

SOUTH WEBER PLANNING COMMISSION AGENDA

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a Special public meeting on Thursday, September 26, 2019 beginning in the Council Chambers, 1600 E. South Weber Dr., commencing at 6:00 p.m. This meeting will move to the proposed development location.

The South Weber City Council has been invited to attend this Field Trip to look at the site of the proposed development "The Knolls at Valley View". While the City Council may be in attendance NO City Council business will be addressed during this Planning Commission Special Meeting.

P.C. MEETING (Agenda items may be moved in order or sequence to meet the needs of the Commission.)

1. **Welcome:** Commissioner Osborne
2. **Field Trip:** The Knolls at Valley View Located at approx. 7200 South / South Weber Drive to view the site of the proposed development by Mike Ford.
3. **Adjourn**

In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify the Development Coordinator, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177 x-2205) at least two days prior to the meeting.

THE UNDERSIGNED DEVELOPMENT COORDINATOR FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

9/23/2019

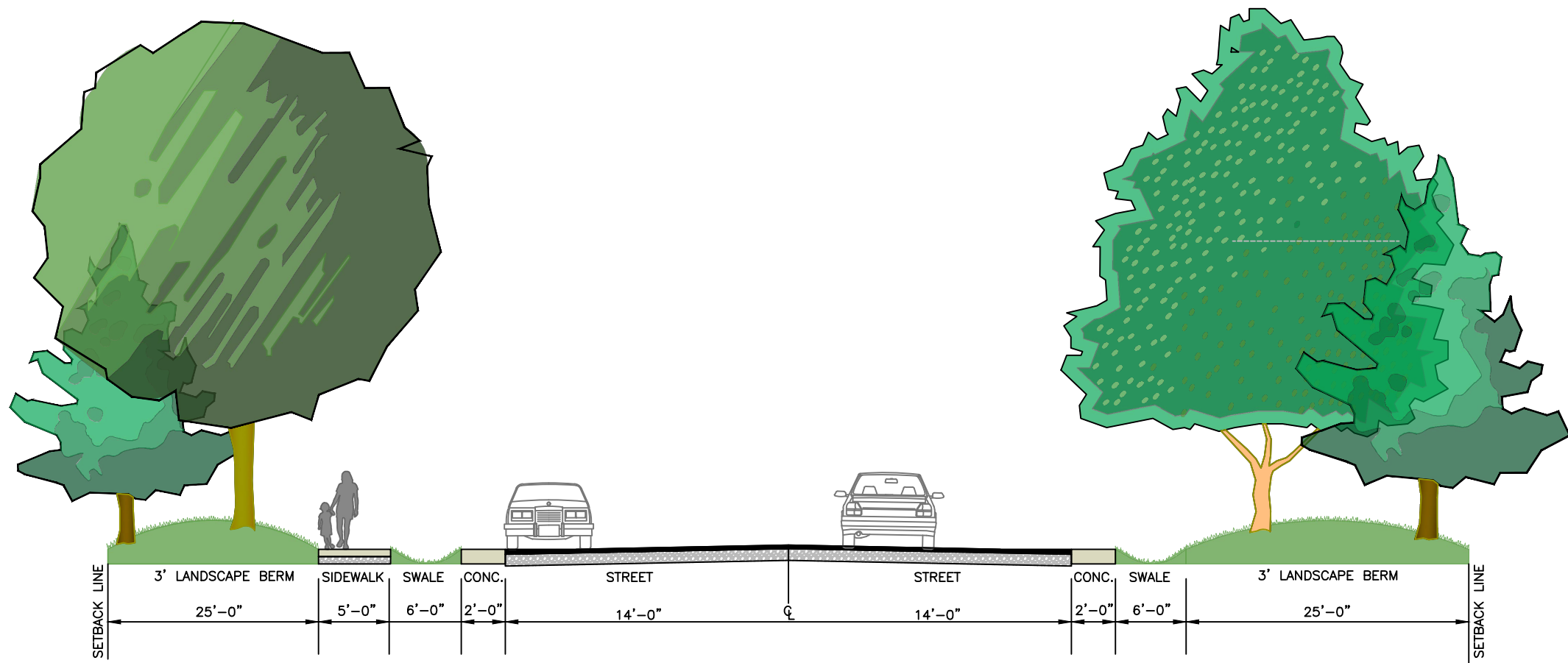
Date:

