

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name Saddlebred Acres		Number of Lots 24
Approximate Address 4000 W 2200 S		Land Serial Number(s) 150780006 & 15078012
Current Zoning A1	Total Acreage 27.13	
Culinary Water Provider Taylor-West Weber Water	Secondary Water Provider Taylor-West Weber Water Hooper Irr. (Wilson Irr. Shares)	Wastewater Treatment Central Weber Sewer District

Property Owner Contact Information

Name of Property Owner(s) Scott Douglas Allen		Mailing Address of Property Owner(s) 2155 Grant Ave Apt #222 Ogden UT 84401
Phone 801-675-2191	Fax —	
Email Address ScottDouglasAllen1954@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Chase Freebairn/Ivory Development		Mailing Address of Authorized Person Ivory Development LLC 978 E Woodoak Lane SLC, UT 84117
Phone 801-386-6708	Fax	
Email Address chasef@ivorydevelopment.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer Reeve & Associates/Chris Cave		Mailing Address of Surveyor/Engineer 5160 S 1500 W Riverdale, UT
Phone 801-621-3100	Fax	
Email Address ccave@reeve-assoc.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

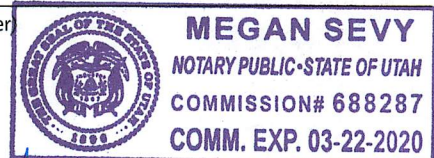
Property Owner Affidavit

I (We), Scott Douglas Allen, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Scott Allen
(Property Owner)

Subscribed and sworn to me this 17 day of August, 20 16.

(Property Owner)



Megan Sevy
(Notary)

Authorized Representative Affidavit

I (We), Scott Douglas Allen, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Chase Freebairn/Irony Development LLC, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

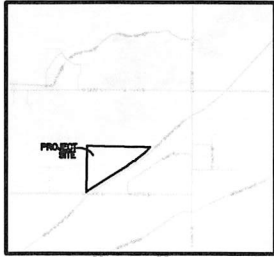
Scott Allen
(Property Owner)

(Property Owner)

Dated this 17 day of August, 20 16, personally appeared before me Scott Douglas Allen, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Megan Sevy
(Notary)



Vicinity Map
SCALE: NONE

Line Table

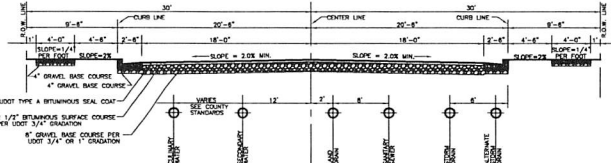
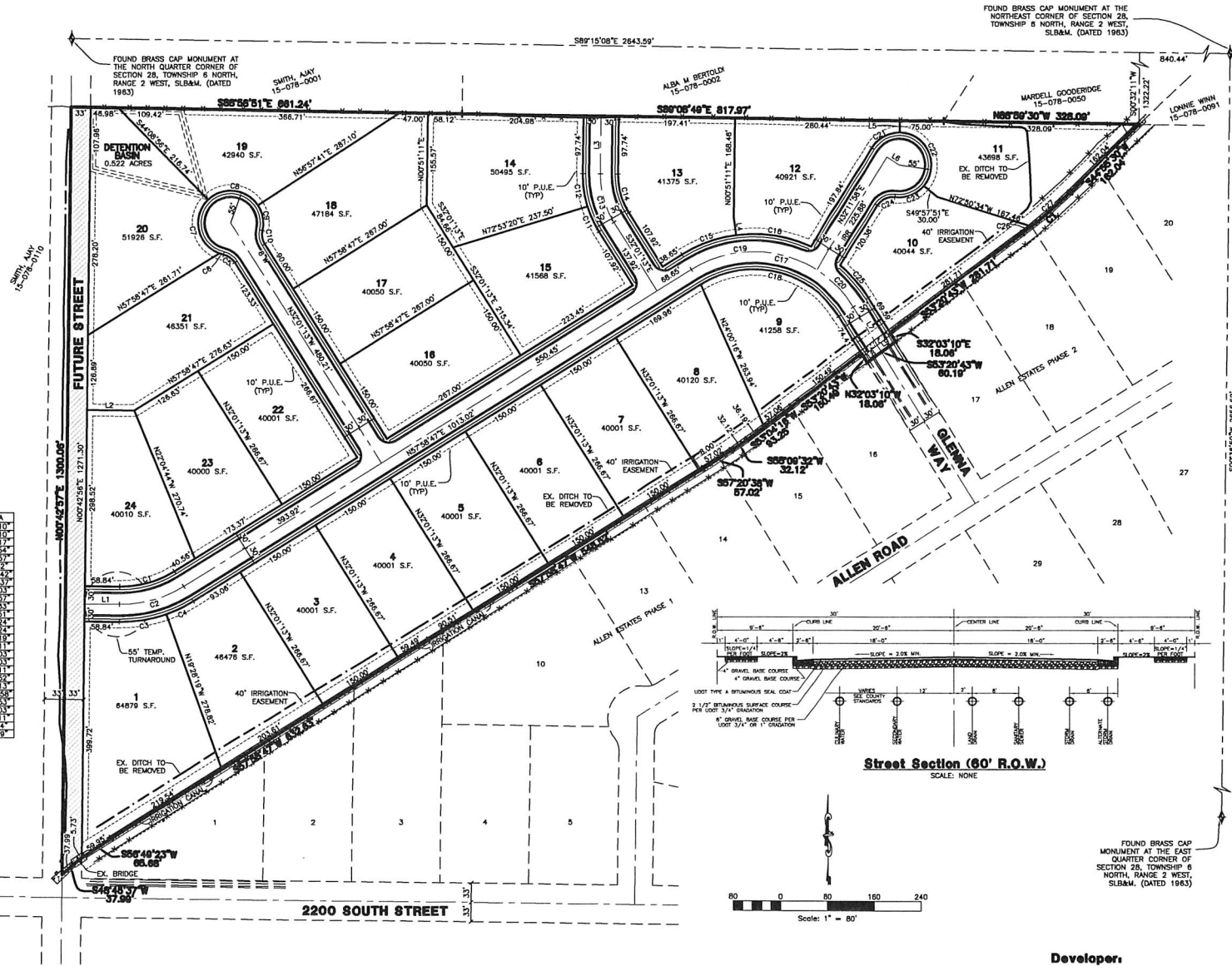
LINE	START	END	LENGTH
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2	5887.763	5888.00	236.24
3	5887.763	5888.00	236.24
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26	5887.763	5888.00	236.24
27	5887.763	5888.00	236.24
28	5887.763	5888.00	236.24
29	5887.763	5888.00	236.24
30	5887.763	5888.00	236.24

