

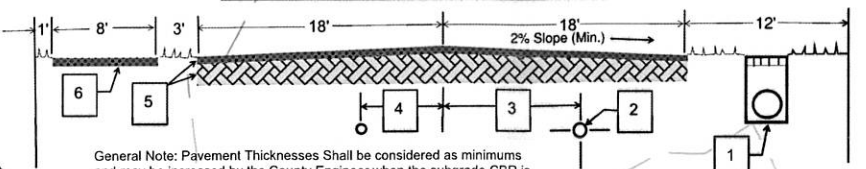
**STAGECOACH ESTATES
WEST WEBER, UTAH
LYING AND SITUATED IN THE
SOUTHEAST QUARTER OF SECTION 21
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN**

KAPP, INVESTMENT COMPANY LLC
15-057-0006

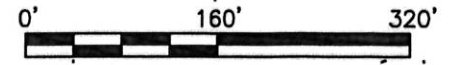
- LEGEND**
- X- 40 acre Property Boundary
 - X- Existing Fence-Line
 - 4240- Existing Topographic Contour
 - - - Proposed Street/Walking Trail Centerline
 - ROW- Existing County Street Right-of-Way Line
 - OH- Existing Overhead Electrical Power Line
 - 48" SD- Proposed Weber County Storm Drain
 - SSLS Proposed Sanitary Sewer Lift Station
 - SSFM Proposed Sanitary Sewer Force-Main
 - T- Buried Existing Telecommunication Cable
 - W Existing Groundwater Well
 - ⊗ Proposed Street Light

**Open Space
Area=799480 SF
18.35 Ac.**

STANDARD URBAN ROADWAY CROSS-SECTION



- Call-Out Notes:**
- Storm drain grated concrete box inlet 4.0' minimum RCP Cover.
 - 10.0' minimum street centerline offset.
 - 10.0' minimum street sanitary sewer centerline offset.
 - Culinary waterline street offset varies.
 - 2.5" bituminous surface course per UDOT 3/4" gradation with UDOT Type A bituminous seal coat and 8" gravel base course per UDOT 3/4" or 1" gradation.
 - 3" Bituminous walkway with 6" compacted base course per UDOT 3/4" or 1" gradation.



OPEN SPACE PLAN

The Open Space Parcel (OSP) shall be utilized as open pasture-land for agricultural livestock.