Kim Guill

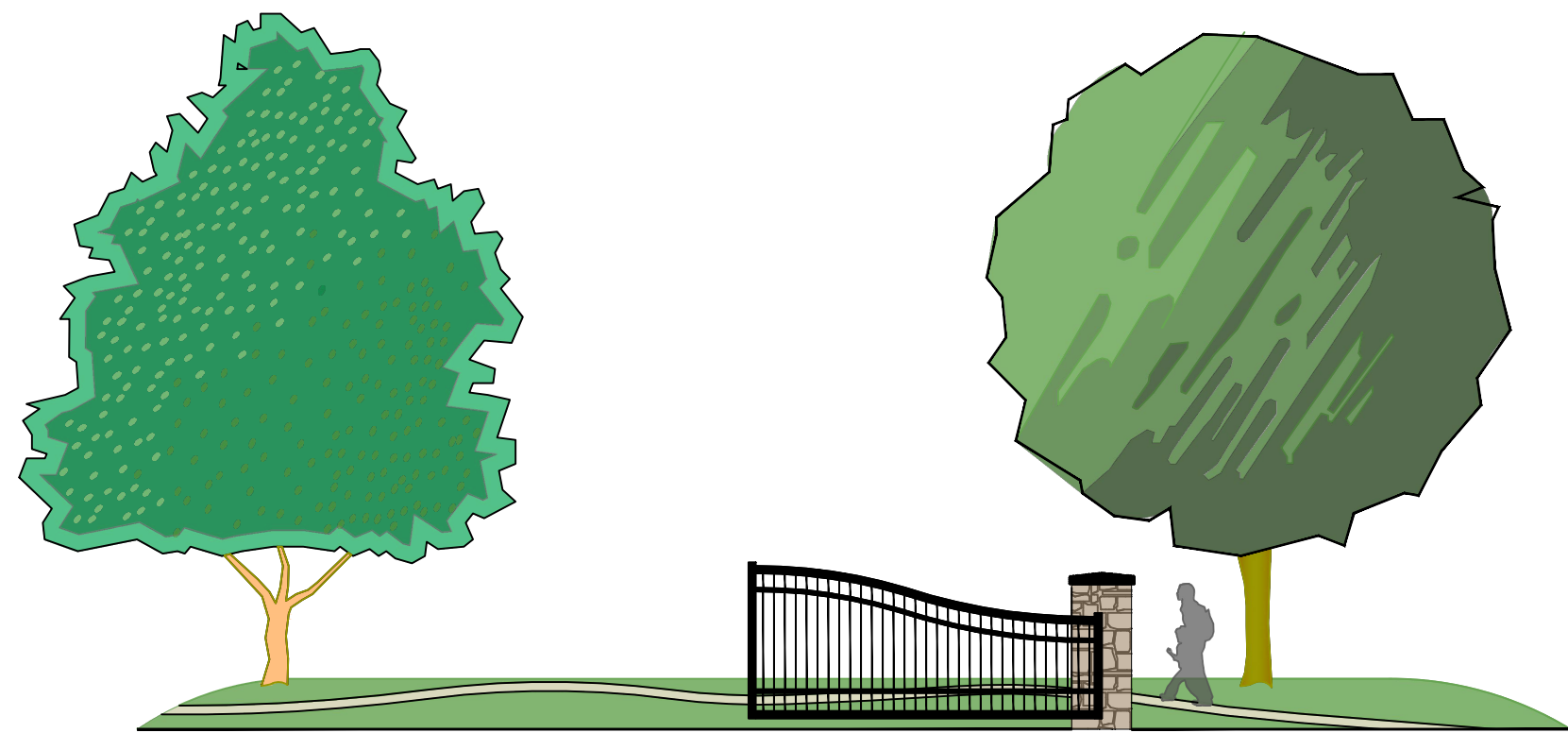
Dev. Coordinator: Kimberli Guill



VICINITY MAP



PRIVATE STREET SECTION



ENTRY PILLARS



Legend

Building Pad

Building

Residential Lot

3' Tall Berm

Open Space

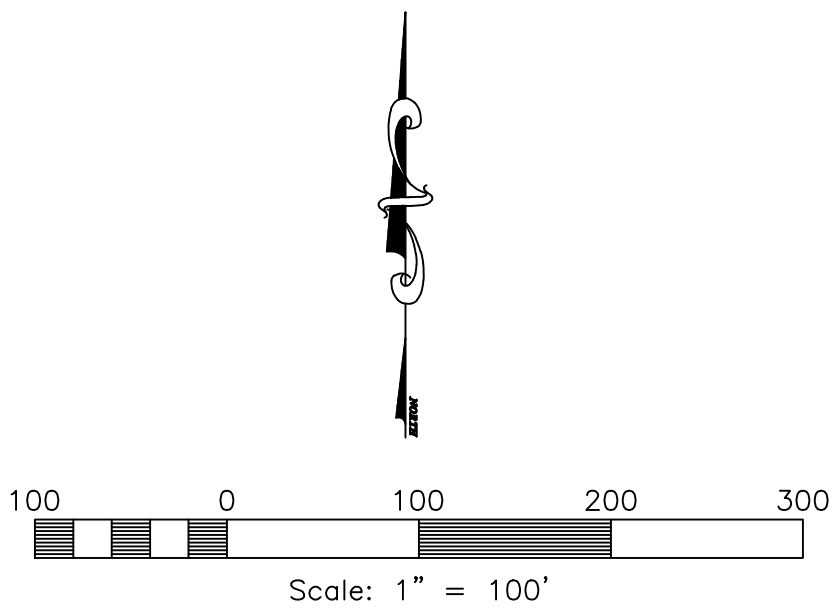
Existing Trees

Evergreen Trees

Deciduous Trees

Ornamental Shrubs

Concrete Walk



The Knolls at Valley View
A Planned Unit Development

South Weber City, Davis County, Utah

Developer:
Mike & Diane Ford