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	170.00	97.13	95.81	49.83	S74°20'59"W	32°44'10"
C2	200.00	114.27	112.72	58.74	N74°20'59"E	32°44'10"
C3	230.00	81.04	80.82	40.84	N80°57'19"E	20°11'17"
C4	230.00	50.37	50.27	25.28	S84°15'14"W	17°33'54"
C5	30.00	23.61	23.01	12.49	S54°41'11"E	45°09'57"
C6	55.00	7.22	7.22	3.62	S73°21'24"E	7°31'32"
C7	55.00	110.82	83.00	87.78	S11°02'17"E	118°28'42"
C8	55.00	97.08	84.93	86.83	N83°32'38"W	101°08'37"
C9	55.00	44.27	43.08	23.41	N07°58'48"W	46°07'03"
C10	50.00	23.61	23.01	12.49	N06°58'48"W	45°09'57"
C11	180.00	48.84	48.71	23.50	S24°32'37"E	14°54'33"
C12	180.00	54.44	55.81	28.49	S60°07'43"E	17°57'51"
C13	1150.00	88.08	84.89	44.29	S15°52'01"E	32°29'24"
C14	1150.00	88.08	87.61	35.40	S15°52'01"E	32°29'24"
C15	1240.00	88.50	87.72	50.02	N01°14'58"E	24°39'18"
C16	1240.00	129.20	127.51	65.36	S81°23'19"E	32°11'11"
C17	1240.00	114.08	108.78	109.89	N77°02'12"W	69°58'03"
C18	18170.00	285.94	240.35	169.90	N77°02'12"W	89°58'03"
C19	1240.00	224.17	212.62	125.51	S89°54'38"E	64°13'11"
C20	1240.00	89.88	88.12	45.71	S44°55'35"E	29°44'26"
C21	55.00	56.30	53.88	30.50	S81°31'34"W	58°39'13"
C22	55.00	124.01	89.38	115.78	N43°53'35"E	129°10'58"
C23	55.00	55.51	53.20	30.18	N88°57'35"E	37°50'23"
C24	30.00	34.39	32.54	19.36	N85°02'29"E	65°41'03"
C25	230.00	73.27	72.58	36.50	S41°10'48"E	18°13'11"
C26	1719.88	19.28	19.28	9.84	S52°34'41"W	1°32'04"
C27	1719.88	85.53	85.47	43.37	S48°22'04"W	6°53'09"

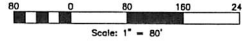
Legend

- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- EXISTING FENCE LINE
- DITCH
- P.U.E. - PUBLIC UTILITY EASEMENT
- ROAD DEDICATION FOR FUTURE ROAD



Street Section (60' R.O.W.)

