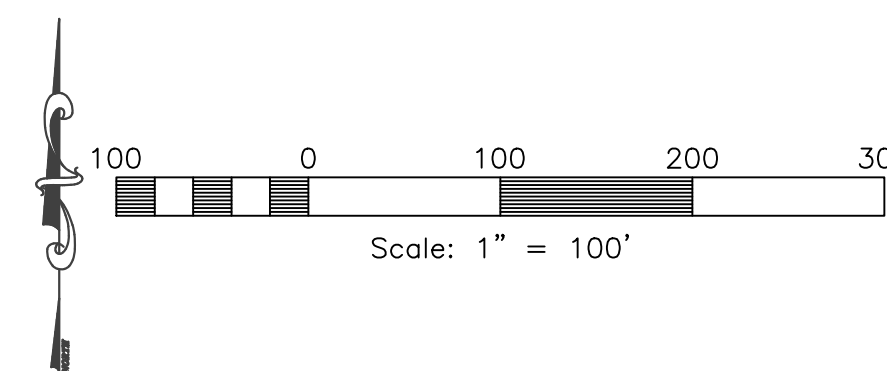


**Project Narrative/Notes/Revisions**

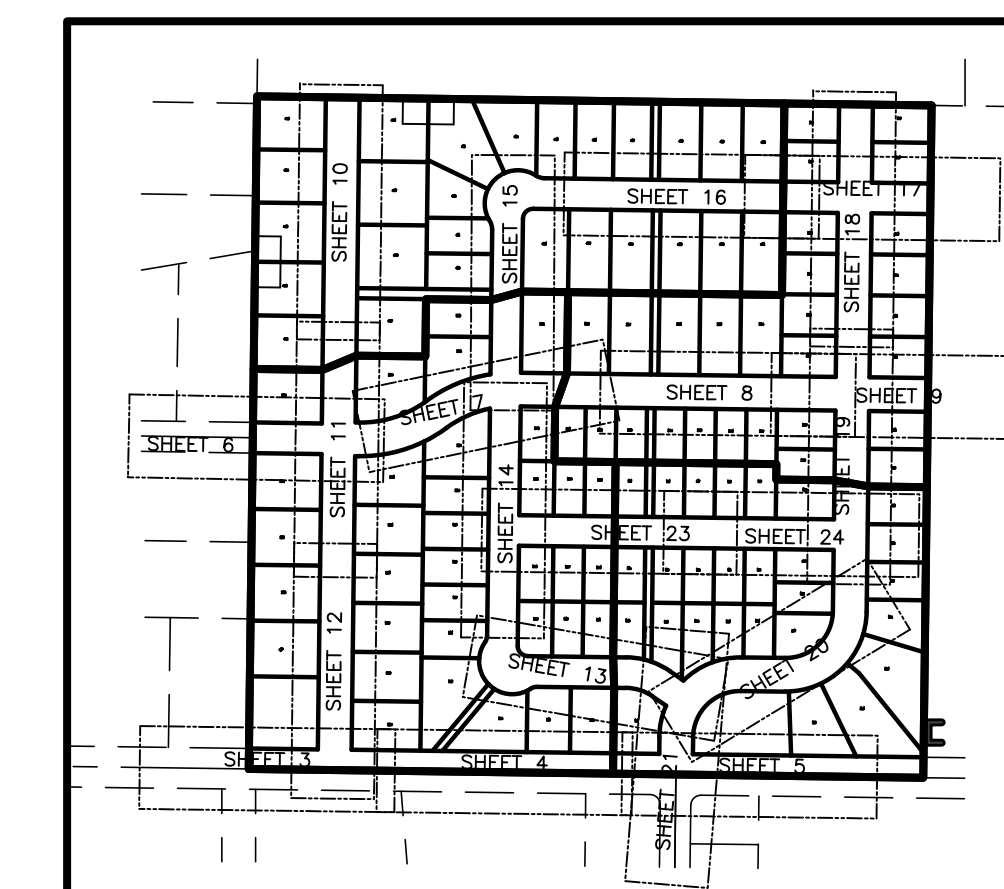
1. 04/05/2023 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 04/17/2023 CK - UPDATED LOT LAYOUT.
3. 05/26/2023 CK - UPDATED PER TWWID REVIEW COMMENTS.
4. 06/02/2023 CK - WATER COMMENT UPDATES.
5. 08/11/2023 CK - COUNTY REVIEW COMMENTS.
6. 10/02/2023 CK - COUNTY REVIEW COMMENTS.
7. 12/05/2023 CK - ROADWAY UPDATES.
8. 01/10/2024 CK - LOT/BASIN NUMBERS.
9. 03/04/2024 CK - TRAIL LOCATION & WIDTH.
10. 03/28/2024 CK - LATERAL LOCATIONS UPDATED.

