

# PLANNING MEMORANDUM

1600 E. South Weber Drive  
South Weber, UT 84405

www.southwebercity.com

801-479-3177  
FAX 801-479-0066

To: Planning Commission  
From: Trevor Cahoon, Community Services Director

Re: Sunrise Estates – Preliminary Subdivision

Project Information	
<b>Project Name</b>	The Meadows
<b>Site Location</b>	750 E Old Fort Road
<b>Tax ID Number</b>	130180088
<b>Applicant</b>	Duane Johnson
<b>Owner</b>	Gordon Taylor, Brandon Taylor, Heidi & Watts Dixon
<b>Proposed Actions</b>	Preliminary Subdivision & Rezone to R-M and R-P
<b>Current Zoning</b>	Agricultural
<b>General Plan Land Use Classification</b>	Residential Moderate with Residential Patio Overlay
<b>Gross Site</b>	13.75
<b>Total Units</b>	34
<b>Units Per Acre – R-P (Max 4)</b>	2.55
<b>Units Per Acre – R-M (Max 2.8)</b>	2.28

## ACTION

Preliminary approval by Planning Commission on Subdivision.

## STAFF REVIEW SUMMARY

Trevor Cahoon, Community Services Director, and Brandon Jones, City Engineer, have reviewed the preliminary application and found it’s contents to be consistent with City Code and recommend approval of the preliminary application and subsequent rezone of the property.

Items of Note:

- This property will be split zoned to maintain compliance with the zoning acreage restriction of the Residential Patio zoning district.
- Landscape requirement request for a reduction to 10% required landscaped space for exceptional design. The minimum landscape that is required for a project utilizing the R-P zoning designation is 15% but with exceptional design the developer can request a 10% minimum. Developer has included a paved walking path, as well as many trees and a pavilion for the detention basin. Staff feels that these improvements will make this park more usable and will generate a better asset than a simple grassed detention basin.
- Phasing for the project will have 3 components. Phase one will not have more than 30 units feeding through the single outlet and so would be permissible under the code requirements.

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Construction of Old Fort Road would be required prior to any other occupancy on the second two phases. This is set to happen in phase 2.

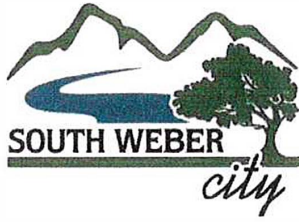
- The Developer will provide fencing between the Residential Patio and all other properties with lower density.
- A turn around on Old Fort Road will be required for the construction of this road because the length exceeds the maximum required. This road will be temporary once the road continues through to the next property.

### **PLANNING COMMISSION RECOMMENDATION OPTIONS**

After careful consideration of the information presented, the South Weber Planning Commission moves to:

1. Approve the Preliminary Application for Sunrise Estates and recommend the rezone request from Agricultural to Residential Moderate and Residential Patio as outlined in the preliminary application.
2. Approve the Preliminary Application for Sunrise Estates, and recommend the rezone request from Agricultural to Residential Moderate and Residential Patio as outlined in the preliminary application, with the following conditions or recommendations:
  - a. *(Any conditions that need to be met)*
3. Deny the Preliminary Application for Sunrise Estates for the following reasons:
  - a. *(List reasons based upon City Code.)*
4. Continue the Preliminary Application for South Weber Gateway for consideration at a future date.





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 South Weber, UT 84405 www.southwebercity.com

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Approved by PC \_\_\_\_\_  
 Approved by CC \_\_\_\_\_

OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
<b>Concept</b>	\$ 200.00	\$ 400.00	\$400	3/17/21	5001143	3/8/2021
<b>Sketch</b>	\$ 400.00	\$ 700.00	\$900	4/27/21	5001236	5/3/2021
<b>2nd Sketch</b>	\$ 300.00	\$ 350.00				
<b>Prelim</b>	\$ 600.00	\$ 900.00	\$900	7/12/21	5001417	1/13/2022
<b>Final</b>	\$ 700.00	\$ 1,100.00				

**SUBDIVISION/LAND USE PROCESS APPLICATION**

Project/Subdivision Name: Watts Property/The Meadows  
 Approx. Location: 750 East ~~South Weber Drive~~ Old Fort Rd.  
 Parcel Number(s): 13-018-0088 Total Acres: 13.75 Acres  
 Current Zone: A If Rezoning, to what zone: R-P Bordering Zones: R-M, R-P & A  
 Surrounding Land Uses: Residential and agricultural  
 Number of Lots: 34 # of Lots Per Acre: 2.8 PUD: Yes No

**Developer or Agent**

Name: Duane Johnson  
 Company: \_\_\_\_\_  
 Address: P.O. Box 643  
 City/State/Zip: Layton, UT 84041  
 Phone: 801-644-3436  
 Email: soderbyllc@outlook.com

**Developer's Engineer**

Name: J. Nate Reeve  
 Company: Reeve & Associates, Inc.  
 Address: 5160 S 1500 W  
 City/State/Zip: Riverdale, UT 84405  
 Phone: 801-621-3100  
 Email: nreeve@reeve-assoc.com  
 State License # 375328

**Property Owner, if not Developer**

Gordon Taylor & Brandon Taylor  
 Name: Dixon, Heidi & Watts  
 Company: \_\_\_\_\_  
 Address: 3137 East Warm Springs Rd, STE. 100  
 City/State/Zip: Las Vegas, NV 89120  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Surveyor, if not Engineer**

Name: Same as Engineer  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Development Signs:**

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.

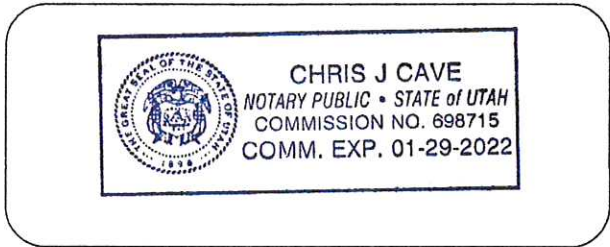
**Applicant Certification**

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted be incorrect or untrue, I understand that The City of South Weber may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code (SWMC 11) and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as **any fees associated with any City Consultant (i.e. engineer, attorney)**. The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: [Signature] Date: 2-24-21

State of Utah, County of Davis  
Subscribed and sworn to before me on this 24 day of February, 2021  
By Duane W. Johnson

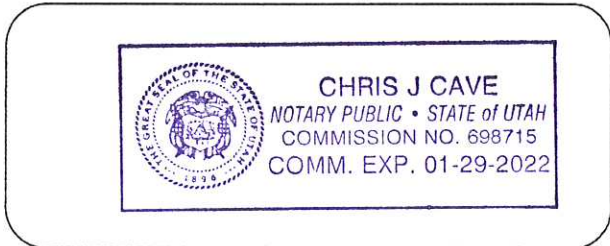
Notary [Signature]



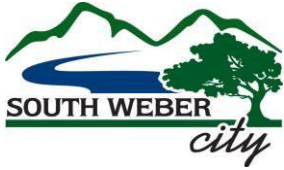
Property Owner's Signature: [Signature] Seal  
Date: 2/24/2021

State of Utah, County of Davis  
Subscribed and sworn to before me on this 24<sup>th</sup> day of February, 2021  
By Brandee Watts

Notary [Signature]



Seal



**APPLICATION PROCESS: (If applicable)** Please submit all requested items and answer all questions as completely as possible, omissions may delay processing. If there are any questions, contact the City Office at (801) 479-3177.

- Application
- Site plan, if applicable
- Copy of the recorded plat showing subject property (clearly marked) and all properties within 300 feet (front, back and sides). This information is available at the Davis County Recorder's Office.
- One set of labels with names and mailing addresses of all property owners within 300 feet of the outer boundary of subject property. Including "Or current resident" is recommended. Names are available at Davis County Assessor's Office. Allow 2 days for processing. The Assessor can also provide the labels for an additional fee.
- A list of the above names and addresses.

**ZONE CHANGE APPLICATION (If applicable)**

Approx. Location: 750 E. Old Fort Rd.

Parcel Number(s): 13-018-0092 Total Acres: 13.75

Request: 4.37 Acres changed from A Zone to R-M Zone

9.38 Acres changed from A Zone to R-P Zone

Legal Description: (attach if too large) \_\_\_\_\_

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT, SAID POINT BEING N00°36'39"E 559.50 FEET AND S89°23'21"E 2138.85 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N01°06'20"E 1213.28 FEET; THENCE N00°00'29"E 34.50 FEET; THENCE S45°17'37"E 100.00 FEET; THENCE S45°05'19"E 81.00 FEET; THENCE S38°52'37"E 99.24 FEET; THENCE S45°28'37"E 494.26 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 11329.16 FEET, AN ARC LENGTH OF 167.09 FEET, A DELTA ANGLE OF 00°50'42", A CHORD BEARING OF S40°41'16"E, AND A CHORD LENGTH OF 167.09 FEET; THENCE S04°11'09"W 64.99 FEET; THENCE S01°01'06"W 176.96 FEET; THENCE S00°15'50"W 327.74 FEET; THENCE WEST 666.06 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 604,881 SQUARE FEET OR 13.886 ACRES MORE OR LESS.

Proposed Use: Residential

How does this use support the City's General Plan? \_\_\_\_\_  
Project matches General Plan

**Public Notice Authorization:** I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed change in zoning.

**Development Signs:**

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.

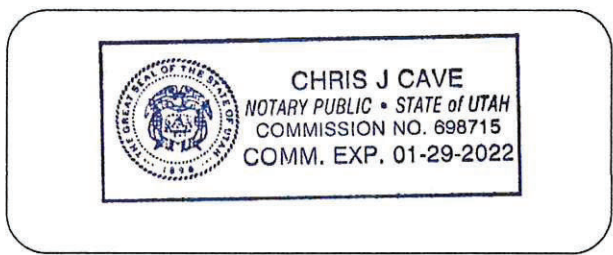
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Applicant's Signature: [Signature] Date: 2-24-21

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Subscribed and sworn to before me on this 24 day of February, 2021  
By Duane W. Johnson

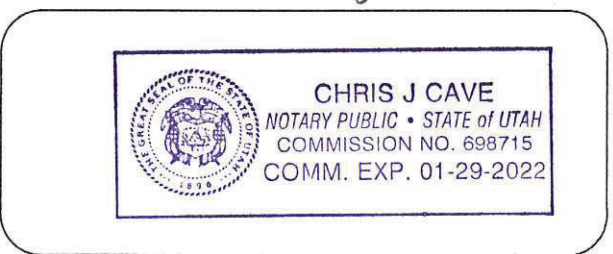
Notary [Signature]



Property Owner's Signature: [Signature] Seal  
Date: 2/24/2021

State of Utah, County of Davis  
Subscribed and sworn to before me on this 24<sup>th</sup> day of February, 2021  
By Brandee Watts

Notary [Signature]



Seal



**VICINITY MAP**  
SCALE: NONE

**BOUNDARY DESCRIPTION**

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF HARVEST PARK PHASE 3, SAID POINT BEING N00°36'39"E 559.53 FEET AND S89°23'21"E 2140.01 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N01°06'20"E 1134.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD FORT ROAD; THENCE S41°41'52"E ALONG SAID SOUTHERLY LINE, 12.44 FEET; THENCE N48°18'04"E 81.76 FEET; THENCE S45°05'46"E 83.99 FEET; THENCE S38°52'37"E 99.24 FEET; THENCE S45°28'37"E 494.26 FEET; THENCE S40°41'16"E 167.09 FEET; THENCE S04°11'09"W 64.99 FEET; THENCE S01°01'06"W 176.96 FEET; THENCE S00°15'50"W 327.74 FEET; THENCE N89°59'49"W 337.18 FEET; THENCE WEST 327.73 FEET TO THE EASTERLY LINE OF HARVEST PARK PHASE 3 AND TO THE POINT OF BEGINNING.

