

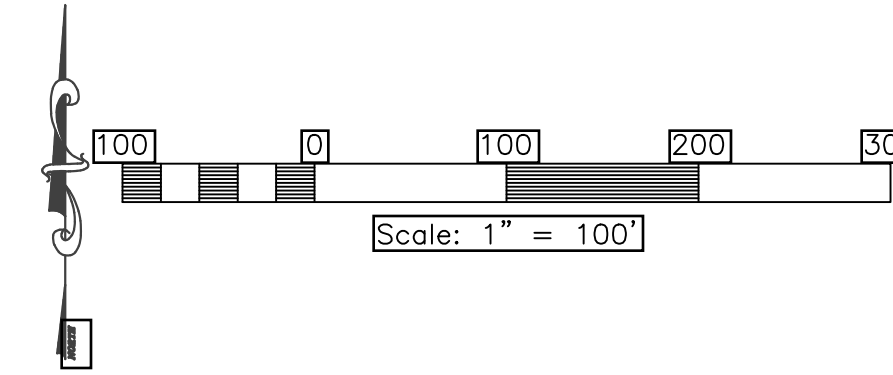
**Project Narrative/Notes/Revisions**

1. 04/05/2023 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

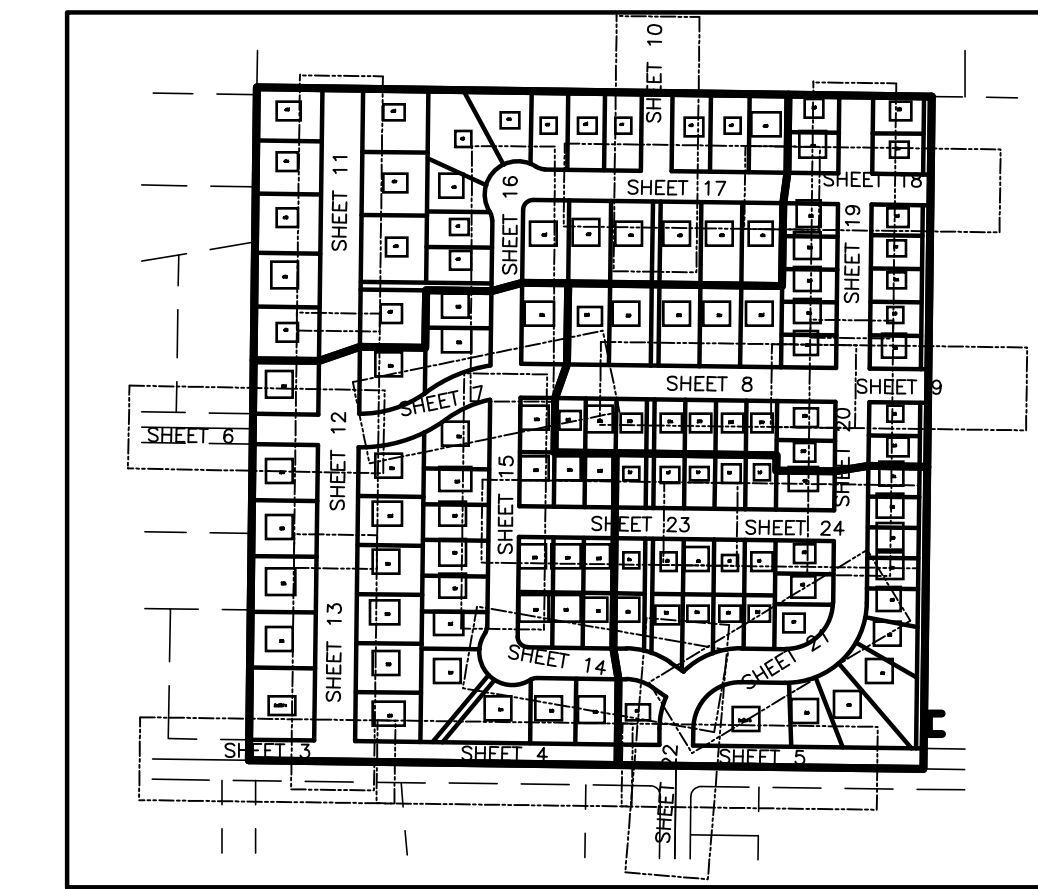
# Stagecoach Estates Subdivision

## Master Plan Improvement Plans

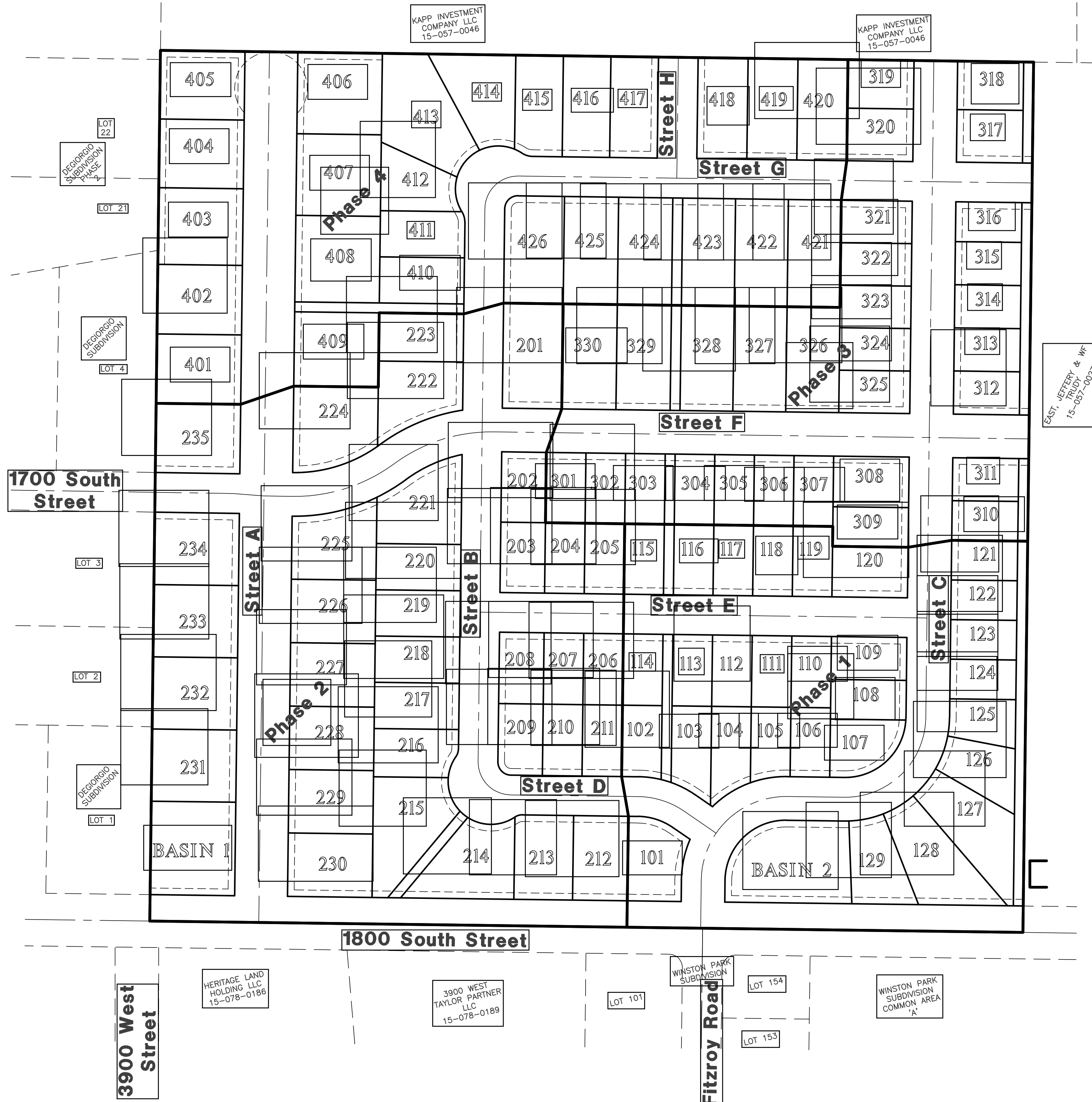
WEBER COUNTY, UTAH  
MARCH 2023



Vicinity Map  
NOT TO SCALE



Sheet Index Key Map  
NOT TO SCALE



**Sheet Index**

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- Sheet 4 - 1800 South Street - 4+50.00 - 9+30.00
- Sheet 5 - 1800 South Street - 9+30.00 - 14+10.00
- Sheet 6 - 1700 South Street - 0+00.00 - 4+50.00
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**Notice:**

THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

**Engineer's Notice To Contractors:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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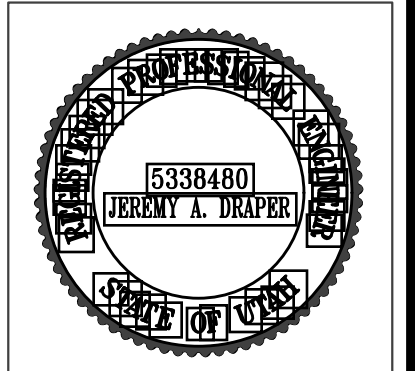
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TRAFFIC ENGINEERING • ENVIRONMENTAL ENGINEERING • LANDSCAPE ARCHITECTURE

REVISIONS	DESCRIPTION

**Stagecoach Estates Subdivision**

WEBER COUNTY, UTAH

**Cover/Index Sheet**



**Project Info:**

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION PHASE 1
Number:	6298-14



### General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBGRADE, TRENCH, EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD INCLUDING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVED ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.
- CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT HE HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OR VERIFICATION IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY ON WATER-OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACING OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID. FIDELITY REQUIREMENT REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED SURFACE SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH WILL BE CREATED DURING THE CONSTRUCTION PROGRAM. UNUSUAL CONDITIONS OR HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

### Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS, NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING HIS CONSTRUCTION.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PIPES TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION;
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY STRUCTURES.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- THRUST BLOCKS & RESTRAINED JOINTS WITH MECA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENGAGED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

### Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER'S HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

- NOTE:
- SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
  - CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

### Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVED ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

### Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

### Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

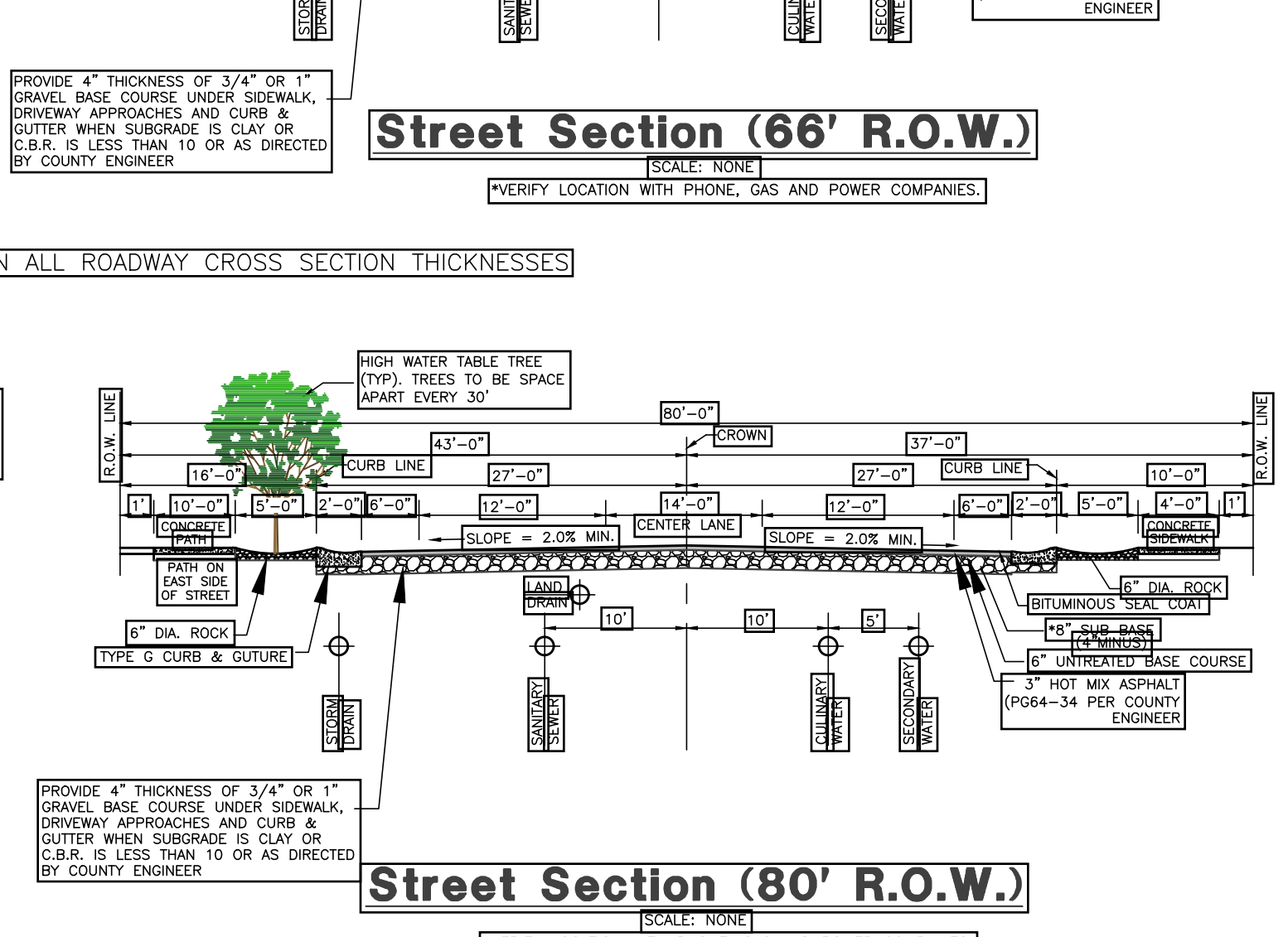
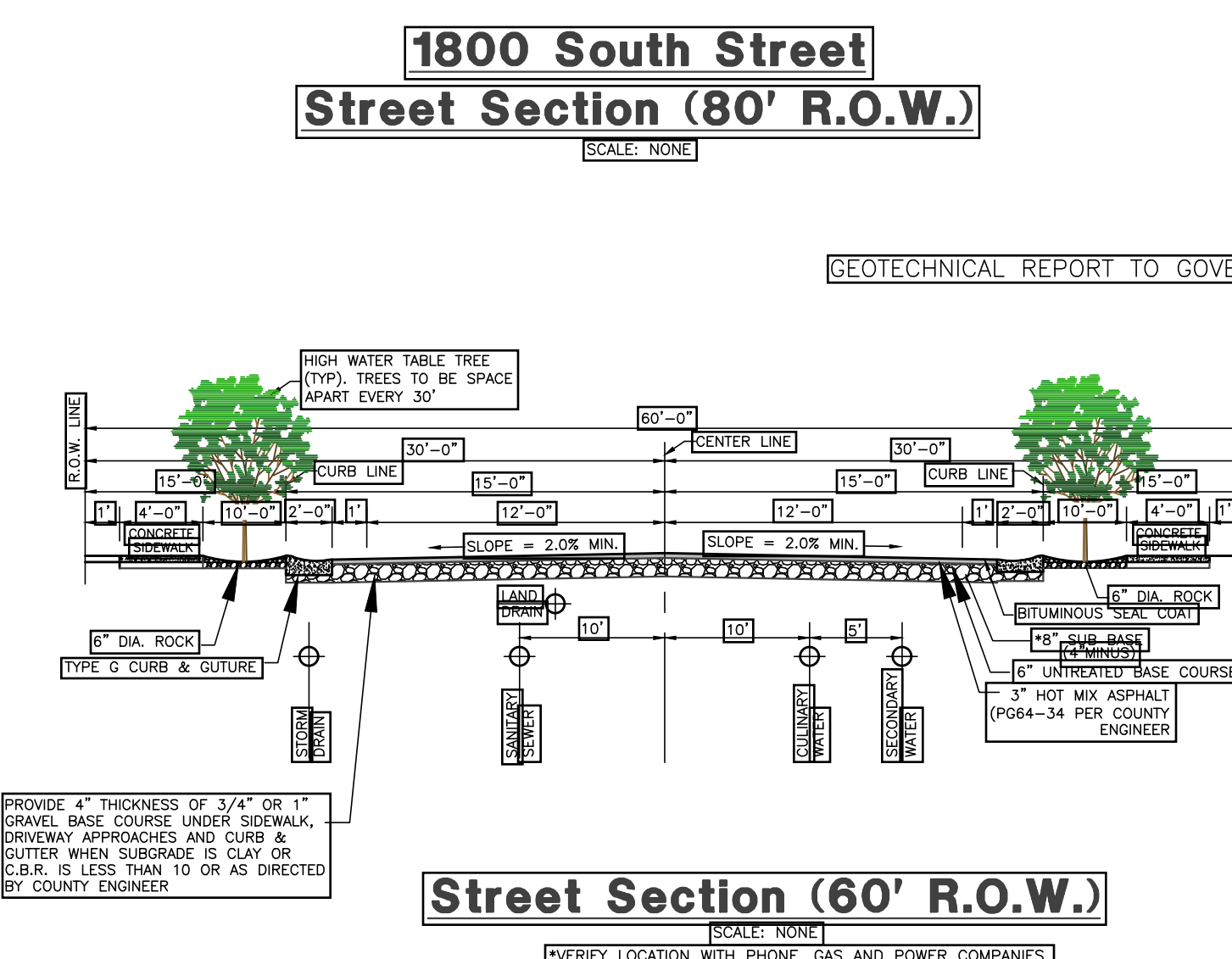
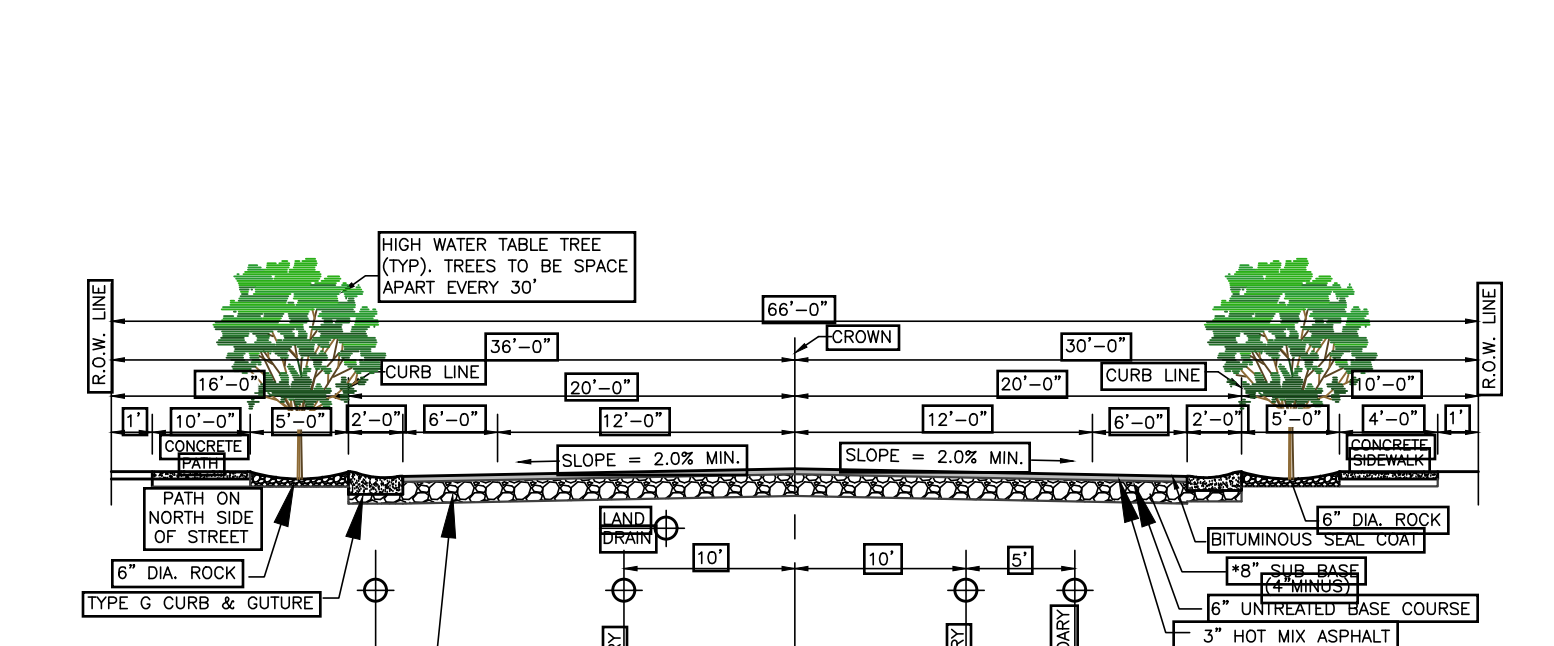
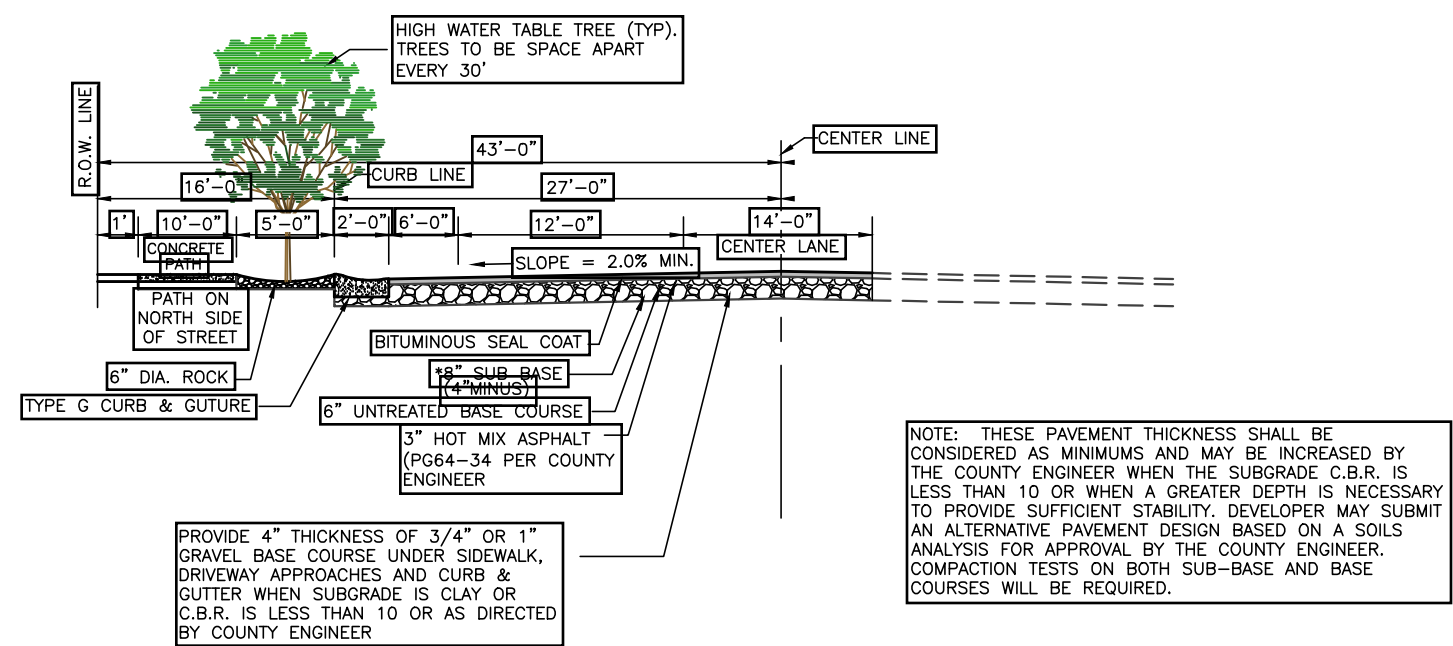
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

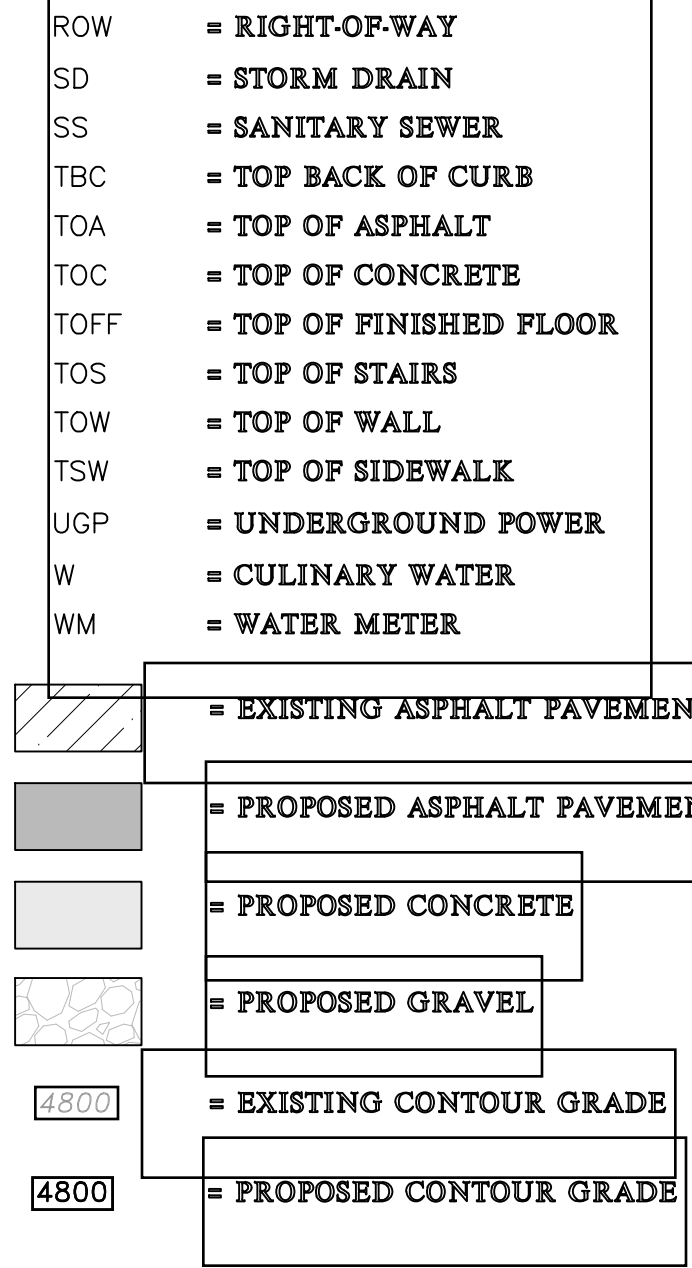
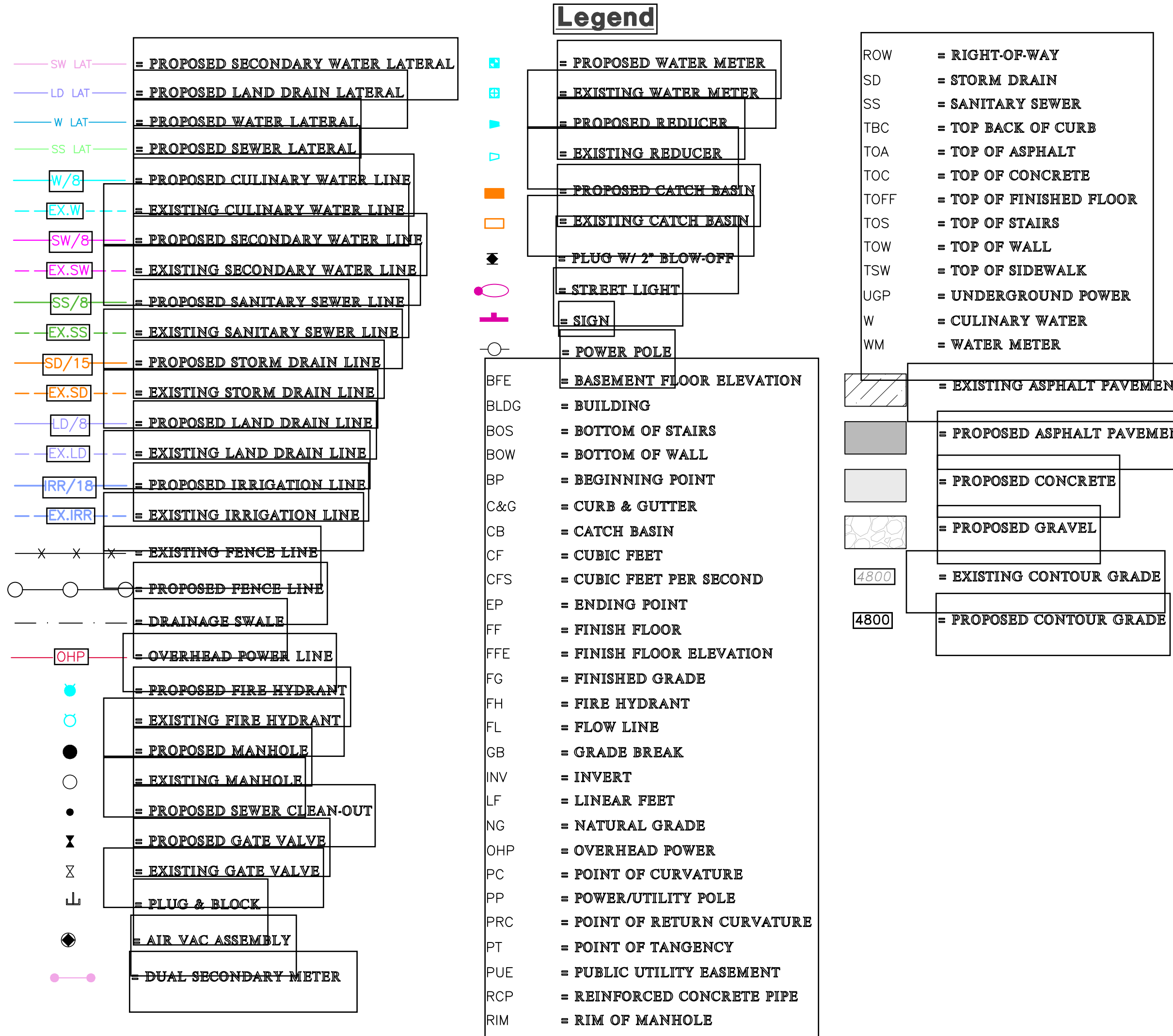
#### EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET



NOTE:  
CENTER LINES DEPICTED IN THIS DRAWING REPRESENT THE CROWN OF ROAD. SOME MAY DIFFER FROM THE RIGHT OF WAY CENTERLINE. SEE PLAN.



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**REVISIONS**

NO.	DATE	DESCRIPTION

**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

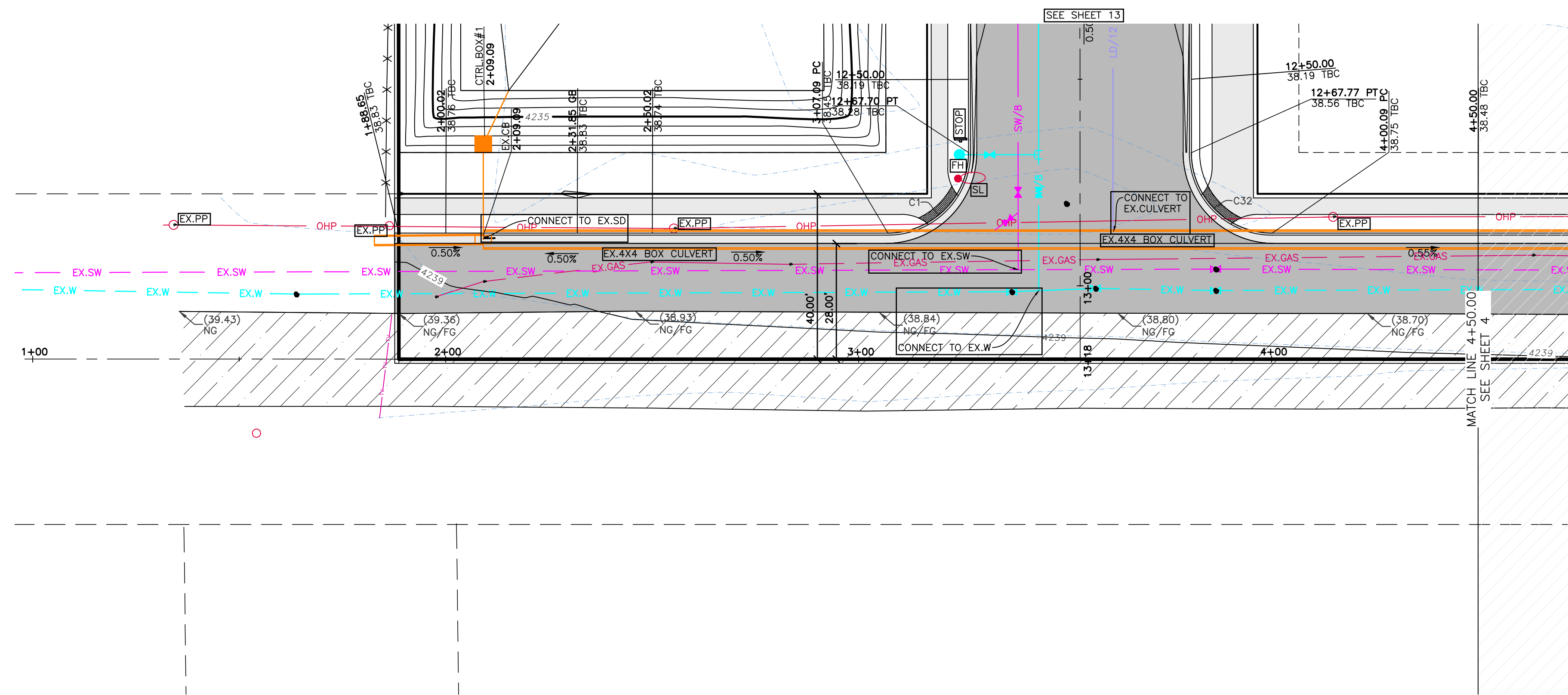
**Notes/Legend/  
Street Cross-Section**

**Project Info.**

Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION  
 PHASE 1  
 Number: 6298-14

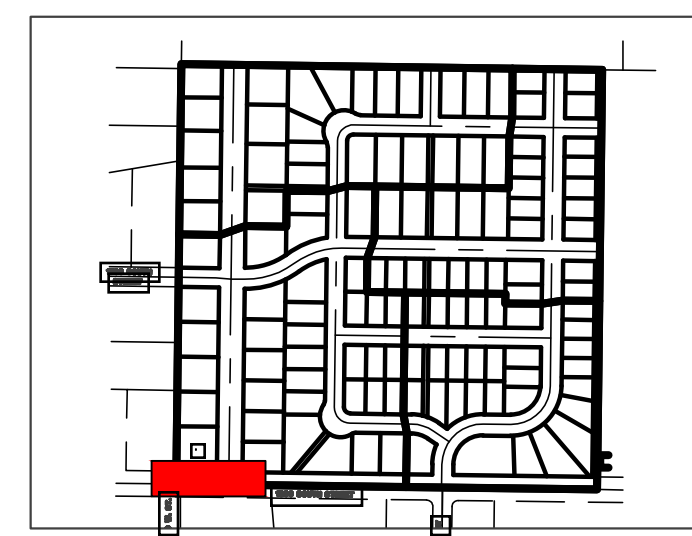
32 Total Sheets





**Key Map**

NOT TO SCALE



**Construction Notes:**

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE COUNTY STANDARD DRAWINGS AND SPECIFICATIONS.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

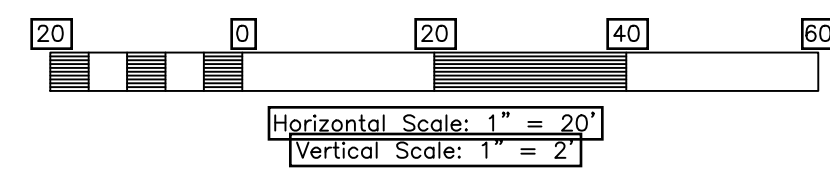
**CULINARY WATER**  
 NOTE: 5' MIN. COVER REQUIRED OVER CW LINES  
 W/8 - 8" DIP W/POLY WRAP WATER LINE  
 W - 1" TYPE K COPPER SERVICE LATERAL

**SANITARY SEWER**  
 SS/4 - 4" PVC SDR-35 SERVICE LATERAL  
 SS/8 - 8" PVC SDR-35 SEWER LINE

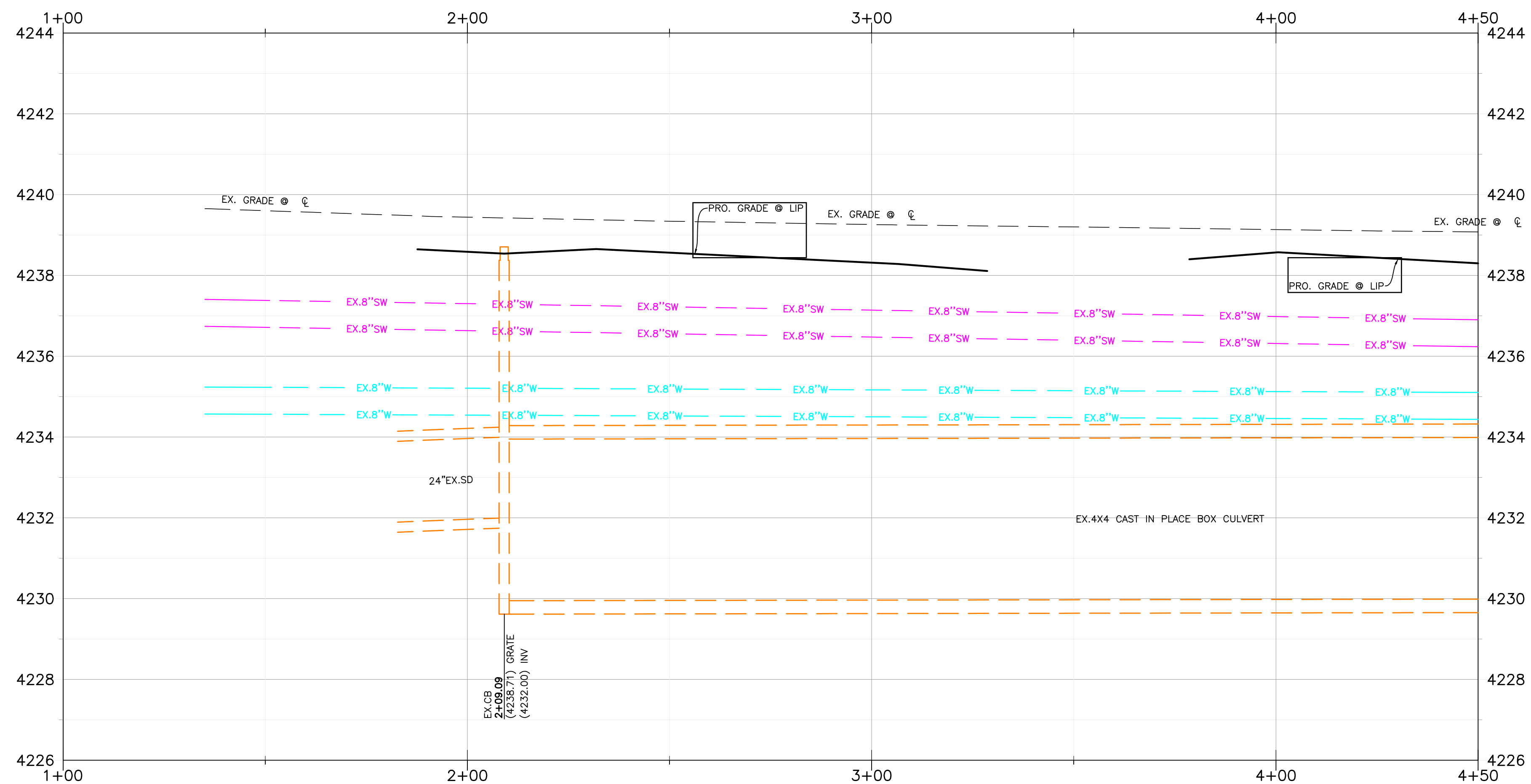
**STORM DRAIN**  
 SD/12 - 12" RCP CLASS III STORM DRAIN  
 SD/15 - 15" RCP CLASS III STORM DRAIN  
 SD/18 - 18" RCP CLASS III STORM DRAIN  
 SD/24 - 24" RCP CLASS III STORM DRAIN  
 SD/30 - 30" RCP CLASS III STORM DRAIN  
 SD/36 - 36" RCP CLASS III STORM DRAIN

**SECONDARY WATER**  
 SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE  
 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

**1800 South Street 0+00.00 - 4+50.00**



#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	90°02'24"	19.50'	30.64'	19.51'	N45°43'37"E	27.59'
C32	89°57'36"	19.50'	30.62'	19.49'	S44°16'23"E	27.57'

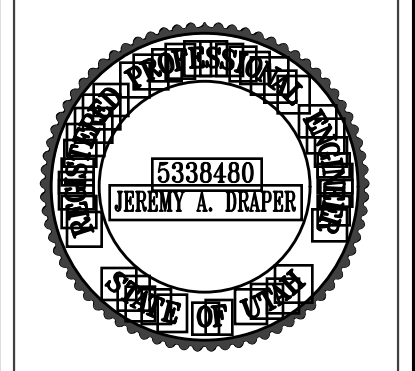


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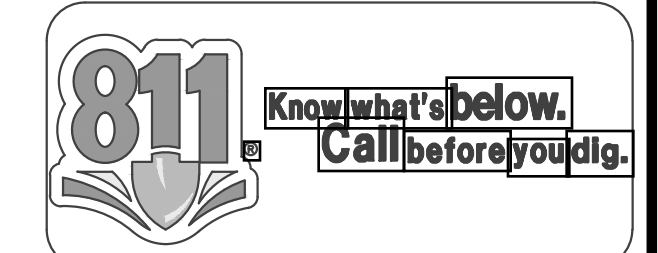
REVISIONS	DESCRIPTION
DATE	