1110 E. South Weber Dr.
South Weber, UT. 84405
(801) 589-2325

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

REVISIONS	DESCRIPTION
DATE	

The Knolls at Valley View
PART OF THE SW 1/4 OF SECTION 28, T-5N., R-1W., S-12E. & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

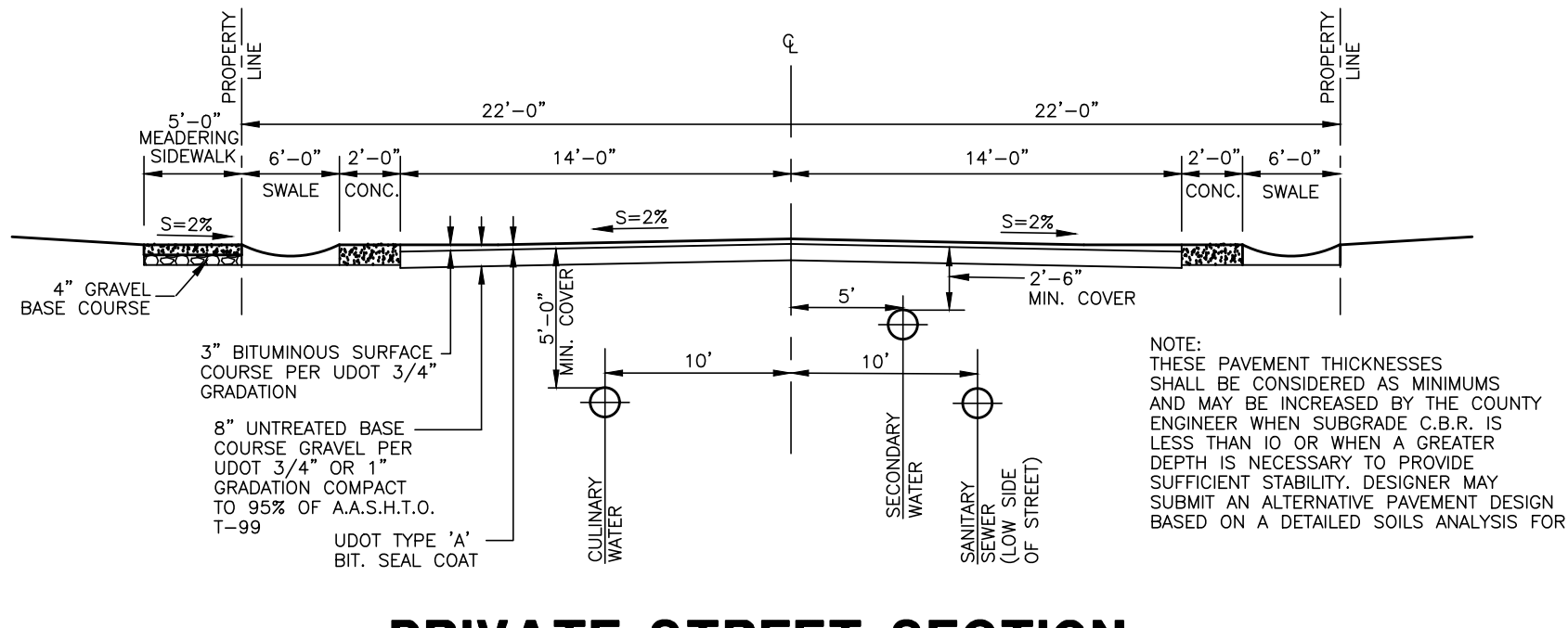
Preliminary Landscape Plan

Project Info.	
Engineer:	N. Reeve
Designer:	C. Gave
Begin Date:	5-30-19
Name:	THE KNOLLS AT VALLEY VIEW A P.U.D.
Number:	6597-10