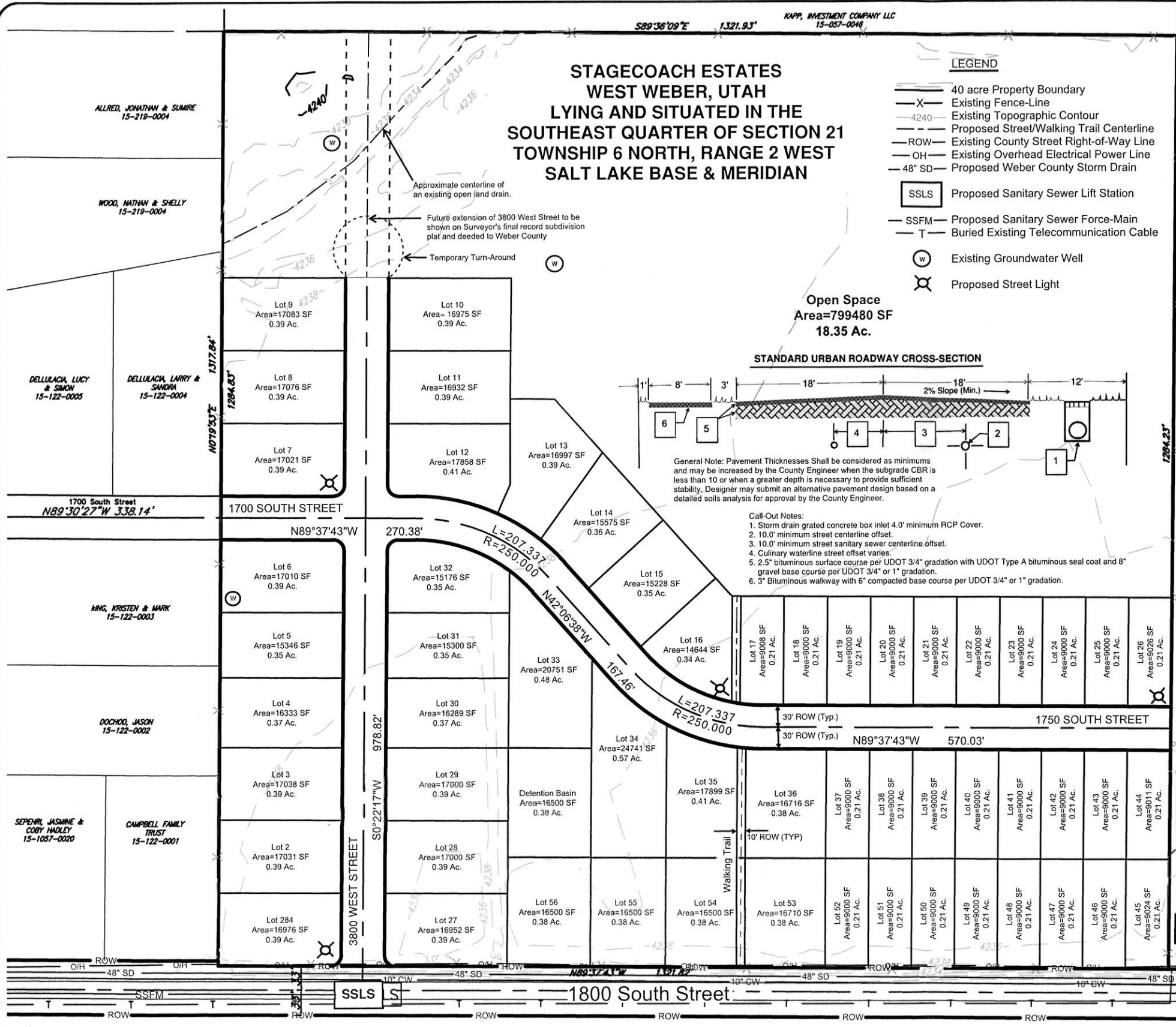
The OSP has no assigned water-shares from any local irrigation water provider agency with very limited water rights as on record with the State of Utah Division of Water Rights (UWRNs 35-2215, 35-2216, and 35-2217). Total annual diversions for all three water rights is roughly 37.4 acre-ft. 25.3 acre-ft. comes from groundwater (well) diversions with a beneficial use for irrigated agriculture; 5.0 acre-ft. also comes from groundwater diversions with a beneficial use for livestock water. The 25.3 acre-ft. for irrigated agriculture will support 5.9 acres of irrigated pasture land with an allowable water-duty of 4.0 acre-ft. per acre irrigated per year. The 5.0 acre-ft. for livestock water will support 24 ELUs per year.

The projected landowner is also the developer of the property: Mr. Pat Burns with Lync Construction.

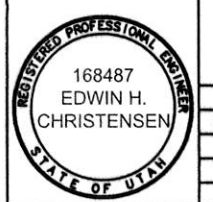
Maintenance of the property is expected to be minimal with little to no need for mechanical farm equipment to harvest pasture forage crops. The new landowner is expected to pasture up to 24 head of cattle on the property which will feed off of the existing and newly planted pasture grass.

Engineering Drawing Narrative

- All buried-piped utilities are not shown on the Preliminary Plan in consideration of clarity. The drawing scale does not allow for the clear and distinguishable graphical representation of individual utility lines (culinary water, secondary water, storm drainage, and sanitary sewer). A cross-section of the proposed municipal street and relative locations of individual buried utilities are as shown on the attached revised "Weber County Public Works Standards-Urban Surface Improvements" Sheet 3 of 17.
- The metes and bounds legal description and Surveyor's Record Plat of the 40 acre development property is as shown on the attached "Record of Survey of Tax Parcel 15-057-0006 Ray L. Bertoldi Living Trust Lying and Situated in the Southwest Quarter of the Southwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian."
- The "Stagecoach Estates Preliminary Plan Cluster Subdivision Submittal" was completed in accordance with Weber County Code Titles 106 Subdivisions and 108 Standards.
- From scoping meetings with Weber County Planning Division staff, it was stated that: 1) the proposed Stagecoach Estates residential subdivision (Proposed Subdivision) cannot be serviced by the existing sanitary sewer trunkline within 1800 South Street's utility right-of-way and 2) the Proposed Subdivision cannot be serviced by the existing secondary water-line within 1800 South Street's utility right-of-way. The existing sanitary sewer ends at roughly 3950 West Street with an existing pipe invert flowline too high to sewer the Proposed Subdivision. The secondary water-line ends somewhere between 4075 West Street and 3950 West Street. The engineering design of the Proposed Subdivision is expected to include a sanitary lift station located somewhere near the main 1800 South entrance to the Proposed Subdivision with a forcemain that will discharge into the existing sanitary sewer manhole at 3950 West Street. The engineering design is also expected to include segments of a 10" to 12" high pressure secondary water line from roughly 4300 West Street to the main 1800 South Street entrance to the Proposed Subdivision. The determination of a construction site for the new sanitary lift station and alignments for both the forcemain and secondary water-line is considered beyond the scope of the preparation of this Preliminary Plan.
- The South boundary of the development property is the location of an existing open channel land-drain (Open Drain) that is owned and operated by Weber County. The Open Drain will be replaced with a 48" RCP or HDPE pipeline as part of the scope of work to complete the engineering design of the Proposed Subdivision.
- The South boundary of the development property is also the location of a high-voltage overhead electrical powerline that will be buried in an underground high-voltage cable per Rocky Mountain Power standards by a Rocky Mountain Power general contractor.