**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH  
**1800 South Street 0+00.00 - 4+50.00**

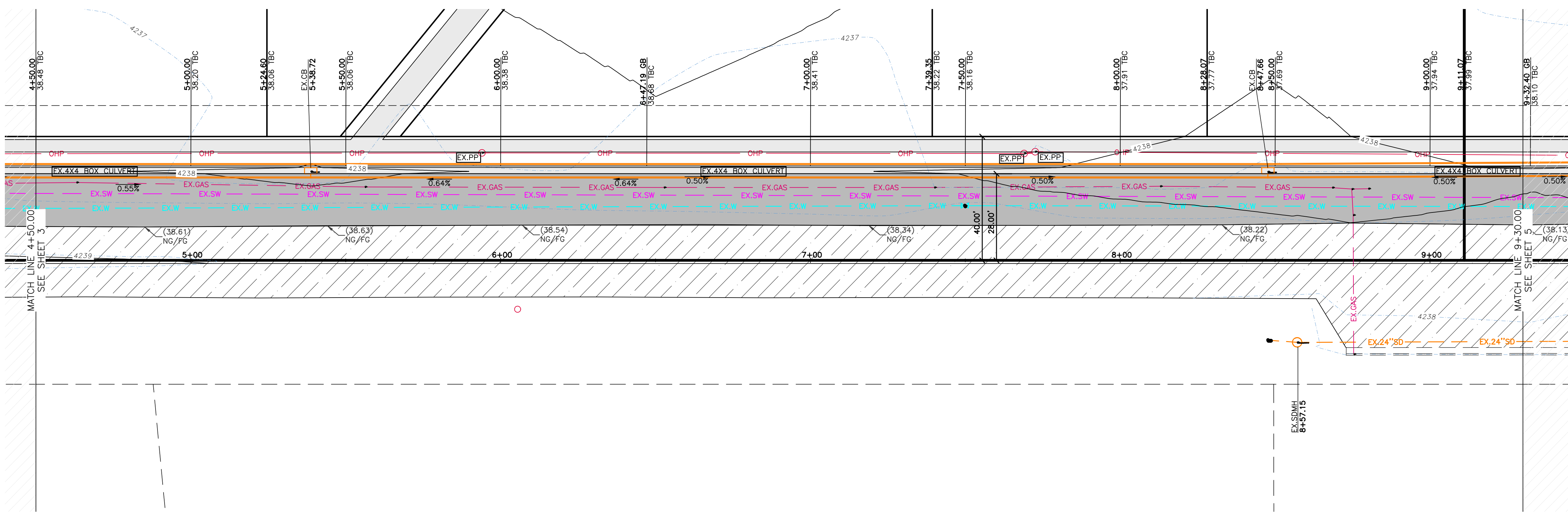


**Project Info.**

Engineer:	JEREMY A. DRAPER, P.E.
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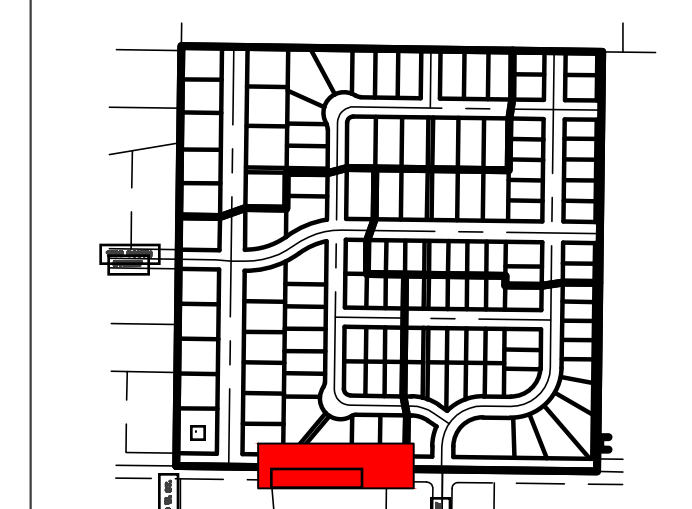






### Key Map

(NOT TO SCALE)



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#### SANITARY SEWER

SS/4 - 4" PVC SDR-35 SERVICE LATERAL  
 SS/8 - 8" PVC SDR-35 SEWER LINE

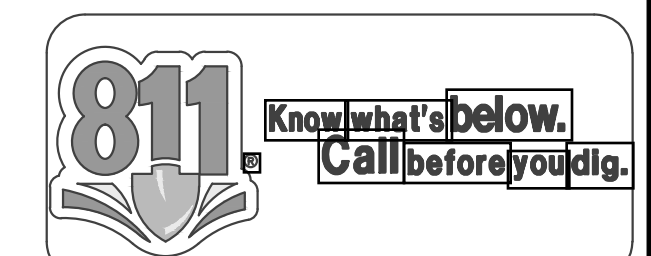
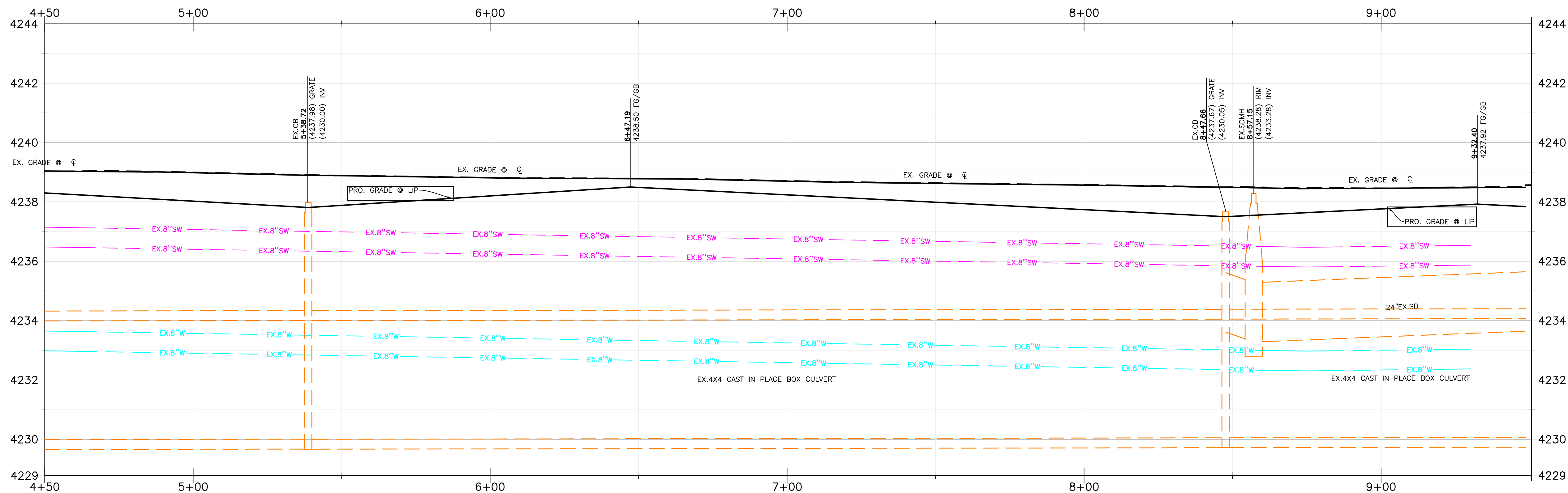
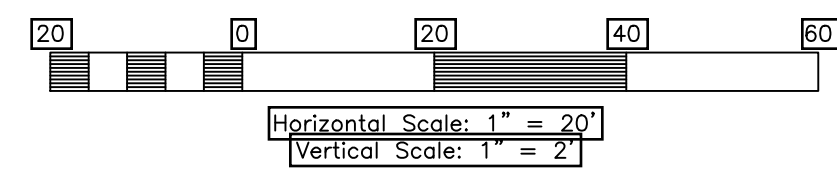
#### STORM DRAIN

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 SD/15 - 15" RCP CLASS III STORM DRAIN  
 SD/18 - 18" RCP CLASS III STORM DRAIN  
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 SD/30 - 30" RCP CLASS III STORM DRAIN  
 SD/36 - 36" RCP CLASS III STORM DRAIN

#### SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE  
 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

### 1800 South Street 4+50.00 - 9+30.00



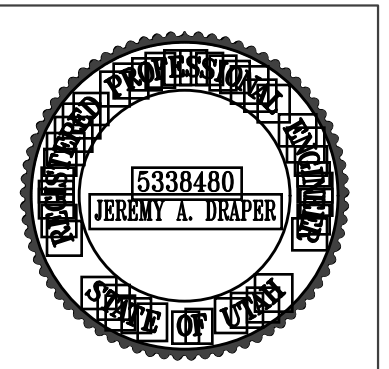
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REVISIONS	DESCRIPTION
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### Stagecoach Estates Subdivision

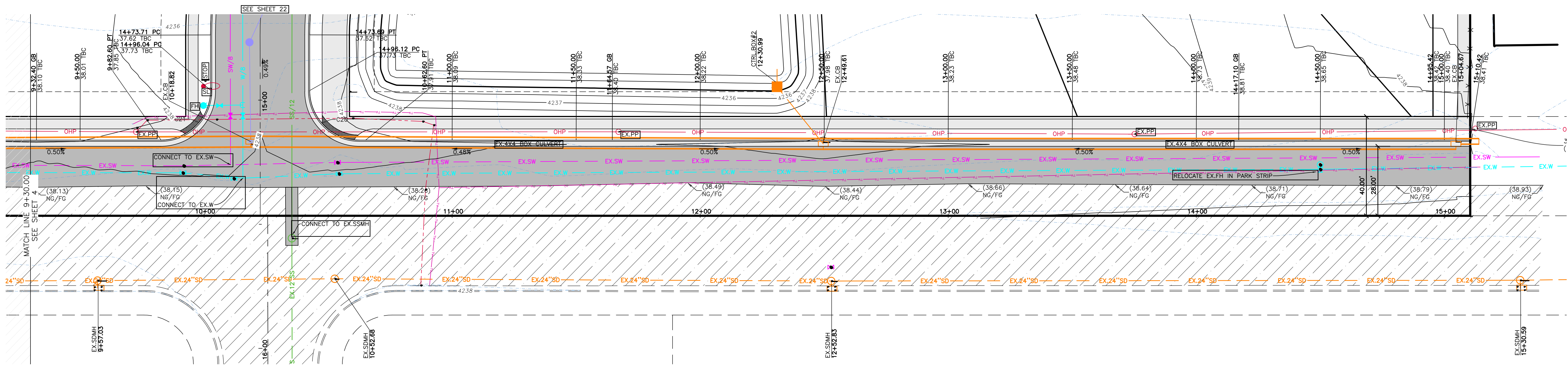
WEBER COUNTY, UTAH

### 1800 South Street 4+50.00 - 9+30.00

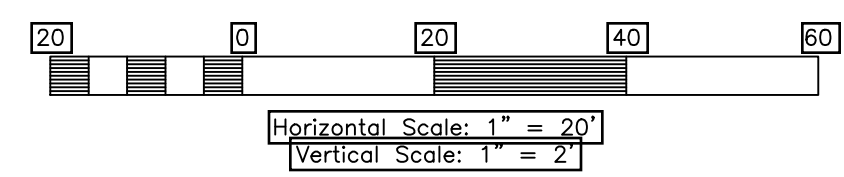


<b>Project Info.</b>	
Engineer:	JEREMY A. DRAPER, P.E.
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Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
Phase:	PHASE 1
Number:	6298-14



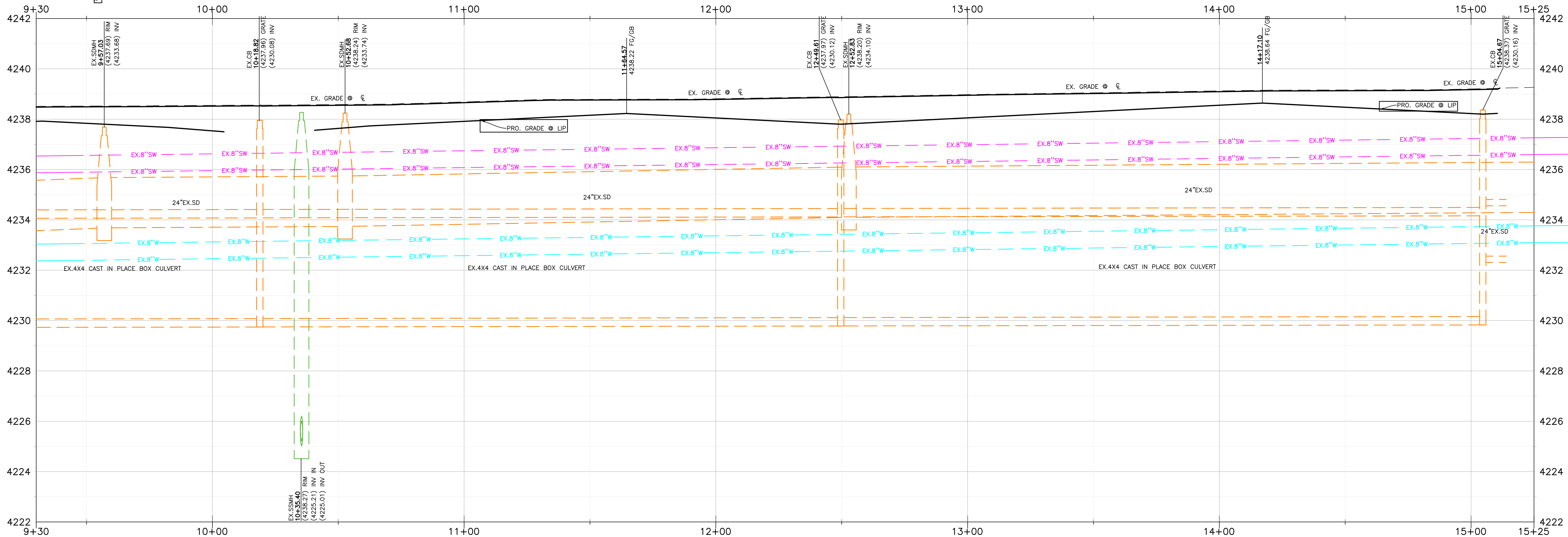
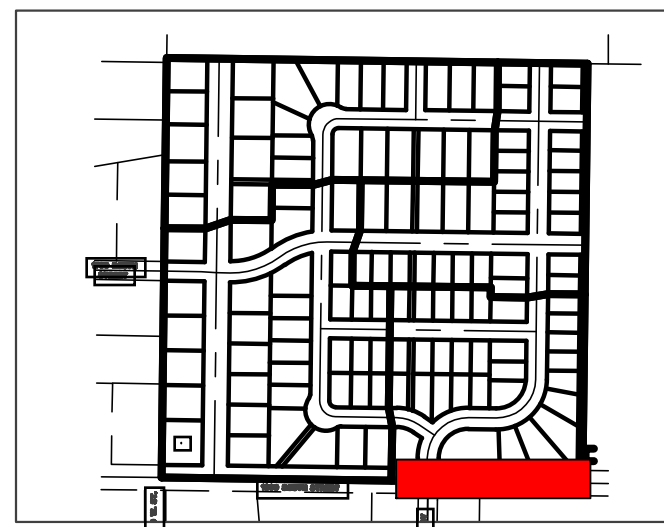


**1800 South Street 9+30.00 - 14+10.00**



#	Delta	Radius	Length	Tangent	Chord	CH Length
C20	89°56'31"	20.00'	31.40'	19.98'	S44°16'55"E	4237.29'
C21	90°03'29"	20.00'	31.44'	20.02'	N45°43'05"E	28.30'

**Key Map**  
NOT TO SCALE



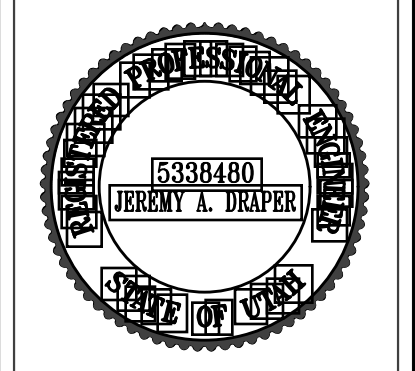
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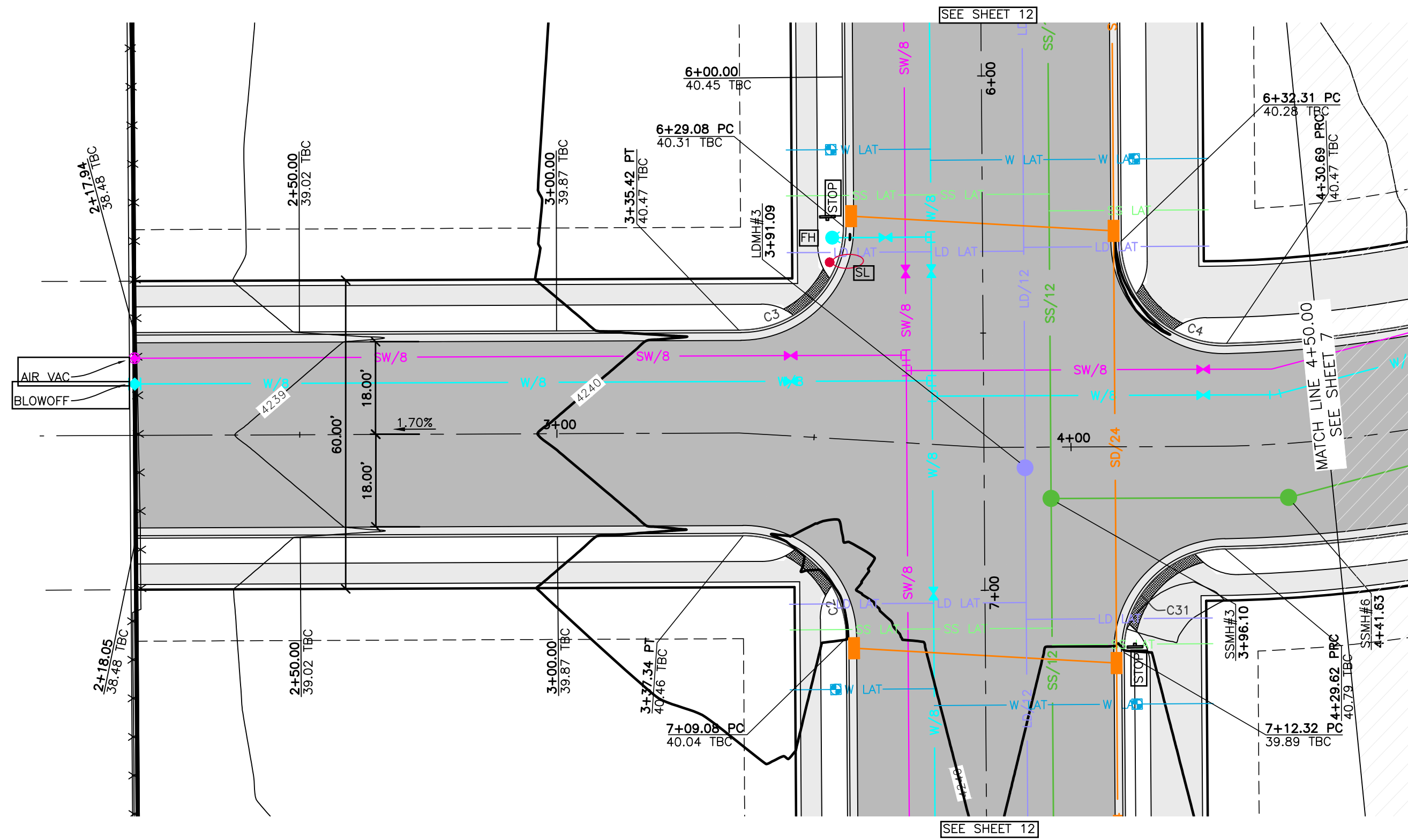
**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**1800 South Street 9+30.00 - 14+10.00**

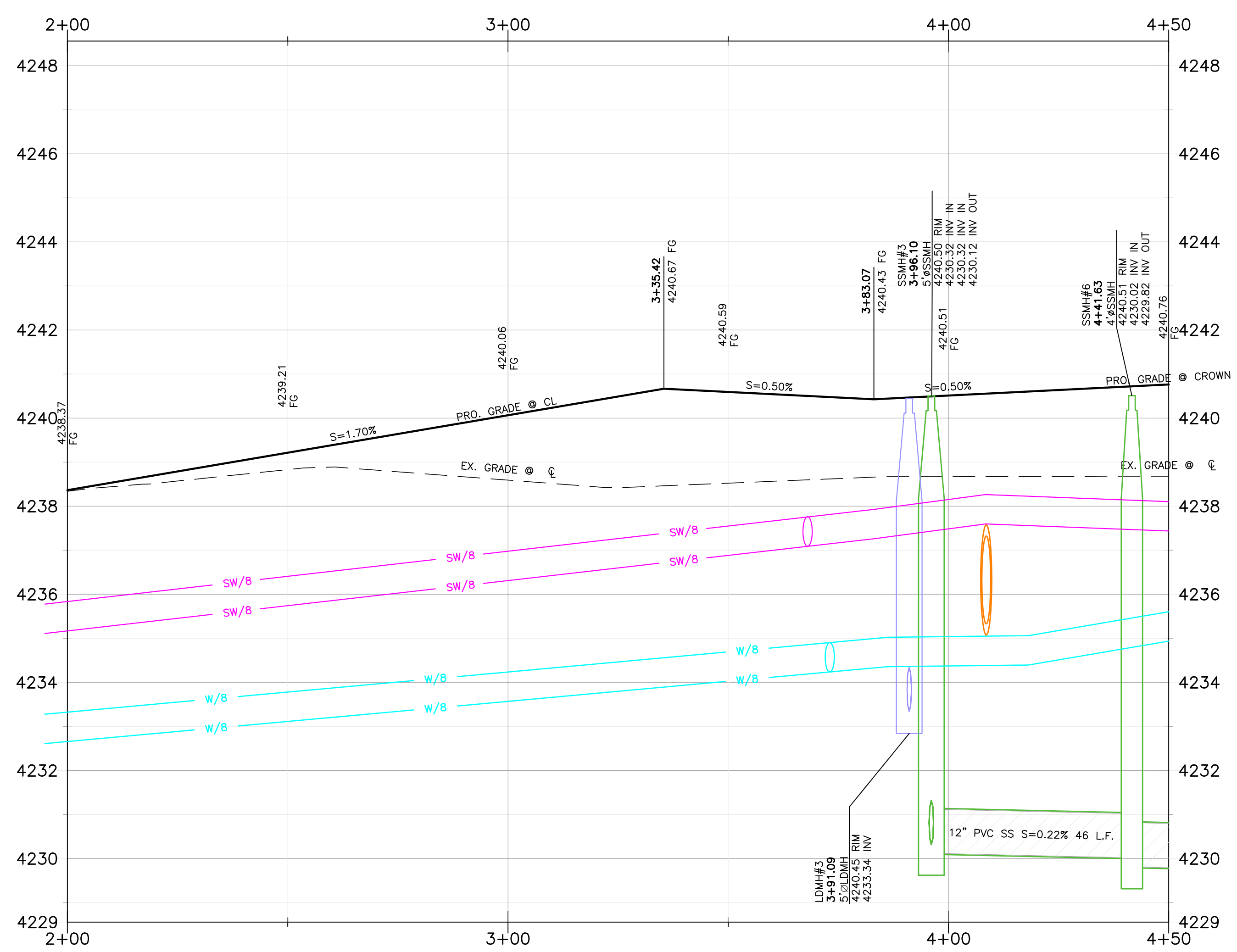
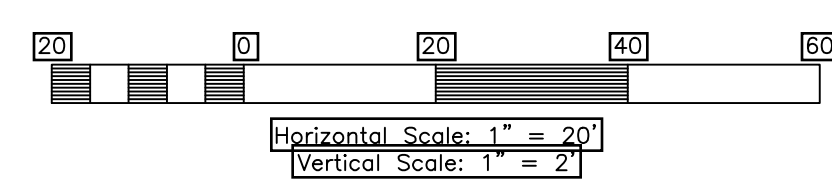


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Engineer:	JEREMY A. DRAPER, P.E.
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Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
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Number:	6298-14

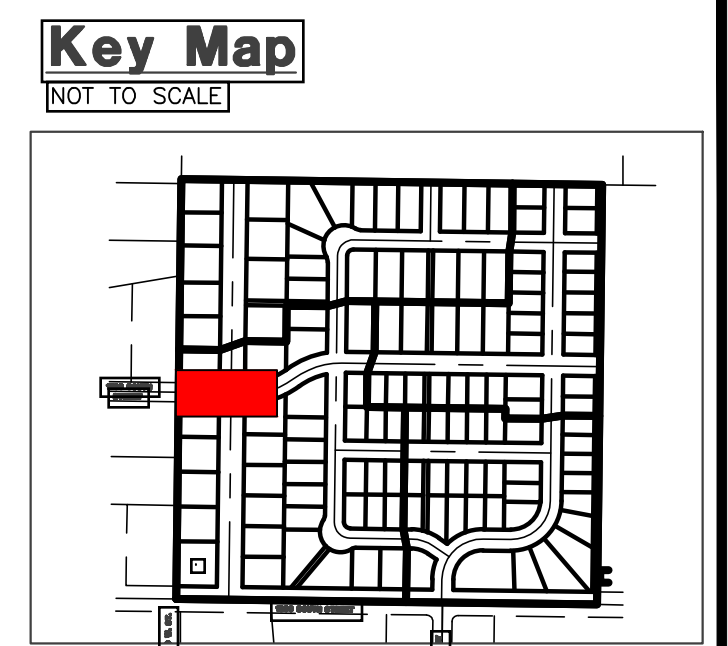




**1700 South Street 0+00.00 - 4+50.00**



TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	89°50'20"	20.00'	31.36'	19.94'	N44°12'45"W	28.24'
C3	90°09'40"	20.00'	31.47'	20.06'	N45°47'15"E	28.32'
C4	90°53'13"	20.00'	31.73'	20.31'	S44°44'11"E	28.50'
C31	89°21'19"	20.00'	31.19'	19.78'	S45°23'05"W	28.12'



**Construction Notes:**

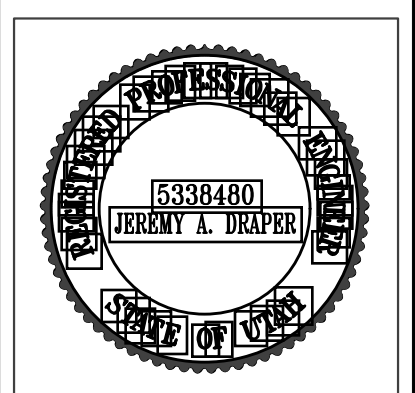
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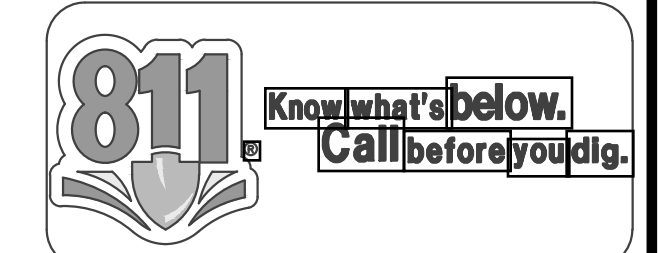
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**1700 South Street 0+00.00 - 4+50.00**



**Project Info.**

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
Phase:	PHASE 1
Number:	6298-14



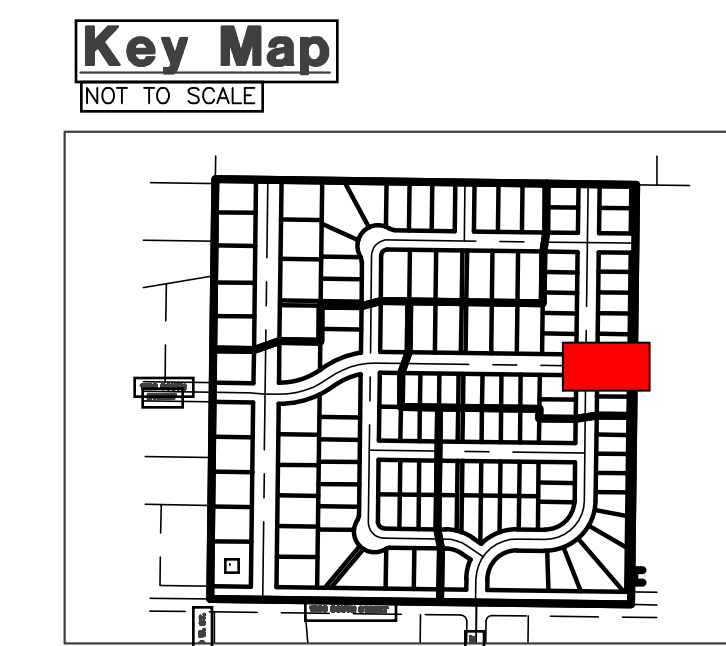
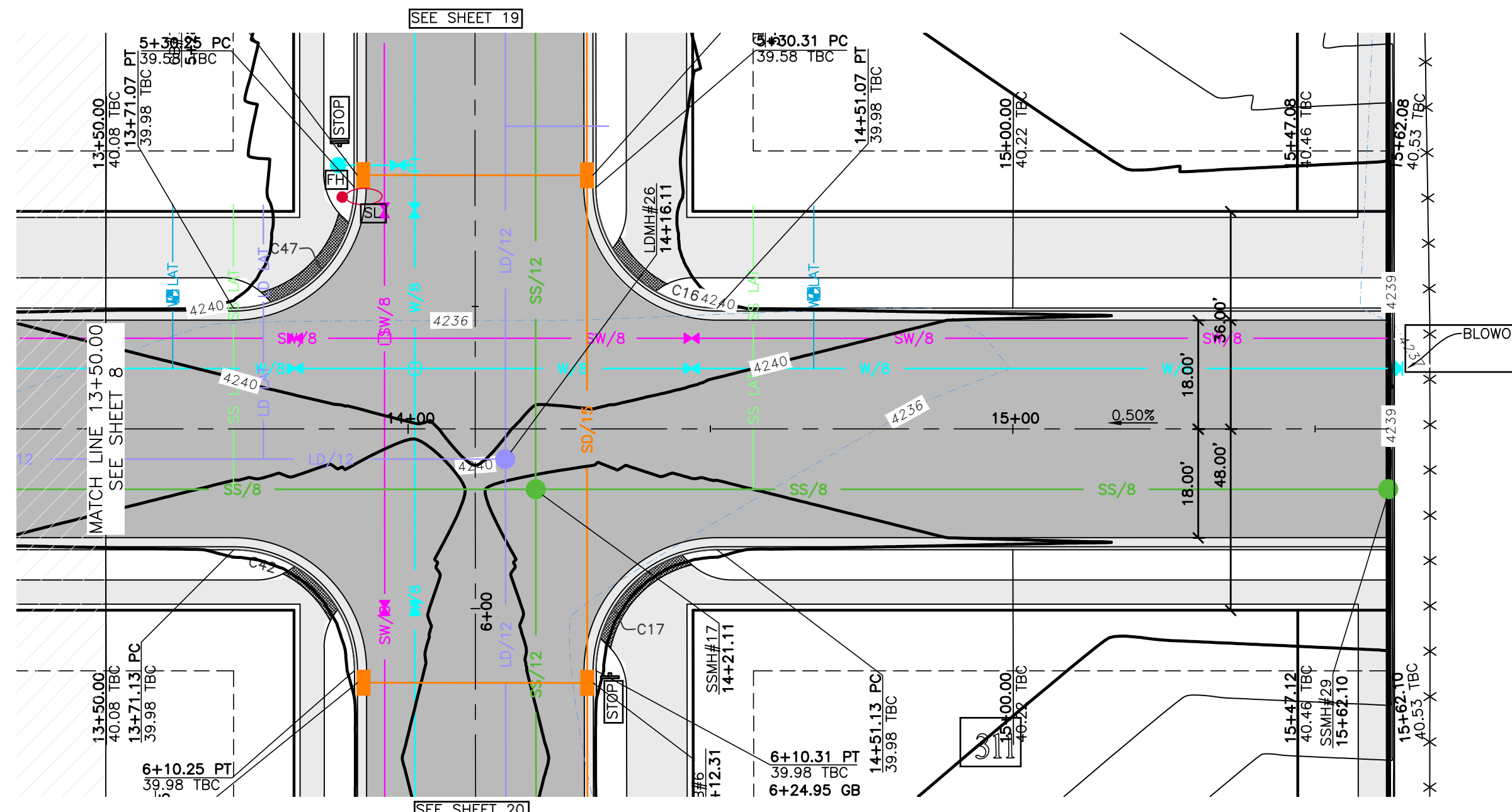












**Construction Notes:**

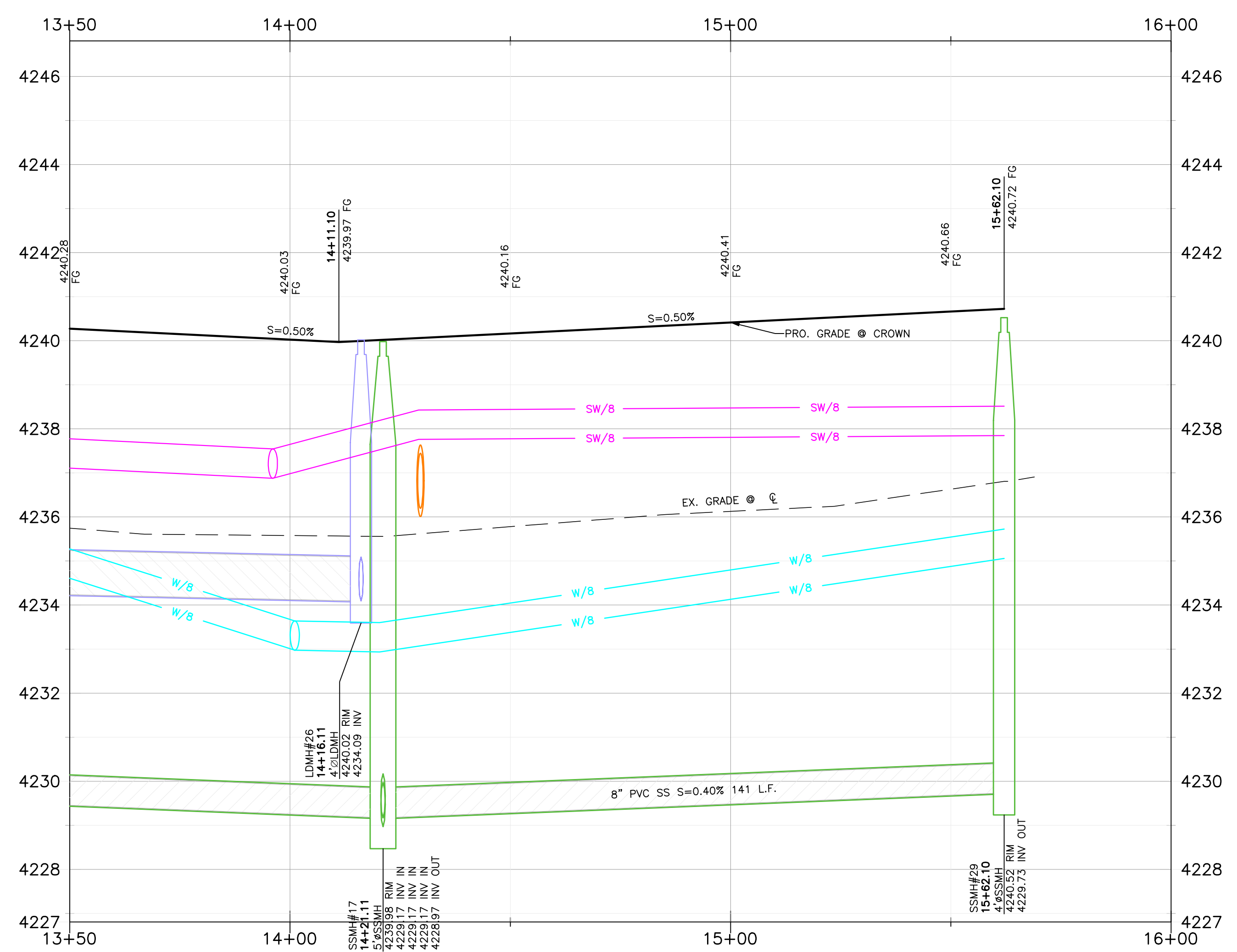
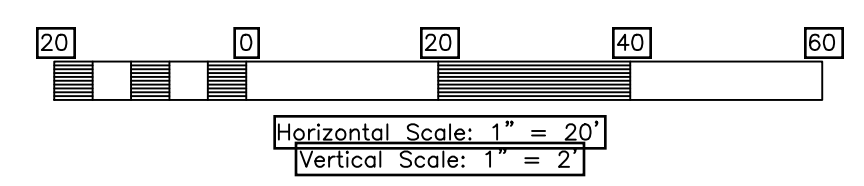
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SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

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**IRA**

REVISIONS	DESCRIPTION
DATE	

**1700 South Street 13+50.00 - 16+00.00**



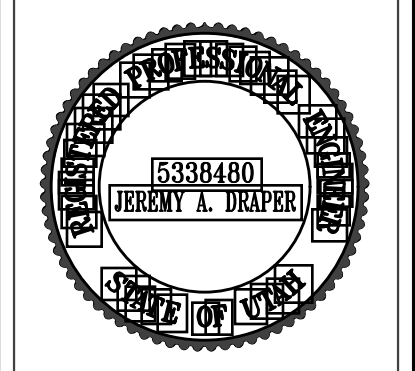
**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C16	89°57'36"	20.00'	31.40'	19.99'	S44°16'23"E	28.27'
C17	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
C42	89°57'36"	20.00'	31.40'	19.99'	N44°16'23"W	28.27'
C47	90°02'24"	20.00'	31.43'	20.01'	N45°43'37"E	28.29'

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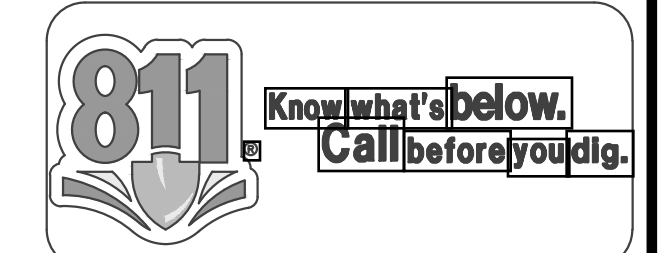
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**1700 South Street 13+50.00 - 16+00.00**

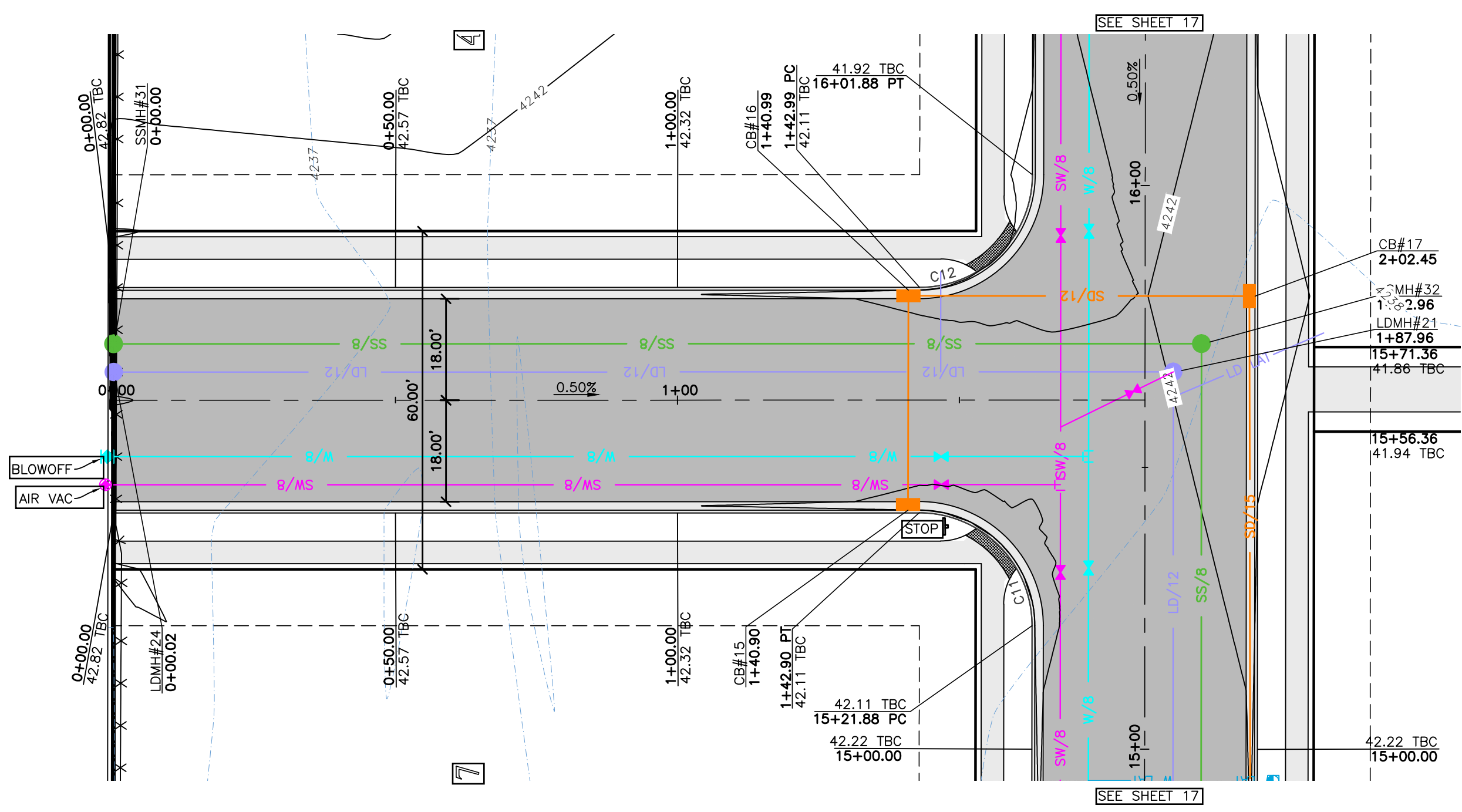


**Project Info.**

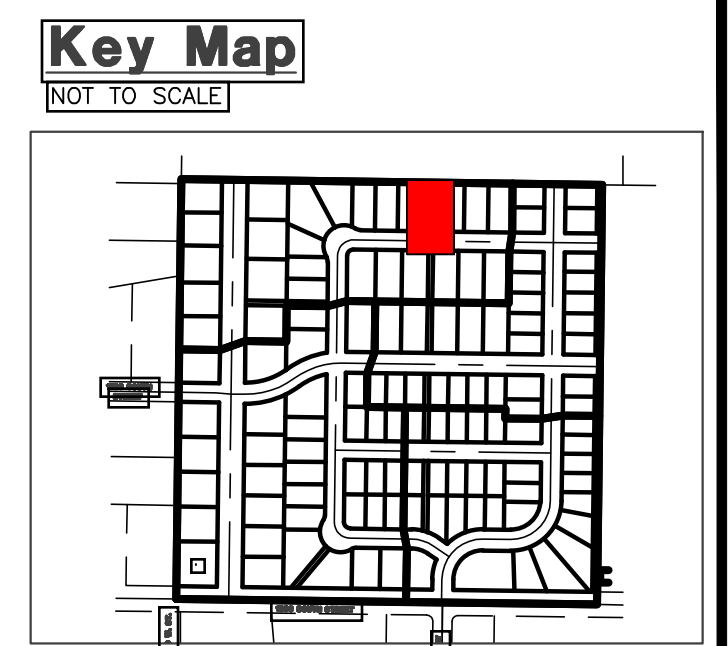
Engineer:	JEREMY A. DRAPER, P.E.
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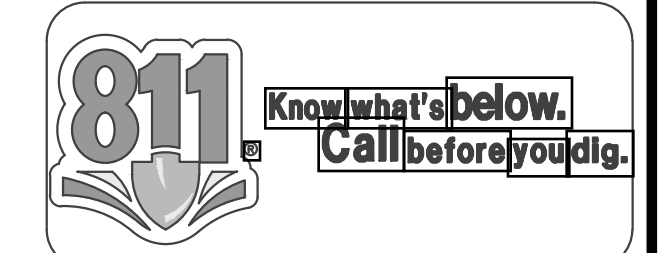
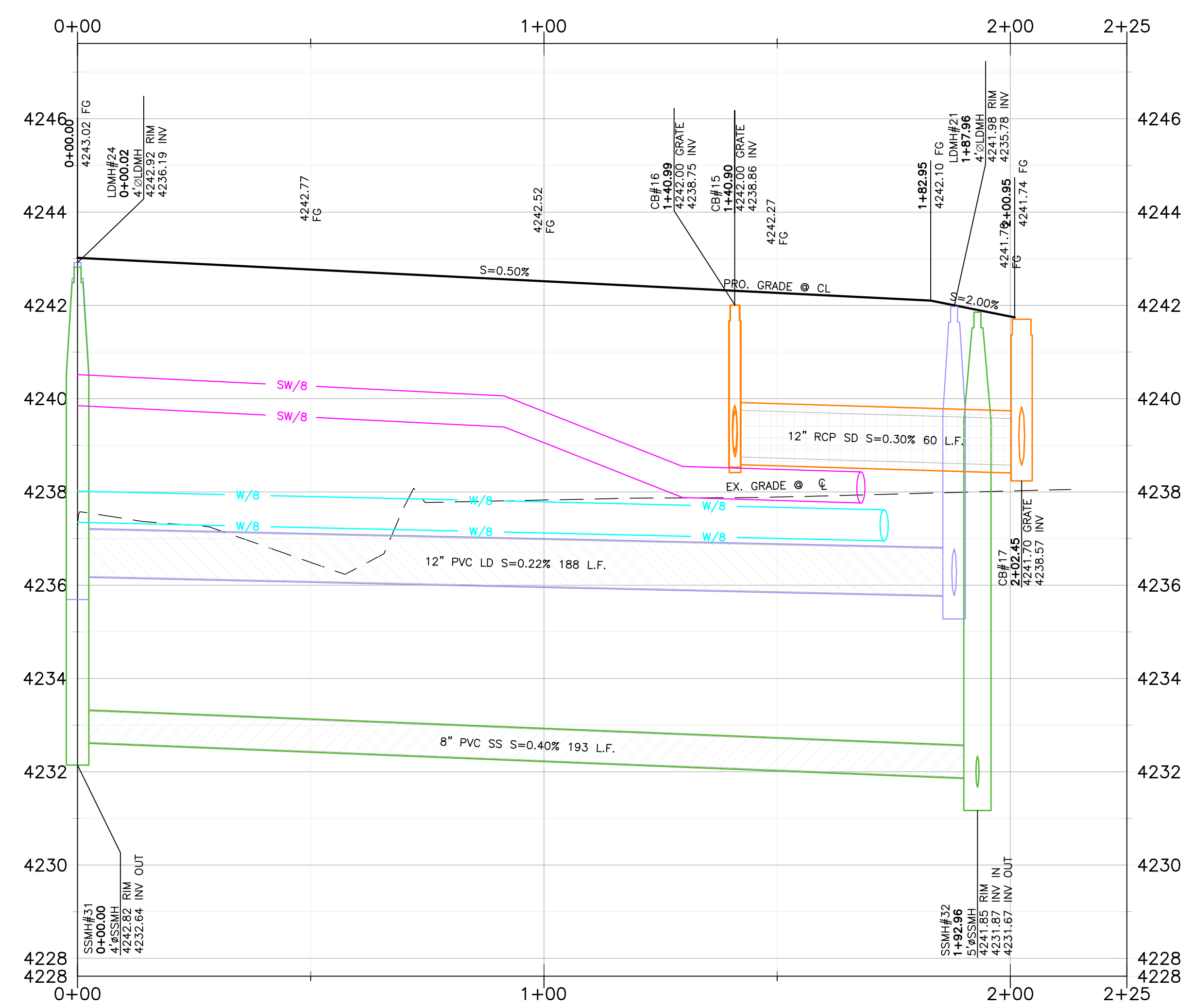
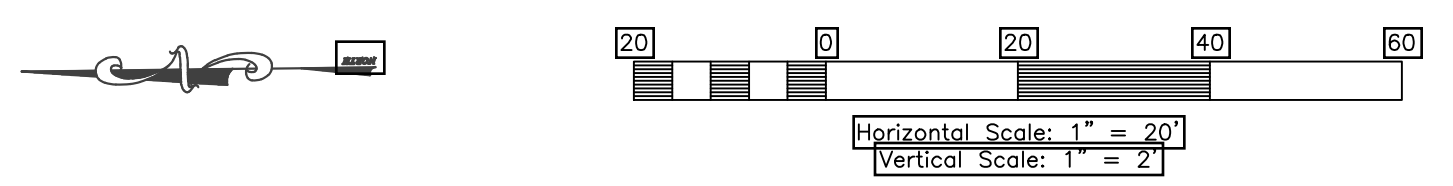


TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C11	90°03'41"	20.00'	31.44'	20.02'	N45°44'33"E	28.30'
C12	89°56'19"	20.00'	31.39'	19.98'	S44°15'27"E	28.27'



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- SECONDARY WATER**  
 SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE  
 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

**Street H 0+00.00 - 2+00.00**



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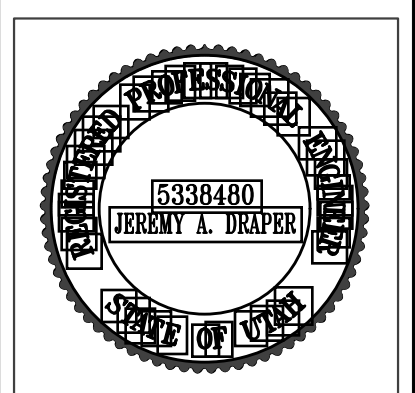
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REVISIONS	DESCRIPTION
DATE	

**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**Street H 0+00.00 - 2+00.00**



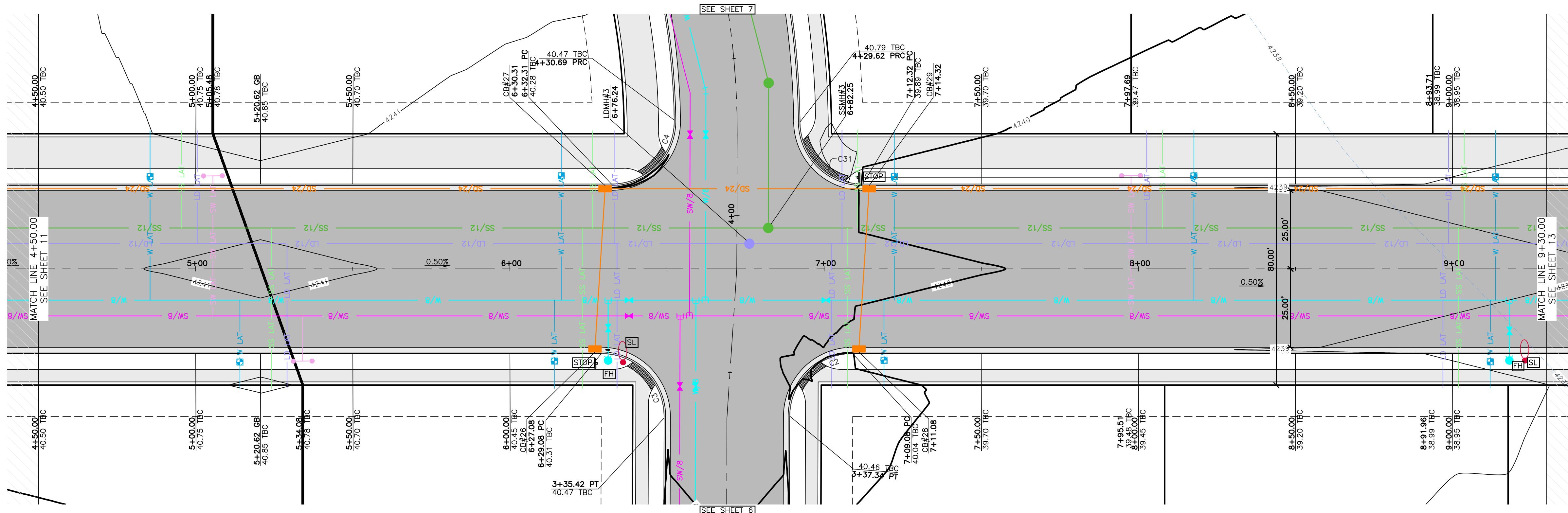
**Project Info.**

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION PHASE 1
Number:	6298-14

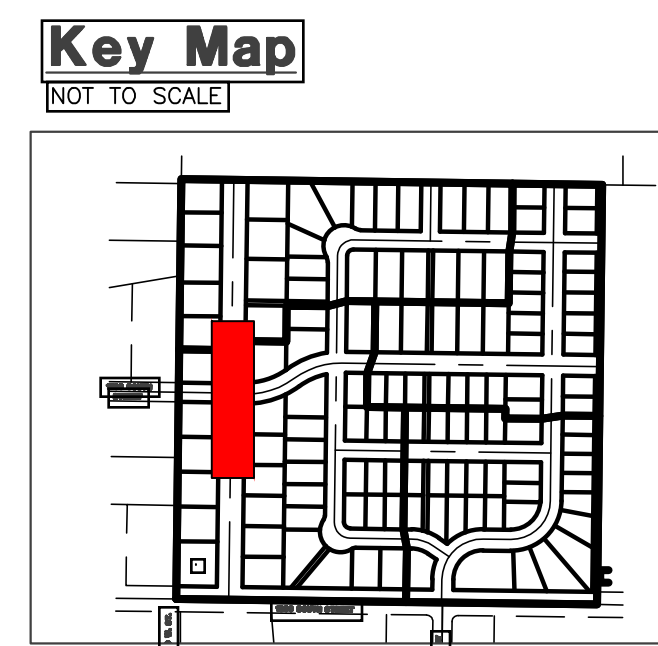
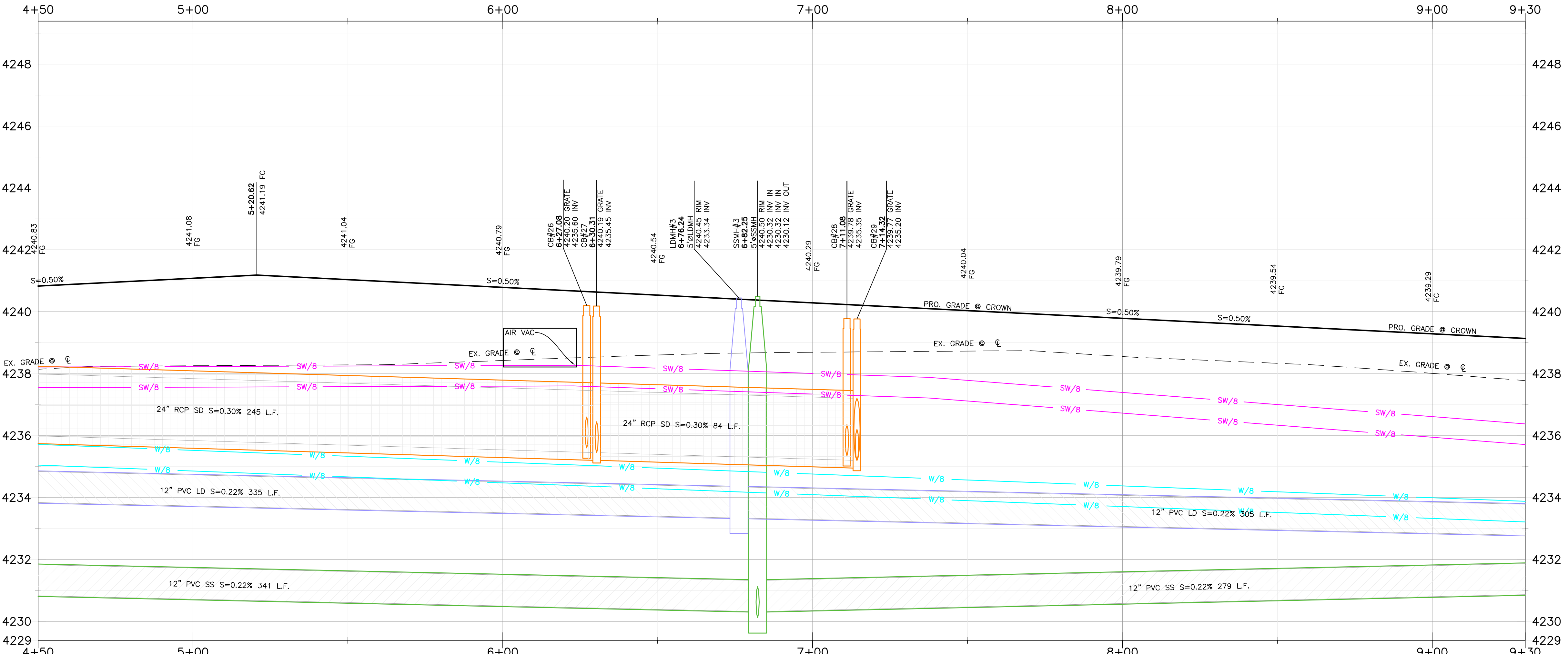
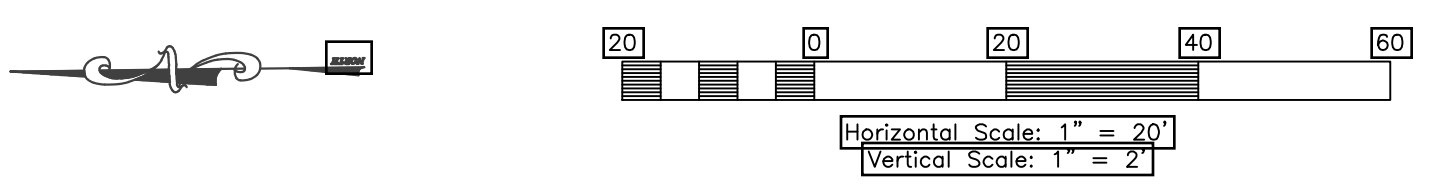








**Street A 4+50.00 - 9+30.00**



**Construction Notes:**

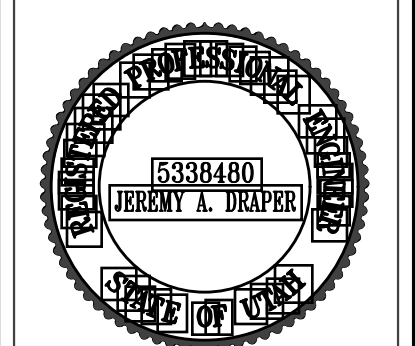
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SD/24 - 24" RCP CLASS III STORM DRAIN  
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SD/36 - 36" RCP CLASS III STORM DRAIN
- SECONDARY WATER**  
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE  
SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	89°50'20"	20.00'	31.36'	19.94'	N44°12'45"W	28.24'
C3	90°09'40"	20.00'	31.47'	20.06'	N45°47'15"E	28.32'
C4	90°53'13"	20.00'	31.73'	20.31'	S44°44'11"E	28.50'
C31	89°21'19"	20.00'	31.19'	19.78'	S45°23'05"W	28.12'

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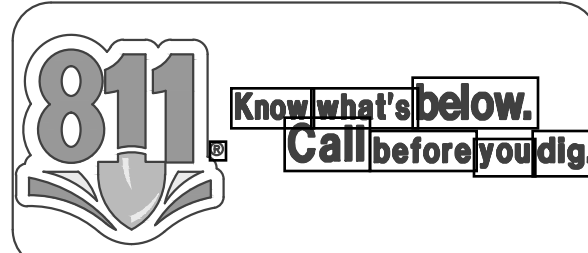
REVISIONS	DESCRIPTION
DATE	

**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH  
**Street A 4+50.00 - 9+30.00**

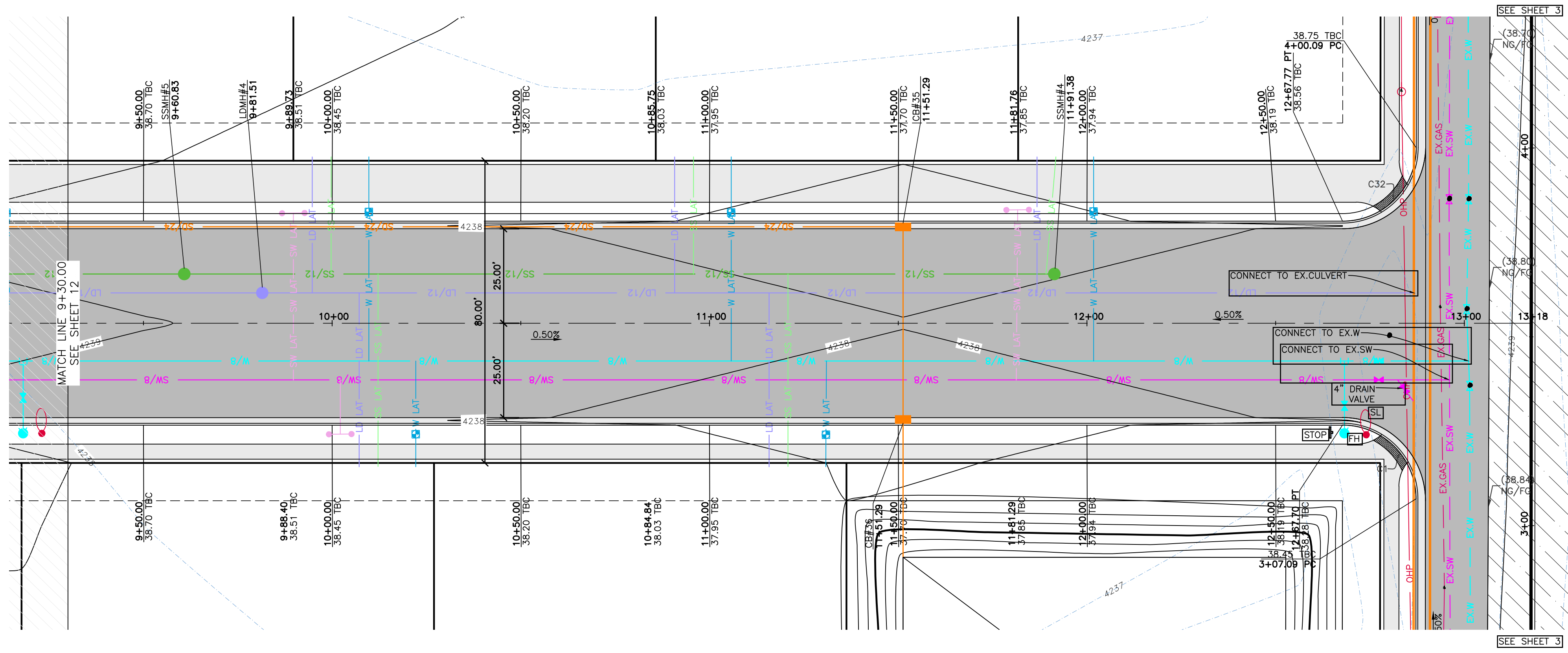


**Project Info.**

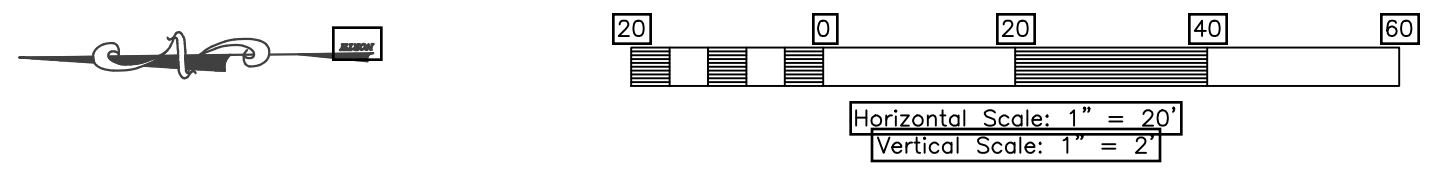
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
Phase:	PHASE 1
Number:	6298-14





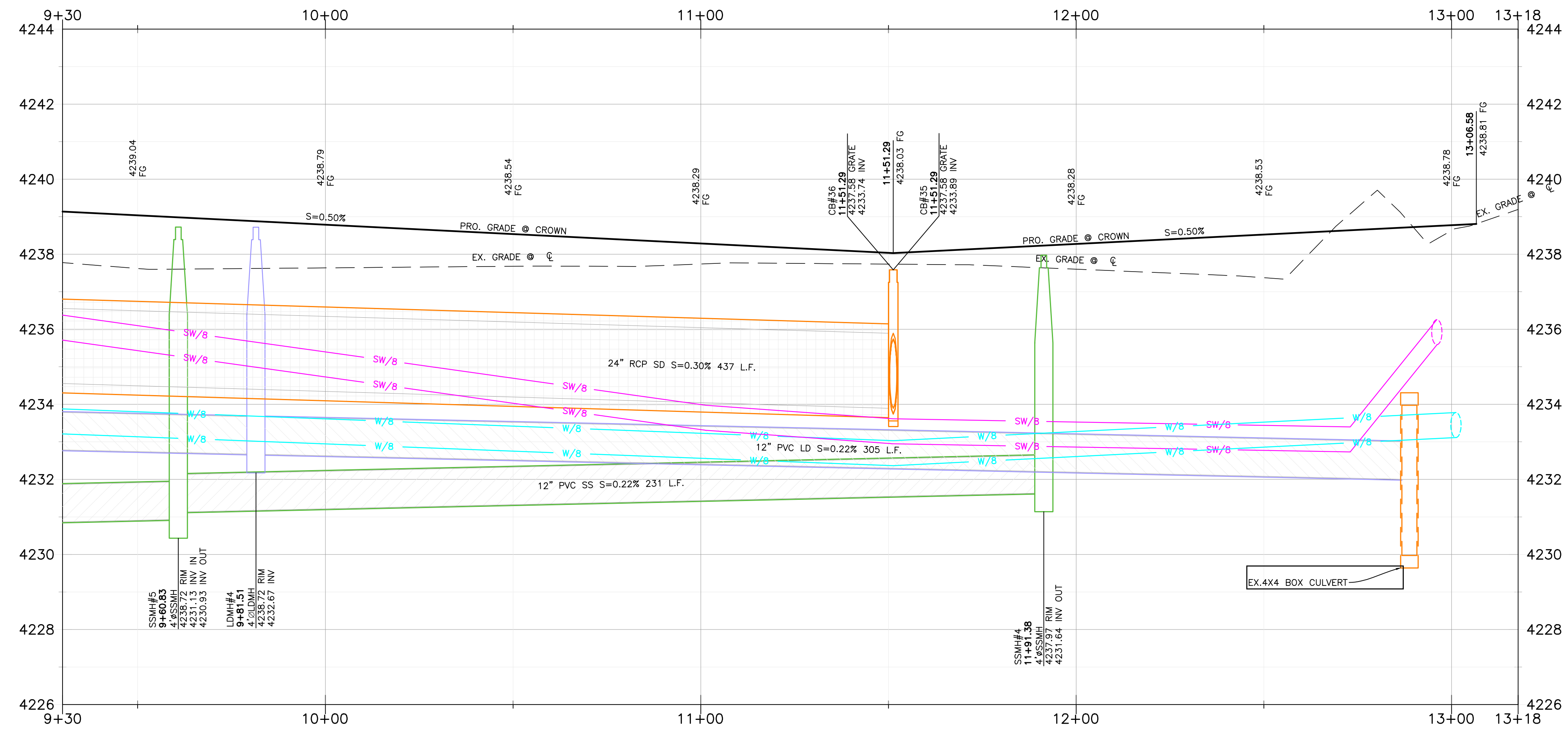


**Street A 9+30.00 - 13+17.74**

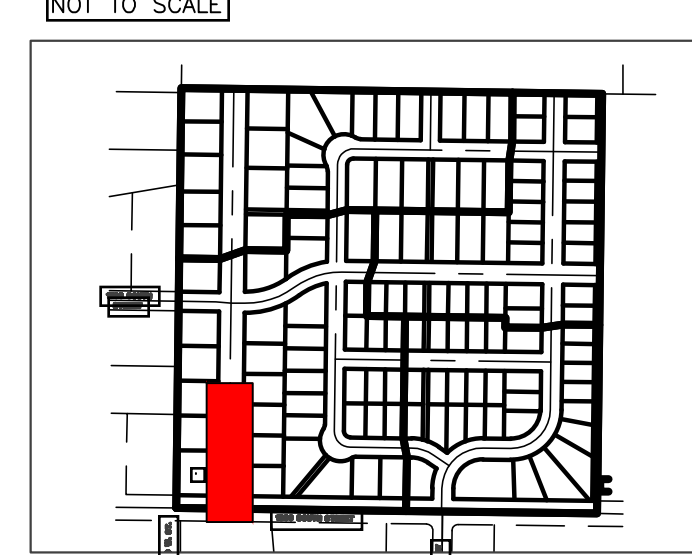


**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	90°02'24"	19.50'	30.64'	19.51'	N45°43'37"E	27.59'
C32	89°57'36"	19.50'	30.62'	19.49'	S44°16'23"E	27.57'



**Key Map**



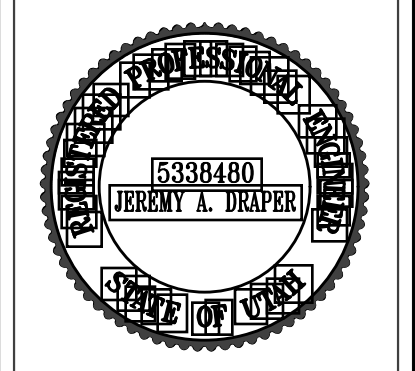
**Construction Notes:**

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NOTE: 5' MIN. COVER REQUIRED OVER CW LINES  
W/8 - 8" DIP W/POLY WRAP WATER LINE  
W - 1" TYPE K COPPER SERVICE LATERAL
- SANITARY SEWER**  
SS/4 - 4" PVC SDR-35 SERVICE LATERAL  
SS/8 - 8" PVC SDR-35 SEWER LINE
- STORM DRAIN**  
SD/12 - 12" RCP CLASS III STORM DRAIN  
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SD/30 - 30" RCP CLASS III STORM DRAIN  
SD/36 - 36" RCP CLASS III STORM DRAIN
- SECONDARY WATER**  
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE  
SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

**Reeve & Associates, Inc.**  
15388480  
JEREMY A. DRAPER, P.E.  
WEBER COUNTY, UTAH

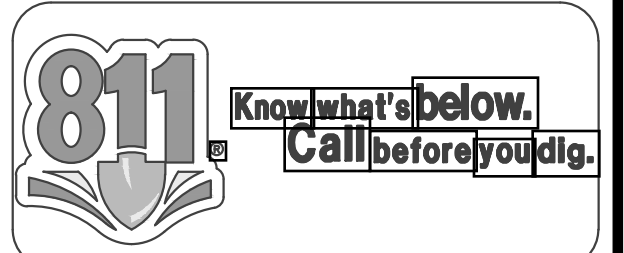
REVISIONS	DESCRIPTION
DATE	

**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH  
**Street A 9+30.00 - 13+17.74**

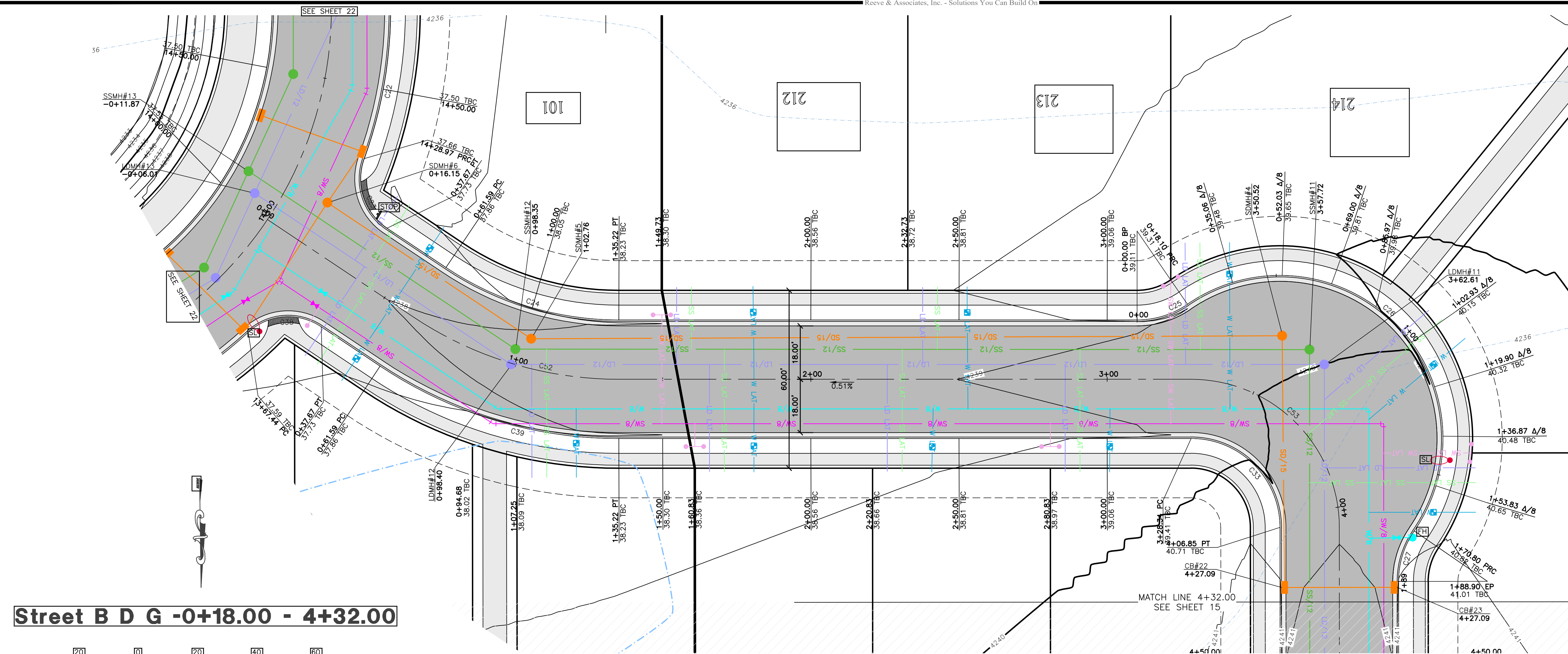


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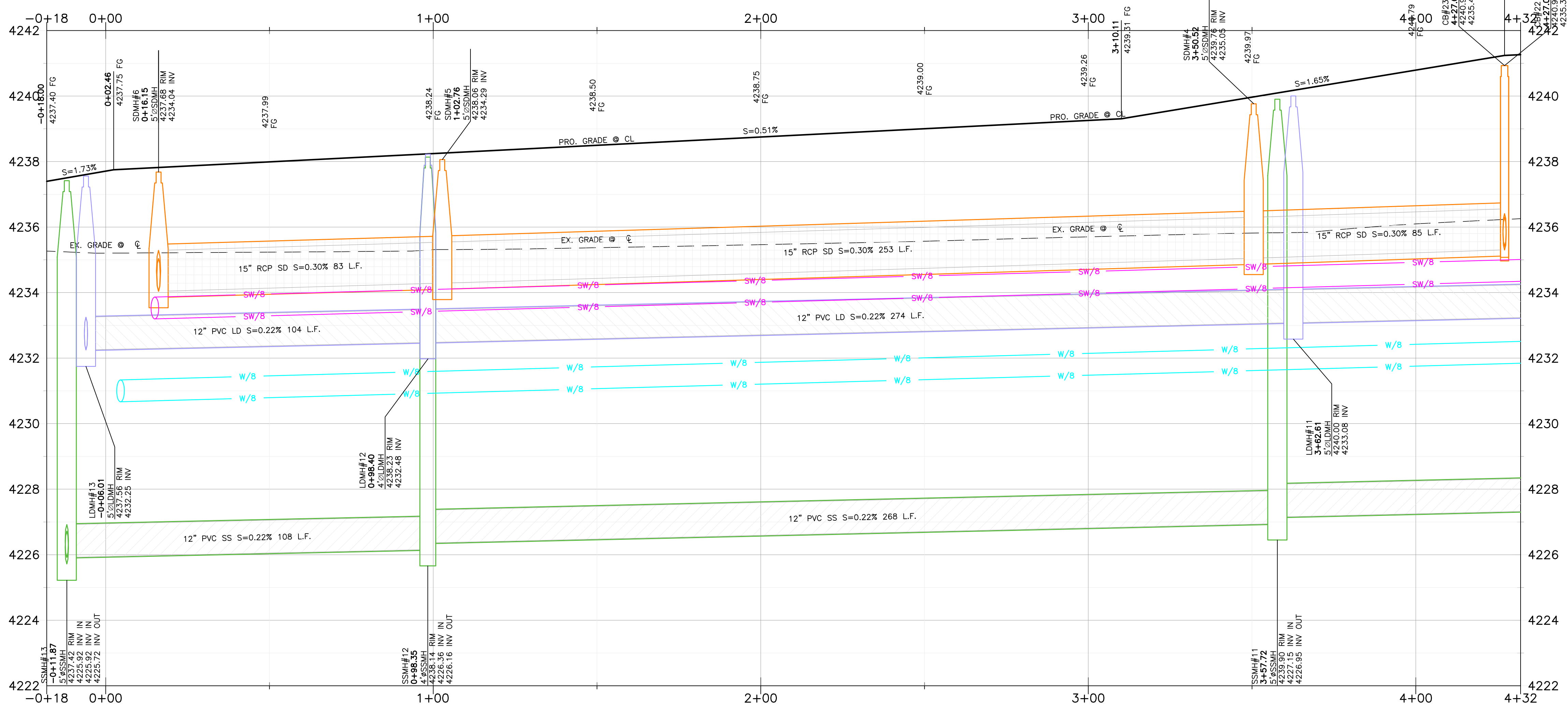
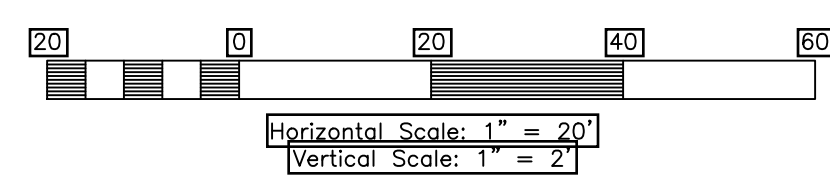
Engineer:	JEREMY A. DRAPER, P.E.
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Begin Date:	MARCH 2023
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Number:	6298-14





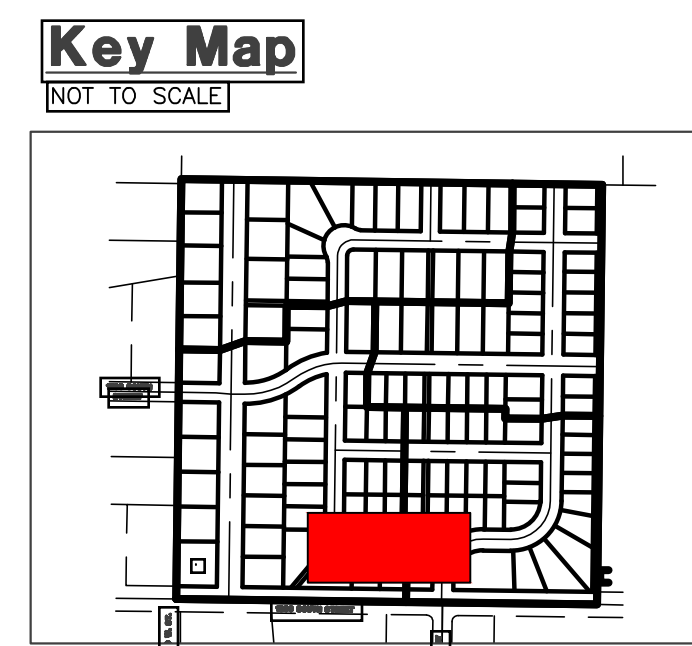


**Street B D G -0+18.00 - 4+32.00**



TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C19	90°03'29"	108.00'	169.76'	108.11'	S45°43'05"W	152.81'
C22	20°01'58"	148.00'	51.75'	26.14'	S10°42'19"W	51.48'
C23	76°13'33"	20.00'	26.61'	15.69'	N17°23'28"W	24.69'
C24	33°44'56"	105.00'	61.85'	31.85'	N72°22'43"W	60.96'
C25	34°33'37"	30.00'	18.10'	9.33'	S73°28'01"W	17.82'
C26	159°04'50"	55.00'	152.71'	297.92'	S44°16'23"E	108.17'
C27	34°33'37"	30.00'	18.10'	9.33'	N17°59'14"E	17.82'
C33	89°57'36"	30.00'	47.10'	29.98'	S44°16'23"E	42.41'
C38	76°48'37"	19.87'	26.64'	15.75'	N86°22'59"E	24.69'
C39	33°44'56"	145.00'	85.41'	43.98'	N72°22'43"W	84.18'

Centerline Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C52	33°44'56"	125.00'	73.63'	37.92'	N72°22'43"W	72.57'
C53	89°57'36"	50.00'	78.50'	49.97'	N44°16'23"W	70.69'



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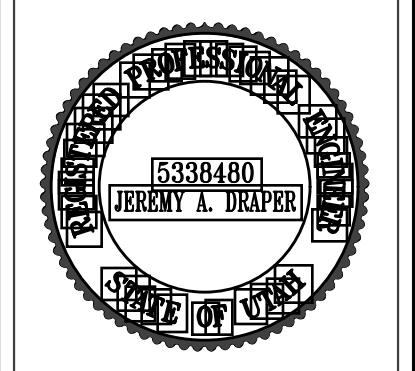
**REVISIONS**

NO.	DATE	DESCRIPTION

**IRA**

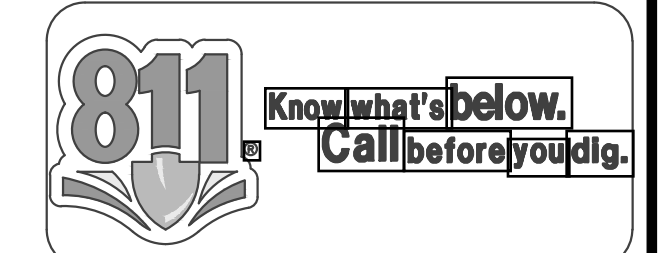
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**Street B D G -0+18.00 - 4+32.00**

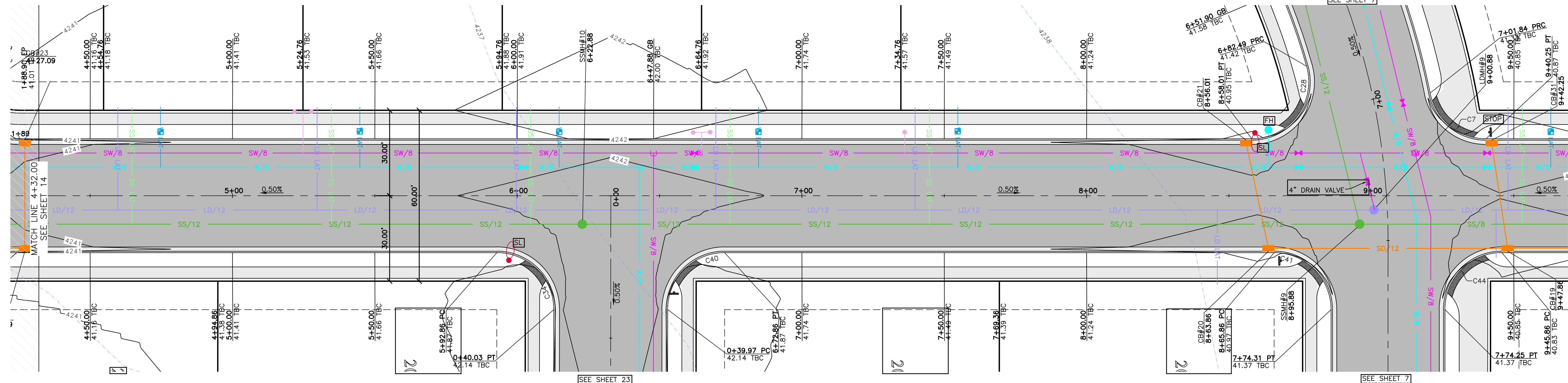


**Project Info.**

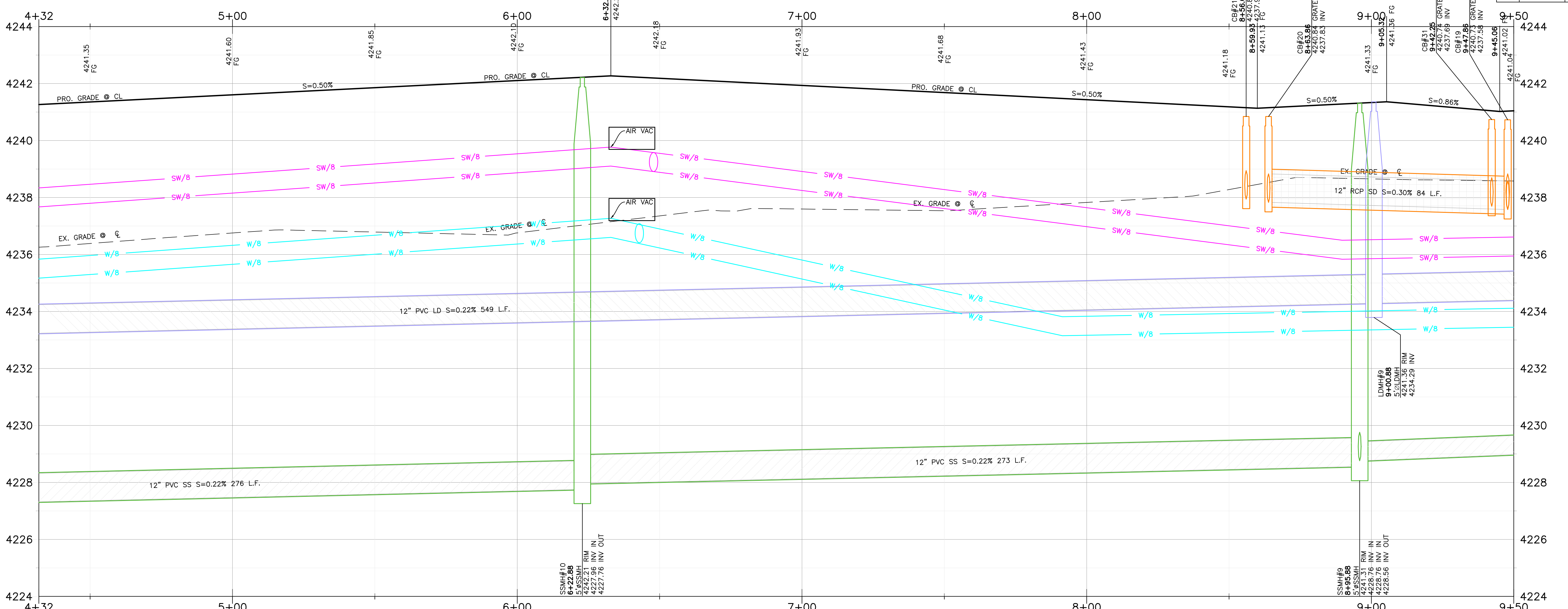
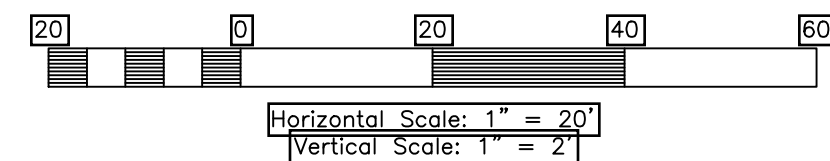
Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION  
 PHASE 1  
 Number: 6298-14