CONTAINING 599061 SQUARE FEET OR 13.753 ACRES MORE OR LESS.

**DESIGN DATA**

TOTAL AREA OF SUBD.....13.75 ACRES  
R-M PORTION OF SUBD.....4.37 ACRES  
R-P PORTION OF SUBD.....9.38 ACRES

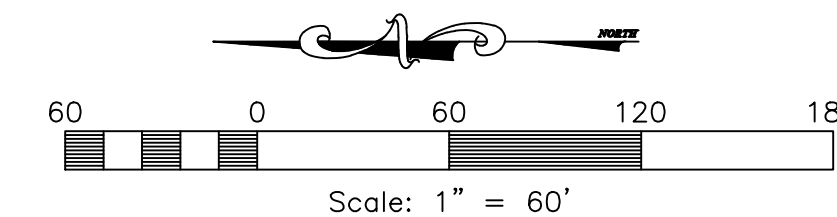
R-M CRITERIA  
LOT AREA: MIN 9000 S.F.  
AVERAGE LOT SIZE: 12735 S.F.  
BASE DENSITY 4.37 X 2.8 = 12.24 LOTS

R-P CRITERIA  
LOT AREA: MIN 6000 S.F.  
AVERAGE LOT SIZE: 8903 S.F.  
BASE DENSITY 9.38 X 4.0 = 37.5 LOTS  
OPEN SPACE: 1.25 ACRES (13.3%)

TOTAL DENSITY  
R-P LOTS 24 LOTS  
R-M LOTS 10 LOTS

**LANDSCAPE/OPEN SPACE DATA**

R-P PORTION OF SUBD.....9.38 ACRES  
DETENTION BASIN OPENSACE.....1.14 ACRES (12.2%)  
"EXCEPTIONAL" OPENSACE REQUIREMENT.....10%  
(SEE LANDSCAPE PLAN)



**CURVE TABLE**

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	11329.16	167.09	167.09	83.55'	S40°41'16"E	0°50'42"
C2	447.00	24.92	24.92	12.46	N42°12'52"W	3°11'40"
C3	408.00	22.75	22.74	11.38	N42°12'52"W	3°11'40"
C4	369.00	20.57	20.57	10.29	N42°12'52"W	3°11'40"
C5	447.00	12.99	12.99	6.50	N44°38'40"W	1°39'55"
C6	408.00	11.86	11.86	5.93	N44°38'40"W	1°39'55"
C7	369.00	6.47	6.47	3.24	N44°58'28"W	1°00'18"
C8	369.00	24.34	24.34	12.17	S43°35'15"E	3°46'45"
C9	408.00	26.91	26.91	13.46	S43°35'15"E	3°46'45"
C10	447.00	29.48	29.48	14.75	S43°35'15"E	3°46'45"
C11	165.00	59.38	59.06	30.01	S35°52'43"W	20°37'09"
C12	200.00	71.97	71.59	36.38	S35°52'43"W	20°37'09"
C13	235.00	42.12	42.07	21.12	S41°03'12"W	10°16'12"
C14	235.00	42.45	42.39	21.28	S30°44'37"W	10°20'57"
C15	335.00	92.39	92.10	46.49	S80°02'05"E	15°48'05"
C16	335.00	5.61	5.61	2.80	S88°24'53"E	0°57'33"
C17	300.00	128.12	127.15	65.05	S76°39'37"E	24°28'06"
C18	265.00	68.07	67.88	34.22	S81°30'09"E	14°43'02"
C19	335.00	89.01	88.75	44.77	S17°57'27"W	15°13'23"
C20	335.00	54.03	53.97	27.07	S05°43'33"W	9°14'26"
C21	300.00	128.09	127.12	65.04	S13°20'14"W	24°27'49"
C22	265.00	112.17	111.34	56.94	S13°26'33"W	24°15'11"
C23	265.00	0.97	0.97	0.49	S01°12'39"W	0°12'37"
C24	20.00	28.69	26.29	17.45	N48°54'02"E	82°11'57"
C25	20.00	2.63	2.63	1.32	N04°01'57"E	7°32'13"
C26	25.00	12.25	12.13	6.25	S75°57'50"E	28°04'21"
C27	60.00	1.65	1.65	0.83	S62°43'02"E	1°34'48"
C28	60.00	77.19	71.97	44.87	N79°38'21"E	73°42'29"
C29	60.00	50.56	49.08	26.89	N18°38'33"E	48°17'08"
C30	60.00	23.38	23.21	11.83	N16°39'16"W	22°18'30"
C31	25.00	12.25	12.13	6.25	N13°46'21"W	28°04'21"
C32	20.00	16.91	16.41	9.00	N23°57'21"W	48°26'22"
C33	20.00	12.45	12.25	6.43	N18°05'36"E	35°39'33"
C34	60.00	46.58	45.42	24.53	N13°40'59"E	44°28'47"
C35	60.00	51.19	49.65	27.27	N32°59'53"W	48°52'58"
C36	60.00	27.64	27.40	14.07	N70°38'14"W	26°23'42"
C37	20.00	12.45	12.25	6.43	N66°00'18"W	35°39'33"
C38	335.00	49.95	49.11	25.02	N52°26'50"W	8°32'36"
C39	300.00	85.09	84.80	42.83	N56°18'03"W	16°15'02"
C40	265.00	30.05	30.04	15.04	N51°25'28"W	6°29'53"

**LINE TABLE**

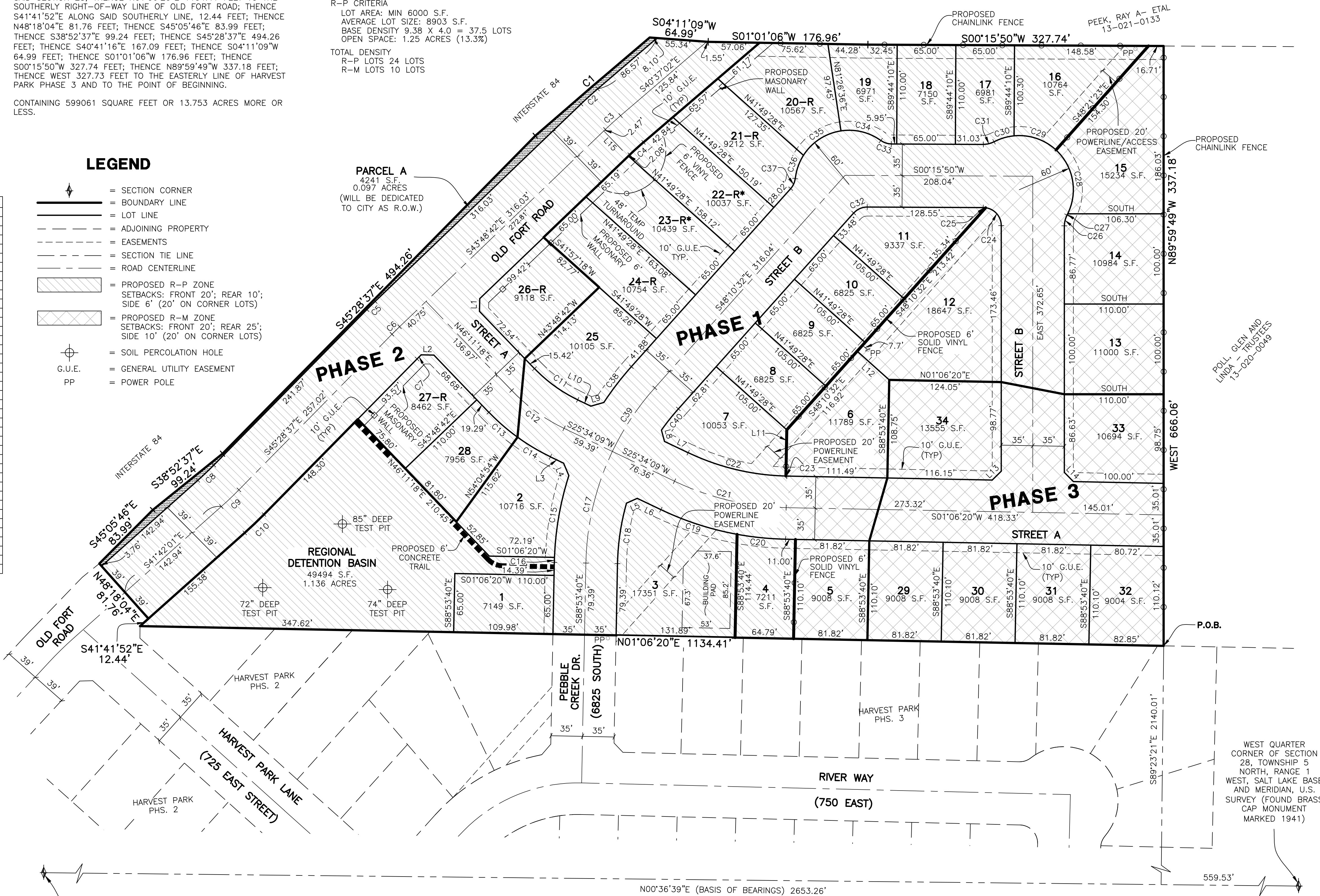
LINE	BEARING	DISTANCE
L1	N88°48'42"W	14.14
L2	S01°07'05"W	14.12
L3	S25°34'09"W	16.22
L4	S67°08'42"W	14.96
L5	S23°45'48"E	13.03
L6	S25°34'09"W	29.04
L7	N25°34'09"E	29.03
L8	N74°54'26"E	13.03
L9	N16°00'09"W	14.96
L10	N25°34'09"E	16.22
L11	S88°53'40"E	51.27
L12	S41°49'28"W	47.74
L13	N44°26'30"W	14.00
L14	N45°33'10"E	14.28
L15	S46°11'18"W	30.00

**NOTES**

- PROPERTY IS IN ZONE X PER FEMA FLOOD MAP PANEL 49011C0089E, EFFECTIVE 6-18-2007
- PROPERTY HAS NO WETLANDS
- PROPERTY WILL BE ZONED R-P (RESIDENTIAL PATIO) AND R-M (RESIDENTIAL MODERATE DENSITY ZONE)
- ALL LOTS AND IMPROVEMENTS AS SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY CMT ENGINEERING LABORATORIES, DATED JUNE 15, 2021.
- ALL PROPERTY OWNERS ARE RESPONSIBLE TO KEEP STORM WATER RUNOFF GENERATED FROM THEIR PROPERTY, ON THEIR PROPERTY. THEY MAY NOT DIRECT RUNOFF ONTO ADJACENT PROPERTY OWNERS. ANY GRADING OR LANDSCAPING SHOULD BE DONE IN SUCH A WAY AS TO KEEP ALL STORM WATER RUNOFF ON THEIR LOT.
- R LOTS WILL HAVE NO ACCESS TO OLD FORT ROAD.
- R\* LOTS WILL HAVE A TEMP TURNAROUND WITH ASPHALT AND CANNOT BE REMOVED UNTIL THE DEVELOPMENT TO THE EAST REMOVES THE TURNAROUND AND EXTENDS THE ROAD
- A PROPOSED 6' SOLID VINYL FENCE TO SEPARATE R-P ZONE.
- PROPOSED CONCRETE TRAIL ALONG DETENTION WILL BE 6' CONCRETE.
- THE OLD FORT ROAD 10' TRAIL WILL BE PAID BY THE DEVELOPER BUT INSTALLED BY SOUTH WEBER CITY AT A LATER DATE.
- A 10' GENERAL UTILITY EASEMENT, LOCATED ON THE NORTH LINE OF LOTS 20-R, 21-R, 22-R\*, 23-R\*, 24-R, 26-R AND 27-R (ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD FORT ROAD), IS TO BE OWNED BY THE INDIVIDUAL LOT OWNERS AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. IF, AFTER WRITTEN NOTICE FROM THE CITY OF FAILURE TO MAINTAIN HAS BEEN PROVIDED, AND THE AREA REMAINS UN-MAINTAINED, THE CITY SHALL HAVE AUTHORITY TO HIRE THE MAINTENANCE WORK TO BE DONE AND ASSESS THE HOME OWNERS ACCORDINGLY.

