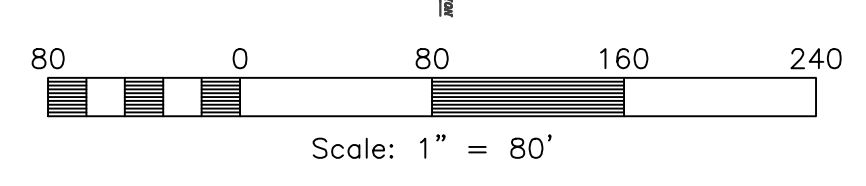
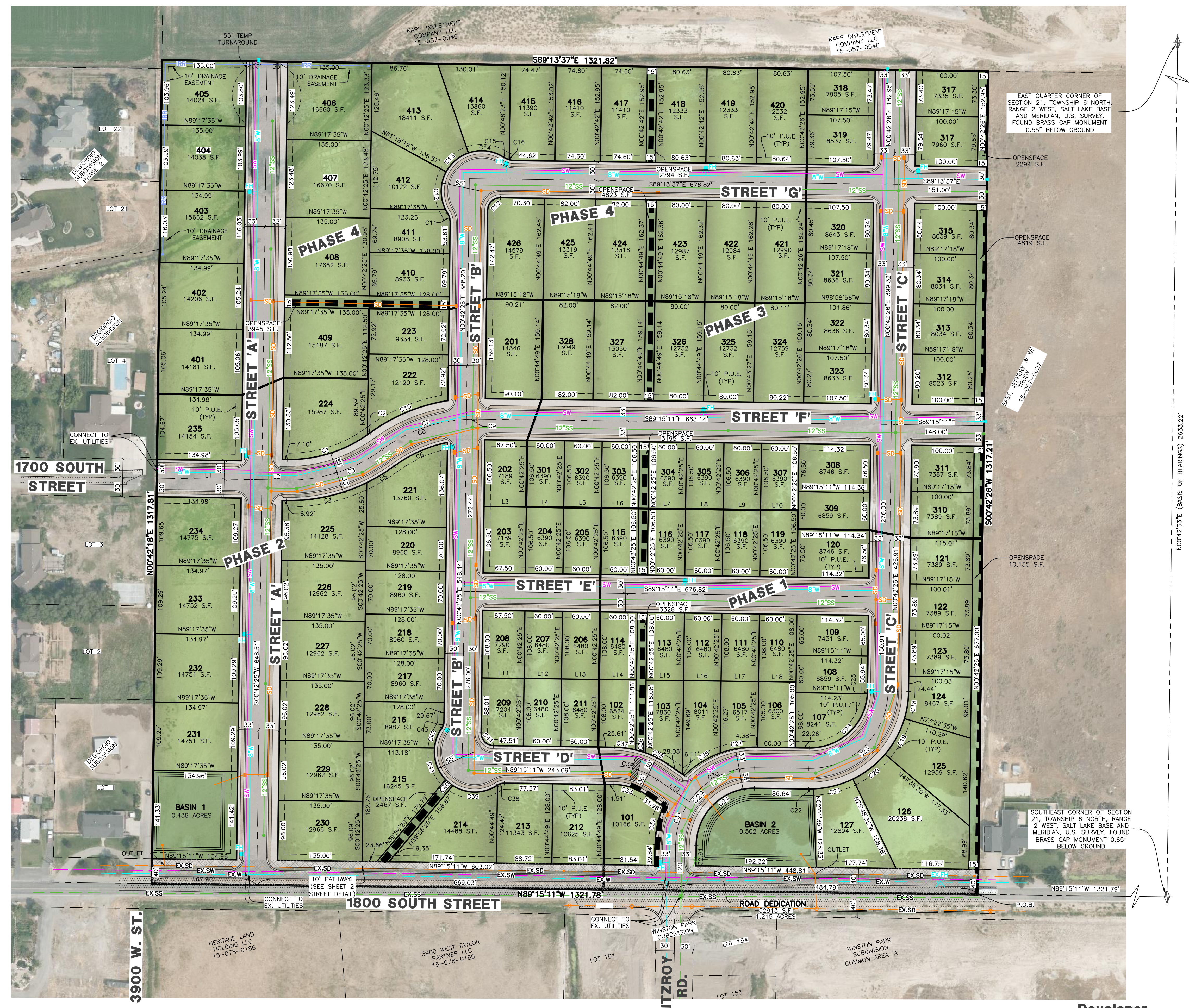


LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = CENTERLINE
- = EASEMENTS
- = SECTION TIE LINE
- = PROPOSED SANITARY SEWER LINE
- = EXISTING SANITARY SEWER LINE
- = PROPOSED SECONDARY WATER LINE
- = EXISTING SECONDARY WATER LINE
- = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- = EXISTING CULINARY WATER LINE
- = PROPOSED STORM DRAIN (SIZE VARIES)
- = EXISTING STORM DRAIN
- = PROPOSED RE-ROUTED SLOUGH
- = EXISTING FENCE LINE
- = PROPOSED TRAIL
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- = PLUG W/ 2" BLOW-OFF
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = PUBLIC UTILITY EASEMENT
- = FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = EXISTING PAVEMENT
- = PROPOSED PAVEMENT
- = PROPOSED CONCRETE
- = ROAD DEDICATION

NOTES

1. PIPE EXISTING DITCH ON 1800 SOUTH STREET
 2. CONTOURS ARE SHOWN WITH ONE FOOT INTERVALS
 3. PROJECT IS IN ZONE X PER FEMA FLOOD PANEL 4905700425E, EFFECTIVE 12/16/2005
 4. DRAINAGE SLOUGH WILL BE RE-ROUTED
- PHASE 1:** 27 LOTS
PHASE 2: 35 LOTS
PHASE 3: 28 LOTS
PHASE 4: 26 LOTS
 TOTAL LOTS: 116



Stagecoach Estates Subdivision

Weber County, Utah

Developer:
 Pat Burns
 Lync Development
 1407 N Mtn. Rd
 Ogden, UT. 84404
 (801) 710-2234

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
 TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-associates.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

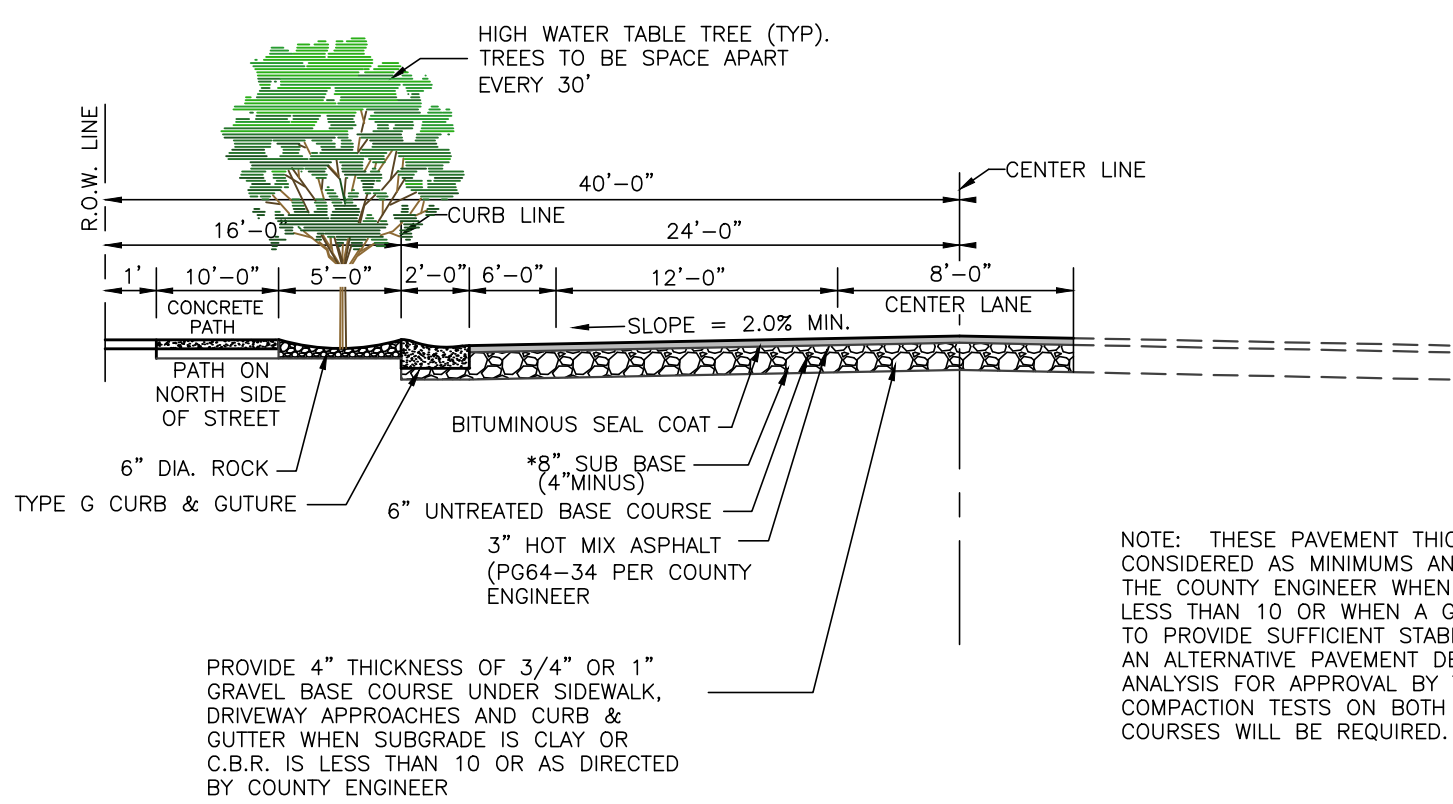
REVISIONS	DATE	DESCRIPTION
2-28-23	2-28-23	COUNTY COMMENTS
4-17-23	4-17-23	LOT LAYOUT REVISIONS
7-26-23	7-26-23	LOT LAYOUT REVISIONS
8-11-23	8-11-23	TRAIL REVISIONS

