



VICINITY MAP SCALE: NONE

NORTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "1985"



LEGEND

- SECTION CORNER
BOUNDARY LINE
LOT LINE
ADJOINING PROPERTY
CENTERLINE
EASEMENTS
SECTION TIE LINE
IRRIGATION EASEMENT

BOUNDARY DESCRIPTION

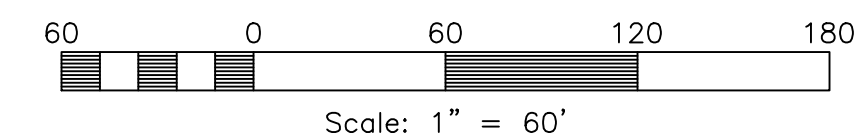
PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT BEING 1478.43 FEET NORTH 88°24'00" WEST AND 1312.29 FEET SOUTH 01°36'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 27...

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC, LTH, CHD, LTH, CHD BEARING, DELTA. Lists curve data for lots C1 through C22.

LINE TABLE

Table with columns: #, BEARING, DISTANCE. Lists line data for lots L1 through L2.



West Ridge Phase 3 & 4

Weber County, Utah

Reeve & Associates, Inc. logo and contact information including address (5160 S. 1500 W., Riverton, UT 84405) and phone number (801) 837-2020.

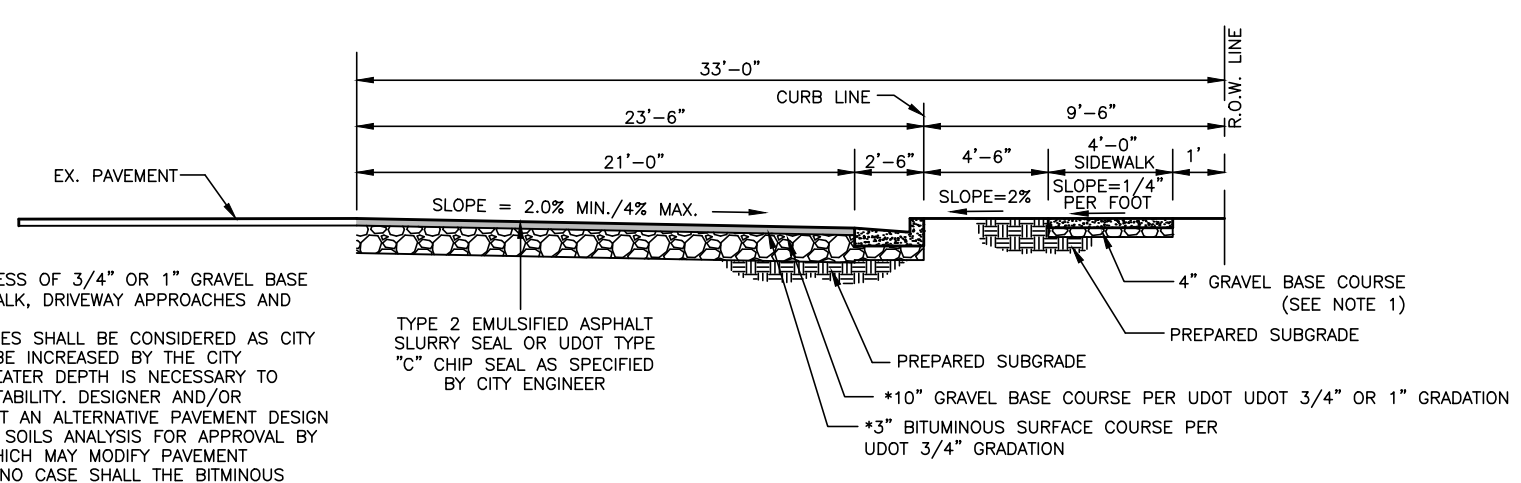
Table with columns: REVISIONS, DESCRIPTION, DATE. Contains revision history information.

Project title block: West Ridge Phase 3 & 4 Master Phasing Plan. Includes project location (PART OF THE NE 1/4 OF SECTION 27, T.7N., R.2W., S.11B & M., U.S. SURVEY WEBER COUNTY, UTAH) and project info.