**LEGEND**

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION LINE
- = ROAD CENTERLINE
- = PROPOSED R-P ZONE
- = PROPOSED R-M ZONE
- = SOIL PERCOLATION HOLE
- = GENERAL UTILITY EASEMENT
- = POWER POLE



NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT MARKED 1941)

WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT MARKED 1941)

**The Meadows Subdivision**  
**Preliminary Plat 'Not to be Recorded'**

South Weber City, Davis County, Utah

**Reeve & Associates, Inc.**  
1980 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOCIATES.COM  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**REVISIONS**

DATE	DESCRIPTION
8-8-21	CITY COMMENTS
9-8-21	CITY COMMENTS
10-26-21	CITY COMMENTS
11-24-21	CITY COMMENTS
12-14-21	CITY COMMENTS

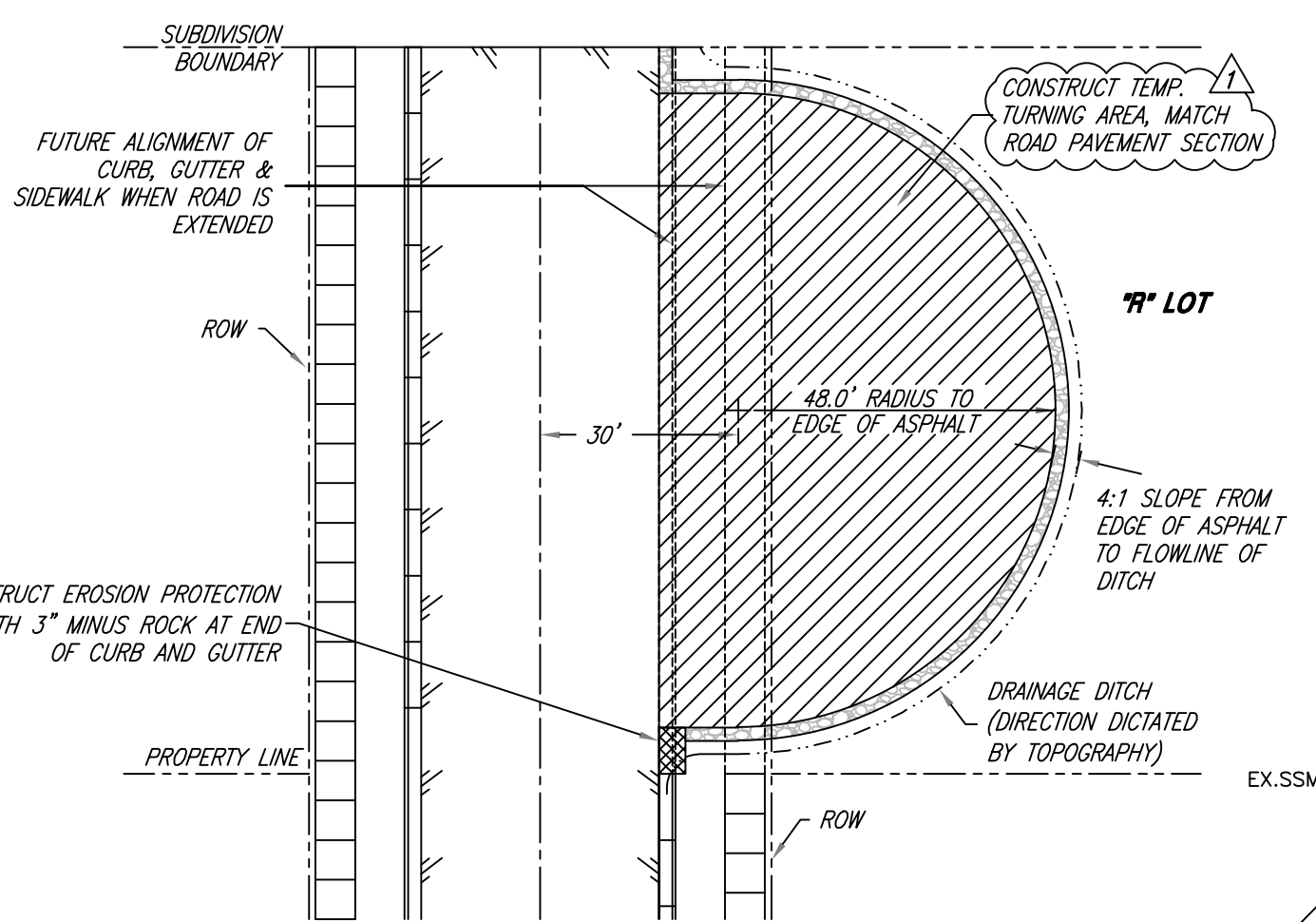
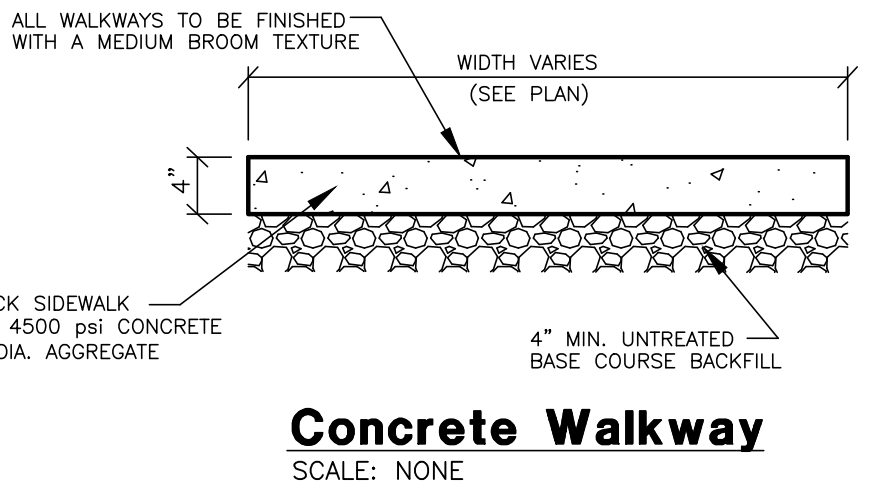
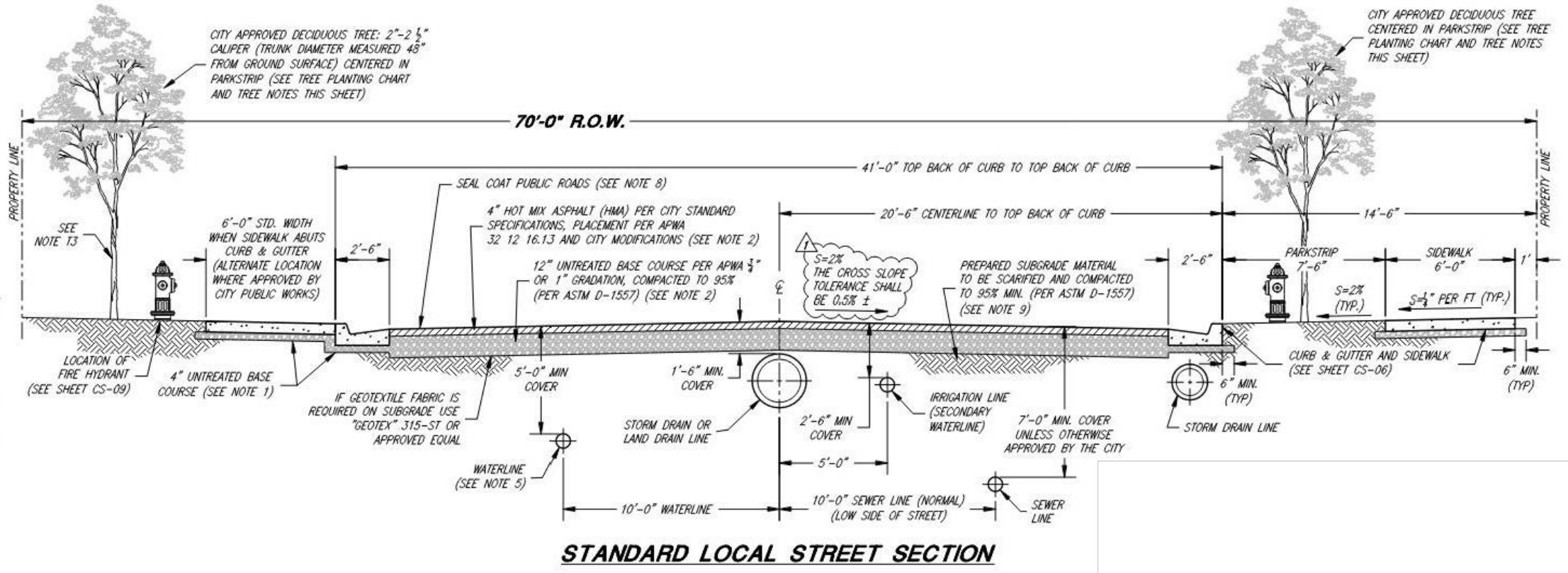
**The Meadows Subdivision**  
PART OF THE NORTH HALF OF SECTION 28, T.5N., R.1W., S.1B. & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Preliminary Plan**

**Project Info.**  
Engineer: N. Reeve  
Designer: C. Cove  
Begin Date: 4-14-21  
Name: THE MEADOWS  
Number: 4359-04

**Developer:**  
Duane Johnson  
P.O. Box 643  
Layton, UT. 84041  
(801) 644-3436

- GENERAL NOTES:**
1. PROVIDE 1" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER, COMPACTED TO 95% PER ASTM D-1557.
  2. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY MINIMUMS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOIL ANALYSIS FOR APPROVAL BY THE CITY ENGINEER. WHEN ANY ALTERNATIVE PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE FINISH SURFACE COURSE BE LESS THAN 4" AND UNTREATED BASE COURSE LESS THAN 1/2" THICK.
  3. ALL ROAD CUTS SHALL BE FINISHED PER CS-15 AND CS-13.
  4. CURB & GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED USING FIBER REINFORCED CONCRETE AND FINISH TO CONFORMANCE WITH 2009 MIDDLE CITY TECHNICAL SPECIFICATIONS AND THESE DRAWINGS.
  5. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 10" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF LANDWATER RULES SECTION 8309-500-7.
  6. THE 6'-0" SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE CITY STANDARD. OTHER LOADINGS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE TIE, IT MUST BE A MINIMUM OF 6 FEET IN WIDTH.
  7. NATURAL GAS TYPICALLY LOCATED IN THE PARADEWAY. POWER AND COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.
  8. "SEAL COAT" CONSISTS OF THE FOLLOWING:
    - a. ONE SEAL PER AREA 12.01 13.64 AND CITY MODIFICATIONS AND
    - b. TWO SEAL PER AREA 12.01 13.64 AND CITY MODIFICATIONS.
  9. IMPORTED FILL UNDER ROADWAY SHALL BE GRANULAR BORROW 2" MAX. PRIOR TO THE INSTALLATION OF PAVEMENT, THE CITY ENGINEER MUST HAVE A WRITTEN PERMISSION TO PROCEED.



