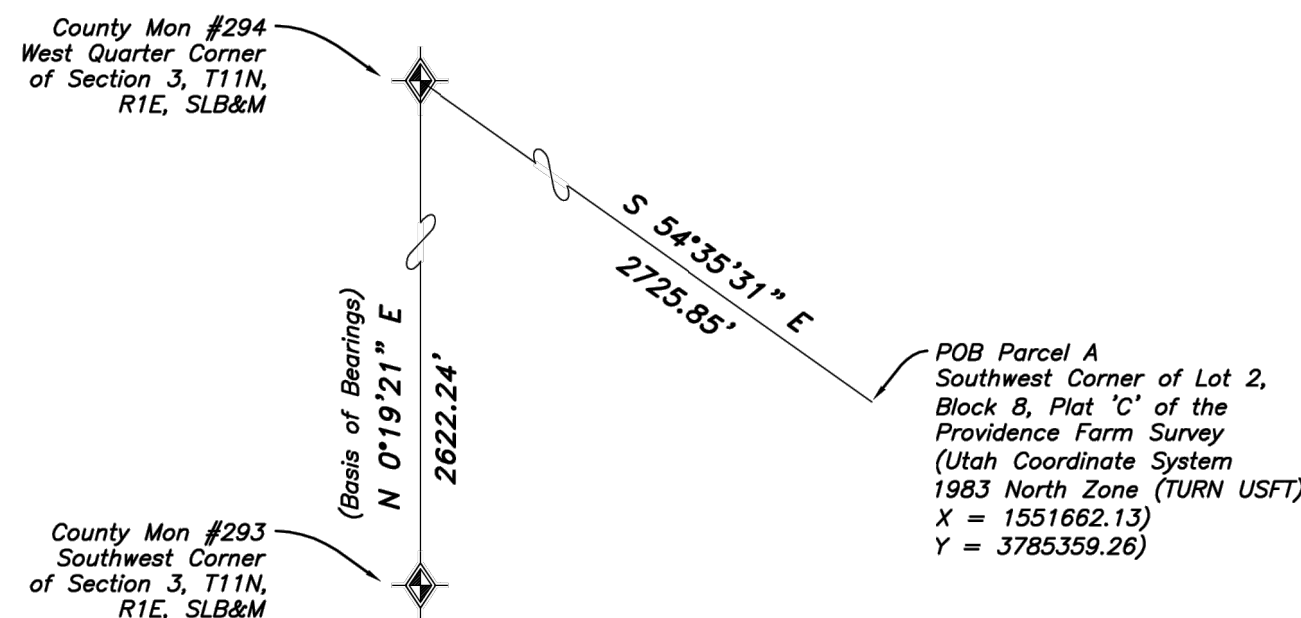




Scale: 1" = 30'
0 30' 60'
Scale in Feet

- LEGEND
- Primary Boundary Line
 - Secondary Boundary Line
 - Other Property Line
 - Fence Line
 - Center of Canal
 - Section Corner
 - Found Survey Point
 - Set 5/8" by 24" Rebar With Cap

TIE DIAGRAM



Parcel A

AS-SURVEYED BOUNDARY

A Part of the Southwest Quarter of Section 3, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 2, Block 8, Plat 'C' of the Providence Farm Survey

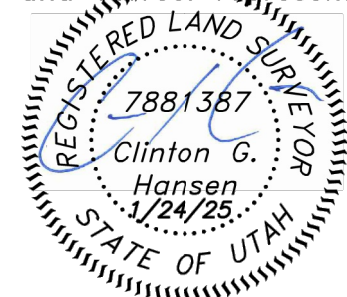
Beginning at the Southwest Corner of said Lot 2 and RUNNING THENCE North 01°39'27" East 511.00 Feet (North 01°00' East by Record); Thence South 88°23'12" East 198.00 Feet (East by Record); Thence South 01°39'27" West 509.88 Feet (South 01°00' West 511.00 Feet by Record) to the North Line of a Field Street; Thence North 88°42'42" West 198.00 Feet (West by Record) Along said North Street Line to the Point of Beginning. Containing 2.320 Acres.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the parcel as shown and described hereon. The survey was ordered by Kelly Taylor. The control used to establish the property corners was the existing fence lines, property corners, records of surveys around the subject property. The parcel is located in the Southwest Quarter of Section 3, Township 11 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is the West line of said Southwest Quarter, which bears North 00°19'21" East, Utah Coordinate System 1983 North Zone.

