

REVISIONS	DESCRIPTION
DATE	

PRELIMINARY PLAN
WEBER COUNTY, UTAH
PINE CANYON CONDO - BUILDING 1

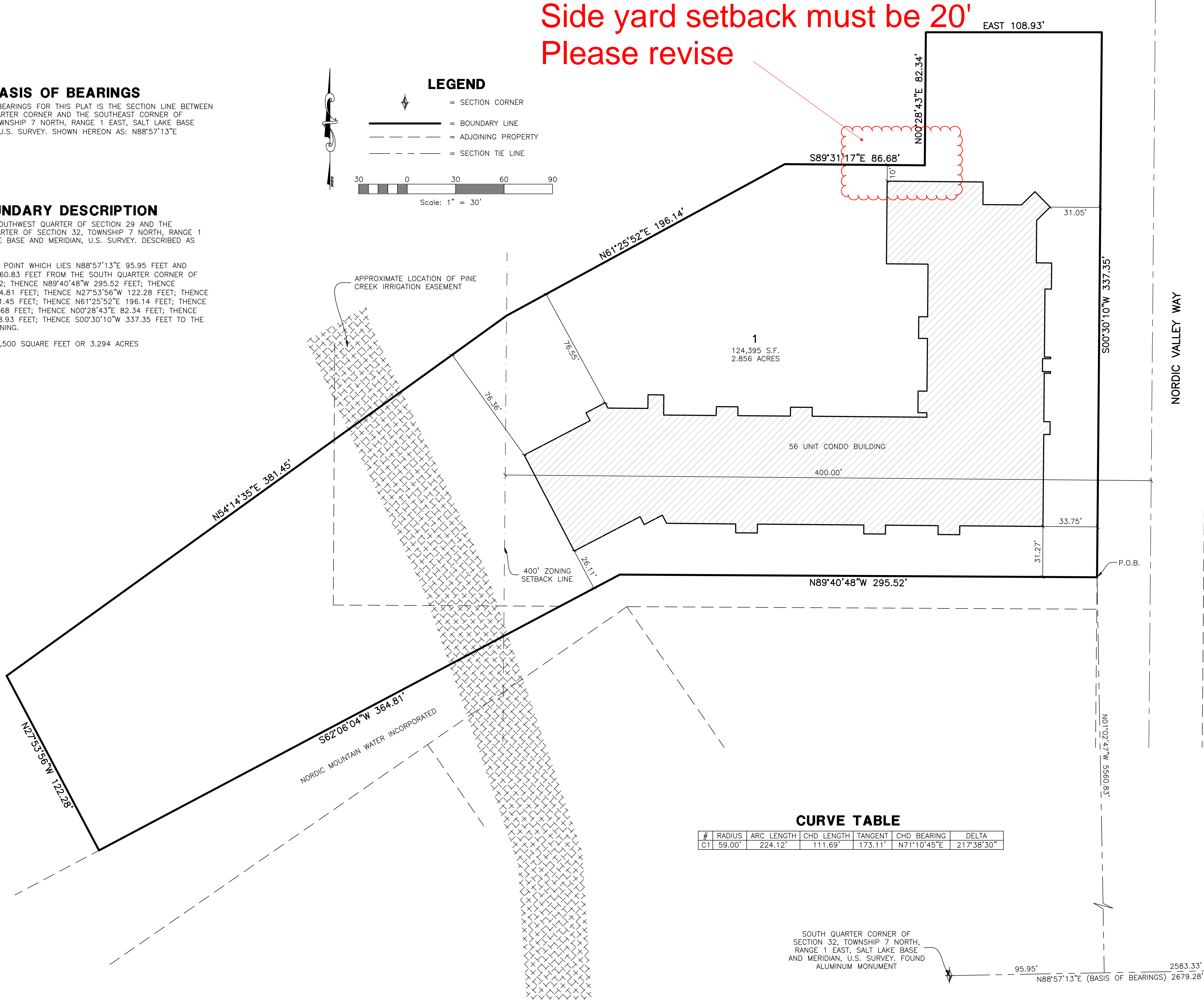
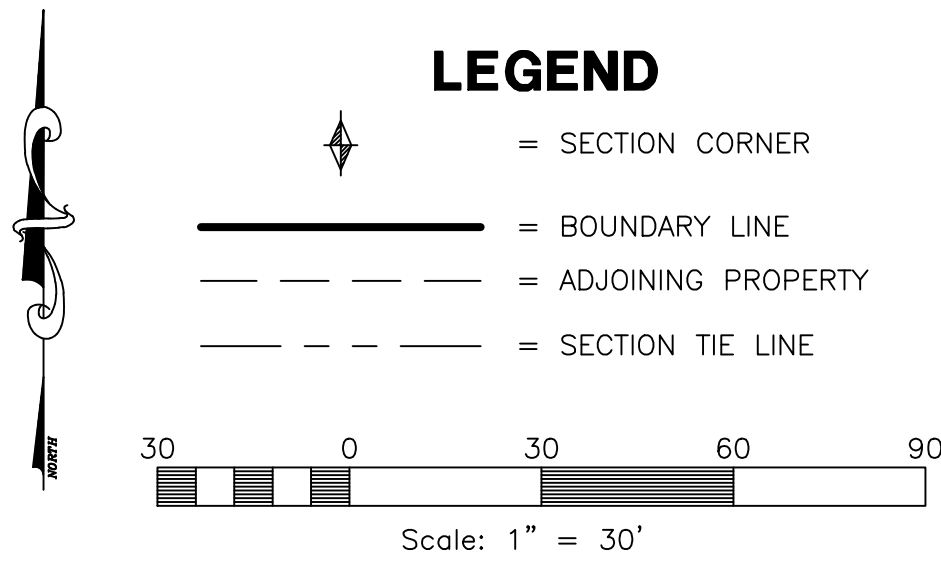
Project Info.
Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 10-10-14
Name: EXHIBIT
NORDIC VALLEY
Scale: 1"=30'
Revision: 12-24-14
Number: 6387-01