# Stagecoach Estates Subdivision Master Plan Improvement Plans

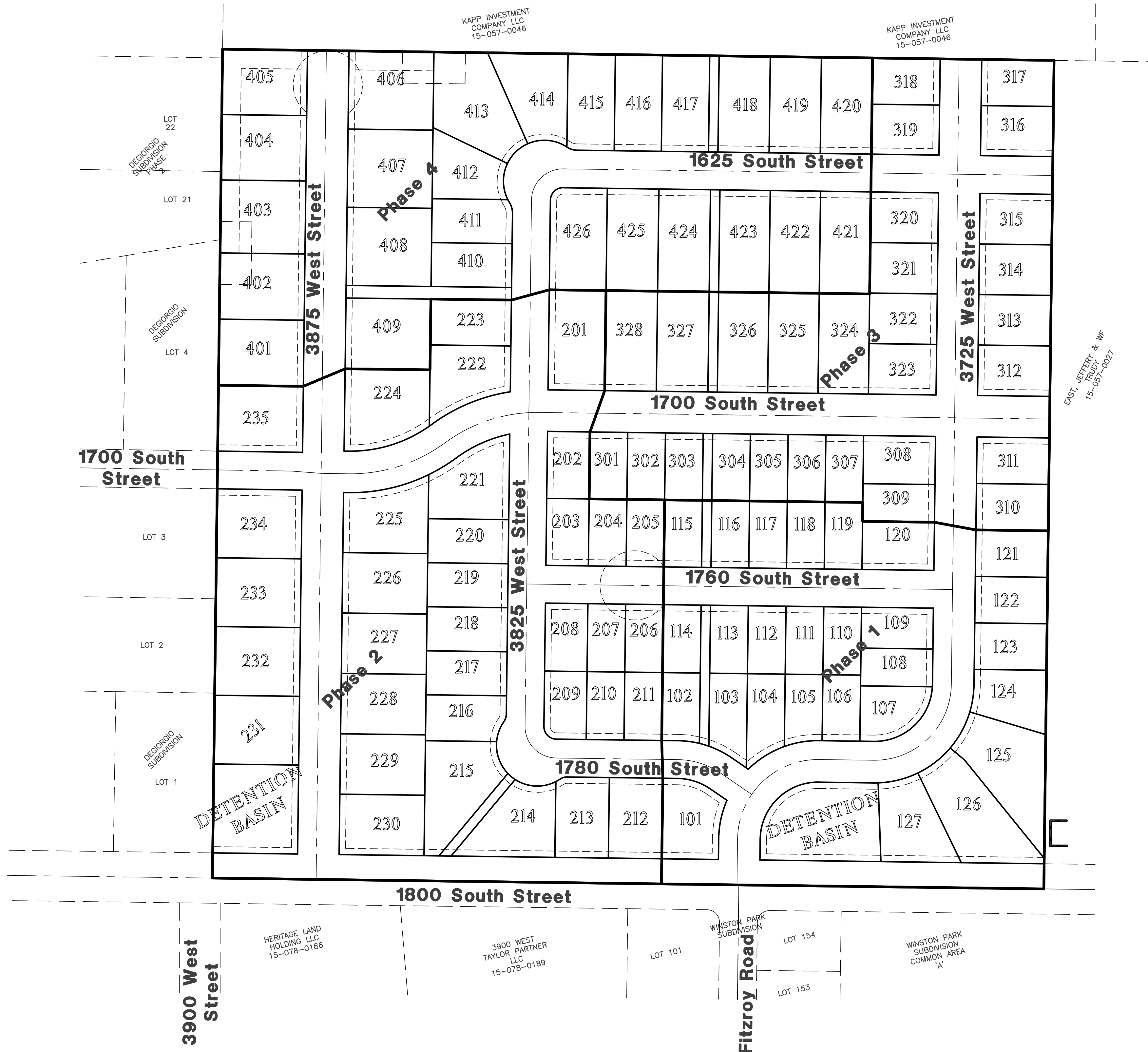
WEBER COUNTY, UTAH  
MARCH 2023



Vicinity Map  
NOT TO SCALE



Sheet Index Key Map  
NOT TO SCALE



**Sheet Index**

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - 1800 South Street - 0+00.00 - 4+50.00
- 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
- Sheet 7 - 1700 South Street - 4+50.00 - 9+30.00
- Sheet 8 - 1700 South Street - 9+30.00 - 13+50.00
- Sheet 9 - 1700 South Street - 13+50.00 - 16+00.00
- Sheet 10 - 3875 West Street - 0+00.00 - 4+50.00
- Sheet 11 - 3875 West Street - 4+50.00 - 9+30.00
- Sheet 12 - 3875 West Street - 9+30.00 - 13+25.00
- Sheet 13 - 3825 West Street, D, & G - 0+00.00 - 4+32.00
- Sheet 14 - 3825 West Street, D, & G - 4+32.00 - 9+50.00
- Sheet 15 - 3825 West Street, D, & G - 9+50.00 - 13+92.00
- Sheet 16 - 3825 West Street, D, & G - 13+92.00 - 18+72.00
- Sheet 17 - 3825 West Street, D, & G - 18+72.00 - 21+00.00
- Sheet 18 - 3725 West Street - 0+00.00 - 4+50.00
- Sheet 19 - 3725 West Street - 4+50.00 - 9+30.00
- Sheet 20 - 3725 West Street - 9+30.00 - 14+10.00
- Sheet 21 - 3725 West Street - 14+10.00 - 16+00.00
- Sheet 22 - 1760 South Street - -0+18.00 - 4+32.00
- Sheet 23 - 1760 South Street - 4+32.00 - 7+00.00
- Sheet 24 - Grading & Drainage Plan
- Sheet 25 - Grading & Drainage Plan (Continued)
- Sheet 26 - Basin Details
- Sheet 27 - Utility Plan
- Sheet 28 - Utility Plan (Continued)
- Sheet 29 - Civil Details
- Sheet 30 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 31 - Storm Water Pollution Prevention Plan Details
- Sheet 32 - Storm Drain Outfall



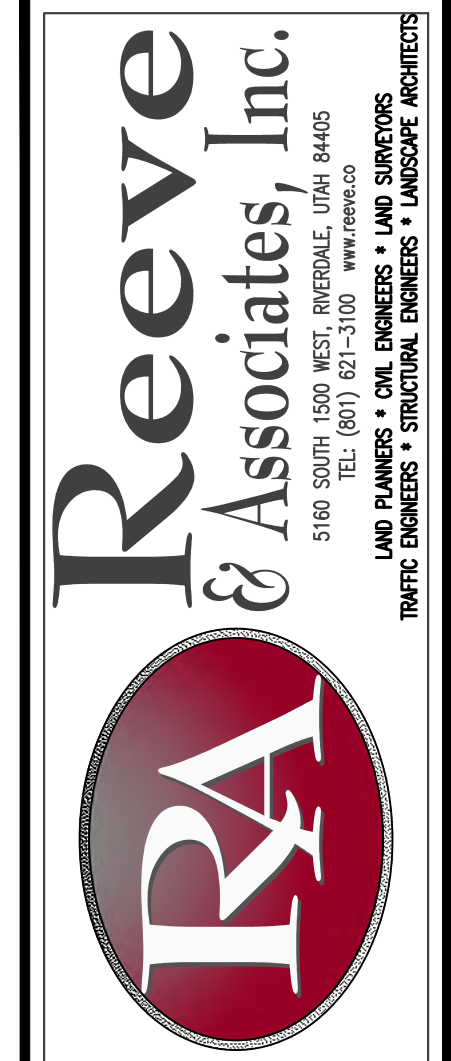
**Surveyor:**  
Jason Felt  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH:(801) 621-3100

**Developer Contact:**  
Pat Burns  
Lync Construction  
1407 North Mountain Road  
North Ogden, Utah 84404  
PH: (801) 710-2234

**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.

**Project Contact:**  
Jeremy Draper  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH:(801) 621-3100

**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.



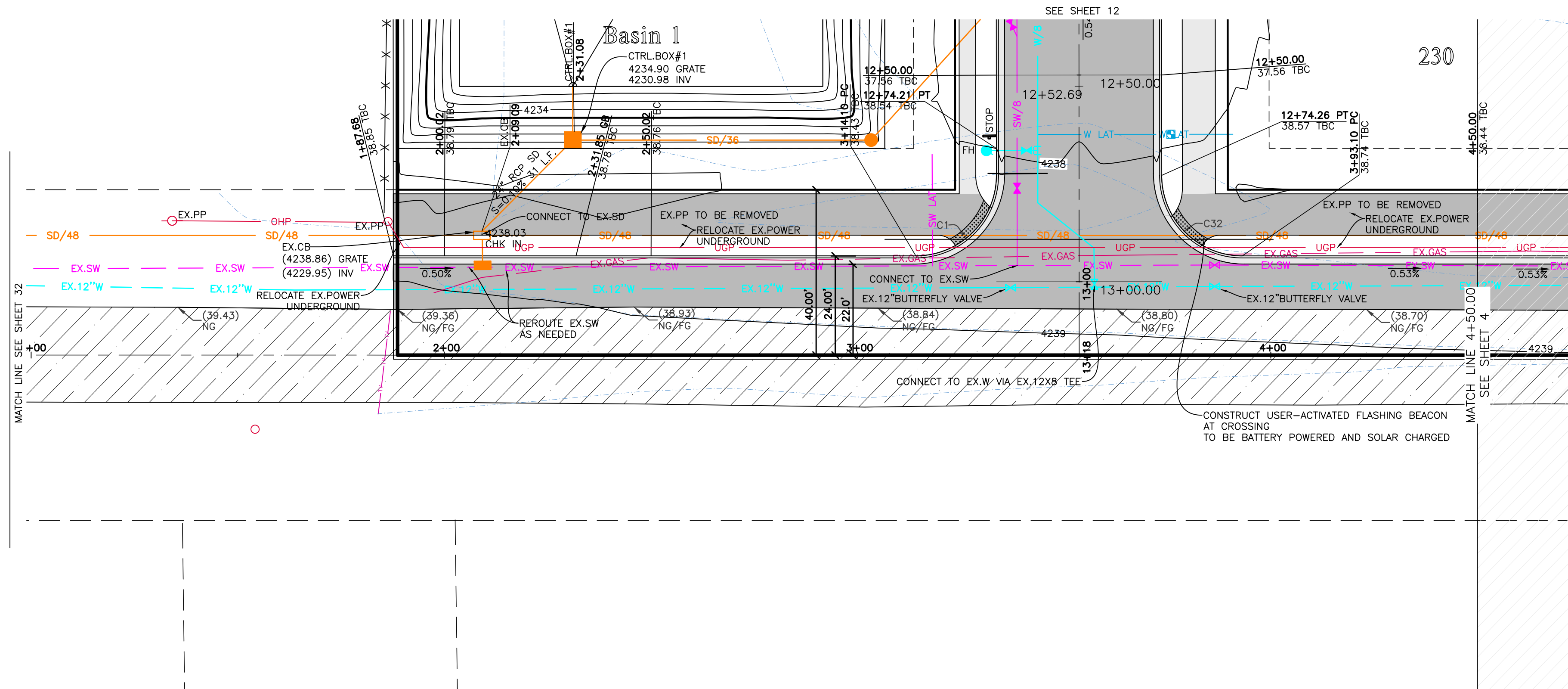
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05-26-23	CK	TWWID Comments
06-02-23	CK	Water Comments
08-11-23	CK	Review Comments
10-02-23	CK	Review Comments
12-05-23	CK	Roadway Updates
01-10-24	CK	Lot Locations
03-04-24	CK	Trail Location
03-28-24	CK	Lateral Locations