SURVEY CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 7881387 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.



January 24, 2025
Date

KRISTIE M SPENCER
REVOCABLE TRUST
02-027-0059

Parcel A
02-028-0046
Containing 2.320 Acres

EDDA W NELSON TRUST
02-028-0047

MICKEY TODD BACON &
ANGELA BACON
REVOCABLE TRUST
02-028-0044

ROBERT L & WENDY W KIDD
02-028-0045

(W 1°00' E by Record)
N 1°39'27" E

(S 1°00' W 511' by Record)
S 1°39'27" W

(West by Record)
N 88°42'42" W

Moser Pin
(South 0.07'
& East 1.77')

Stone
Creek
Drive

South

Street

Lot 6

Lot 5

Stone Creek Subd.

Lot 4

Lot 3

RECORD OF REVISIONS:

SEAL:

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**BOUNDARY SURVEY/
EXISTING CONDITIONS**

435 EAST 800 SOUTH
RIVER HEIGHTS, UTAH 84321

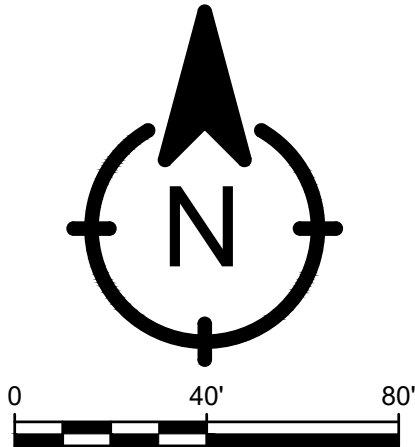
PROJECT #: 25-001

SHEET NO:

C-002

2 OF 5

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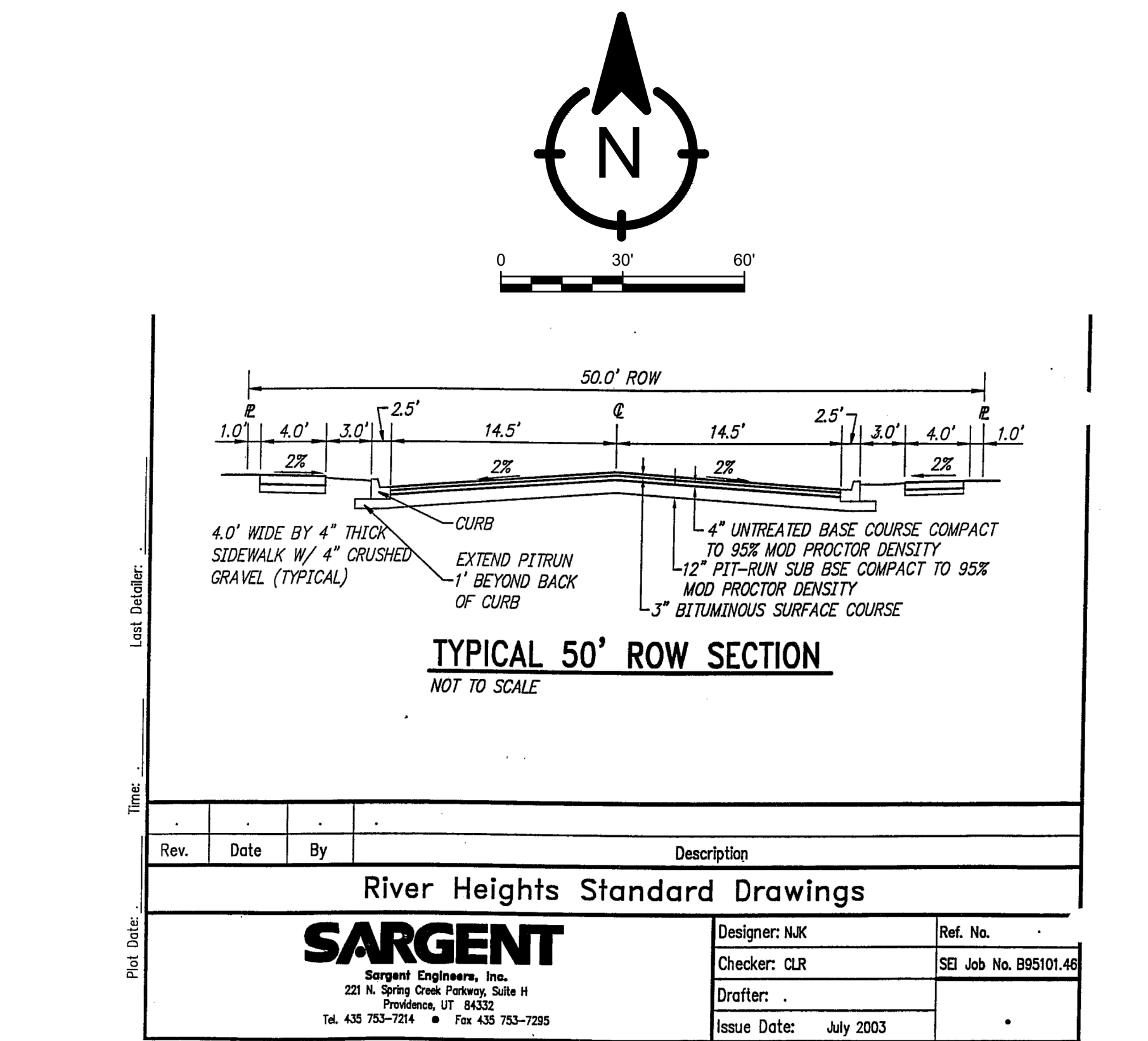
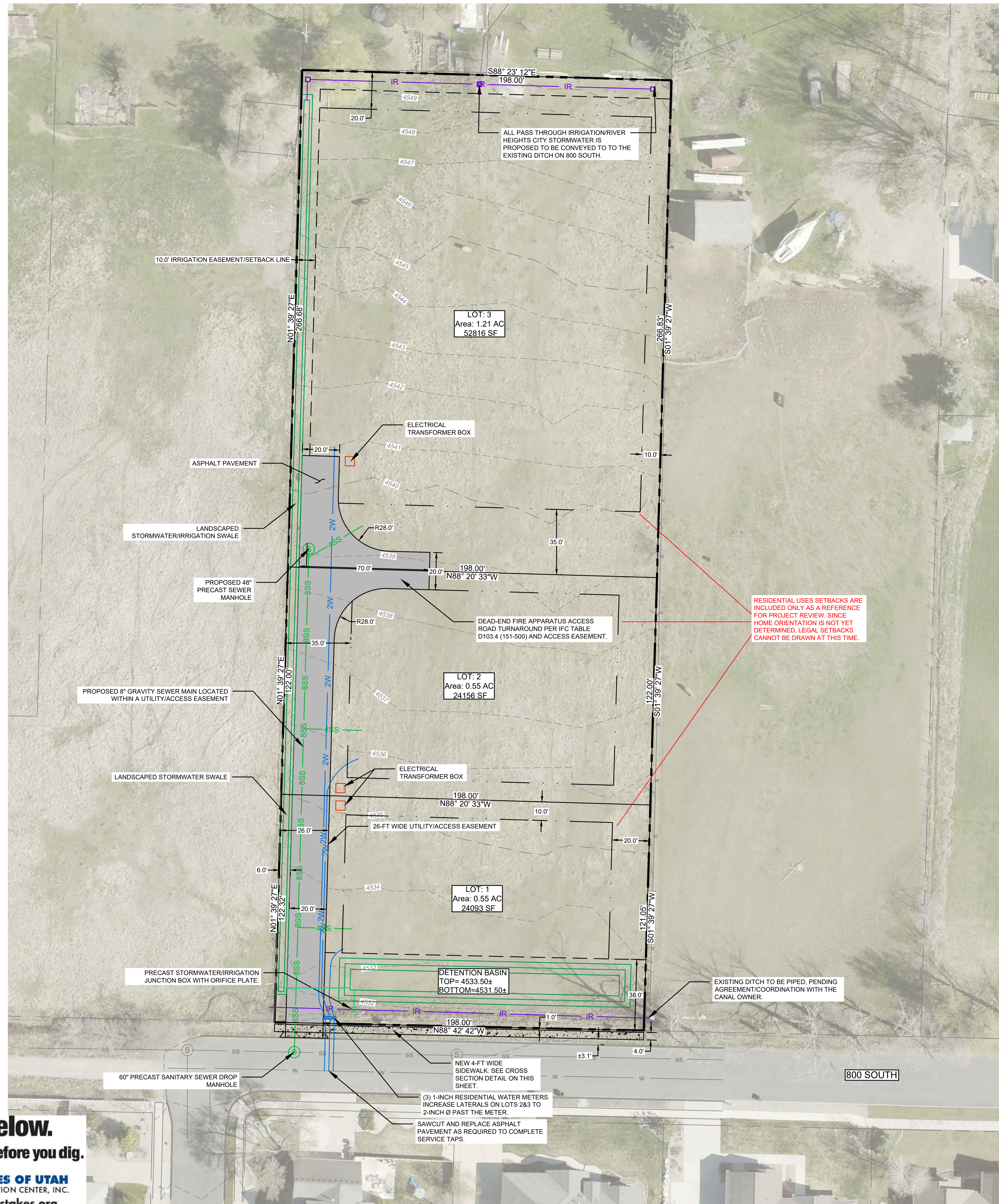
EXISTING CONDITIONS
435 EAST 800 SOUTH
RIVER HEIGHTS, UTAH 84321
PROJECT #: 25-001