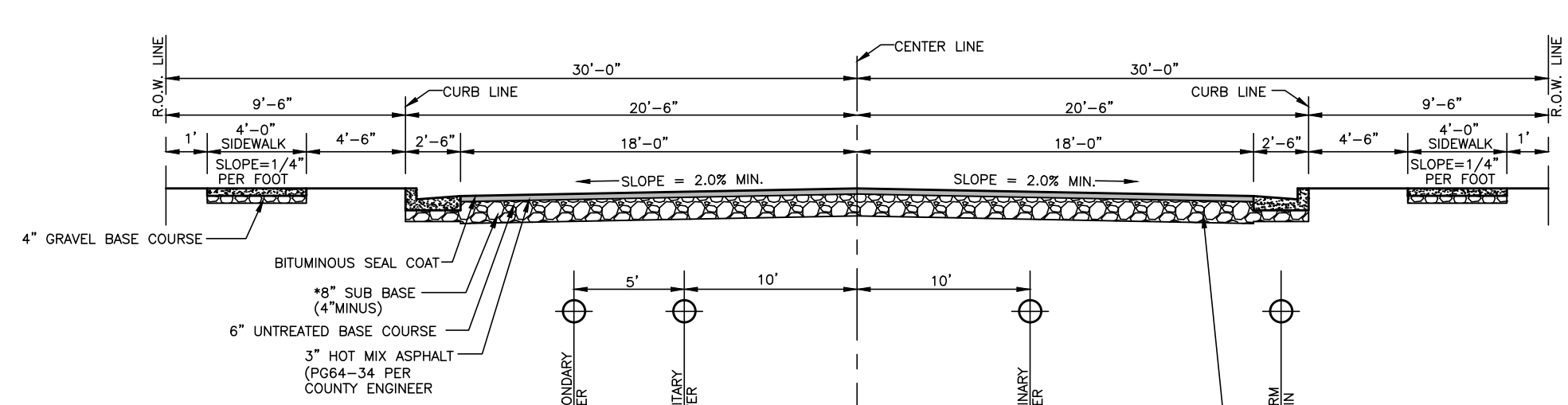
Project Info section listing Engineer (N. Reeve), Planner (C. Cove), Designer (E. Roche), Date (11-16-21), Name (WEST RIDGE PHASES 3 & 4), and Number (7152-14).

DEVELOPER: Steward Development, Sky Hazlehurst, 1708 East 5550 South, South Ogden, UT, 74405, (801) 837-2020

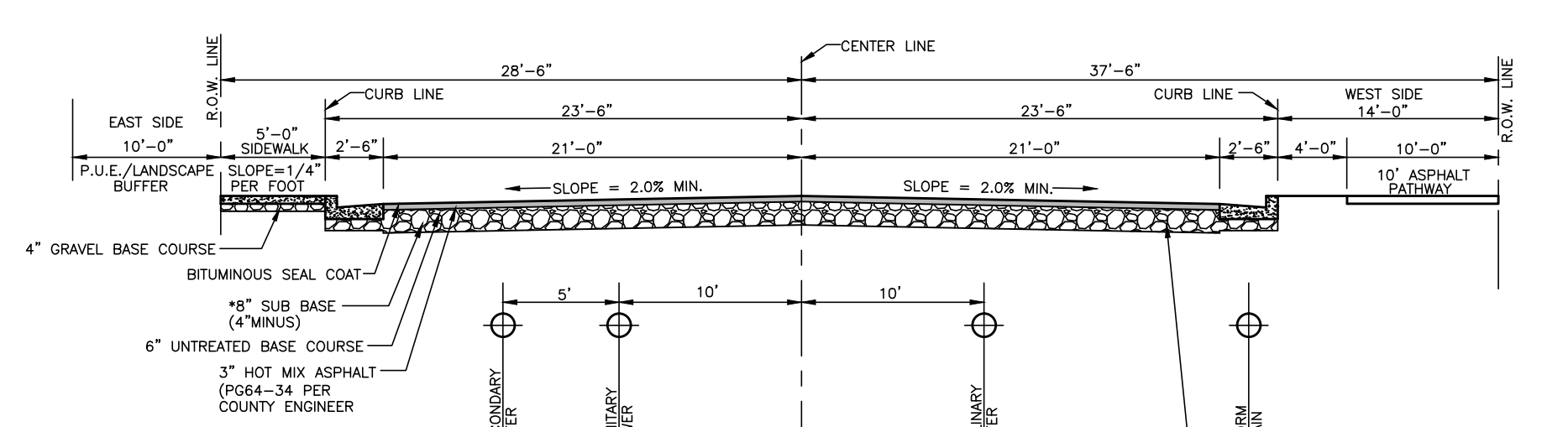




**North Plain City Road Street Section (66' R.O.W.)**  
SCALE: NONE



**Street Section (60' R.O.W.)**  
SCALE: NONE  
\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



**Street 'A' Street Section (66' R.O.W.)**  
SCALE: NONE  
\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER



**Storm Runoff Calculations**  
West Ridge - Phase 3-5  
7152-14 10/28/2022 rra

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Weber County, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and full retention, as the stormwater will be conveyed and retained in a temporary basin.