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N88°57'13"E

BOUNDARY DESCRIPTION
PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N88°57'13"E 95.95 FEET AND N01°02'47"W 5560.83 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE N89°40'48"W 295.52 FEET; THENCE S62°06'04"W 364.81 FEET; THENCE N27°53'56"W 122.28 FEET; THENCE N54°14'35"E 381.45 FEET; THENCE N61°25'52"E 196.14 FEET; THENCE S89°31'17"E 86.68 FEET; THENCE N00°28'43"E 82.34 FEET; THENCE S90°00'00"E 108.93 FEET; THENCE S00°30'10"W 337.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 143,500 SQUARE FEET OR 3.294 ACRES



Project Narrative/Notes/Revisions

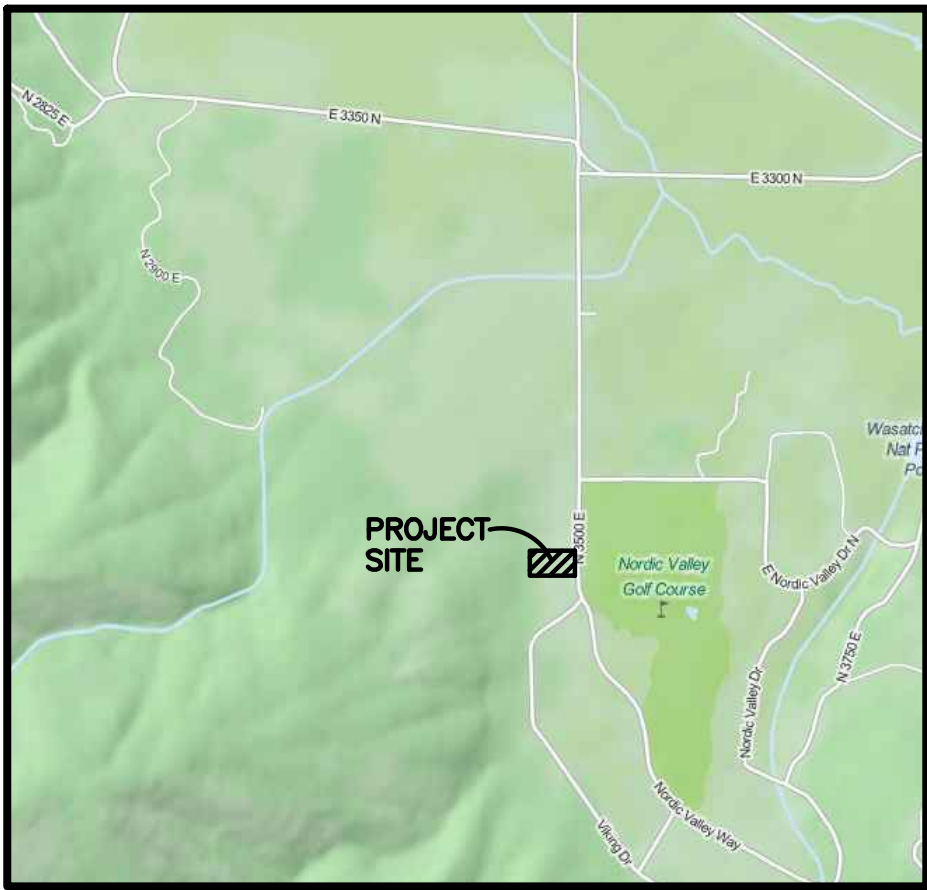
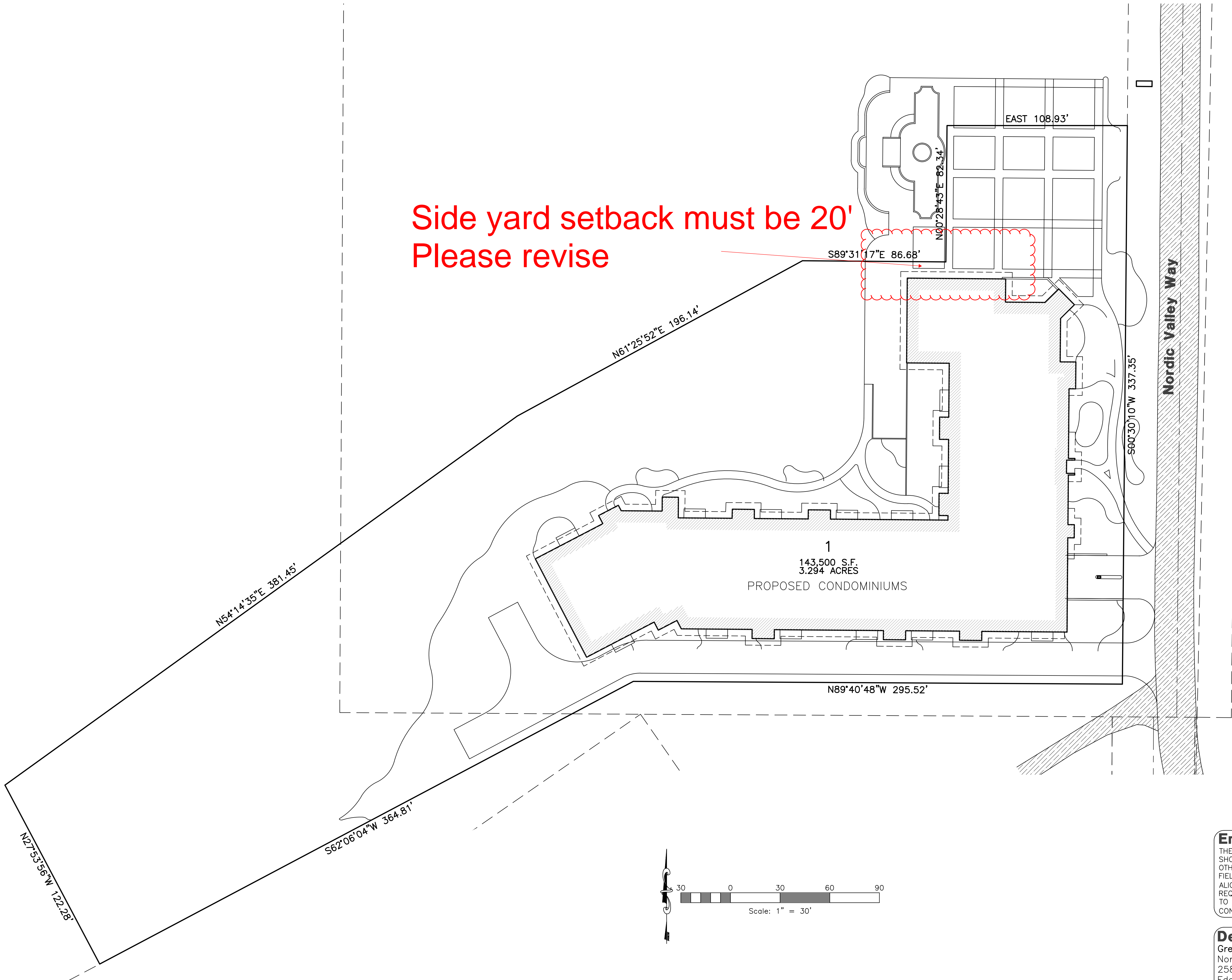
- 1) 10/10/14 RH - COMPLETED DESIGN FOR CLIENT REVIEW.
- 2) 10/23/14 RH - COMPLETED DESIGN FOR COUNTY SUBMITTAL.
- 3) 11/21/14 RH - REVISED PLANS PER ARCHITECT CHANGES.
- 4) 1/30/15 RH - REVISED PLANS PER ARCHITECT CHANGES.
- 5) 2/24/15 RH - REVISED PLANS PER ARCHITECT CHANGES.

