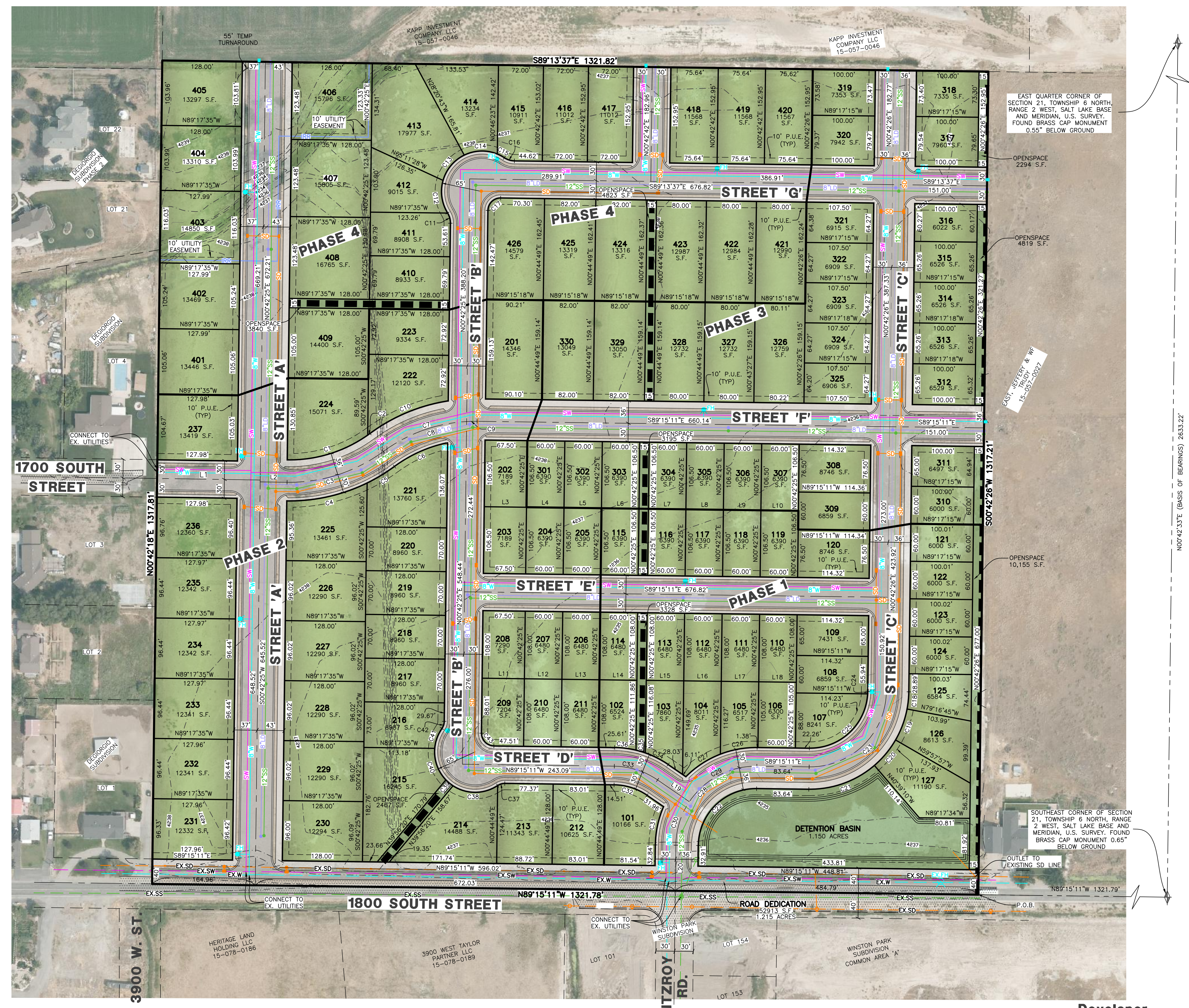
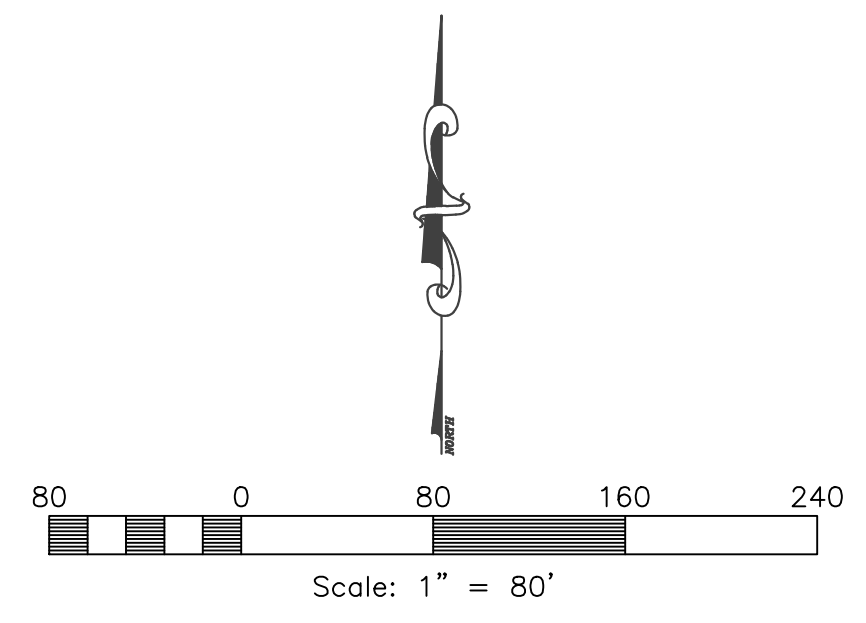