- BASIN NOTES**
- REQUIRED VOLUME = 22,670 c.f.
  - REQUIRED LID = 8,583 c.f.
  - REQUIRED TOTAL = 31,253 c.f.
  - PROVIDED LID = 9,796 c.f.
  - PROVIDED TOTAL = 72,239 c.f.
  - FUTURE DEVELOPMENT ALLOTMENT = 41,007 c.f.
  - TOP/BERM = 4441.00 Elev.
  - HIGH WATER = 4440.00 Elev.
  - BOTTOM/INVERT = 4437.60 Elev.
  - 3:1 SLOPE FROM TOP TO BOTTOM

SEE SHEET 3 FOR PIPE CALCULATIONS & BASEMENT TABLE

**Storm Runoff Calculations**  
The Meadows  
4359-04 11/17/2021 NRP

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 1-hr storm event. Storm water runoff has been calculated for a fully developed site.

The calculations are as follows:

**Proposed Development**

Drainage Area:	Total Area = 13.89 acre or 604,881 ft <sup>2</sup>
Runoff Coefficients:	Paved Area 198,350 C = 0.9
	Roof 102,000 C = 0.9
	Landscaped Area 304,531 C = 0.2
Weighted Runoff Coefficient	C = 0.47

**LID Retention:**

80 <sup>th</sup> Percentile Rainfall Event	0.45 in
Is the site feasible for LID?	Yes
Site Imperviousness	0.50
NRCS Soil Group	C/D (USDA)
Rv Equation	0.83*1.122
R <sub>v</sub>	0.38
V <sub>pond</sub>	8583 c.f.

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

C = 0.47	I = See Below in/hr	A = 604881.32 ft <sup>2</sup>	Q (out) = 7.48 ft <sup>3</sup> /s	(City's Request + Percolation Out)	Vol. in	Vol. out	Difference
time (min)	(in./hr.)	(cfs)	(cf)	(cf)	(cf)	(cf)	(cf)
0	0.00	0	0	0	0	0	0
5	3.00	7.21	47.45	14234	2243	11991	11991
10	6.00	5.48	36.06	21638	4486	17152	17152
15	9.00	4.53	29.81	26830	6730	20101	20101
30	18.00	3.05	20.07	35129	13459	22670	22670
60	36.00	1.89	12.44	44776	26919	17858	17858

**Orifice Sizing:**

Q = 3.70 cfs (City's Request)
2g = 64.4 ft/s
H = 3.00 ft
Cd = 0.62 for circular openings
R = SQRT(Q/pi*(0.7*(64.4*H)^0.5))
R = 0.37 feet
D = 4.44 inches
D = 8.87 inches
A = 61.86 inches * 2
0.4296 ft * 2

**Aboveground Basin**

Basin Design Capacity	72,260 ft <sup>3</sup>
Orifice Diameter	9 in

**Drainage Time:**

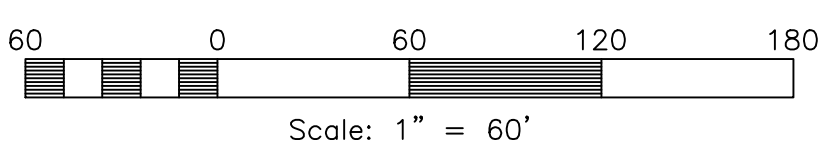
Drainage Area	27,197 s.f.
Factor of Safety	2
Perc Rate	5.00 mpi (Field Measured)
Percolation out	(1/1000 rate) * (10/12 in) * (1 min/60 sec) * Bot Area of Drain
Basin Drainage Time	3.76 Hours

**Proposed Development Summary**

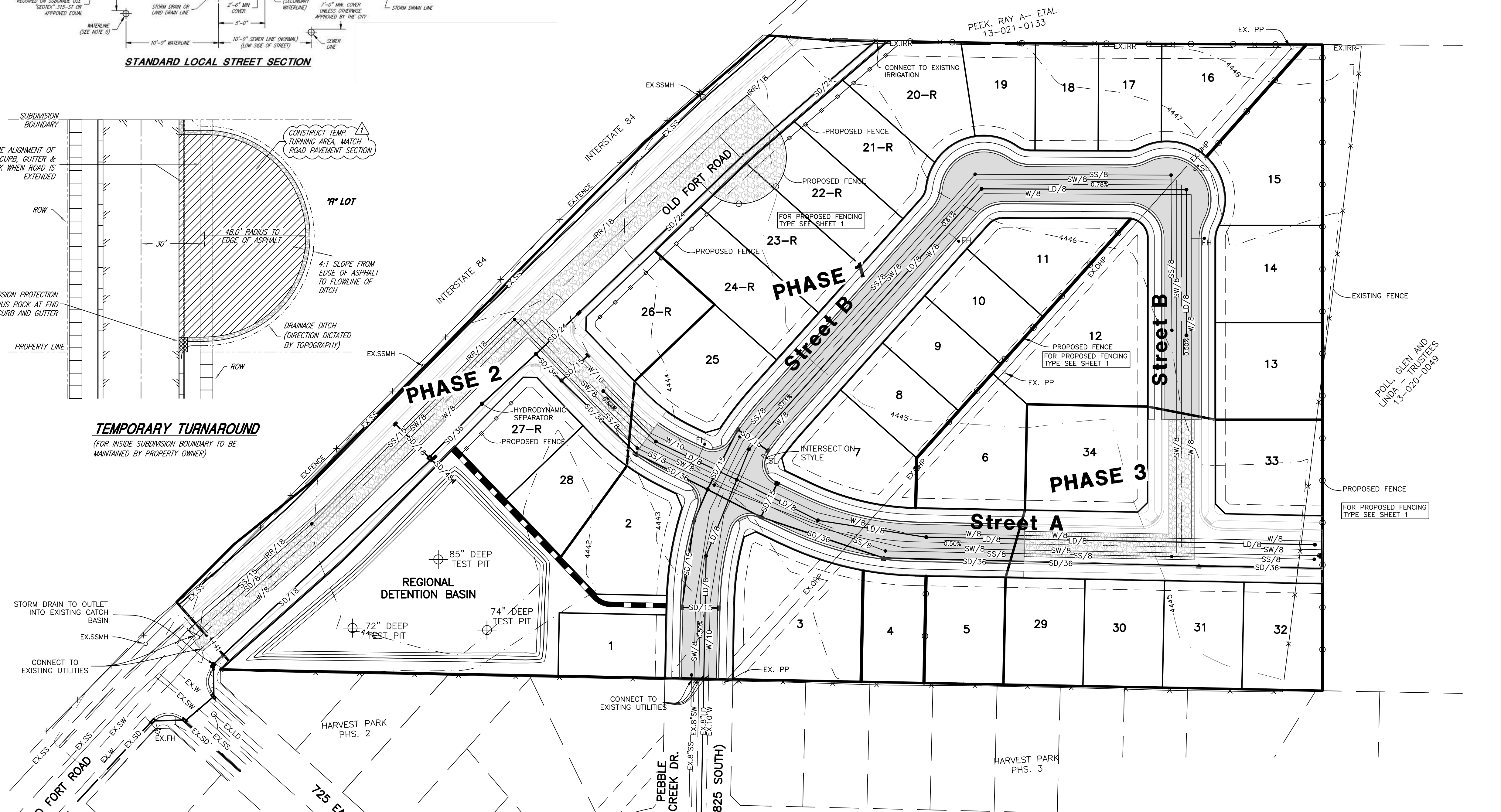
The required 100-yr storage volume is	22,670 cubic feet
The required LID Retention volume is	8,583 cubic feet
The total proposed development storage is	31,253 cubic feet
The total future development storage allotment is	41,007 cubic feet

**BASIN STORAGE TABLE**

ELEV.	AREA (sq. ft.)	DEPT (ft.)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,437.60	27,988.75	N/A	N/A	0.00	N/A	0.00
4,439.95	27,989.91	0.35	9796.27	9796.27	9796.27	9796.27
4,438.00	28,105.05	0.25	1402.37	11198.64	1402.37	11198.64
4,439.00	28,490.08	1.00	29297.57	40496.21	29297.57	40496.21
4,440.00	33,829.60	1.00	31759.84	72256.05	31759.84	72256.05
4,441.00	35,658.80	1.00	34244.20	106600.25	34244.20	106600.25
4,442.00	1,497.95	1.00	18578.37	125178.62	14821.77	121397.06



- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - ADJOINING PROPERTY
  - EASEMENTS
  - SECTION TIE LINE
  - OVERHEAD POWER LINE
  - ROAD CENTERLINE
  - PROPOSED SANITARY SEWER LINE
  - EXISTING SANITARY SEWER LINE
  - PROPOSED CULINARY WATER LINE
  - EXISTING CULINARY WATER LINE
  - PROPOSED STORM DRAIN (SIZE VARIES)
  - EXISTING STORM DRAIN
  - EXISTING IRRIGATION WATER LINE (SIZE VARIES)
  - SOIL PERCOLATION HOLE
  - PROPOSED STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - PROPOSED STORM DRAIN/SEWER LAND DRAIN MANHOLE
  - EXISTING STORM DRAIN/SEWER LAND DRAIN MANHOLE
  - PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
  - PLUG W/ 2" BLOW-OFF
  - AIR-VAC ASSEMBLY
  - GENERAL UTILITY EASEMENT
  - OVERHEAD POWER LINE



**PERCOLATION PIT INFO**

Percolation Test #	Perc. Test Depth	Test Hole Diameter (in)	Time Interval Used for Drop	Final Stabilized Percolation Rate Minutes/Inch
Test #1	72"	10	10 Minutes	4.00
Test #1	74"	10	10 Minutes	3.33
Test #1	85"	10	10 Minutes	4.00

- NOTES**
1. REGIONAL DETENTION BASIN IS TO BE GRASSED AND SPRINKLED.
  2. REGIONAL DETENTION BASIN IS TO BE FENCED ALONG ANY PRIVATE PROPERTY LINE.
  3. ALL STORM DRAIN PIPE SIZES SHOWN ARE PRELIMINARY DESIGN AND SUBJECT TO CHANGE WITH FINAL GRADES AND DESIGN.
  4. EXISTING IRRIGATION ALONG OLD FORT ROAD TO BE REPLACED WITH TRAFFIC RATED 18" C-900
- Developer:**  
Duane Johnson  
P.O. Box 643  
Layton, UT. 84041  
(801) 644-3436

