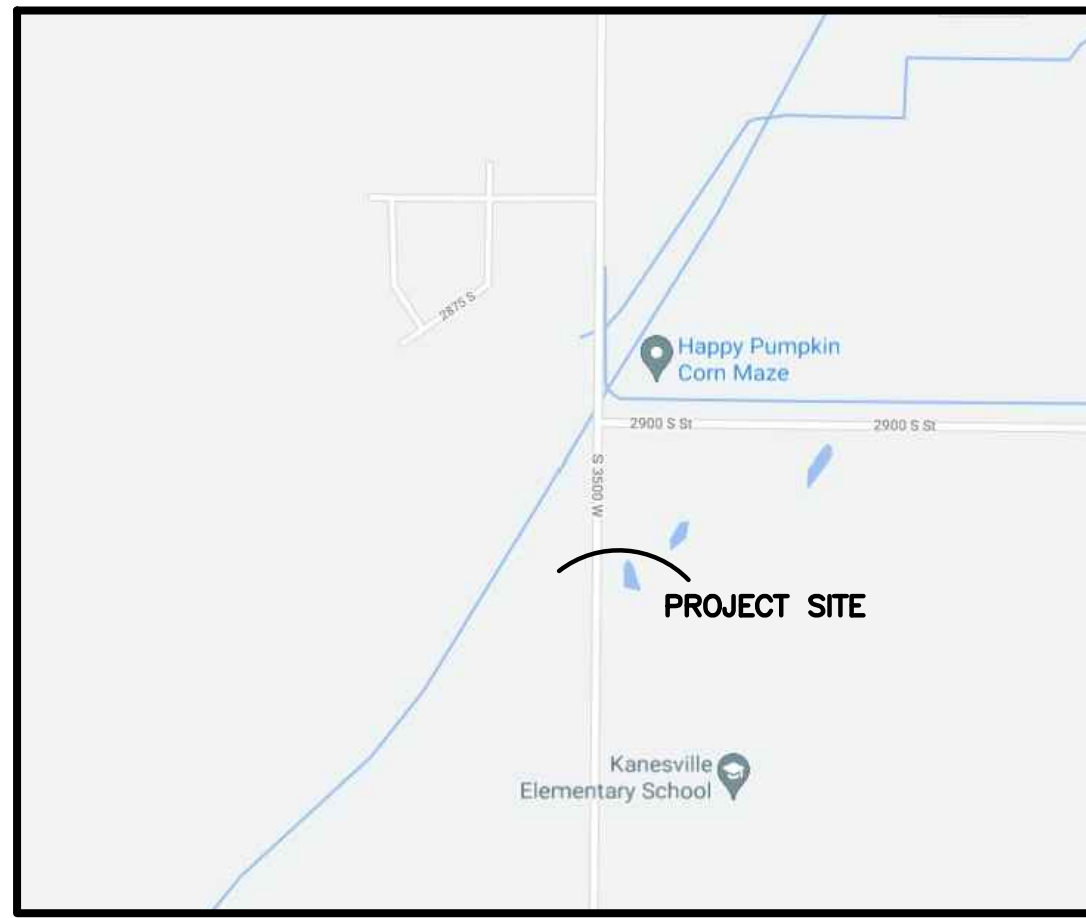


# Lilac Estates

WEBER COUNTY, UTAH

15-717-0035

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**VICINITY MAP**  
NOT TO SCALE

SITE DATA	
PARKING:	58 STALLS PROVIDED
PARCEL AREA:	230,845 S.F. (5.29 ACRES)
BUILDING AREA:	50,000 S.F.
PAVED AREA:	38,400 S.F. (0.88 ACRES)
GRAVEL AREA:	27,400 S.F. (0.62 ACRES)
LANDSCAPE AREA:	115,045 S.F. (2.65 ACRES)
LS RATIO:	49.8%

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°04'34"E	50.08'

**CURVE TABLE**

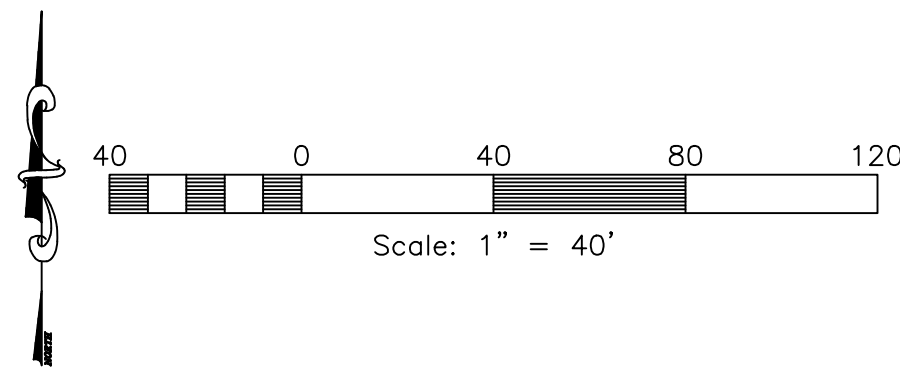
#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	100.00'	56.04'	55.31'	28.77'	S73°17'42"E	32°06'22"

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET, SAID POINT BEING N89°08'48"W 40.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE S00°55'26"W ALONG THE WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET, 824.47 FEET; THENCE N89°04'29"W 541.36 FEET; THENCE N32°48'36"E 194.60 FEET; THENCE S32°45'29"W 775.90 FEET; THENCE S89°08'48"E 22.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 230,845 SQUARE FEET OR 5.299 ACRES MORE OR LESS.