Stagecoach Estates Subdivision  
 WEBER COUNTY, UTAH  
**Cover/Index Sheet**



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





**Key Map**

NOT TO SCALE



**Construction Notes:**

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**CULINARY WATER**

NOTE: 4" MIN. COVER REQUIRED OVER CW LINES  
 W/8 - 8" DR18 C900 PVC WATER LINE  
 W - 1" CTS SDR9 HDPE SERVICE LATERAL

**SANITARY SEWER**

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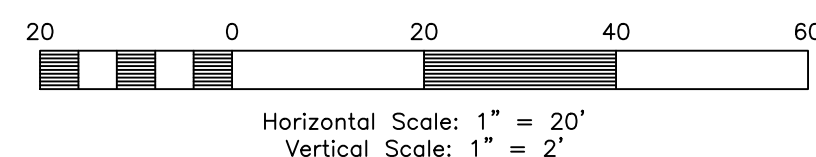
**STORM DRAIN**

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 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**

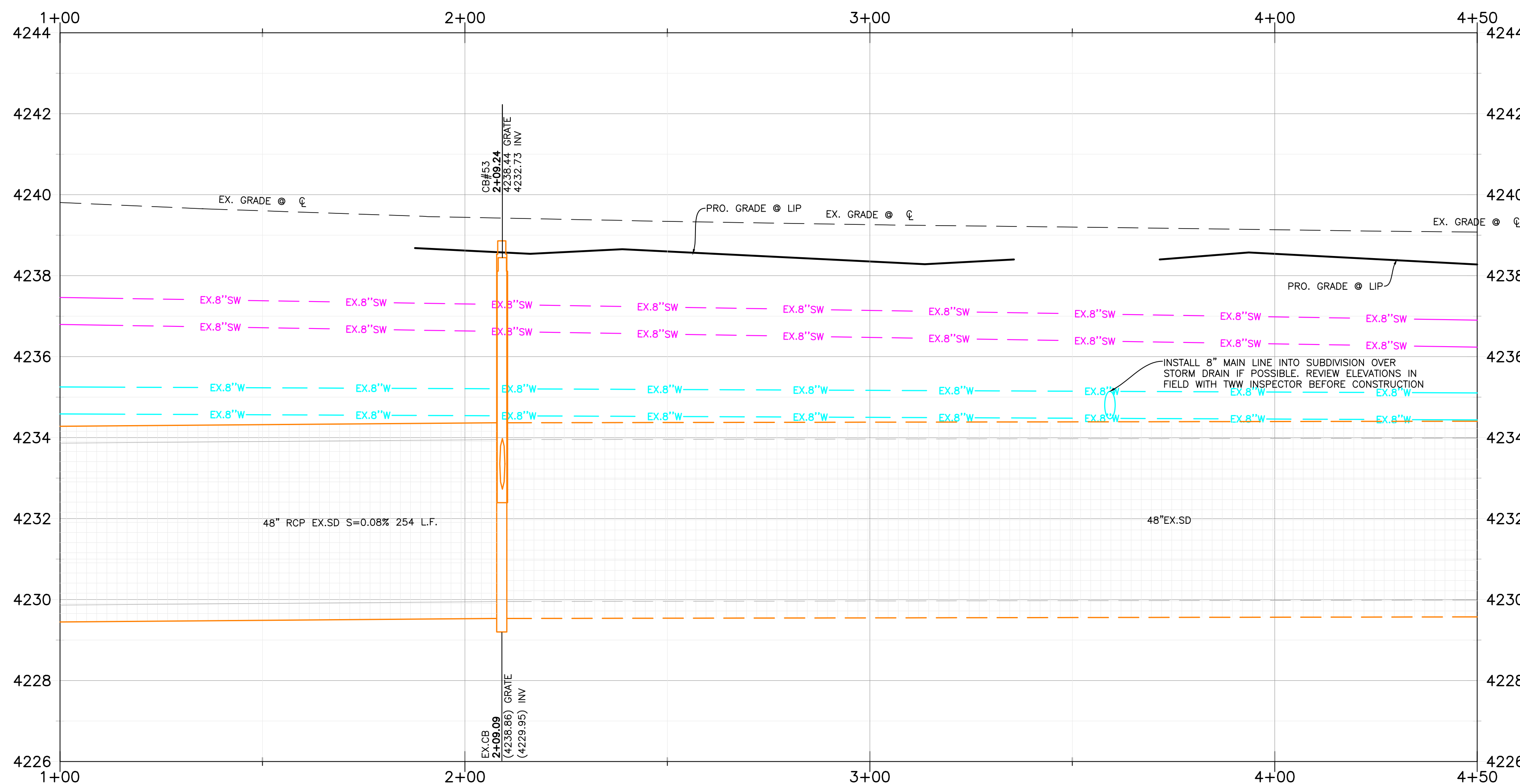
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 SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

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



**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	4238.66'



**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-1100 www.reeve.co

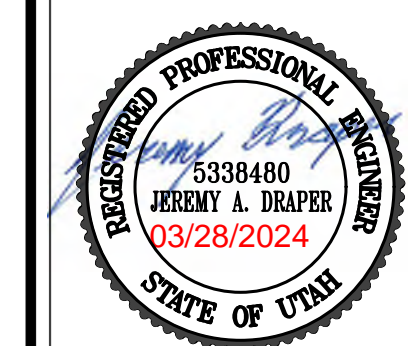
**LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS**  
**TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS**

**REVISIONS**

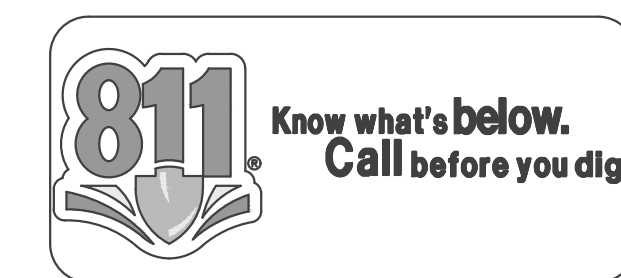
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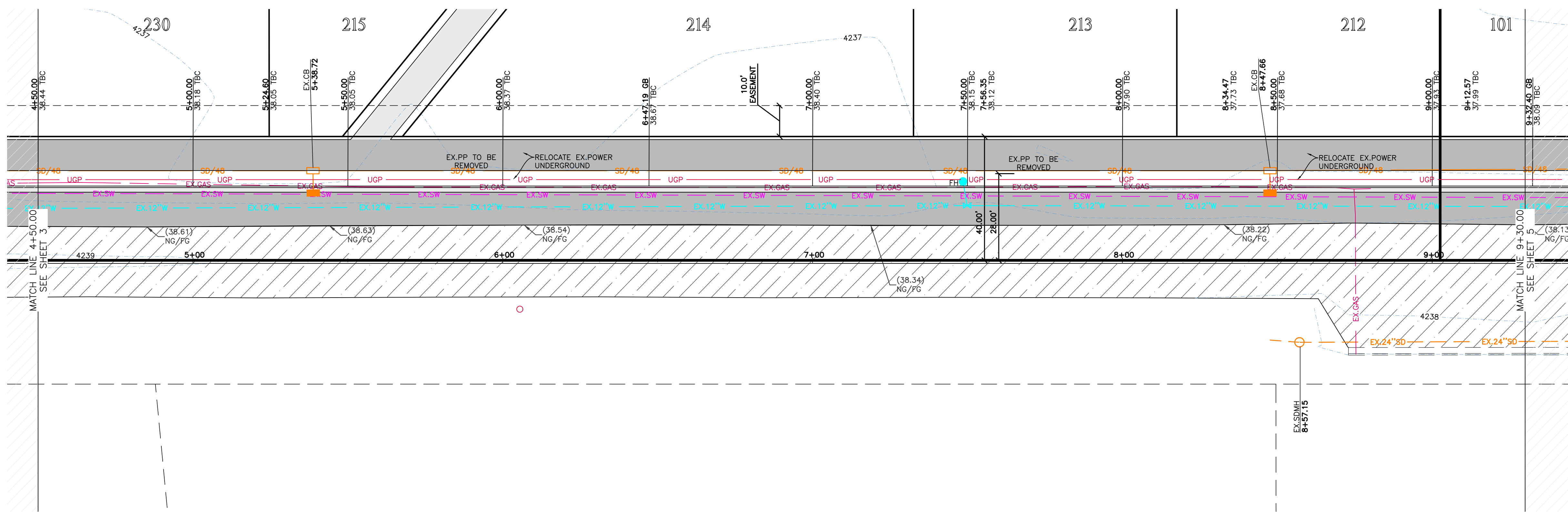
**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**Power Pole Exhibit**

