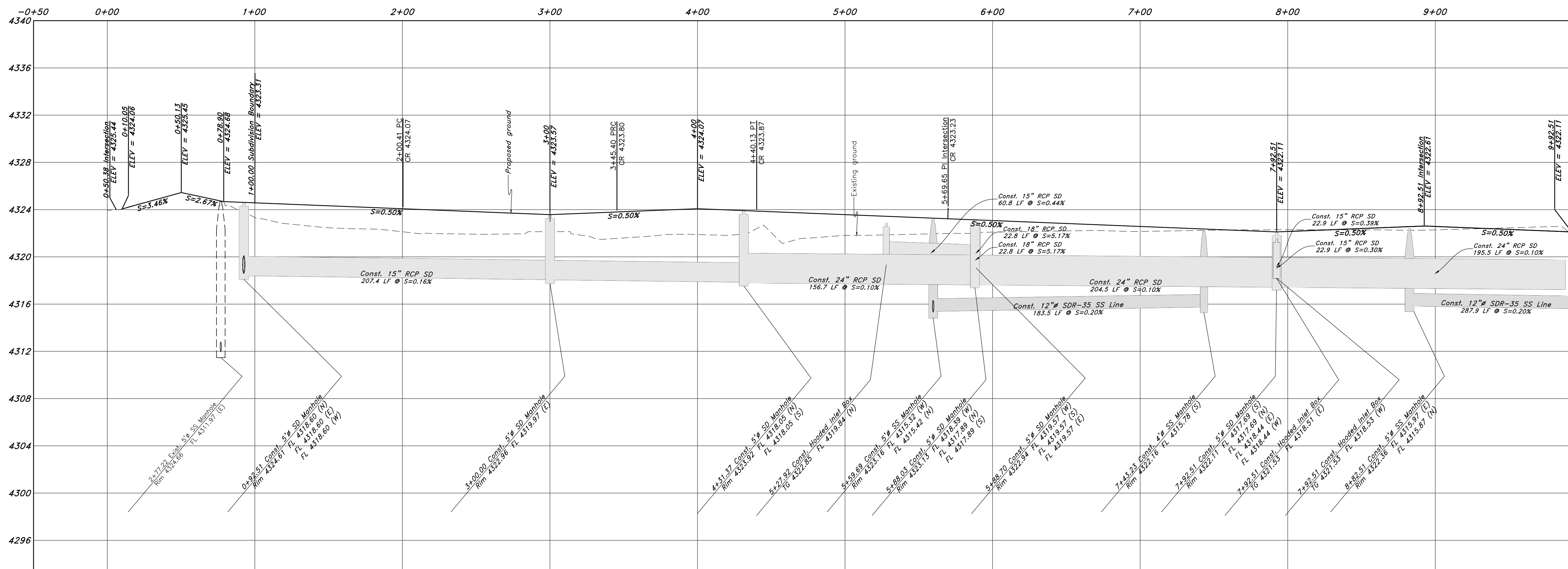


Graphic Scale



615 East Street

615 East (South) Collector Alignment



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
- 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

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Plan and Profile
Rivers Edge - Phase 1
Approx: 935 East Main Street
Tremonton City, Box Elder County, Utah
A part of Section 2, T11N, R2W, SLB&M, U.S. Survey

16 June, 2021

SHEET NO.

C1

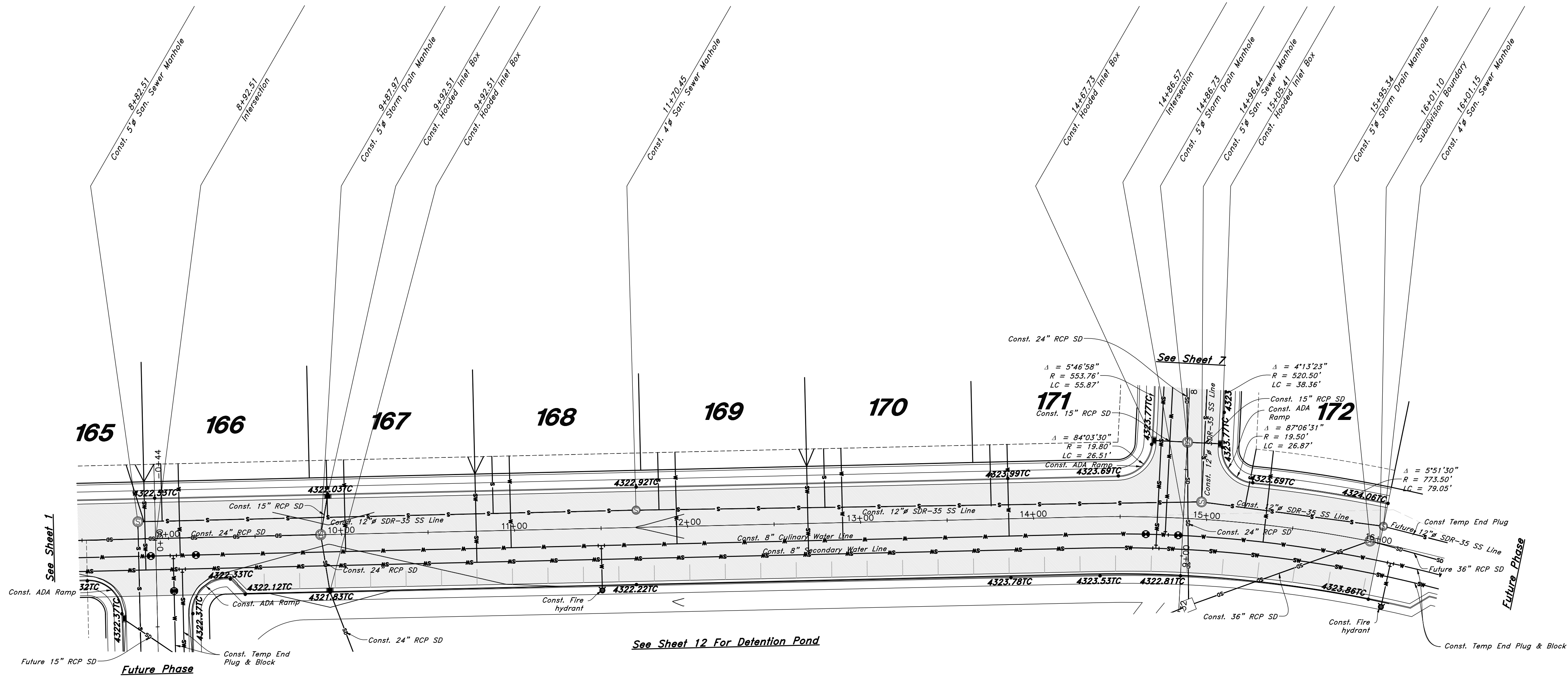
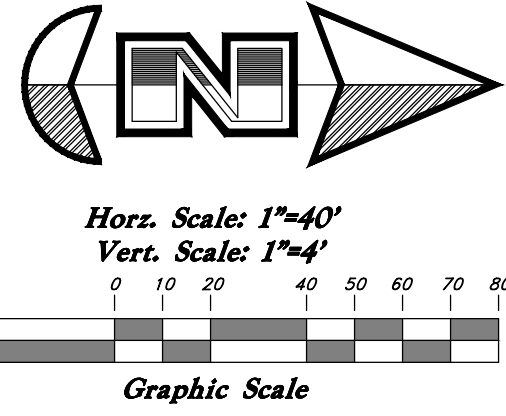
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Call before you Dig

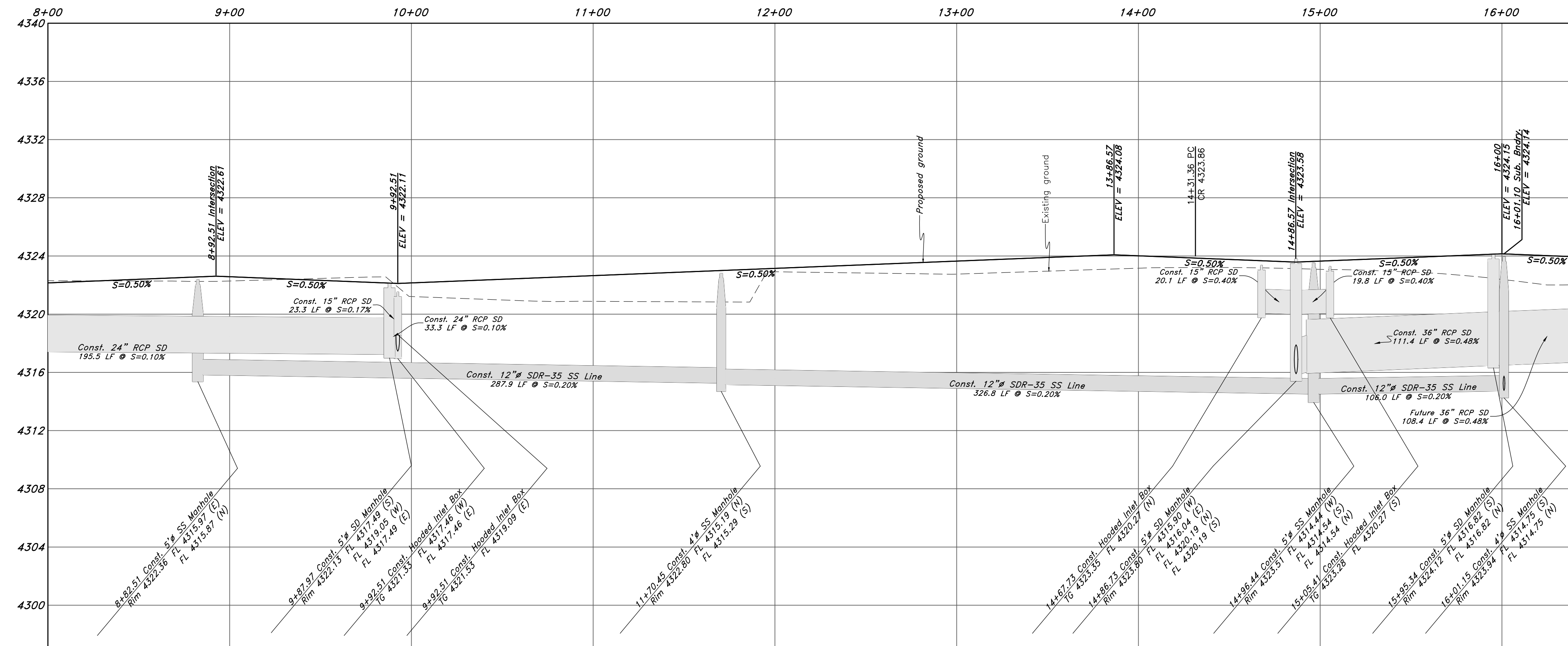
Avoid cutting underground utility lines. It's costly.