# The Meadows

## Preliminary Plat 'Not to be Recorded'

South Weber City, Davis County, Utah

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOCIATES.COM  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**REVISIONS**

DATE	DESCRIPTION

**The Meadows Subdivision**  
PART OF THE NORTH HALF OF SECTION 28, T.5N., R.1W., S.1.B. & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

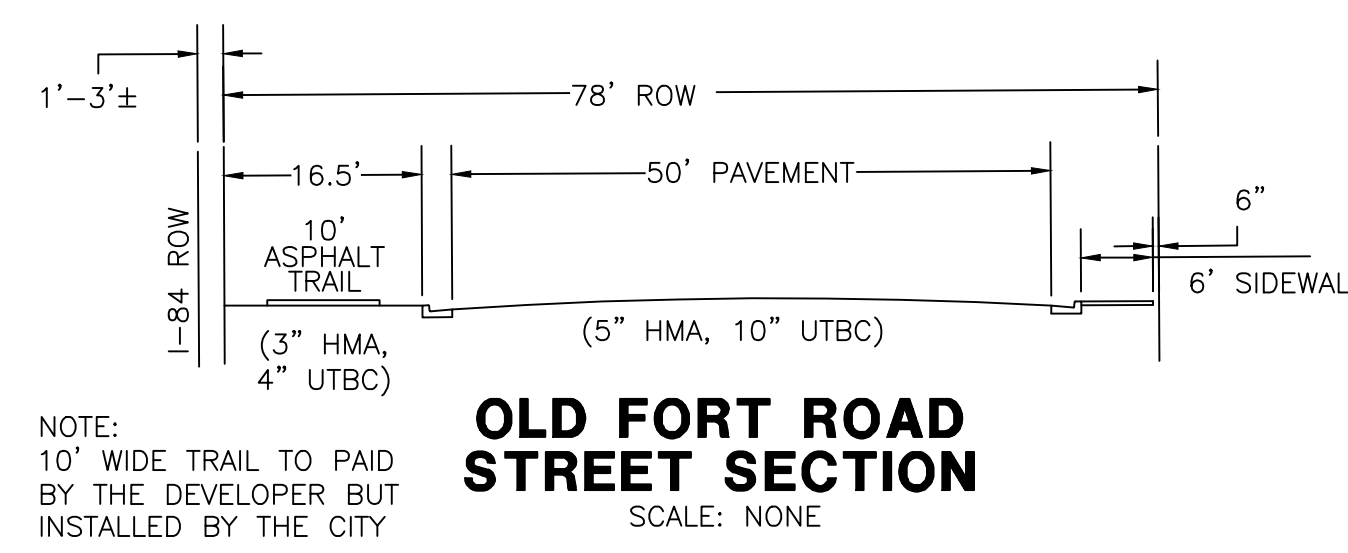
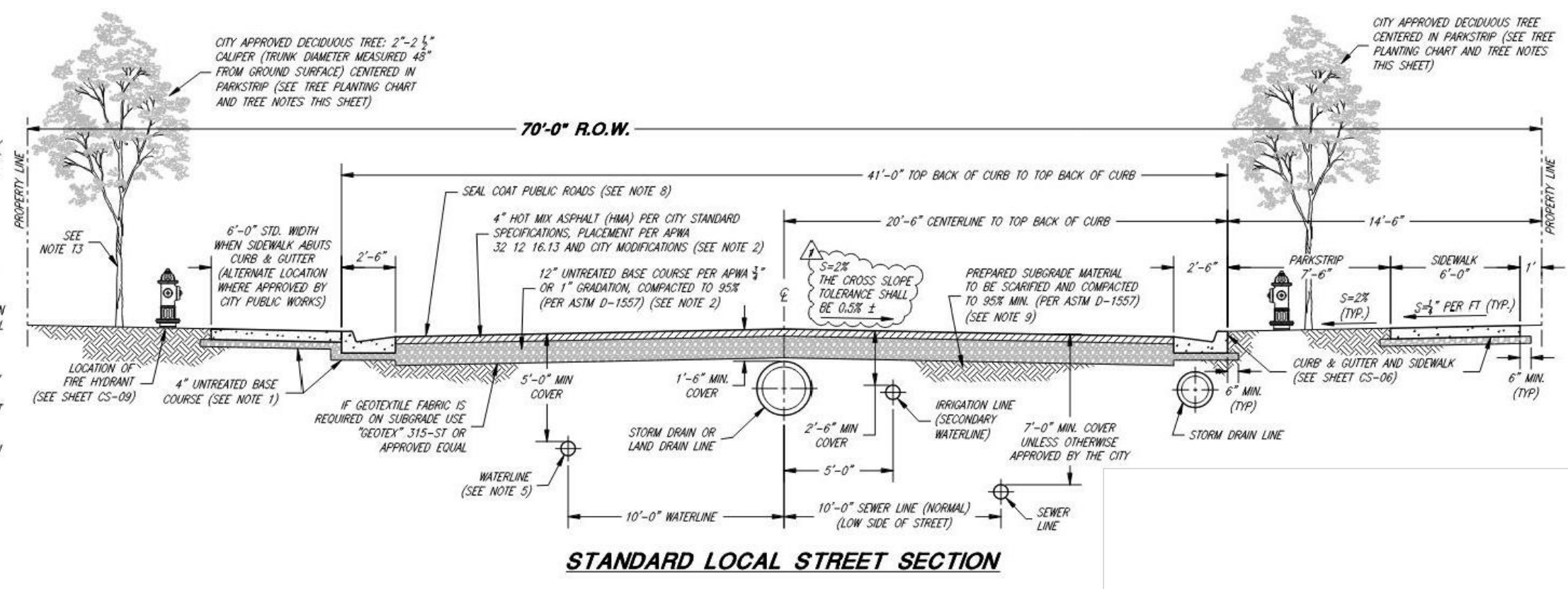
**Preliminary Utility Plan Phase 1**

**Project Info.**

Engineer: N. Reeve  
Designer: N. Ficklin  
Begin Date: 4-14-21  
Name: THE MEADOWS  
Number: 4359-04



- GENERAL NOTES:**
1. PROVIDE 4" THICKNESS OF 1/4" OR 1" UNTREATED BASE COURSE UNDER SEWER, GUTTER APPROACHES AND CURB & GUTTER, COMPACTED TO USE PER ASTM D-1557.
  2. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY MINIMUMS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GUTTER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATE PAVEMENT DESIGN BASED ON A DETAILED SOIL ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY PAVEMENT THICKNESS. BUT IN NO CASE SHALL THE DRAINAGE SURFACE COURSE BE LESS THAN 4" AND UNTREATED BASE COURSE LESS THAN 12" THICK.
  3. ALL ROAD CUTS SHALL BE PARDED PER CS-05 AND CS-13.
  4. CURB & GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED USING FIBER REINFORCED CONCRETE AND IN COMPLIANCE WITH SOUTH WEBER CITY TECHNICAL SPECIFICATIONS AND THESE DRAWINGS.
  5. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R339-550-7.
  6. THE 6'-0" SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD." OTHER LOCATIONS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE TRAIL, IT MUST BE A MINIMUM OF 6 FEET IN WIDTH.
  7. NATURAL GAS TYPICALLY LOCATED IN THE PARKSTRIP, FORMER AND COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.
  8. SEAL COAT CONSISTS OF THE FOLLOWING:
    - a. ASPHALT SEAL PER APMA 32 OF 13.54 AND CITY MODIFICATIONS; AND
    - b. F50 SEAL PER APMA 32 OF 13.50 AND CITY MODIFICATIONS.
  9. IMPORTED FILL UNDER ROADWAY SHALL BE GRANULAR BORROW 2" MAX. PRIOR TO THE INSTALLATION OF PAVEMENT, THE CITY INSPECTOR MUST GIVE WRITTEN CONSENT TO PROCEED.
  - 10.



**OLD FORT ROAD STREET SECTION**  
SCALE: NONE

NOTE:  
10' WIDE TRAIL TO PAID BY THE DEVELOPER BUT INSTALLED BY THE CITY

- LEGEND**
- = BOUNDARY LINE
  - - - = LOT LINE
  - - - - = ADJOINING PROPERTY
  - - - - = EASEMENTS
  - - - - = SECTION TIE LINE
  - - - - = OVERHEAD POWER LINE
  - - - - = ROAD CENTERLINE
  - 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
  - EX.IRR = EXISTING IRRIGATION WATER LINE (SIZE VARIES)

**Construction Notes:**

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF SOUTH WEBER CITY.
  - 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- CULINARY WATER**  
NOTE: 5" MIN. COVER REQUIRED OVER CW LINES  
W/8 - 8" DIP W/POLY WRAP WATER LINE  
W/10 - 10" DIP W/POLY WRAP WATER LINE  
LAT - 1" TYPE K POLY PIPE SERVICE LATERAL  
W/ 1" METER
- SANITARY SEWER**  
SS/8 - 8" PVC SDR-35 SEWER LINE  
SS LAT - 4" PVC SDR 35 SERVICE LATERAL  
W/ 1" METER
- STORM DRAIN**  
SD/15 - 15" RCP CLASS III STORM DRAIN  
SD/18 - 18" RCP CLASS III STORM DRAIN  
SD/36 - 36" RCP CLASS III STORM DRAIN
- SECONDARY WATER**  
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE  
SW - SECONDARY SERVICE LATERAL W/METER PER SWIC STANDARDS
- LAND DRAIN**  
LD/8 - 8" PVC LAND DRAIN PIPE SECONDARY WATER LINE  
LD - 4" PVC SERVICE LATERAL
- LAND DRAIN**  
IRR/18 - 18" C-900 PIPE

**Basement Table Calculations**  
The Meadows  
4359-04 12/8/2021 JRL

The following basement FFE calculations are based on the geotechnical engineering study completed by CMT Engineering Laboratories.