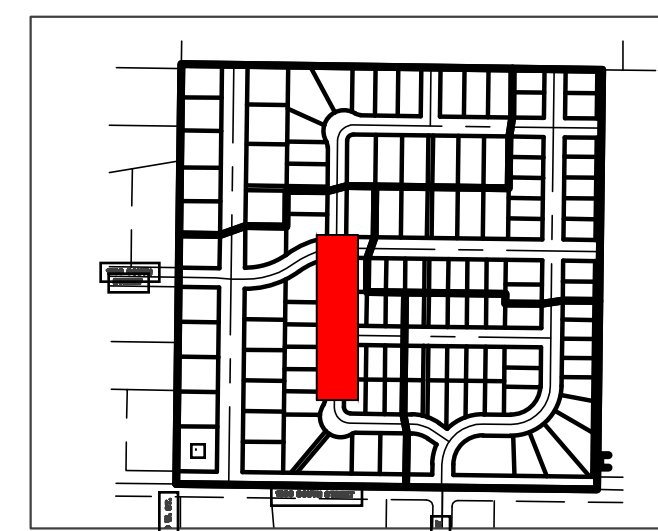




**Street B D G 4+32.00 - 9+50.00**



**Key Map**  
NOT TO SCALE



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- SECONDARY WATER**  
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE  
SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C7	78°38'42"	20.00'	27.45'	16.38'	N40°01'46"E	25.35'
C28	105°50'30"	20.00'	36.95'	26.46'	N52°12'50"W	31.91'
C34	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
C40	89°57'36"	20.00'	31.40'	19.99'	S44°16'23"E	28.27'
C41	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
C44	89°57'36"	20.00'	31.40'	19.99'	S44°16'23"E	28.27'

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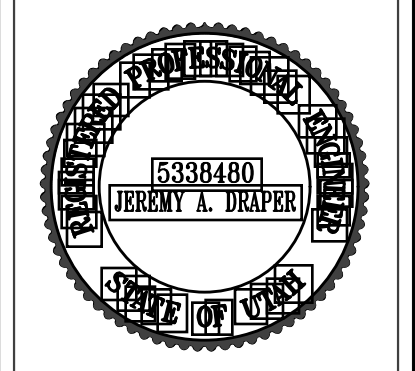
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**REVISIONS**

NO.	DATE	DESCRIPTION

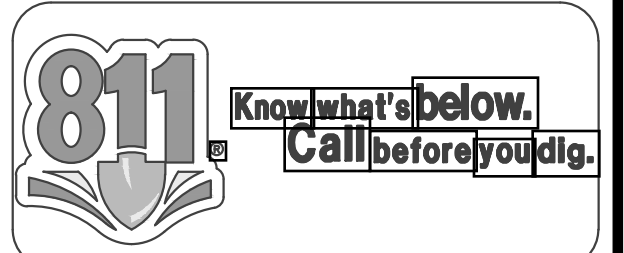
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**Street B D G 4+32.00 - 9+50.00**

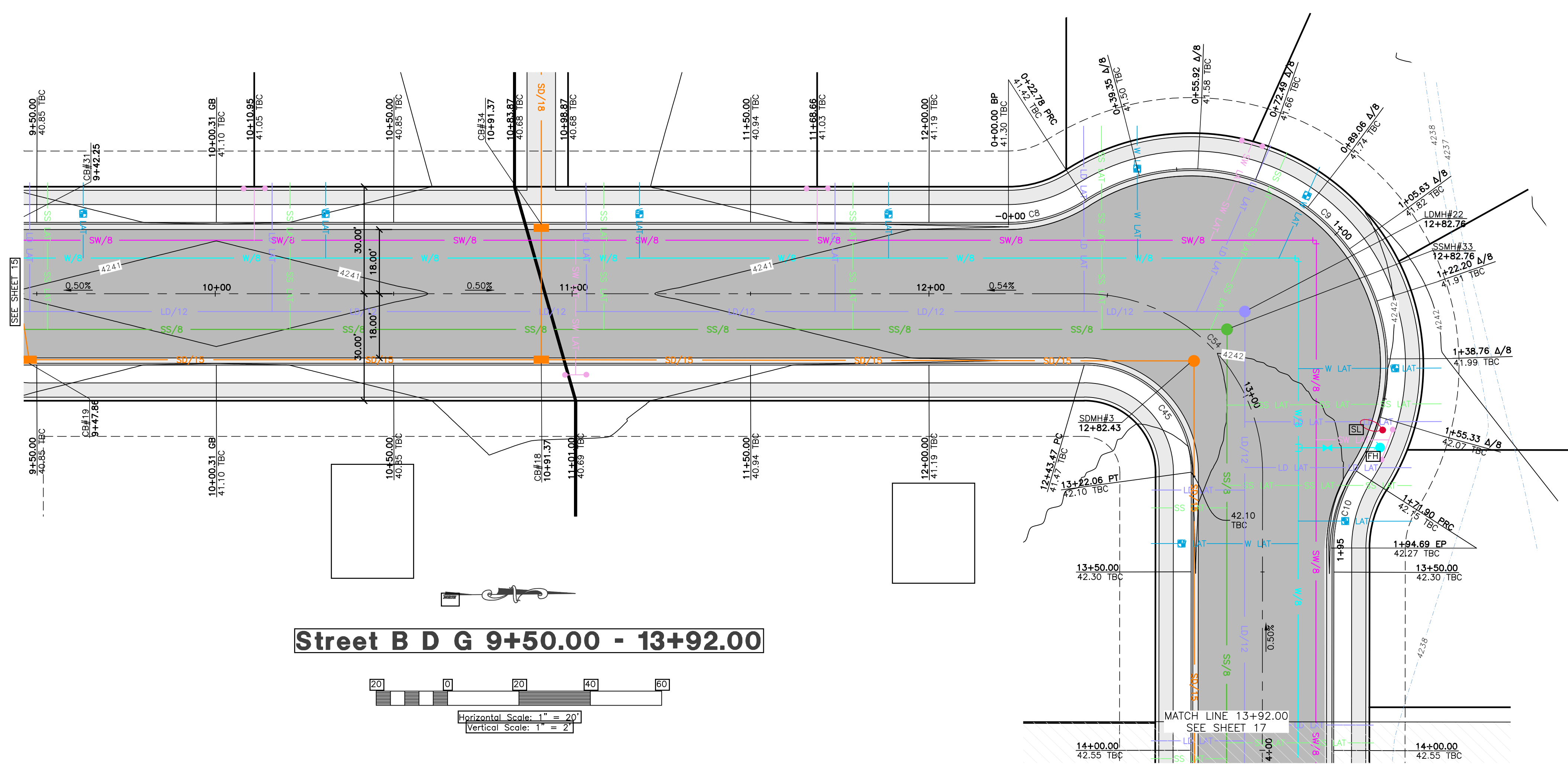


**Project Info.**

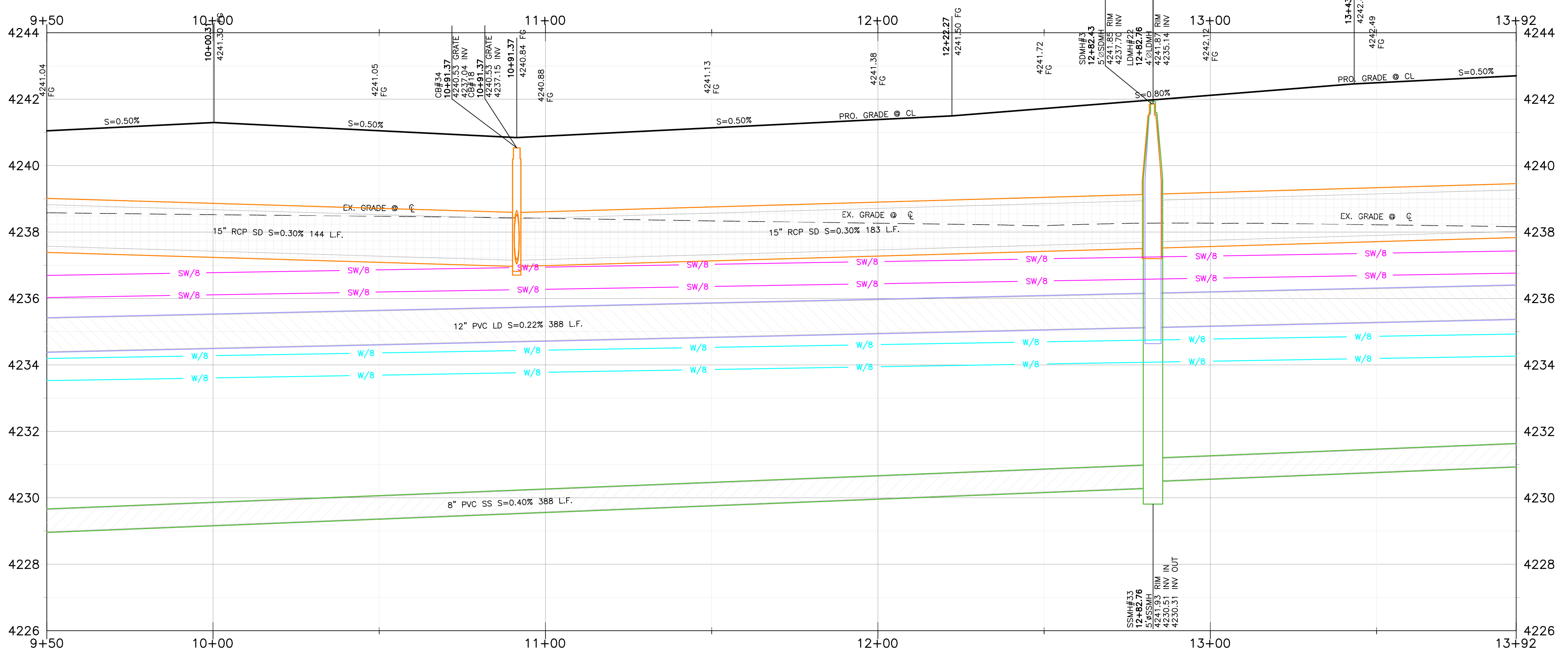
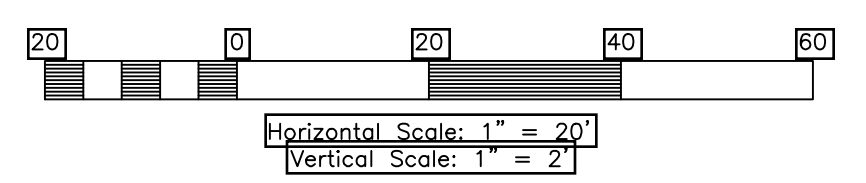
Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION  
 PHASE 1  
 Number: 6298-14







**Street B D G 9+50.00 - 13+92.00**



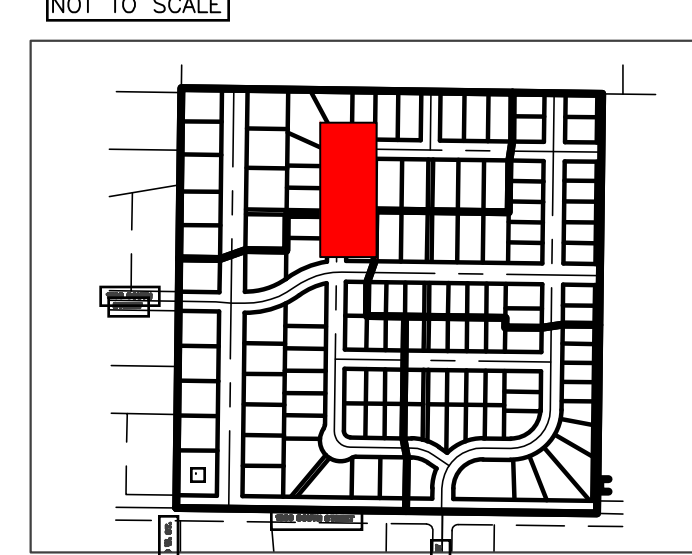
**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C8	32°38'13"	40.00'	22.78'	11.71'	N15°36'41"W	22.48'
C9	155°20'24"	55.00'	149.12'	251.62'	S45°44'24"W	107.46'
C10	32°38'13"	40.00'	22.78'	11.71'	S72°54'30"E	22.48'
C45	90°03'58"	30.00'	47.16'	30.03'	S45°44'24"W	42.45'

**Centerline Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C54	90°03'58"	50.00'	78.60'	50.06'	N45°44'24"E	70.75'

**Key Map**



**Construction Notes:**

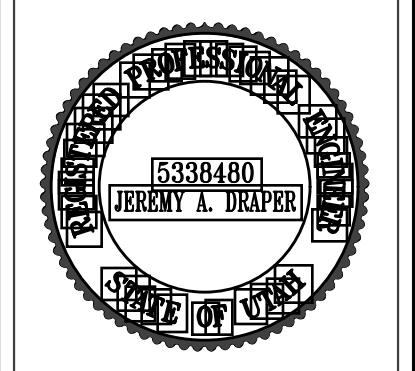
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LAND SURVEYORS • CIVIL ENGINEERS • LAND DEVELOPERS  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 801-1100 • WWW.REEVE-RA.COM

REVISIONS	DESCRIPTION
DATE	

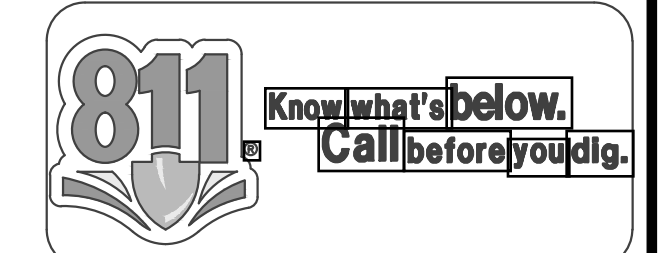
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**Street B D G 9+50.00 - 13+92.00**

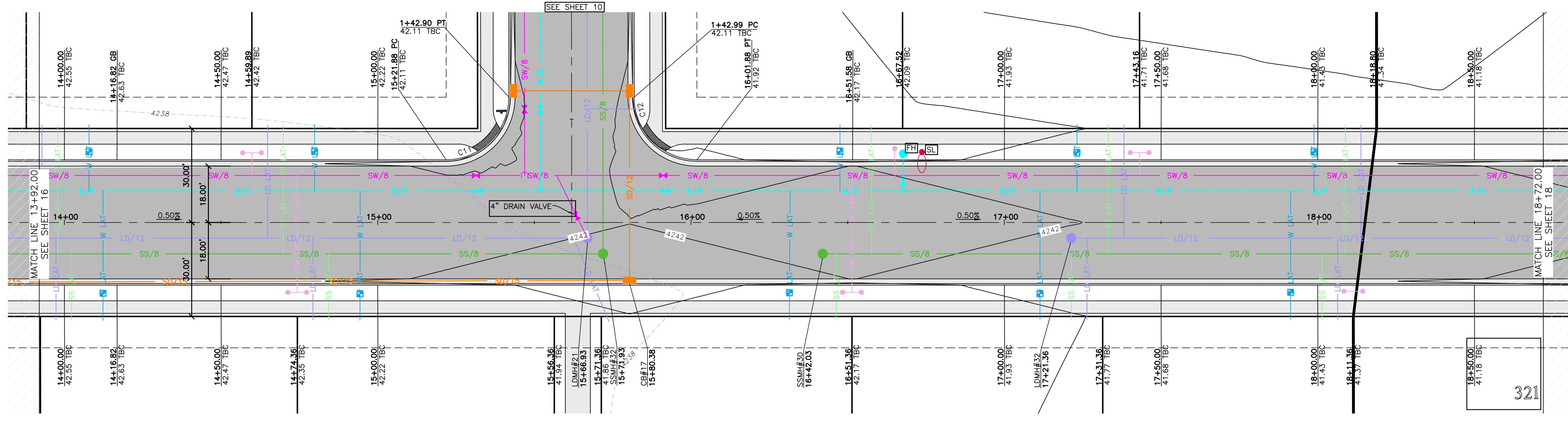


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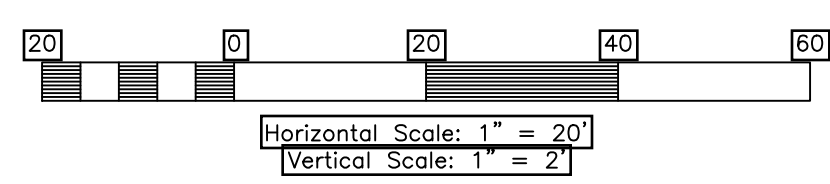
Engineer:	JEREMY A. DRAPER, P.E.
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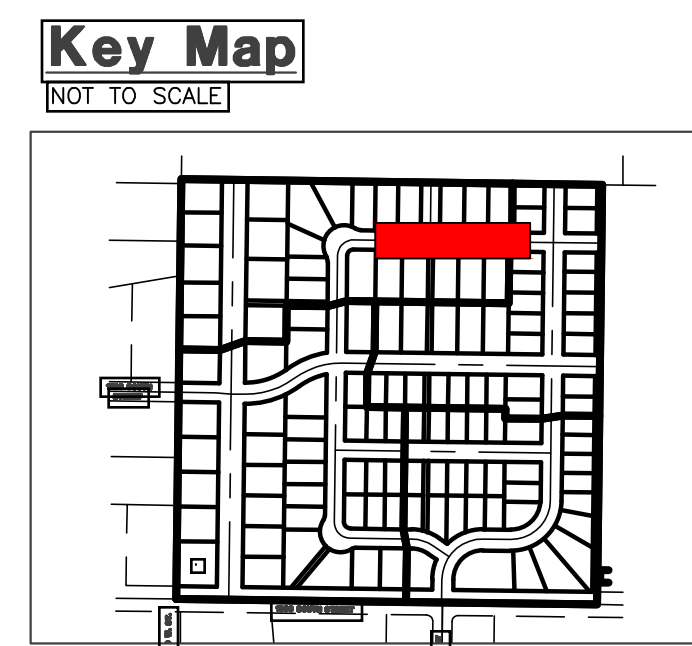
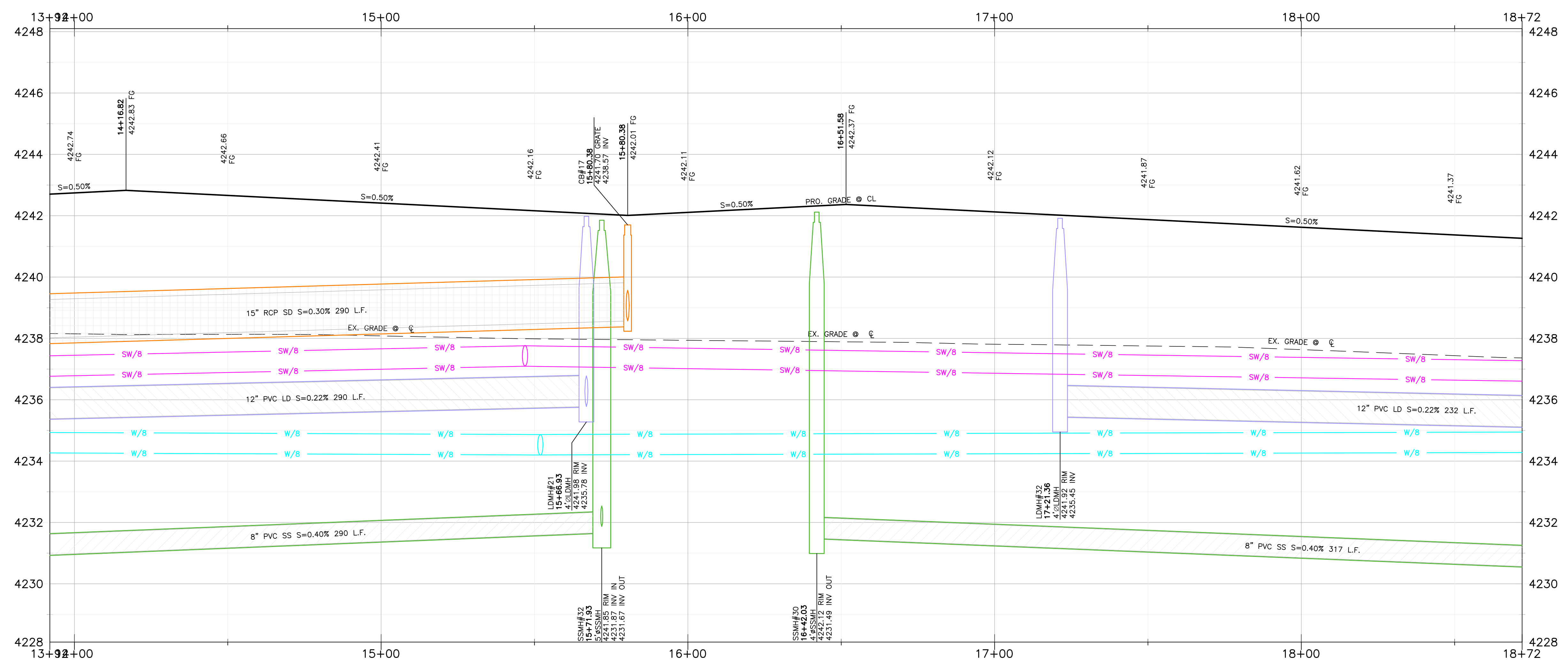


**Street B D G 13+92.00 - 18+72.00**



**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C11	90°03'41"	20.00'	31.44'	20.02'	N45°44'33"E	28.30'
C12	89°56'19"	20.00'	31.39'	19.98'	S44°15'27"E	28.27'



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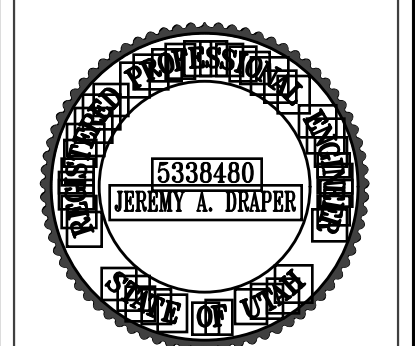
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REVISIONS	DESCRIPTION
DATE	

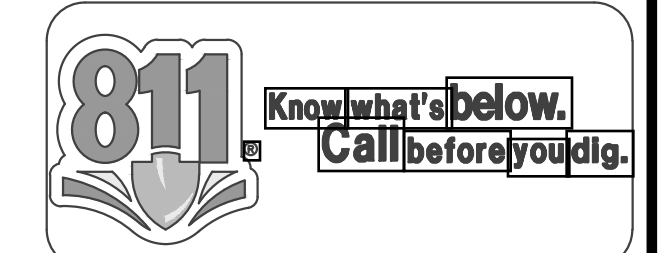
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**Street B D G 13+92.00 - 18+72.00**

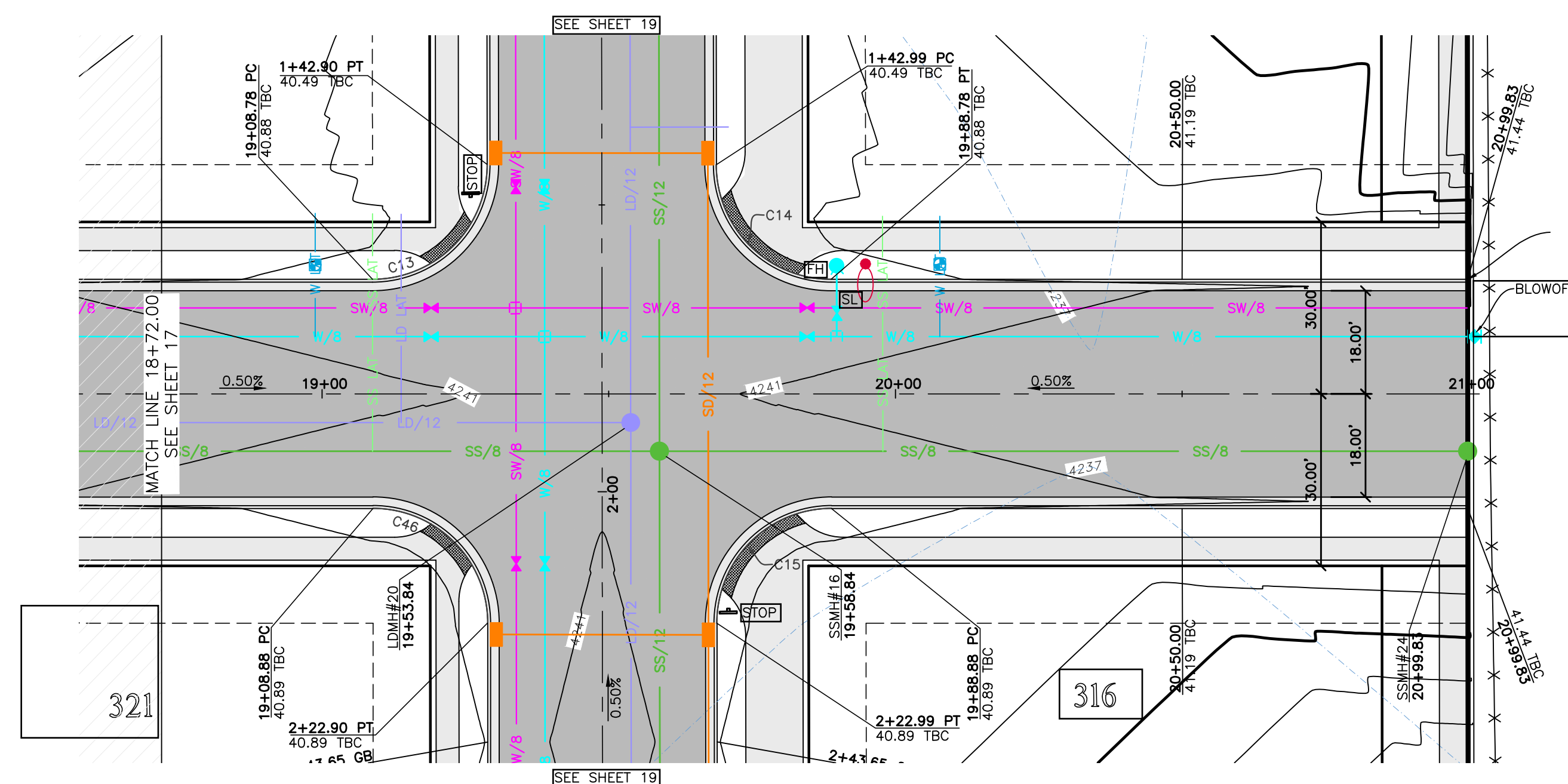


**Project Info.**

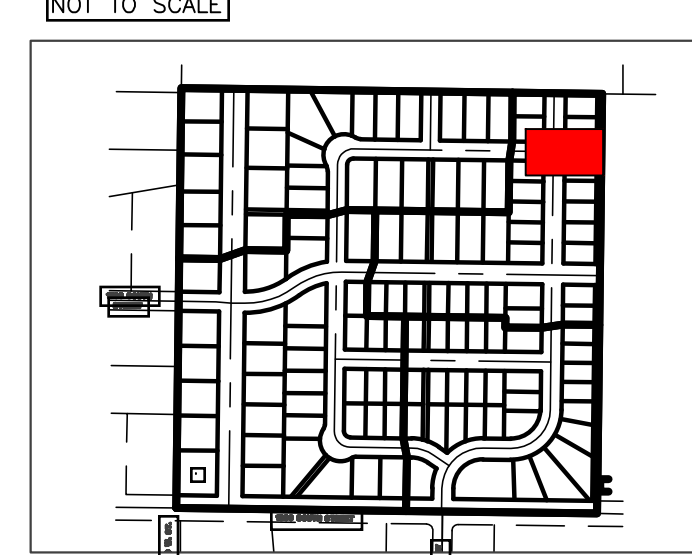
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
Phase:	PHASE 1
Number:	6298-14







**Key Map**  
NOT TO SCALE



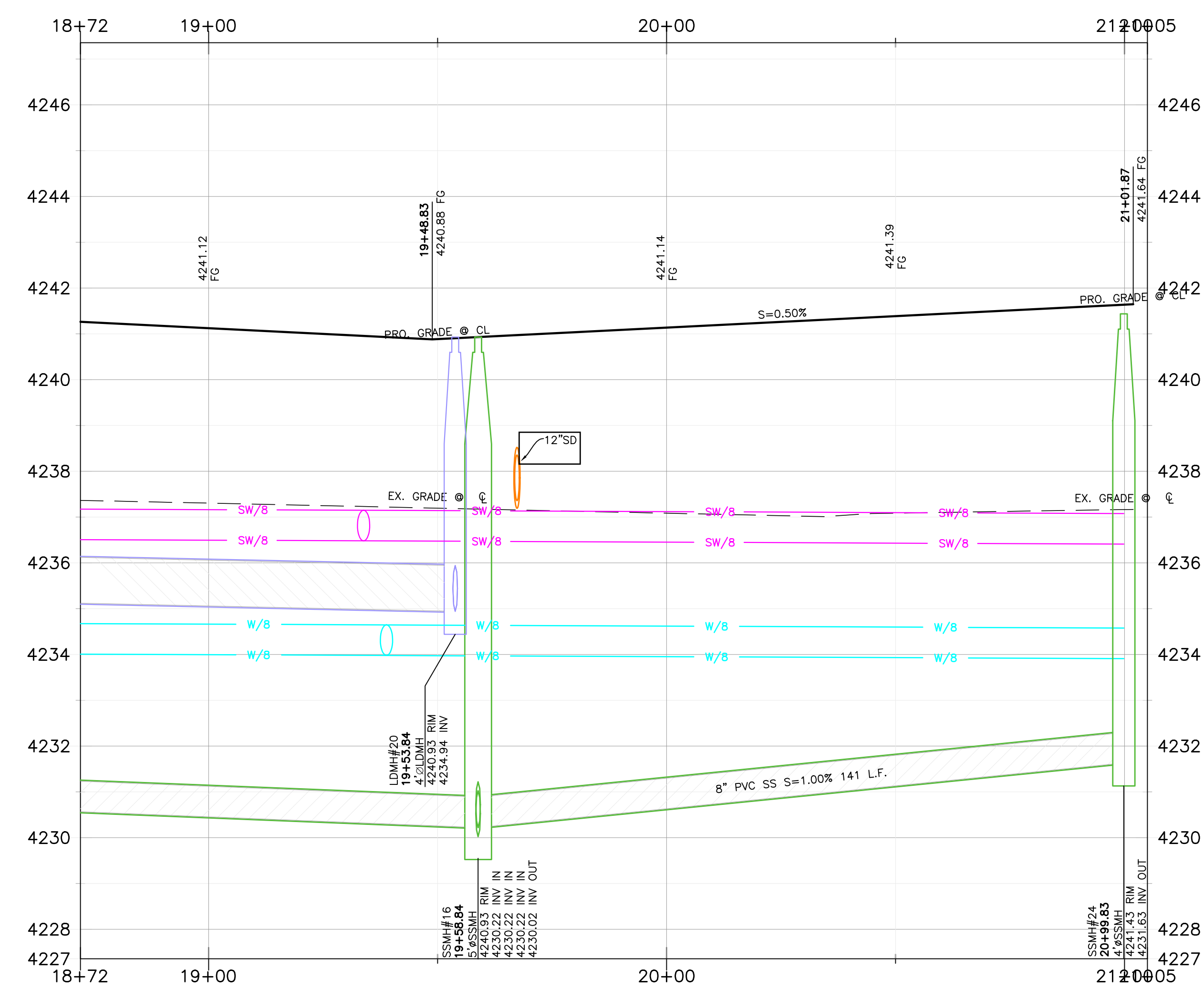
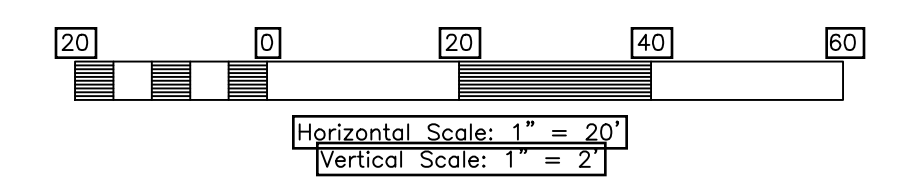
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REVISIONS	DESCRIPTION
DATE	

**Street B D G 18+72.00 - 20+99.83**

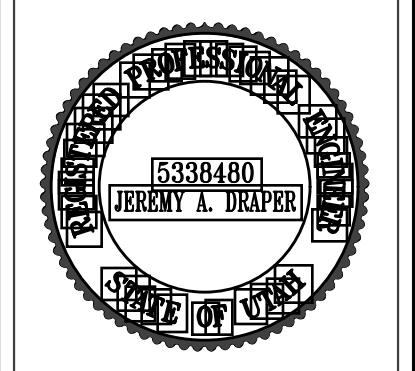


**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C13	90°03'58"	20.00'	31.44'	20.02'	N45°44'24"E	28.30'
C14	89°56'02"	20.00'	31.39'	19.98'	S44°15'36"E	28.27'
C15	90°03'58"	20.00'	31.44'	20.02'	S45°44'24"W	28.30'
C46	89°56'02"	20.00'	31.39'	19.98'	N44°15'36"W	28.27'

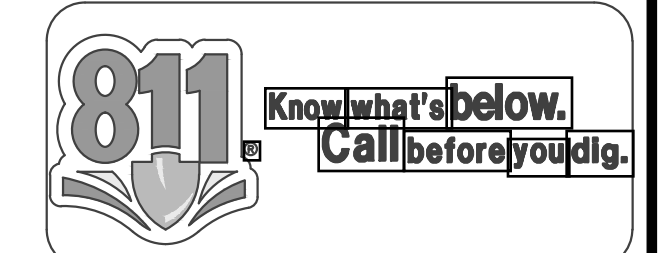
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**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH  
**Street B D G 18+72.00 - 20+99.83**



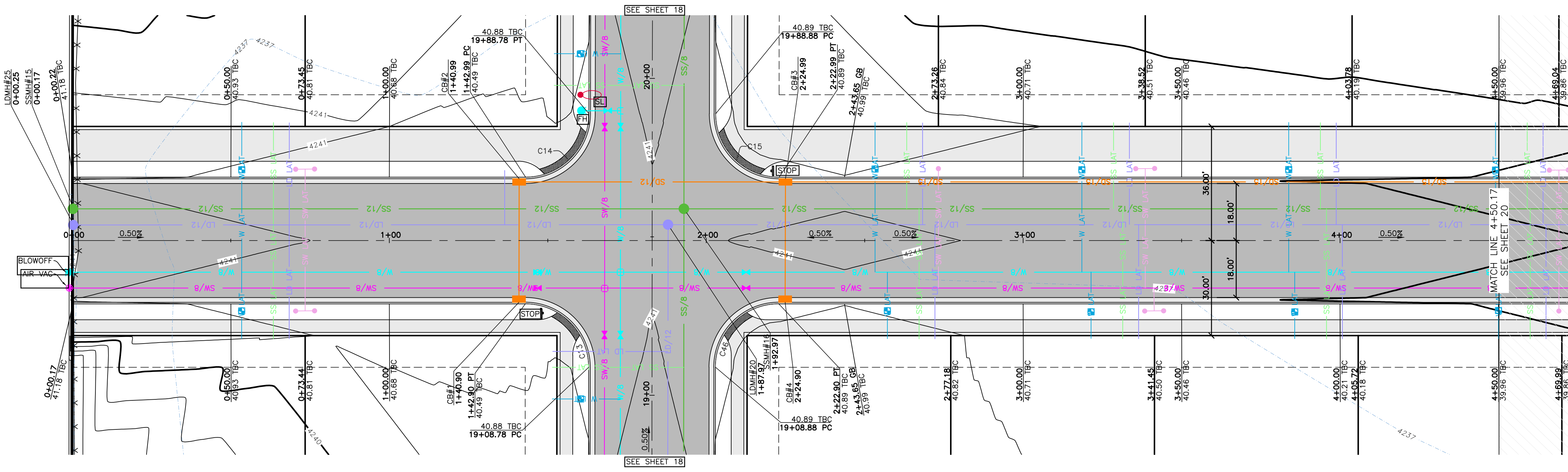
**Project Info.**

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
Phase:	PHASE 1
Number:	6298-14

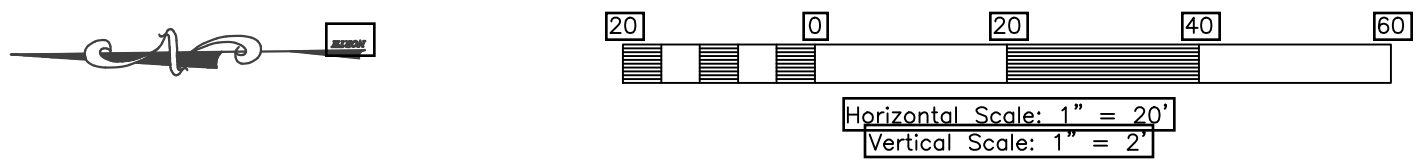


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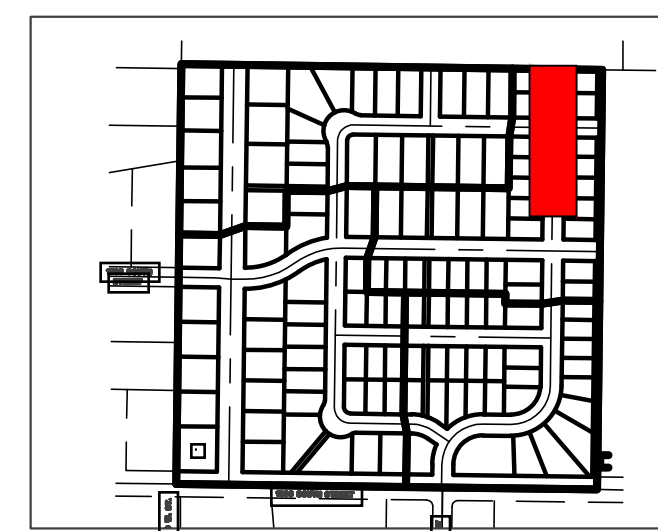




**Street C 0+00.00 - 4+50.00**



**Key Map**  
NOT TO SCALE

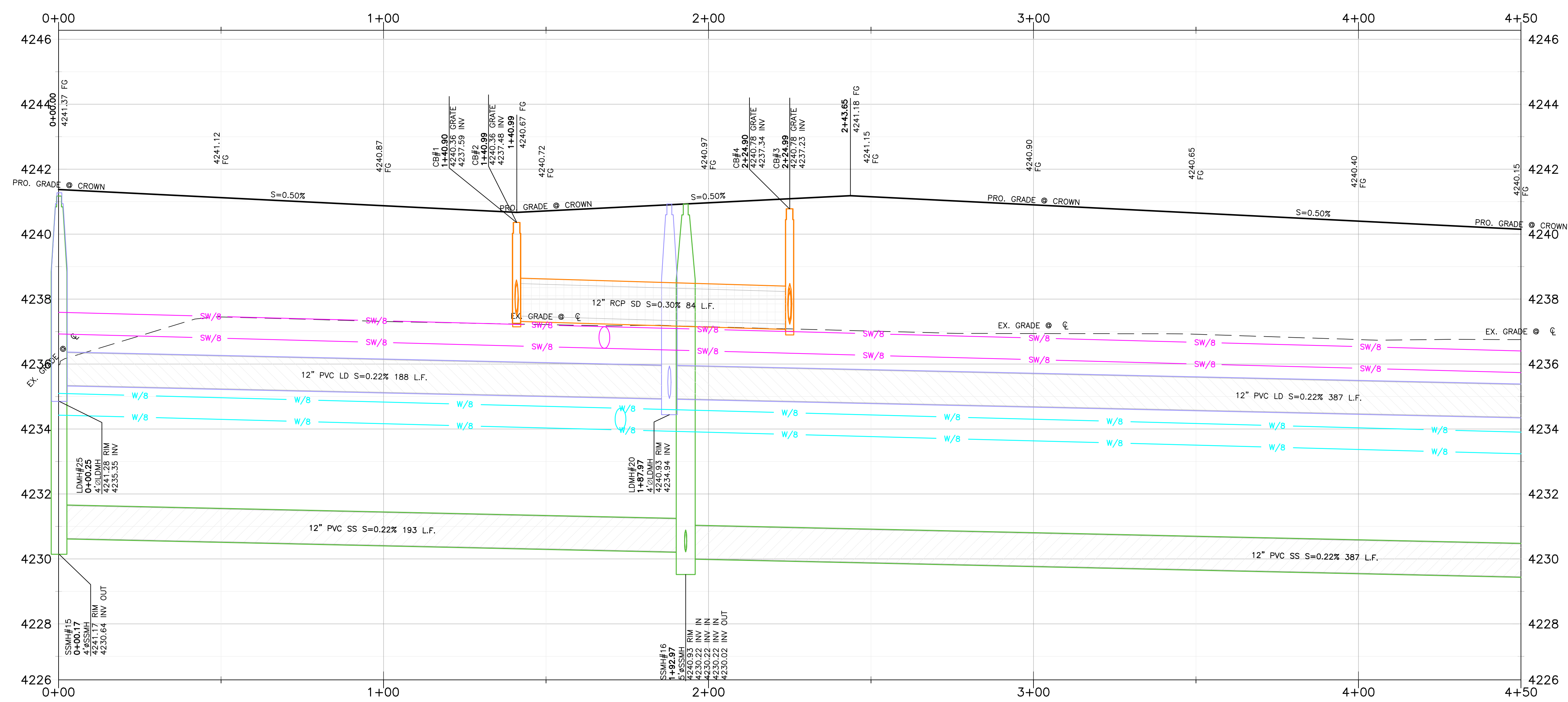


**Construction Notes:**

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  - CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- CULINARY WATER**  
NOTE: 5" MIN. COVER REQUIRED OVER CW LINES  
W/8 - 8" DIP W/POLY WRAP WATER LINE  
W - 1" TYPE K COPPER SERVICE LATERAL
- SANITARY SEWER**  
SS/4 - 4" PVC SDR-35 SERVICE LATERAL  
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- STORM DRAIN**  
SD/12 - 12" RCP CLASS III STORM DRAIN  
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- SECONDARY WATER**  
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE  
SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

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C13	90°03'58"	20.00'	31.44'	20.02'	N45°44'24"E	28.30'
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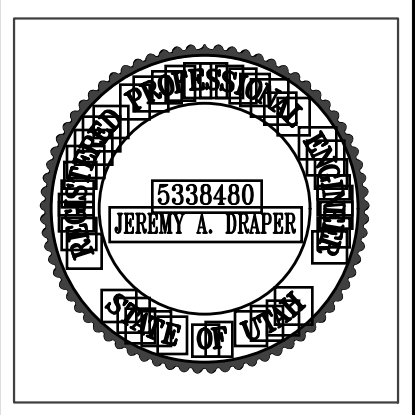
**Reeve & Associates, Inc.**  
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TEL: (801) 801-7100 WWW.REEVE.COM

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REVISIONS	DESCRIPTION
DATE	

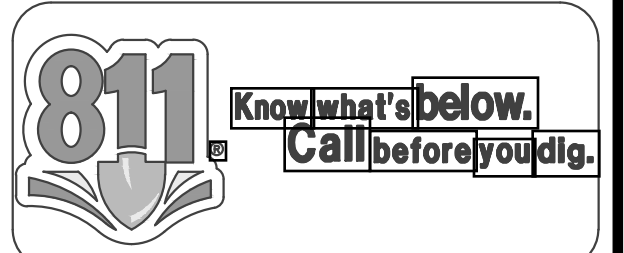
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**Street C 0+00.00 - 4+50.00**

