





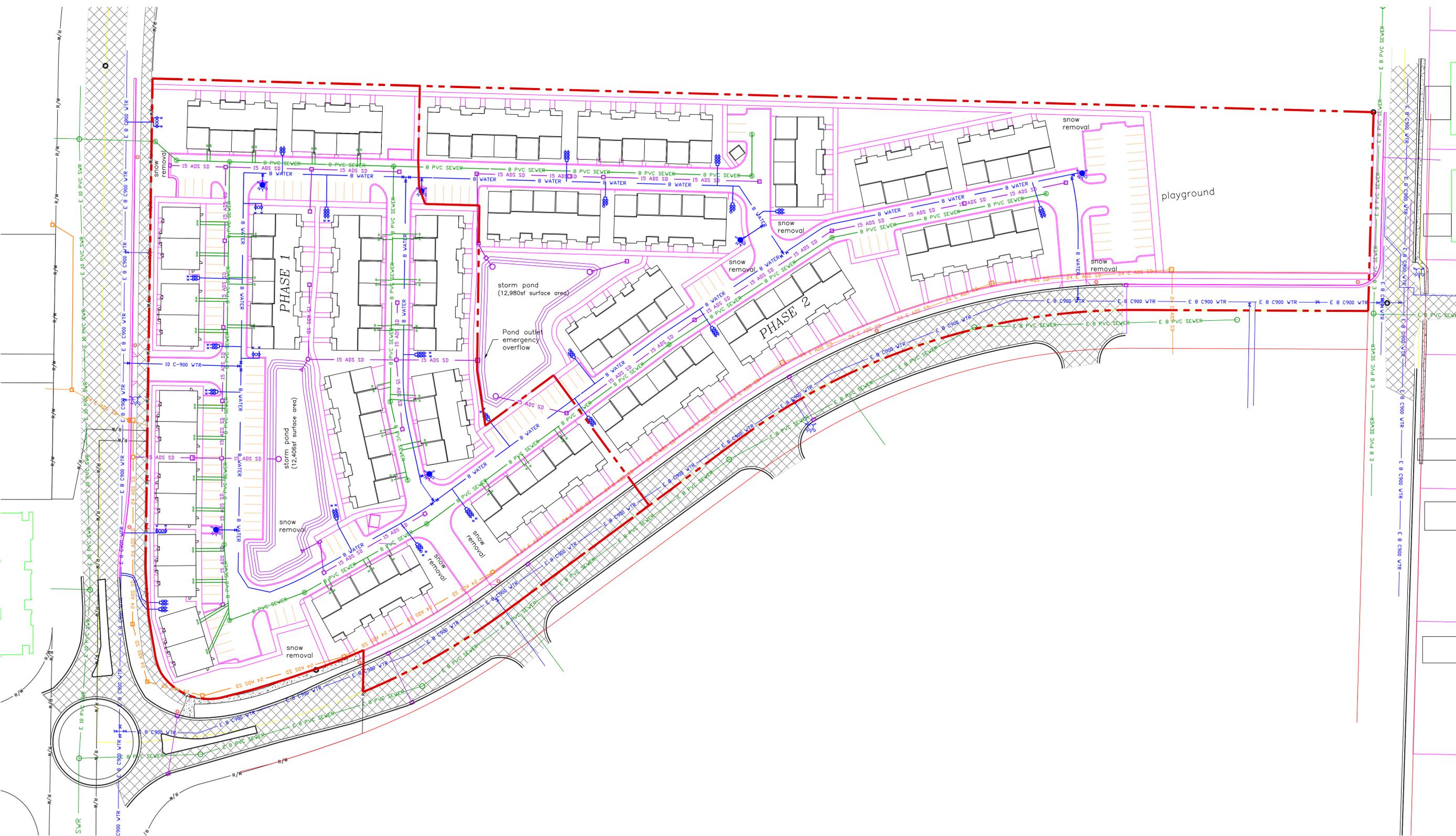
# MUIR VILLAGE PHASE 1 PROJECT MASTERPLAN



0 25 50 100  
SCALE: 1"=50' (22x34 PLAN SET)  
SCALE: 1"=100' (11x17 PLAN SET)