Stagecoach Estates Subdivision
 PART OF THE SE 1/4 OF SECTION 21 T.6N, R.2W, S.LB & M., U.S. SURVEY
 WEBER COUNTY, UTAH

Preliminary Plan

Project Info.
 Engineers: N. Reeve
 Planner: C. Cave
 Designer: E. Roche
 Date: 8/01/2022
 Name: STAGECOACH_ESTATES SUBDIVISION
 Number: 6298-14

Sheet	2
1	Sheets



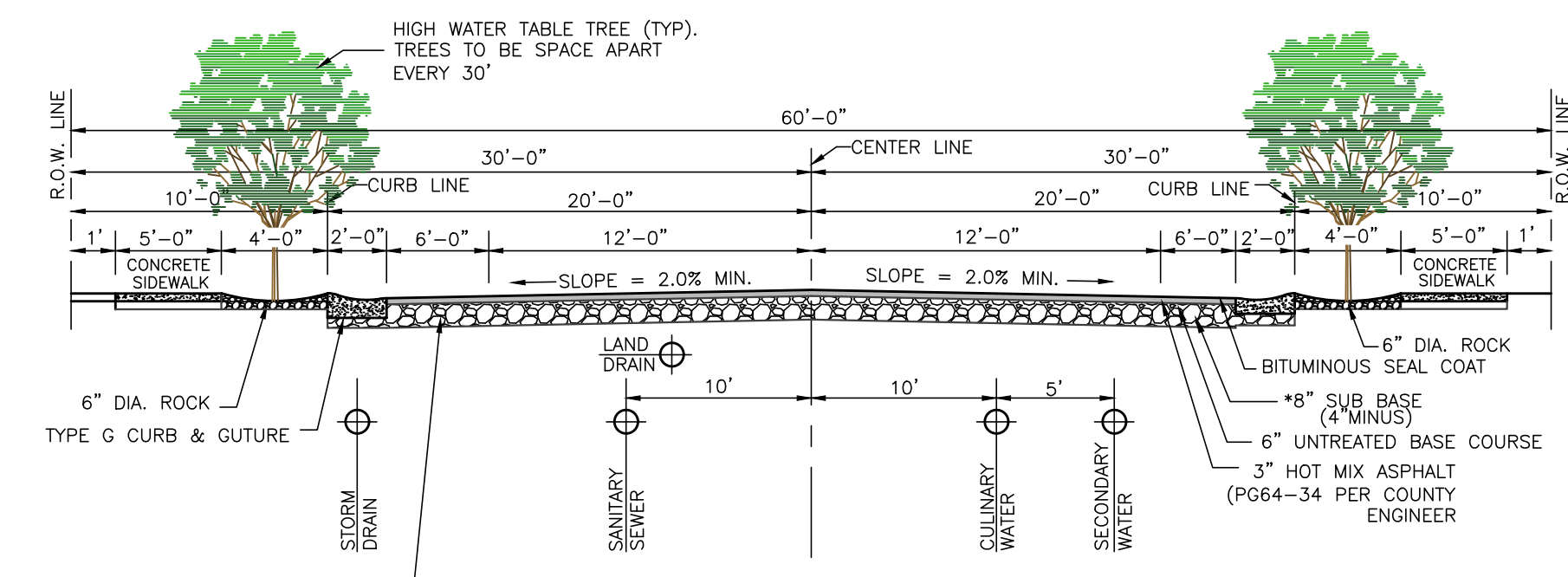
1800 South Street Street Section (80' R.O.W.)

