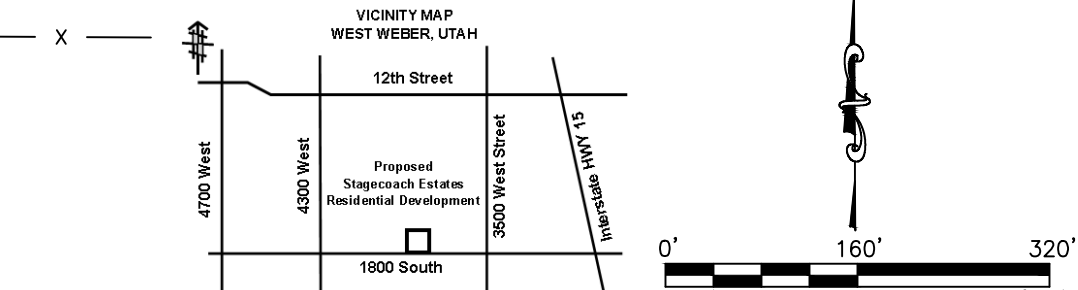


**STAGECOACH ESTATES  
WEST WEBER, UTAH  
LYING AND SITUATED IN THE  
SOUTHEAST QUARTER OF SECTION 21  
TOWNSHIP 6 NORTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN**

KAPP, INVESTMENT COMPANY LLC  
15-057-0006

**LEGEND**

- 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 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 1. 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. 2. 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." 3. The "Stagecoach Estates Preliminary Plan Cluster Subdivision Submittal" was completed in accordance with Weber County Code Titles 106 Subdivisions and 108 Standards.

4. 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.

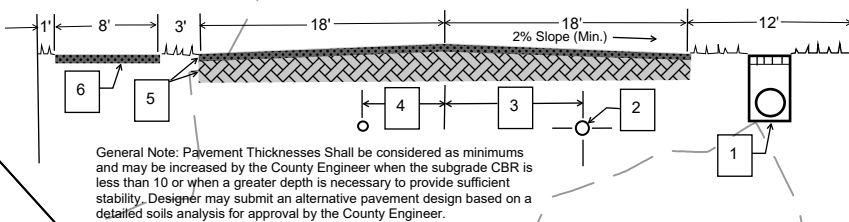
5. The South boundary of the development property is the location of an existing open channel land-drain (Open Drain) that is owned and operated by Weber County. The Open Drain will be replaced with a 48" RCP or HDPE pipeline as part of the scope of work to complete the engineering design of the Proposed Subdivision.

6. 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.

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

We do not have a street cross section like this. I will need to get with the county engineer

**STANDARD URBAN ROADWAY CROSS-SECTION**



General Note: Pavement Thicknesses Shall be considered as minimums and may be increased by the County Engineer when the subgrade CBR is less than 10 or when a greater depth is necessary to provide sufficient stability. Designer may submit an alternative pavement design based on a detailed soils analysis for approval by the County Engineer.

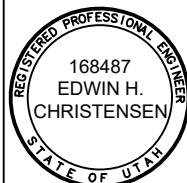
**Call-Out Notes:**

1. Storm drain grated concrete box inlet 4.0' minimum RCP Cover.
2. 10.0' minimum street centerline offset.
3. 10.0' minimum street sanitary sewer centerline offset.
4. Culinary waterline street offset varies.
5. 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.
6. 3" Bituminous walkway with 6" compacted base course per UDOT 3/4" or 1" gradation.

This will be a 80ft. ROW 40ft. half width. All other roads within the Sub. should be 66' except the short extension of 1700 So.

There will need to be a temporary turnaround here as well.

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**