### LEGEND

	BOUNDARY LINE		12" E ADS SD	EXISTING STORM AS NOTED
	EXISTING RIGHT-OF-WAY		12" ADS SD	PROPOSED STORM AS NOTED
	EXISTING FENCE		E JRR	EXISTING IRRIGATION
	EXISTING OVERHEAD POWER			EXISTING MNR CONTOUR (1')
	EXISTING GAS			EXISTING MJR CONTOUR (5')
	EXISTING WATER AS NOTED			PROPOSED LIGHT
	PROPOSED 8" WATER MAIN			PROPOSED CONCRETE
	PROPOSED 2" LATERAL WITH MANIFOLD TO INDIVIDUAL 1" METERS			EXISTING CONCRETE
	EXISTING SEWER AS NOTED			PROPOSED ASPHALT
	PROPOSED 8" SEWER MAIN			EXISTING ASPHALT
	PROPOSED 4" PVC SEWER LATERAL			



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No.	REVISIONS / SUBMISSIONS	DATE

REVIEWED: \_\_\_\_\_ DRAWN: \_\_\_\_\_  
PROJECT NO.: \_\_\_\_\_ CAD FILE: \_\_\_\_\_

**PROJECT TITLE**  
MUIR VILLAGE PHASE 1  
PART OF THE SOUTHWEST CORNER OF SECTION 10  
TOWNSHIP 12 NORTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
150 SOUTH GOLDFRACK WAY  
HYDE PARK, UTAH

**PROJECT MASTERPLAN**

DATE: SEPT, 2025  
DRAWING NO. \_\_\_\_\_





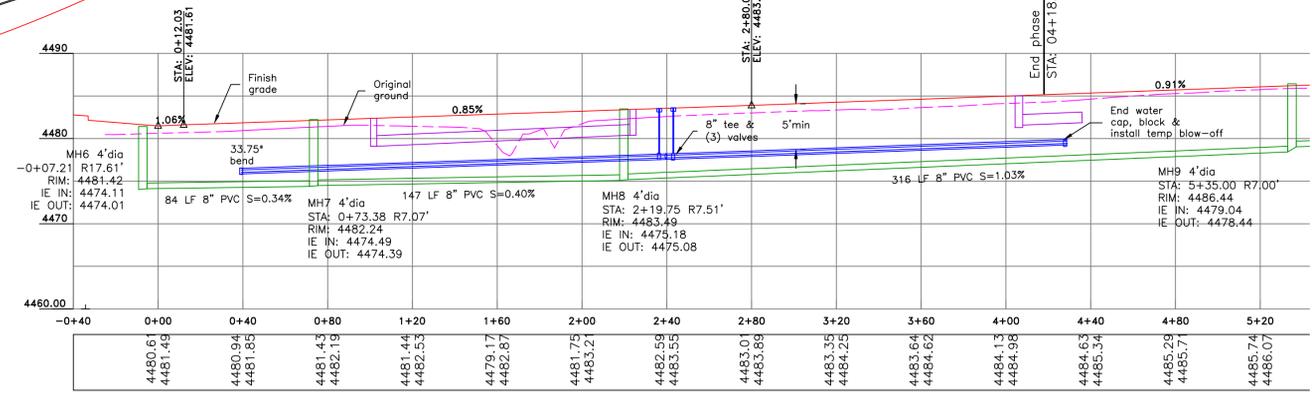
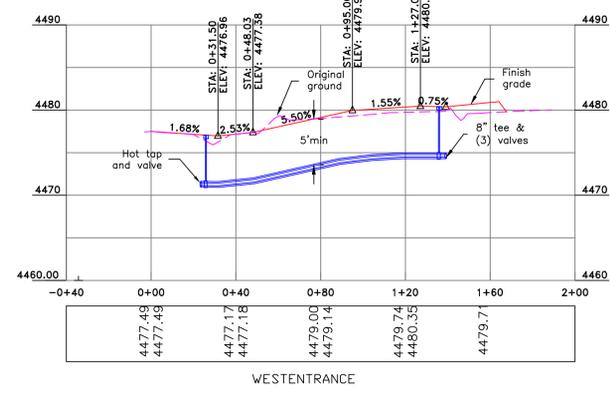


# MUIR VILLAGE PHASE 1 UTILITY PLAN PG2



0 20 40 80  
 SCALE: 1"=40' (22x34 PLAN SET)  
 SCALE: 1"=10' VERTICAL  
 SCALE: 1"=80' (11x17 PLAN SET)