SCALE: NONE



VICINITY MAP

SCALE: NONE



Street Section (60' R.O.W.)

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 21 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 1321.79 FEET NORTH 89°15'11" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 21 (SAID SOUTHEAST CORNER BEING N00°42'33"E 2633.22 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE NORTH 89°15'11" WEST 1321.78 FEET; THENCE NORTH 00°42'18" EAST 1317.81 FEET ALONG THE EAST LINE OF DEGIORGIO SUBDIVISION & DEGIORGIO SUBDIVISION PHASE 2; THENCE SOUTH 89°13'37" EAST 1321.82 FEET; THENCE SOUTH 00°42'26" WEST 1317.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,741,488 SQUARE FEET OR 39.979 ACRES.



Storm Runoff Calculations Stagecoach Estates Subdivision 6298-14 12/16/2022

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Weber County area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

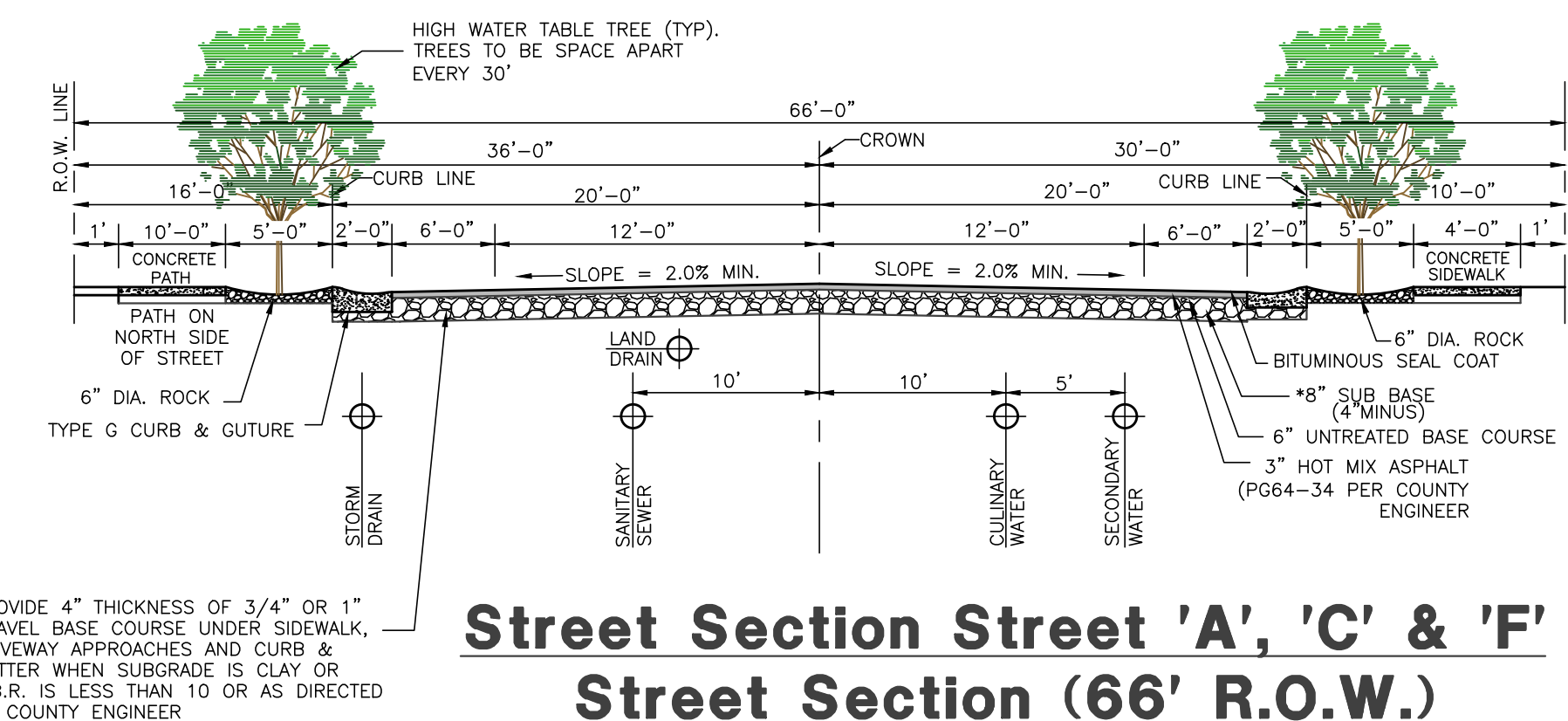
Drainage Area:	Total Area = 39.98 acre or 1,741,488 ft ²
Runoff Coefficients	Paved Area 417,838 C = 0.9
	Roof 280,000 C = 0.9
	Landscaped Area 1,043,650 C = 0.2
Weighted Runoff Coefficient	C = 0.48