**LEGEND**

- = 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 STORM DRAIN (SIZE VARIES)
- = 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
- = P.U.E. = PUBLIC UTILITY EASEMENT
- = FH = FIRE HYDRANT
- = EX.FH = 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:** 28 LOTS  
**PHASE 2:** 37 LOTS  
**PHASE 3:** 30 LOTS  
**PHASE 4:** 25 LOTS  
 TOTAL LOTS: 120



**Stagecoach Estates Subdivision**

Weber County, Utah

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

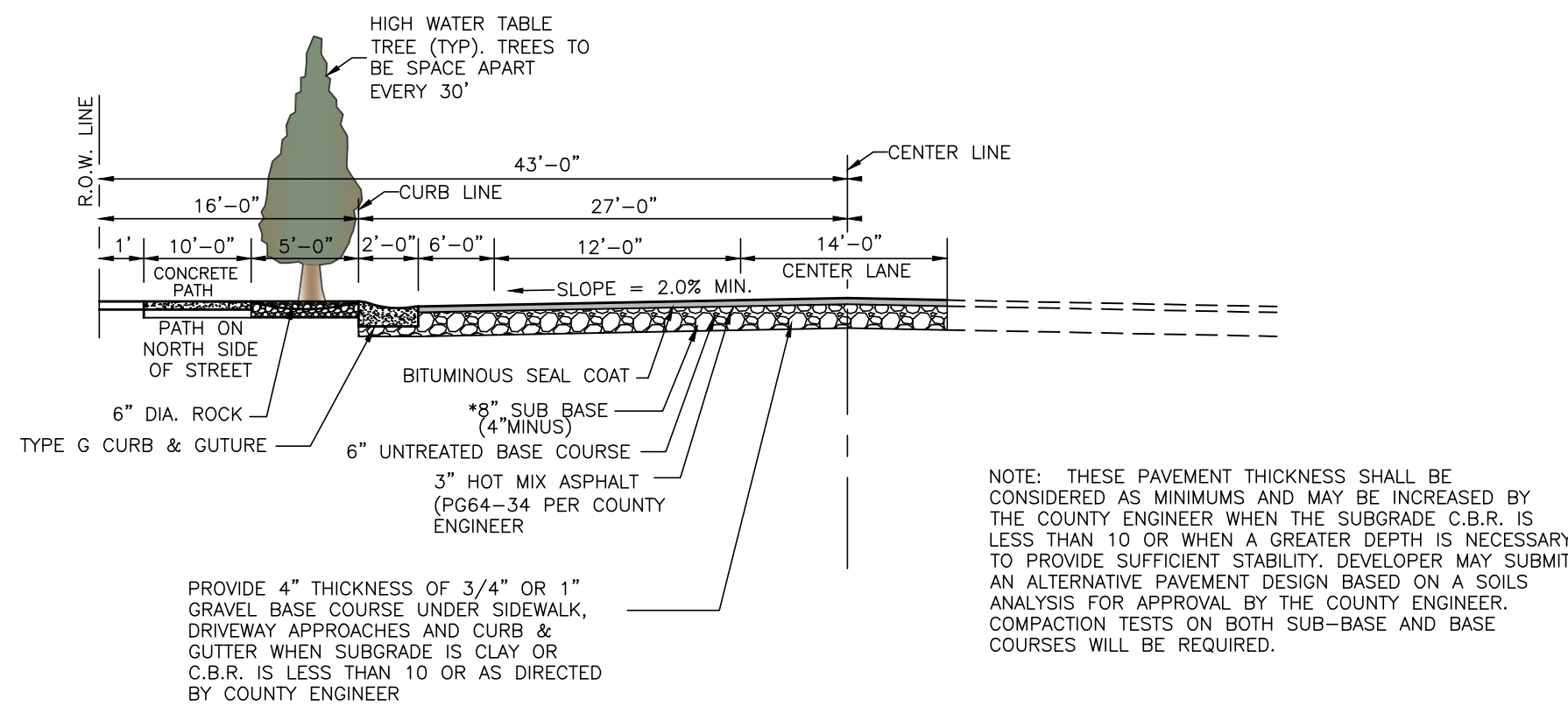
**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
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REVISIONS	DATE	DESCRIPTION	COUNTY COMMENTS
1	2-28-23		