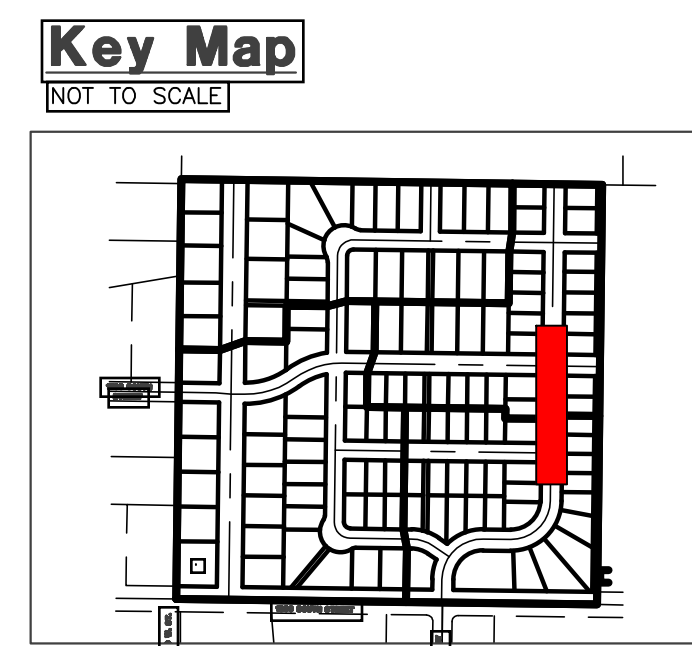
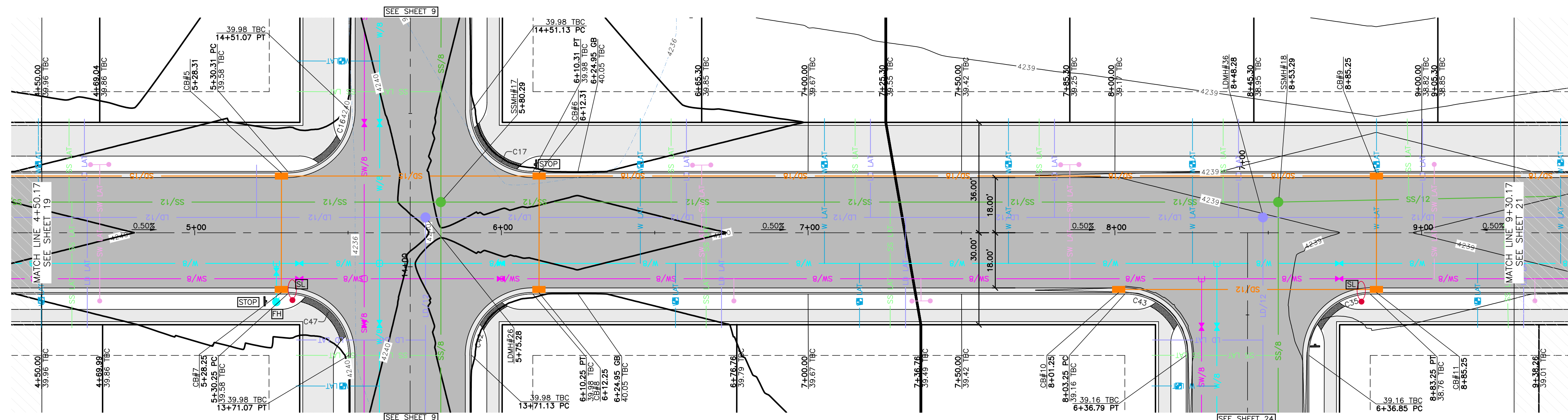


**Project Info.**

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
Phase:	PHASE 1
Number:	6298-14



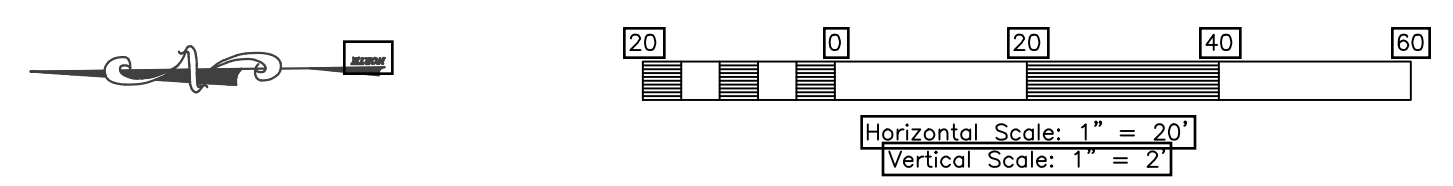




**Construction Notes:**

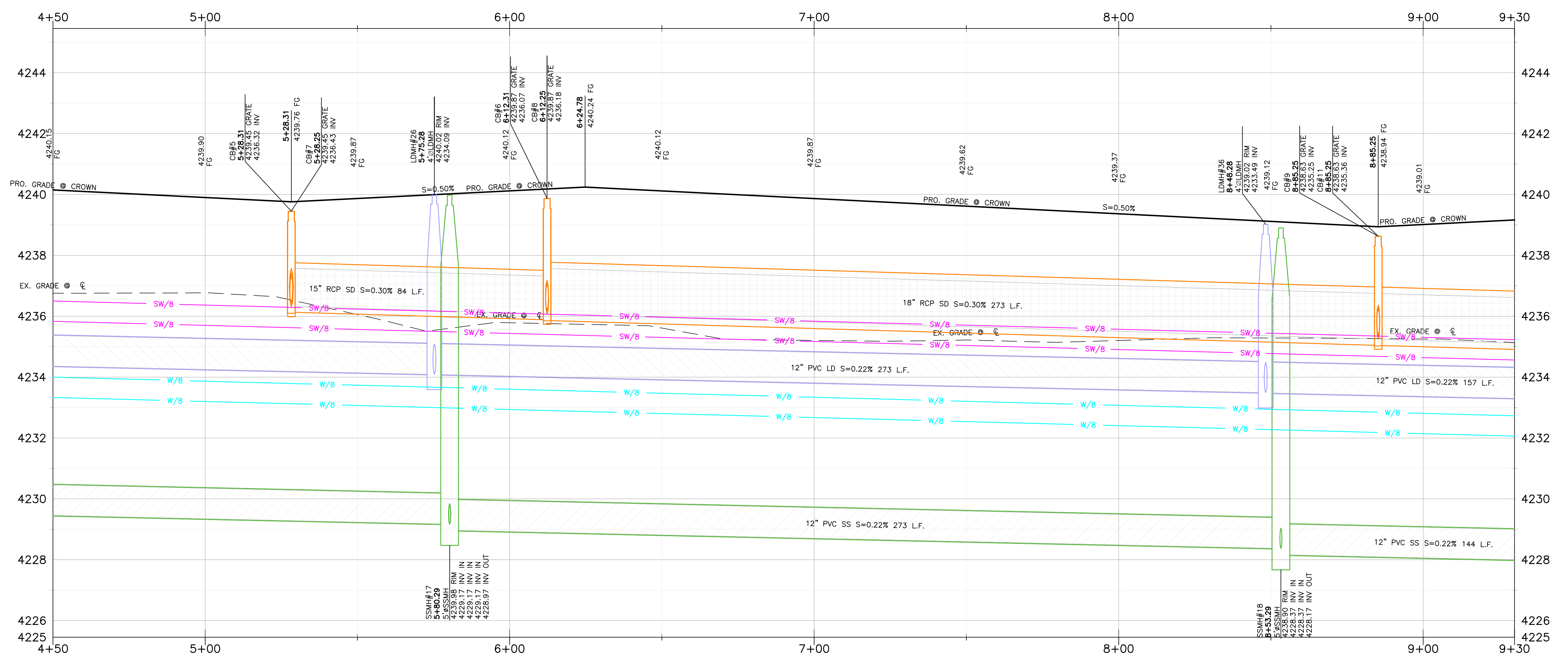
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- SECONDARY WATER**  
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE  
SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

**Street C 4+50.00 - 9+30.00**



**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C16	89°57'36"	20.00'	31.40'	19.99'	S44°16'23"E	28.27'
C17	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
C35	89°57'36"	20.00'	31.40'	19.99'	N44°16'23"W	28.27'
C42	89°57'36"	20.00'	31.40'	19.99'	N44°16'23"W	28.27'
C43	90°02'24"	20.00'	31.43'	20.01'	N45°43'37"E	28.29'
C47	90°02'24"	20.00'	31.43'	20.01'	N45°43'37"E	28.29'



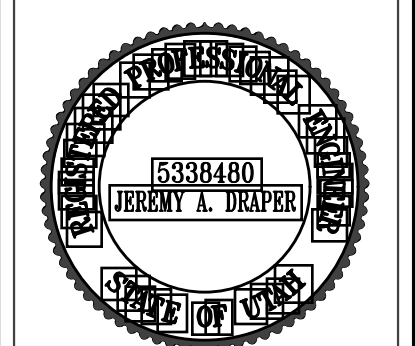
**Reeve & Associates, Inc.**  
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REVISIONS	DESCRIPTION
DATE	

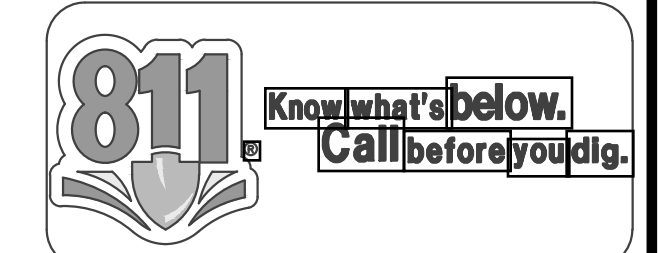
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**Street C 4+50.00 - 9+30.00**

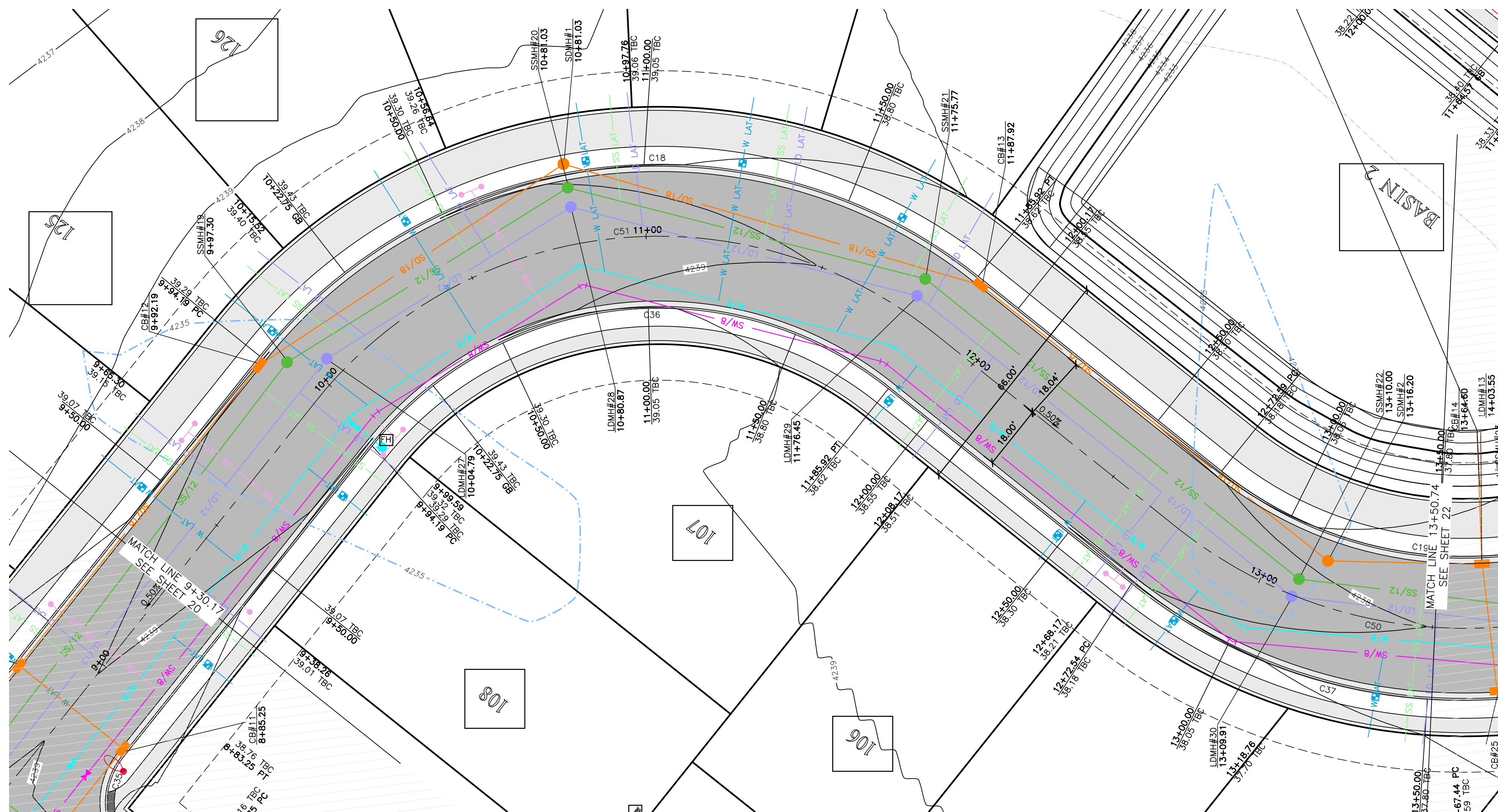


**Project Info.**

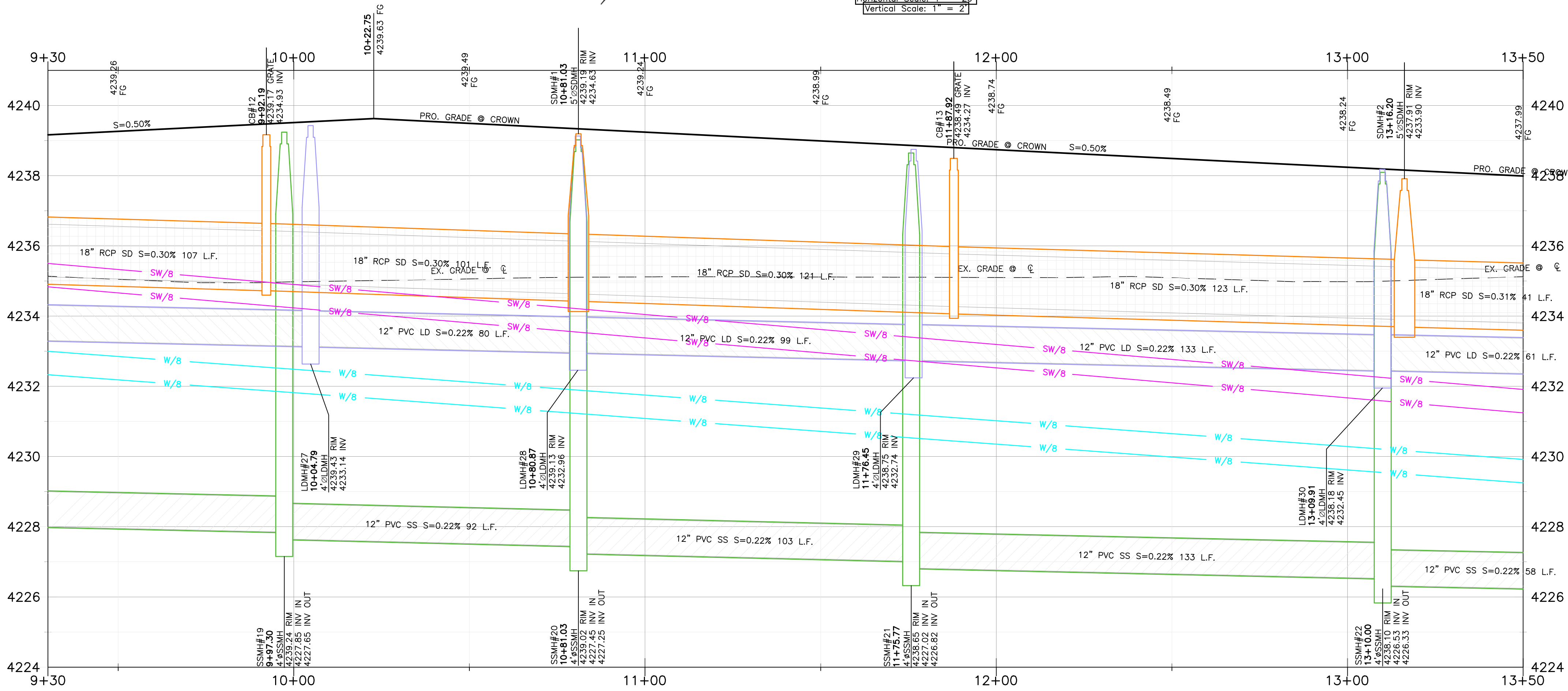
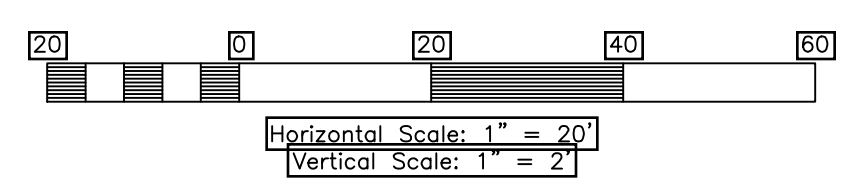
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
Phase:	PHASE 1
Number:	6298-14







**Street C 9+30.00 - 14+10.00**

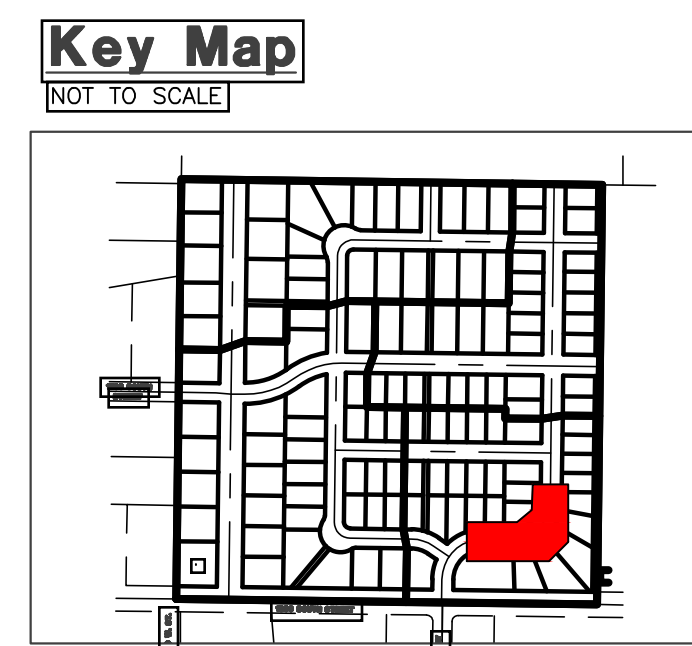


**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C18	90°02'24"	142.00'	223.15'	142.10'	N45°43'37"E	200.89'
C19	90°03'29"	108.00'	169.76'	108.11'	S45°43'05"W	152.81'
C36	90°02'24"	102.00'	160.29'	102.07'	N45°43'37"E	144.30'
C37	43°04'38"	146.03'	109.79'	57.64'	S69°30'31"W	107.23'

**Centerline Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C50	91°16'00"	128.16'	204.15'	131.03'	S46°22'54"W	183.24'
C51	90°02'24"	122.00'	191.72'	122.08'	S45°43'37"W	172.59'



**Construction Notes:**

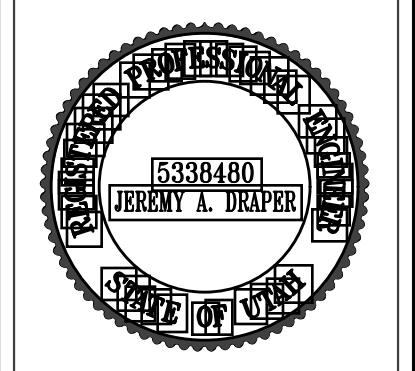
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1510 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
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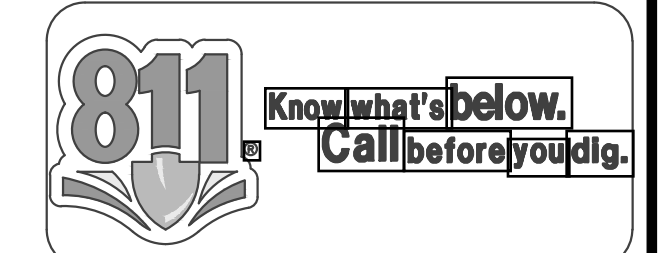
REVISIONS	DESCRIPTION
DATE	

**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH  
**Street C 9+30.00 - 14+10.00**

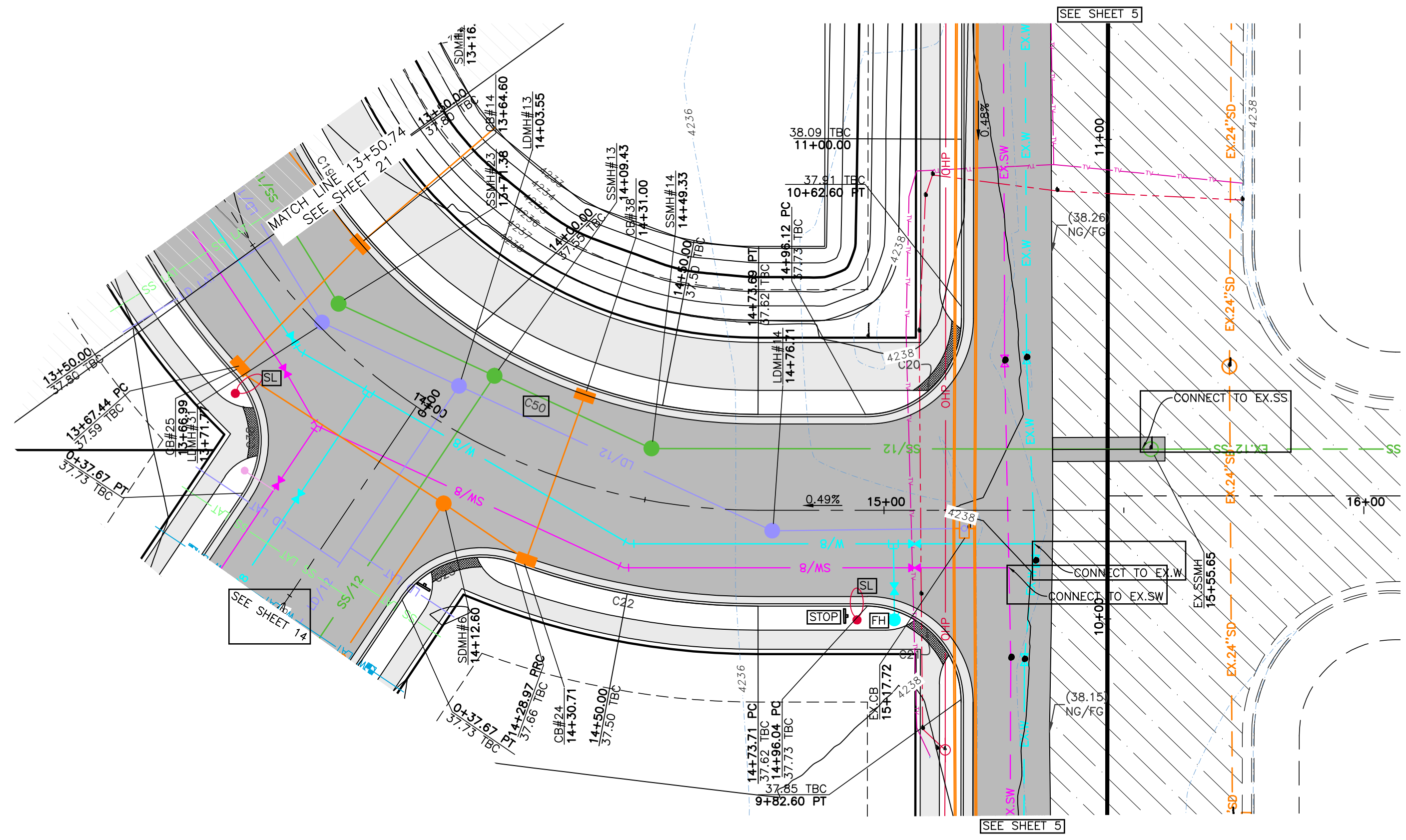


**Project Info.**

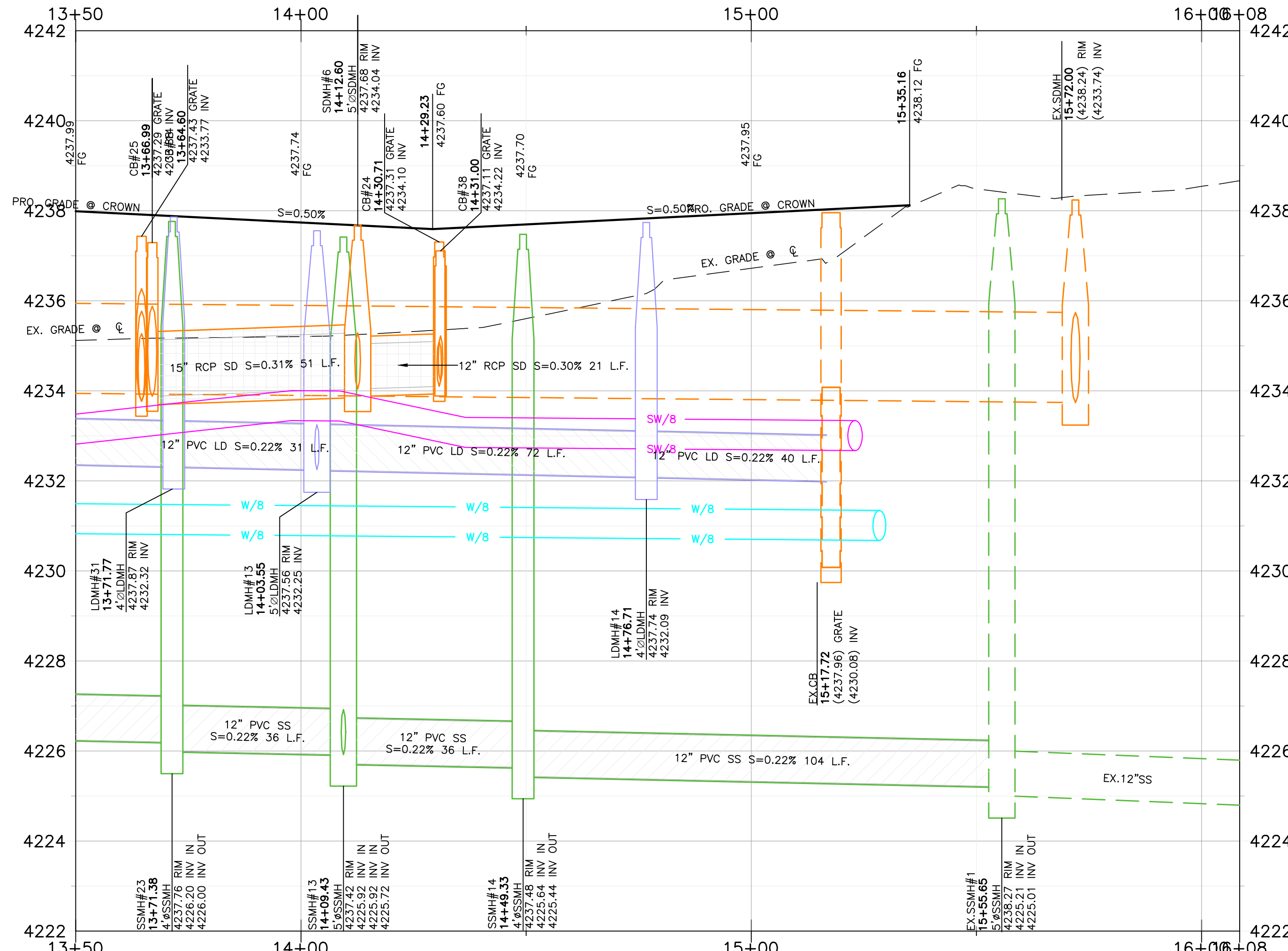
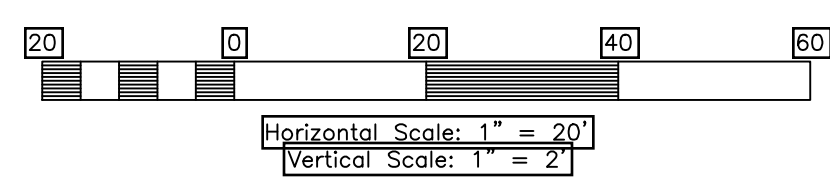
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION PHASE 1
Number:	6298-14







**Street C 14+10.00 - 16+08.47**



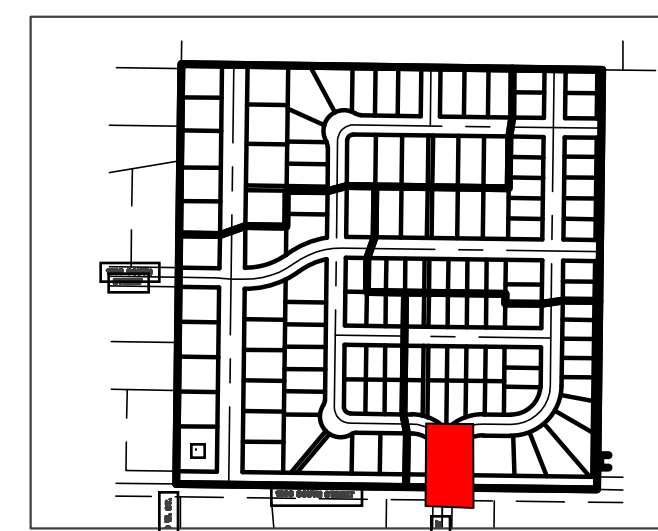
**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C19	90°03'29"	108.00'	169.76'	108.11'	S45°43'05"W	152.81'
C20	89°56'31"	20.00'	31.40'	19.98'	S44°16'55"E	4237.29'
C21	90°03'29"	20.00'	31.44'	20.02'	N45°43'05"E	28.30'
C22	20°01'58"	148.00'	51.75'	26.14'	S10°42'19"W	51.48'
C23	76°13'33"	20.00'	26.61'	15.69'	N17°23'28"W	24.69'
C38	76°48'37"	19.87'	26.64'	15.75'	N86°22'59"E	24.69'

**Centerline Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C50	91°16'00"	128.16'	204.15'	131.03'	S46°22'54"W	183.24'

**Key Map**  
NOT TO SCALE



**Construction Notes:**

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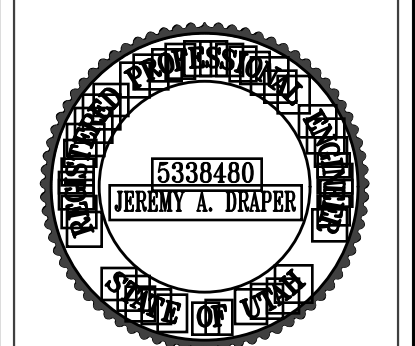
**Reeve & Associates, Inc.**  
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**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

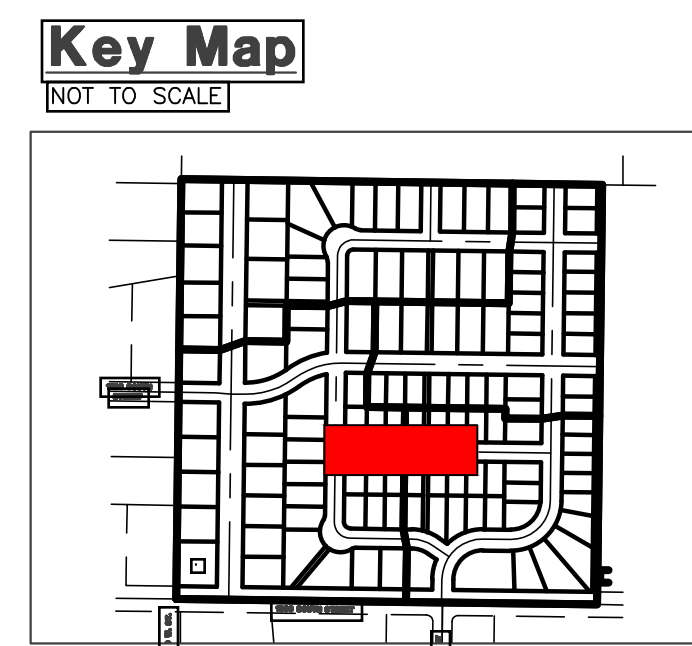
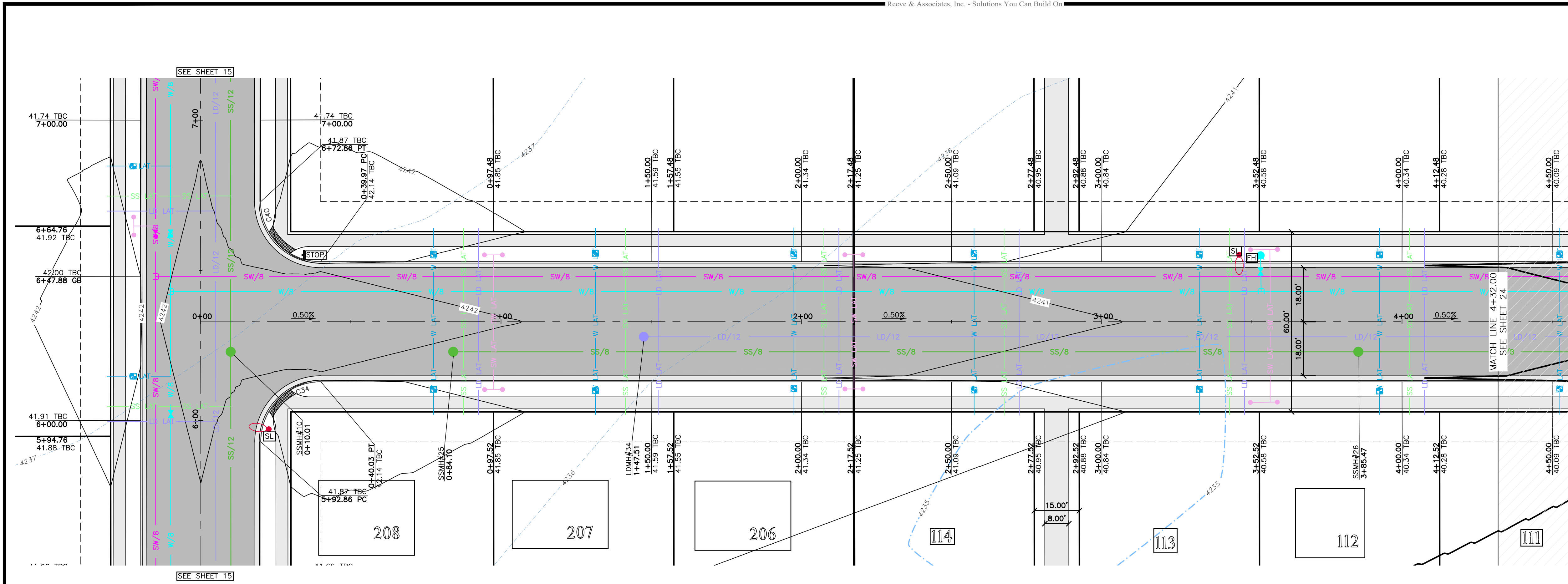
**Street C 14+10.00 - 16+08.47**



**Project Info.**

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
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**Construction Notes:**

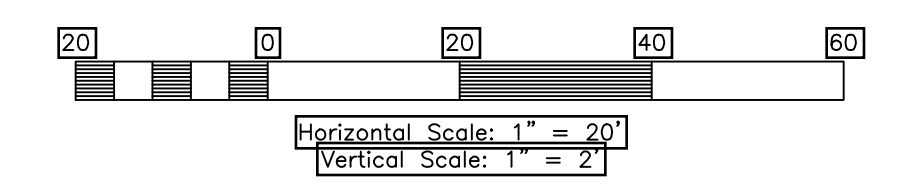
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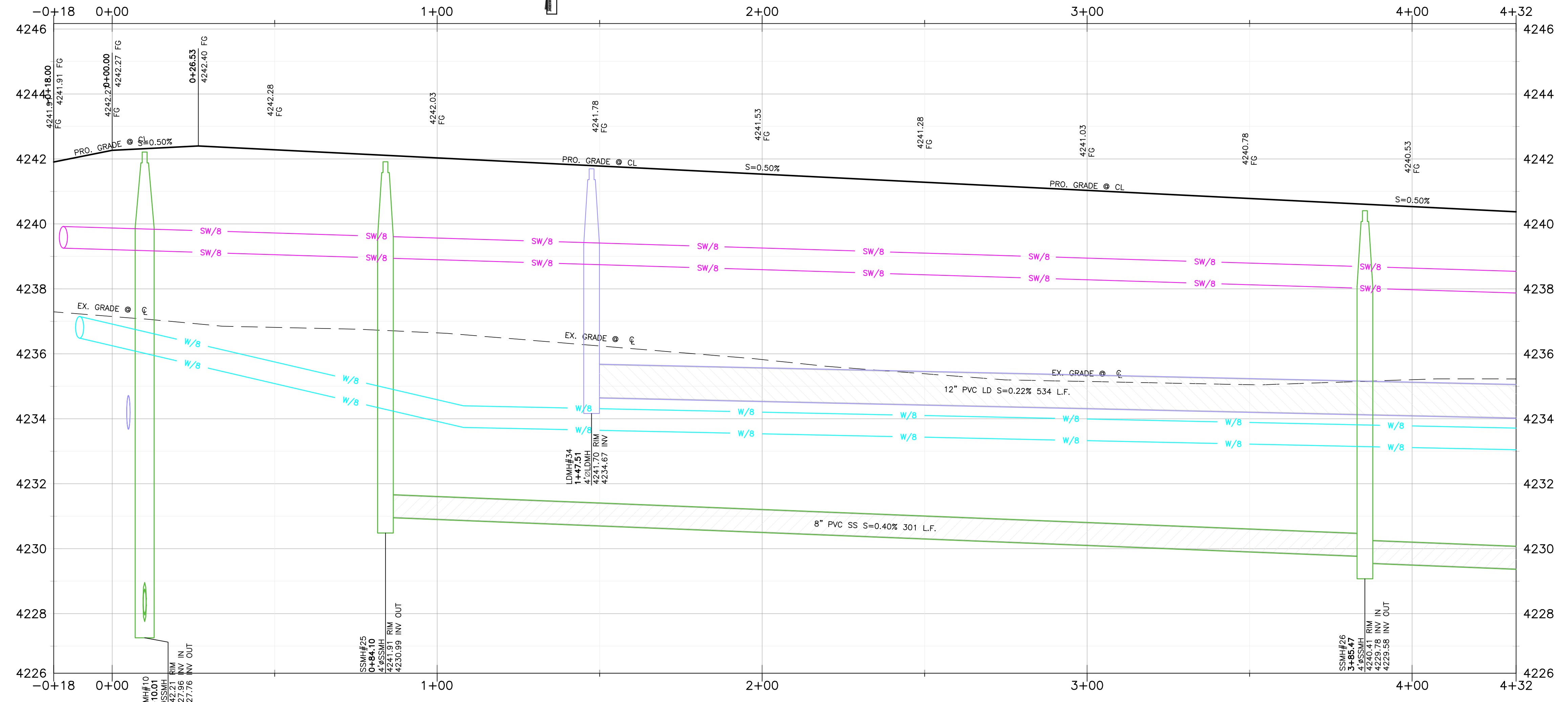
REVISIONS	DESCRIPTION
DATE	

**Street E -0+18.00 - 4+32.00**



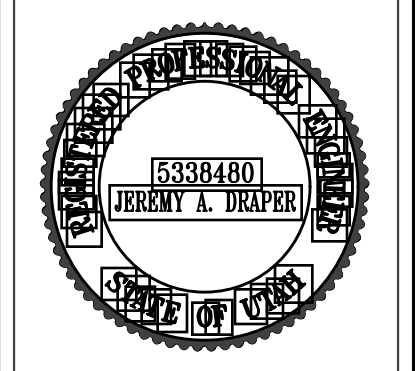
**TBC Curve Data**

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C34	90°02'24"	20.00'	31.43'	20.01'	S45°43'37"W	28.29'
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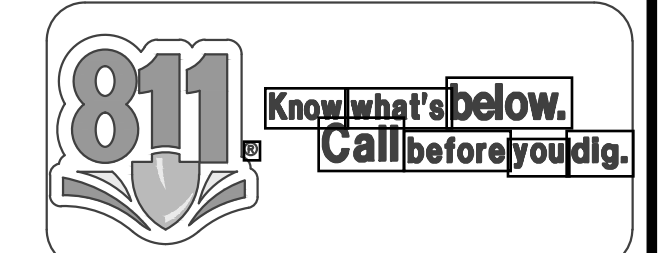
**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**Street E -0+18.00 - 4+32.00**