LID Retention	80 th Percentile Rainfall Event (d) 0.45 in
Is the site Feasible for LID?	Yes
Site Imperviousness (I)	0.40
NRCS Soil Group	C/D
Rv Equation	0.83*(I-1.22)
Rv (Soil Group A: 0.84*(I-1.302); B: 0.84*(I-1.169); C/D: 0.83*(I-1.22))	0.30
V _{ret} = Rv x d x Total Site SF	19427 c.f.

Volume of Run-off for 100-year Storm Event:						
C	0.48					
I	See Below in/hr					
A	1741488.00 ft ²					
Q(out) =	4.00 ft ³ /s	(0.1 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	6.52	126.29	37888	1199	36688
10	600	4.96	57645	2399	55246	
15	900	4.09	79.22	71301	3598	67703
30	1800	2.76	53.46	96230	7196	89034
60	3600	1.71	33.12	119242	14392	104849
120	7200	0.929	17.99	129562	28785	100777
180	10800	0.634	12.28	132630	43177	89453
360	21600	0.353	6.84	147692	86355	61338
720	43200	0.216	4.18	180745	172710	8036
1440	86400	0.12	2.32	200828	345419	-144591

Orifice Sizing	Given:	Q = 4.00 cfs
		Z ₀ = 64.4 ft/s ²
		H = 3.00 ft
		C _d = 0.62
		R = SQRT((Q/pi)/(0.7*(64.4+H)*0.5))
		R = 0.38 feet
		D = 4.61 inches
		D = 9.22 inches
		A = 66.84 inches *2
		0.4641 ft *2

SUMMARY:	The required 100-yr storage volume is	104,849 cubic feet
	The required LID Retention volume is	19,427 cubic feet
	Orifice size is	9.2 inches
	NOTE: No LID Retention to be provided due to low infiltration rate (Soil Group D)	



Street Section Street 'A', 'C' & 'F' Street Section (66' R.O.W.)

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

LINE TABLE

#	BEARING	DISTANCE
L1	S89°07'55"E	167.98'
L2	S89°07'55"E	40.01'
L3	S89°15'11"E	67.50'
L4	S89°15'11"E	60.00'
L5	S89°15'11"E	60.00'
L6	S89°15'11"E	60.00'
L7	S89°15'11"E	60.00'
L8	S89°15'11"E	60.00'
L9	S89°15'11"E	60.00'
L10	S89°15'11"E	60.00'
L11	S89°15'11"E	67.50'
L12	S89°15'11"E	60.00'
L13	S89°15'11"E	60.00'
L14	S89°15'11"E	60.00'
L15	S89°15'11"E	60.00'
L16	S89°15'11"E	60.00'
L17	S89°15'11"E	60.00'
L18	S89°15'11"E	60.00'
L19	S55°30'14"E	62.08'
L20	S00°41'20"W	72.87'