**AGRICULTURE PARCEL**  
455345 S.F.  
10.453 ACRES

**Storm Runoff Calculations**  
Sanders Property  
7/1/2021

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Trible, Utah 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 limited to a release rate of 1.5 cfs/acre.

The calculations are as follows:

**Drainage Area:**  
Total Area = 4.96 acre or 216,147 sq ft  
Paved Area = 38,400 sq ft  
Roof = 50,000 sq ft  
Gravel = 27,400 sq ft  
Landscape Area = 100,347 sq ft  
Weighted Runoff Coefficient = 0.56

**LID Retention:**  
80% Penetrable Rainfall Event @ the site location for LID? No  
Site Imperviousness CSD 0.41  
NRCS Soil Group R1 0.83/1.122  
R1 Equation 3.30  
Y<sub>ret</sub> 2487 c.f.

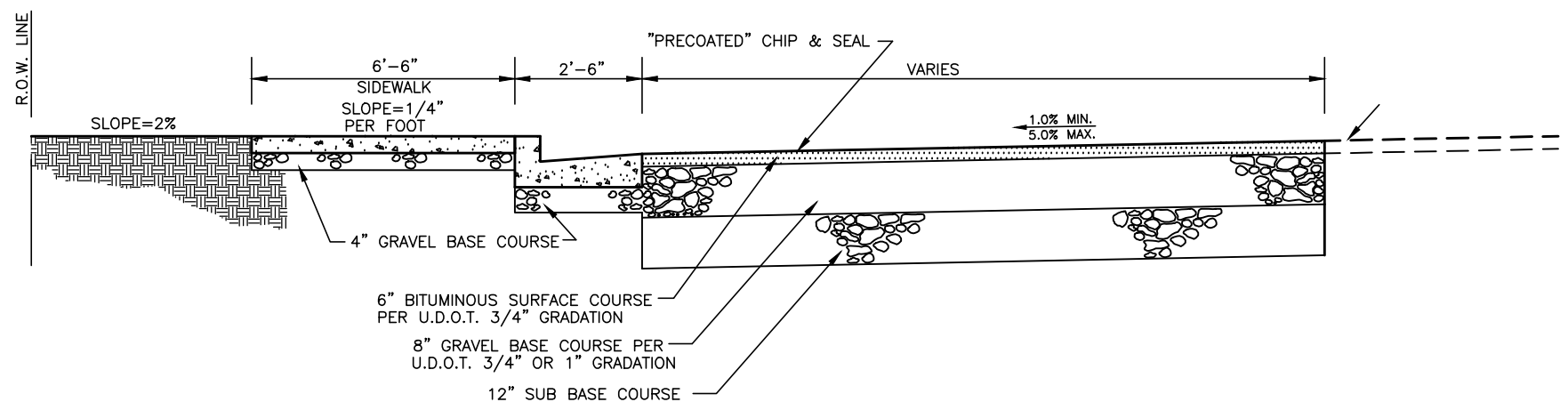
**Volume of Run-off for 100-year Storm Event:**  
C<sub>u</sub> = 0.55  
I = See Below in/hr  
A = 216147 sq ft  
Q<sub>50yr</sub> = 0.56 I<sup>0.75</sup> (0.1 cfs per acre)  
Q<sub>50yr</sub> (cfs) = 149  
Q<sub>50yr</sub> (MGD) = 0.0017

**Orifice Sizing:**  
Given: Q = 149 cfs  
D = 64.4 in  
H = 4.15 ft  
C<sub>d</sub> = 0.62  
R = 0.12 ft  
R = 0.12 ft  
D = 3.00 inches  
A = 7.05 inches<sup>2</sup>