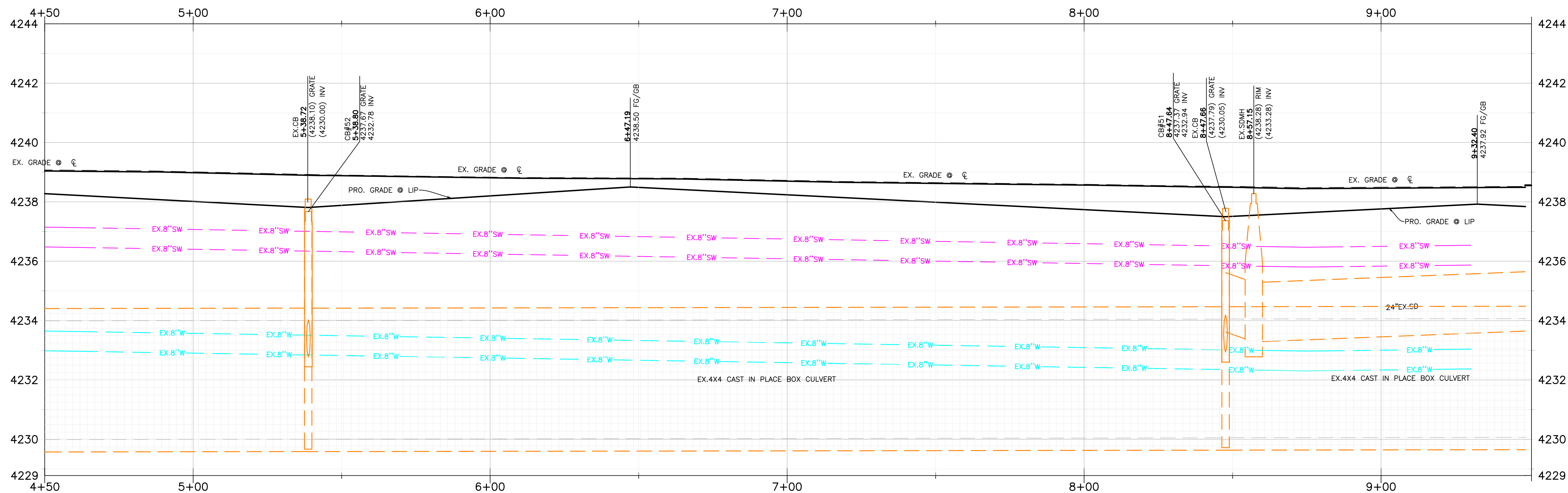
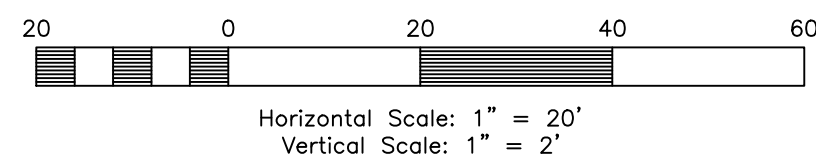


**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
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 Begin Date: MARCH 2023  
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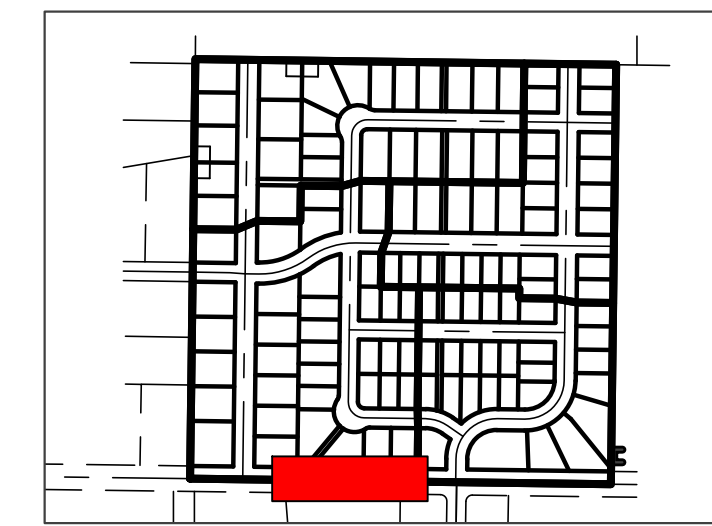


1800 South Street 4+50.00 - 9+30.00



Key Map

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SECONDARY WATER

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01-10-24	CK Lots
03-04-24	CK Trail Location
03-28-24	CK Laterals