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	217.00'	136.65'	134.41'	N72°49'47"E	36°04'52"
C2	217.00'	4.59'	4.59'	N54°11'01"E	1°12'40"
C3	250.00'	162.72'	159.86'	N72°13'27"E	37°17'31"
C4	283.00'	132.84'	131.63'	N77°25'22"E	26°53'42"
C5	283.00'	51.35'	51.28'	N58°46'36"E	10°23'49"
C6	217.00'	93.75'	93.02'	N65°57'17"E	24°45'12"
C7	250.00'	162.18'	159.35'	N72°09'45"E	37°10'08"
C8	250.00'	145.49'	143.44'	N70°14'59"E	33°20'34"
C9	250.00'	16.69'	16.69'	N88°50'03"E	3°49'33"
C10	283.00'	136.67'	135.35'	N67°24'48"E	27°40'13"
C11	30.00'	17.09'	16.88'	N15°36'41"W	32°38'13"
C12	65.00'	63.78'	61.25'	N03°49'18"W	56°12'58"
C13	65.00'	47.89'	46.82'	N45°23'43"E	42°13'05"
C14	65.00'	64.56'	61.94'	S85°02'34"E	56°54'21"
C15	30.00'	3.97'	3.97'	S60°22'51"E	7°34'54"
C16	30.00'	13.12'	13.01'	S76°41'57"E	25°03'19"
C17	20.00'	31.44'	28.30'	N45°44'24"E	90°03'58"
C18	158.00'	43.89'	43.75'	S08°39'55"W	15°55'
C19	158.00'	65.59'	65.12'	S28°30'55"W	23°47'
C20	158.00'	65.59'	65.12'	S52°17'55"W	23°47'
C21	158.00'	65.59'	65.12'	S76°04'55"W	23°47'
C22	158.00'	7.65'	7.65'	S89°21'37"W	2°46'24"
C23	125.00'	196.44'	176.84'	S45°43'37"W	90°02'24"
C24	92.00'	144.61'	130.17'	S45°43'05"W	90°03'29"
C25	92.00'	4.07'	4.06'	S01°58'23"W	2°31'54"
C26	92.00'	140.51'	127.25'	S46°59'35"W	87°30'29"
C27	158.00'	56.83'	56.52'	S80°26'37"W	20°36'25"
C28	158.00'	68.11'	67.58'	S57°47'27"W	24°41'55"
C29	125.00'	196.48'	176.87'	S45°43'02"W	90°03'34"
C30	125.00'	122.72'	117.85'	S62°37'17"W	56°15'04"
C31	125.00'	73.76'	72.69'	S17°35'30"W	33°48'50"
C32	158.00'	63.04'	62.63'	S12°07'11"W	22°51'42"
C33	95.00'	55.96'	55.15'	N72°22'43"W	33°44'56"
C34	125.00'	73.63'	72.57'	N72°22'43"W	33°44'56"
C35	155.00'	41.03'	40.91'	N63°05'15"W	15°10'02"
C36	155.00'	15.59'	15.58'	N73°33'10"W	5°45'48"
C37	155.00'	34.68'	34.61'	N82°50'37"W	12°49'07"
C38	20.00'	12.06'	11.88'	S73°28'01"W	34°33'37"
C39	65.00'	75.69'	71.49'	S89°32'50"W	66°43'15"
C40	65.00'	15.03'	15.00'	N50°27'59"W	13°15'07"
C41	65.00'	55.43'	53.77'	N19°24'36"W	48°51'41"
C42	65.00'	34.31'	33.92'	N20°08'38"E	30°14'48"
C43	20.00'	12.06'	11.88'	N17°59'14"E	34°33'37"
C44	20.00'	31.40'	28.27'	S44°16'23"E	89°57'36"

Stagecoach Estates Subdivision

Weber County, Utah

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVE-ASSOCIATES.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS

REVISIONS	DATE	DESCRIPTION
2-28-23	COUNTY COMMENTS	
4-17-23	LOT LAYOUT REVISIONS	
7-26-23	LOT LAYOUT REVISIONS	
8-11-23	TRAIL REVISIONS	

Stagecoach Estates Subdivision
PART OF THE SE 1/4 OF SECTION 21 T.6N, R.2W, S.LB & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 8/01/2022
Name: STAGECOACH_ESTATES SUBDIVISION
Number: 6298-14

Sheet	2
2	Sheets