1-800-862-4111



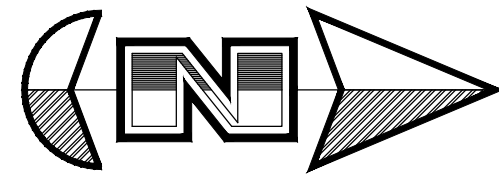
815 East Street



Legend

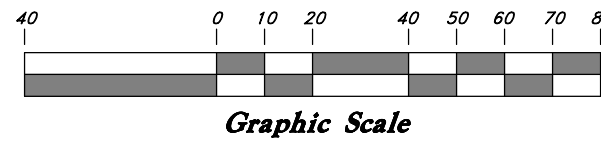
(Note: All items may not appear on drawing)

- San, Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
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- Power pole w/guy
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- Overhead Power line
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- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
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- Exist. Contour
- Finish Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



Horz. Scale: 1"=40'

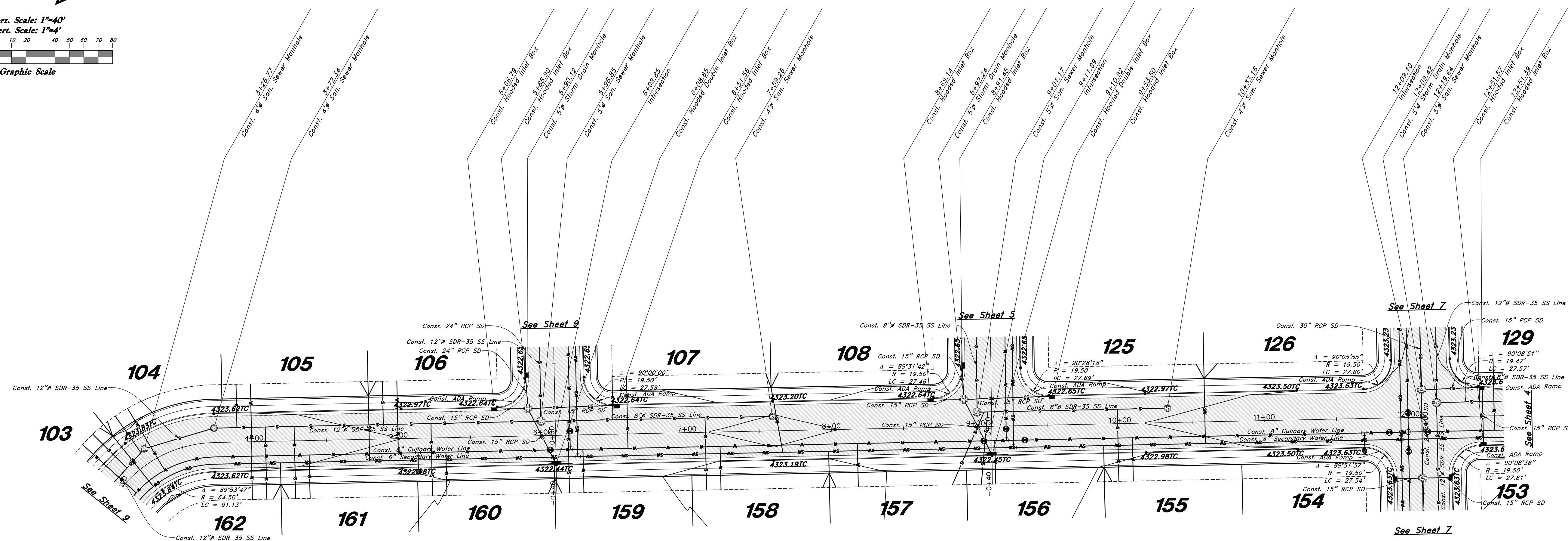
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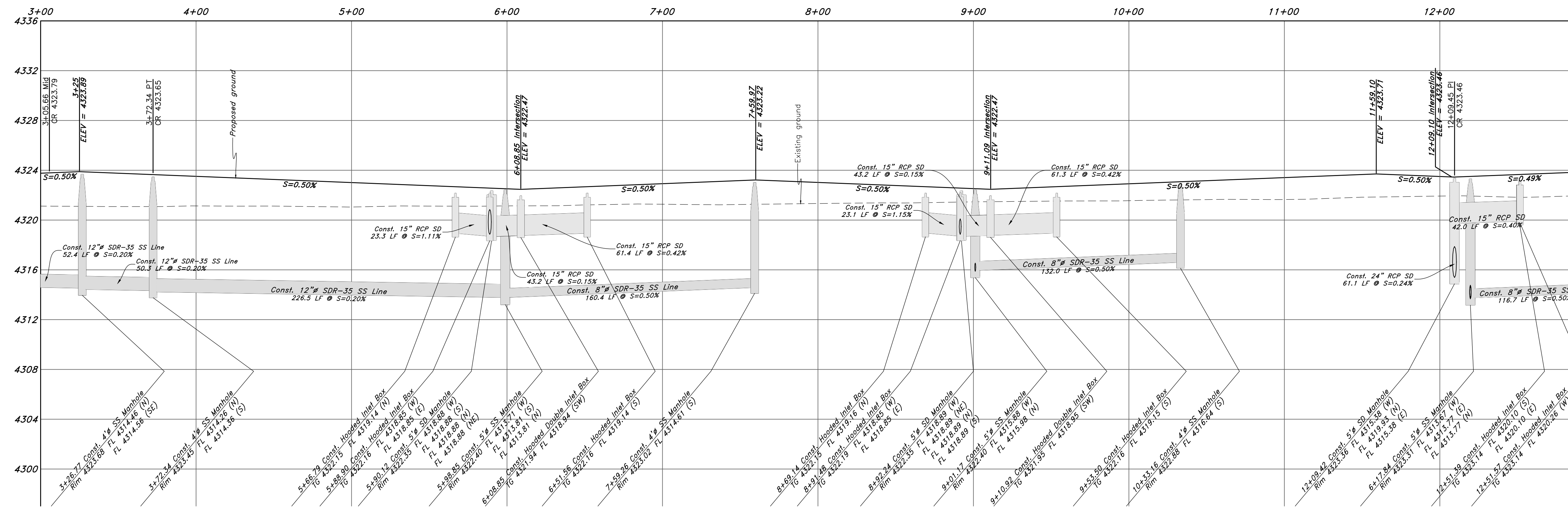
Legend

(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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- Exist. Grade
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- Heavy Duty Asphalt
- Concrete
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795 East Street



Call before you Dig

Avoid cutting underground utility lines. It's costly.



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Plan and Profile

Rivers Edge - Phase 1

Approx: 935 East Main Street
Tremonton City, Box Elder County, Utah
A part of Section 2, T11N, R2W, SLB&M, U.S. Survey

16 June, 2021

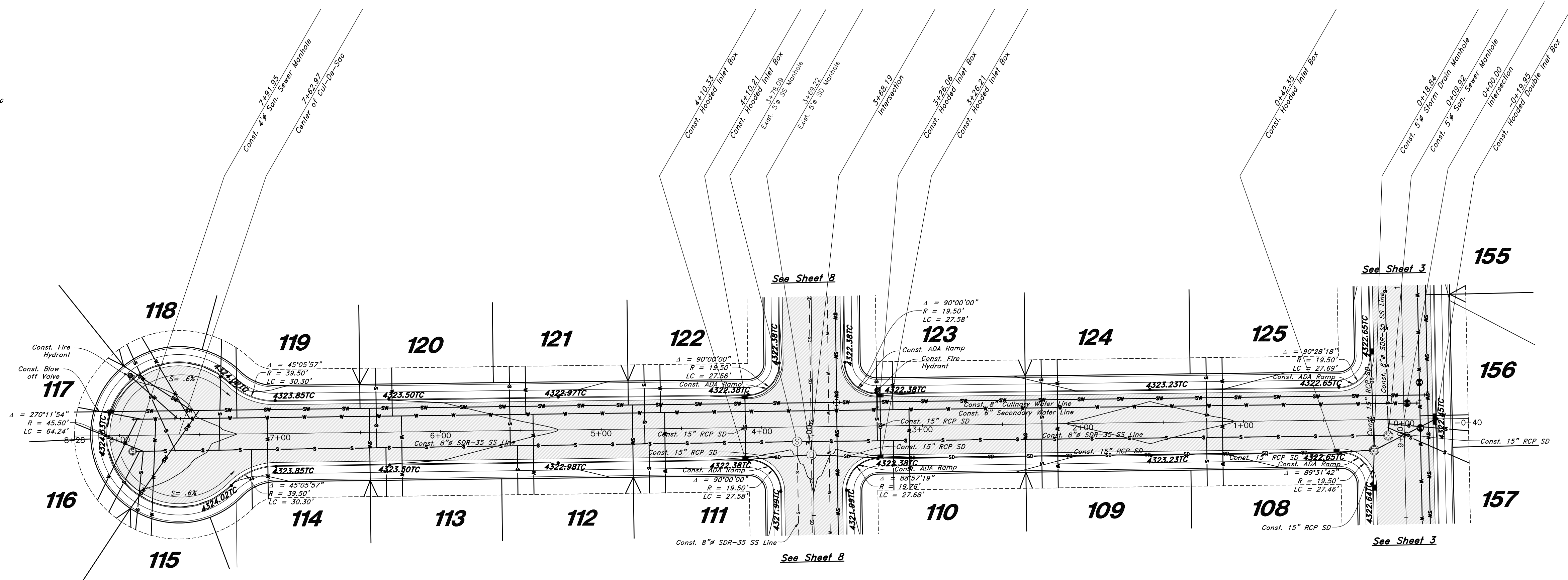
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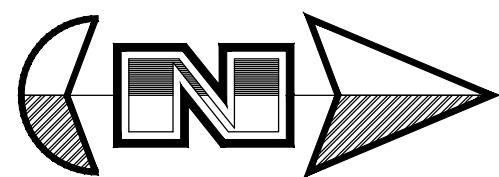
20N710

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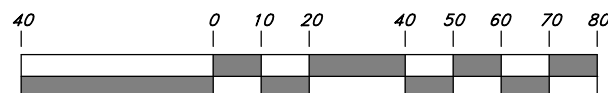
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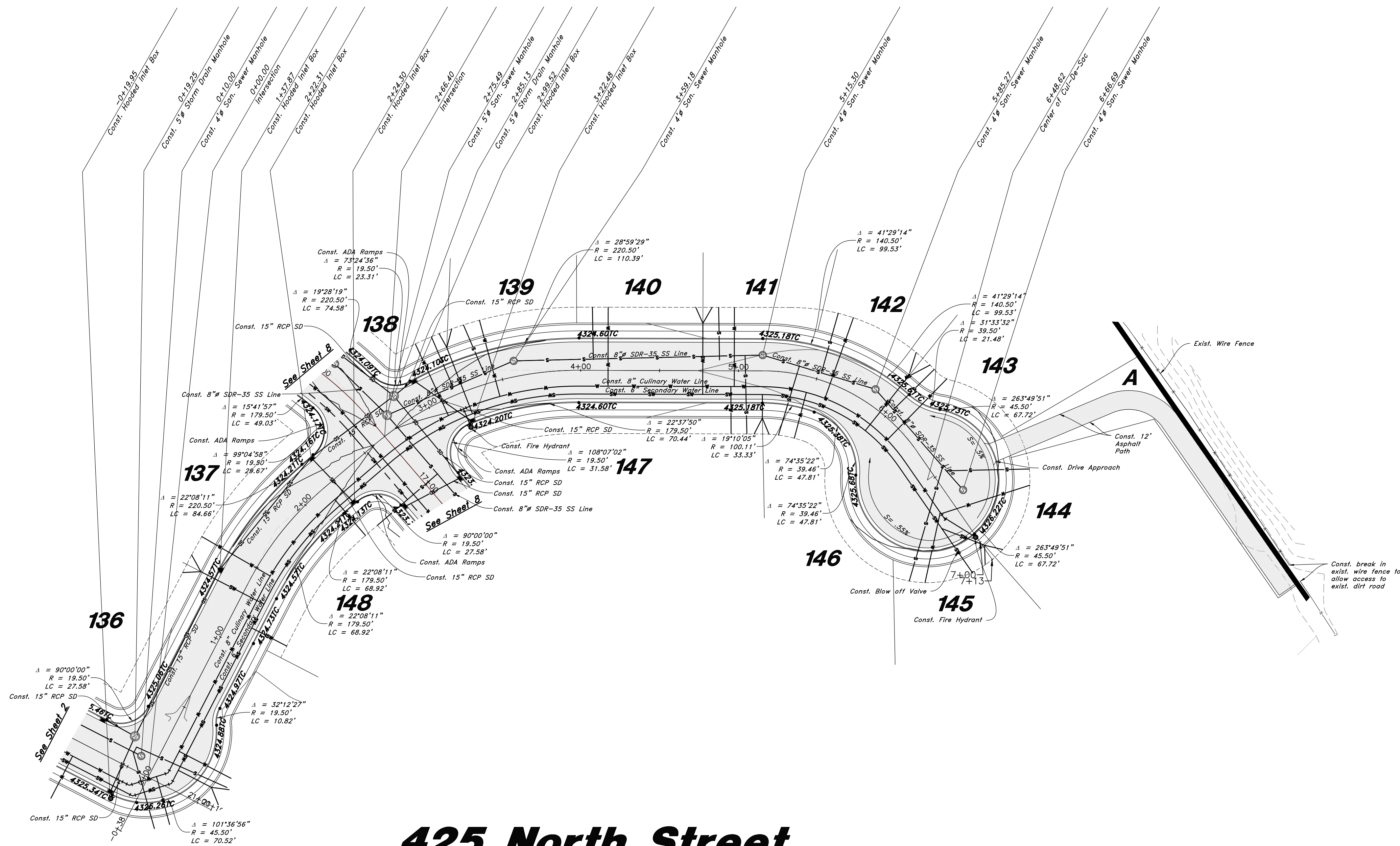
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Vert. Scale: 1"=4'