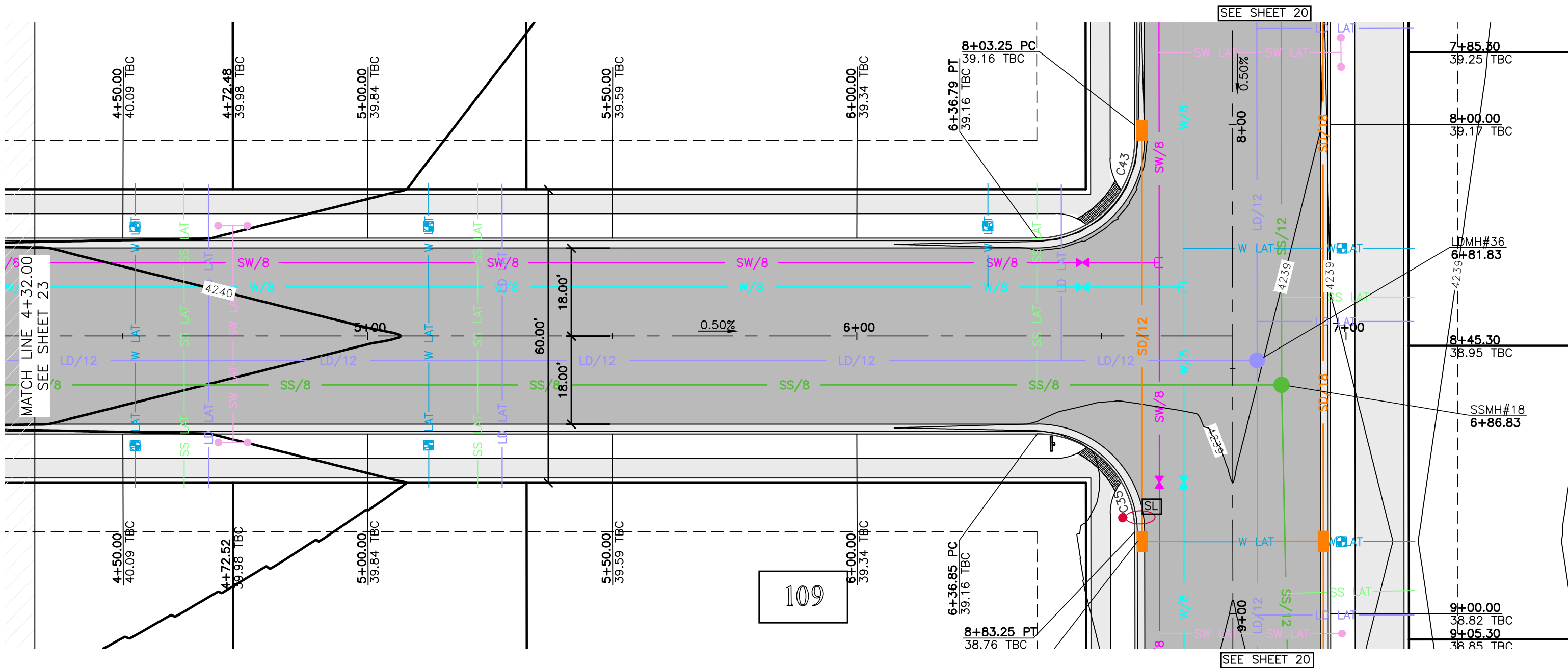


**Project Info.**

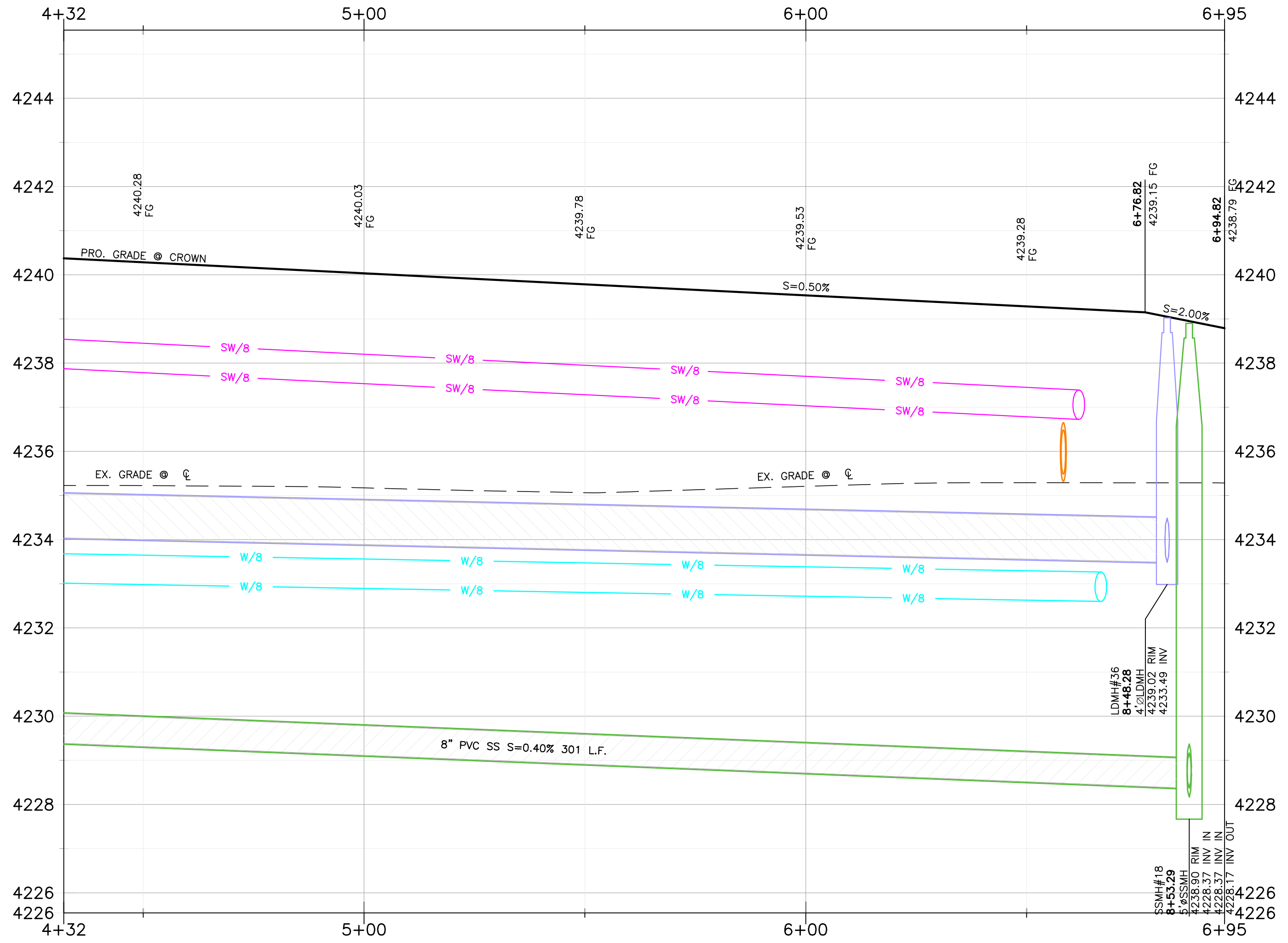
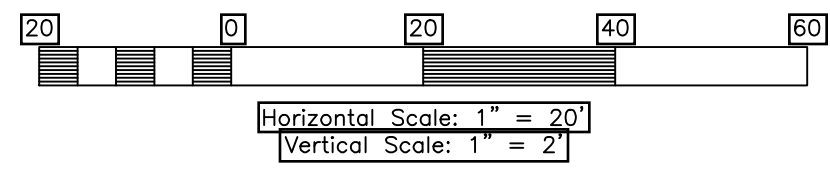
Engineer:	JEREMY A. DRAPER, P.E.
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Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
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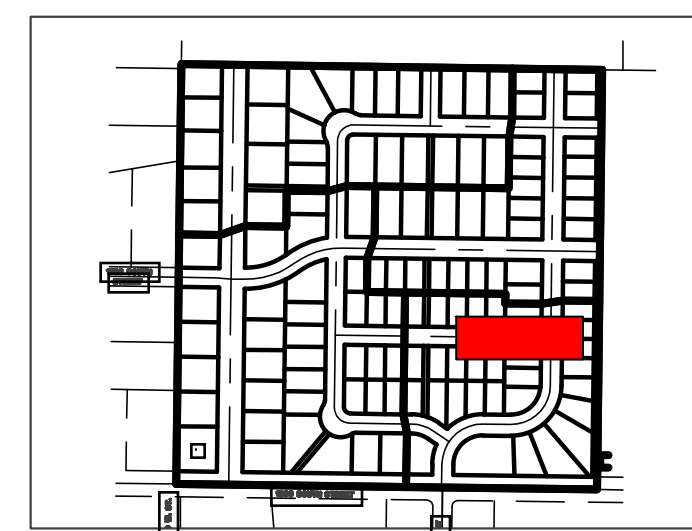




**Street E 4+32.00 - 7+00.00**



**Key Map**  
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**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C35	89°57'36"	20.00'	31.40'	19.99'	N44°16'23"W	28.27'
C43	90°02'24"	20.00'	31.43'	20.01'	N45°43'37"E	28.29'

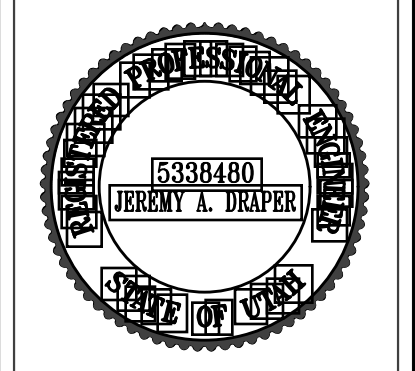
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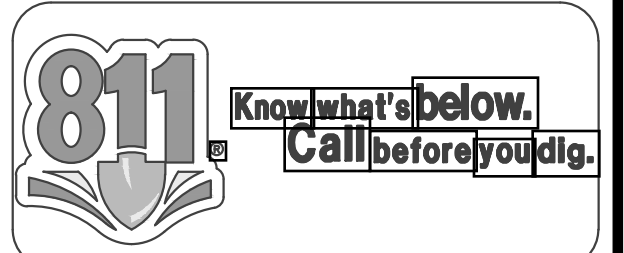
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**Street E 4+32.00 - 7+00.00**

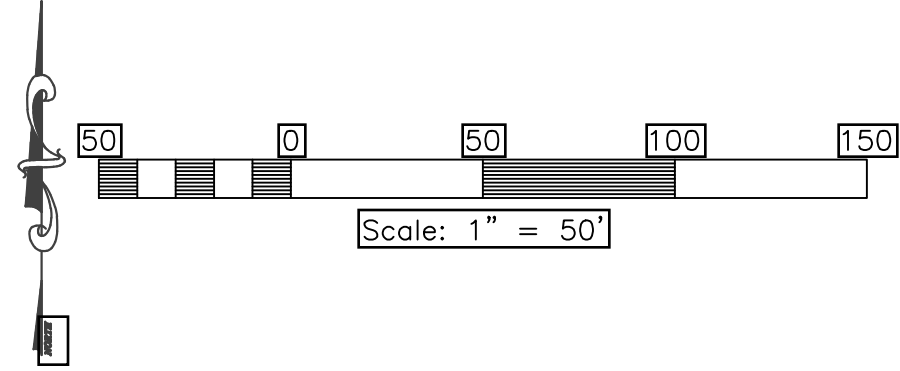
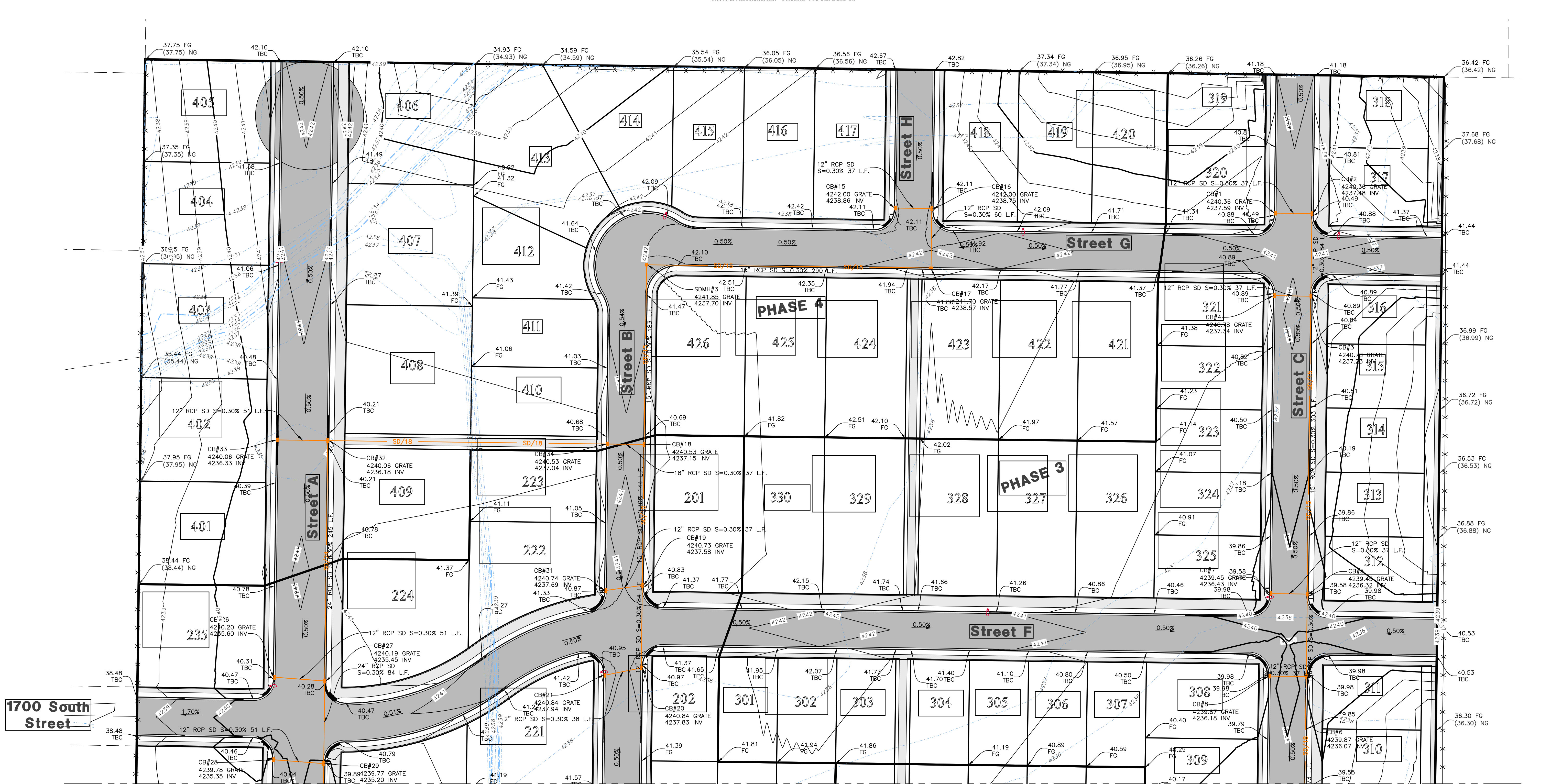


**Project Info.**

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION
Phase:	PHASE 1
Number:	6298-14







**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 (408) 745-1000 FAX (408) 745-1001  
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REVISIONS	DESCRIPTION

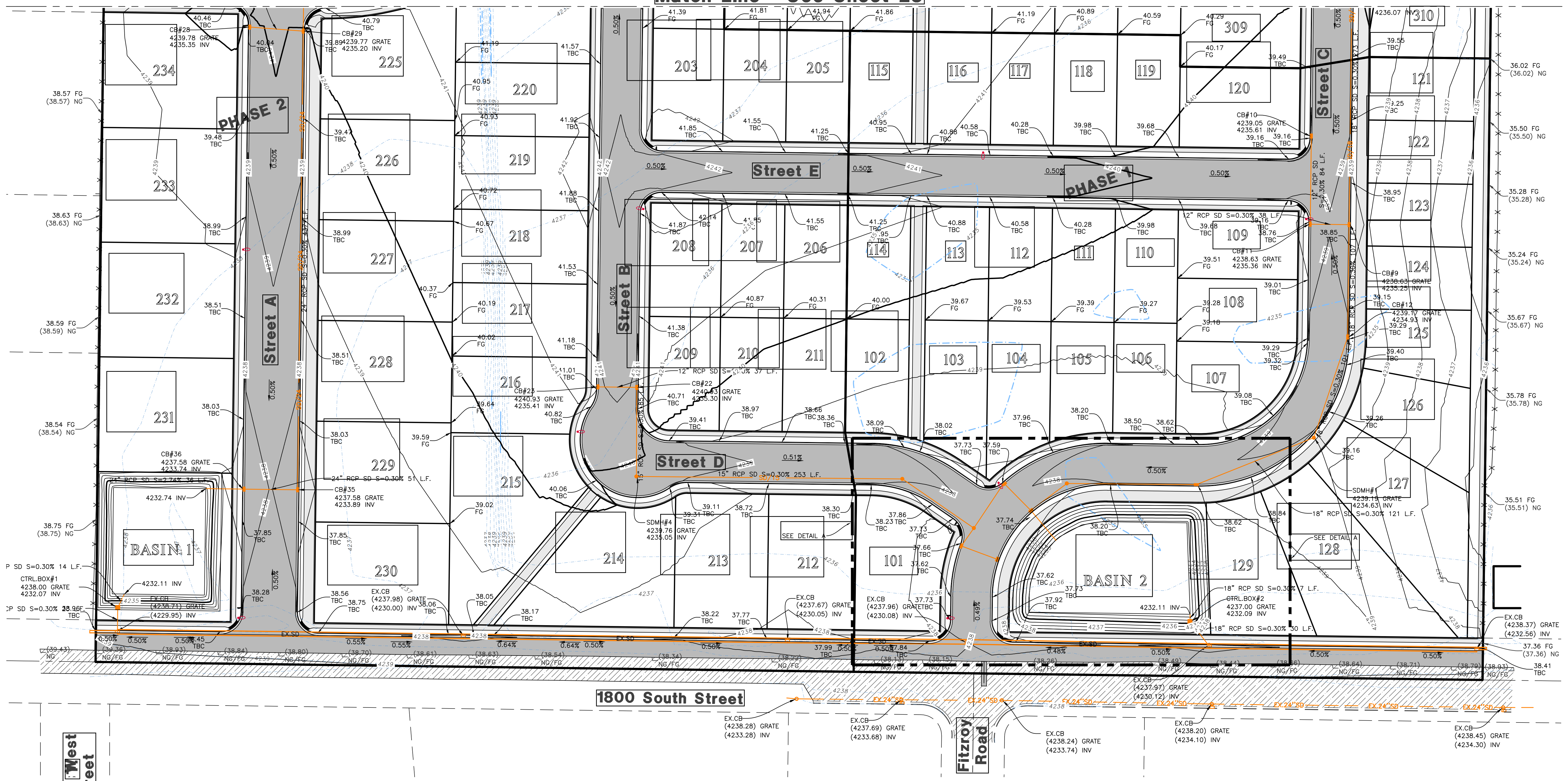
**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**Grading & Drainage Plan**

**Project Info.**

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION PHASE 1
Number:	6298-14

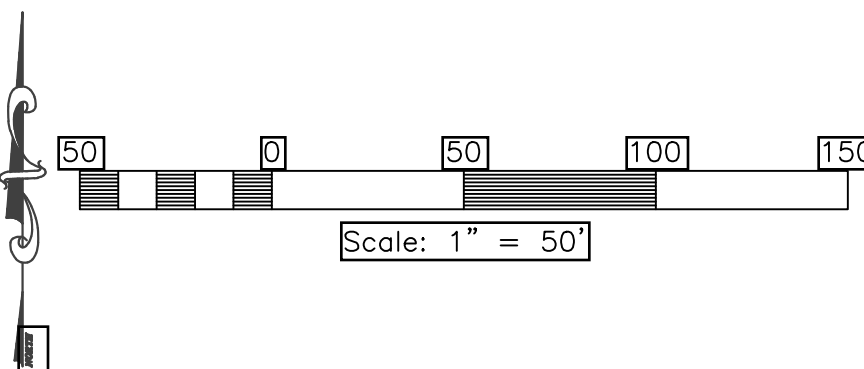




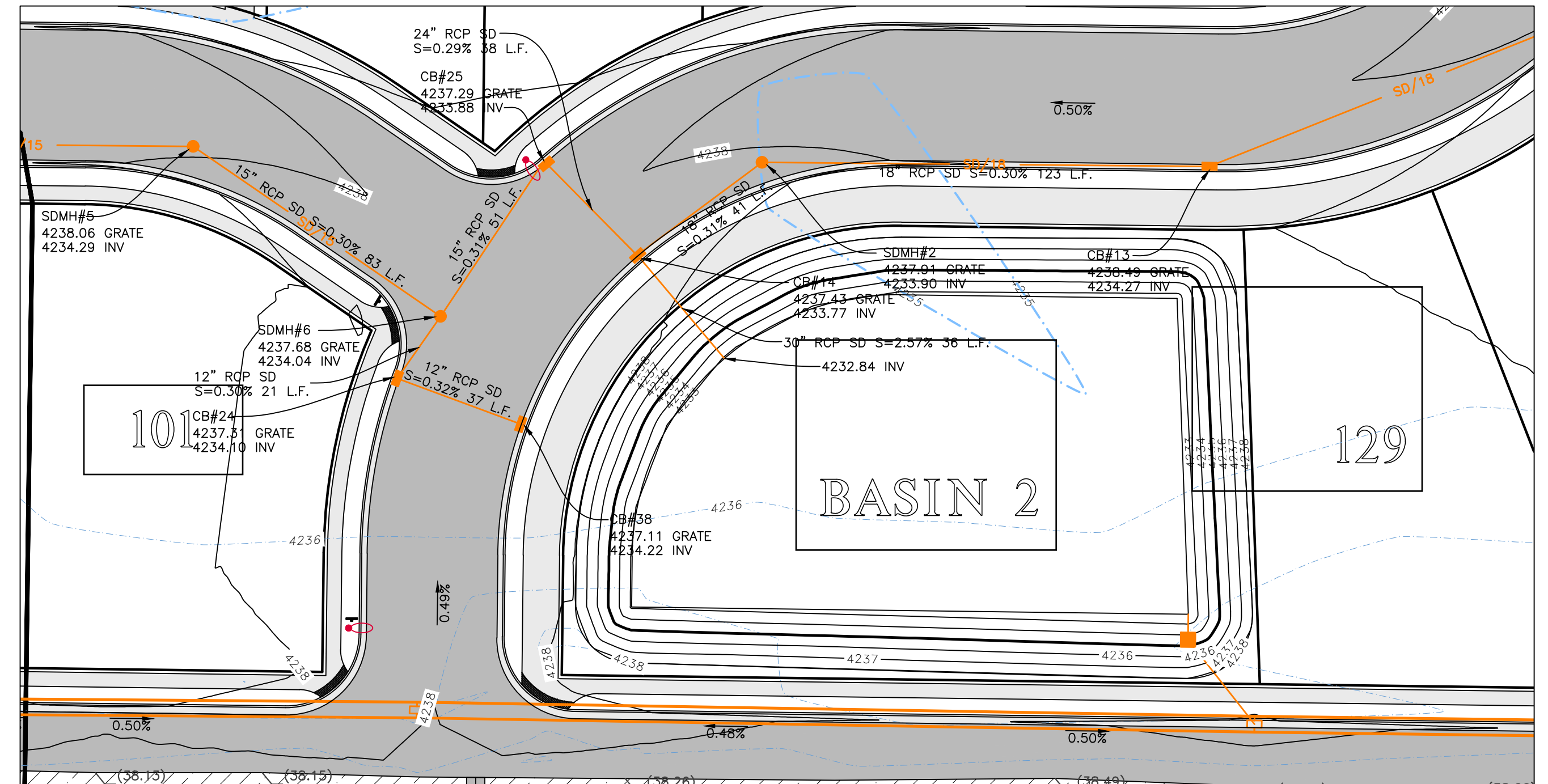
3900 West Street

1800 South Street

Fitzroy Road



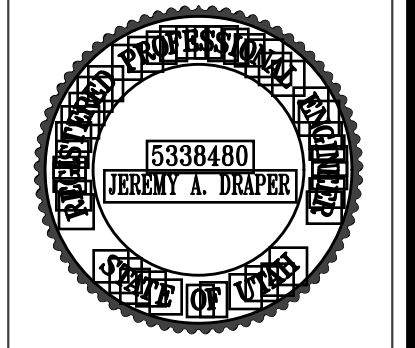
Detail A  
SCALE 1:30



**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
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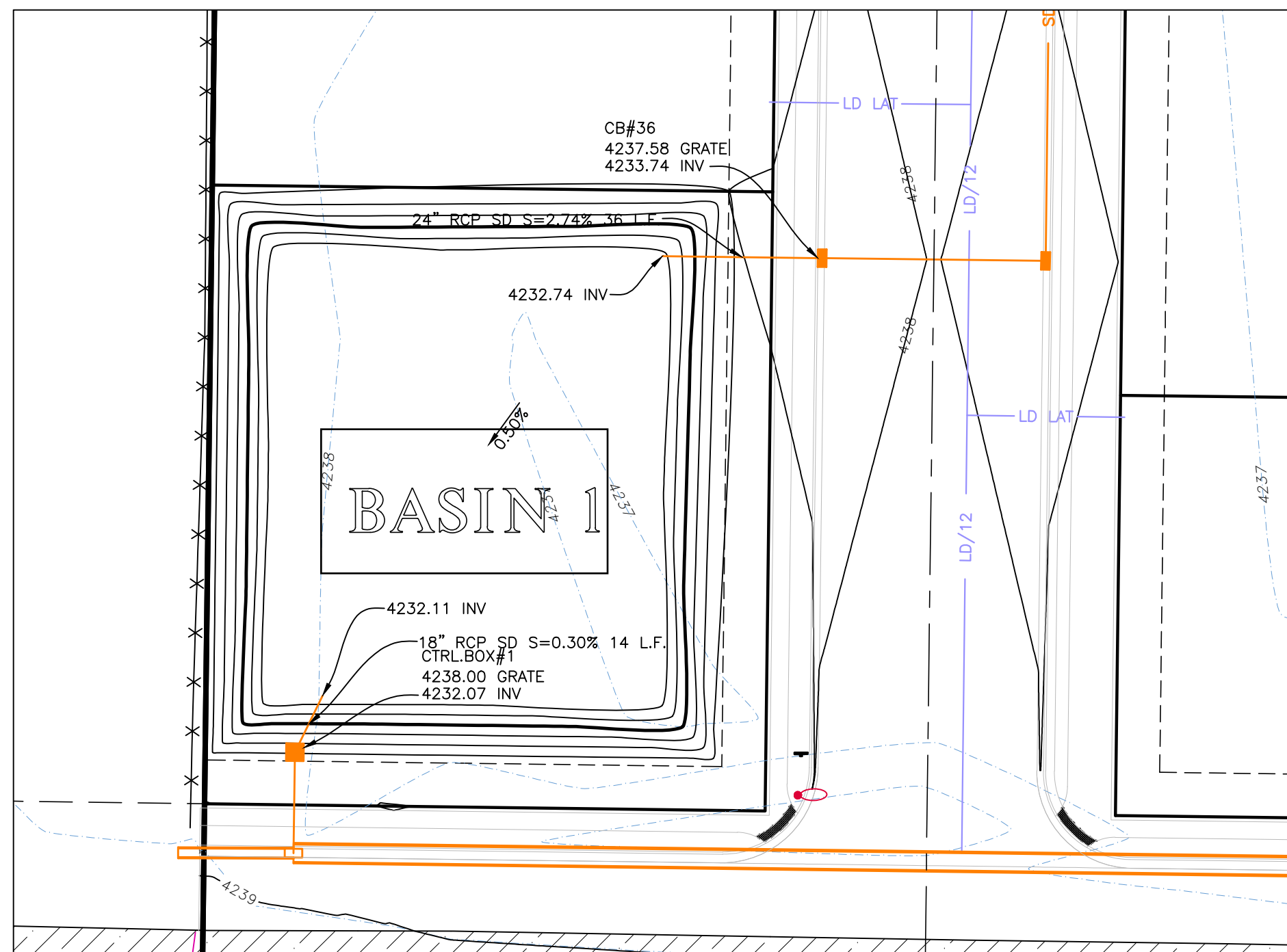
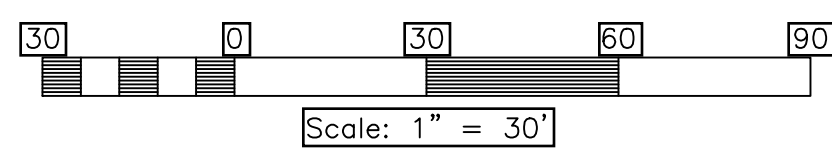
DATE	REVISIONS	DESCRIPTION

**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH  
**Grading & Drainage Plan**

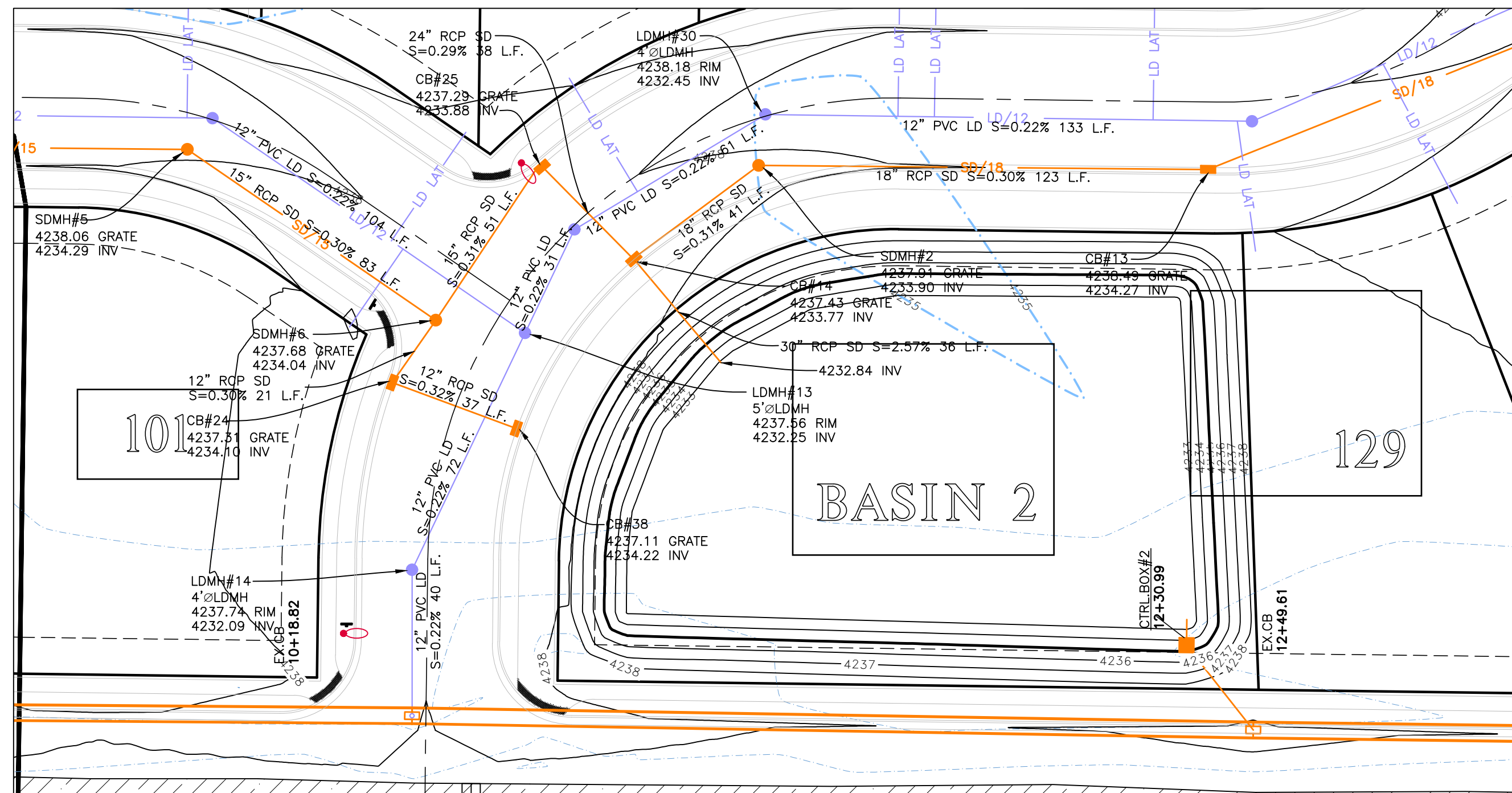
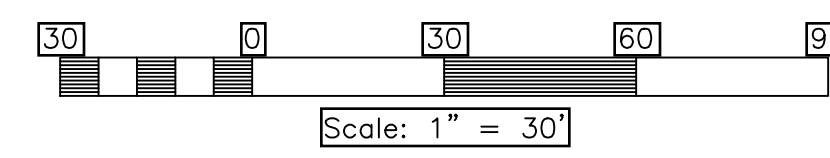


**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 1  
 Number: 6298-14





**Basin 1**



**Basin 2**

**BASIN 1 STAGE STORAGE TABLE - 49,600 C.F. REQUIRED**

ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,232.11	0	N/A	N/A	0	BOTTOM
4,233.00	9,611	0.88	2890	2890	
4,234.00	10,639	1.00	10120	13011	
4,235.00	11,692	1.00	11161	24172	
4,236.00	12,733	1.00	12209	36382	
4,237.00	13,806	1.00	13266	49648	HIGHWATER
4,238.00	15,180	1.00	14488	64137	FREEBOARD

**BASIN 2 STAGE STORAGE TABLE - 46,905 C.F. REQUIRED**

ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,232.11	0	N/A	N/A	0	BOTTOM
4,233.00	12,524	0.88	3732	3732	
4,234.00	13,934	1.00	13223	16956	
4,235.00	15,396	1.00	14659	31615	
4,236.00	16,911	1.00	16148	47763	HIGHWATER
4,237.00	18,477	1.00	17688	65452	FREEBOARD



**Storm Runoff Calculations**  
Stagecoach Estates Subdivision  
6298-14 3/29/2023

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 for the west portion of the property. 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:

<b>Drainage Area:</b>	
Total Area =	38.77 acre or 1,688,617 ft <sup>2</sup>
Runoff Coefficients	
Paved Area	384,912 C = 0.9
Roof	240,000 C = 0.9
Landscaped Area	1,063,705 C = 0.2
Weighted Runoff Coefficient	C = 0.46

**LID Retention**

80 <sup>th</sup> Percentile Rainfall Event (d)	0.45	in
Is the site Feasible for LID?	No	
Site Imperviousness (i)	0.37	
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*1.169; C/D: 0.83*1.122)	0.27	
V <sub>ret</sub> = Rv x d x Total Site SF	8855	c.f.

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

time (min)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0.00	0.00	0	0
5	6.52	60.13	19039	17441
10	4.96	45.74	27446	26250
15	4.09	37.72	33947	32154
30	2.76	25.45	45816	42230
60	1.71	15.77	56773	49600
120	0.929	8.57	61866	47341
180	0.634	5.85	63147	41629
360	0.353	3.26	70318	27283
720	0.216	1.99	86055	-16
1440	0.12	1.11	95617	-76526

**Orifice Sizing**

Given:	Q = 1.99 cfs
	2g = 64.4 ft/s <sup>2</sup>
	H = 4.93 ft
	Cd = 0.62
	R = SORT(Q/g)/(0.7164*H*(0.5))
	R = 0.24 feet
	D = 2.88 inches
	D = 5.75 inches
	A = 25.98 inches <sup>2</sup>

for circular openings

**SUMMARY:**  
The required 100-yr storage volume is 49,600 cubic feet  
The required LID Retention volume is Not Feasible cubic feet  
Orifice size is 5.8 inches  
Note: No LID Retention to be provided due to low infiltration rate (Soil Group D) and high groundwater



**Storm Runoff Calculations**  
Stagecoach Estates Subdivision  
6298-14 3/29/2023

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 for the east portion of the property. 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:

<b>Drainage Area:</b>	
Total Area =	38.77 acre or 1,688,617 ft <sup>2</sup>
Runoff Coefficients	
Paved Area	384,912 C = 0.9
Roof	240,000 C = 0.9
Landscaped Area	1,063,705 C = 0.2
Weighted Runoff Coefficient	C = 0.46

**LID Retention**

80 <sup>th</sup> Percentile Rainfall Event (d)	0.45	in
Is the site Feasible for LID?	No	
Site Imperviousness (i)	0.37	
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*1.169; C/D: 0.83*1.122)	0.27	
V <sub>ret</sub> = Rv x d x Total Site SF	8374	c.f.

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

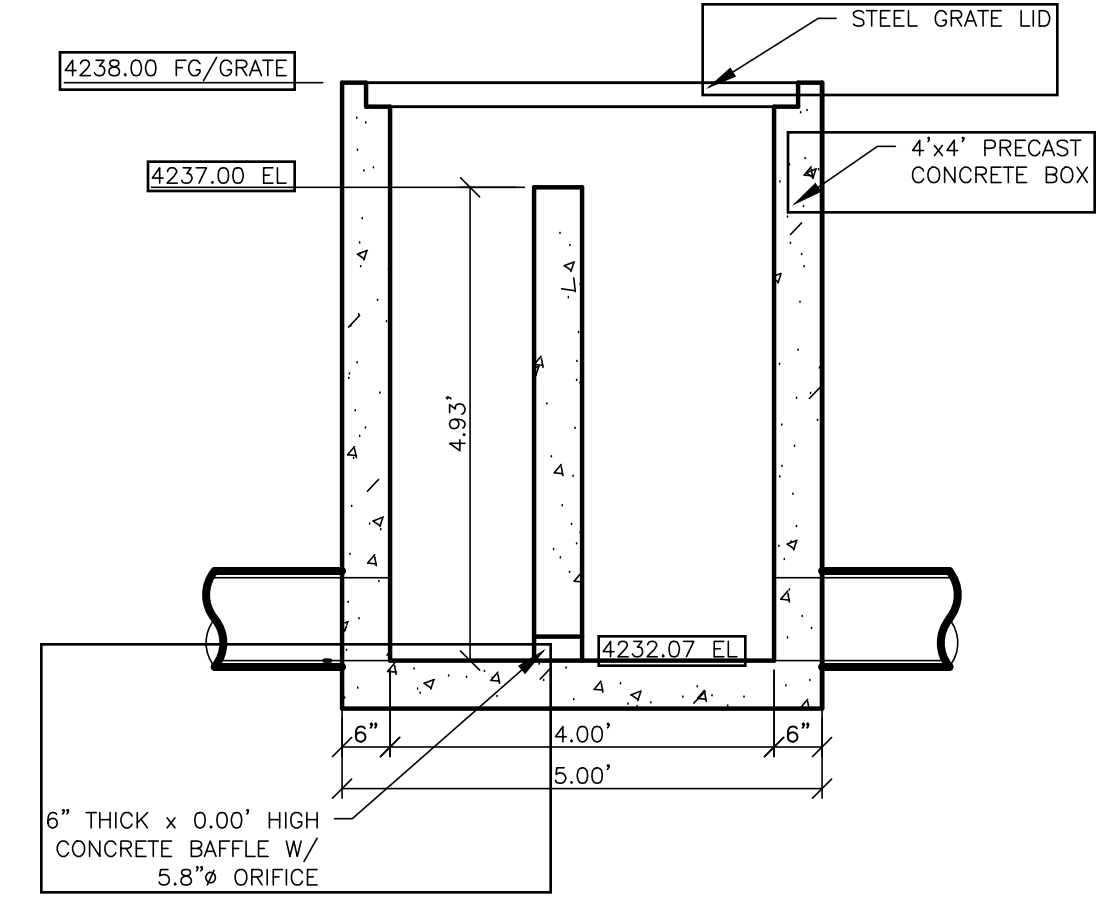
time (min)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0.00	0.00	0	0
5	6.52	56.86	17059	16494
10	4.96	43.26	25954	24624
15	4.09	36.67	32103	1696
30	2.76	24.07	43327	3916
60	1.71	14.91	53688	48905
120	0.929	8.10	58335	44769
180	0.634	5.53	59716	20349
360	0.353	3.08	66498	40697
720	0.216	1.88	81380	81395
1440	0.12	1.05	90422	162790

**Orifice Sizing**

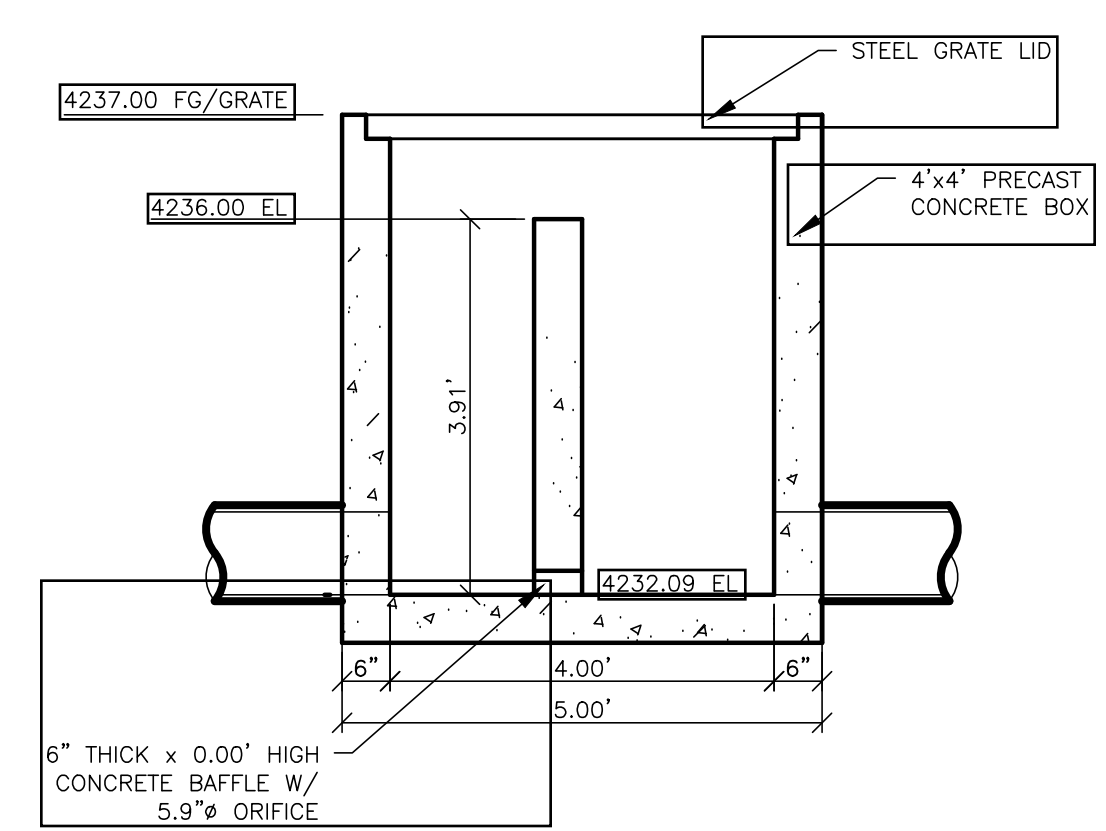
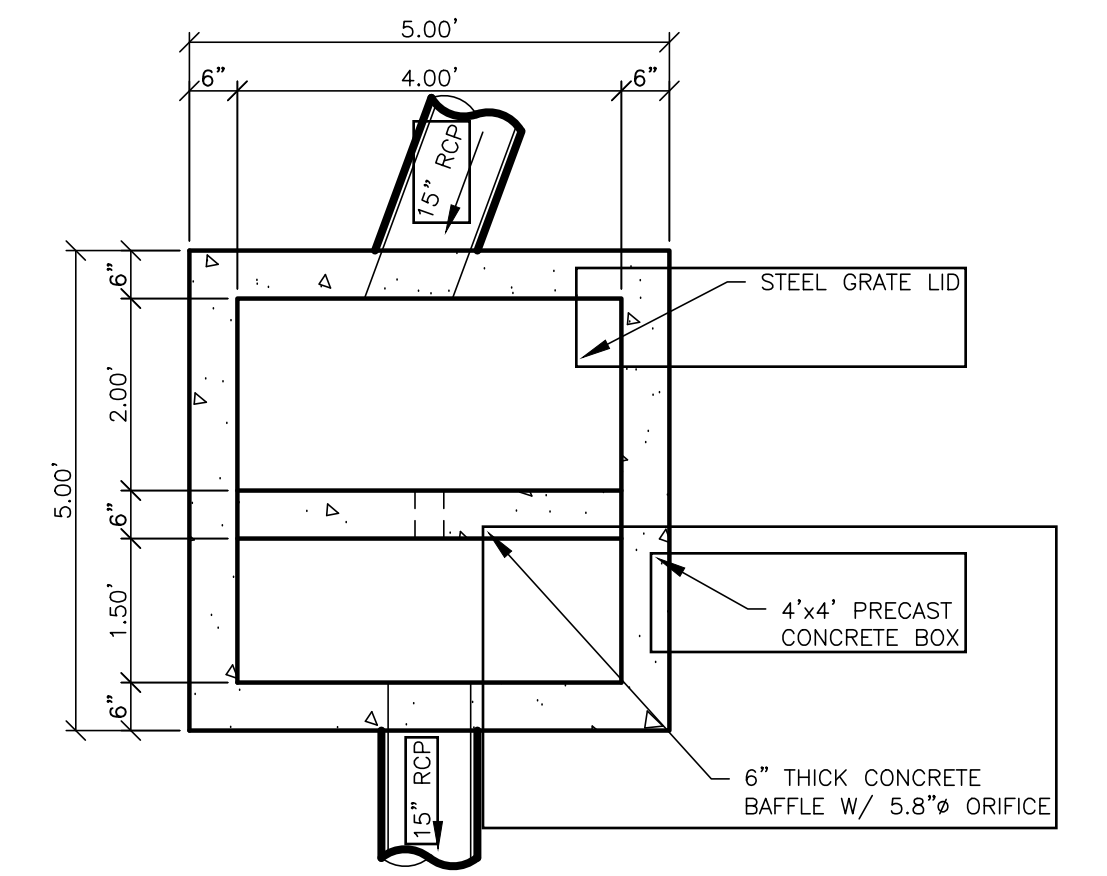
Given:	Q = 1.88 cfs
	2g = 64.4 ft/s <sup>2</sup>
	H = 3.91 ft
	Cd = 0.62
	R = SORT(Q/g)/(0.7164*H*(0.5))
	R = 0.25 feet
	D = 2.96 inches
	D = 5.93 inches
	A = 27.59 inches <sup>2</sup>

for circular openings

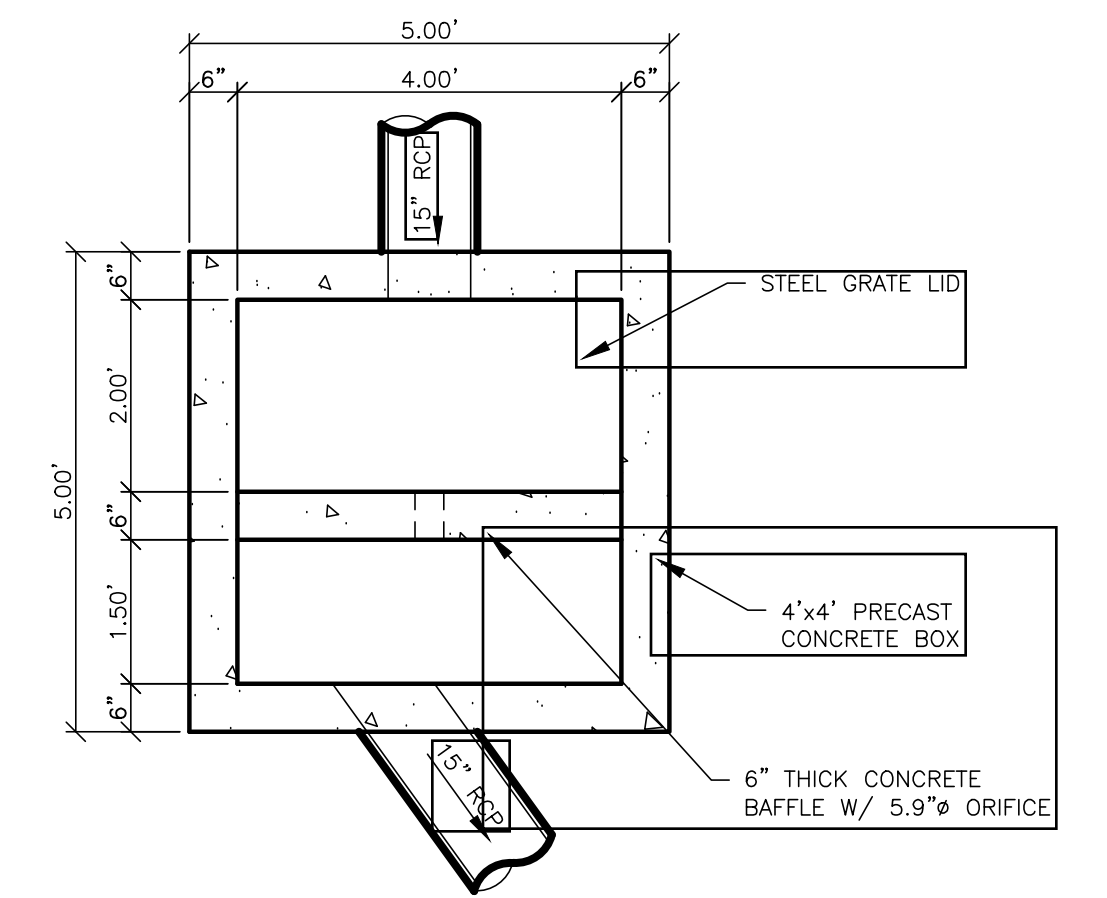
**SUMMARY:**  
The required 100-yr storage volume is 46,905 cubic feet  
The required LID Retention volume is Not Feasible cubic feet  
Orifice size is 5.9 inches  
Note: No LID Retention to be provided due to low infiltration rate (Soil Group D) and high groundwater