PINE CANYON CONDOMINIUMS

Site Plans

EDEN, WEBER COUNTY, UTAH
OCTOBER 2014

Side yard setback must be 20'
Please revise



Vicinity Map
NOT TO SCALE

Sheet Index

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- Sheet 3 - Existing Site Plan
- Sheet 4 - Demolition Plan
- Sheet 5 - Proposed Site Plan
- Sheet 6 - Grading Plan
- Sheet 7 - Utility Plan
- Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 9 - Storm Water Pollution Prevention Plan Details

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Greg Jensen / Development Coordinator
Nordic Valley Ski Resort
2580 North Highway 162
Eden, Utah 84310
PH: (801) 791-9104

Blue Stakes Location Center

Call: Toll Free
1-800-662-4111

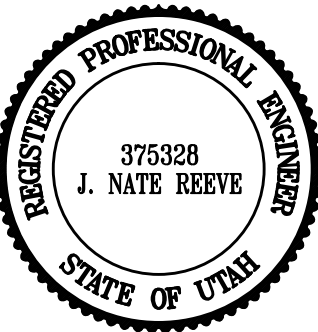
Two Working Days Before You Dig

Revised: 2-24-15

Pine Canyon Condominiums

EDEN, WEBER COUNTY, UTAH

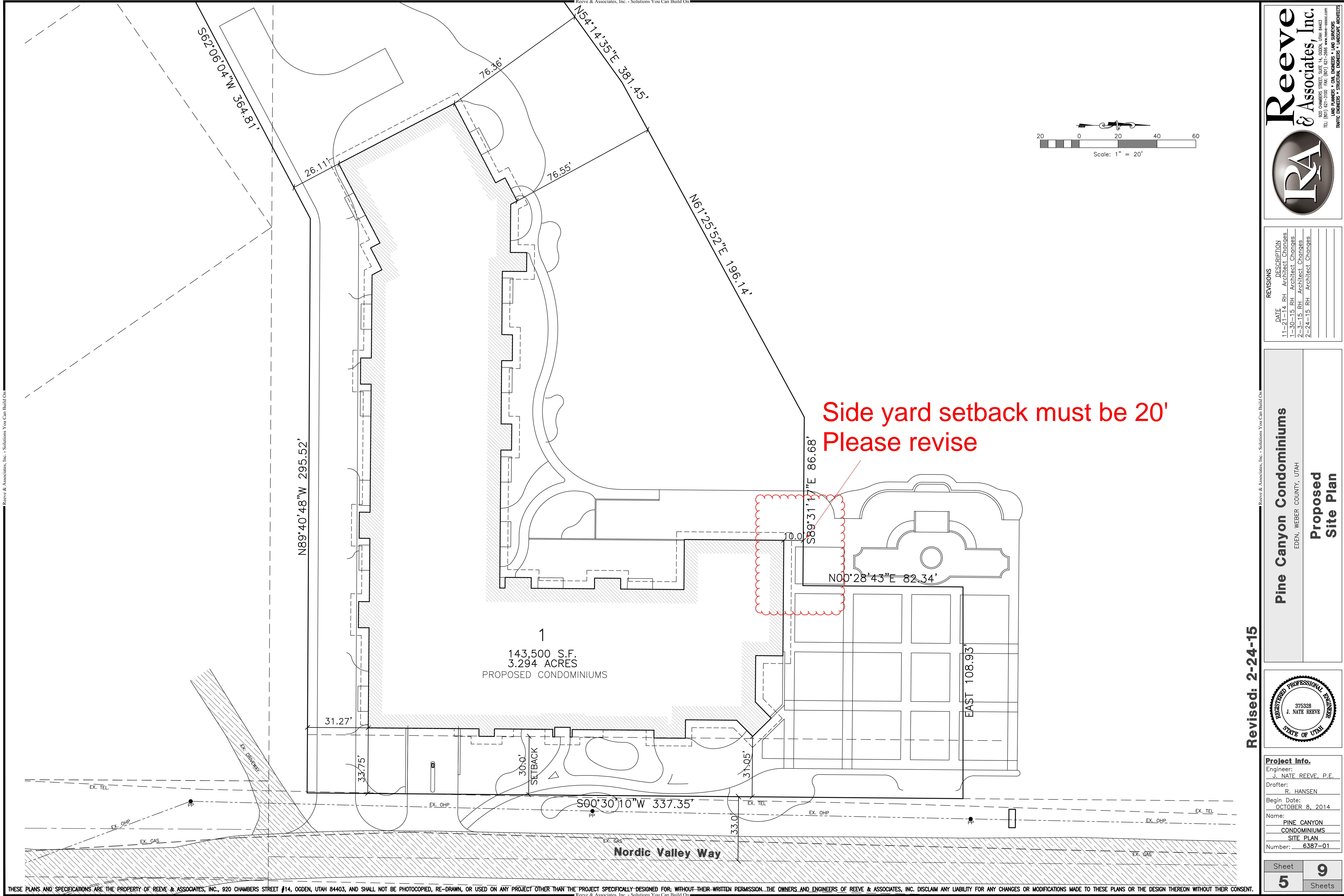
Cover/Index Sheet



Project Info.

Engineer:
J. NATE REEVE, P.E.
Drafter:
R. HANSEN
Begin Date:
OCTOBER 8, 2014
Name:
PINE CANYON
CONDOMINIUMS
SITE PLAN
Number: 6387-01

Sheet
1
9
Sheets



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Reeve & Associates, Inc.

RA

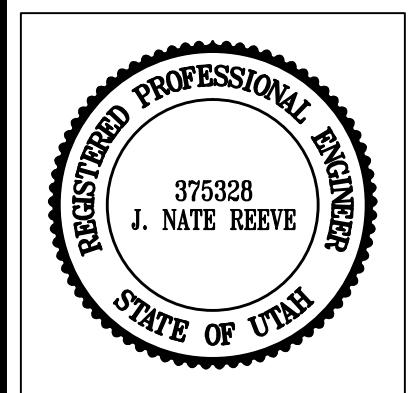
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOC.COM
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REVISIONS	DATE	DESCRIPTION
11-21-14	RH	Architect Changes
1-30-15	RH	Architect Changes
2-3-15	RH	Architect Changes
2-24-15	RH	Architect Changes