Graphic Scale

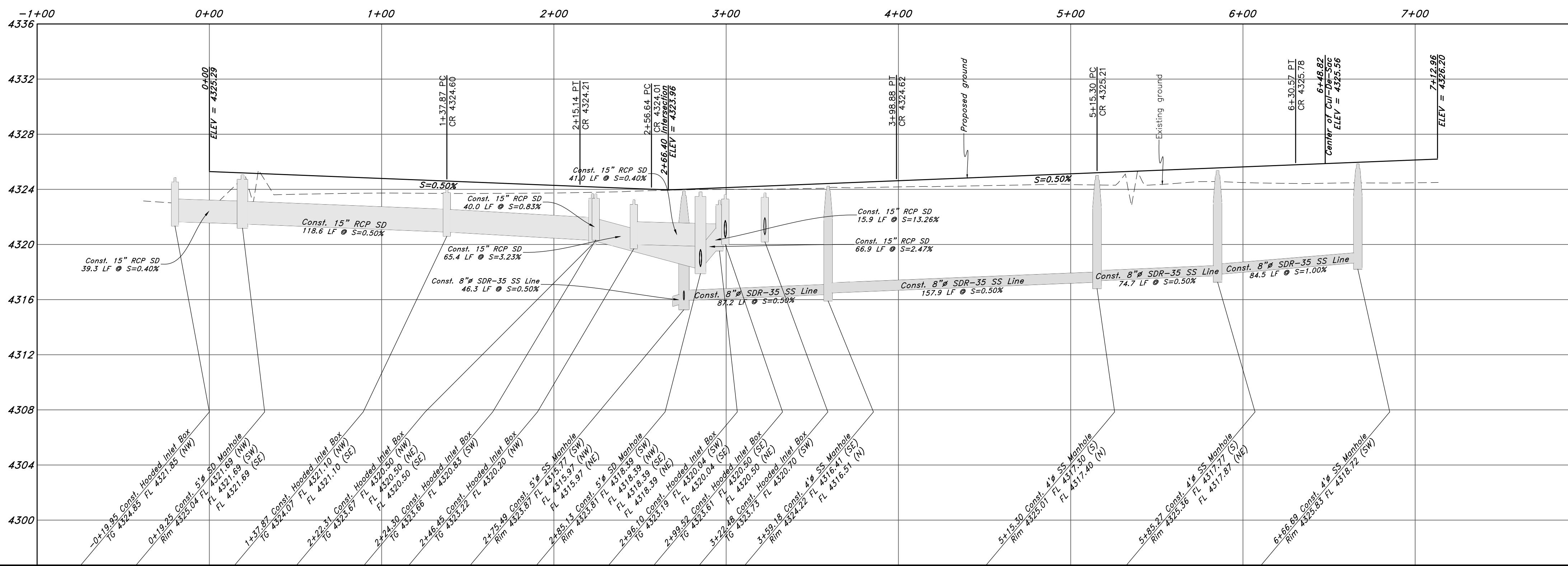


425 North Street

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
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- 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 Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



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Plan and Profile

Rivers Edge - Phase 1

Approx: 935 East Main Street
Tremonton City, Box Elder County, Utah
A part of Section 2, T11N, R2W, SLB&M, U.S. Survey

16 June, 2021

SHEET NO.

C6

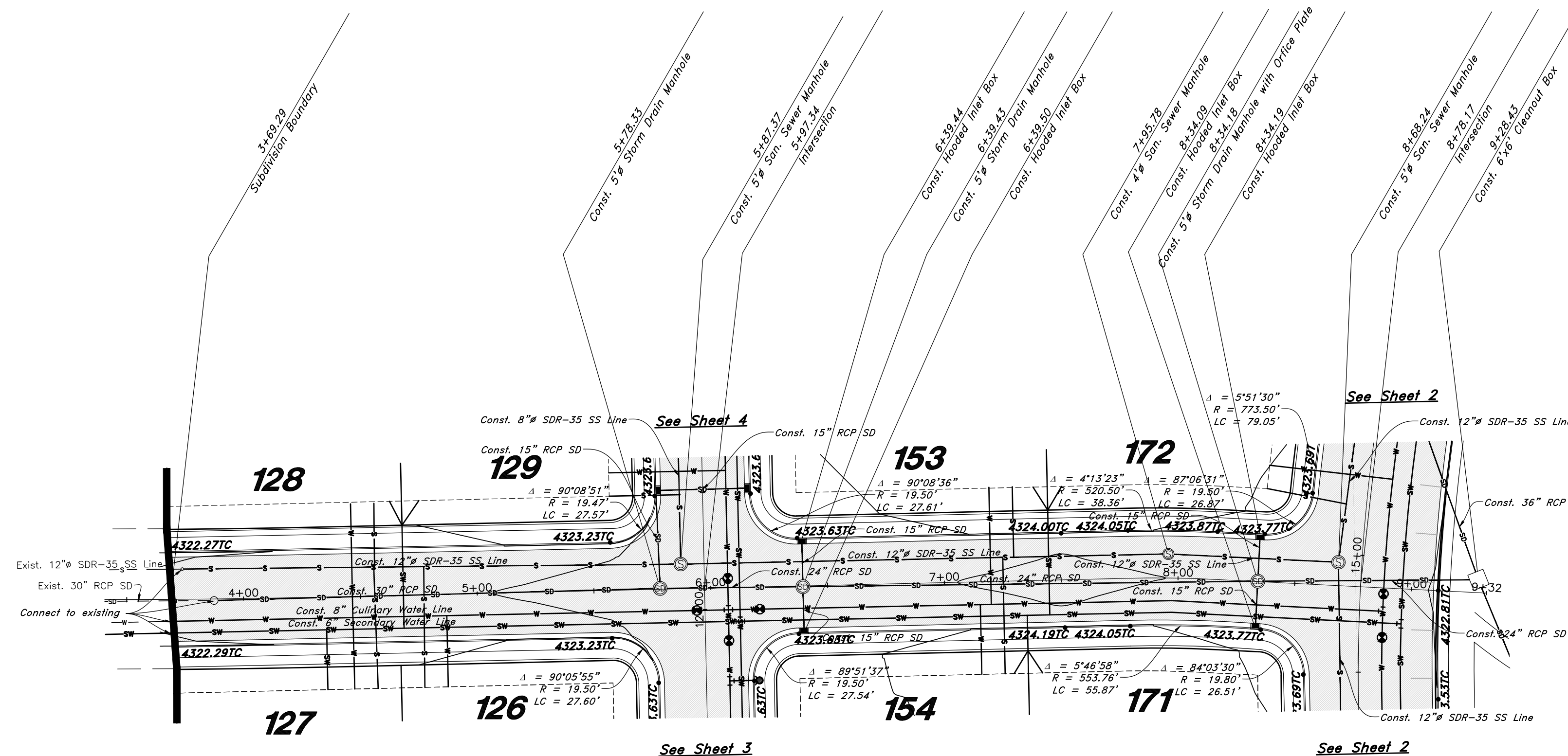
20N710

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Call 811

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Flowline of ditch	—CHP
Overhead Power line	CMP
Corrugated Metal Pipe	CP
Concrete Pipe	RCP
Reinforced Concrete Pipe	DI
Ductile Iron	PVC
Polyvinyl Chloride	TA
Top of Asphalt	EA
Edge of Asphalt	CL
Centerline	FL
Flowline	FF
Finish Floor	TC
Top of Curb	TWL
Top of Wall	NG
Top of Walk	NC
Top of Concrete	—90—
Natural Ground	95.35TA
Finish Contour	65.21A
Exist. Contour	—90—
Finish Grade	—R—
Exist. Grade	→
Ridge Line	
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Concrete	
Open Face	
Curb & Gutter	