**4'x4' Control Box #1 Detail**  
SCALE: 1" = 2'

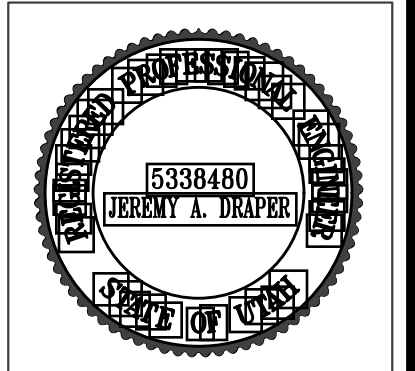


**4'x4' Control Box #2 Detail**  
SCALE: 1" = 2'



REVISIONS	DESCRIPTION

**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH  
**Basin Details**



**Project Info.**

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION PHASE 1
Number:	6298-14

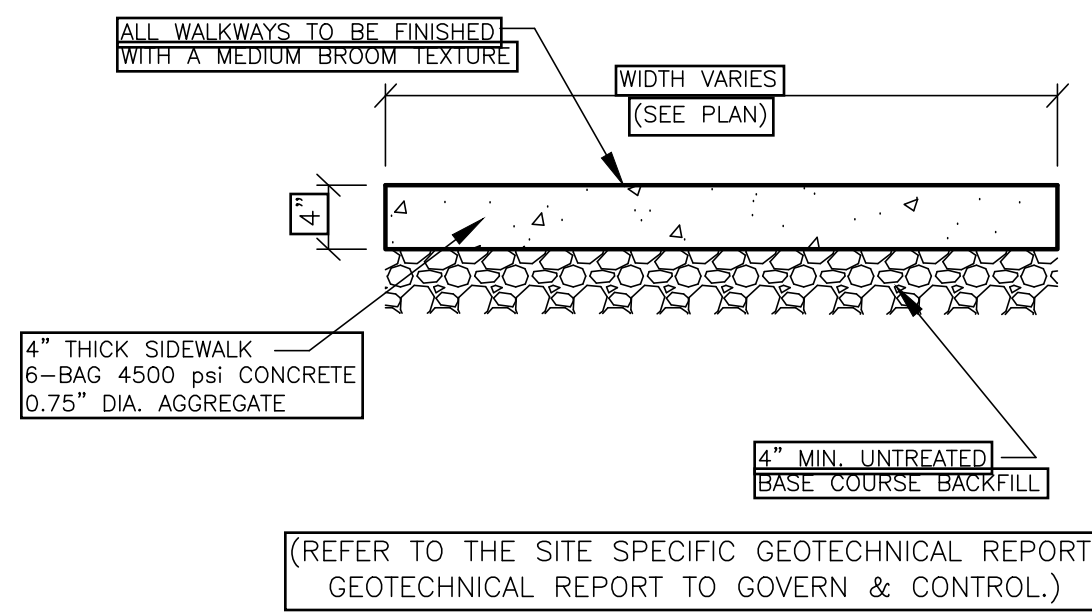




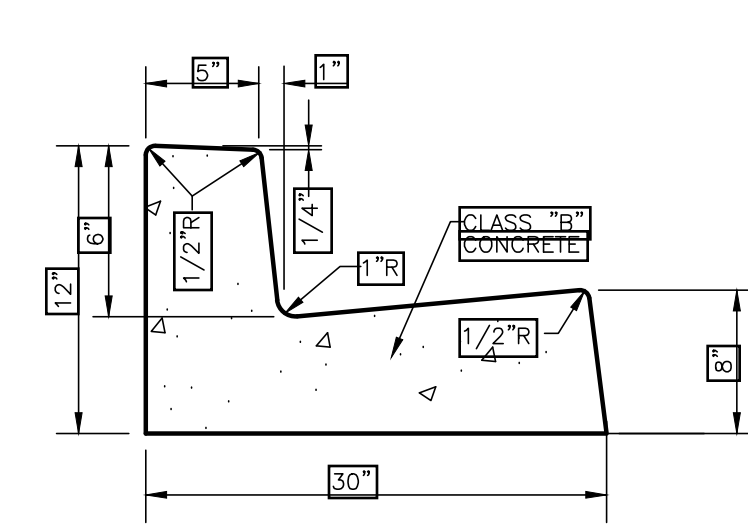




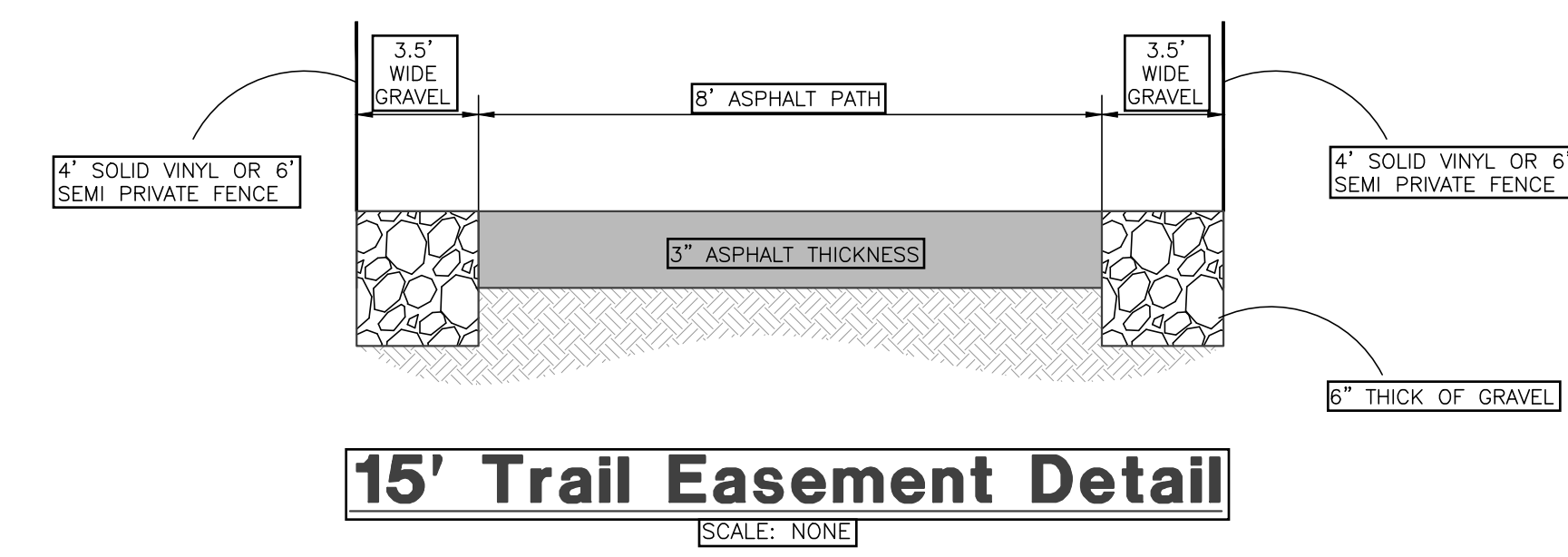
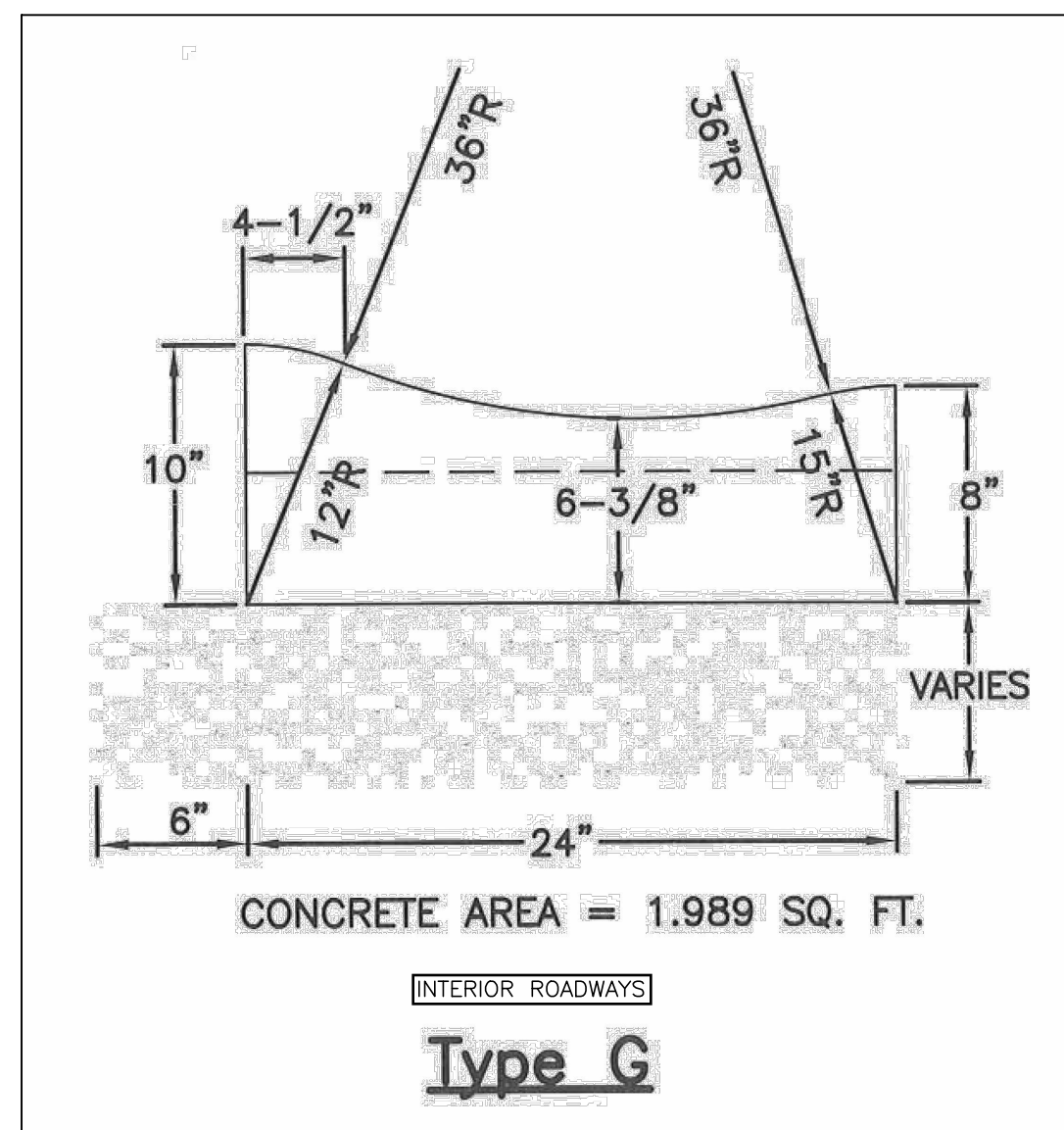




**Concrete Walkway**  
SCALE: NONE



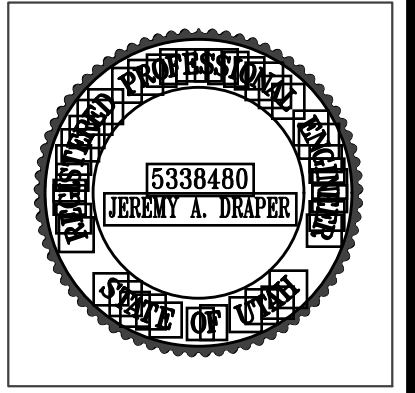
**On-Site 'L' Type Curb & Gutter**  
SCALE: NONE  
1800 SOUTH STREET



**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (435) 747-3100 WWW.REEVE-PA.COM  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH  
**Civil Details**



**Project Info.**

Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	C. KINGSLEY
Begin Date:	MARCH 2023
Name:	STAGECOACH ESTATES SUBDIVISION PHASE 1
Number:	6298-14











# STAGECOACH ESTATES SUBDIVISION PHASE 1

PART OF 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

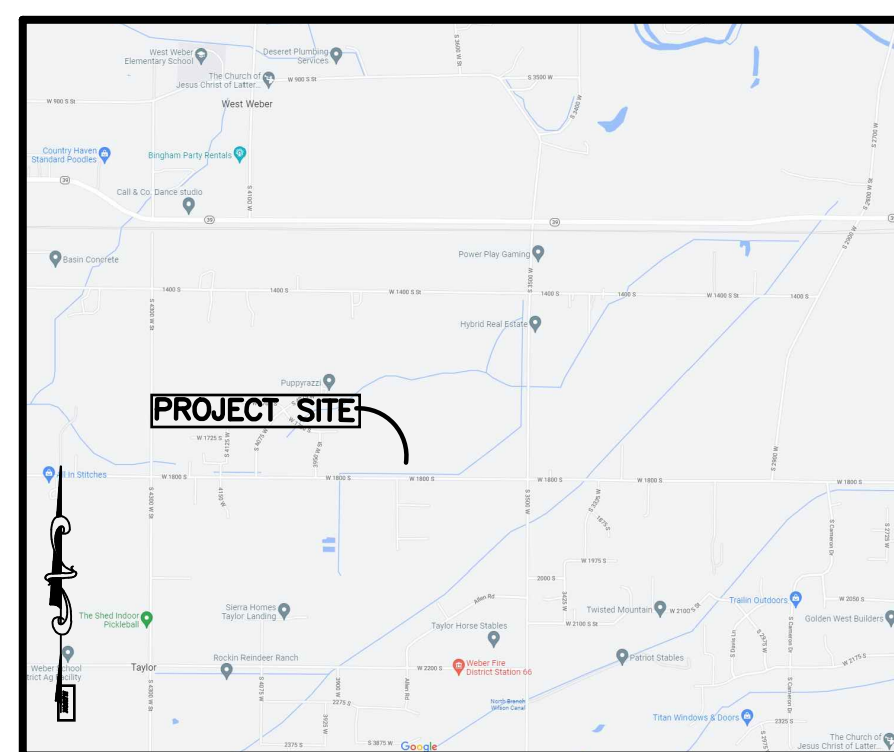
APRIL, 2023

### BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE OVERALL PROPERTY BOUNDARY IS AN ALIQUOT PART OF THE QUARTER SECTION, THEREFORE THE SECTION WAS SURVEYED AND SUBDIVIDED APPROPRIATELY TO ESTABLISH THE BOUNDARY ALONG THE SOUTH AND EAST BOUNDARY LINES. THE NORTH AND WEST BOUNDARY LINES ARE WITHIN THE OVERALL PARCEL AND HAVE BEEN PLACED FOR FUTURE DEVELOPMENT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.



VICINITY MAP

NOT TO SCALE

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	155.00	34.68	34.67	17.41	S82°50'37"E	17°49'07"
C2	155.00	15.59	15.58	17.80	S73°33'10"E	15°45'48"
C3	155.00	41.03	40.91	20.64	S63°05'15"E	15°10'02"
C4	125.00	73.63	72.57	37.92	S72°22'43"E	33°44'56"
C5	95.00	55.96	55.15	28.82	S72°22'43"E	33°44'56"
C6	158.00	63.04	62.63	31.95	N12°07'11"E	22°51'42"
C7	125.00	73.76	72.69	37.99	N17°35'33"E	33°48'25"
C8	125.00	122.72	117.85	66.82	N62°37'17"E	56°15'04"
C9	125.00	196.48	176.87	125.13	N45°43'05"E	90°03'29"
C10	92.00	144.61	130.17	92.09	N45°43'05"E	90°03'29"
C11	158.00	68.11	67.58	34.59	N57°47'27"E	24°41'53"
C12	158.00	56.83	56.52	28.72	N80°26'57"E	20°38'25"
C13	92.00	140.51	127.25	88.08	N48°59'35"E	87°30'29"
C14	92.00	4.07	4.06	12.03	N01°58'23"E	12°31'54"
C15	125.00	196.44	176.84	125.09	N45°43'37"E	90°02'24"
C16	158.00	7.65	7.65	3.82	N89°21'37"E	12°46'24"
C17	158.00	53.26	53.01	26.88	N78°19'01"E	19°18'47"
C18	158.00	53.26	53.01	26.88	N59°00'14"E	19°18'47"
C19	158.00	53.26	53.01	26.88	N39°41'26"E	19°18'47"
C20	158.00	53.26	53.01	26.88	N20°22'39"E	19°18'47"
C21	158.00	27.61	27.58	13.84	N05°42'50"E	10°00'50"

### BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT BEING NORTH 89°15'11" WEST 1321.78 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21 (SOUTHEAST CORNER BEING SOUTH 00°42'33" WEST 2633.22 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21. BASIS OF BEARINGS FOR THIS SUBDIVISION IS SOUTH 89°12'03" EAST 5295.89 FEET BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE NORTH 89°15'11" WEST 599.37 FEET ALONG THE SOUTH LINE OF SAID SECTION 21; THENCE NORTH 00°44'49" EAST 168.00 FEET; THENCE NORTH 09°44'20" WEST 61.02 FEET; THENCE NORTH 00°42'25" EAST 382.50 FEET; THENCE SOUTH 89°15'11" EAST 315.00 FEET; THENCE SOUTH 00°42'25" WEST 30.00 FEET; THENCE SOUTH 89°15'11" EAST 114.32 FEET; THENCE NORTH 80°51'42" EAST 66.99 FEET; THENCE SOUTH 89°17'15" EAST 115.00 FEET TO THE EAST LINE OF SAID SECTION 21; THENCE SOUTH 00°42'26" WEST 592.07 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 363,267 SQUARE FEET OR 8.339 ACRES.

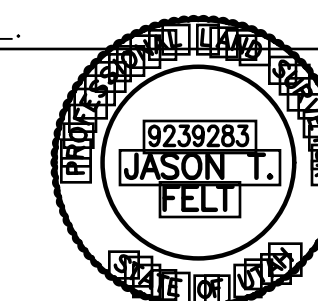
### SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **STAGECOACH ESTATES SUBDIVISION PHASE 1** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9239283

UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **STAGECOACH ESTATES SUBDIVISION PHASE 1**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE PARCEL A TO THE HOMEOWNERS ASSOCIATION FOR DETENTION BASIN PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY DEDICATE PARCEL B, C, AND D TO THE HOME OWNERS ASSOCIATION FOR TRAIL PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SODERBY LLC

NAME/TITLE

### ACKNOWLEDGMENT

STATE OF UTAH } SS.  
COUNTY OF \_\_\_\_\_ }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

### DEVELOPER:

PAT BURNS  
LYNC DEVELOPMENT  
1407 N MTN. RD  
OGDEN, UT. 84404  
(801) 710-2234



<b>Project Info.</b>	
Surveyor:	J. FELT
Designer:	N. ANDERSON
Begin Date:	5-1-2023
Name:	STAGECOACH ESTATES SUBDIVISION PHASE 1
Number:	6298-14
Revision:	
Scale:	1"=50'
Checked:	

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

### WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Weber County Recorder

Deputy



# STAGECOACH ESTATES SUBDIVISION PHASE 1

PART OF 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

APRIL, 2023

NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP DATED 1963 IN GOOD CONDITION) SEE MONUMENT DETAIL 1

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT DATED 2004 FLUSH WITH ROAD SURFACE DATED 2004 IN GOOD CONDITION) SEE MONUMENT DETAIL 2

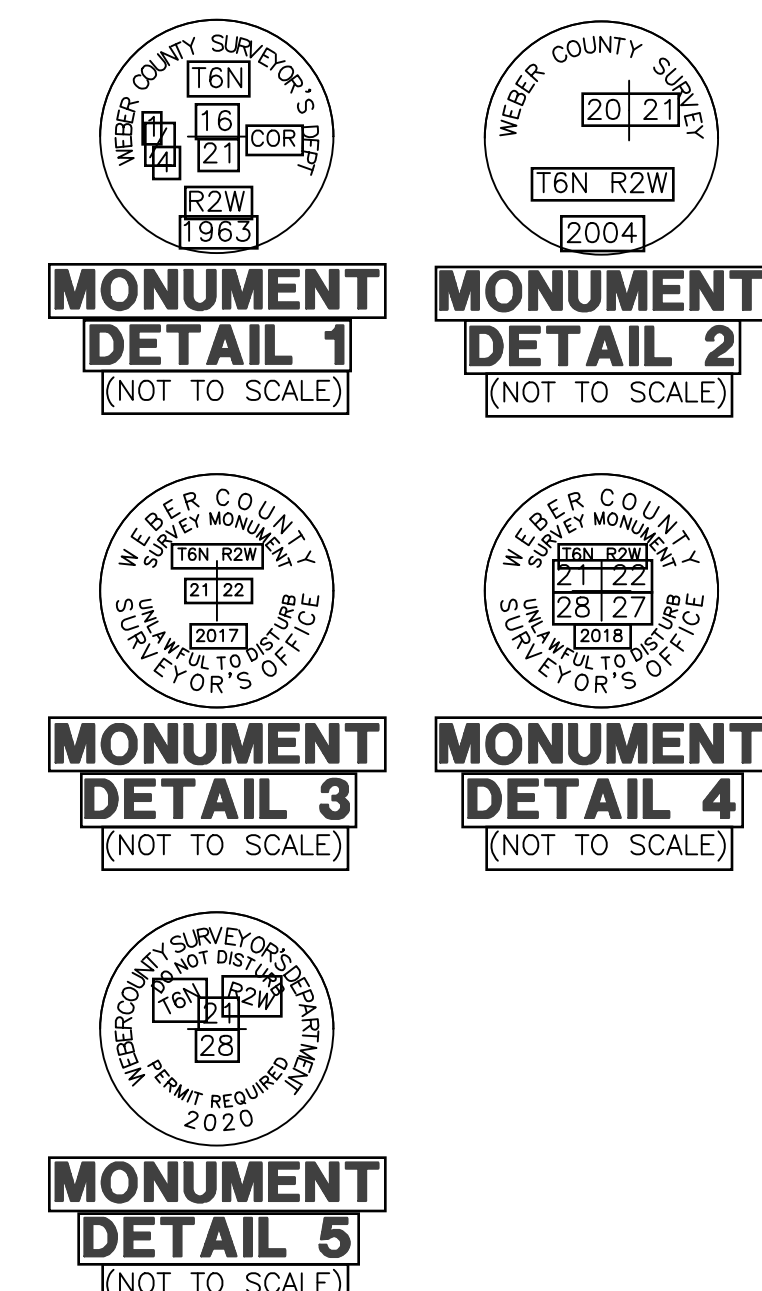
CENTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALC'D, NOT FOUND)

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 6" BELOW SURFACE IN GOOD CONDITION DATED 2017) SEE MONUMENT DETAIL 3

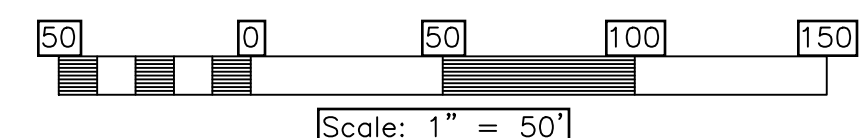
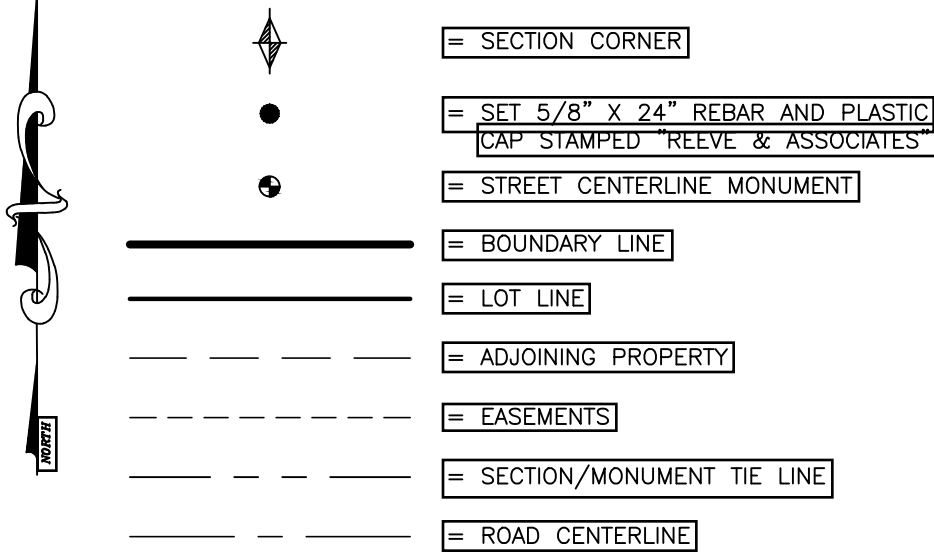
EAST, JEFFERY & WF TRUDY 15-057-0027

SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS MONUMENT CAP 6" BELOW SURFACE DATED 2018 IN GOOD CONDITION) SEE MONUMENT DETAIL 4

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 5" BELOW SURFACE DATED 2020 IN GOOD CONDITION) SEE MONUMENT DETAIL 5

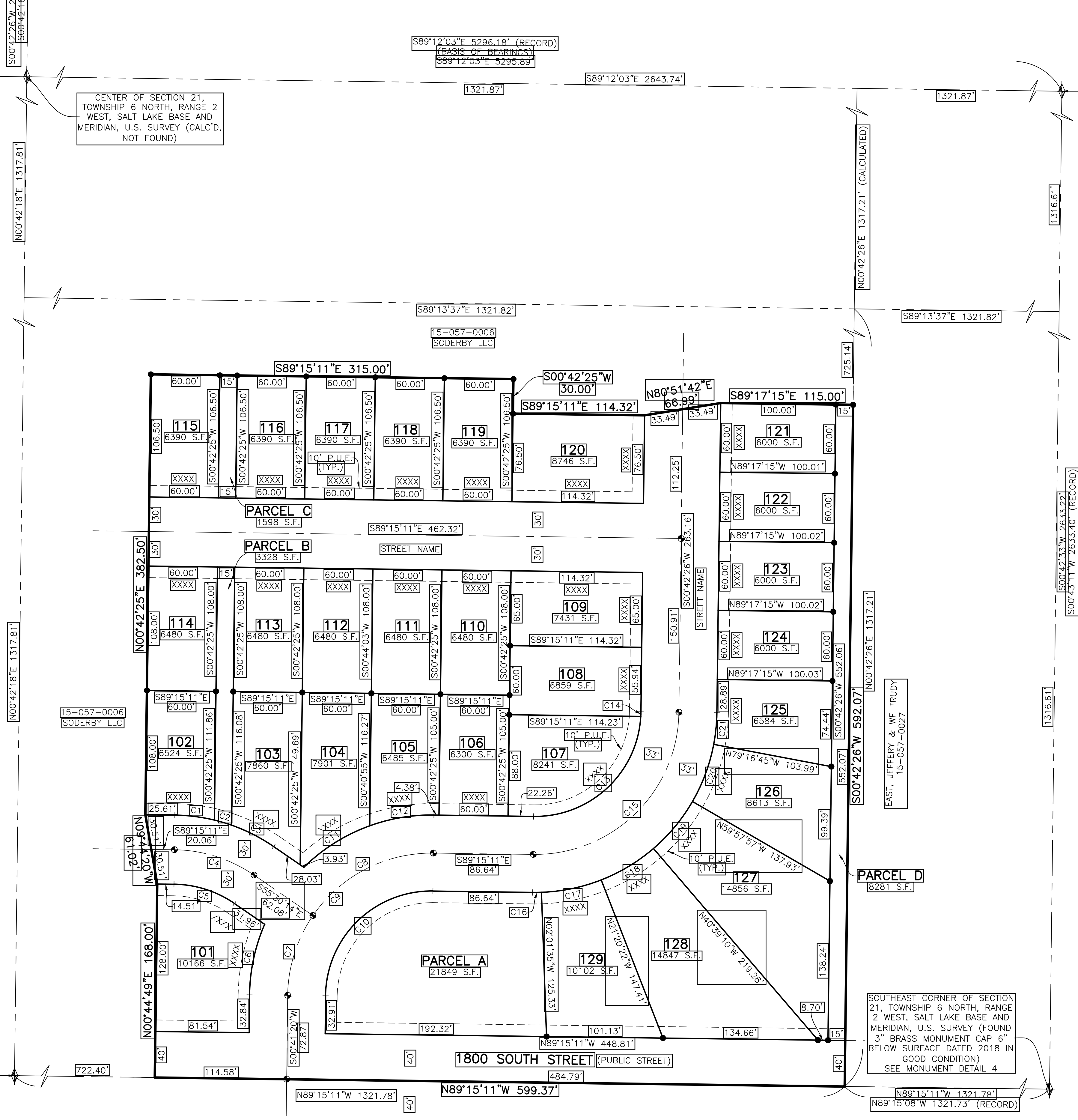


### LEGEND



### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	155.00	34.68'	34.61'	17.41'	S82°50'37"E	12°49'07"
C2	155.00	15.59'	15.58'	7.80'	S73°33'10"E	5°45'48"
C3	155.00	41.03'	40.91'	20.64'	S63°05'15"E	15°10'02"
C4	125.00	73.63'	72.57'	37.92'	S72°22'43"E	33°44'56"
C5	95.00	55.96'	55.15'	28.82'	S72°22'43"E	33°44'56"
C6	158.00	63.04'	62.63'	31.95'	N12°07'11"E	22°51'42"
C7	125.00	73.78'	72.69'	37.93'	N17°53'53"E	33°48'25"
C8	125.00	122.72'	117.85'	66.82'	N62°37'17"E	56°15'04"
C9	125.00	196.48'	176.87'	125.13'	N45°43'05"E	90°03'29"
C10	92.00	144.61'	130.17'	92.09'	N45°43'05"E	90°03'29"
C11	158.00	68.11'	67.58'	34.59'	N57°47'27"E	24°41'55"
C12	158.00	56.83'	56.52'	28.72'	N80°26'37"E	20°36'25"
C13	92.00	140.51'	127.25'	88.08'	N46°59'35"E	87°30'29"
C14	92.00	4.07'	4.06'	2.03'	N01°58'23"E	2°31'54"
C15	125.00	196.44'	176.84'	125.09'	N45°43'37"E	90°02'24"
C16	158.00	17.65'	17.65'	7.85'	N89°21'37"E	12°46'24"
C17	158.00	53.26'	53.01'	26.88'	N78°19'01"E	19°18'47"
C18	158.00	53.26'	53.01'	26.88'	N59°00'14"E	19°18'47"
C19	158.00	53.26'	53.01'	26.88'	N39°41'26"E	19°18'47"
C20	158.00	53.26'	53.01'	26.88'	N20°22'39"E	19°18'47"
C21	158.00	27.61'	27.58'	13.84'	N05°42'50"E	10°00'50"



WINSTON PARK SUBDIVISION LOT 107

WINSTON PARK SUBDIVISION LOT 104

WINSTON PARK SUBDIVISION COMMON AREA 'A'

**Reeve & Associates, Inc.**  
1610 S 1600 W, RIFORD, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2866 www.reeve.co

**Project Info.**  
 Surveyor: J. FELT  
 Designer: N. ANDERSON  
 Begin Date: 5-14-2023  
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 1  
 Number: 6298-14  
 Revision:  
 Scale: 1"=50'  
 Checked:

**Weber County Recorder**  
 Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 At \_\_\_\_\_ Filled For Record \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_  
 Weber County Recorder \_\_\_\_\_  
 Deputy: \_\_\_\_\_



# STAGECOACH ESTATES SUBDIVISION PHASE 2

PART OF 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

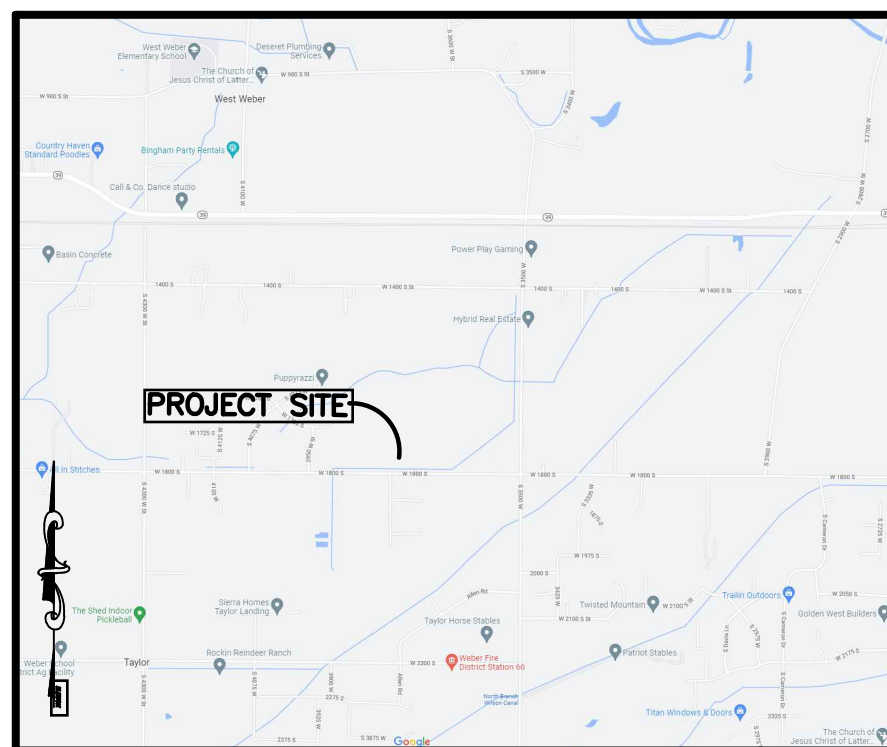
APRIL, 2023

### BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE OVERALL PROPERTY BOUNDARY IS AN ALIQUOT PART OF THE QUARTER SECTION, THEREFORE THE SECTION WAS SURVEYED AND SUBDIVIDED APPROPRIATELY TO ESTABLISH THE BOUNDARY ALONG THE SOUTH AND EAST BOUNDARY LINES. THE NORTH AND WEST BOUNDARY LINES ARE WITHIN THE OVERALL PARCEL AND HAVE BEEN PLACED FOR FUTURE DEVELOPMENT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.