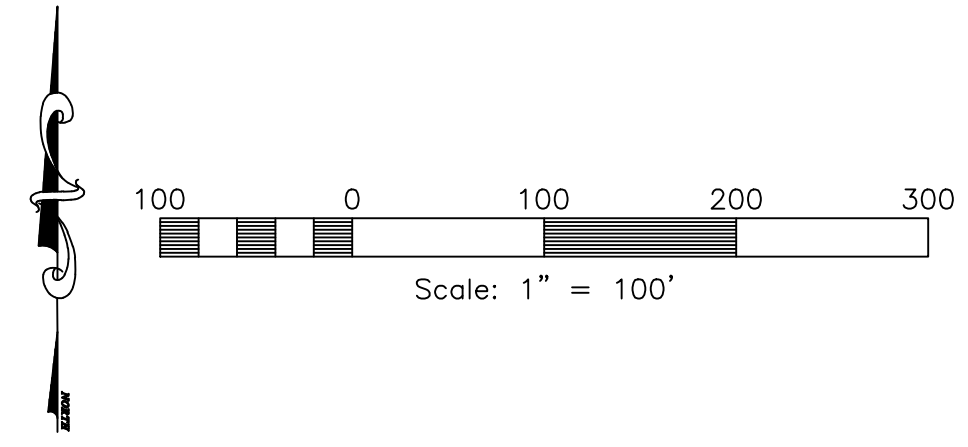
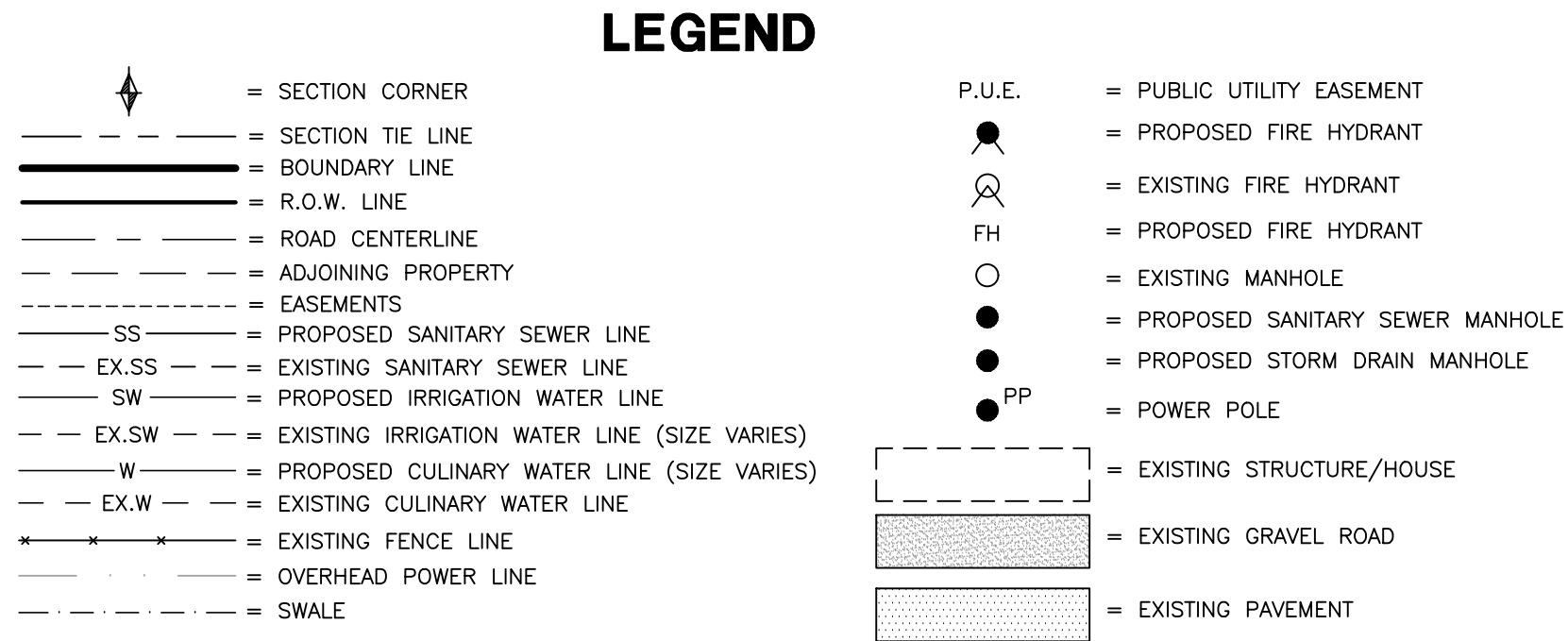
Sheet	3
1	Sheets