Stagecoach Estates Subdivision

WEBER COUNTY, UTAH

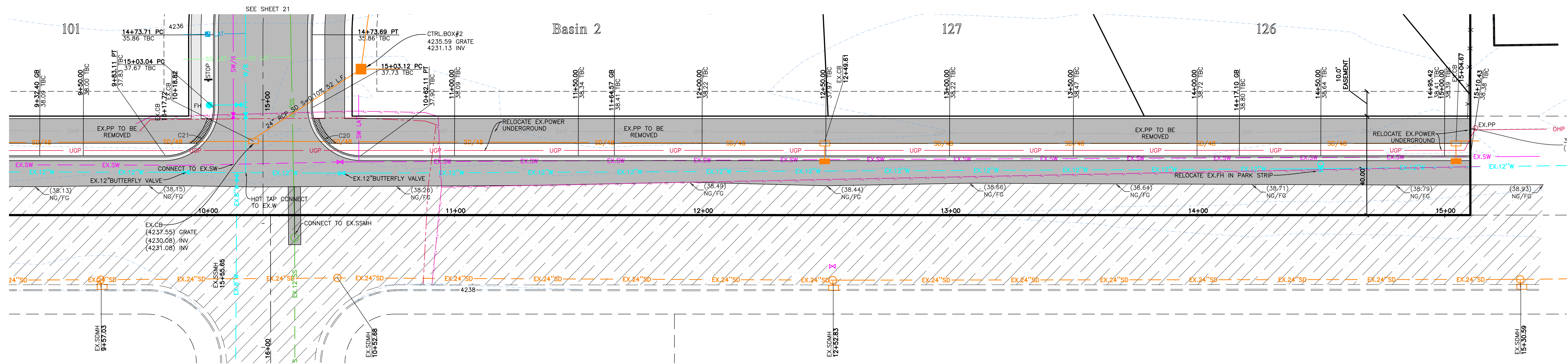
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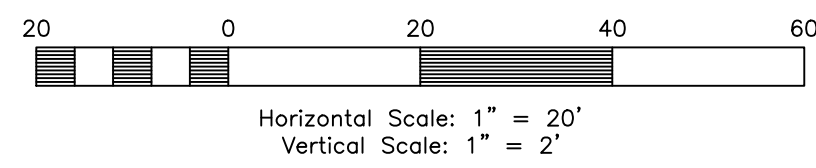
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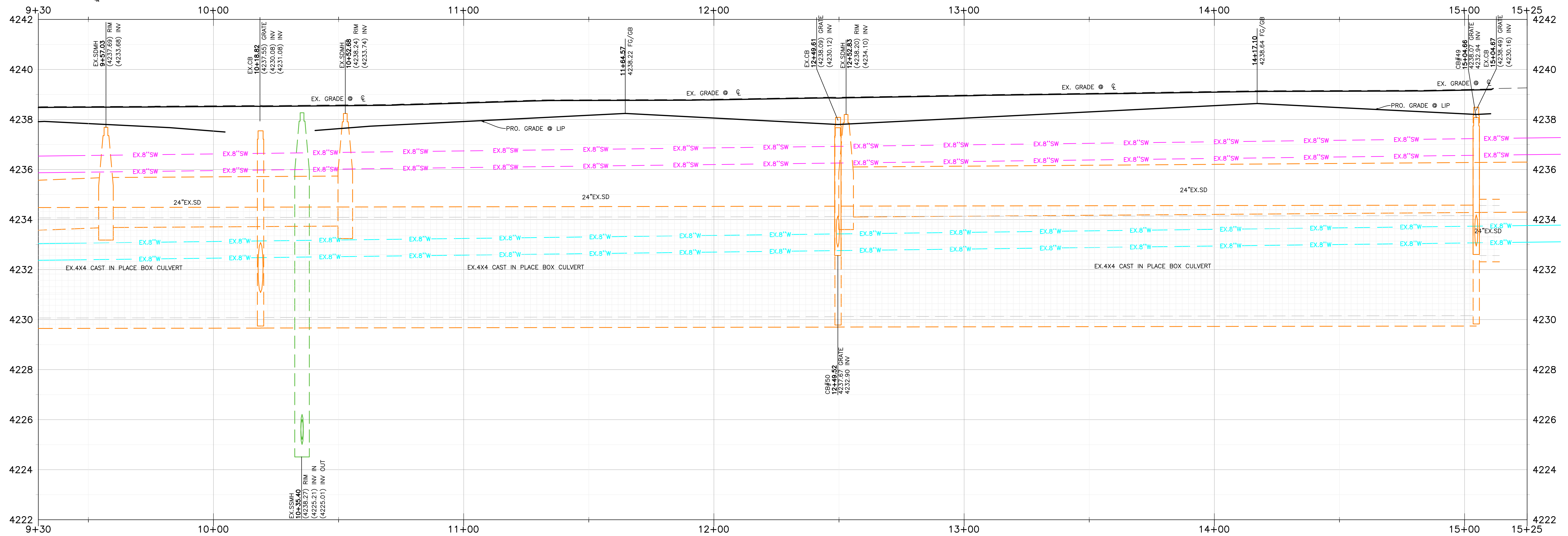
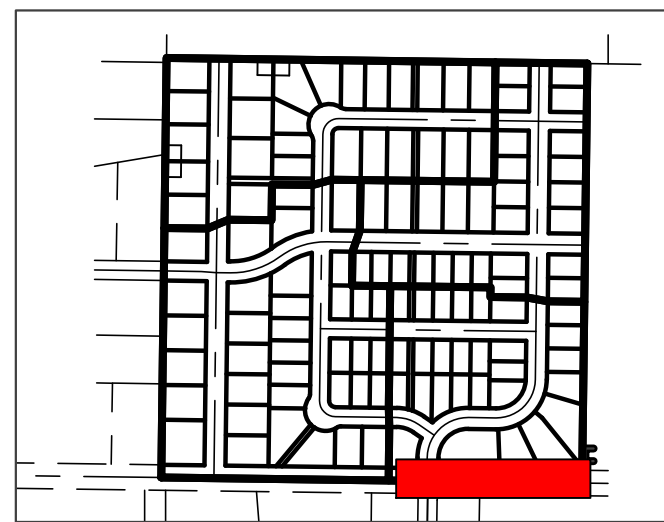
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TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C20	89°56'31"	19.50'	30.61'	19.48'	S44°16'55"E	4237.29'
C21	90°03'29"	19.50'	30.65'	19.52'	N45°43'05"E	27.59'

**Key Map**

NOT TO SCALE



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**REVISIONS**

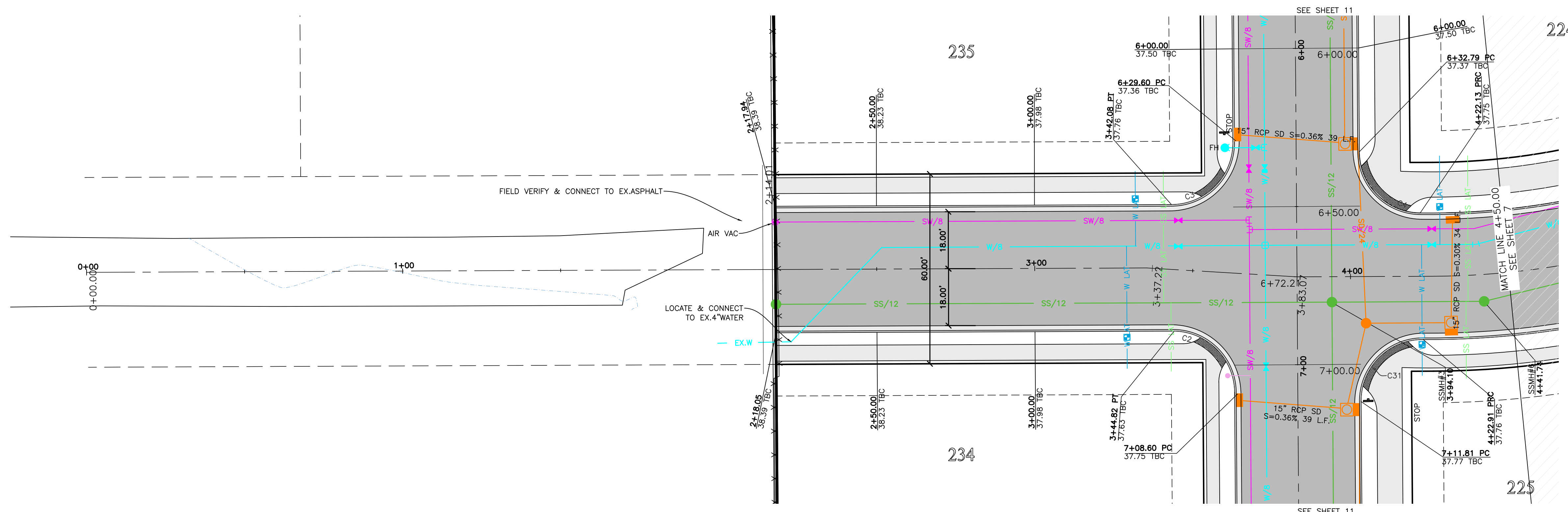
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**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

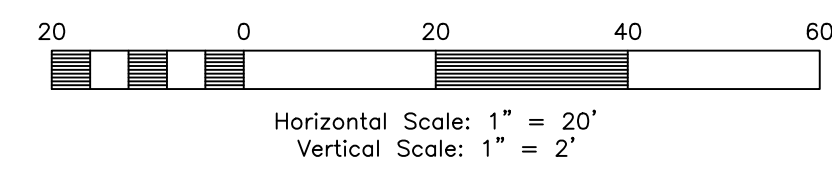
**1800 South Street 9+30.00 - 14+10.00**