SCALE: NONE



Scale: 1" = 80'

Saddlebred Acres

Weber County, Utah

Developer:

Ivory Homes
970 Woodlark LN.
Salt Lake City, UT. 84117
(801) 366-6708



REVISIONS	DESCRIPTION
DATE	

Saddlebred Acres

PART OF THE NE 1/4 OF SECTION 28, T.4N., R. 1W., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan

Project Info.
Engineer: G. Thorson
Designer: C. Cove
Begin Date: JUNE 23, 2016
Name: SADDLEBRED ACRES
Number: 4942-08

Sheet	2
1	Sheets

Storm Runoff Calculations

Allen Property - Ivory Homes
Taylor, UT

7/6/2016 1:14

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Taylor, UT area taken from data compiled using NOAA Atlas 14 for a 50-year storm event.

Runoff storm water has been calculated for two different sets of conditions, one being undeveloped land and the other with land fully improved. The difference between the two quantities will be obtained in a subsurface detention basin where the storm water will be released at its historical rate of 0.2 cfs/acre.

The calculations are as follows:

1. Drainage Area:

Runoff Coefficient	182.344	C = 0.95
Paved Area	967.905	C = 0.20
Landscaped Area	96.600	C = 0.95
Weighted Runoff Coefficient		C = 0.37

2. Time of Concentration:

Using Storm Water Run-Off "Overland Flow Time"	
Tc =	30 minutes

3. Rainfall Intensities:

Rainfall Intensity	1.4
Rainfall Intensity for a 15 minute Time of Concentration	2.25 in/hr

4. Peak Run-off:

Runoff Coefficient	C = 0.37
Rainfall Intensity	I = 2.25 in/hr
Area	A = 28.62 ACRES
Runoff Quantity	Q = 23.69 cfs

5. Allowable Discharge:

Allowable Discharge of Storm Water Volume (pre-development) is 0.2 cfs per acre	
Allowable Discharge	Q = 5.72 cfs

6. Volume of Run-off for 50-year 24 hour Storm Event:

C =	0.37
A =	28.62
Q(out) =	5.72 (based on 0.2 cfs/acre)

time (min)	time (sec)	I (in/hr)	Q (cfs)	Vol in (cf)	Vol out (cf)	Difference (cf)
0	0	0.00	0.00	0.00	0.00	0.00
5	300	5.32	56.01	16801.89	1717.42	15084.46
10	600	4.04	42.53	25518.95	3434.85	22084.10
15	900	3.34	35.16	31645.08	5152.27	26492.81
20	1200	2.25	23.69	42536.37	10254.54	32281.83
25	1500	1.39	14.63	52679.60	20609.07	32070.53
30	1800	0.77	8.11	58364.45	41216.15	17148.30
35	2100	0.53	5.57	61457.10	61887.22	-10430.12
40	2400	0.31	3.26	70492.12	123554.45	-53062.32
45	2700	0.19	2.01	85664.49	247306.89	-161642.40
50	3000	0.11	1.15	99143.76	494817.79	-395674.03