VICINITY MAP
SCALE: NONE



PRIVATE STREET SECTION
SCALE: NONE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N83°00'32"W	43.73'
L2	N83°00'32"W	14.53'
L3	N83°00'32"W	14.53'
L4	N09°37'15"W	14.53'
L5	N53°02'18"W	125.50'
L6	N34°55'31"E	25.00'
L7	N06°52'49"E	60.57'
L8	S58°22'05"W	48.20'
L9	N27°41'03"W	49.07'
L10	N05°28'19"E	36.00'
L11	N05°28'19"E	31.01'
L12	N05°28'19"E	31.01'
L13	N16°28'00"W	25.18'

DESIGN DATA

TOTAL AREA.....43.12 ACRES
LAND USE OVERLAY.....25.57 ACRES
<75 Ldn AREA.....5.83 ACRES
DEVELOPABLE AREA.....23.38 ACRES
OPEN SPACE AREA.....6.94 ACRES (30.0%)
PROJECT OPEN SPACE.....26.68 ACRES (61.8%)
14 LOTS PROPOSED
2 LOTS EXISTING
16 LOTS TOTAL

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	821.57'	169.83'	169.53'	85.22'	N50°13'26"W	11°50'38"
C2	670.05'	299.01'	296.54'	152.04'	N57°05'10"W	28°34'06"
C3	459.10'	179.89'	178.74'	91.11'	N81°04'42"W	22°27'01"
C4	209.10'	64.98'	64.72'	32.75'	N83°24'03"W	17°48'19"
C5	606.98'	299.27'	296.25'	152.74'	N67°22'24"W	28°14'58"
C6	85.31'	63.22'	63.14'	33.14'	N25°01'04"W	42°22'42"
C7	283.31'	137.03'	135.70'	69.88'	N17°38'36"W	27°42'44"
C8	411.00'	27.76'	27.75'	13.88'	S47°10'36"W	3°52'11"
C9	411.00'	71.83'	71.83'	36.01'	S47°14'08"W	10°00'50"
C10	450.00'	34.31'	34.30'	17.16'	S34°46'38"W	4°22'06"
C11	450.00'	95.43'	95.25'	47.89'	N43°02'11"E	12°09'00"
C12	450.00'	129.74'	129.29'	65.32'	N40°51'08"E	16°31'07"
C13	489.00'	23.80'	23.80'	11.90'	N31°49'01"E	2°47'19"
C14	489.00'	71.69'	71.63'	35.91'	S44°54'42"W	8°23'59"
C15	178.00'	211.94'	199.64'	120.56'	N87°08'55"W	68°13'14"
C16	200.00'	238.13'	224.31'	135.46'	N87°08'55"W	68°13'14"
C17	222.00'	115.61'	115.61'	58.12'	N54°31'33"W	2°59'50"
C18	222.00'	153.11'	150.09'	79.74'	N75°47'36"W	39°30'55"
C19	222.00'	99.61'	98.76'	50.66'	S71°35'42"W	25°42'28"
C20	278.00'	73.40'	73.19'	36.92'	S66°19'18"W	15°07'40"
C21	278.00'	45.52'	45.47'	22.81'	S78°33'36"W	9°22'55"
C22	300.00'	199.70'	196.03'	103.71'	N77°48'39"E	38°08'21"
C23	322.00'	14.25'	14.25'	7.13'	S60°00'32"W	2°32'08"
C24	322.00'	135.40'	134.40'	68.12'	S73°19'22"W	24°08'43"
C25	28.00'	29.10'	27.81'	16.02'	N66°58'20"W	59°33'13"
C26	54.00'	63.58'	59.97'	36.05'	N70°55'31"W	67°27'34"
C27	54.00'	68.09'	63.67'	39.41'	S39°13'28"W	72°14'35"
C28	54.00'	39.29'	38.43'	20.56'	S17°44'32"E	41°41'18"
C29	28.00'	25.62'	24.74'	13.79'	S12°22'20"E	52°25'41"
C30	28.00'	25.62'	24.74'	13.79'	N40°03'21"E	52°25'41"
C31	54.00'	68.09'	63.67'	39.41'	S39°13'28"W	72°14'35"
C32	28.00'	22.92'	22.28'	12.14'	N61°55'19"E	46°53'40"
C33	322.00'	97.69'	97.31'	49.22'	S05°09'03"W	17°22'56"
C34	322.00'	46.63'	46.25'	24.36'	S07°52'00"E	6°59'58"
C35	128.00'	17.04'	16.91'	8.85'	S03°54'08"E	16°34'54"
C36	28.00'	26.80'	25.79'	14.53'	S31°48'25"W	54°50'11"
C37	54.00'	48.29'	46.70'	25.89'	S33°36'24"W	51°14'12"
C38	28.00'	13.13'	13.13'	6.56'	S41°53'03"W	67°47'30"
C39	78.00'	104.19'	96.62'	61.53'	N65°57'08"W	76°32'09"
C40	100.00'	163.97'	146.21'	107.14'	N74°39'29"W	93°56'51"
C41	122.00'	185.72'	168.30'	116.22'	S71°17'39"E	87°13'12"
C42	28.00'	22.42'	22.42'	12.08'	S89°25'55"W	48°36'26"
C43	54.00'	63.58'	59.97'	36.05'	S71°07'31"E	5°39'12"
C44	54.00'	148.25'	105.89'	268.94'	N33°03'18"E	157°17'35"
C45	28.00'	25.02'	24.19'	13.41'	N19°59'28"W	51°14'12"
C46	172.00'	24.99'	24.97'	12.52'	N01°26'24"E	8°19'34"
C47	172.00'	28.43'	28.40'	14.25'	N07°27'29"W	9°28'12"
C48	278.00'	126.32'	125.24'	64.27'	S00°49'28"W	26°02'06"
C49	172.00'	44.19'	44.07'	22.22'	N14°43'14"E	14°43'14"
C50	172.00'	32.44'	32.39'	16.27'	N47°48'26"W	10°48'19"
C51	150.00'	66.83'	66.28'	33.98'	S40°26'50"E	25°31'33"
C52	128.00'	57.03'	56.55'	28.89'	S23°28'50"E	25°31'33"
C53	172.00'	108.43'	106.65'	56.09'	S35°09'00"E	36°07'13"
C54	172.00'	67.73'	67.29'	34.31'	N05°48'32"E	22°33'42"
C55	150.00'	153.63'	147.00'	84.32'	S23°52'09"E	58°40'55"
C56	128.00'	131.10'	126.44'	70.95'	S42°42'26"E	57°15'06"
C57	28.00'	25.62'	24.74'	13.79'	N20°44'32"W	52°25'41"
C58	54.00'	51.79'	49.83'	28.08'	N19°28'47"W	54°57'12"
C59	54.00'	53.96'	51.74'	29.47'	N36°42'26"E	57°15'06"
C60	54.00'	98.76'	85.56'	50.10'	S26°16'32"E	104°45'59"
C61	54.00'	63.88'	60.22'	36.28'	S24°00'29"W	67°47'02"
C62	28.00'	25.62'	24.74'	13.79'	S31°41'09"W	52°25'41"