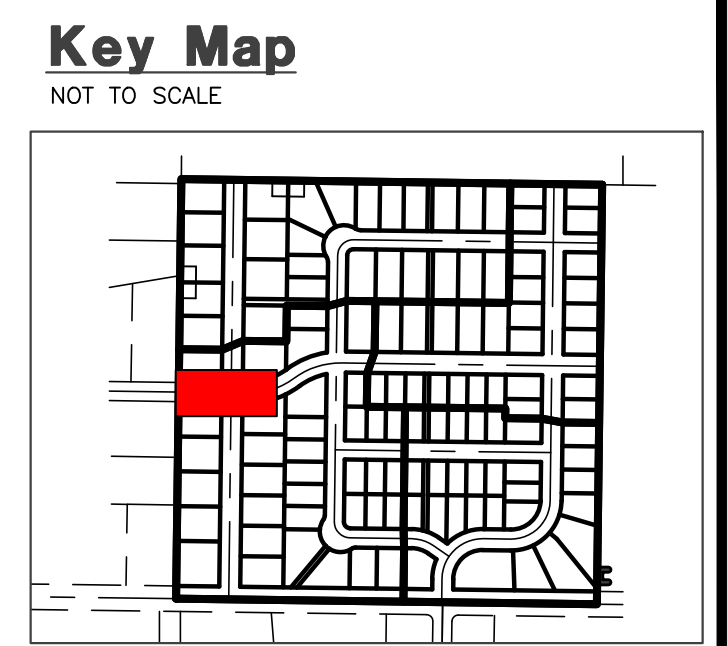
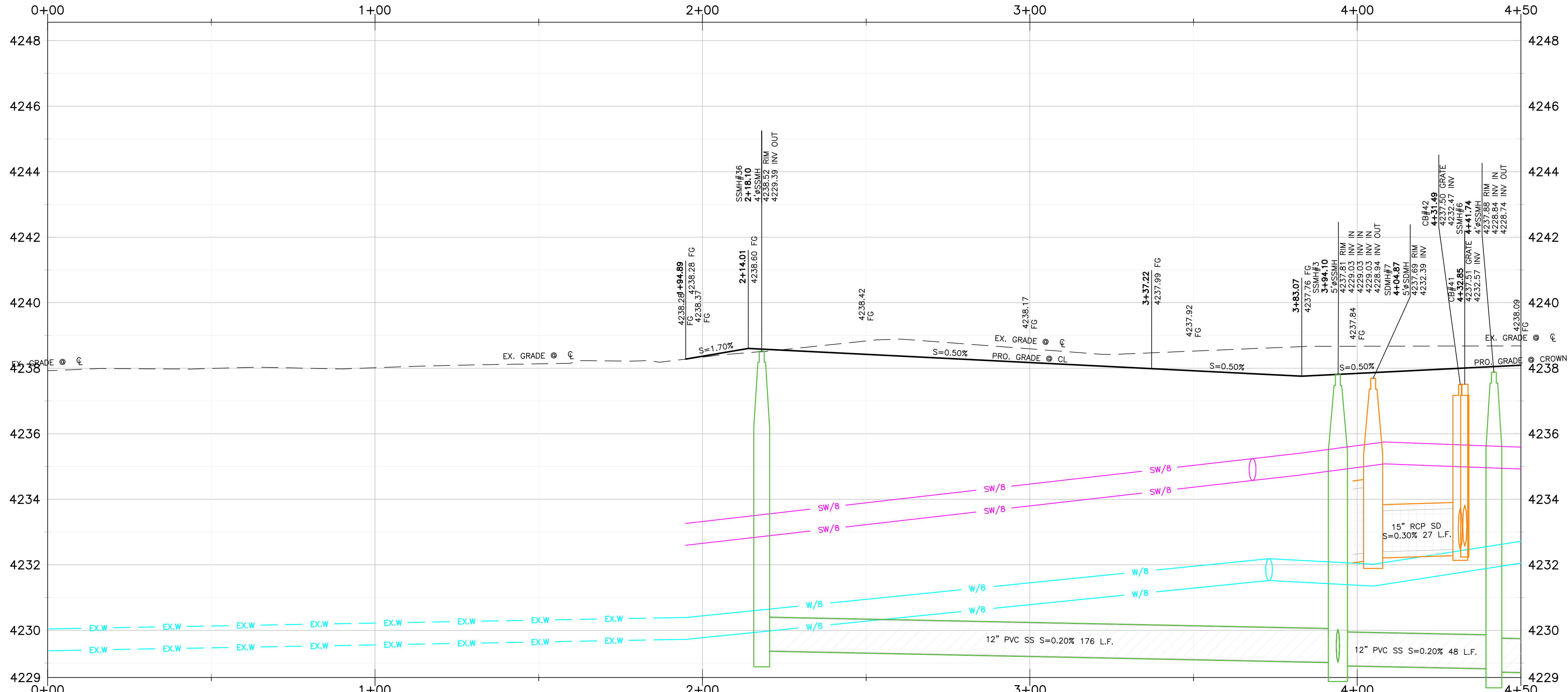
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### 1700 South Street 0+00.00 - 4+50.00



#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	93°02'40"	19.50'	31.67'	20.56'	N42°41'40"W	28.30'
C3	90°09'40"	19.50'	30.69'	19.55'	N45°47'15"E	27.62'
C4	88°52'20"	19.50'	30.25'	19.12'	S43°43'45"E	27.30'
C31	91°35'46"	19.50'	31.17'	20.05'	S46°32'37"W	27.96'



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SS/8 - 8" PVC SDR-35 SEWER LINE
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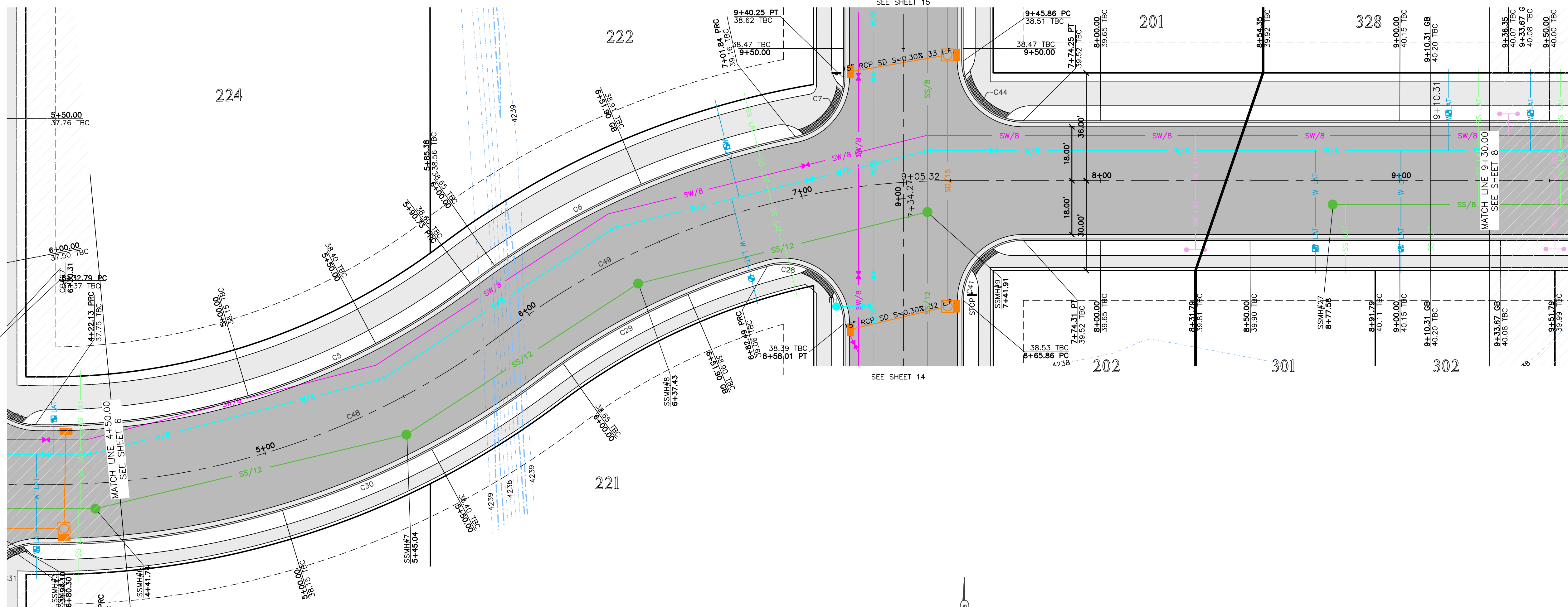
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

