



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

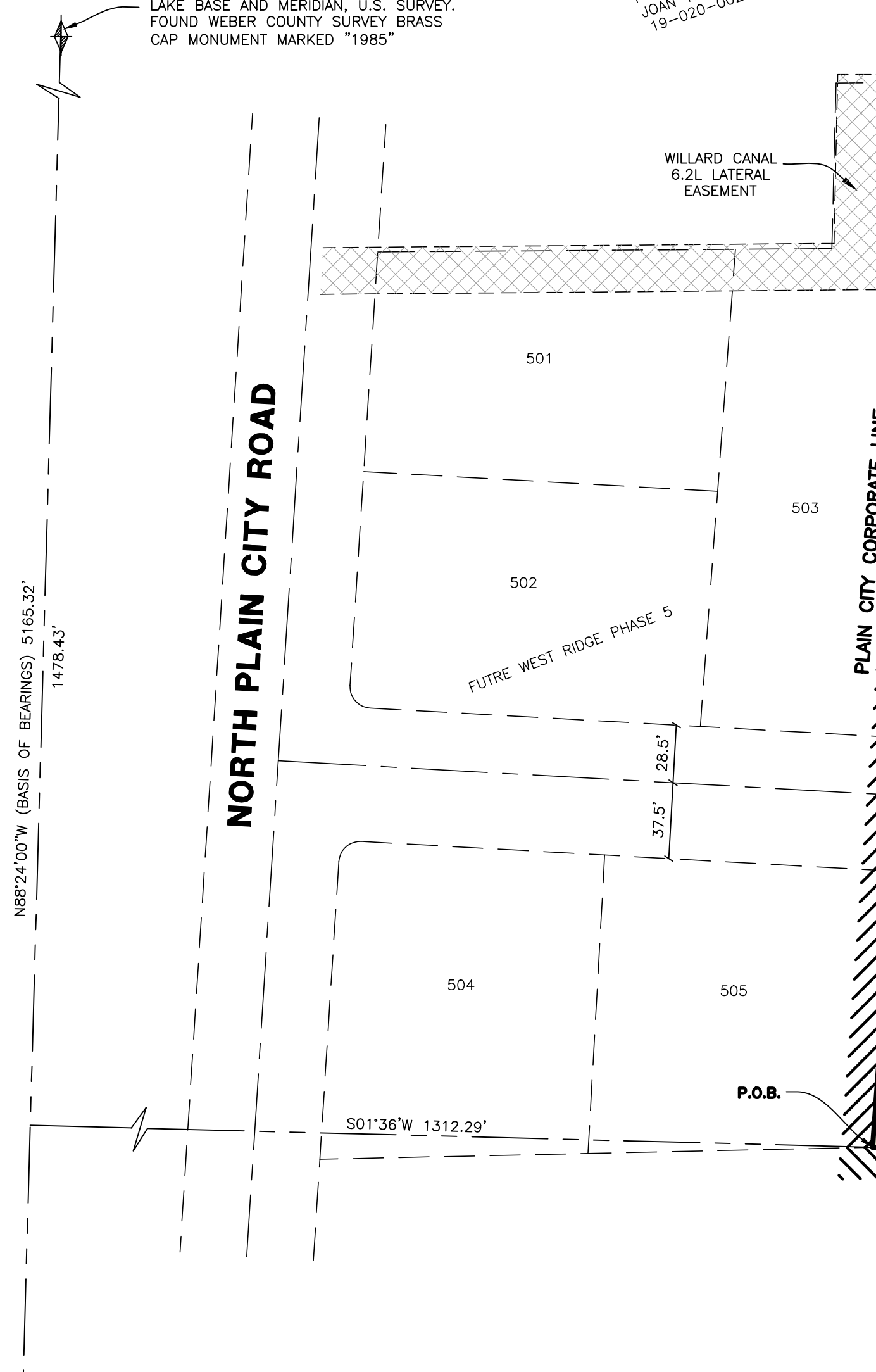
BOUNDARY DESCRIPTION

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 (SAID NORTHEAST CORNER BEING S88°24'00"E 5165.32 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27); THENCE SOUTH 85°47'44" EAST 660.91 FEET; THENCE SOUTH 00°01'42" EAST 1283.63 FEET; THENCE NORTH 88°25'12" WEST 651.91 FEET; THENCE NORTH 00°05'44" WEST 778.67 FEET; THENCE SOUTH 88°34'23" EAST 4.90 FEET; THENCE NORTH 01°15'09" WEST 535.69 FEET TO THE POINT OF BEGINNING.
 CONTAINING 847512 SQUARE FEET OR 19.456 ACRES.