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

SHEET NO:
C-003
3 OF 5



- NOTES:**
1. TENTATIVE STORMWATER PLAN:
 - 1.1. STORMWATER WILL BE DESIGNED TO THE 100-YEAR 24-HR STORM USING SCS-TR55 HYDROGRAPHS. STORMWATER WILL BE DISCHARGED IN A STORMWATER BASIN AS SHOWN AND INSTALLED AT THE PROPOSED JUNCTION BOX (THE HISTORIC DISCHARGE POINT) THROUGH AN ORIFICE. POST DEVELOPMENT RUNOFF WILL BE LIMITED TO PRE-DEVELOPMENT DISCHARGE RATE OF 0.13 CFS. SEE CALCULATIONS ON SHEET C-005.
 2. THERE ARE NO PROPOSED LIGHT POLES.
 3. THERE ARE NO PARCELS INTENDED TO BE DEDICATED OR TEMPORARILY RESERVED FOR PUBLIC USE.
 4. SETBACKS WILL BE SHOWN ON THE FINAL PLAT AND WILL FOLLOW TITLE 10, CHAPTER 12 REQUIREMENTS LISTED BELOW (R-1-12):

EASEMENTS:

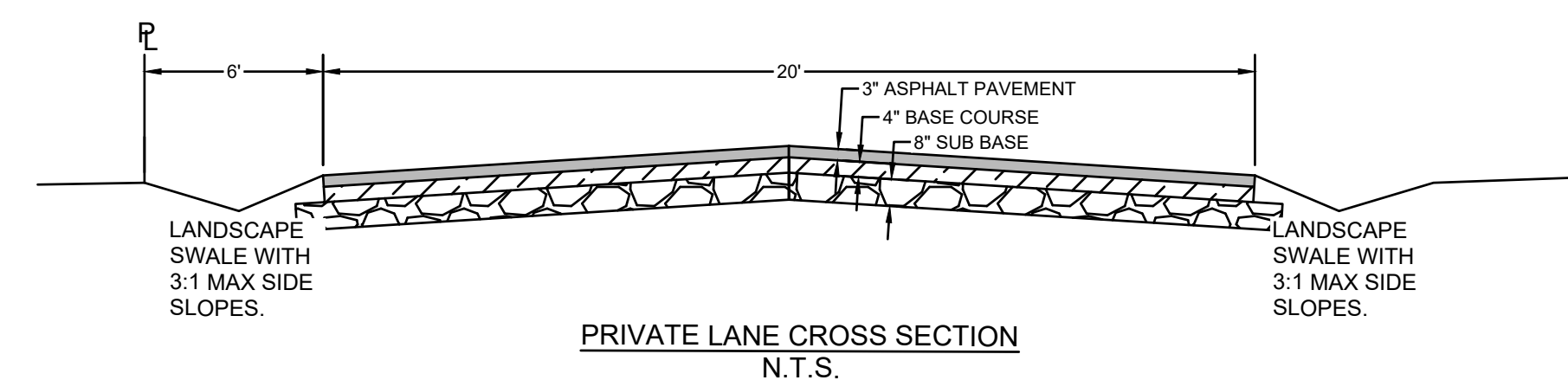
R-1-12 SETBACKS:

10-12-2: AREA REGULATIONS

A. Residential Space Requirement Chart: The minimum lot sizes and setback distances for residential uses are listed in the following table 2:

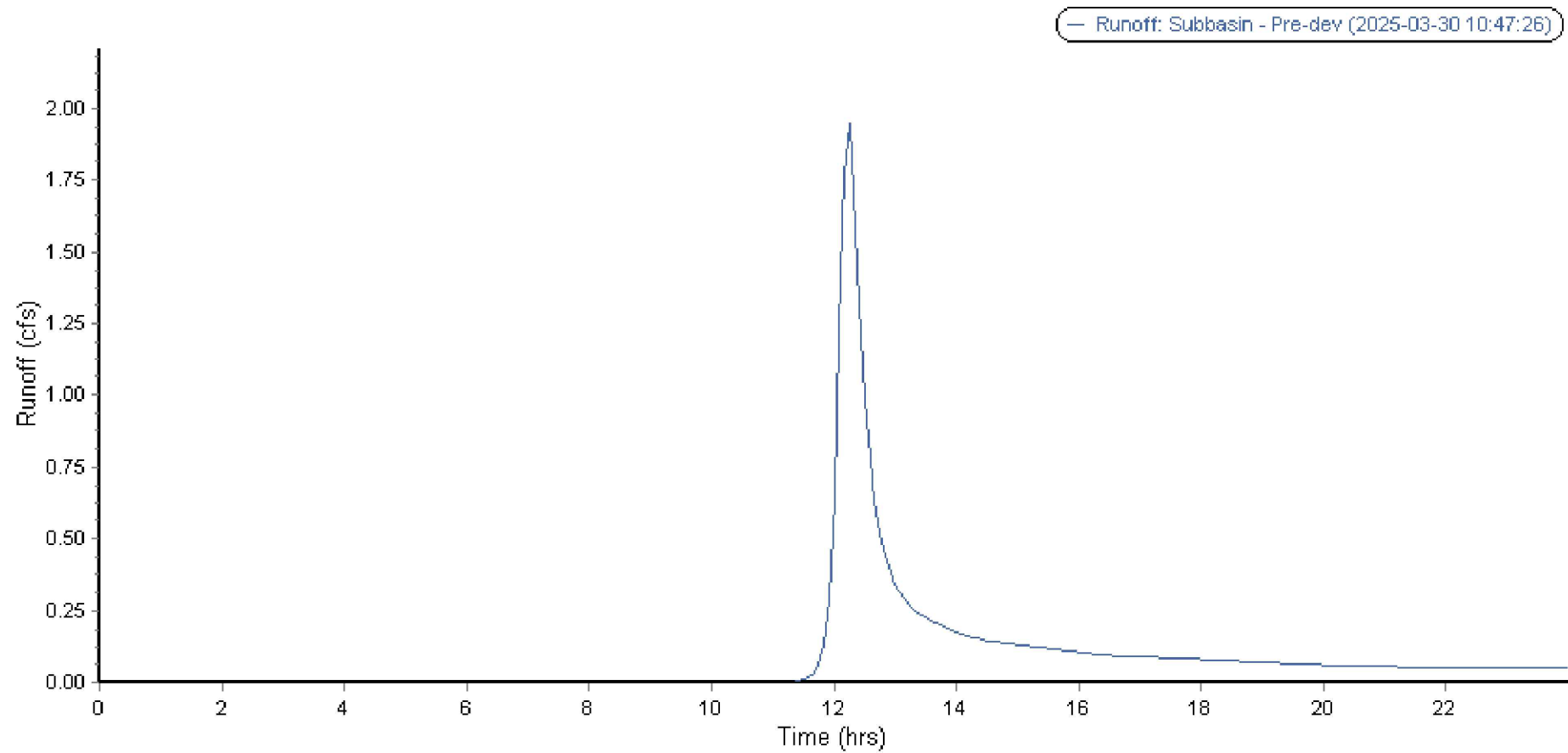
<u>Residential Uses</u>	<u>A</u>	<u>R-1-8</u>	<u>R-1-10</u>	<u>R-1-12</u>	<u>PUD</u>
Lot Size					
Minimum lot size	5 acres	8,000 sq.ft.	10,000 sq.ft	12,000 sq.ft.	*
Minimum lot width (measured at	200 feet	80 feet ¹	80 feet	95 feet	*