Preliminary Subdivision Plan Based on a Boundary/Topographic Survey by
Boundary Consultants
David L. Hawkes, PLS,
Utah Registration No. 356548
1295 North 1700 West, Farr West, Utah
Phone (801) 795-1589



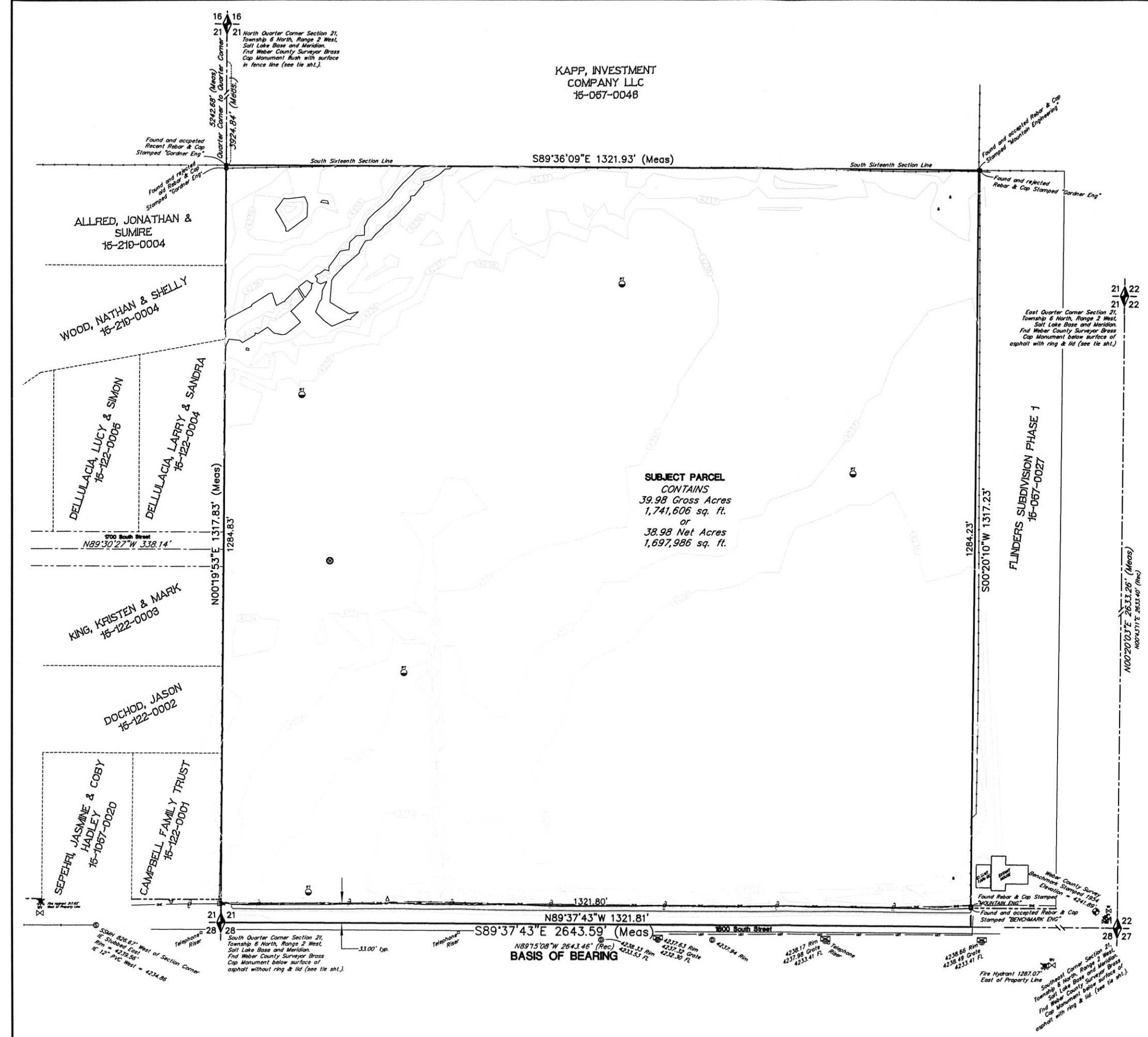
Terrex Engineering & Construction, LLC Land Development Public Works - Water & Wastewater Utilities P.O. Box 13059 Ogden, UT 84412 (801) 458-9647		
DATE	REVIEWED	SUBMITTAL
02/07/2020	EHC	INITIAL PRELIMINARY PLAN SUBMITTAL TO WEBER COUNTY PLANNING