Pine Canyon Condominiums

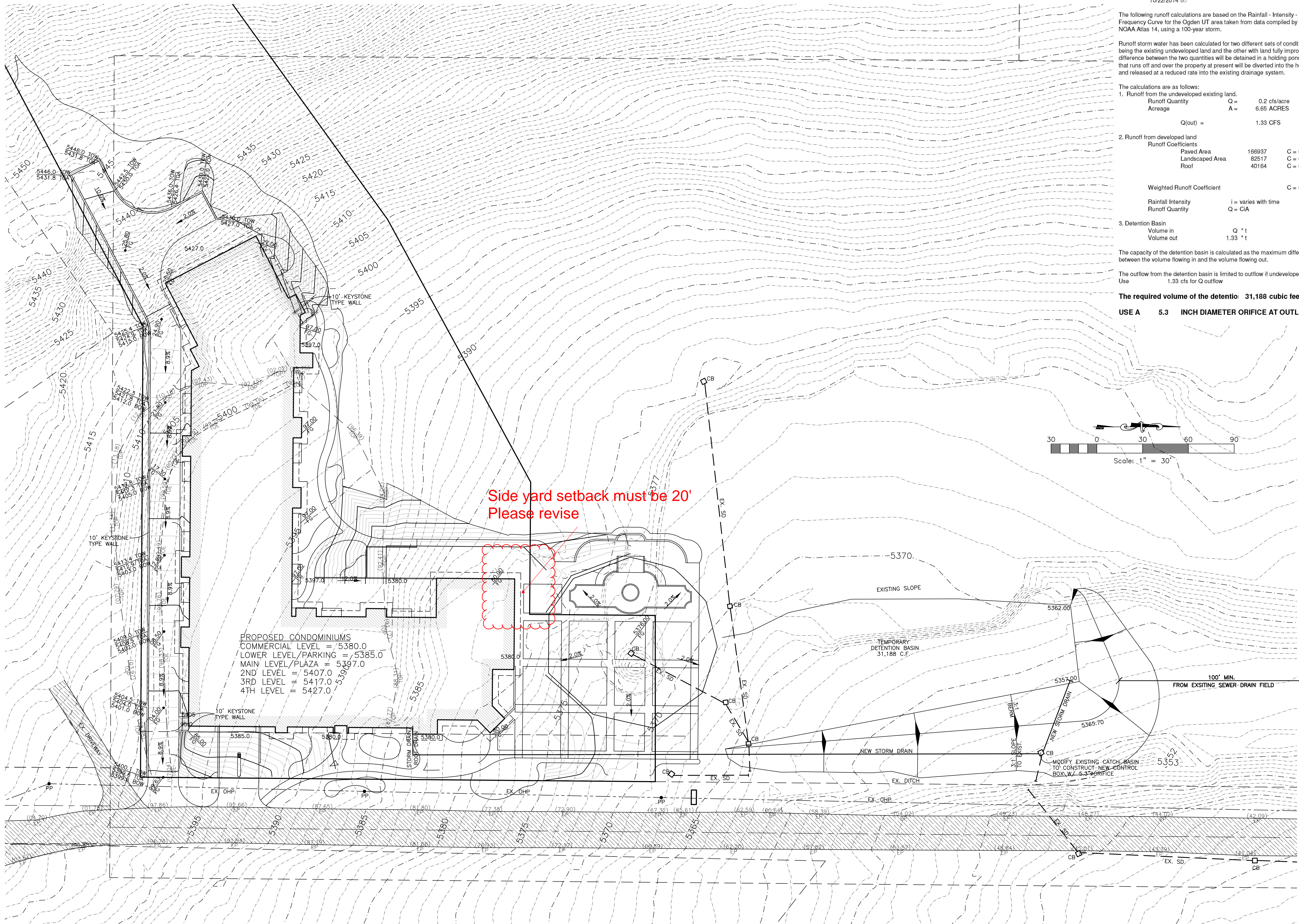
EDEN, WEBER COUNTY, UTAH

Proposed Site Plan



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Drafter:	R. HANSEN
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5	Sheets



Storm Runoff Calculations

Nordic Valley Condo/Parking - EDEN UT
10/22/2014 SKT

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Ogden UT area taken from data compiled by the NOAA Atlas 14, using a 100-year storm.

Runoff storm water has been calculated for two different sets of conditions, one being the existing undeveloped land and the other with land fully improved. The difference between the two quantities will be detained in a holding pond. All water that runs off and over the property at present will be diverted into the holding pond and released at a reduced rate into the existing drainage system.

The calculations are as follows:

1. Runoff from the undeveloped existing land.		
Runoff Quantity	Q =	0.2 cfs/acre
Acreage	A =	6.65 ACRES
Q(out) =		1.33 CFS

2. Runoff from developed land		
Runoff Coefficients		
Paved Area	188937	C = 0.9
Landscaped Area	82517	C = 0.2
Roof	40164	C = 0.8

Weighted Runoff Coefficient C = 0.69

Rainfall Intensity i = varies with time
Runoff Quantity Q = CIA

3. Detention Basin	
Volume in	Q * t
Volume out	1.33 * t

The capacity of the detention basin is calculated as the maximum difference between the volume flowing in and the volume flowing out.

The outflow from the detention basin is limited to outflow if undeveloped.
Use 1.33 cfs for Q outflow

The required volume of the detentio 31,188 cubic feet

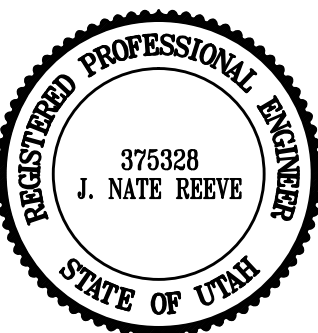
USE A 5.3 INCH DIAMETER ORIFICE AT OUTLET