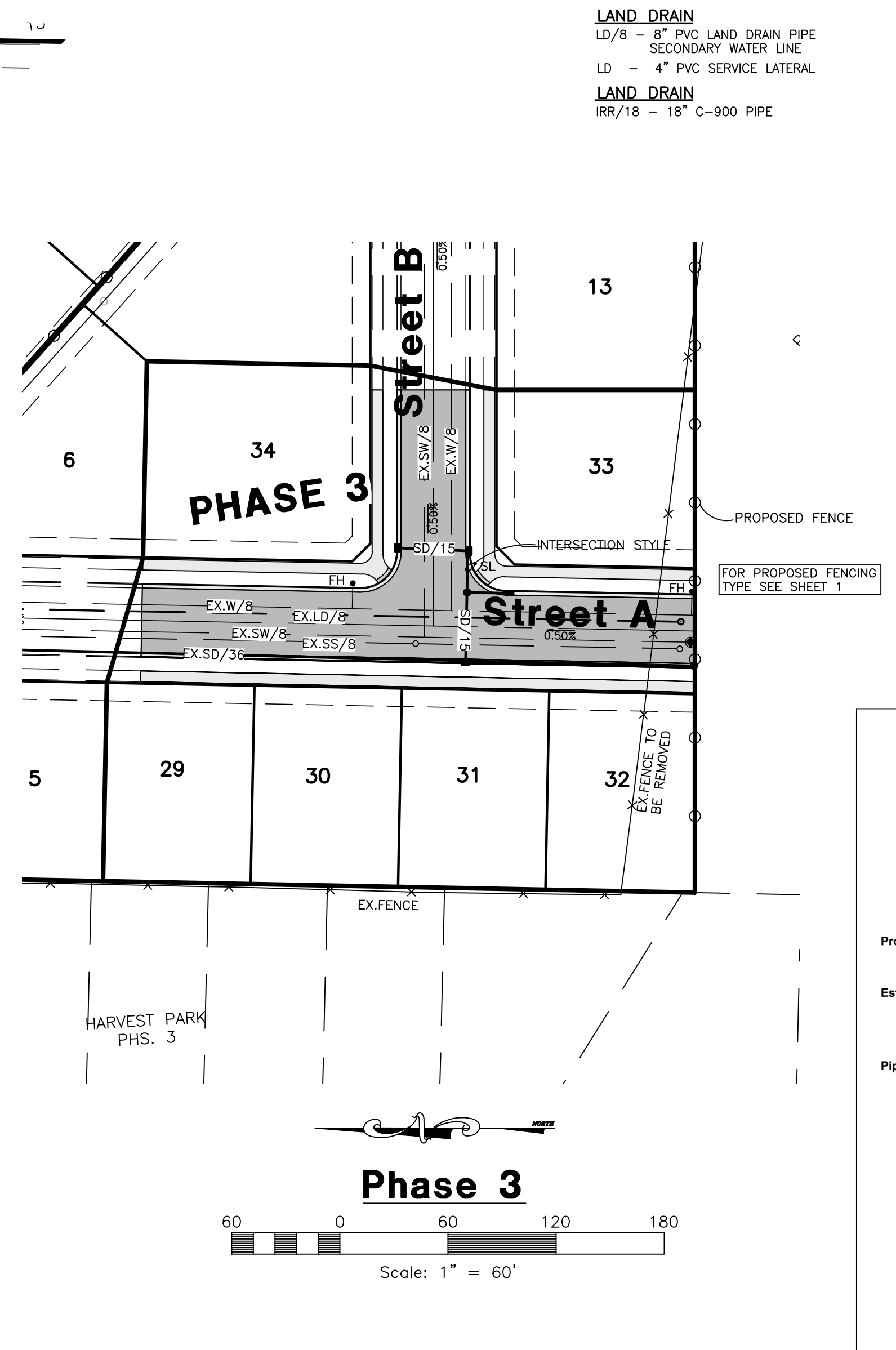
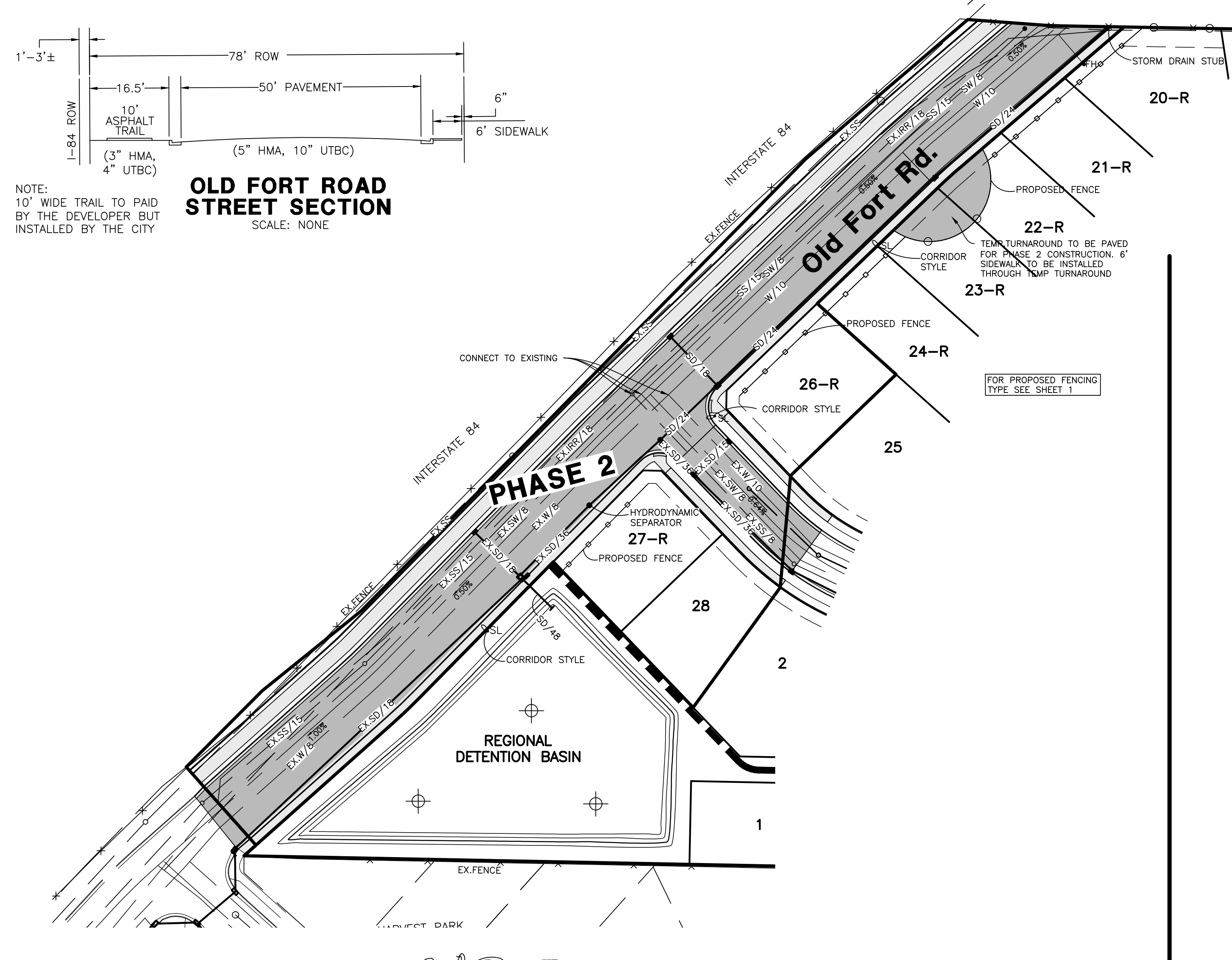
The calculations are as follows:

**Pipe Sizing:**

Distance Above Groundwater	3 ft
Seasonal Fluctuation	0 ft (Unspecified)
Max Basement Depth	8 ft

Test Pit	Existing EL	Depth	GW / End Bore EL	Type
1	4442.82	11.00	4431.82	End of Bore
2	4443.03	9.30	4433.73	GW Encountered
3	4445.30	11.00	4434.30	End of Bore
4	4445.99	11.00	4435.99	End of Bore
5	4446.56	11.00	4435.56	End of Bore
6	4444.28	11.00	4433.28	End of Bore

Lot Number	Basement FFE	TBC EL	Difference	GW / End Bore EL	Test Pit
2	4436.73	4443.98	7.25	4433.73	2
3	4437.57	4445.57	8.00	4433.73	2
4	4437.57	4445.57	8.00	4433.73	2
5	4437.85	4445.85	8.00	4433.28	6
6	4437.81	4445.81	8.00	4433.28	6
7	4437.30	4444.89	7.59	4434.30	3
8	4437.30	4444.89	7.59	4434.30	3
9	4437.30	4445.29	7.99	4434.30	3
10	4437.70	4445.70	8.00	4434.30	3
11	4438.99	4446.11	7.12	4435.99	4
12	4438.56	4446.02	7.46	4435.56	5
13	4438.56	4445.95	7.39	4435.56	5
14	4438.56	4446.45	7.89	4435.56	5
15	4439.00	4447.00	8.00	4435.99	4
16	4439.27	4447.27	8.00	4435.99	4
17	4439.40	4447.40	8.00	4435.99	4
18	4438.99	4446.90	7.91	4435.99	4
19	4438.99	4446.55	7.56	4435.99	4
20	4438.99	4446.37	7.38	4435.99	4
21	4438.99	4445.98	6.99	4435.99	4
22	4437.57	4445.57	8.00	4434.30	3
23	4437.30	4445.16	7.86	4434.30	3
24	4437.30	4444.76	7.46	4434.30	3
25	4436.76	4444.76	8.00	4431.82	1
26	4435.55	4443.55	8.00	4431.82	1
27	4435.01	4443.01	8.00	4431.82	1
28	4435.77	4443.77	8.00	4431.82	1
29	4438.21	4446.21	8.00	4433.28	6
30	4437.80	4445.80	8.00	4433.28	6
31	4437.80	4445.80	8.00	4433.28	6
32	4437.80	4445.80	8.00	4433.28	6
33	4438.56	4445.95	7.39	4435.56	5
34	4438.02	4446.02	8.00	4433.28	6



**Pipe Sizing Calculations**  
The Meadows  
4359-04 11/17/2021 JRL

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber area taken from the NOAA Atlas 14 database. Calculations have been completed for the 10-yr storm event. Please note that catch basin numbers in these calculations correspond to the diagram below, and NOT the plan set.

The calculations are as follows:

Proposed Development	Runoff Coefficient	C =	0.47
10-yr intensity for a 10 minute TOC - Pipe Capacity	Intensity	I =	1.53 IN./HR.
10-yr intensity for a 30 minute TOC - Pipe Capacity	Acreeage	A =	17.32 ACRES
		Q =	12.45 cfs

Pipe Sizing	CB	C	I (in/hr)	A (ft <sup>2</sup> )	Flow (cfs)
1	0.47	2.75	20117	0.60	
2	0.47	2.75	51919	1.54	
3	0.47	2.75	30889	0.92	
4	0.47	2.75	35880	1.06	
5	0.47	2.75	49185	1.46	
6	0.47	2.75	39321	1.17	
7	0.47	2.75	54410	1.61	
8	0.47	2.75	54094	1.61	
9	0.47	2.75	20886	0.62	
10	0.47	2.75	4113	0.12	
11	0.47	2.75	3367	0.10	
12	0.47	2.75	3284	0.10	
13	0.47	2.75	7340	0.22	
14	0.47	2.75	52847	1.57	
15	0.47	2.75	3909	0.12	
16	0.47	2.75	20925	0.62	
17	0.47	2.75	17650	0.52	
18	0.47	2.75	13593	0.40	
19	0.47	2.75	13248	0.39	

Description	Pipe Size (in)	Slope	Cap. (cfs)	Req. Cap. (cfs)
Future Dev. to CB1	30	0.20%	18.52	12.45
CB4 to CB3	15	0.50%	4.61	1.06
CB3 to MH3	15	0.50%	4.61	1.98
CB2 to MH3	15	0.50%	4.61	1.54
MH3 to CB1	15	0.51%	4.66	3.52
CB1 to CB5	30	0.20%	18.52	15.98
CB5 to CB9	30	0.40%	26.19	17.43
CB6 to CB9	15	0.50%	4.61	1.17
CB9 to MH2	30	1.03%	42.02	18.60
CB7 to CB8	15	0.50%	4.61	1.61
CB8 to MH2	15	0.50%	4.61	3.22
CB12 to CB11	15	0.40%	4.12	0.10
CB10 to MH2	15	0.40%	4.12	0.32
MH2 to CB13	36	0.20%	30.11	22.14
CB13 to CB15	36	0.20%	30.11	22.36
CB14 to CB15	15	0.50%	4.61	1.57
CB15 to MH1	36	0.20%	30.11	23.93
CB17 to CB16	15	0.50%	4.61	0.52
CB16 to MH1	15	0.40%	4.12	1.14
MH1 to CB19	36	0.20%	30.11	25.07
CB18 to CB19	18	0.40%	6.71	0.40
CB19 to basin	36	0.73%	57.52	25.47