LEGEND	
	BOUNDARY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING GAS
	EXISTING WATER AS NOTED
	PROPOSED 2" WATER MAIN
	PROPOSED 8" WATER MAIN
	EXISTING SEWER AS NOTED
	PROPOSED 8" SEWER MAIN
	PROPOSED 4" PVC SEWER LATERAL
	EXISTING STORM AS NOTED
	PROPOSED STORM AS NOTED
	EXISTING IRRIGATION
	EXISTING MNR CONTOUR (1')
	EXISTING MNR CONTOUR (5')
	PROPOSED MNR CONTOUR (0.5')
	PROPOSED MNR CONTOUR (2.5')
	PROPOSED LIGHT
	PROPOSED CONCRETE
	EXISTING CONCRETE
	PROPOSED ASPHALT
	EXISTING ASPHALT



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No.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE: **MUIR VILLAGE PHASE 1**  
 PART OF THE SOUTHWEST CORNER OF SECTION 10 TOWNSHIP 12 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN 150 SOUTH WOLFPACK WAY HYDE PARK, UTAH  
 UTILITY PLAN PG2

DATE: SEPT, 2025  
 DRAWING No. 7

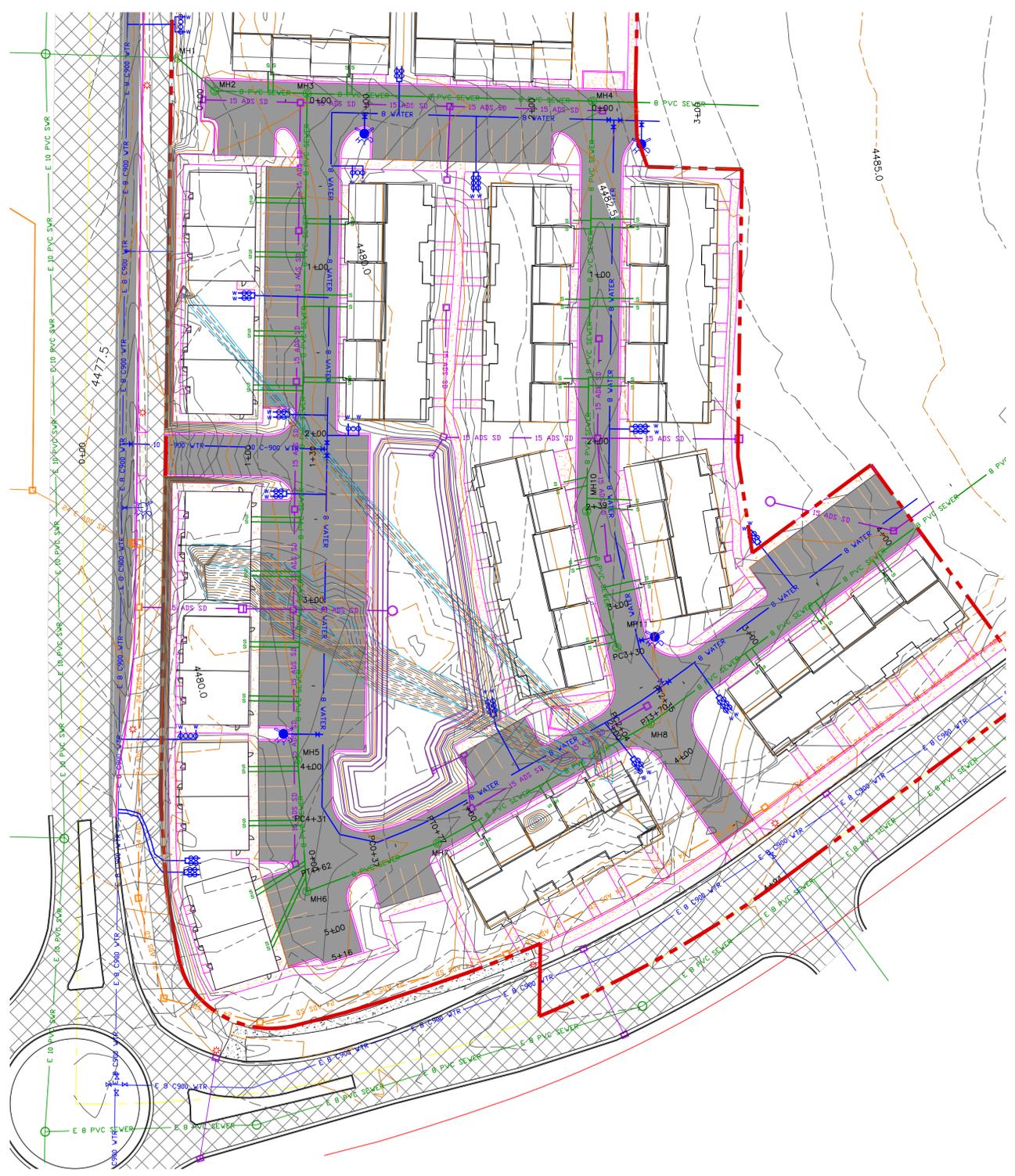
# MUIR VILLAGE PHASE 1 UTILITY PLAN PG3



0 20 40 80  
 SCALE: 1"=40' (22x34 PLAN SET)  
 SCALE: 1"=10' VERTICAL  
 SCALE: 1"=80' (11x17 PLAN SET)

LEGEND	
	BOUNDARY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING GAS
	EXISTING WATER AS NOTED
	PROPOSED 2" WATER MAIN PROPOSED 2" LATERAL WITH MANIFOLD TO INDIVIDUAL 1" METERS
	EXISTING SEWER AS NOTED
	PROPOSED 8" SEWER MAIN
	PROPOSED 4" PVC SEWER LATERAL
	EXISTING STORM AS NOTED
	PROPOSED STORM AS NOTED
	EXISTING IRRIGATION
	EXISTING MNR CONTOUR (1')
	EXISTING MNR CONTOUR (5')
	PROPOSED MNR CONTOUR (0.5')