**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

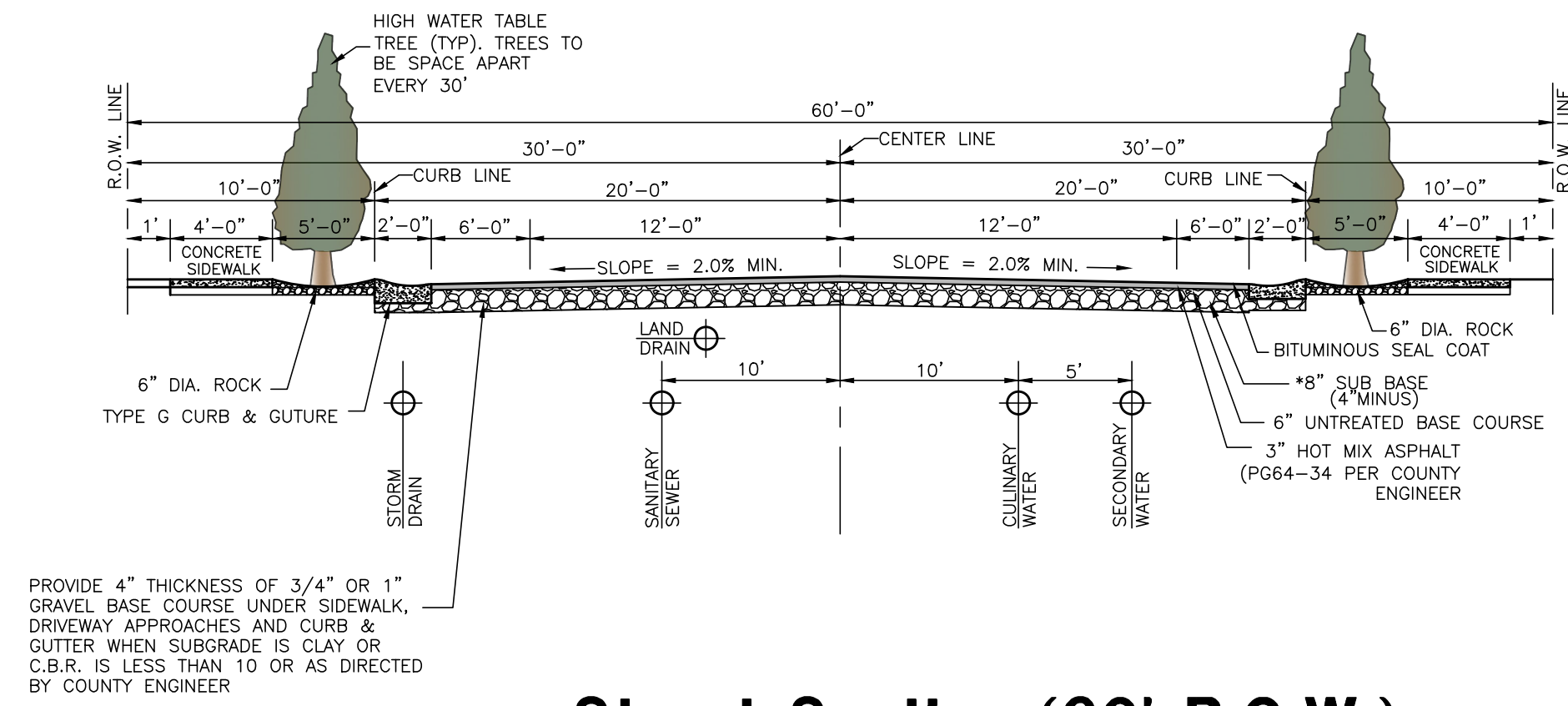