**The Meadows**  
Preliminary Plat 'Not to be Recorded'  
South Weber City, Davis County, Utah

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

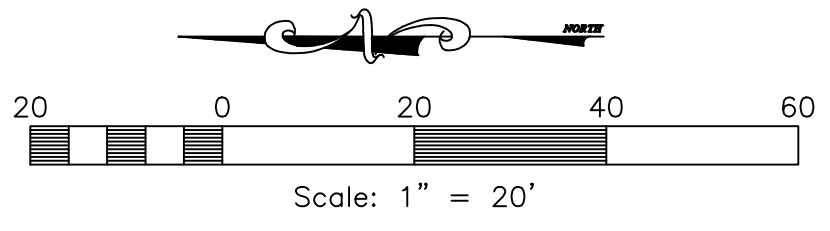
**The Meadows Subdivision**  
PART OF THE NORTH HALF OF SECTION 28, T.5N., R.1W., S.11B & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Preliminary Utility Plan Phase 2**

REVISIONS: [Table with columns for DATE, DESCRIPTION, and REVISIONS]

Project Info:  
Engineer: N. Reeve  
Designer: N. Ficklin  
Begin Date: 4-14-21  
Name: THE MEADOWS  
Number: 4359-04

Sheet 3 of 3 Sheets



**Legend**

OTHER	
Symbol	Description
	Turf Grass - Sod
	Kentucky Bluegrass Mix - 3 Species Minimum
	Shade Tree
	Flowering Tree
	Evergreen Tree



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

DATE	DESCRIPTION
8-9-21	CITY COMMENTS
11-24-21	CITY COMMENTS

**The Meadows Subdivision**  
 PART OF THE NORTH HALF OF SECTION 28, T.5N., R.1W., S.14B & M., U.S. SURVEY  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Preliminary Landscape Plan**

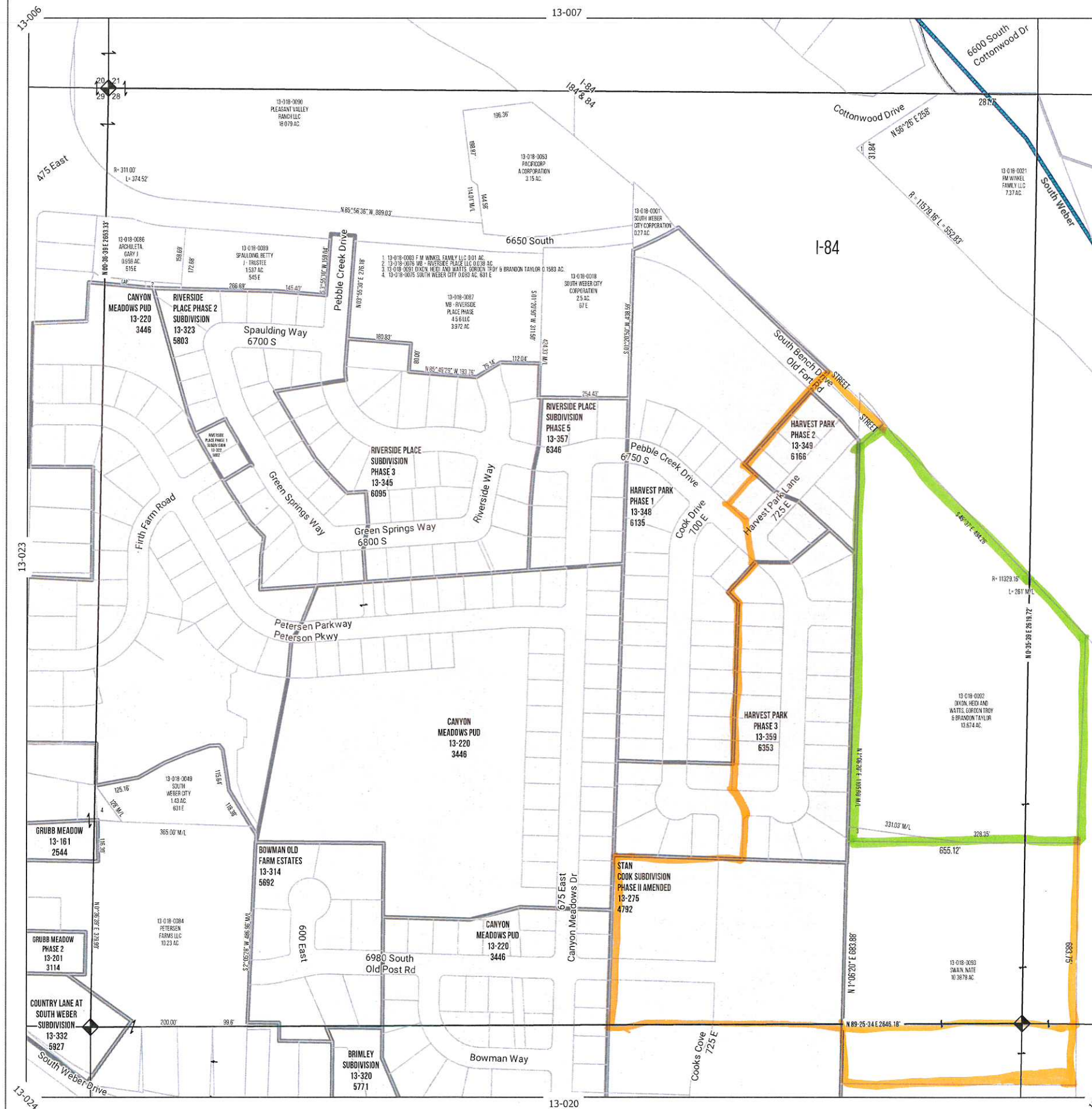
**Project Info.**  
 Engineer: N. Reeve  
 Designer: N. Peterson  
 Begin Date: 4-14-21  
 Name: **The Meadows**  
 Number: 4359-04

NW Quarter  
Section 28  
5N 1W  
S L B & M

Tax ID Prefix

13 - 018

Sheet 1 of 1



1 inch = 200 feet



NOTE: Distance, bearings and radius values are approximate. User needs to refer to the recorded legal descriptions for exact bearing and distances. For cadastral or technical information see the dedicated plat and/or legal descriptions in recorded documents.



Last update: 4/30/2021

019

13

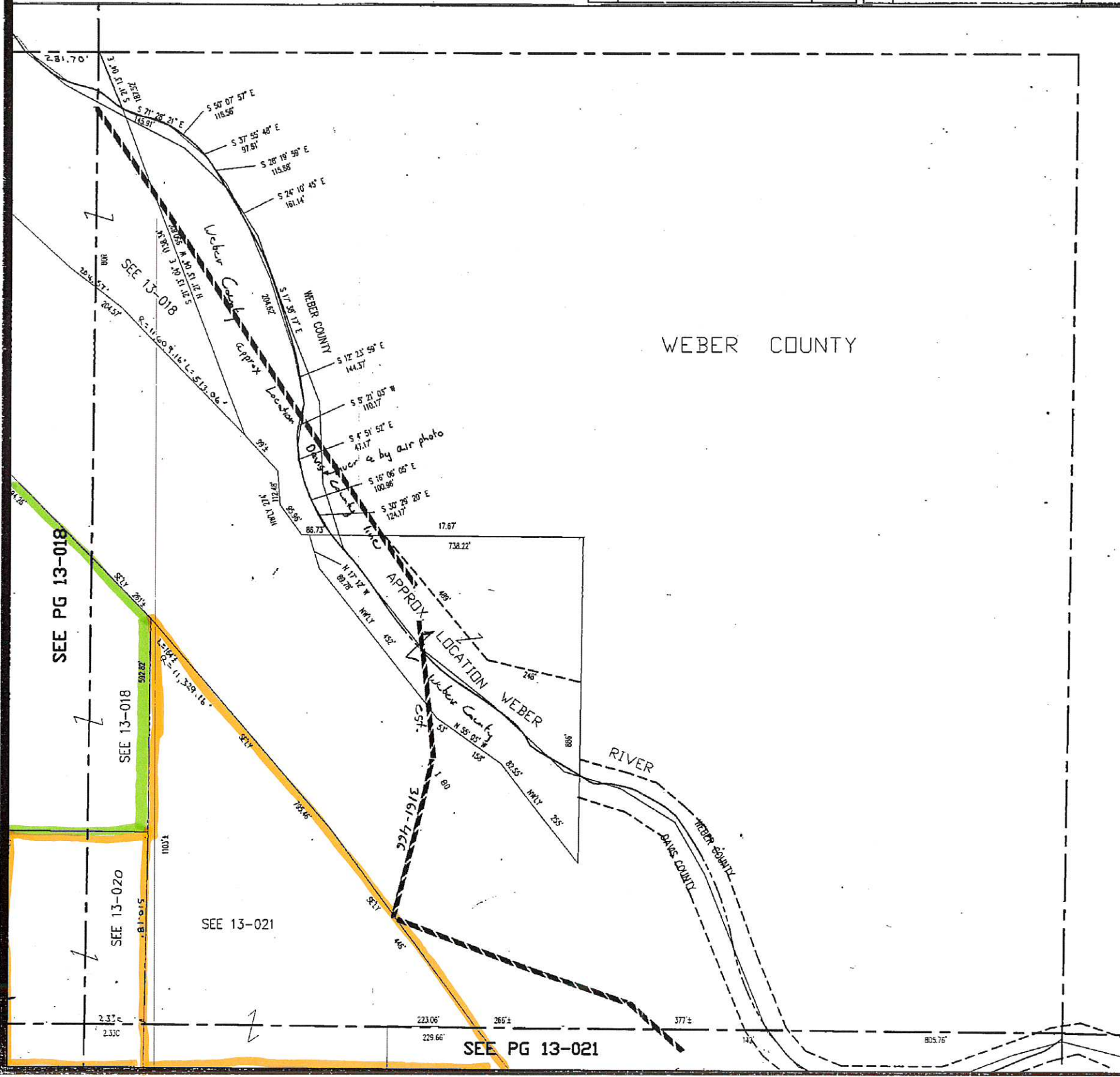
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0001	UTAH STATE ROAD COMMISSION	1.880									
0002	UTAH STATE ROAD COMMISSION	.160									
0004	UTAH STATE ROAD COMMISSION	2.670									

PREFIX 13  
13-019

LAST #

N

SCALE:  
1" = 200'