	PROPOSED MNR CONTOUR (2.5')
	PROPOSED LIGHT
	PROPOSED CONCRETE
	EXISTING CONCRETE
	PROPOSED ASPHALT
	EXISTING ASPHALT

STATION	ELEVATION	DESCRIPTION
4482.73	4483.20	STA: 0+12.00 ELEV: 4483.32
4482.55	4483.41	STA: 0+31.00 ELEV: 4483.47
4482.16	4483.11	STA: 1+37.00 ELEV: 4482.68
4482.05	4482.81	STA: 2+03.50 ELEV: 4483.18
4482.09	4482.85	STA: 2+70.00 ELEV: 4482.68
4481.98	4483.15	STA: 3+51.63 ELEV: 4483.34
4481.77	4482.90	STA: 3+63.70 ELEV: 4483.42
4481.97	4482.76	STA: 3+75.70 ELEV: 4483.51
4482.15	4483.08	STA: 3+93.42 ELEV: 4483.81
4482.35	4483.40	STA: 4+44.00 ELEV: 4485.10
4482.40	4483.40	STA: 4+54.30 ELEV: 4485.20
4482.54	4483.98	
4484.25	4485.00	
4484.83	4484.89	
4484.89	4484.89	



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No.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE  
**MUIR VILLAGE PHASE 1**  
 PART OF THE SOUTHWEST CORNER OF SECTION 10  
 TOWNSHIP 12 NORTH RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 150 SOUTH WOLFPACK WAY  
 HYDRE PARK, UTAH  
 UTILITY PLAN PG3

DATE: SEPT, 2025  
 DRAWING No. 08

# MUIR VILLAGE PHASE 1 DRAINAGE PLAN



0 20 40 80  
SCALE: 1"=40' (22x34 PLAN SET)  
SCALE: 1"=80' (11x17 PLAN SET)

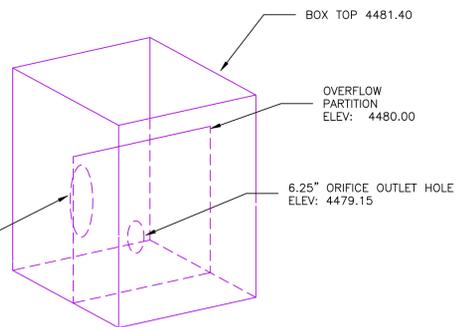
**Legend:**

--- BOUNDARY LINE	--- BOUNDARY LINE
--- 12" ADS SD	--- 12" ADS SD
--- 12" ADS SD	--- 12" ADS SD
--- E IRR	--- EXISTING IRRIGATION



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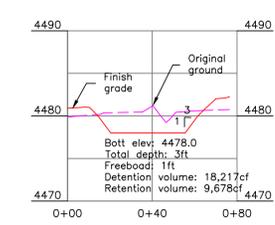