VICINITY MAP

NOT TO SCALE

### BOUNDARY DESCRIPTION

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

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21 (SAID SOUTH QUARTER CORNER BEING NORTH 89°15'11" WEST 1321.78 FEET AND NORTH 89°15'11" WEST 1321.78 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21, SOUTHEAST CORNER BEING SOUTH 00°42'35" WEST 2633.22 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21. BASIS OF BEARINGS FOR THIS SUBDIVISION IS SOUTH 89°12'03" EAST 5295.89 FEET BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE NORTH 00°42'18" EAST 783.54 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°17'35" EAST 127.98 FEET; THENCE NORTH 71°02'11" EAST 84.96 FEET; THENCE SOUTH 89°17'35" EAST 128.00 FEET; THENCE NORTH 00°42'25" EAST 112.50 FEET; THENCE SOUTH 89°17'35" EAST 128.00 FEET; THENCE NORTH 74°46'25" EAST 62.40 FEET; THENCE SOUTH 89°15'18" EAST 90.21 FEET; THENCE SOUTH 00°44'49" WEST 159.14 FEET; THENCE SOUTH 19°36'35" WEST 69.75 FEET; THENCE SOUTH 00°42'25" WEST 106.50 FEET; THENCE SOUTH 89°15'11" EAST 120.00 FEET; THENCE SOUTH 00°42'25" WEST 382.50 FEET; THENCE SOUTH 09°44'20" EAST 61.02 FEET; THENCE SOUTH 00°44'49" WEST 168.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 89°15'11" WEST 722.40 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 585,877 SQUARE FEET OR 13.450 ACRES.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°15'11"E	92.12
L2	N89°07'55"W	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	67.50

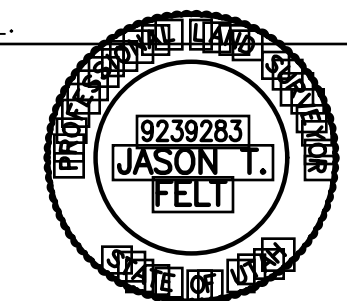
### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	217.00'	136.74'	134.49'	70.72'	N72°50'27"E	36°08'12"
C2	217.00'	4.59'	4.59'	2.29'	N54°11'01"E	11°12'40"
C3	250.00'	162.70'	159.84'	84.35'	N72°13'20"E	37°17'17"
C4	283.00'	132.74'	131.52'	67.61'	N77°24'44"E	26°52'26"
C5	283.00'	51.35'	51.28'	25.75'	N58°46'36"E	10°23'49"
C6	217.00'	93.75'	93.02'	47.62'	N65°57'17"E	24°45'12"
C7	250.00'	145.49'	143.44'	74.87'	N70°14'59"E	33°20'34"
C8	250.00'	16.69'	16.69'	8.35'	N88°50'03"E	18°49'33"
C9	283.00'	136.67'	135.35'	69.70'	N67°24'48"E	27°40'13"
C10	120.00'	12.06'	11.88'	6.22'	S17°59'14"W	34°33'37"
C11	65.00'	34.31'	33.92'	17.57'	S20°08'38"W	30°14'48"
C12	65.00'	55.43'	53.77'	29.53'	S19°24'36"E	48°51'41"
C13	65.00'	15.03'	15.00'	7.55'	S50°27'59"E	13°15'07"
C14	65.00'	75.69'	71.49'	42.80'	N89°32'50"E	66°43'15"
C15	20.00'	12.06'	11.88'	6.22'	N73°28'01"E	34°33'37"
C16	120.00'	31.40'	28.27'	19.99'	N44°16'23"W	89°57'36"

### SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **STAGECOACH ESTATES SUBDIVISION PHASE 2** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



9239283

UTAH LICENSE NUMBER

### OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **STAGECOACH ESTATES SUBDIVISION PHASE 2**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE PARCEL A TO THE HOME OWNERS ASSOCIATION FOR TRAIL PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SODERBY LLC

NAME/TITLE

### ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ } SS.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

### DEVELOPER:

PAT BURNS  
LYNC DEVELOPMENT  
1407 N MTN. RD  
OGDEN, UT. 84404  
(801) 710-2234



### Project Info.

Surveyor: J. FELT  
Designer: N. ANDERSON  
Begin Date: 5-1-2023  
Name: STAGECOACH ESTATES SUBDIVISION PHASE 2  
Number: 6298-14  
Revision:  
Scale: 1"=50'  
Checked:

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

### WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
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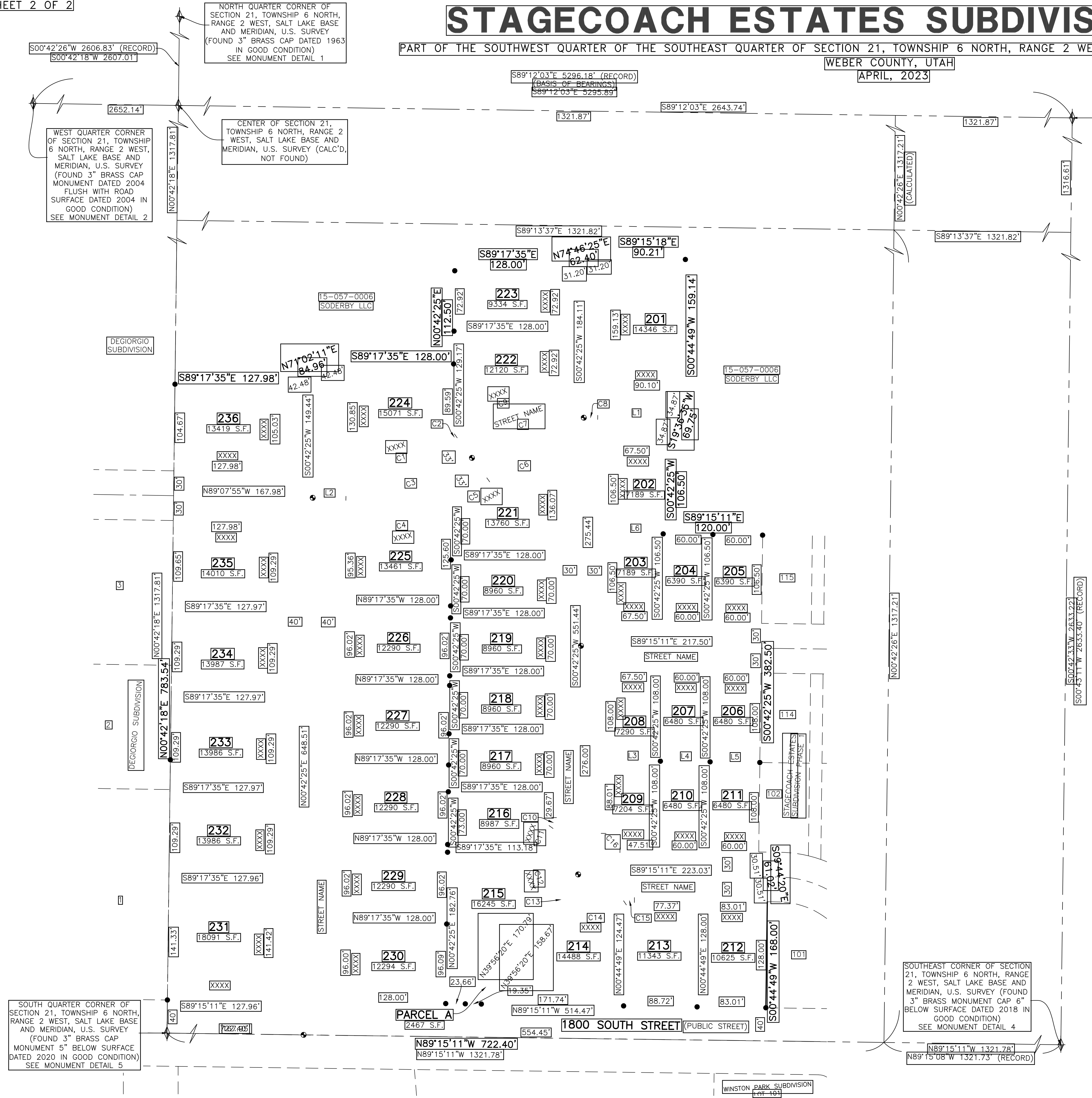
Weber County Recorder

Deputy

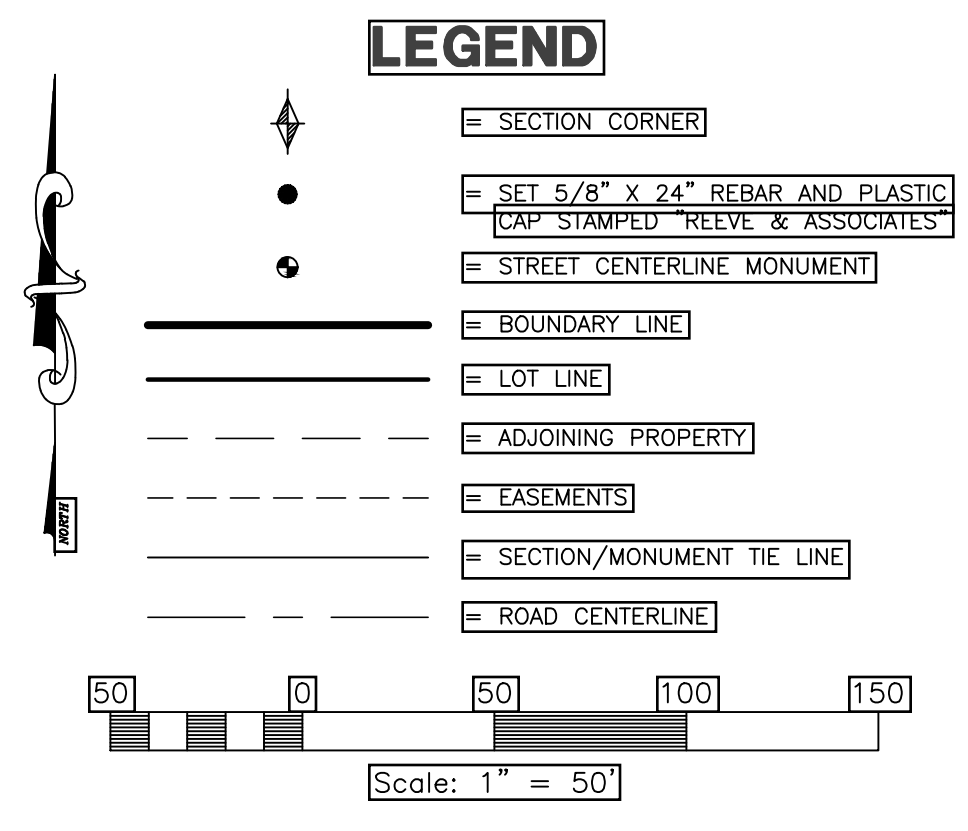
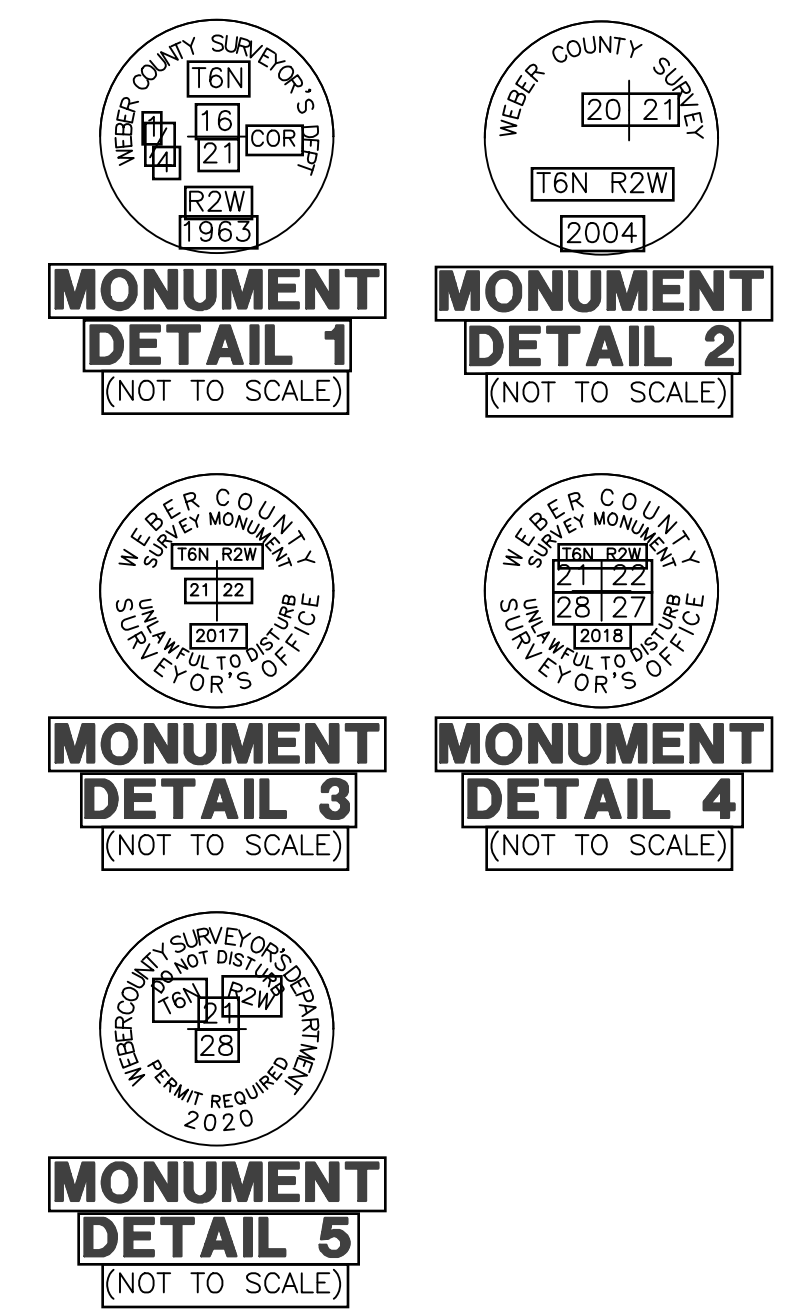


# STAGECOACH ESTATES SUBDIVISION PHASE 2

PART OF 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  
APRIL, 2023



EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 6" BELOW SURFACE IN GOOD CONDITION DATED 2017) SEE MONUMENT DETAIL 3



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°15'11"E	92.12
L2	N89°07'55"W	40.01
L3	S89°15'11"E	87.50
L4	S89°15'11"E	60.00
L5	S89°15'11"E	60.00
L6	S89°15'11"E	67.50

**CURVE TABLE**

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C1	217.00'	136.74'	134.49'	70.72'	N72°50'27"E	36°06'12"
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C4	283.00'	132.74'	131.52'	67.61'	N77°24'44"E	26°52'26"
C5	283.00'	51.35'	51.28'	25.75'	N58°46'36"E	10°23'49"
C6	217.00'	93.75'	93.02'	47.62'	N65°57'17"E	24°45'12"
C7	250.00'	145.49'	143.44'	74.87'	N70°14'59"E	35°20'54"
C8	250.00'	16.69'	16.69'	8.35'	N88°50'03"E	1°49'33"
C9	283.00'	136.67'	135.35'	69.70'	N67°24'43"E	27°40'15"
C10	70.00'	12.06'	11.88'	6.27'	S17°58'14"W	34°33'37"
C11	65.00'	34.31'	33.22'	17.57'	S20°08'38"W	30°14'48"
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C13	65.00'	15.03'	15.00'	7.55'	S50°27'59"E	13°15'07"
C14	65.00'	75.69'	71.49'	42.80'	N89°32'50"E	66°43'15"
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C16	20.00'	31.40'	28.27'	19.99'	N44°16'23"W	89°57'36"

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 5" BELOW SURFACE DATED 2020 IN GOOD CONDITION) SEE MONUMENT DETAIL 5

SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 6" BELOW SURFACE DATED 2018 IN GOOD CONDITION) SEE MONUMENT DETAIL 4

**Reeve & Associates, Inc.**  
1610 S 1600 W, WARRIOR, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2866 www.reeve.co

**Project Info.**  
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 Designer: N. ANDERSON  
 Begin Date: 5-14-2023  
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 2  
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 Checked:

**Weber County Recorder**  
 Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 \_\_\_\_\_ Filled For Record  
 And Recorded, \_\_\_\_\_  
 At \_\_\_\_\_ In Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For:  
 \_\_\_\_\_  
 Weber County Recorder  
 Deputy:



# STAGECOACH ESTATES SUBDIVISION PHASE 3

PART OF 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

APRIL, 2023

### BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### NARRATIVE

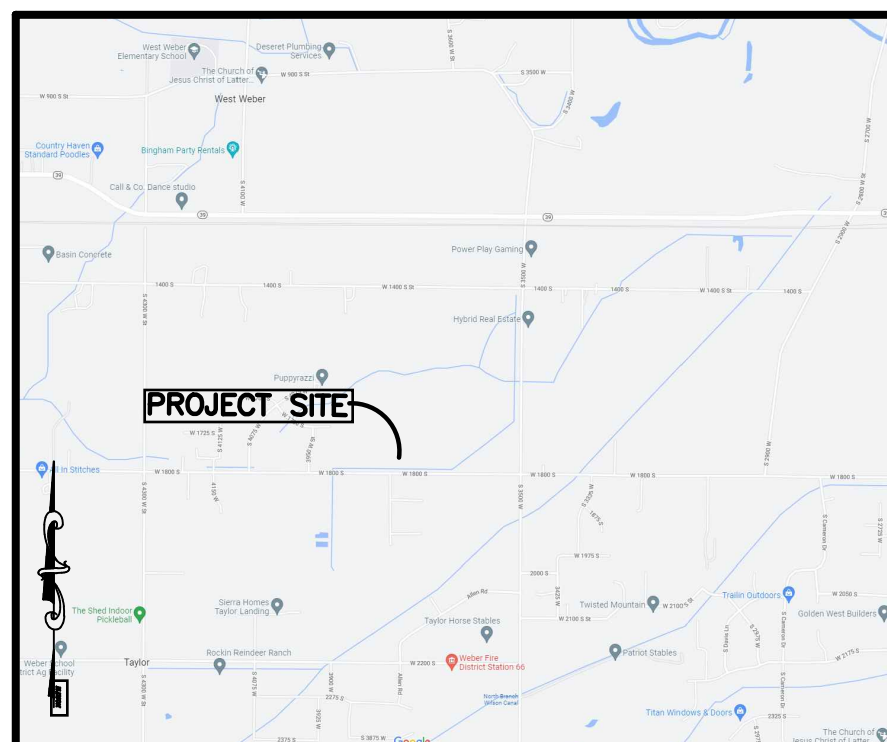
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE OVERALL PROPERTY BOUNDARY IS AN ALIQUOT PART OF THE QUARTER SECTION, THEREFORE THE SECTION WAS SURVEYED AND SUBDIVIDED APPROPRIATELY TO ESTABLISH THE BOUNDARY ALONG THE SOUTH AND EAST BOUNDARY LINES. THE NORTH AND WEST BOUNDARY LINES ARE WITHIN THE OVERALL PARCEL AND HAVE BEEN PLACED FOR FUTURE DEVELOPMENT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

### BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT BEING SOUTH 00°42'33" WEST 1316.61 FEET AND NORTH 89°13'37" WEST 1321.82 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21 (BASIS OF BEARINGS FOR THIS SUBDIVISION IS SOUTH 89°12'03" EAST 5295.89 FEET BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 00°42'26" WEST 725.14 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 TO THE NORTH LINE OF STAGECOACH ESTATES SUBDIVISION PHASE 1; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°17'15" WEST 115.00 FEET; (2) SOUTH 80°51'42" WEST 66.99 FEET; (3) NORTH 89°15'11" WEST 114.32 FEET; AND (4) NORTH 00°42'25" EAST 30.00 FEET; THENCE NORTH 89°15'11" WEST 435.00 FEET ALONG THE NORTH LINE OF STAGECOACH ESTATES SUBDIVISION PHASE 1 AND PHASE 2 TO THE EAST LINE OF STAGECOACH ESTATES SUBDIVISION PHASE 2; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°42'25" EAST 106.50 FEET; (2) NORTH 19°36'35" EAST 69.75 FEET; AND (3) NORTH 00°44'49" EAST 159.14 FEET; THENCE SOUTH 89°15'18" EAST 419.11 FEET; THENCE NORTH 00°42'26" EAST 162.24 FEET; THENCE NORTH 07°50'12" EAST 60.46 FEET; THENCE NORTH 00°42'26" EAST 152.95 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°13'37" EAST 281.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 351,865 SQUARE FEET OR 8.078 ACRES.



### VICINITY MAP

NOT TO SCALE

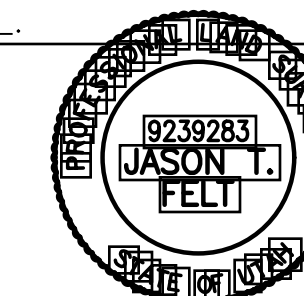
### SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF STAGECOACH ESTATES SUBDIVISION PHASE 3 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9239283

UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT STAGECOACH ESTATES SUBDIVISION PHASE 3, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE PARCEL A, B, C, D, AND E TO THE HOME OWNERS ASSOCIATION FOR TRAIL PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SODERBY LLC

NAME/TITLE

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ ) SS.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

### DEVELOPER:

PAT BURNS  
LYNC DEVELOPMENT  
1407 N MTN. RD  
OGDEN, UT. 84404  
(801) 710-2234



### Project Info.

Surveyor: J. FELT  
Designer: N. ANDERSON  
Begin Date: 3-1-2023  
Name: STAGECOACH ESTATES SUBDIVISION PHASE 3  
Number: 6298-14  
Revision: 1  
Scale: 1"=50'  
Checked:

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL BY THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

### WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Weber County Recorder

Deputy



# STAGECOACH ESTATES SUBDIVISION PHASE 3

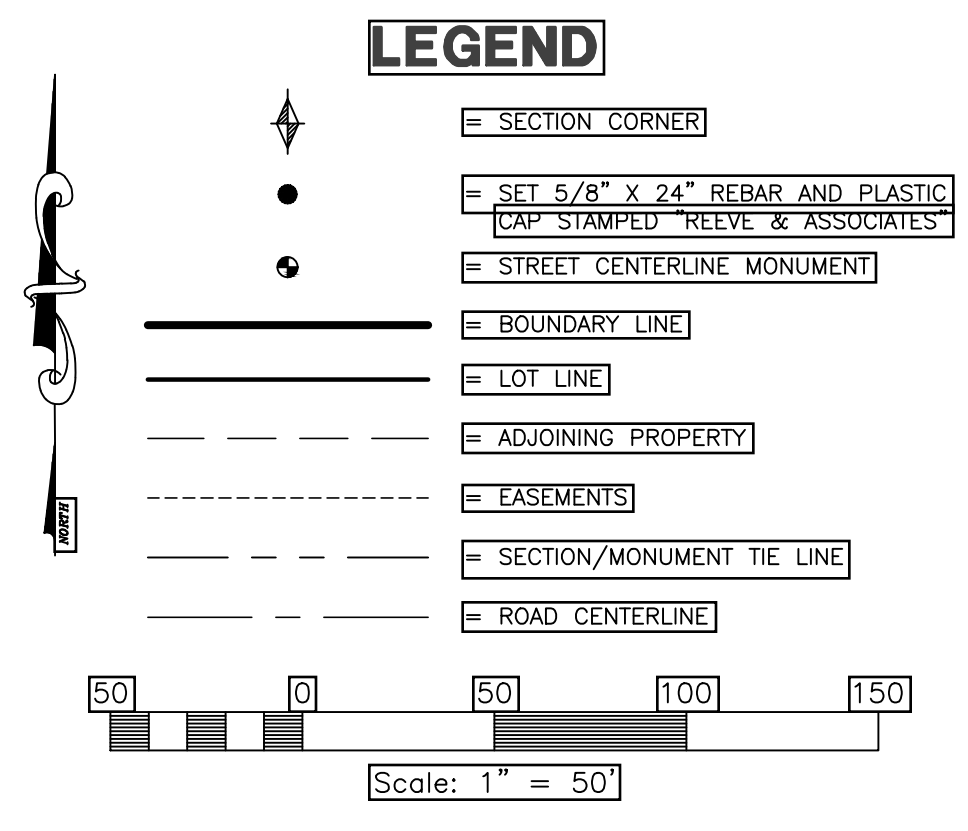
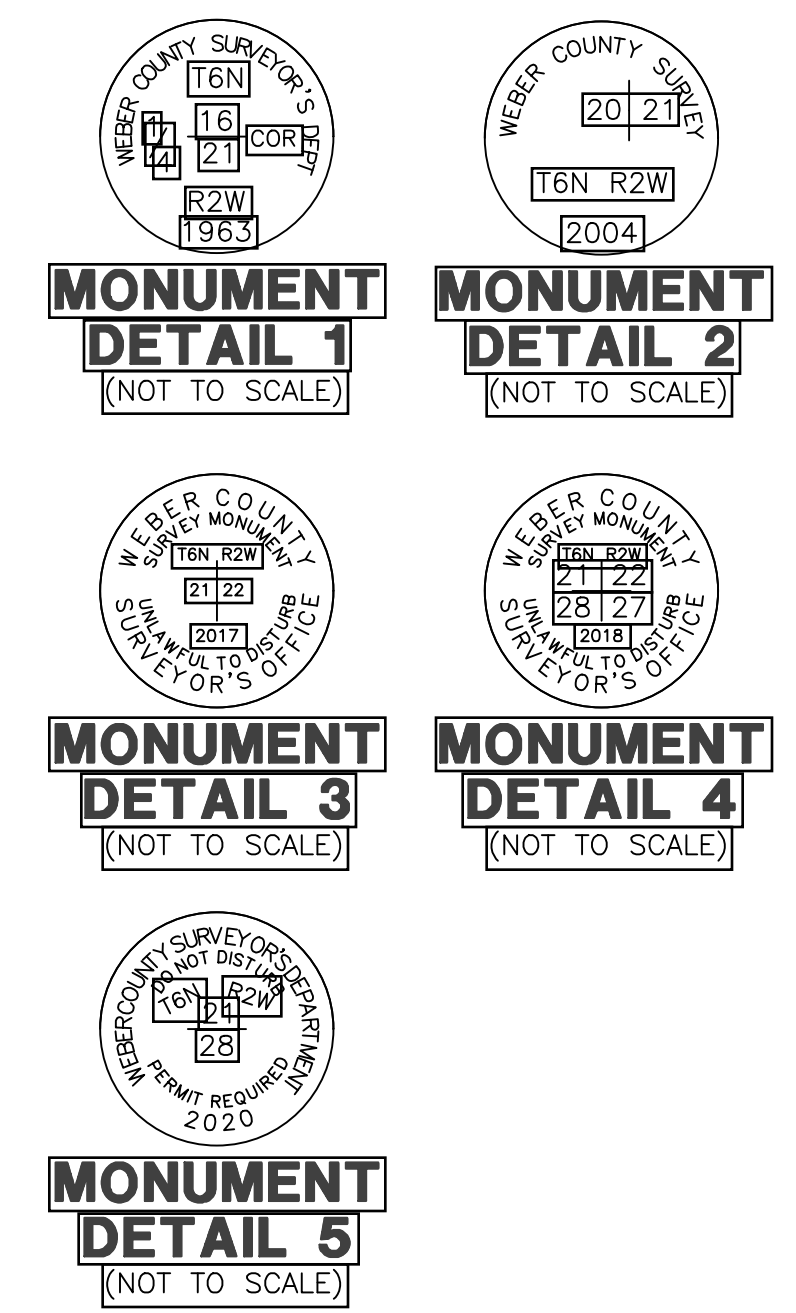
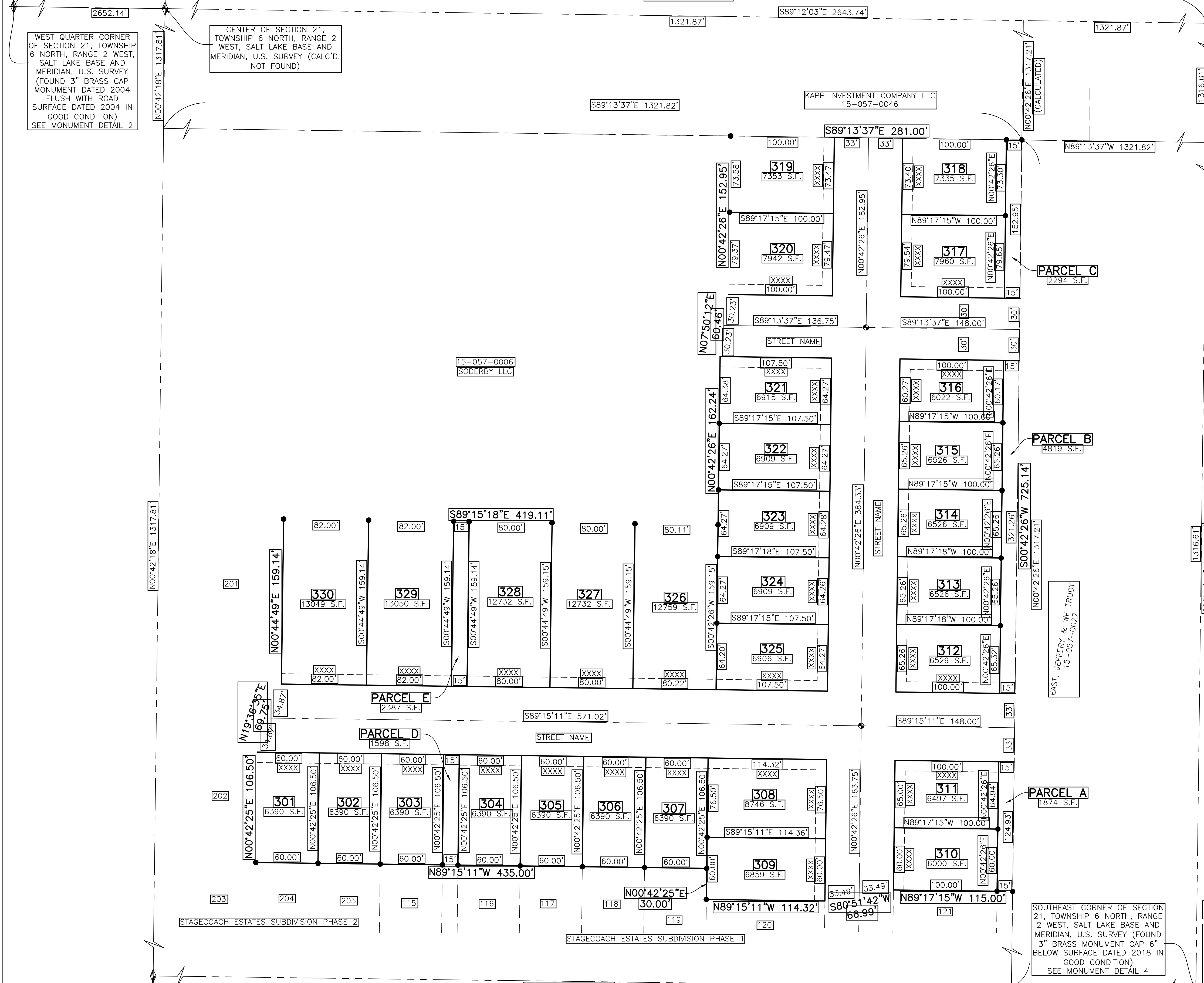
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
APRIL, 2023

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT DATED 2004 FLUSH WITH ROAD SURFACE DATED 2004 IN GOOD CONDITION) SEE MONUMENT DETAIL 2

NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP DATED 1963 IN GOOD CONDITION) SEE MONUMENT DETAIL 1

CENTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALC'D, NOT FOUND)

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 6" BELOW SURFACE IN GOOD CONDITION DATED 2017) SEE MONUMENT DETAIL 3



SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 5" BELOW SURFACE DATED 2020 IN GOOD CONDITION) SEE MONUMENT DETAIL 5

SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS MONUMENT CAP 6" BELOW SURFACE DATED 2018 IN GOOD CONDITION) SEE MONUMENT DETAIL 4

**Reeve & Associates, Inc.**  
 8160 S 1600 W RIFLEWOOD, UTAH 84403  
 TEL: (801) 621-3100 FAX: (801) 621-2866 WWW.REEVE.CO

Project Info.	
Surveyor:	J. FELT
Designer:	N. ANDERSON
Begin Date:	5-14-2023
Name:	STAGECOACH ESTATES SUBDIVISION PHASE 3
Number:	6298-14
Revision:	
Scale:	1"=50'
Checked:	

Weber County Recorder	
Entry No. _____	Fee Paid _____
At _____	Filed For Record _____
Of The Official Records, Page _____	In Book _____
Recorded For:	
_____ Weber County Recorder	_____ Deputy



# STAGECOACH ESTATES SUBDIVISION PHASE 4

PART OF 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

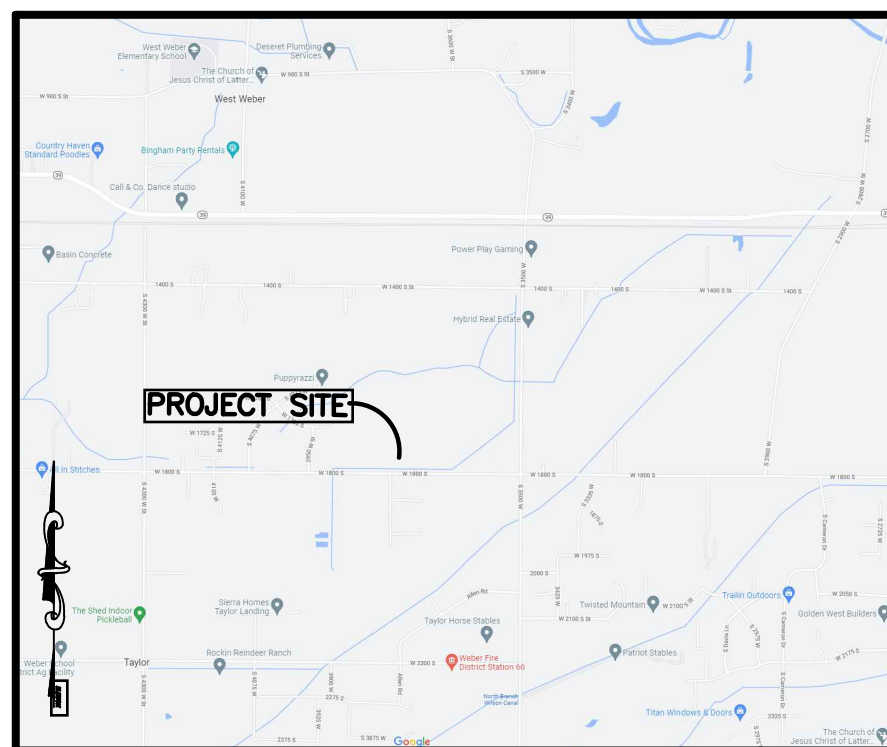
APRIL, 2023

### BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE OVERALL PROPERTY BOUNDARY IS AN ALIQUOT PART OF THE QUARTER SECTION, THEREFORE THE SECTION WAS SURVEYED AND SUBDIVIDED APPROPRIATELY TO ESTABLISH THE BOUNDARY ALONG THE SOUTH AND EAST BOUNDARY LINES. THE NORTH AND WEST BOUNDARY LINES ARE WITHIN THE OVERALL PARCEL AND HAVE BEEN PLACED FOR FUTURE DEVELOPMENT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.



VICINITY MAP

NOT TO SCALE

### BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE NORTH LINE OF STAGECOACH ESTATES SUBDIVISION PHASE 3, SAID POINT BEING SOUTH 00°42'33" WEST 1316.61 FEET AND NORTH 89°13'37" WEST 1602.82 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21 (BASIS OF BEARINGS FOR THIS SUBDIVISION IS SOUTH 89°12'03" EAST 5295.89 FEET BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE ALONG THE NORTH LINE OF STAGECOACH ESTATES SUBDIVISION PHASE 3 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°42'26" WEST 152.95 FEET; (2) SOUTH 07°50'12" WEST 60.46 FEET; (3) SOUTH 00°42'26" WEST 162.24 FEET; AND (4) NORTH 89°15'18" WEST 509.32 FEET; THENCE SOUTH 74°46'25" WEST 62.40 FEET TO THE NORTH LINE OF STAGECOACH ESTATES SUBDIVISION PHASE 2; THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°17'35" WEST 128.00 FEET; (2) SOUTH 00°42'25" WEST 112.50 FEET; (3) NORTH 89°17'35" WEST 128.00 FEET; (4) SOUTH 71°02'11" WEST 84.96 FEET; AND (5) NORTH 89°17'35" WEST 127.98 FEET TO THE EAST LINE OF DEGIORGIO SUBDIVISION AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 00°42'18" EAST 534.27 FEET ALONG THE EAST LINE OF DEGIORGIO SUBDIVISION AND DEGIORGIO SUBDIVISION PHASE 2 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°13'37" EAST 1040.82 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 440,479 SQUARE FEET OR 10.112 ACRES.

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	50.00'	17.09'	16.86'	8.78'	N15°36'41"W	32°38'13"
C2	65.00'	54.49'	52.90'	28.96'	N07°54'58"W	48°01'39"
C3	65.00'	54.49'	52.90'	28.96'	N40°06'41"E	48°01'39"
C4	65.00'	54.49'	52.90'	28.96'	N88°08'20"E	48°01'39"
C5	65.00'	12.77'	12.75'	6.41'	S62°13'07"E	11°15'27"
C6	50.00'	17.09'	16.86'	8.78'	S72°54'30"E	32°38'13"
C7	20.00'	31.44'	28.30'	20.02'	N45°44'24"E	90°03'58"

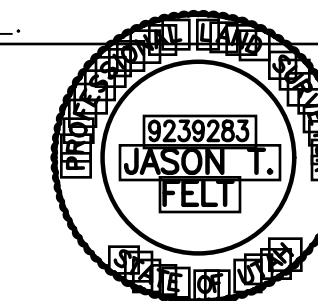
### SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **STAGECOACH ESTATES SUBDIVISION PHASE 4** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9239283

UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **STAGECOACH ESTATES SUBDIVISION PHASE 4**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE PARCEL A TO THE HOME OWNERS ASSOCIATION FOR TRAIL PURPOSES TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SODERBY LLC

NAME/TITLE

### ACKNOWLEDGMENT

STATE OF UTAH } SS.  
COUNTY OF \_\_\_\_\_ }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

### DEVELOPER:

PAT BURNS  
LYNC DEVELOPMENT  
1407 N MTN. RD  
OGDEN, UT. 84404  
TEL: (801) 621-3100 FAX: (801) 621-2866 www.reeve.co



5160 S 1500 W, WEVERALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2866 www.reeve.co

### Project Info.

Surveyor: J. FELT  
Designer: N. ANDERSON  
Begin Date: 5-1-2023  
Name: STAGECOACH ESTATES SUBDIVISION PHASE 4  
Number: 6298-14  
Revision:  
Scale: 1"=50'  
Checked:

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

### WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

### WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Weber County Recorder

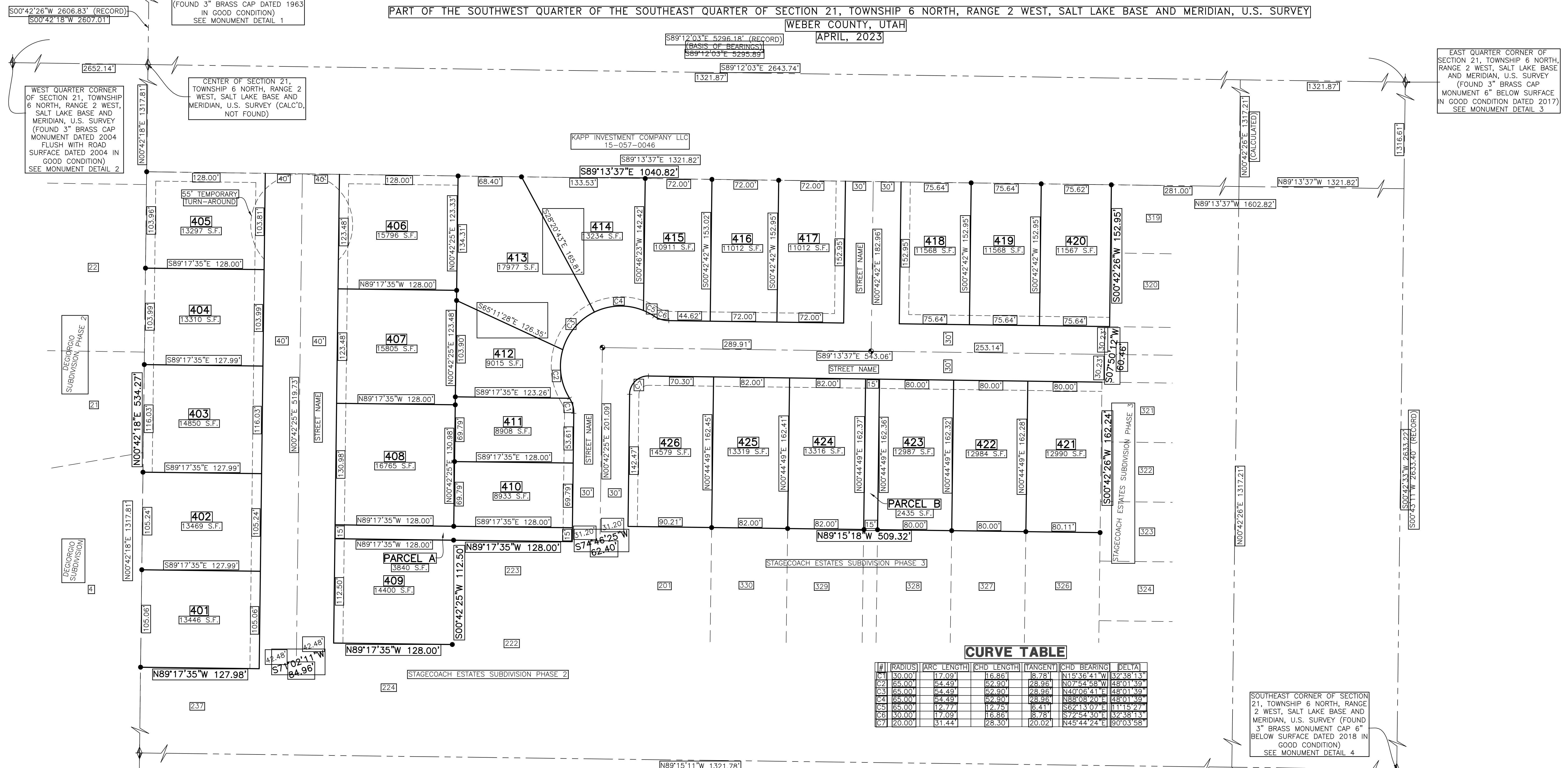
Deputy



# STAGECOACH ESTATES SUBDIVISION PHASE 4

PART OF 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  
APRIL, 2023



**CURVE TABLE**

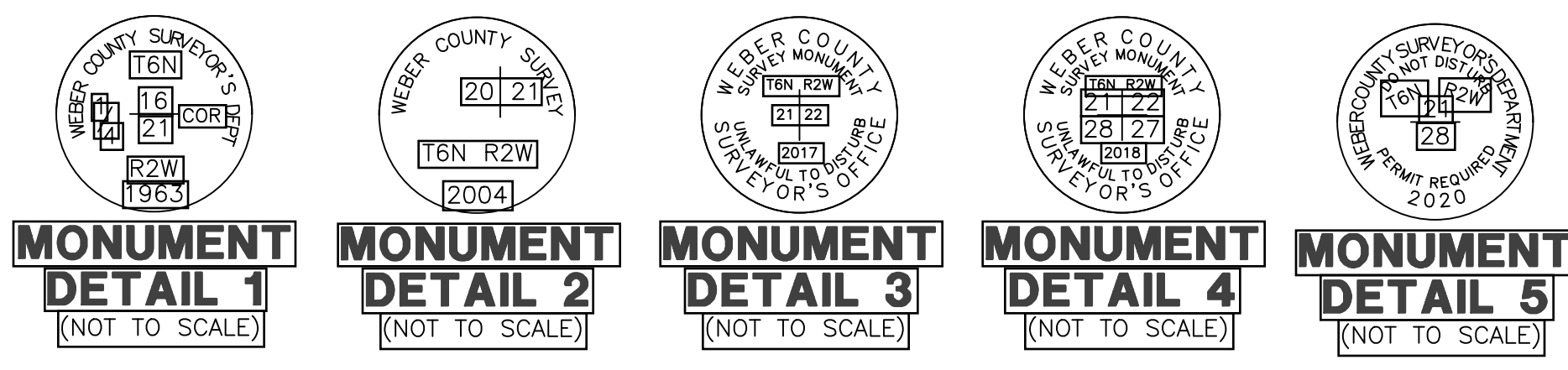
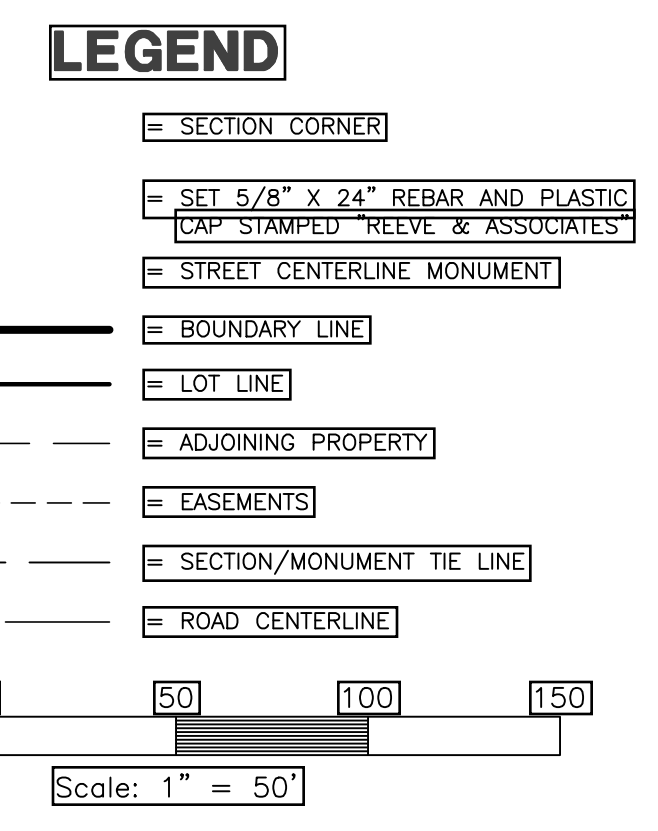
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	30.00'	17.09'	16.86'	18.78'	N15°36'41"W	32°38'13"
C2	65.00'	54.49'	52.90'	28.96'	N07°54'58"W	48°01'39"
C3	65.00'	54.49'	52.90'	28.96'	N40°06'41"E	48°01'39"
C4	65.00'	54.49'	52.90'	28.96'	N88°08'20"E	48°01'39"
C5	65.00'	12.77'	12.75'	6.41'	S62°13'07"E	11°15'27"
C6	30.00'	17.09'	16.86'	18.78'	S72°54'30"E	32°38'13"
C7	20.00'	31.44'	28.30'	20.02'	N45°44'24"E	90°03'58"

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 5" BELOW SURFACE DATED 2020 IN GOOD CONDITION) SEE MONUMENT DETAIL 5

NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP DATED 1963 IN GOOD CONDITION) SEE MONUMENT DETAIL 1

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 6" BELOW SURFACE DATED 2017) SEE MONUMENT DETAIL 3

SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND 3" BRASS CAP MONUMENT 6" BELOW SURFACE DATED 2018 IN GOOD CONDITION) SEE MONUMENT DETAIL 4



Reeve & Associates, Inc.  
 6160 S 1600 W, RIFORD, UTAH 84403  
 TEL: (801) 621-3100 FAX: (801) 621-2866 www.reeve.co

**Project Info.**

Surveyor: J. FELT

Designer: N. ANDERSON

Begin Date: 5-14-2023

Name: STAGECOACH ESTATES SUBDIVISION PHASE 4

Number: 6298-14

Revision:

Scale: 1"=50'

Checked:

**Weber County Recorder**

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_

At \_\_\_\_\_ Filed For Record \_\_\_\_\_

And Recorded, \_\_\_\_\_

At \_\_\_\_\_ In Book \_\_\_\_\_

Of The Official Records, Page \_\_\_\_\_

Recorded For: \_\_\_\_\_

\_\_\_\_\_  
Weber County Recorder

\_\_\_\_\_  
Deputy