Revised: 2-24-15

Pine Canyon Condominiums

EDEN, WEBER COUNTY, UTAH

Grading Plan



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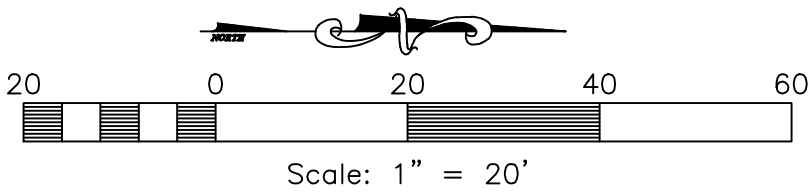
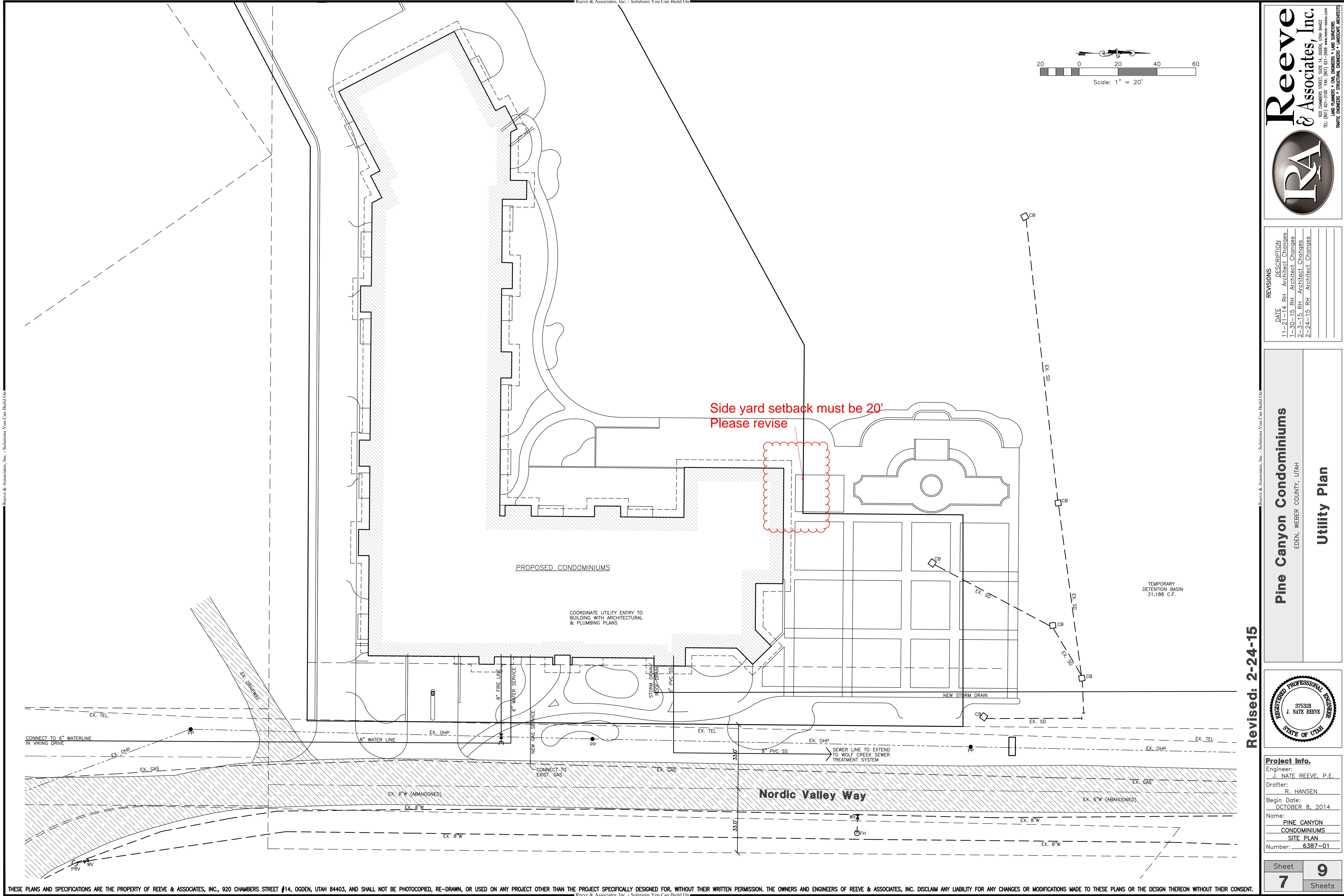
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Drafted:
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Begin Date:
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Sheet 9
6 Sheets

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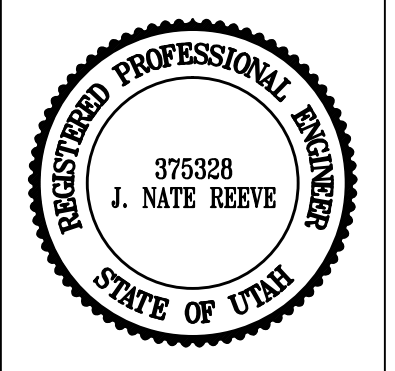


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Pine Canyon Condominiums
EDEN, WEBER COUNTY, UTAH