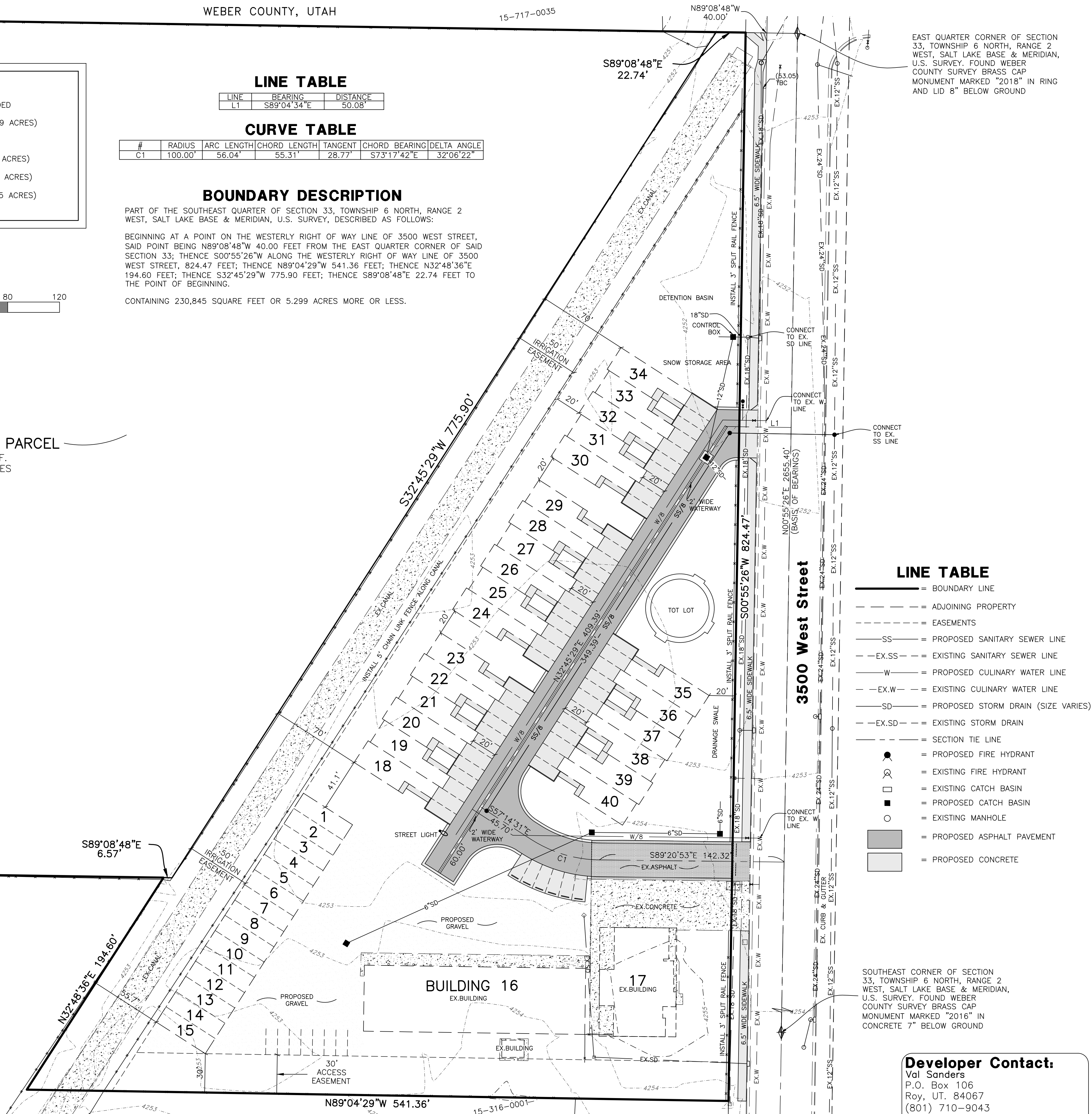
**SUMMARY:**  
The required 100-yr storage volume is 15,636 cubic feet  
The required LID retention volume is Not Feasible cubic feet  
Orifice size is 3.0 inches

**ABOVEGROUND BASIN STAGE STORAGE TABLE**

ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,248.00	69	N/A	N/A	0
4,249.00	5,298	1.00	1991	1991
4,250.00	7,746	1.00	6484	8475
4,251.00	9,755	1.00	8731	17207
4,252.00	12,232	1.00	10970	28177



**Partial Street Section (3500 West Street)**  
SCALE: NONE



**LINE TABLE**

- = BOUNDARY LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- SS = PROPOSED SANITARY SEWER LINE
- - EX.SS = EXISTING SANITARY SEWER LINE
- W = PROPOSED CULINARY WATER LINE
- - EX.W = EXISTING CULINARY WATER LINE
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- - EX.SD = EXISTING STORM DRAIN
- - - = SECTION TIE LINE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = EXISTING CATCH BASIN
- = PROPOSED CATCH BASIN
- = EXISTING MANHOLE
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE

SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2018" IN CONCRETE 7" BELOW GROUND

**Developer Contact:**  
Val Sanders  
P.O. Box 106  
Roy, UT. 84067  
(801) 710-9043

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 671-1100  
www.reeve-assoc.com

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REVISIONS	DESCRIPTION	DATE

**Lilac Estates**  
WEBER COUNTY, UTAH

**Preliminary Plan**

**Project Info.**  
Engineer: J. Draper  
Drafter: E. Roche  
Begin Date: October 2021  
Name: LILAC ESTATES  
Number: 3581-03