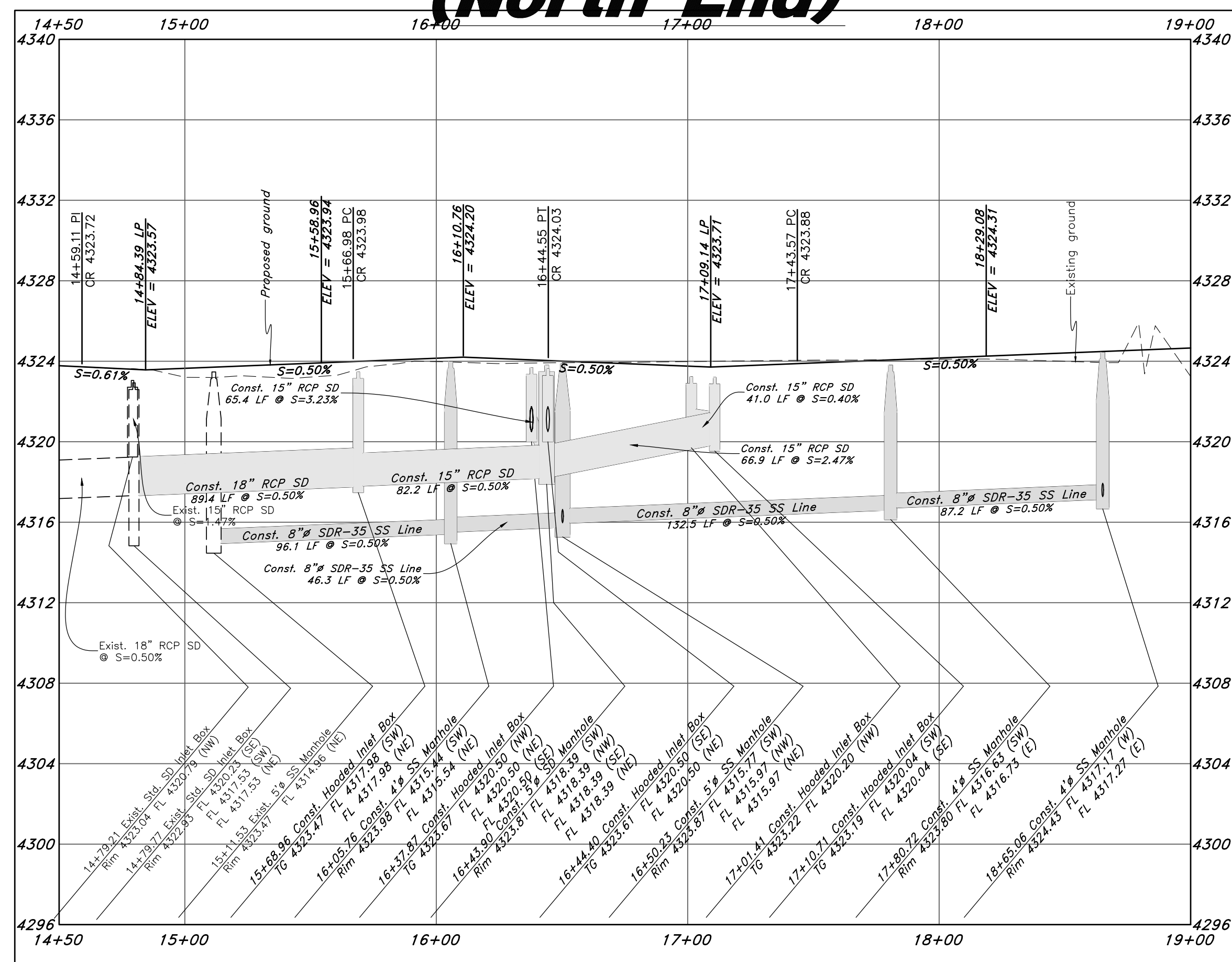
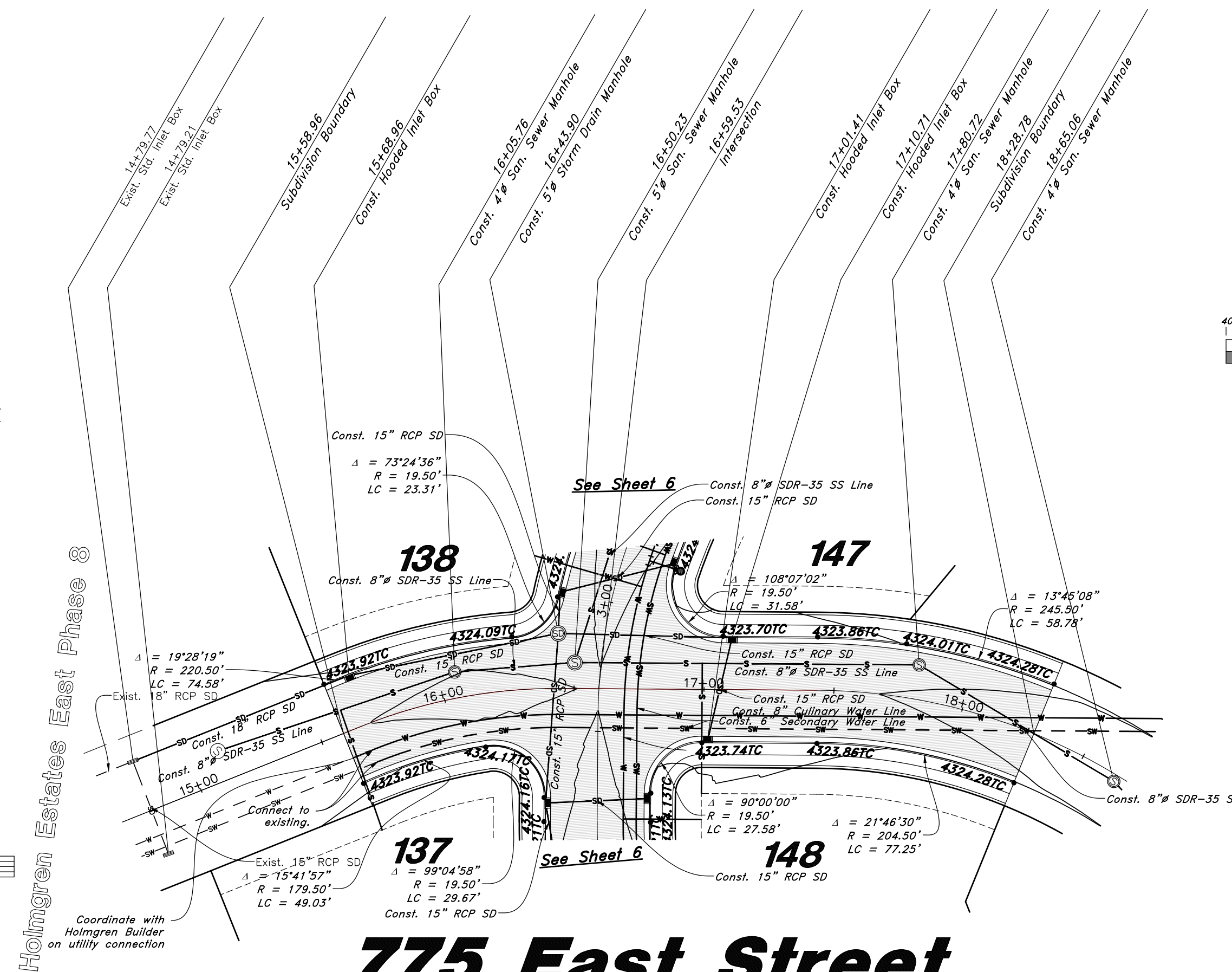
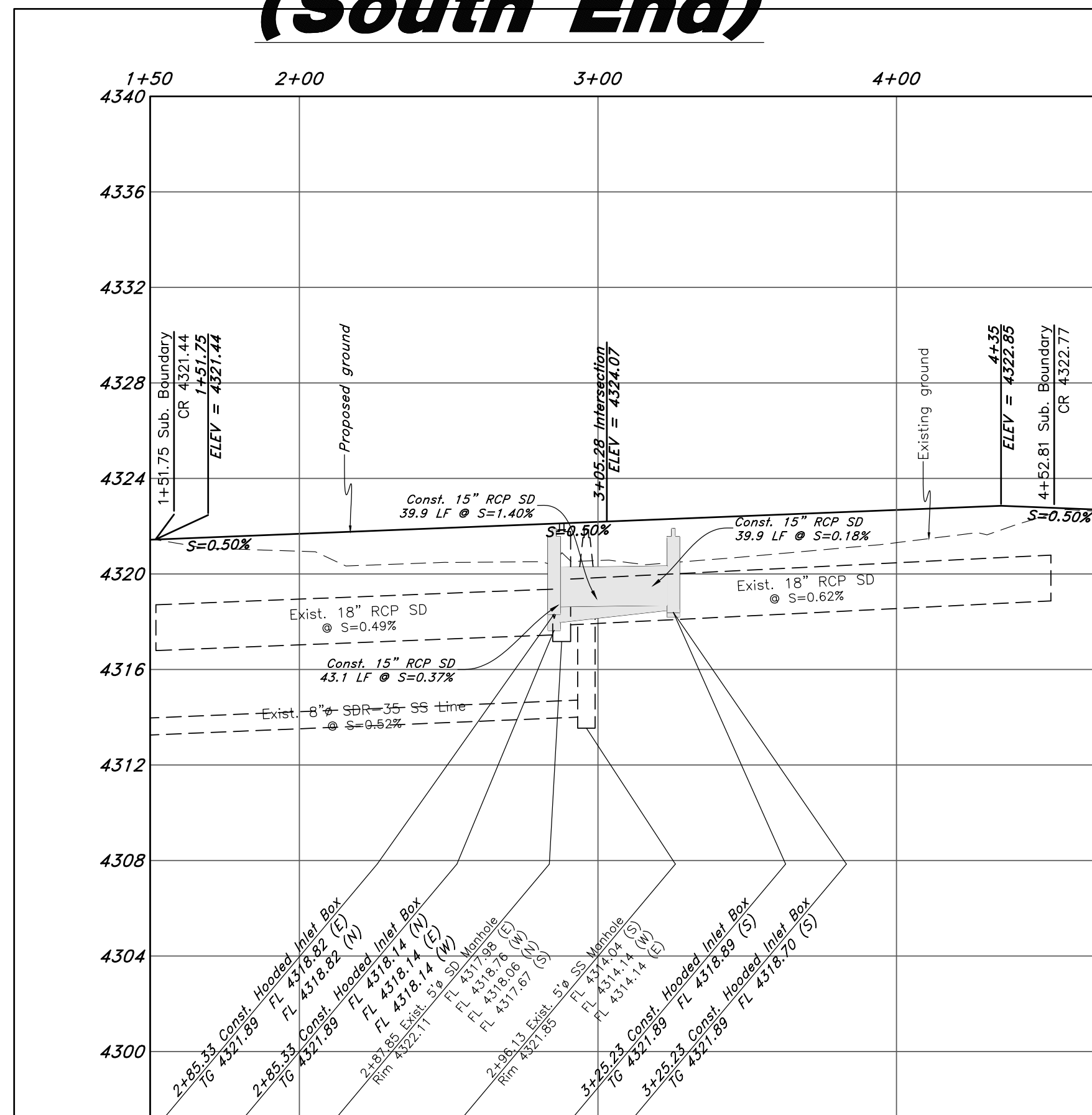
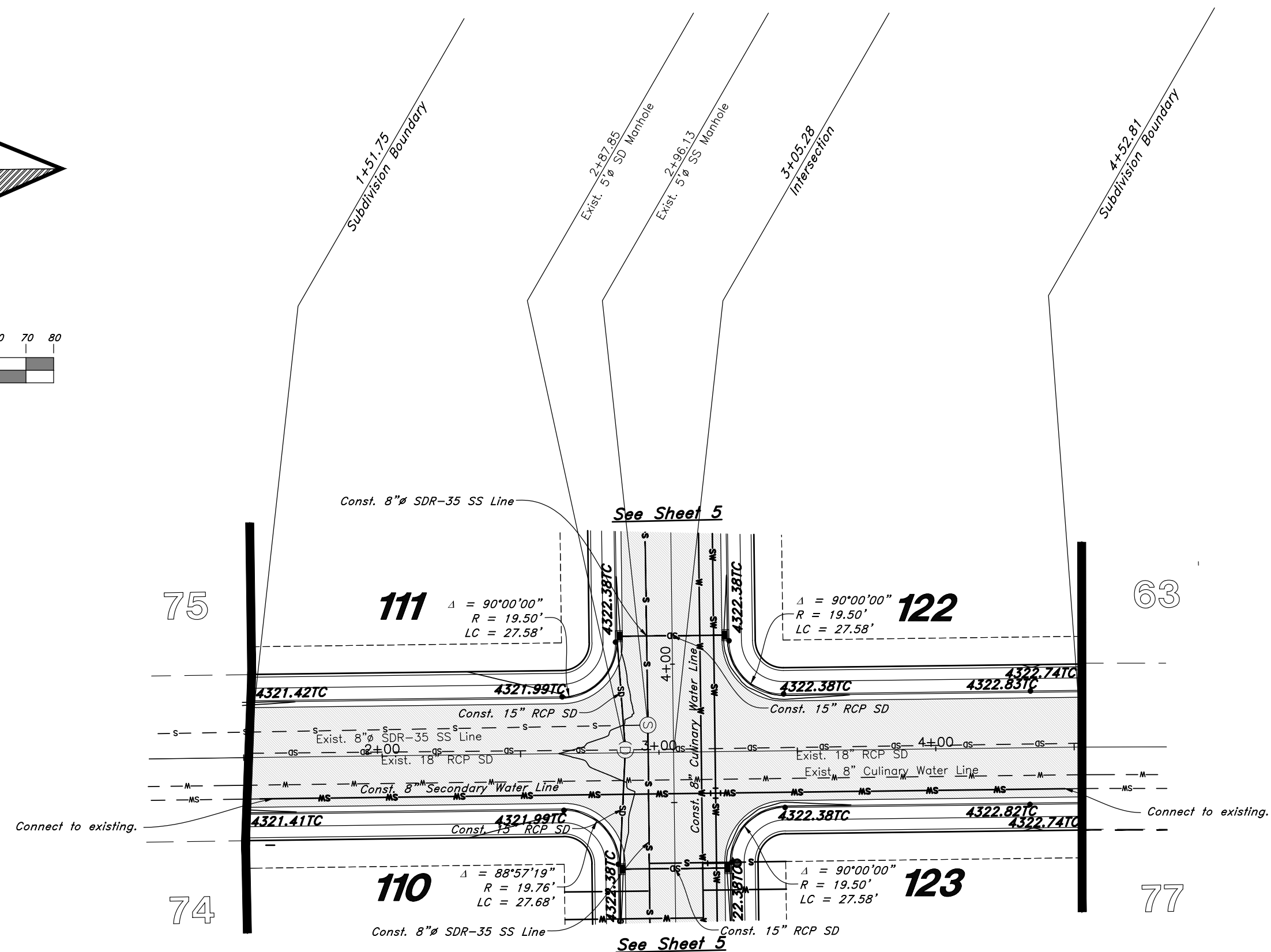
Plan and Profile