Utility Plan



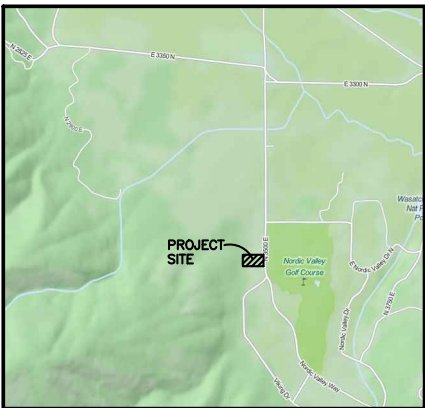
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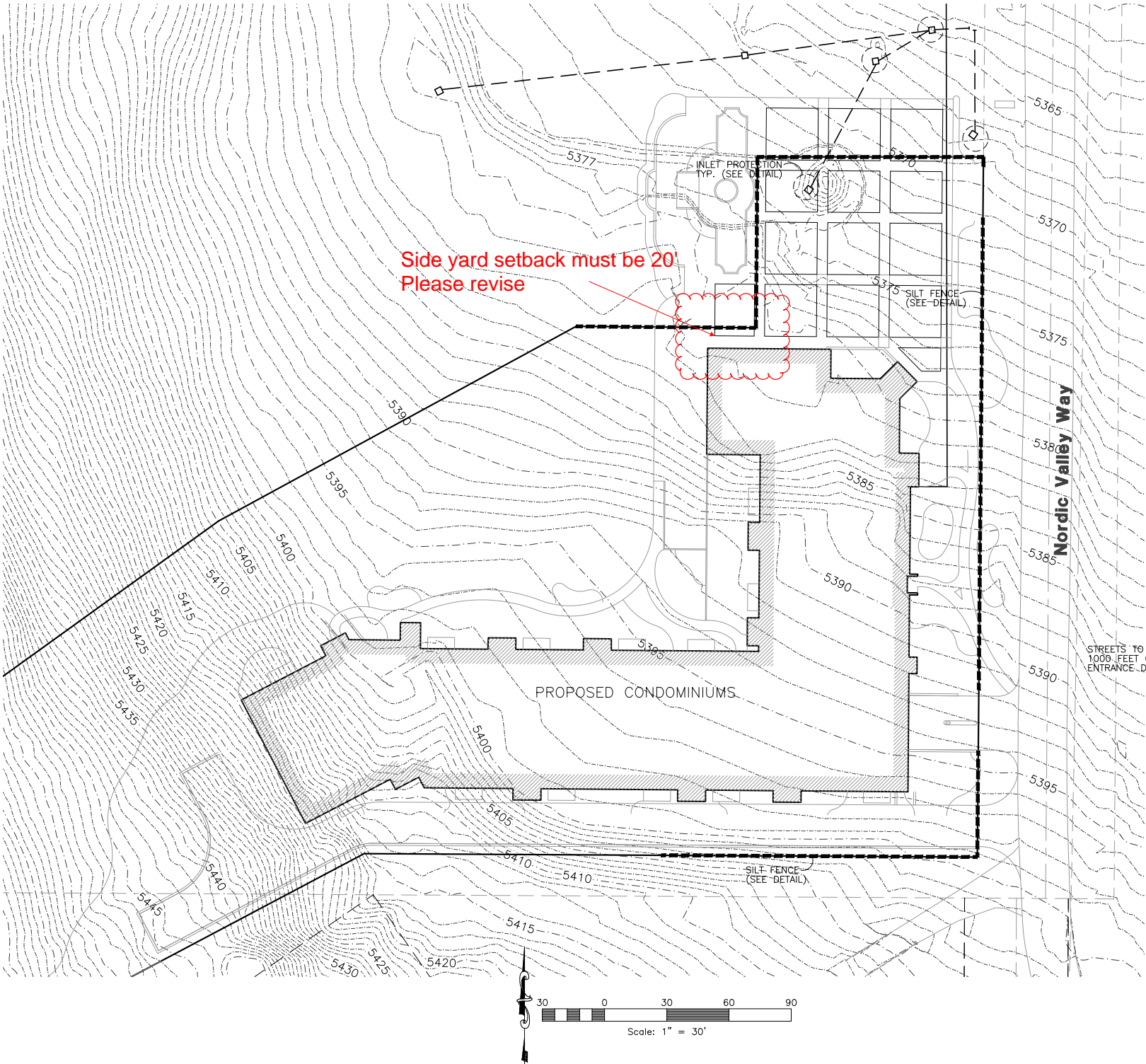
PINE CANYON CONDOMINIUMS

Storm Water Pollution Prevention Plan Exhibit

EDEN, WEBER COUNTY, UTAH
OCTOBER 2014



Vicinity Map
NOT TO SCALE



STREETS TO BE SWEEPED WITHIN
1000 FEET OF CONSTRUCTION
ENTRANCE DAILY IF NECESSARY

Construction Activity Schedule

- PROJECT LOCATION.....EDEN, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....OCTOBER 2014
- BMP'S DEPLOYMENT DATE.....OCTOBER 2014
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....GREG JENSEN (801) 791-9104
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Reeve & Associates, Inc.

RA

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