OWEN, KENNETH L
19-020-0091

D J M DEVELOPMENT LLC
19-020-0087

OWEN, KENNETH & ANELDA
19-020-0086



CURVE TABLE

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD BEARING	DELTA
C1	10.50	17.36	15.45	S44°10'50"E	94°44'19"		
C2	10.50	16.42	14.80	N43°39'14"E	89°35'32"		
C3	495.50	37.45	37.45	S01°01'24"W	41°19'51"		
C4	533.00	40.29	40.28	S01°01'24"W	41°19'51"		
C5	530.00	53.23	53.21	S88°40'22"E	5°45'16"		
C6	500.00	50.22	50.20	S88°40'22"E	5°45'16"		
C7	470.00	47.20	47.18	S88°40'22"E	5°45'16"		
C8	20.00	12.06	11.88	N76°55'27"E	34°33'37"		
C9	65.00	53.68	52.16	S83°18'05"W	47°18'52"		
C10	65.00	30.38	33.27	S31°22'29"E	78°39'59"		
C11	65.00	31.66	31.35	S20°34'42"W	27°54'24"		
C12	20.00	12.06	11.88	N17°15'06"E	34°33'37"		
C13	20.00	29.94	27.22	S42°54'33"E	85°46'02"		
C14	10.50	16.20	14.64	N44°13'27"W	88°23'30"		
C15	10.50	16.79	15.06	S45°46'33"W	91°36'30"		
C16	10.50	16.80	15.06	S45°44'52"W	91°40'32"		
C17	10.50	16.19	14.63	N44°13'28"W	88°19'28"		
C18	10.50	16.49	14.85	N45°05'44"W	90°		
C19	280.00	6.94	6.94	N89°23'06"W	1°25'16"		
C20	290.00	6.20	6.20	N89°23'06"W	1°25'16"		
C21	220.00	5.46	5.46	N89°23'06"W	1°25'16"		
C22	10.50	16.49	14.85	N44°54'16"E	90°		

LINE TABLE

#	BEARING	DISTANCE
L1	N88°40'28"W	31.14'

A subdivision name, approved by the county recorder, and the general location of the subdivision in bold letters at the top of the sheet. The township, range, and quarter section shall also be shown on the top of the plat. 106-1-5.10

The surveyed boundary lines of the tract to be subdivided showing lot numbers, measured and/or recorded bearings, distances, and other controlling data with ties to section corners. 106-1-5.10