Stagecoach Estates 40.0 Acre Proposed Residential Development Submitted by Lync Construction	
ADDRESS:	1800 South 3800 West, West Weber, Utah
PARTIAL LEGAL:	Part of SW 1/4, Section 21, T6N, R2W
RECORDED DAVIS COUNTY TAX ASSESSOR TAX ID NUMBER:	15-057-0006
RECORD PROPERTY OWNERSHIP:	Ray L. Bertoldi Living Trust
LAND SURVEYOR:	Boundary Consultants / David E. Hawkes, PLS

**STAGECOACH ESTATES
PRELIMINARY PLAN CLUSTER
SUBDIVISION SUBMITTAL**

SHEET :
1 of 1

2/8/2020 11:16 AM



KAPP, INVESTMENT
COMPANY LLC
15-067-0046

SUBJECT PARCEL
CONTAINS
39.98 Gross Acres
1,741,606 sq. ft.
or
38.98 Net Acres
1,697,986 sq. ft.

NARRATIVE:
Boundary Consultants was retained by Terrex Engineering to survey the subject parcel and verify a previous A.L.T.A./NSPS Land Title Survey performed by Benchmark Engineering & Land Surveying, certified by Evan Wood, P.L.S., filed as Survey Number 5615 in the Office of the Weber County Surveyor.
This survey was carried out using a Trimble R8 GPS System, with ground distances being determined by Utah State VRS Network and no calibration. Basis of Bearing for this survey is North as determined by Utah VRS System or South 89°37'43" East 2643.59 feet measured between the Weber County brass cap monuments monumenting the South Quarter Corner and the Southeast Corner of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian.
Evidence of prior surveys performed by Gardner Engineering and Mountain Engineering were found as depicted hereon. The West property line of said parcel runs coincident with the Quarter Section Line of Section 21, Township 6 North, Range 2 West. The East boundary line for the subject parcel does not follow the current fence line with the adjoining parcel to the East.
1800 South Street is not a dedicated roadway the 66.00' foot road width depicted hereon is based upon Weber Counties assertion that roads in this area are 66.00 feet in width. The road crossing the subject parcel is a "Road by Use" and as such is defined by State Statute 72-5-104, that which is "Reasonable and necessary for safe travel according to the facts and circumstances".

DESCRIPTION:
Quit Claim Deed, Entry #2779143
The Southwest Quarter of the Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah. Containing 40 acres, More or Less.



DATE: 01-15-20
SCALE: 1"=80'
PROJECT NUMBER: 20010001

RECORD OF SURVEY OF
TAX PARCEL 15-057-0006
RAY L BERTOLDI LIVING TRUST
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY LINE WITH REBAR AND CAP STAMPED "355548"
 - = DEDICATED RIGHT OF WAY LINES
 - = PURPORTED RIGHT OF WAY LINES
 - = EXISTING WIRE FENCE
 - = ADJOINING PARCELS DEED LINES
 - = DIMENSION LINES
 - = MINOR CONTOUR LINES
 - = MAJOR CONTOUR LINES

- ⊗ = FIRE HYDRANT
- ⊠ = CATCH BASIN
- = TEL/COMM RISER
- ⊞ = SANITARY SEWER MANHOLE
- ⊞ = WATER VALVE
- ⊞ = STORM DRAIN MANHOLE
- ⊞ = WEBER COUNTY SURVEY BENCHMARK
- ⊞ = WATER METER

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7156 FAX

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