**Phase 3-5 (62 lots)**  
The calculations are as follows:

**Drainage Area:**  
Total Area = 22.37 acre or 974,439 ft<sup>2</sup>  
Runoff Coefficients  
Paved Area 268,611 C = 0.9  
Roof 326,700 C = 0.9  
Landscaped Area 379,128 C = 0.2  
Weighted Runoff Coefficient C = 0.63

**LID Retention**  
80<sup>th</sup> Percentile Rainfall Event (d) 0.48 in  
Is the site Feasible for LID? Yes 0.61  
Site Imperviousness (i) A  
NRCS Soil Group 0.84P1-302  
Rv Equation 0.44  
Rv (Soil Group A: 0.84P1-302; B: 0.84P1-169; C/D: 0.83P1-122)  
V<sub>total</sub> = Rv x d x Total Site SF 17,237 c.f.

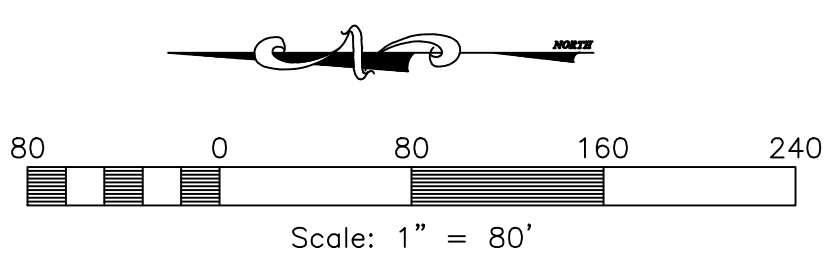
**Volume of Run-off for 100-year Storm Event:**  
i = See Below in/hr  
A = 974439.00 ft<sup>2</sup>  
Q(out) = 0.00 ft<sup>3</sup>/s (full retention)

time (min)	time (sec)	i (in/hr)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.65	94.15	28244	0	28244
10	600	5.06	71.84	42962	0	42962
15	900	4.18	59.18	53281	0	53281
30	1800	2.81	39.78	71609	0	71609
60	3600	1.74	24.63	88683	0	88683
120	7200	0.96	13.59	97857	0	97857
180	10800	0.656	9.29	100303	0	100303
360	21600	0.366	5.18	111924	0	111924
720	43200	0.223	3.16	136388	0	136388
1440	86400	0.123	1.74	150455	0	150455

**SUMMARY:**  
The required 100-yr storage volume is 150,455 cubic feet  
The required LID Retention volume is 17,237 cubic feet

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- - - ADJOINING PROPERTY
- CENTERLINE
- - - EASEMENTS
- SS — PROPOSED SANITARY SEWER LINE
- EX-SS — EXISTING SANITARY SEWER LINE
- SW — PROPOSED SECONDARY WATER LINE
- EX-SW — EXISTING SECONDARY WATER LINE
- EX-IRR — EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- W — PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX-W — EXISTING CULINARY WATER LINE
- SD — PROPOSED STORM DRAIN (SIZE VARIES)
- EX-SD — EXISTING STORM DRAIN
- EXISTING FENCE LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER
- STORM DRAIN MANHOLE
- PLUG W/ 2" BLOW-OFF
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- PP — EX. POWER POLE
- P.U.E. — PUBLIC UTILITY EASEMENT
- FH — FIRE HYDRANT
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- IRRIGATION EASEMENT



**West Ridge Phases 3 & 4**

Weber County, Utah

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 837-2100 FAX: (801) 837-2666 www.reeve-assoc.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

**West Ridge Phase 3 & 4**  
PART OF THE NE 1/4 OF SECTION 27, T.7N., R.2W., S.11B. & M., U.S. SURVEY  
WEBER COUNTY, UTAH

**Preliminary Utilities Plan**

**Project Info.**  
Engineer: N. Reeve  
Planner: C. Cove  
Designer: E. Roche  
Date: 11-16-21  
Name: WEST RIDGE PHASES 3 & 4  
Number: 7152-14





Reeve & Associates, Inc. - Solutions You Can Build On



**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
 TEL: (801) 837-2020 FAX: (801) 837-2666 WWW: REEVE-ASSOC.COM  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**West Park Phase 3 & 4**  
 PART OF THE NE 1/4 OF SECTION 27, T.7N., R.2W., S.11B. & M., U.S. SURVEY  
 WEBER COUNTY, UTAH  
**Sewer Connection Exhibit**


**Project Info.**  
 Engineer: N. Reeve  
 Planner: C. Cove  
 Designer: E. Roche  
 Date: 11-16-21  
 Name: WEST RIDGE  
 PHASES 3 & 4  
 Number: 7152-14

**DEVELOPER:**  
 Steward Development  
 Sky Hazlehurst  
 1708 East 5550 South  
 South Ogden, UT. 74405  
 (801) 837-2020