**POND OUTLET BOX DETAIL**

Orifice Calculator

Given Input Data:  
Solving for ..... Flowrate  
Coefficient ..... 0.6100  
Diameter ..... 6.2500 in  
Headwater ..... 2.0000 ft  
Tailwater ..... 1.0000 ft

Computed Results:  
Flowrate ..... 1.0425 cfs  
Velocity ..... 4.8932 fps



POND CROSS-SECTION

**Basin Calculations**

Description	Area (sq ft)	Area (ac)	CN	Area*CN
Impervious Area	136385	3.130969	98	306.8349403
Commercial	0	0.00	95	0
Open Space	88653	2.035193	74	150.60427
Residential	0	0.00	91	0
Mixed Use/Institutional	0	0	95	0
<b>Pre Development</b>	<b>225038</b>	<b>5.166162</b>	<b>82.98</b>	<b>428.6880909</b>
Average CN		5.17	88.5	

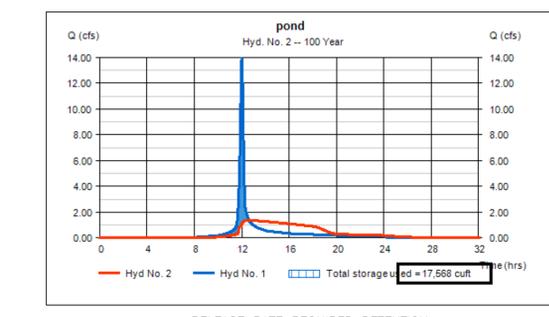
  

Initial Abstraction	0.26 inches	
for pre dev	0.41 inches	
Watershed Storage	1.29 inches	
for pre dev	2.05 inches	
Precipitation (10 Yr)	2.04 inches	precipitation
Precipitation (25 Yr)	2.42 inches	
Precipitation (100 Yr)	3.03 inches	
Direct Runoff (10 Yr)	1.03 total runoff depth	
for pre dev (10 Yr)	0.72 total runoff depth	
Direct Runoff (25 Yr)	1.35 total runoff depth	
for pre dev (25 Yr)	0.99 total runoff depth	
Direct Runoff (100 Yr)	1.89 total runoff depth	
for pre dev (100 Yr)	1.47 total runoff depth	

<b>Post Development</b>		
10-Year Direct Runoff	0.44 acre-ft	19350.79403 ft <sup>3</sup>
25-Year Direct Runoff	0.58 acre-ft	25354.40196 ft <sup>3</sup>
100-Year Direct Runoff	0.81 acre-ft	35430.65893 ft <sup>3</sup>
<b>Pre Development</b>		
10-Year Direct Runoff	0.31 acre-ft	13532.61092 ft <sup>3</sup>
25-Year Direct Runoff	0.43 acre-ft	18653.14532 ft <sup>3</sup>
100-Year Direct Runoff	0.63 acre-ft	27555.35557 ft <sup>3</sup>
<b>Required Storage</b>		
10-Year Direct Runoff		5818.183114 ft <sup>3</sup>
25-Year Direct Runoff		6701.256642 ft <sup>3</sup>
100-Year Direct Runoff		7875.303366 ft <sup>3</sup>
<b>Required Retention</b>	0.5 inches	9376.583333 ft <sup>3</sup>