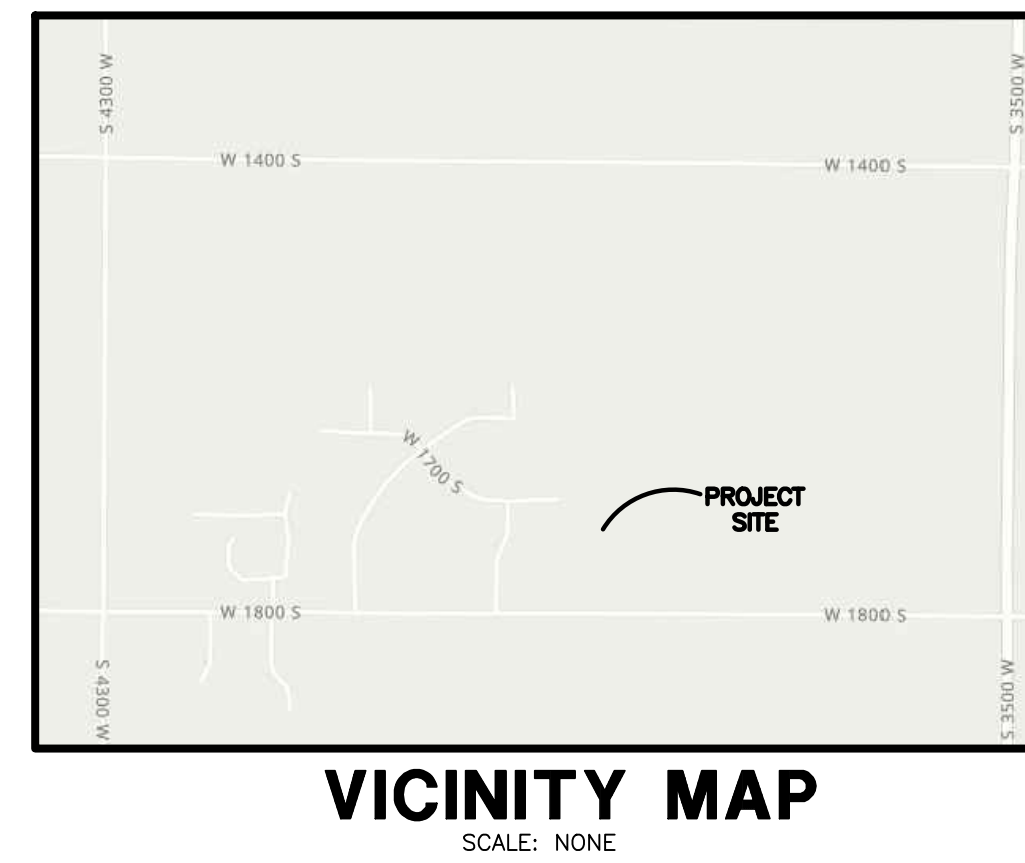
**Preliminary Plan**