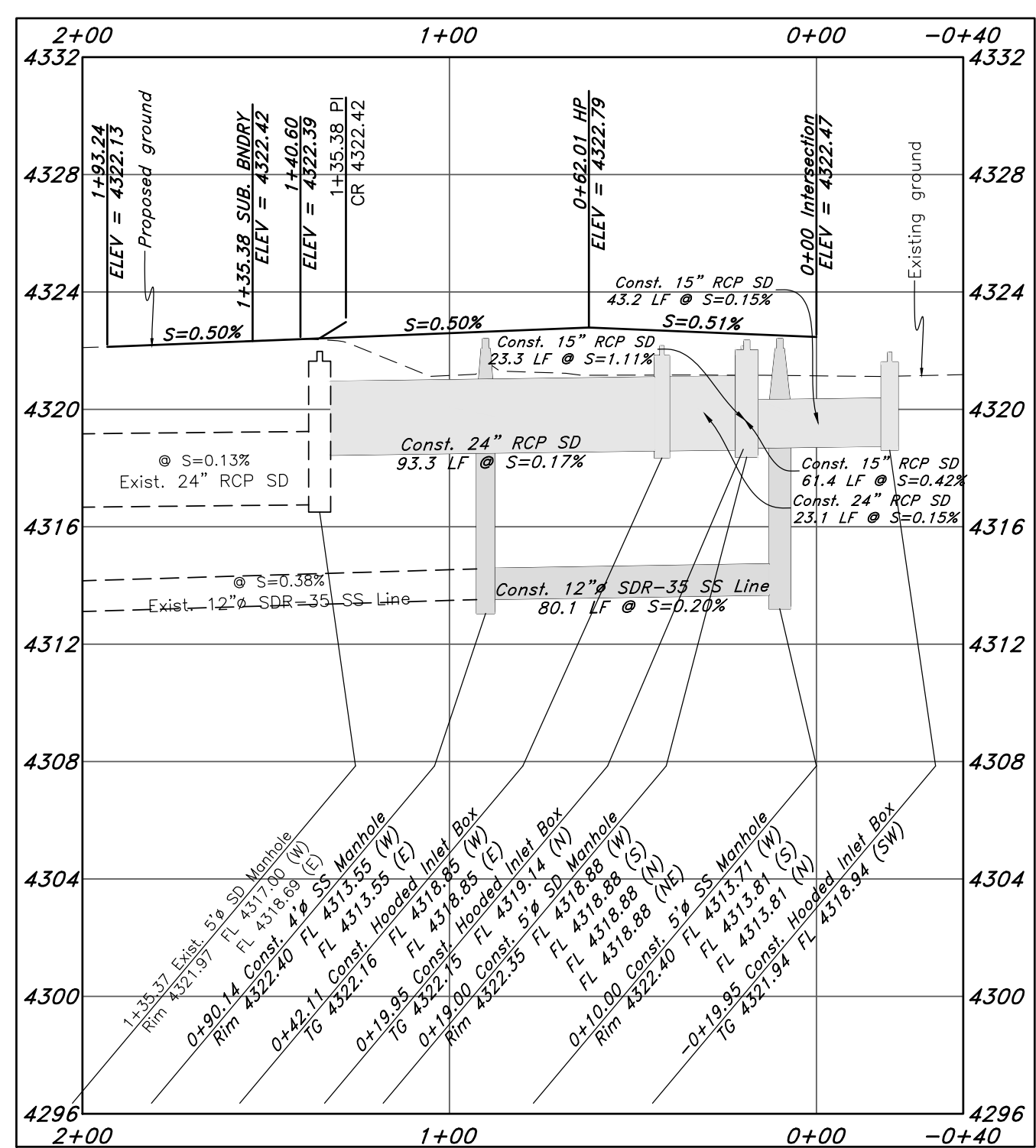
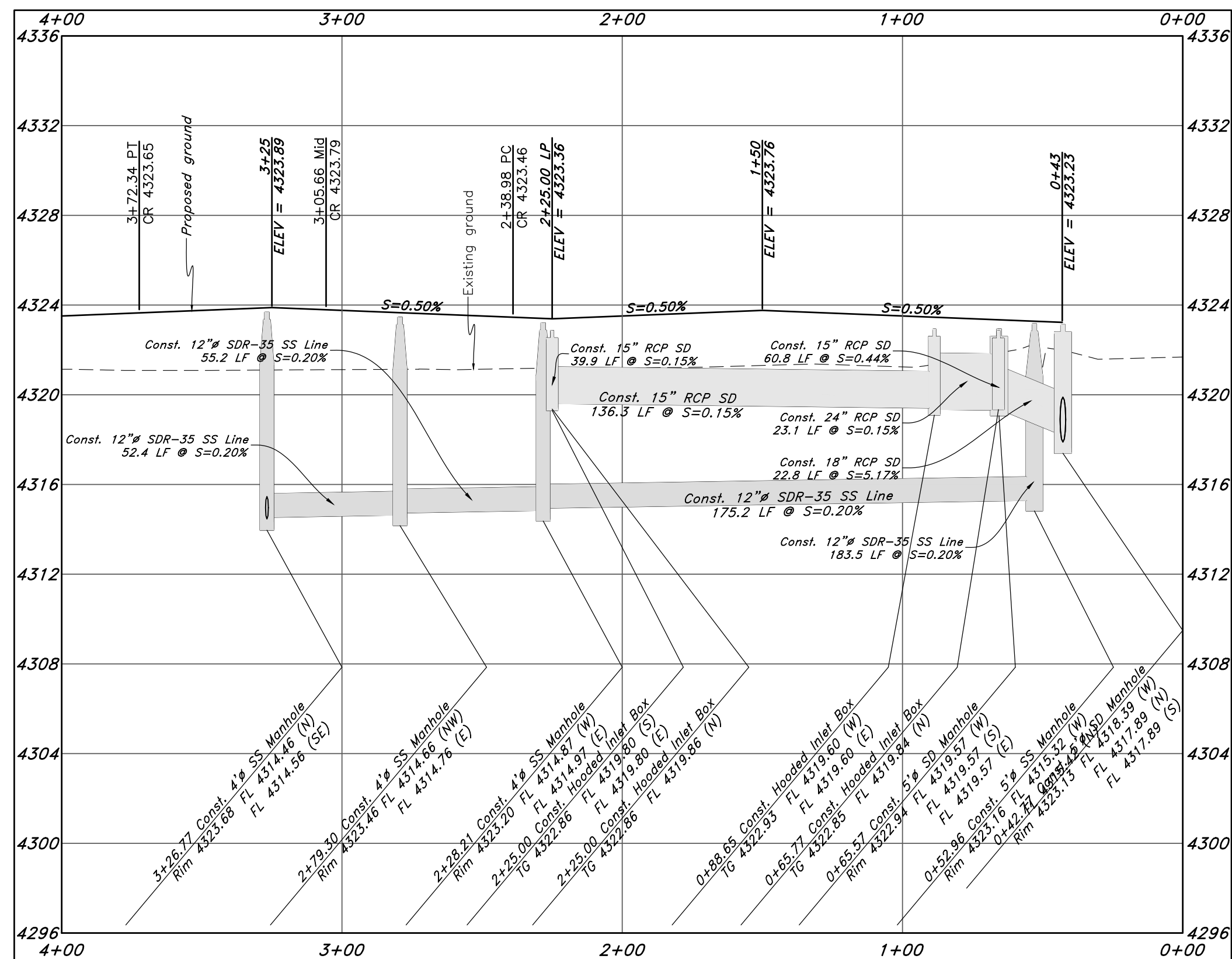
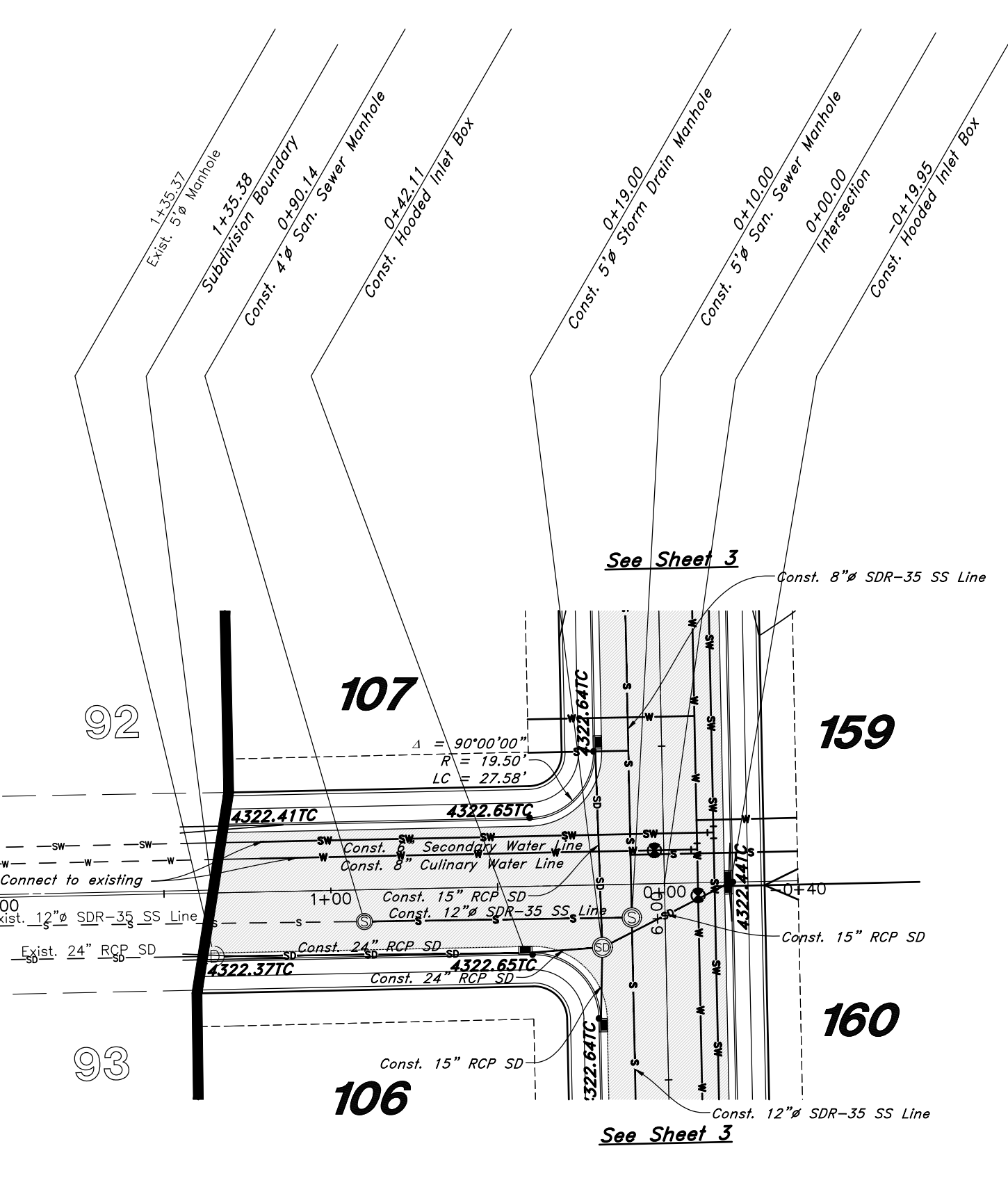
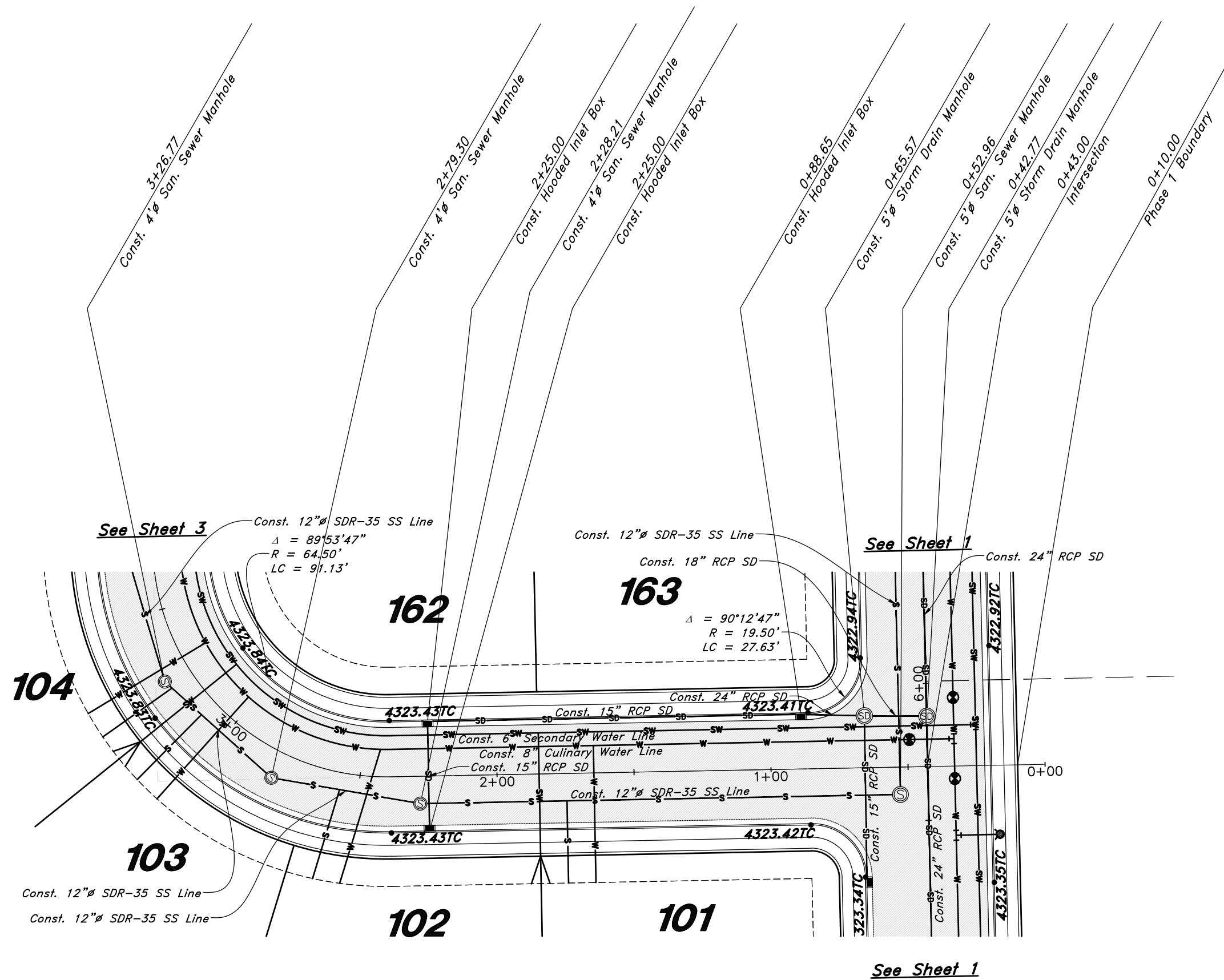
Rivers Edge - Phase 1

