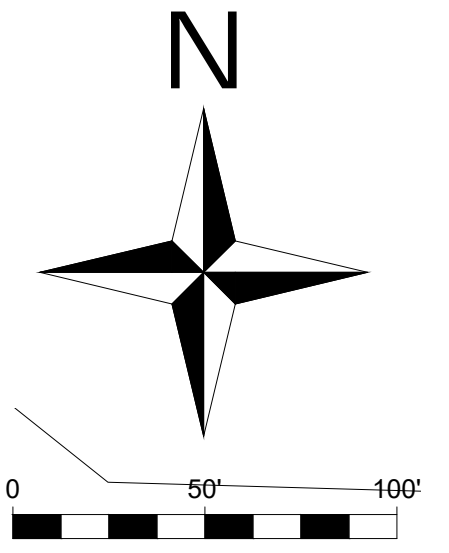


CONCEPT FOR FOX MEADOWS SUBDIVISION PHASE 1

A PORTION OF THE NW $\frac{1}{4}$ OF SECTION 28 & SW $\frac{1}{4}$ OF SECTION 21, T13N, R1E, SLB&M
SMITHFIELD, UT 84335



VICINITY MAP

Civil Solutions Group, Inc.
Leaders in Sustainable Engineering and Planning

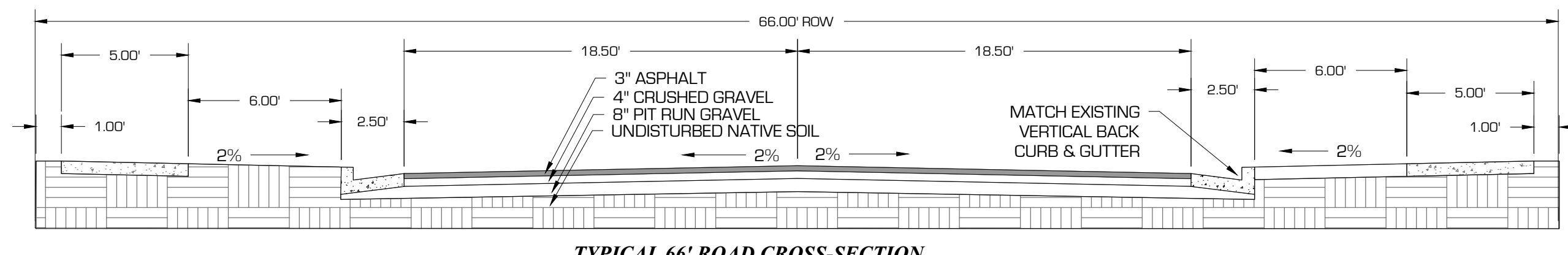
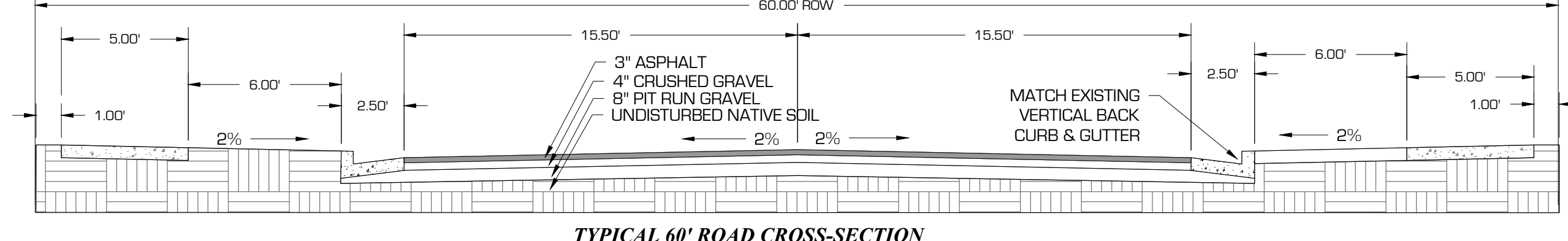
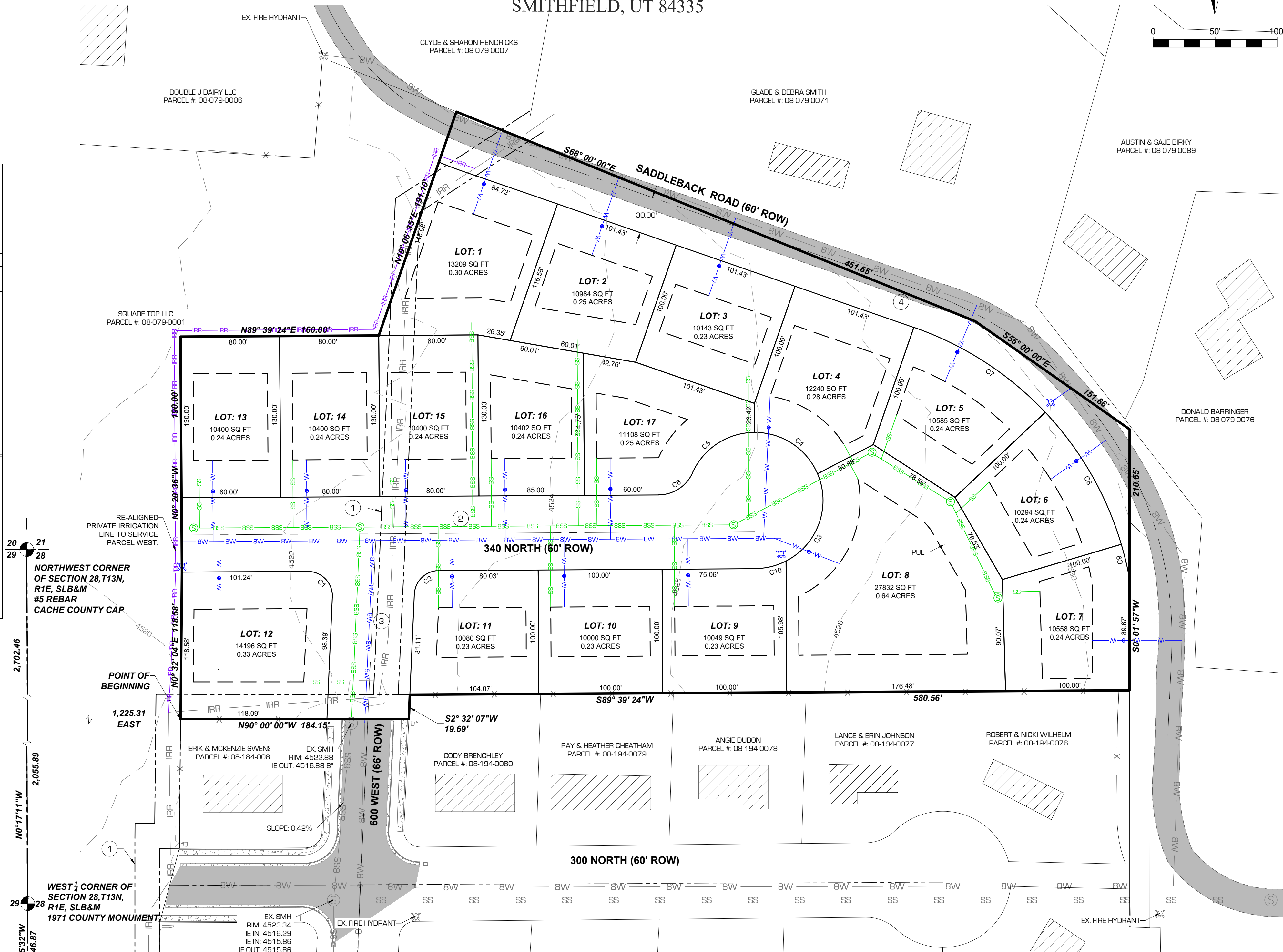
Project: Fox Meadows Subdivision
Date: 20-Mar-19
Location: Smithfield, UT
Method: Rational