**Project Info.**  
 Engineer: N. Reeve  
 Planner: C. Cove  
 Designer: E. Roche  
 Date: 8/01/2022  
 Name: STAGECOACH\_ESTATES SUBDIVISION  
 Number: 6298-14



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

SCALE: NONE



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

SCALE: NONE  
\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHWEST 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°42'32" 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**

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<sup>2</sup>  
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<sup>th</sup> 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\*(1.122)  
R<sub>i</sub> (Soil Group A: 0.84\*(1.302); B: 0.84\*(1.168); C/D: 0.83\*(1.122) 0.30  
V<sub>rain</sub> = R<sub>v</sub> x d x Total Site SF 19427 c.f.

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

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	96.08	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  
Zg = 64.4 ft/s<sup>2</sup>  
H = 3.00 ft  
Cd = 0.62  
R = SQRT(Q/(pi\*(0.7\*(64.4"H)^0.5)))  
R = 0.38 feet  
D = 4.61 inches  
A = 66.84 inches \*2 = 0.4641 ft \*2

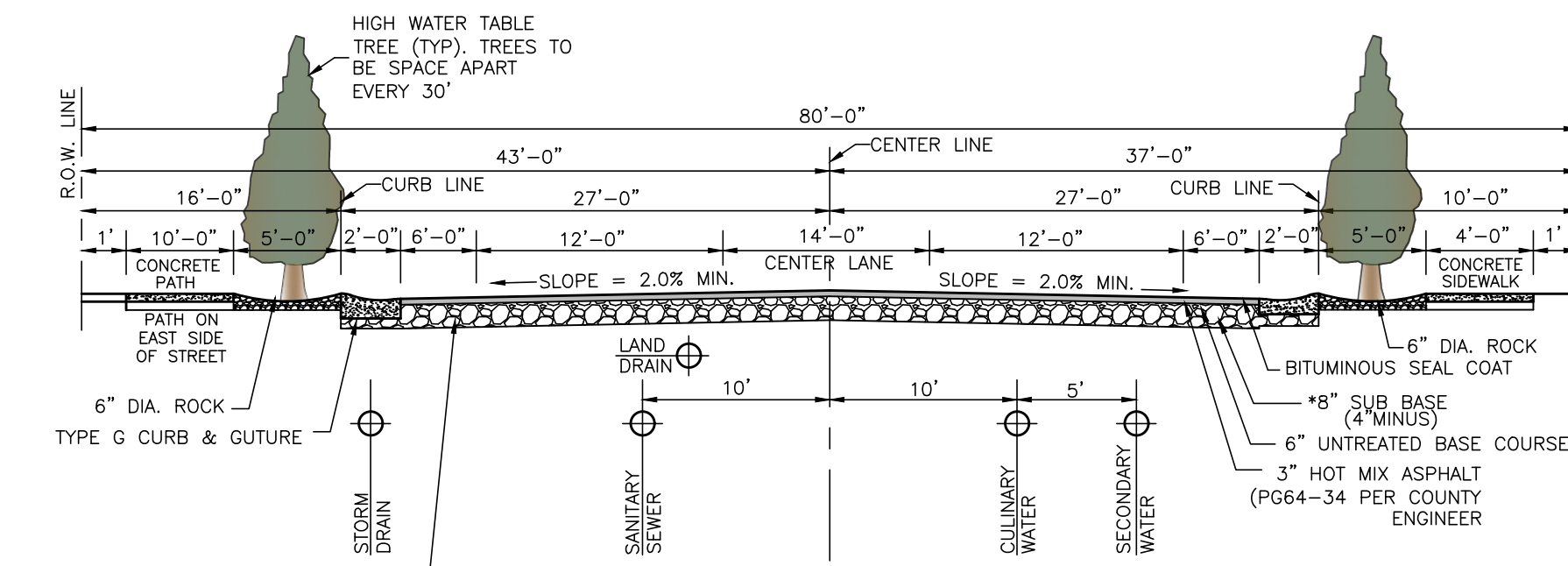
**SUMMARY:**  
The required 100-yr storage volume is 104,849 cubic feet  
The required LID Retention volume is 19,427 cubic feet  
Orifice size is 9.2 inches  
Note: No LID Retention to be provided due to low infiltration rate (Soil Group D)

