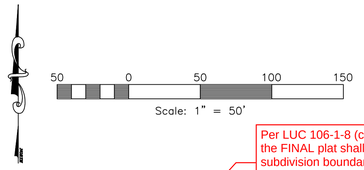
VICINITY MAP

SCALE: NONE



NOTES

1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. CONNECT TO EXISTING CULINARY & SECONDARY UTILITIES IN 4700 WEST STREET.
3. PROJECT ZONE X PER FEMA FLOOD MAP 49057C0425E, EFFECTIVE 12/16/2005.
4. STORM WATER RUN-OFF WILL SURFACE FLOW INTO DITCH WEST OF PROPERTY.

Per LUC 106-1-8 (c) (2), a note on the FINAL plat shall indicate the subdivision boundary and the lot corners are set as required by state code and county ordinances.

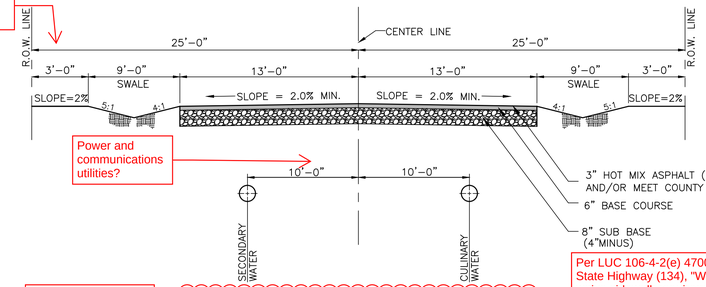
TEST PIT DATA

EXPLORATION PIT #1 – (UTM ZONE 12 NAD 83
0408282 E 4562964 N)
0–18" LOAM, GRANULAR STRUCTURE, 5% FINE GRAVEL
18–44" SANDY LOAM, MASSIVE STRUCTURE,
44–68" SANDY LOAM, MANY MOTTLES THROUGHOUT @ 45 INCHES
GROUND WATER @ 68"

EXPLORATION PIT #2 – (UTM ZONE 12 NAD 83
0408240 E 4522966 N)
0–08" LOAM, GRANULAR STRUCTURE
08–63" SANDY LOAM, MASSIVE STRUCTURE
63–73" SANDY LOAM, MOTTLING @ 64 INCHES
GROUND WATER @ 73"

EXPLORATION PIT #3 – (UTM ZONE 12 NAD 83
0408222 E 4563049 N
0–16" LOAM, GRANULAR STRUCTURE
17–48" SANDY LOAM, MASSIVE STRUCTURE
48–72" SANDY LOAM, MOTTLING @ 60 INCHES
GROUND WATER@ 71"

Per LUC 106-4-2 (f), the Planning Commission may, for reasons of safety and public welfare, require sidewalks or walking paths



Power and communications utilities?

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.

Per LUC 106-2-2 (c) This ROW will need to be increased to 60' to accommodate for a standard residential public street.

STREET SECTION (50' R.O.W.) PRIVATE ROAD

SCALE: NONE

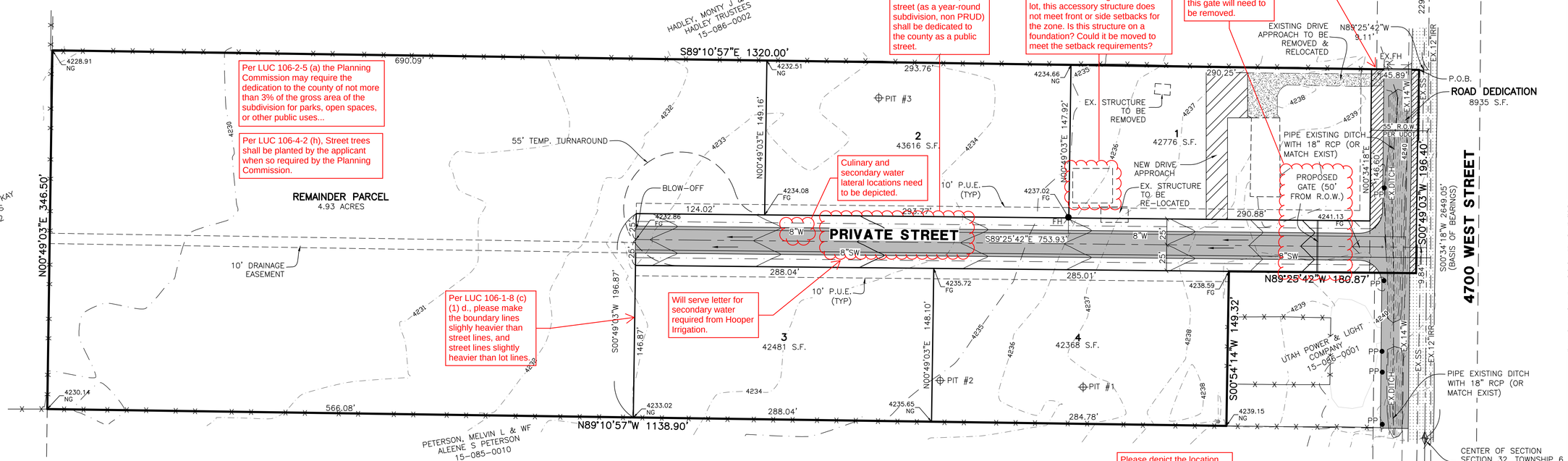
Per LUC 106-4-2(e) 4700 W. is classified as a State Highway (134), "Weber County will not waive sidewalk requirements on state highways unless the Utah State Department of Transportation has waived the sidewalk requirement. If a letter is provided by UDOT for a waiver, then a deferral agreement may be approved by the county commission.