Condition	Area [acres]	Runoff Coefficient	Weighted Area
Road Hardscape	1.20	0.90	1.08
Rooftops (2,500 sf/lot)	0.98	0.90	0.88
Driveways (20x30' per lot)	0.23	0.90	0.21
Landscaping (Remaining Grass & Mulch)	3.79	0.20	0.76
Total Area	6.19 acres		
Total Weighted Area:			2.92

Design Storm: 100 year, 48-hr storm
Release Rate: 0.00 cfs

Duration (min)	Intensity (in/hr)	Post-Dev Runoff (cfs)	Total Runoff (CF)	Cumulative Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.40	15.79	4,736	-	4,736
10	4.08	11.93	7,157	-	7,157
15	3.40	9.94	8,946	-	8,946
30	2.28	6.67	11,998	-	11,998
60	1.41	4.12	14,840	-	14,840
120	0.81	2.35	16,945	-	16,945
180	0.57	1.67	17,997	-	17,997
360	0.34	1.00	21,576	-	21,576
720	0.21	0.61	26,523	-	26,523
1440	0.13	0.37	31,785	-	31,785
2880	0.07	0.21	35,995	-	35,995
Required Storage Volume Retention				35,995	Cubic Feet

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	32.42	20.00	92.88	N43° 54' 14" W 28.99
C2	30.41	20.00	87.12	S46° 05' 46" W 27.56
C3	82.34	55.00	85.78	S19° 48' 29" W 74.86
C4	64.38	55.00	67.07	S56° 36' 45" E 60.77
C5	63.24	55.00	65.88	N56° 54' 49" E 59.82
C6	34.39	30.00	65.68	N56° 48' 52" E 32.54
C7	127.39	265.00	27.54	N57° 07' 06" W 126.17
C8	124.04	265.00	26.82	N29° 56' 13" W 122.91
C9	29.02	265.00	6.27	N13° 23' 25" W 29.00
C10	25.88	55.00	26.96	S76° 10' 35" W 25.64