West Ridge Phase 3 & 4

Weber County, Utah

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

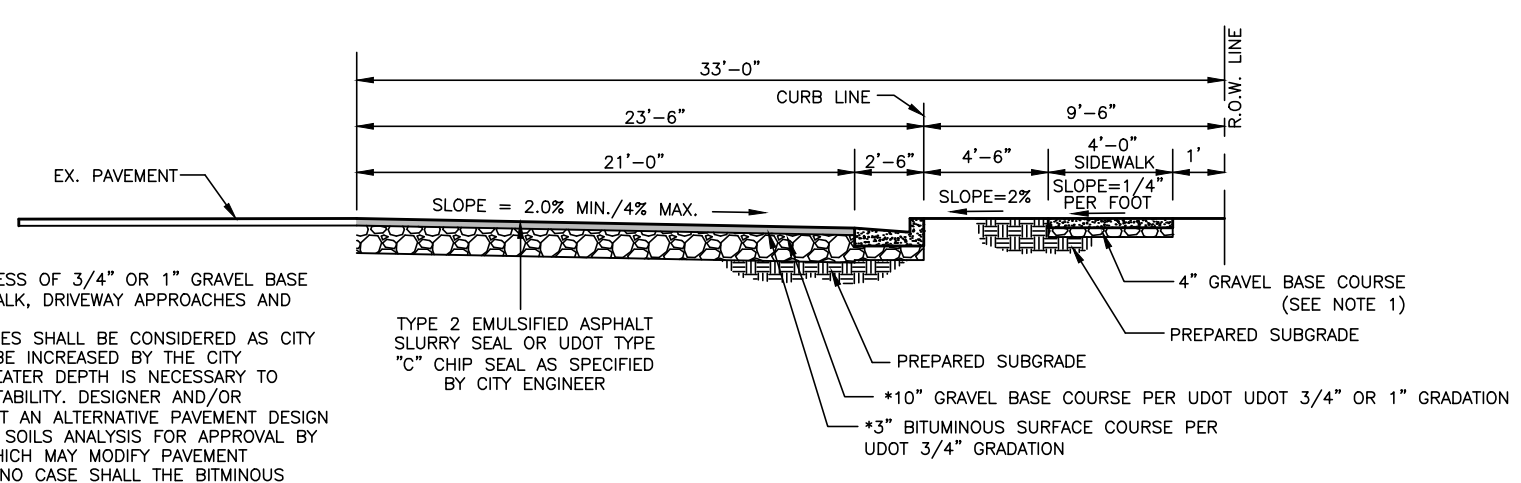
REVISIONS	DESCRIPTION
DATE	

West 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

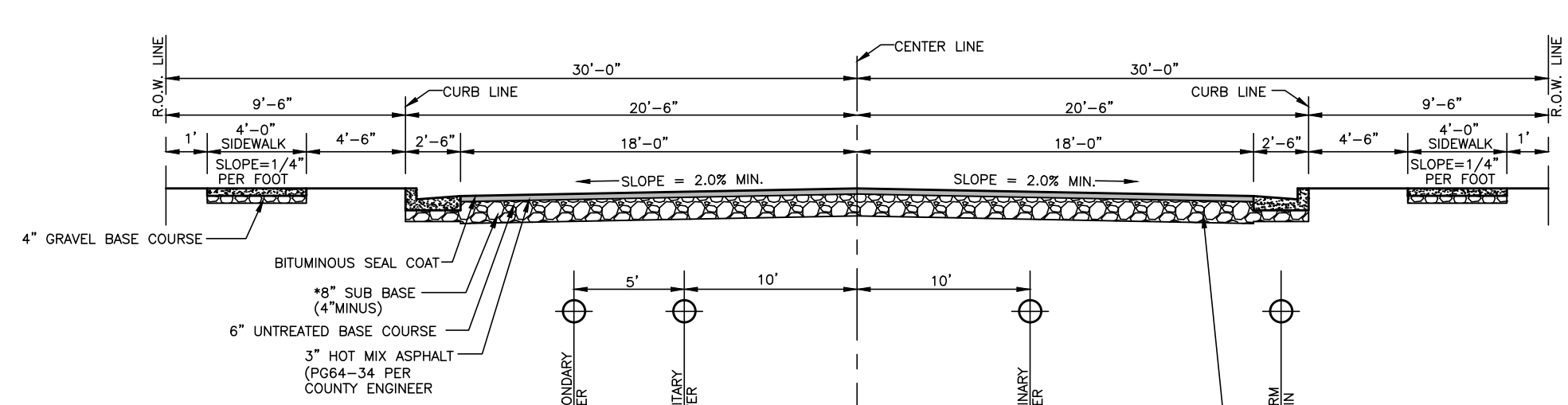
Master Phasing Plan

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

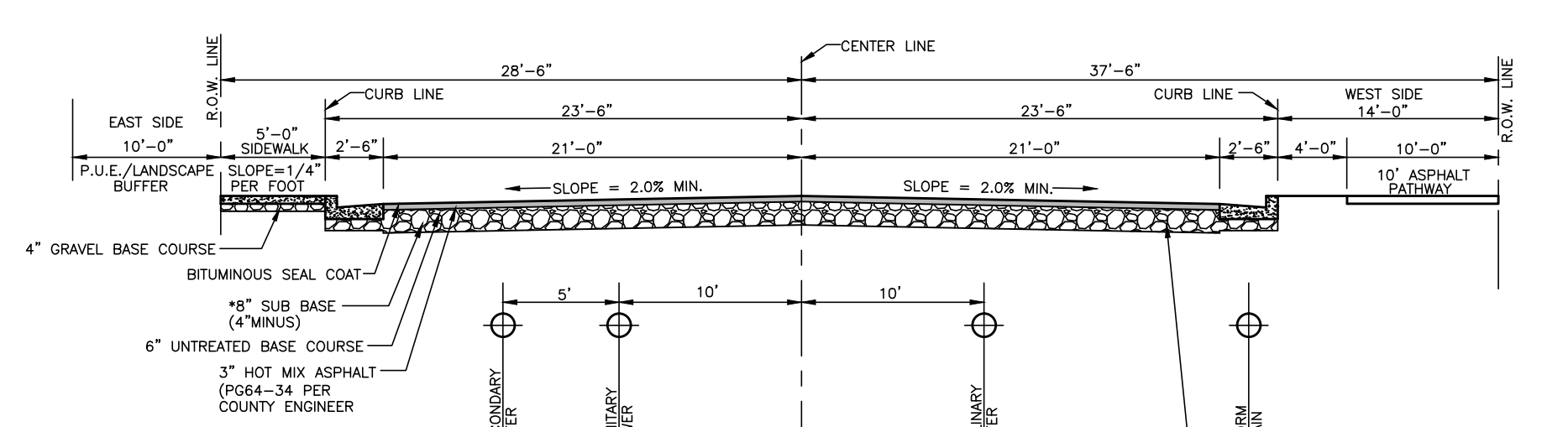
DEVELOPER:
 Steward Development
 Sky Hazlehurst
 1708 East 5550 South
 South Ogden, UT. 74405
 (801) 837-2020



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.



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 ²	
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 th 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