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING S00°33'57"W 1324.44 FEET FROM THE CENTER OF SAID SECTION 28; THENCE S00°33'57"W 304.62 FEET; THENCE N83°00'32"W 600.48 FEET; THENCE S02°30'55"W 1086.40 FEET; THENCE N89°40'33"W 337.30 FEET; THENCE N55°34'11"W 8.96 FEET; THENCE ALONG A NON-TURNING CURVE TURNING TO THE RIGHT WITH A RADIUS OF 821.57 FEET, AN ARC LENGTH OF 169.83 FEET, A DELTA ANGLE OF 11°50'38", A CHORD BEARING OF N50°13'26"W, A RADIAL BEARING OF N33°51'15"E, AND A CHORD LENGTH OF 169.53 FEET; THENCE N44°18'07"W 25.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 670.05 FEET, AN ARC LENGTH OF 299.01 FEET, A DELTA ANGLE OF 25°34'06", A CHORD BEARING OF N57°05'10"W, AND A CHORD LENGTH OF 296.54 FEET; THENCE N69°51'11"W 156.06 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 179.89 FEET, A DELTA ANGLE OF 22°27'01", A CHORD BEARING OF N81°04'42"W, AND A CHORD LENGTH OF 178.74 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 209.10 FEET, AN ARC LENGTH OF 64.98 FEET, A DELTA ANGLE OF 17°48'19", A CHORD BEARING OF N83°24'03"W, AND A CHORD LENGTH OF 64.72 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 606.98 FEET, AN ARC LENGTH OF 299.27 FEET, A DELTA ANGLE OF 28°14'58", A CHORD BEARING OF N67°22'24"W, AND A CHORD LENGTH OF 296.25 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 85.31 FEET, AN ARC LENGTH OF 63.22 FEET, A DELTA ANGLE OF 42°22'42", AND A CHORD BEARING OF N25°01'04"W, AND A CHORD LENGTH OF 63.14 FEET; THENCE N06°52'49"E 60.57 FEET; THENCE S58°22'05"W 48.20 FEET; THENCE N27°41'03"W 49.07 FEET; THENCE N05°28'19"E 36.00 FEET; THENCE N05°28'19"E 31.01 FEET; THENCE N16°28'00"W 25.18 FEET; CONTAINING 1878417 SQUARE FEET OR 43.123 ACRES MORE OR LESS

NOTES

1. CONTOURS ARE SHOWN WITH TWO FOOT INTERVALS.
2. NO FLOOD ZONE PER FEMA FLOOD MAP 4901100896, EFFECTIVE 6-18-2007
3. PRIVATE ROADWAY TO UTILIZE ROADSIDE SWALES AND LINEAR DETENTION BASIN WITH NATURAL CHECK DAMS.
4. POTENTIAL LOW PRESSURES ON THE SECONDARY WATER SYSTEMS MAY BE FOUND. HOME OWNER'S RESPONSIBILITY TO INSTALL BOOSTER PUMP AS NECESSARY.
5. HOMES WILL BE BUILT PER WILDLAND INTERFACE CODE.