GENERAL NOTES:

- PARCEL #: 08-079-0018
- CURRENT ZONE: SINGLE-FAMILY RESIDENTIAL
- MINIMUM LOT SIZE: 10,000 SF
- MINIMUM FRONTAGE (MEASURED AT SETBACK): 90'
- SETBACKS:
 - FRONT: 30'
 - REAR: 30'
 - SIDE: 10'
 - STREET SIDE: 20'
- 10' PUE WILL BE PROVIDED ON ALL SIDES OF ALL PROPOSED LOTS
- OWNER WILL EFFECTUATE A BOUNDARY LINE ADJUSTMENT BETWEEN SUCH THAT PARCEL #08-079-0018 WILL BECOME COINCIDENT WITH THE PHASE 1 BOUNDARY
- PROPERTY OWNER: SQUARE TOP LLC, 1775 E 1350 N, LOGAN, UT 84341
- DEVELOPER: IRONWOOD DEVELOPMENT, LLC, 50 EAST 2500 NORTH, NORTH LOGAN, UT 84341, P: 435.744.0438
- CIVIL ENGINEER: CIVIL SOLUTIONS GROUP, MICHAEL E. TAYLOR, PE, 540 WEST GOLF COURSE ROAD SUITE B1, PROVIDENCE, UT 84332, P: 435.213.3762, E: MTAYLOR@CIVILSOLUTIONSGROUP.NET
- LAND SURVEYOR: CIVIL SOLUTIONS GROUP, DENNIS CARLISLE, PLS, UTAH LICENSE #: 172675-2201, 540 WEST GOLF COURSE ROAD SUITE B1, PROVIDENCE, UT 84332, P: 801.633.6982, E: DCARLISLE@CIVILSOLUTIONSGROUP.NET
- NO WELLS, FLOOD PLAINS, OR WETLANDS EXIST WITHIN THE PROPERTY.
- ALL STORM WATER WILL BE RETAINED ON OWNER'S ADJACENT PARCEL TO THE WEST.

1 SHEET KEY NOTES:

- EXISTING 20' IRRIGATION LINE & EASEMENT TO BE ABANDONED.
- DEVELOPER WILL INSTALL ENTIRE 60' CROSS-SECTION.
- DEVELOPER WILL INSTALL ENTIRE 66' CROSS-SECTION.
- DEVELOPER WILL INSTALL SOUTH HALF 60' CROSS-SECTION.

BOUNDARY DESCRIPTION

A portion of the NW $\frac{1}{4}$ of Section 28, Township 13 North, Range 1 East, Salt Lake Base & Meridian, located in Smithfield, Utah, more particularly described as follows:
Beginning at the northwest corner of Lot 8, Phase 3, PARK PLACE Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder located N0°17'11"W along the Section line 2,055.89 feet and East 1,225.31 feet from the West 1/4 Corner of said Section 28, T13N, R1E, S.L.B.& M. (Basis of Bearing: S0°05'32"W along the Section line between the West 1/4 Corner and the Southwest Corner of said Section 28); then N0°32'04"E 118.58 feet; then N0°20'36"W 190.00 feet; then N89°39'24"E 160.00 feet; then N19°06'35"E 191.10 feet; then S68°00'00"E (dead: East by South) 451.65 feet; then S55°00'00"E (dead: South by East) 151.86 feet; then S0°01'57"W 210.65 feet to the northeast corner of said Phase 3 of PARK PLACE Subdivision; then along said Subdivision following the following (3) courses and distances: S89°39'24"W 580.56 feet; then S2°32'07"W 19.69 feet; then West 184.15 feet to the point of beginning.
Contains: 6.11 +/- acres

LEGEND EXISTING

	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING SEWER LINE
	EXISTING AERIAL POWER LINE
	EXISTING CONTOUR 5440
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING ROAD CENTERLINE
	EXISTING IRRIGATION VALVE
	EXISTING WATER METER

LEGEND PROPOSED

	PROPERTY BOUNDARY
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED SEWER LINE
	PROPOSED BURIED POWER LINE
	PROPOSED COMMUNICATION
	PROPOSED CONTOUR 5440
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	BUILDING SETBACK
	ROAD CENTERLINE
	PROPOSED FIRE HYDRANT

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CONCEPT FOR
FOX MEADOWS SUBDIVISION
PHASE 1
SMITHFIELD, UTAH
LOCATION: NW $\frac{1}{4}$ OF SECTION 28 & SW $\frac{1}{4}$ OF SECTION 21, T13N, R1E, SLB&M
PROPERTY OF/PREPARED FOR: LEE GIENKTE

REVISION BLOCK NO.	DATE	DESCRIPTION

SCALE: 1" = 50'
DATE: 3/27/19
DRAWN BY: B. ELWOOD
PROJECT #: 18-044