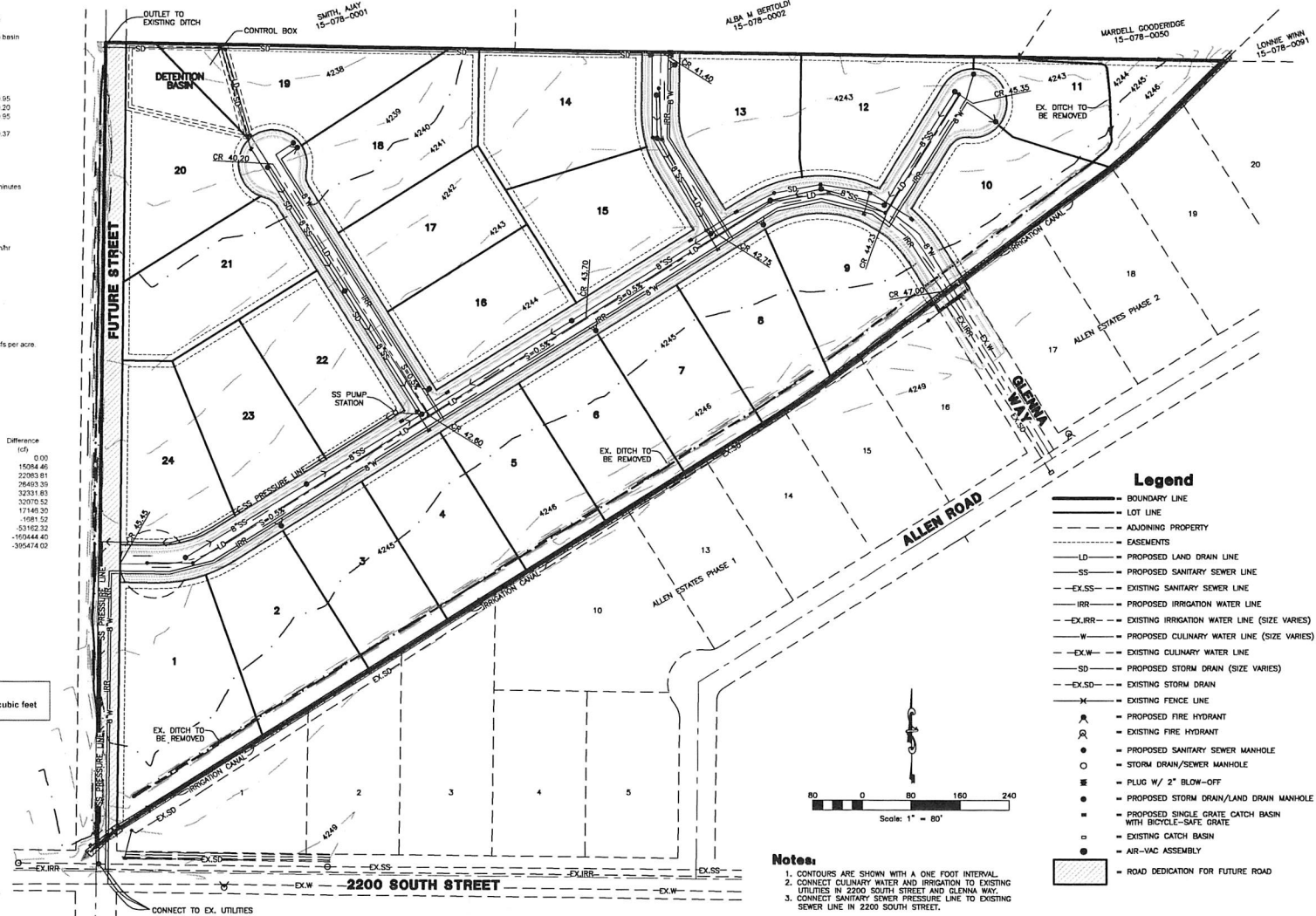
Required Detention Volume 32331.83 cfs

7. Orifice Sizing

Given	Q = 5.72 cfs
	2p = 64.4 ft/s
	H = 2.50 ft
	Cd = 0.62
	R = $\sqrt{2H} / (0.7) \sqrt{64.4 \times (0.5) \times (1)}$
	R = 0.48 feet
	D = 5.78 inches
	D = 11.55 inches

SUMMARY:

The required volume of the detention basin is	32,332 cubic feet
Orifice Diameter at outlet is	11.55 inches



Legend

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- LD - PROPOSED LAND DRAIN LINE
- SS - PROPOSED SANITARY SEWER LINE
- EX-SS - EXISTING SANITARY SEWER LINE
- IRR - PROPOSED IRRIGATION WATER LINE
- EX-IRR - EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- EX-W - EXISTING CULINARY WATER LINE (SIZE VARIES)
- SD - PROPOSED STORM DRAIN (SIZE VARIES)
- EX-SD - EXISTING STORM DRAIN
- EXISTING FENCE LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- STORM DRAIN/SEWER MANHOLE
- PLUG W/ 2" BLOW-OFF
- PROPOSED STORM DRAIN/LAND DRAIN MANHOLE
- PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- EXISTING CATCH BASIN
- AIR-VAC ASSEMBLY
- ROAD DEDICATION FOR FUTURE ROAD

Notes:

1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. CONNECT CULINARY WATER AND IRRIGATION TO EXISTING UTILITIES IN 2200 SOUTH STREET AND GLENNA WAY.
3. CONNECT SANITARY SEWER PRESSURE LINE TO EXISTING SEWER LINE IN 2200 SOUTH STREET.

Developer:
Ivory Homes
970 Woodpark LN.
Salt Lake City, UT. 84117
(801) 386-6708

Saddlebred Acres

Weber County, Utah

Reeve & Associates, Inc.
IRA

REVISIONS	DATE	DESCRIPTION

Saddlebred Acres
PART OF THE NE 1/4 OF SECTION 28, T.4N., R. 1W., S.15E. & N.E. U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Utilities Plan

Project Info.
Engineer: G. Thorson
Designer: C. Cove
Begin Date: JUNE 23, 2016
Name: SADDLEBREDED ACRES
Number: 4418-08

Sheet	2
2	Sheets

**Weber County Corporation**

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt

Receipt
Number

21603

Receipt Date

08/24/16

Received From:

Ivory Development LL

Time: 15:35
Clerk: tbennett

Description	Comment	Amount
Planning	Subdivision	\$2,960.00
Payment Type	Quantity	Ref
CHECK		14505

AMT TENDERED: \$2,960.00

AMT APPLIED: \$2,960.00

CHANGE: \$0.00