**LINE TABLE**

#	BEARING	DISTANCE
L1	S89°07'55"E	164.98'
L2	S89°07'55"E	43.00'
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	61.59'
L20	S00°41'20"W	72.87'

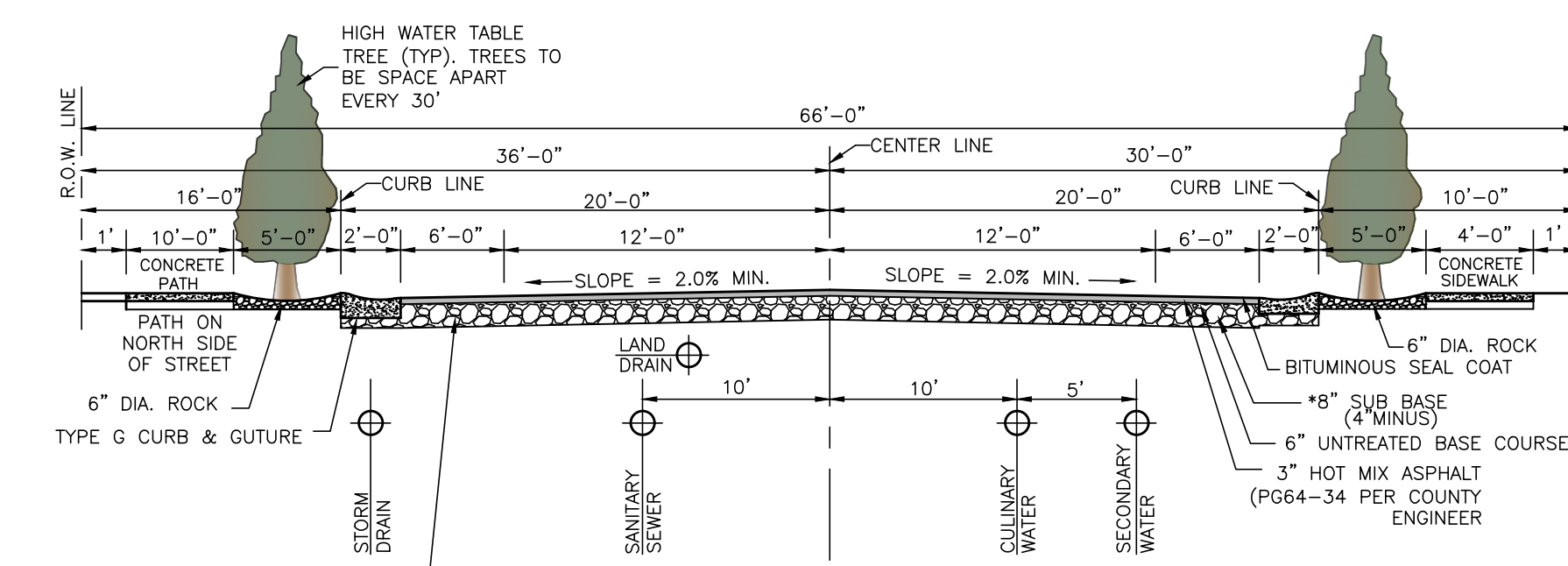
**CURVE TABLE**

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	217.00'	136.74'	134.49'	N72°50'27"E	36°03'12"
C2	217.00'	4.59'	4.59'	N54°11'01"E	1°12'40"
C3	253.00'	164.65'	161.76'	N72°13'20"E	37°17'17"
C4	283.00'	132.74'	131.52'	N77°24'44"E	26°52'26"
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	247.00'	160.23'	157.44'	N72°09'45"E	37°10'08"
C8	247.00'	143.54'	141.53'	N70°13'36"E	33°17'49"
C9	247.00'	16.69'	16.69'	N88°48'40"E	3°52'19"
C10	283.00'	136.67'	135.35'	N67°24'48"E	27°40'13"
C11	30.00'	17.09'	16.86'	N15°36'41"W	32°38'13"
C12	65.00'	54.49'	52.90'	N07°54'58"W	48°01'39"
C13	65.00'	54.49'	52.90'	N40°06'41"E	48°01'39"
C14	65.00'	54.49'	52.90'	N88°08'20"E	48°01'39"
C15	65.00'	12.77'	12.75'	S62°13'07"E	11°15'27"
C16	30.00'	17.09'	16.86'	S72°54'30"E	32°38'13"
C17	20.00'	31.44'	28.30'	N45°44'24"E	90°03'58"
C18	158.00'	27.61'	27.58'	S05°42'50"W	10°00'50"
C19	158.00'	53.26'	53.01'	S20°22'39"W	19°18'47"
C20	158.00'	53.26'	53.01'	S39°41'26"W	19°18'47"
C21	158.00'	114.16'	111.70'	S70°02'50"W	41°23'59"
C22	92.00'	144.61'	130.17'	S45°43'05"E	90°03'29"
C23	122.00'	191.72'	172.59'	S45°43'37"W	90°02'24"
C24	92.00'	4.07'	4.06'	S01°58'23"W	2°31'54"
C25	92.00'	140.51'	127.25'	S46°59'35"W	87°30'29"
C26	158.00'	60.04'	59.68'	S79°51'37"W	21°46'24"