NE SECTION 28 T 5N R 1W SALT LAKE MERIDIAN  
DAVIS COUNTY, UTAH - RECORDERS OFFICE

1-94

**RP ZONE DESCRIPTION**

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

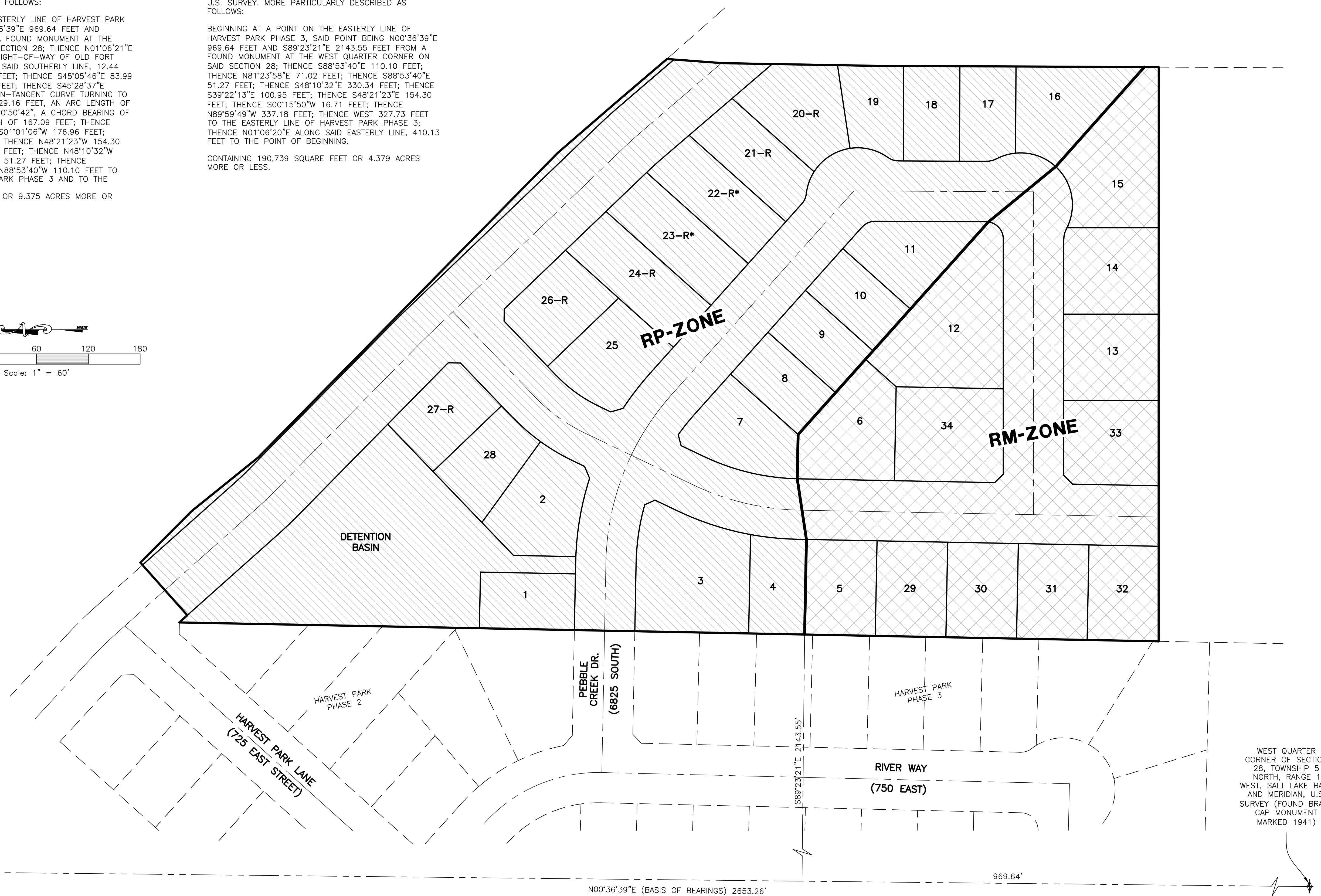
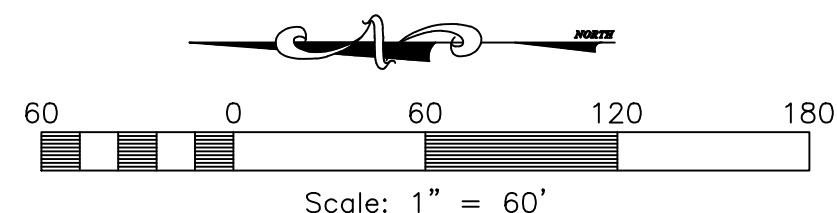
BEGINNING AT A POINT ON THE EASTERLY LINE OF HARVEST PARK PHASE 3, SAID POINT BEING N00°36'39"E 969.64 FEET AND S89°23'21"E 2143.55 FEET FROM A FOUND MONUMENT AT THE WEST QUARTER CORNER ON SAID SECTION 28; THENCE N01°06'21"E 724.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF OLD FORT ROAD; THENCE S41°41'52"E ALONG SAID SOUTHERLY LINE, 12.44 FEET; THENCE N48°18'04"E 81.76 FEET; THENCE S45°05'46"E 83.99 FEET; THENCE S38°52'37"E 99.24 FEET; THENCE S45°28'37"E 494.26 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 11329.16 FEET, AN ARC LENGTH OF 167.09 FEET, A DELTA ANGLE OF 00°50'42", A CHORD BEARING OF S40°41'16"E, AND A CHORD LENGTH OF 167.09 FEET; THENCE S04°11'09"W 64.99 FEET; THENCE S01°01'06"W 176.96 FEET; THENCE S00°15'50"W 311.03 FEET; THENCE N48°21'23"W 154.30 FEET; THENCE N39°22'13"W 100.95 FEET; THENCE N48°10'32"W 330.34 FEET; THENCE N88°53'40"W 51.27 FEET; THENCE S81°23'58"W 71.02 FEET; THENCE N88°53'40"W 110.10 FEET TO THE EASTERLY LINE OF HARVEST PARK PHASE 3 AND TO THE POINT OF BEGINNING. CONTAINING 408,356 SQUARE FEET OR 9.375 ACRES MORE OR LESS.

**RM ZONE DESCRIPTION**

PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF HARVEST PARK PHASE 3, SAID POINT BEING N00°36'39"E 969.64 FEET AND S89°23'21"E 2143.55 FEET FROM A FOUND MONUMENT AT THE WEST QUARTER CORNER ON SAID SECTION 28; THENCE S88°53'40"E 110.10 FEET; THENCE N81°23'58"E 71.02 FEET; THENCE S88°53'40"E 51.27 FEET; THENCE S48°10'32"E 330.34 FEET; THENCE S39°22'13"E 100.95 FEET; THENCE S48°21'23"E 154.30 FEET; THENCE S00°15'50"W 16.71 FEET; THENCE N89°59'49"W 337.18 FEET; THENCE WEST 327.73 FEET TO THE EASTERLY LINE OF HARVEST PARK PHASE 3; THENCE N01°06'20"E ALONG SAID EASTERLY LINE, 410.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 190,739 SQUARE FEET OR 4.379 ACRES MORE OR LESS.



NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT MARKED 1941)

WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT MARKED 1941)

**The Meadows Subdivision**

South Weber City, Davis County, Utah

**Developer:**

Duane Johnson  
P.O. Box 643  
Layton, UT. 84041  
(801) 644-3436



**Reeve & Associates, Inc.**  
5160 S. 1500 W., RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW: REEVE-ASSOC.COM  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION
8-13-21	CITY COMMENTS
10-26-21	CITY COMMENTS
12-14-21	CITY COMMENTS

**The Meadows Subdivision**  
PART OF THE NORTH HALF OF SECTION 28, T.5N., R.1W., S.11B. & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Zoning Legal Description Exhibit**

**Project Info.**

Engineer:	N. Reeve
Designer:	C. Cove
Begin Date:	8-13-21
Name:	THE MEADOWS SUBD.
Number:	4359-04

Sheet	<b>1</b>
	Sheets

# Storm Water Quality Report

Date: November 17, 2021

Project Name: The Meadows

Project ID: 4359-04

Design Engineer: Jeremy Draper

Is the project within a watershed that is 303(d) listed? No

If yes:

Name of receiving water(s): Weber River

Listed Impairment(s): N/A

Does the watershed that has an approved TMDL? No

If yes:

Approved TMDL(s): N/A

I have reviewed the storm water quality design and find this report to be complete, accurate, and current.



Jeremy Draper  
Jeremy Draper, Project Manager

Nathan C Peterson  
Nathan Peterson, Landscape Architect or Equivalent

[stamp required at final design phase]

**Project Information**

80<sup>th</sup> Percentile Storm Depth (in): 0.45

New Development

Area of Land Disturbance (ac): 13.89

Project Impervious Area (ac): 6.90

Project Imperviousness (%): 50%

Project Volumetric Runoff Coefficient, R<sub>v</sub>: 0.38

80<sup>th</sup> Percentile Volume (cf): 8,583

Predevelopment Hydrologic Condition (cf): \_\_\_\_\_

Project Volume Retention Goal, V<sub>goal</sub> (cf): 8,583

Redevelopment

Existing Project Impervious Area (ac): \_\_\_\_\_

Proposed Project Impervious Area (ac): \_\_\_\_\_

Change in Impervious Area (%): \_\_\_\_\_

If change in impervious area > 10%:

Existing Project Conditions

Imperviousness (%): \_\_\_\_\_

Volumetric Runoff Coefficient, R<sub>v</sub>: \_\_\_\_\_

80<sup>th</sup> Percentile Volume, V<sub>1</sub> (cf): \_\_\_\_\_

Proposed Project Conditions

Imperviousness (%): \_\_\_\_\_

Volumetric Runoff Coefficient, R<sub>v</sub>: \_\_\_\_\_

80<sup>th</sup> Percentile Volume, V<sub>2</sub> (cf): \_\_\_\_\_

V<sub>goal</sub> = V<sub>2</sub> - V<sub>1</sub> = \_\_\_\_\_

**Subsurface Information**

**Groundwater**

Depth to Groundwater (ft): 9.3

Historical High Depth to Groundwater if known (ft): \_\_\_\_\_

Source: CMT Engineering Laboratories

Groundwater Contamination at Site: No

**Soil Information**

Infiltration Rate (in/hr): 15 in/hr (Field Measurement)

Hydrologic Soil Group: C

Source: USDA Soil Survey Map

Soil Contamination at Site: No

## Drinking Water

Within Drinking Water Source Area Protection: No

## Additional Relevant Site Information

The site will be developed into residential lots with associated driving and walking areas. The improvements will be designed to properly convey and store the required 100-yr storm event, as well as the Project Volume Retention Goal.

## LID Drainage Areas

Add additional rows as needed.

Contributing Drainage Area	Area (ac)	Impervious Area (ac)	Imperviousness (%)	Volumetric Runoff Coefficient, $R_v$	Water Quality Volume, WQV (cf)
CDA 1	13.89	6.90	50%	0.38	8,583
CDA 2					
CDA 3					
CDA 4					
Total WQV (cf)					8,583

## LID BMP Design

Add additional rows as needed.

Contributing Drainage Area	LID BMP Type	Water Quality Volume, WQV (cf)	Runoff Retained (cf)	Percent of Runoff Captured (%)
CDA1	Infiltration Basin	8,583	8,583	100
CDA 2				
CDA 3				
CDA 4				
Total Volume Retained (cf)			8,583	

Percent of  $V_{goal}$  captured by LID BMPs: 100%



If 100% of  $V_{goal}$  is not captured, document and provide narrative of technical infeasibilities and/or alternate compliance measures below:

N/A

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Describe additional storm water quality measures incorporated into the site:

A SWPP created by a registered Storm Water Inspector will implemented on site during construction.

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