Approx: 935 East Main Street
Tremonton City, Box Elder County, Utah
A part of Section 2, T11N. R2W, SLE&M, U.S. Survey

20N710

1-800-662-4111





- ### 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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 - Culinary Water
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 - Power Line
 - Fire Line
 - Land Drain
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 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
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 - Exist. Contour
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Plan and Profile

Rivers Edge - Phase 1

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16 June, 2021

SHEET NO.

C9

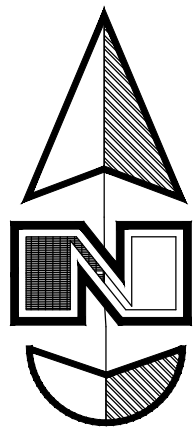
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Call before you Dig

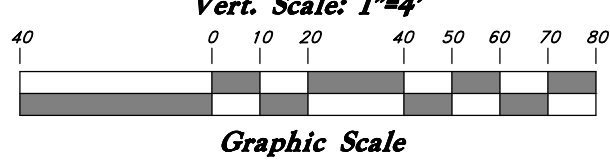
Avoid cutting underground utility lines, it's costly.

Call 811

1-800-862-4111



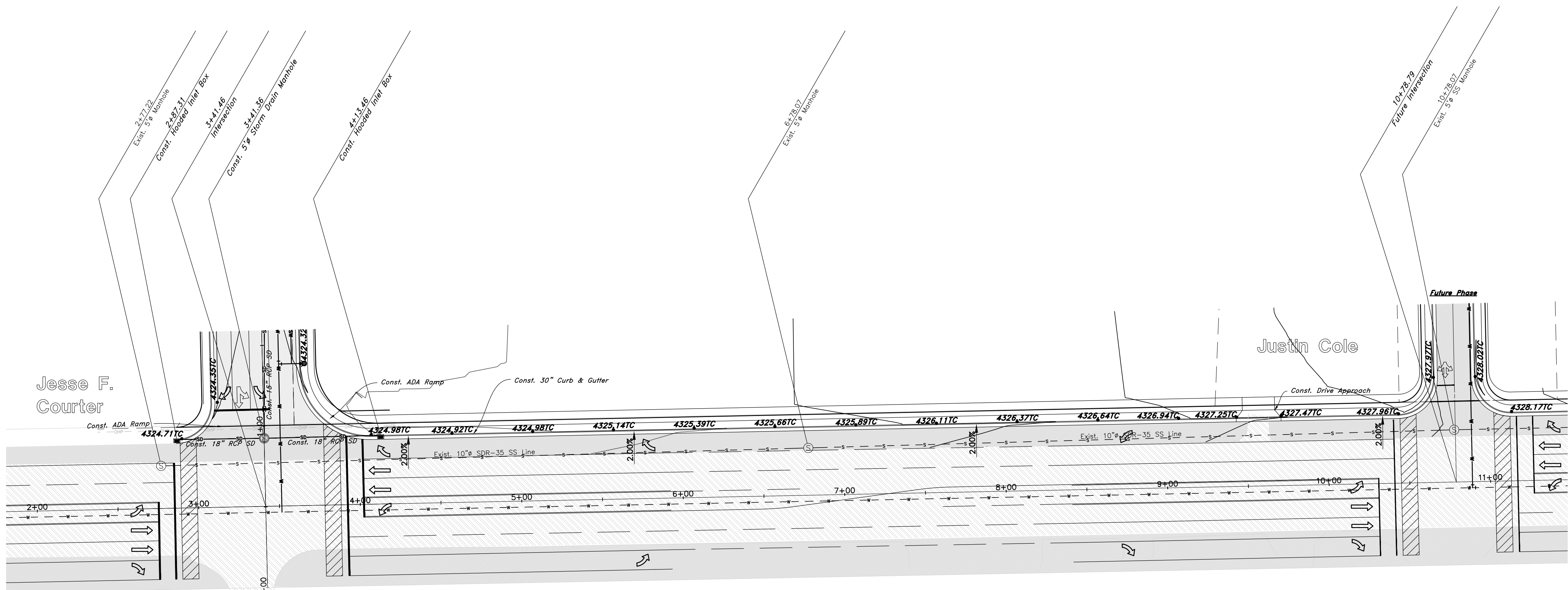
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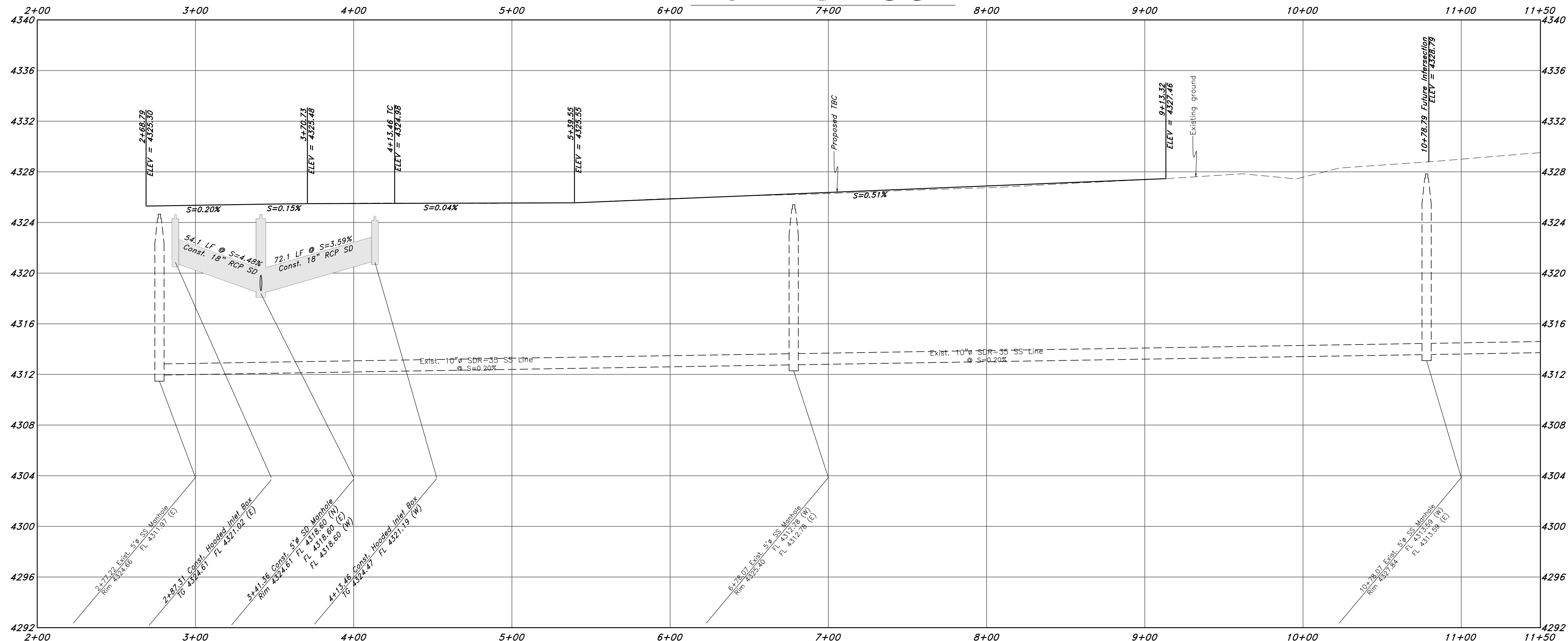
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(Note: All items may not appear on drawing)

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- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- PVC
- TA
- EA
- CL
- FL
- FF
- TC
- TWL
- TJN
- TCN
- NG
- 95.33TA
- 95.33TA
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



Main Street



Call before you Dig
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Plan & Profile