The Knolls at Valley View A Planned Unit Development

South Weber City, Davis County, Utah

DEVELOPER:

Mike & Diane Ford
1110 E. South Weber Dr.
South Weber, UT. 84405
(801) 589-2325

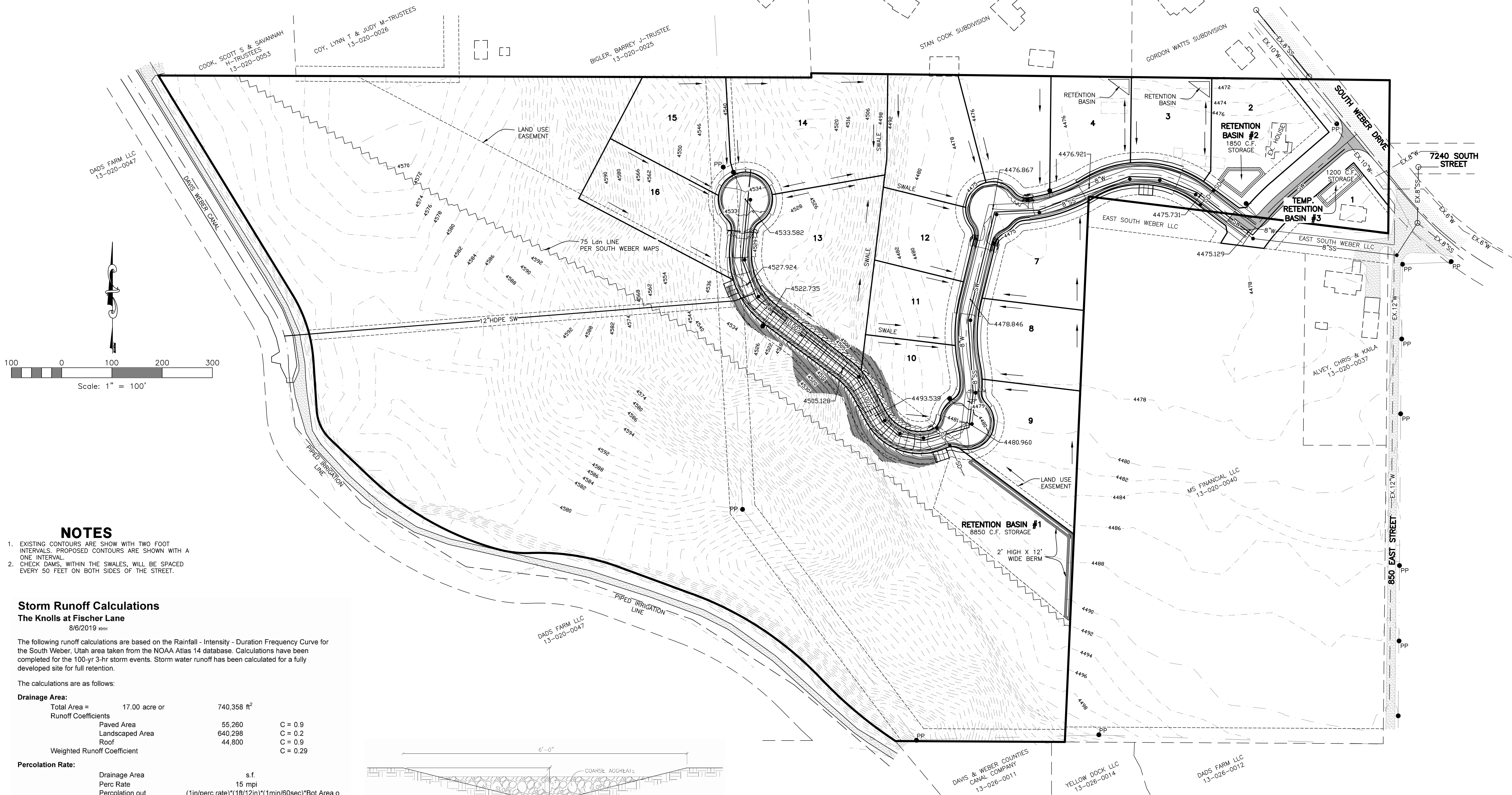
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REVISIONS	DATE	DESCRIPTION
7-8-19	LOT OPTION REVISION	
9-8-19	RETENTION BASIN	

**The Knolls at Valley View
A Planned Unit Development**
PART OF THE SW 1/4 OF SECTION 28, T.5N., R.1W., S.1E. & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Preliminary Plat
'Not to be Recorded'**

Project Info.
Engineer: N. Reeve
Designer: C. Gave
Begin Date: 7-25-19
Name: THE KNOLLS AT VALLEY VIEW A P.U.D.
Number: 6597-10



NOTES

- EXISTING CONTOURS ARE SHOWN WITH TWO FOOT INTERVALS. PROPOSED CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
- CHECK DAMS, WITHIN THE SWALES, WILL BE SPACED EVERY 50 FEET ON BOTH SIDES OF THE STREET.