4	River Heights City				Title 10, Chapter 12
<u>Residential Uses (cont.)</u>	<u>A</u>	<u>R-1-8</u>	<u>R-1-10</u>	<u>R-1-12</u>	<u>PUD</u>
Side yard (interior lot)	20	10 ²	10 ²	10 ²	*
Side Yard (on street)	30	20	20	25	*
Rear Yard	30	15	15	20	*
<u>Accessory Uses (in feet)</u>					
Front Yard	50	30	30	35	*
Side Yard	20	3	3	3	*
Side Yard on a Street	30	25	25	30	*
Rear Yard	20	3	3	3	*
<u>Height (in feet)</u>					
Principal uses (max.)	35	35	35	35	35
Accessory uses (max.)	**	**	**	**	**
Principal uses (min.)	10	10	10	10	10



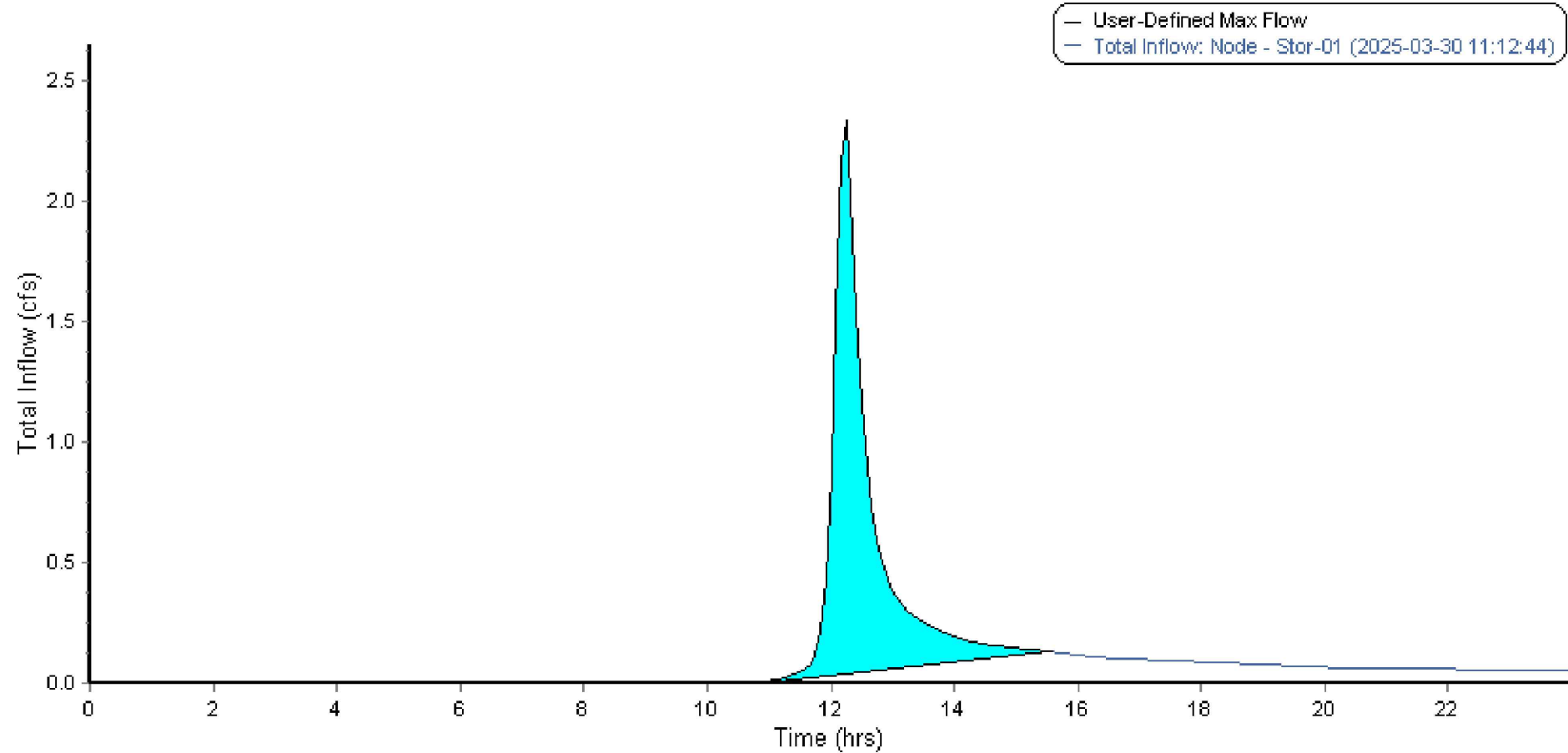
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PRE-DEVELOPMENT:



Runoff Summary Table		
Time period	Element ID	Pre-dev
From: 03/30/2025, 12:00:00 AM	Maximum Runoff (cfs)	1.95
To: 03/31/2025, 12:00:00 AM	Minimum Runoff (cfs)	0.00
Thresholds	Event Mean Runoff (cfs)	0.13
Exceedance: 0	Duration of Exceedances (hrs)	N/A
Deficit: 0	Duration of Deficits (hrs)	N/A
Detention storage	Number of Exceedances	N/A
Max flow: 0	Number of Deficits	N/A
	Volume of Exceedance (ft³)	N/A
	Volume of Deficit (ft³)	N/A
	Total Runoff (ft³)	7690.57
	Detention Storage (ft³)	N/A

POST-DEVELOPMENT:



Total Inflow Summary Table		
Time period	Element ID	Stor-01
From: 03/30/2025, 12:00:00 AM	Maximum Total Inflow (cfs)	2.33
To: 03/31/2025, 12:00:00 AM	Minimum Total Inflow (cfs)	0.00
Thresholds	Event Mean Total Inflow (cfs)	0.10
Exceedance: 0	Duration of Exceedances (hrs)	N/A
Deficit: 0	Duration of Deficits (hrs)	N/A
Detention storage	Number of Exceedances	N/A
Max flow: 0.13	Number of Deficits	N/A
	Volume of Exceedance (ft³)	N/A
	Volume of Deficit (ft³)	N/A
	Total Inflow Volume (ft³)	8952.46
	Detention Storage (ft³)	5502.23

STORMWATER CALCULATIONS

SCS TR-55: 100yr, 24 hour storm

Description	Area (sq ft)	Area (ac)	CN (Group C)	(SubArea / TotalArea)*CN
Asphalt	7,441	0.17	98	7
Driveways +/-	3,500	0.08	98	3
Home Footprints +/-	12,000	0.28	98	12
Outbuildings +/-	1,200	0.03	98	1
Landscaping (Open Space)	76,918	1.77	70	53
Total Area:	101,059	2.32	77	

Pre Development (Pasture, grassland, or range; good. Soil Group C):

101,059 2.32 74

80th-Percentile Storm Volume (0.5-inches):

4,211 cu-ft

Initial Abstraction		0.61	inches
for pre dev		0.70	inches
Precipitation (10 Yr)	24 hour storm	2.04	inches
Precipitation (25 Yr)	24 hour storm	2.41	inches
Precipitation (100 Yr)	24 hour storm	3.02	inches
Direct Runoff (10 Yr)	24 hour storm	0.46	total runoff depth
for pre dev (10 Yr)	24 hour storm	0.37	total runoff depth
Direct Runoff (25 Yr)	24 hour storm	0.67	total runoff depth
for pre dev (25 Yr)	24 hour storm	0.56	total runoff depth
Direct Runoff (100 Yr)	24 hour storm	1.07	total runoff depth
for pre dev (100 Yr)	24 hour storm	0.92	total runoff depth

Post Development

10-Year Direct Runoff	0.09	acre-ft	3,862	ft3
25-Year Direct Runoff	0.13	acre-ft	5,648	ft3
100-Year Direct Runoff	0.21	acre-ft	8,987	ft3

Pre-Development

10-Year Direct Runoff	0.07	acre-ft	3,105	ft3
25-Year Direct Runoff	0.11	acre-ft	4,702	ft3
100-Year Direct Runoff	0.18	acre-ft	7,756	ft3

NOTES:

1. DETENTION REQUIRED= 5,502 CF
2. 80TH PERCENTILE RETENTION= 4,211 CF
3. ALLOWED RELEASE RATE= 0.13 CFS (PRE-DEVELOPMENT RATE)

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**PRELIMINARY STORMWATER
CALCULATIONS**

435 EAST 800 SOUTH
RIVER HEIGHTS, UTAH 84321
PROJECT #: 25-001

SHEET NO:

C-005

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