Rivers Edge - Phase 1

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16 June, 2021

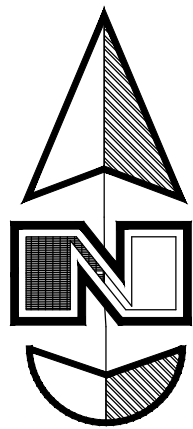
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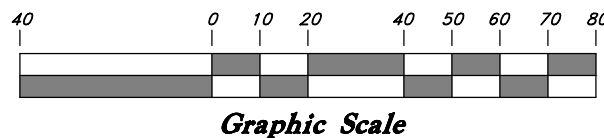
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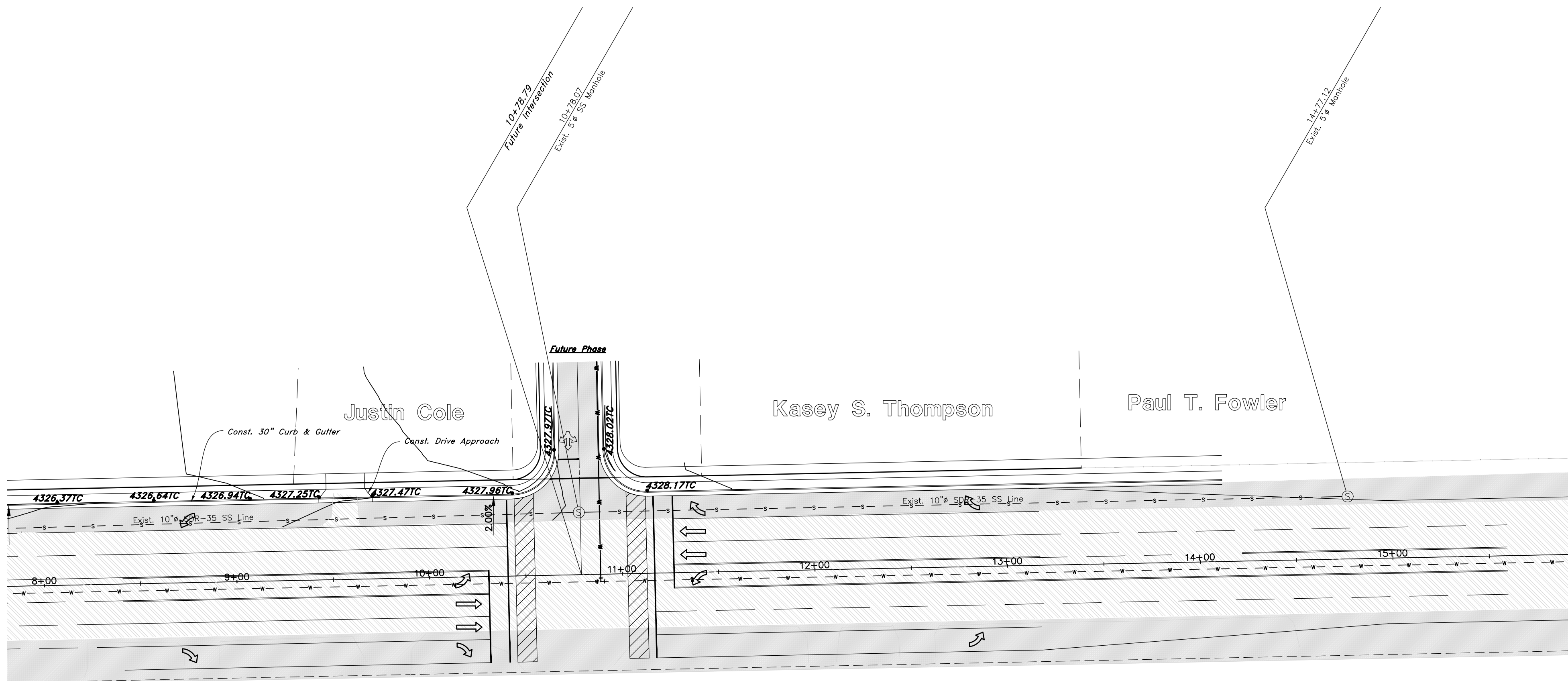
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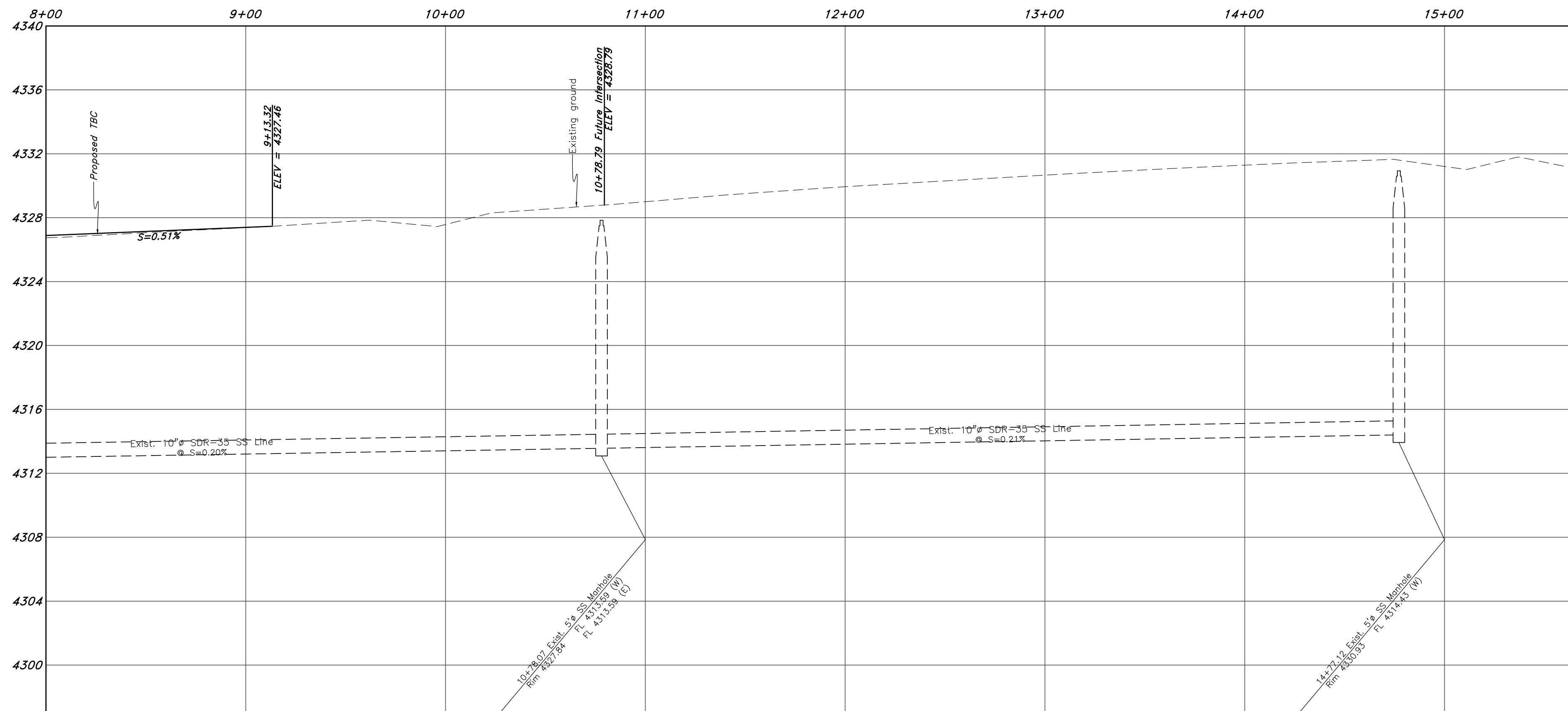
Legend

(Note: All items may not appear on drawing)

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- Water Manhole
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- Concrete
- Open Face
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Main Street



Call before you Dig
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Plan & Profile

Rivers Edge - Phase 1

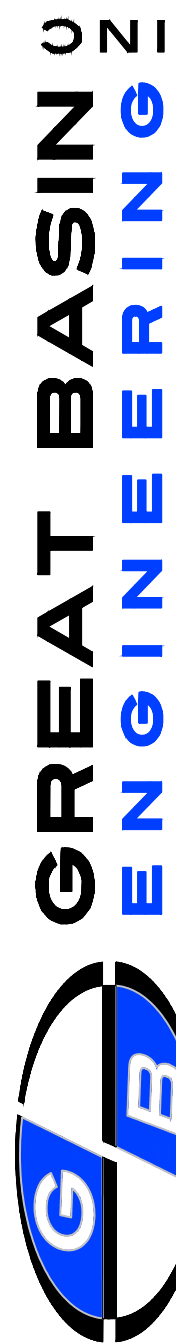
Approx: 935 East Main Street
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16 June, 2021

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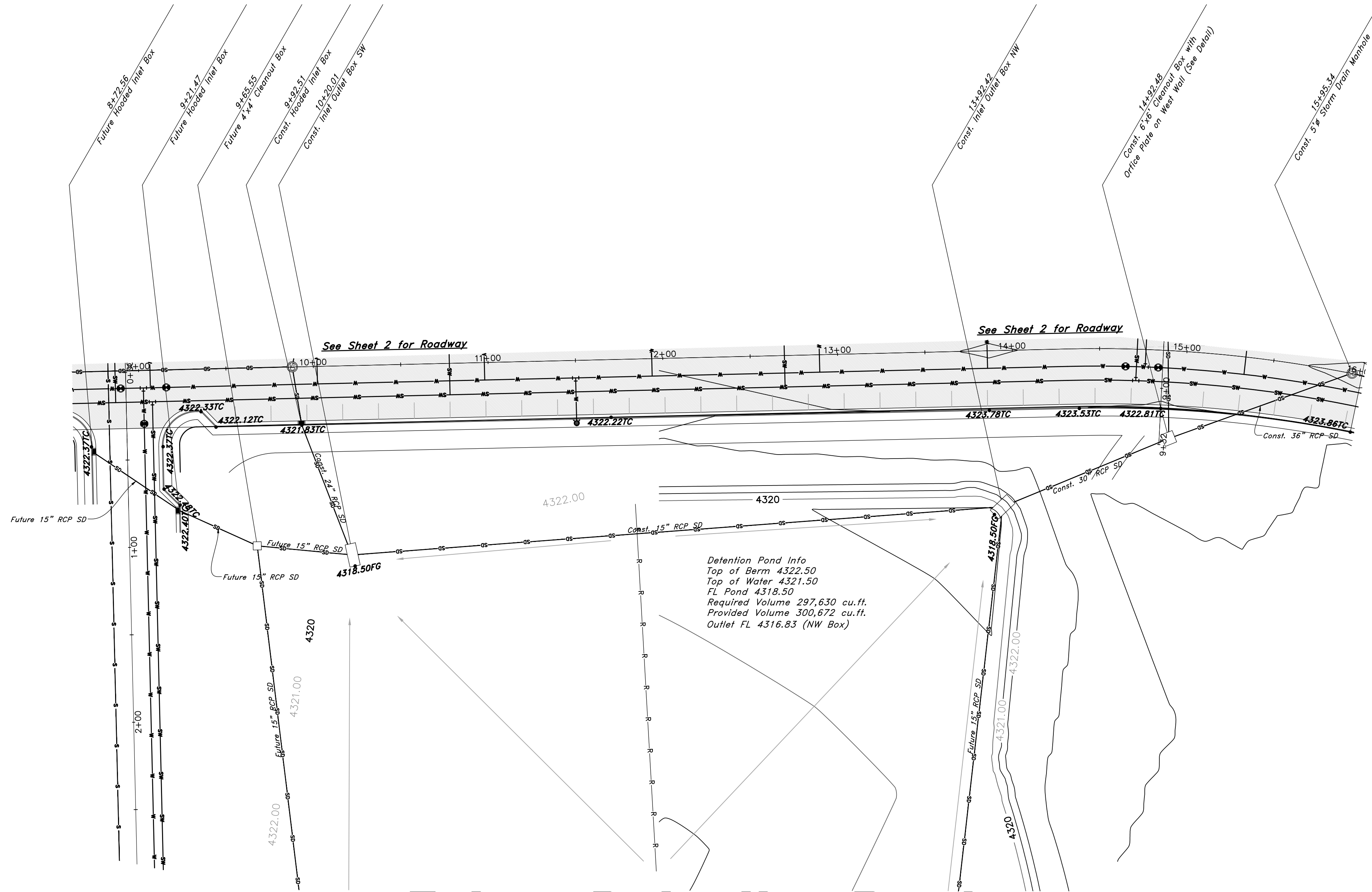
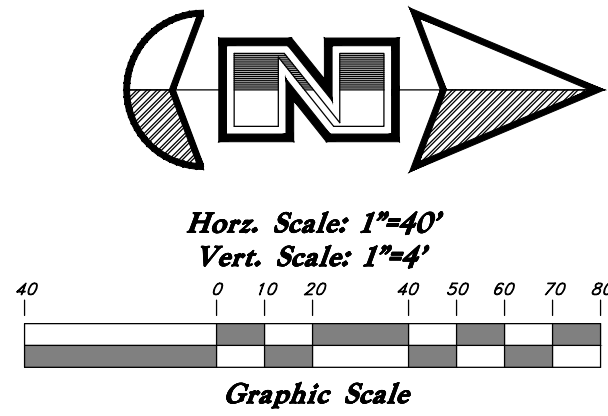
C11