PRE VERSUS POST REQUIRED DETENTION

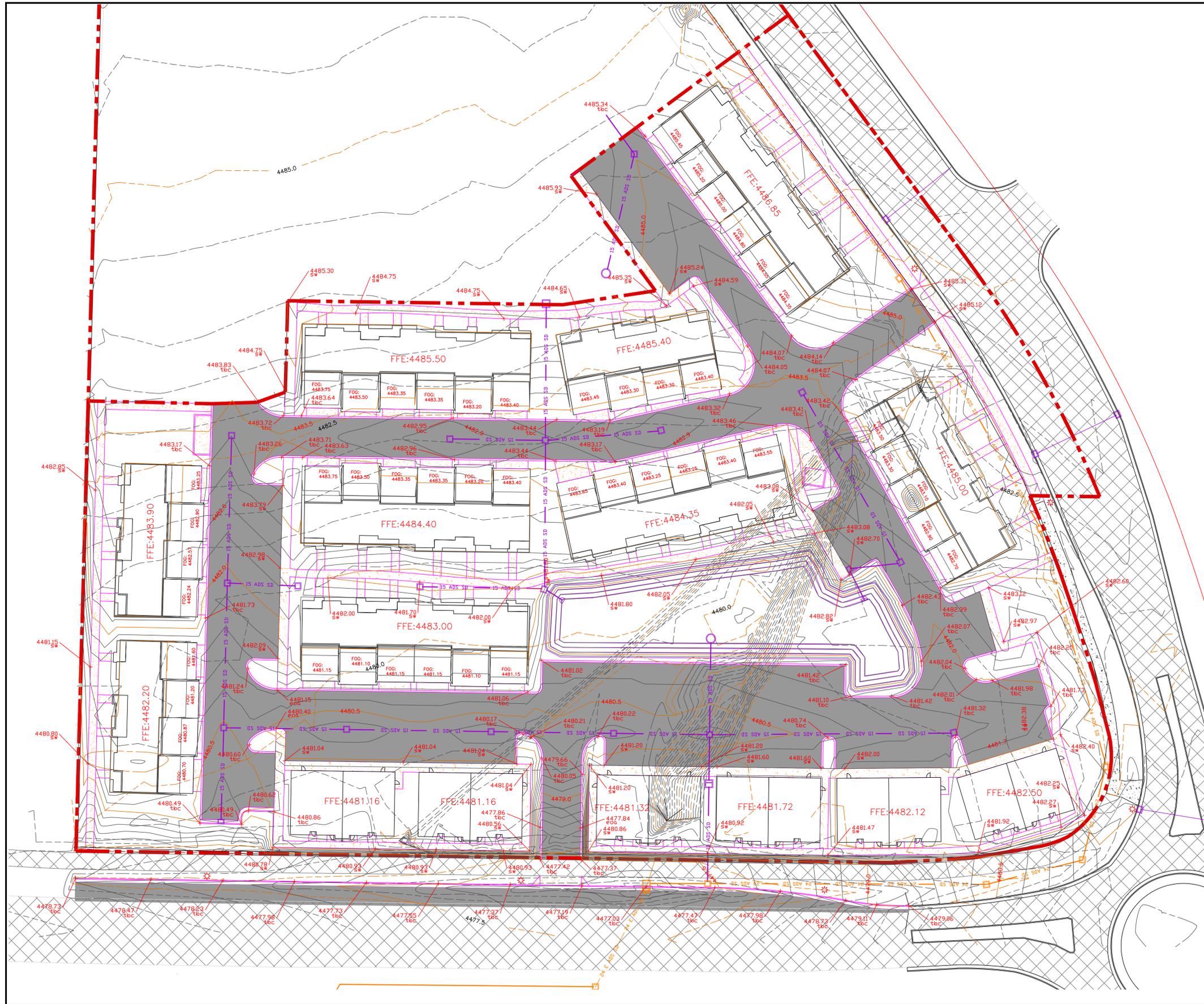


RELEASE RATE REQUIRED DETENTION

REVISIONS / SUBMISSIONS	DATE
No.	
REVISION:	
DATE:	
DRAWN:	
PROJECT NO.:	
CAD FILE:	

**MUIR VILLAGE PHASE 1**  
PART OF THE SOUTHWEST CORNER OF SECTION 10  
TOWNSHIP 12 NORTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
150 SOUTH WOLFPACK WAY  
HYDRE PARK, UTAH  
**DRAINAGE PLAN**

DATE: SEPT, 2025  
DRAWING NO.



**Legend:**

	BOUNDARY LINE
	EXISTING MNR CONTOUR (1')
	EXISTING MNR CONTOUR (5')
	PROPOSED MNR CONTOUR (0.5')
	PROPOSED MNR CONTOUR (2.5')
FFE: 4476.50	FINISH FLOOR ELEVATION
FOG: 4475.85	FRONT OF GARAGE ELEVATION
	PROPOSED GRADE

# MUIR VILLAGE PHASE 1 GRADING PLAN

0 15 30 60  
 SCALE: 1" = 30' (22x34 PLAN SET)  
 SCALE: 1" = 60' (11x17 PLAN SET)



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 TOWNSHIP 12 NORTH RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 150 SOUTH WOLFPACK WAY  
 HYDE PARK, UTAH  
**GRADING PLAN**

DATE: SEPT, 2025  
 DRAWING No. 10