R _s (Soil Group A: 0.84P1-302; B: 0.84P1-169; C/D: 0.83P1-122)	17,237 c.f.
V _{total} = Rv x d x Total Site SF	

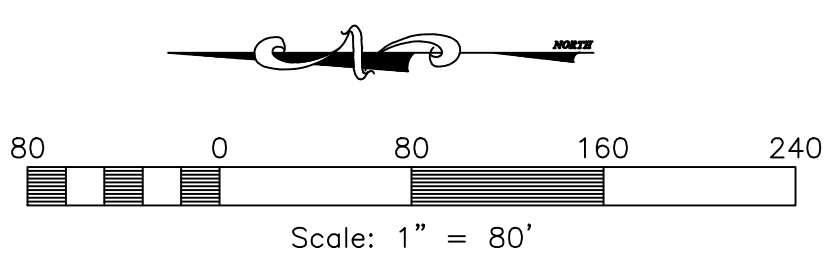
Volume of Run-off for 100-year Storm Event:

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	71.64	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

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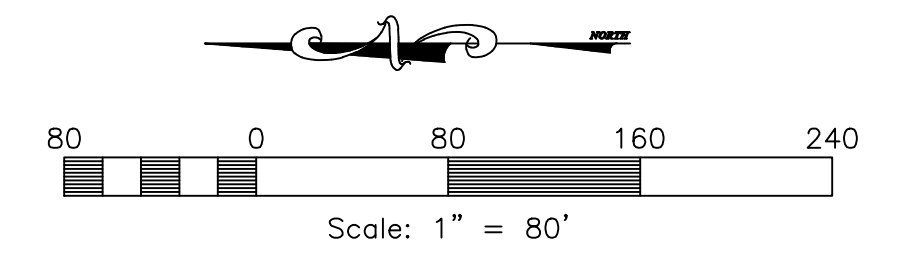
REVISIONS	DESCRIPTION	DATE

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

Sheet	3
2	Sheets



DEVELOPER:
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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