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REV	DATE	DESCRIPTION



Legend

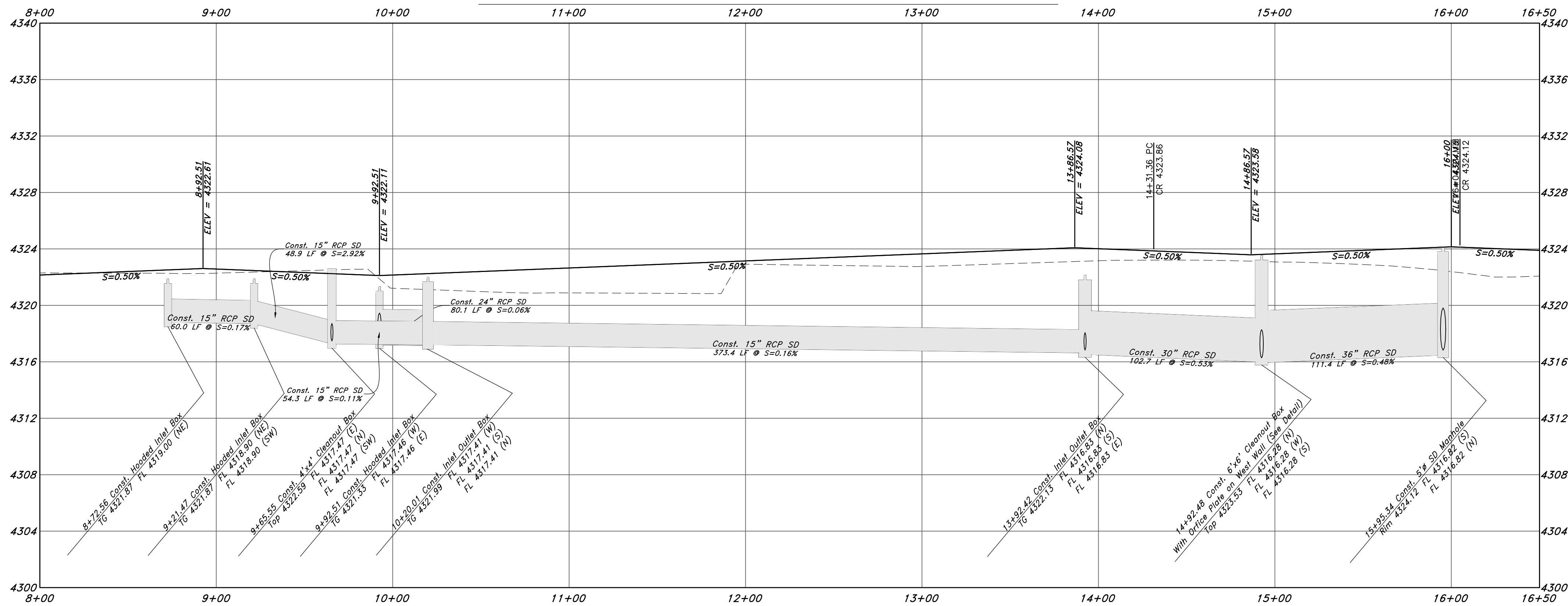
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NOTES:

1. Full Pond Design, Landscape, & Amenity Package to be provided as part of Future Phase Development Package.

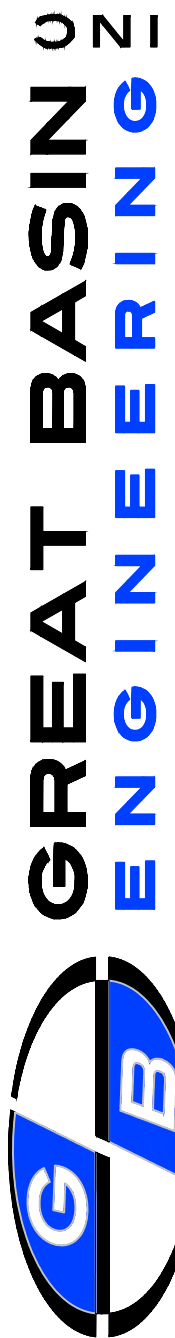
Future Detention Pond



Call before you Dig
Avoid cutting underground
utility lines, it's costly.



1-800-662-4111



Plan and Profile Rivers Edge - Phase 1

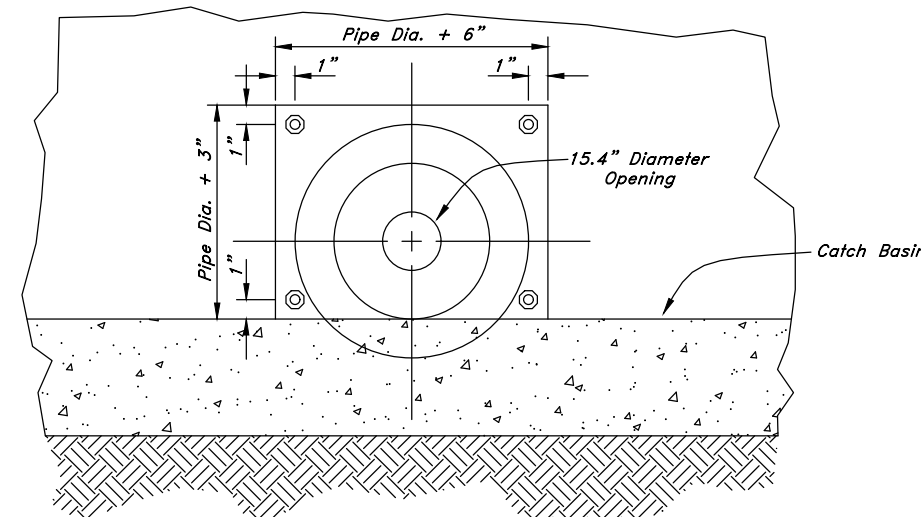
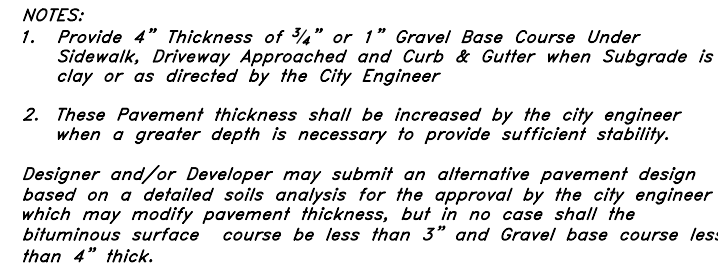
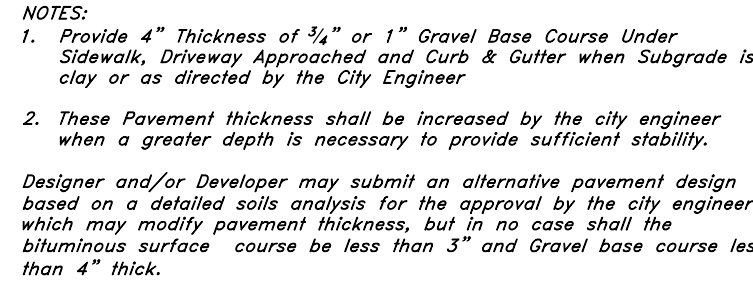
Approx: 935 East Main Street
Tremonton City, Box Elder County, Utah
A part of Section 2, T11N, R2W, SLB&M, U.S. Survey

16 June, 2021

SHEET NO.

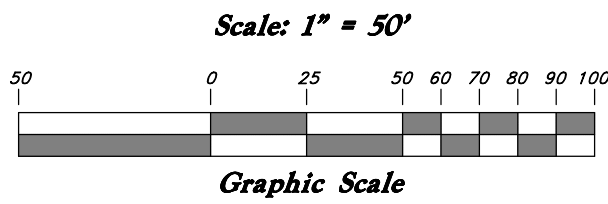
C12

20N710



Orifice Plate Detail





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

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

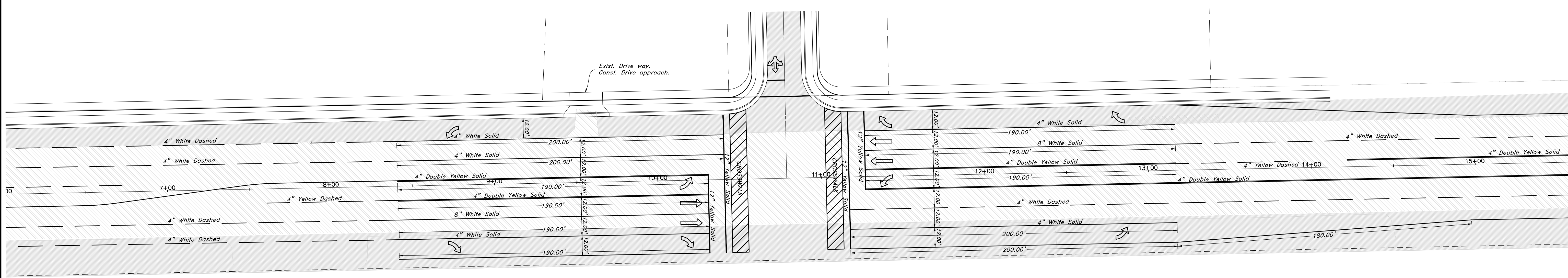
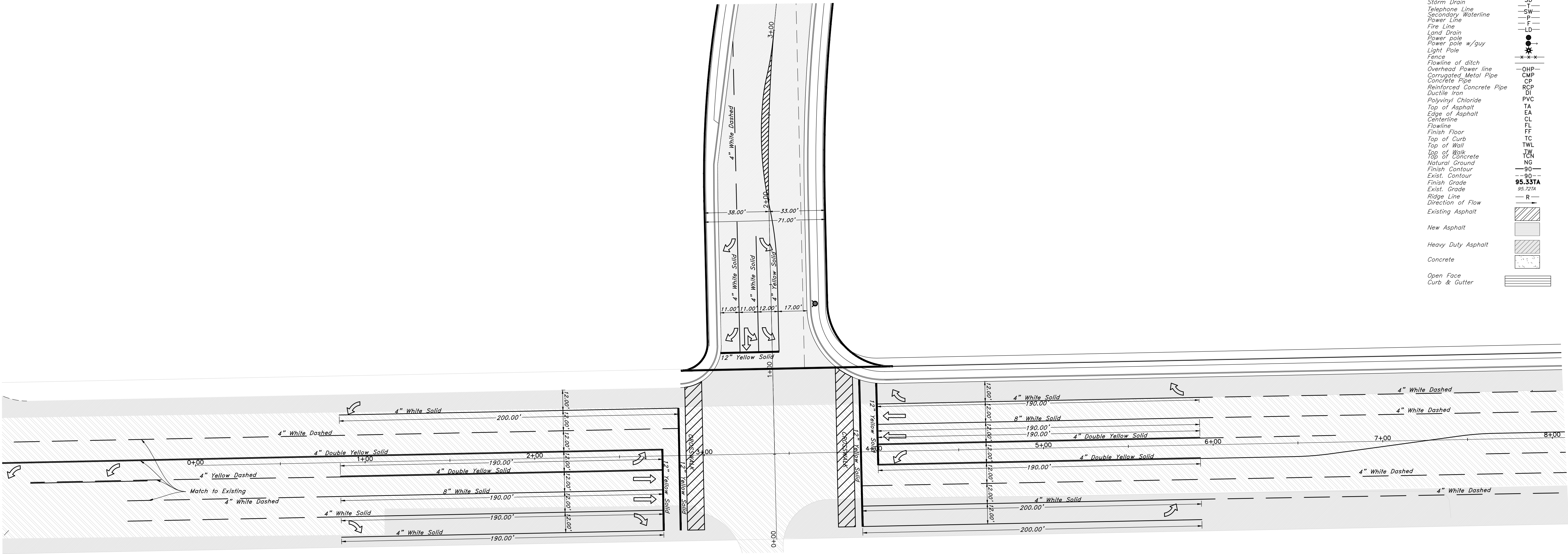
Exist. Contour
Finish Grade

Ridge Line
Direction of Flow

Existing Asphalt
New Asphalt

Heavy Duty Asphalt
Concrete

Open Face
Curb & Gutter



Call before you Dig

Avoid cutting underground utility lines. It's costly.



1-800-862-4111

NOT FOR RECORDING

Striping Plan

Rivers Edge Subdivision - Phase 1

Approx 387 East Main
Tremonton City, Box Elder County, Utah

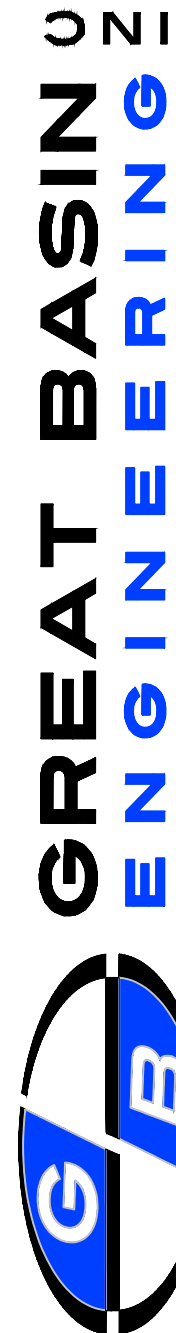
A part of Section 2, T11N, R3W, SL&M, U.S. Survey

22 June, 2021

SHEET NO.

C-

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GREAT BASIN
ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
801.804.4455 FAX 801.804.4444
WWW.GREATBASINENGINEERING.COM

REV DATE DESCRIPTION