NORTH QUARTER CORNER OF SECTION SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

Per LUC 106-2-2, This street (as a year-round subdivision, non PRUD) shall be dedicated to the county as a public street.

Under the new configuration of this lot, this accessory structure does not meet front or side setbacks for the zone. Is this structure on a foundation? Could it be moved to meet the setback requirements?

As a public street, this gate will need to be removed.



Per LUC 106-2-5 (a) the Planning Commission may require the dedication to the county of not more than 3% of the gross area of the subdivision for parks, open spaces, or other public uses...

Per LUC 106-4-2 (h), Street trees shall be planted by the applicant when so required by the Planning Commission.

Please depict the location and nature of all easements listed within the title report. Please include each easement's entry #.

Per LUC106-1-8 (c) (5) Subdivisions in areas zoned for agriculture (A-1) shall have the following statement on each page of the FINAL plat "Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted as any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision."

ZONE INFO.

ZONE A-1 (AGRICULTURAL ZONE)

MIN. LOT AREA: 40,000 FT.
FRONT SETBACK: 30 FT.
SIDE SETBACK: 10 FT. W/TOTAL OF 2 SIDE YARDS NOT LESS THAN 24 FT.
REAR SETBACK: 30 FT.

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = ROAD CENTERLINE
- = SECTION TIE LINE
- SS = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SW = PROPOSED SECONDARY WATER LINE
- EX.SW = EXISTING SECONDARY WATER LINE (SIZE VARIES)
- W = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX.W = EXISTING CULINARY WATER LINE
- = EXISTING FENCE LINE
- # = TEST PIT
- P.U.E. = PUBLIC UTILITY EASEMENT
- FH = PROPOSED FIRE HYDRANT
- EX.FH = EXISTING FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- PP = EXISTING POWER POLE
- = EXISTING ASPHALT SURFACE
- = PROPOSED ASPHALT SURFACE
- = EXISTING STRUCTURE
- = ROAD DEDICATION

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°34'18"W 2293.38 FEET AND N89°25'42"W 9.11 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE S00°49'03"W 196.40 FEET; THENCE N89°25'42"W 180.87 FEET; THENCE S00°54'14"W 149.32 FEET; THENCE N89°10'57"W 1138.90 FEET; THENCE N00°49'03"E 346.50 FEET; THENCE S89°10'57"E 1320.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 430285 SQUARE FEET OR 9.878 ACRES MORE OR LESS

Per LUC 106-1-5 Subdivision name and description need to be shown on the **top** of the plat.

Per LUC 106-1-8 (c) (1) c. the date of the survey needs to be noted in the heading (meaning the date, year, and month the survey markers were placed.

Butler Subdivision

Weber County, Utah

Storm Runoff Calculations

Butler Property
11/22/2019 KHH 6403-01

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Farr West, Utah area taken from the NOAA Atlas 14 database. Calculations have been completed for the peak runoff for the site.

The calculations are as follows:

Drainage Area:

Total Area =	9.91 acre or	431,504 ft^2	
Runoff Coefficients			
Paved Area		31,207	C = 0.9
Roof		10,400	C = 0.9
Landscaped Area		389,897	C = 0.2
Weighted Runoff Coefficient			C = 0.27

Rainfall Intensities:
10-yr intensity for a 15 minute TOC - Pipe Capacity **2.06** in/hr

Peak Run-off:

Runoff Coefficient	C =	0.27
Rainfall Intensity	i =	2.06 IN./HR.
Acreage	A =	9.91 ACRES
Q	**Q =**	**5.46 cfs**

DEVELOPER:

Jeff Butler
2843 S. 4700 W.
Taylor, UT. 84401
(801) 710-9568

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeveassociates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
/NVIRTIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

Butler Subdivision
PART OF THE NW 1/4 OF SECTION 32, T.6N., R.2W., S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Design

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 7-9-19
Name: BUTLER SUBDIVISION
Number: 6403-01

Sheet 1 of 1 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.