C27	158.00'	66.59'	66.10'	S56°54'W	24°08'50"
C28	128.00'	201.19'	181.11'	S45°43'05"W	90°03'29"
C29	128.00'	127.33'	122.15'	S62°14'54"W	56°59'49"
C30	128.00'	73.86'	72.84'	S17°13'10"W	33°03'40"
C31	158.00'	63.04'	62.63'	S12°07'11"W	22°51'42"
C32	95.00'	55.96'	55.16'	N72°22'43"W	33°44'56"
C33	125.00'	73.63'	72.57'	N72°22'43"W	33°44'56"
C34	155.00'	41.03'	40.91'	N63°05'15"W	15°10'02"
C35	155.00'	15.59'	15.58'	N73°33'10"W	5°45'48"
C36	155.00'	34.68'	34.61'	N82°50'37"W	12°49'07"
C37	20.00'	12.06'	11.88'	S73°28'01"W	34°33'37"
C38	65.00'	75.69'	71.49'	S89°32'50"W	66°43'15"
C39	65.00'	15.03'	15.00'	N50°27'59"W	13°15'07"
C40	65.00'	55.43'	53.77'	N19°24'36"W	48°51'41"
C41	65.00'	34.31'	33.92'	N20°08'38"E	30°14'48"
C42	20.00'	12.06'	11.88'	N17°59'14"E	34°33'37"
C43	20.00'	31.40'	28.27'	S44°16'23"E	89°57'36"



**Street Section 'A'  
Street Section (80' R.O.W.)**

SCALE: NONE  
\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



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

SCALE: NONE  
\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

**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  
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**REVISIONS**

DATE	DESCRIPTION	COUNTY COMMENTS
2-28-23		

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

**Preliminary Plan**

**Project Info.**

Engineer: N. Reeve  
Planner: C. Cove  
Designer: E. Roche  
Date: 8/01/2022  
Name: STAGECOACH\_ESTATES SUBDIVISION  
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Sheet	2
2	Sheets