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

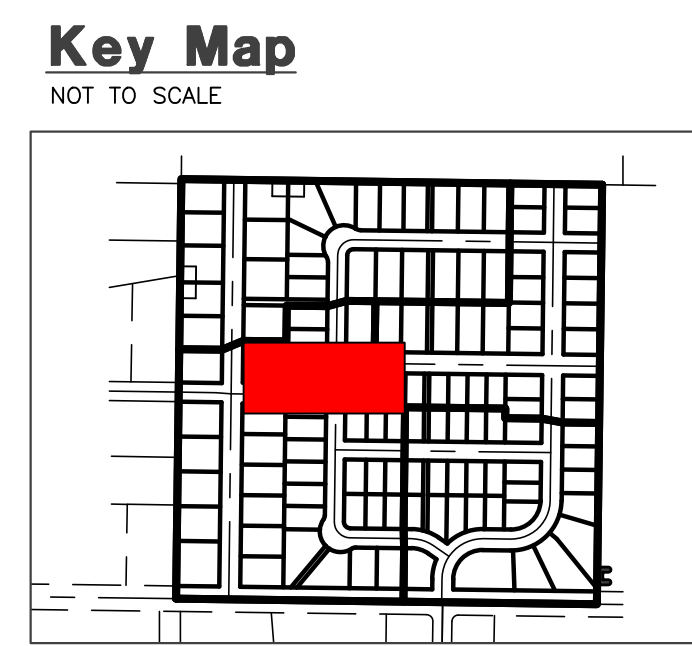
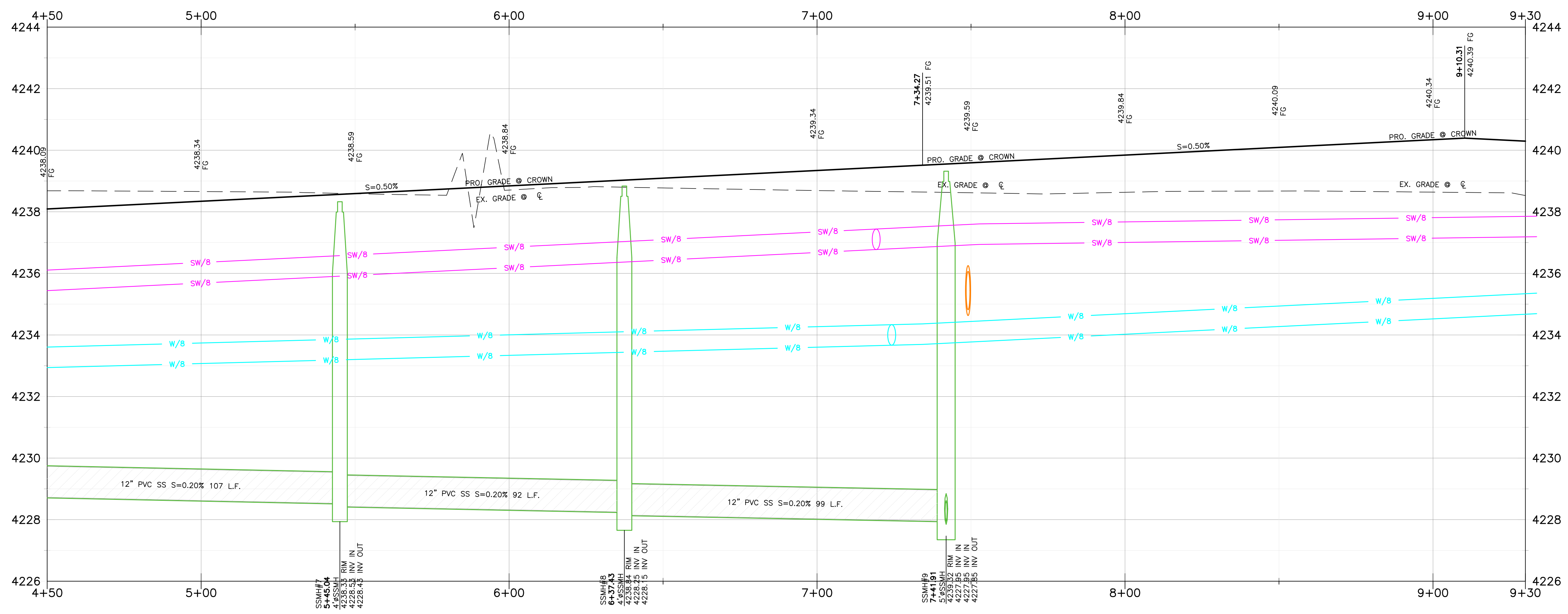
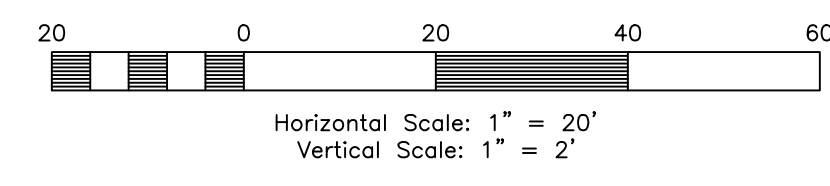


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1700 South Street 4+50.00 - 9+30.00



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**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C5	36°14'30"	233.00'	147.38'	76.25'	N71°41'57"E	144.94'
C6	25°46'25"	267.00'	120.11'	61.09'	S66°27'54"W	119.10'
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'
C29	21°17'13"	227.00'	84.34'	42.66'	S64°13'18"W	83.85'
C30	37°57'07"	273.00'	180.83'	93.87'	N72°33'15"E	177.54'
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'

**Centerline Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C48	37°17'17"	253.00'	164.65'	85.36'	N72°13'20"E	161.76'
C49	37°10'08"	247.00'	160.23'	83.05'	N72°09'45"E	157.44'

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**TRAFFIC ENGINEERS • LAND SURVEYORS**

**REVISIONS**

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05-26-23	CK TMMWD Comments
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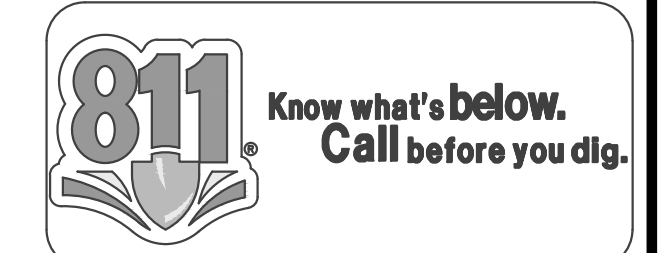
Reeve & Associates, Inc. - Solutions You Can Build On