Storm Runoff Calculations The Knolls at Fischer Lane

8/6/2019 JHH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber, Utah area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 3-hr storm events. Storm water runoff has been calculated for a fully developed site for full retention.

The calculations are as follows:

Drainage Area:			
Total Area =	17.00 acre or	740,358 ft ²	
Runoff Coefficients			
Paved Area	55,260	C = 0.9	
Landscaped Area	640,298	C = 0.2	
Roof	44,800	C = 0.9	
Weighted Runoff Coefficient		C = 0.29	

Percolation Rate:			
Drainage Area		s.f.	
Perc Rate	15	mpl	
Percolation out	(1in/perc rate)*(10/12in)*(1min/60sec)*Bot Area o		
	0.00	cfs	

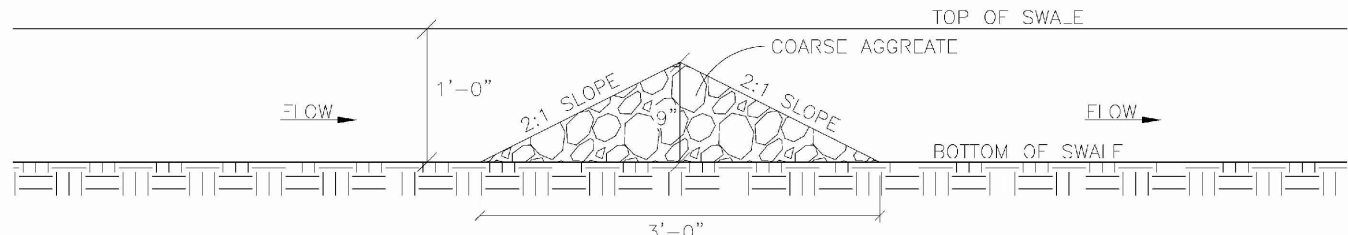
Volume of Run-off for 100-year Storm Event:

C =	0.29					
I =	See Below in/hr					
A =	740358.40 ft ²					
Q(out) =	3.40 ft ³ /s	(0.2 cfs per acre)				
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	6.89	34.79	10436	1020	9416
10	600	5.24	26.46	15874	2040	13834
15	900	4.33	21.86	19676	3059	16616
30	1800	2.92	14.74	26537	6119	20418
60	3600	1.80	9.09	32717	12237	20480
120	7200	1.00	5.05	36352	24475	11878
180	10800	0.69	3.47	37461	36712	749

SUMMARY:		
The required storage volume is	20,480	cubic feet

Swale Detail W/ Coarse Aggregate

SCALE: NONE



Swale Detail W/ Rock Check Dam

SCALE: NONE

LEGEND

—	= BOUNDARY LINE	SD	= PROPOSED STORM DRAIN LINE
---	= R.O.W. LINE	■	= PROPOSED SINGLE GRATE CATCH BASIN
---	= ROAD CENTERLINE	●	= POWER POLE
---	= ADJOINING PROPERTY	●	= PROPOSED FIRE HYDRANT
---	= EASEMENTS	○	= EXISTING MANHOLE
---	= PROPOSED SANITARY SEWER LINE	●	= PROPOSED SANITARY SEWER MANHOLE
---	= EX.SS = EXISTING SANITARY SEWER LINE	●	= PROPOSED STORM DRAIN MANHOLE
---	= SW = PROPOSED IRRIGATION WATER LINE	---	= EXISTING STRUCTURE/HOUSE
---	= EX.SW = EXISTING IRRIGATION WATER LINE (SIZE VARIES)	---	= EXISTING GRAVEL ROAD
---	= W = PROPOSED CULINARY WATER LINE (SIZE VARIES)	---	= EXISTING PAVEMENT
---	= EX.W = EXISTING CULINARY WATER LINE		
---	= EXISTING CONTOURS		
---	= OVERHEAD POWER LINE		
---	= SWALE		

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South Weber City, Davis County, Utah

DEVELOPER:

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South Weber, UT. 84405
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REVISIONS	DATE	DESCRIPTION
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9-4-19	RETENTION BASIN	

The Knolls at Valley View A Planned Unit Development

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