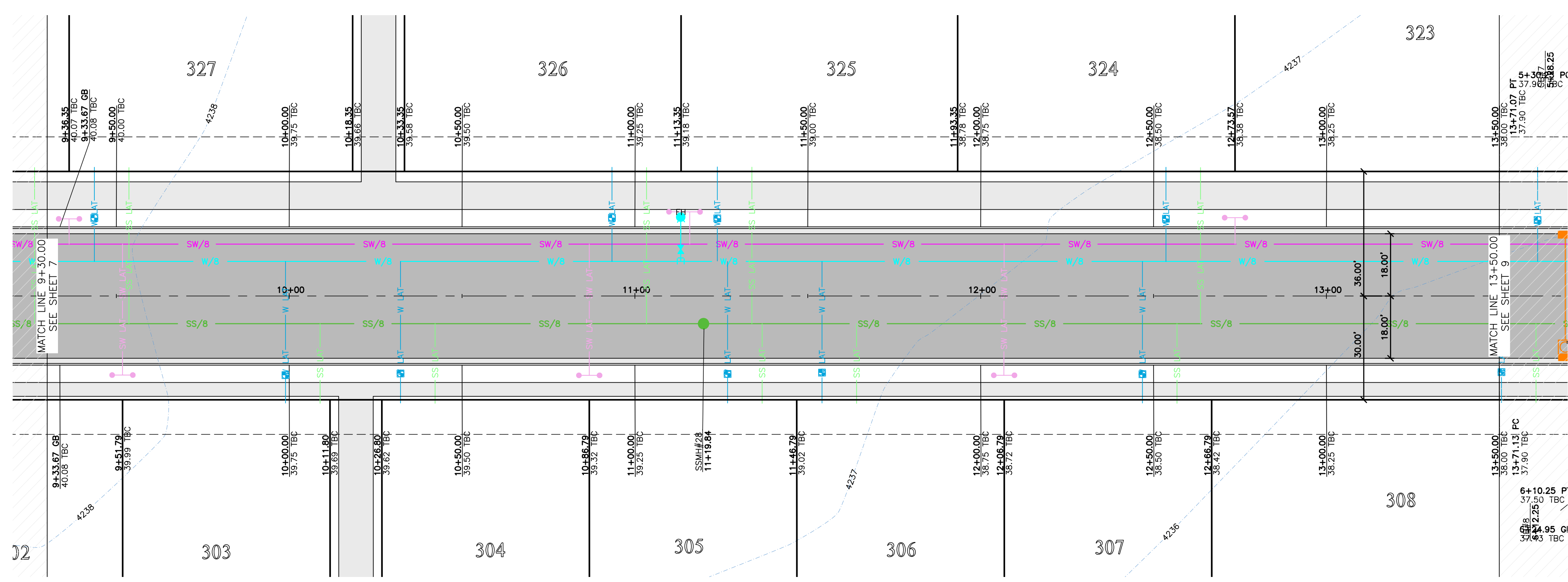
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 WEBER COUNTY, UTAH

**1700 South Street 4+50.00 - 9+30.00**

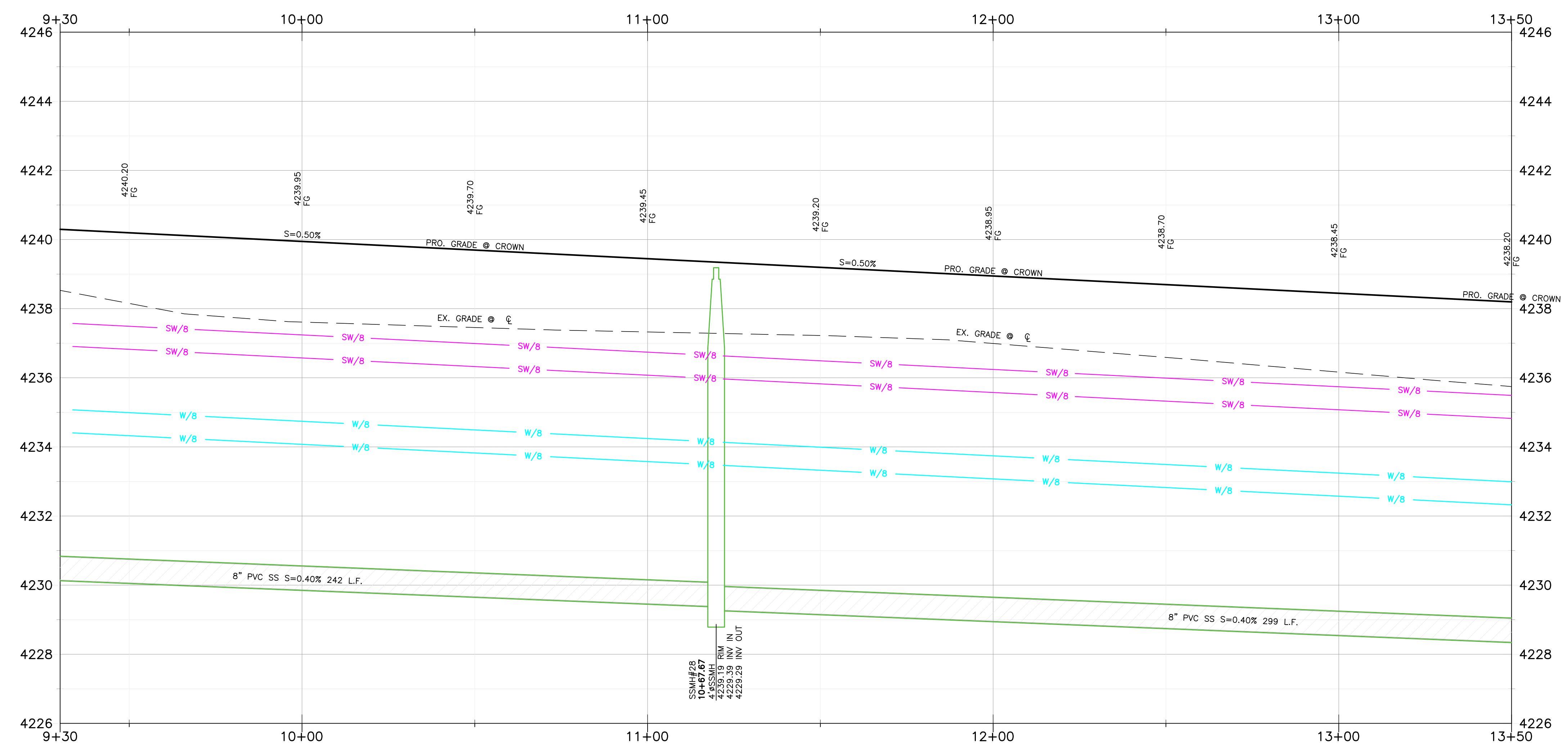
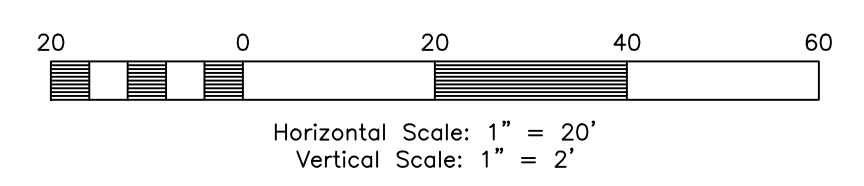


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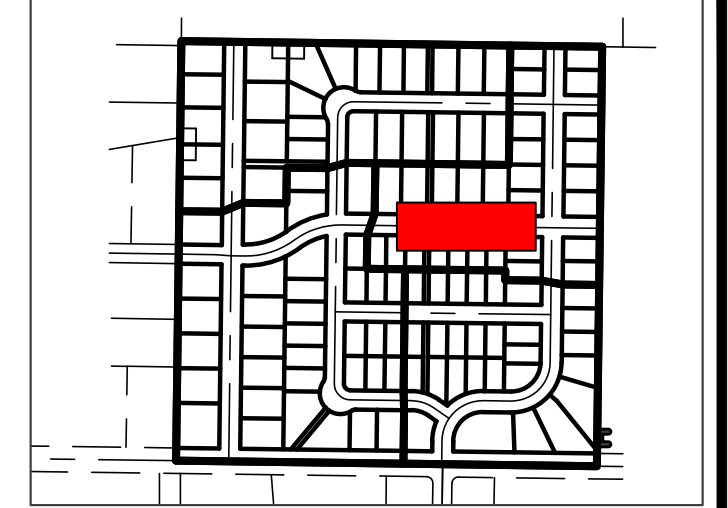


### 1700 South Street 9+30.00 - 13+50.00



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#### CULINARY WATER

NOTE: 4" MIN. COVER REQUIRED OVER CW LINES  
 W/8 - 8" DR18 C900 PVC WATER LINE  
 W - 1" CTS SDR9 HDPE SERVICE LATERAL

#### SANITARY SEWER

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

#### 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

**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 www.reeve.co

**LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS**  
**TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS**

DATE	DESCRIPTION
05-26-23	CK TMMWD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments
10-02-23	CK Review Comments
12-05-23	CK Roadway Updates
01-10-24	CK Lots
03-04-24	CK Trail Location
03-28-24	CK Laterals

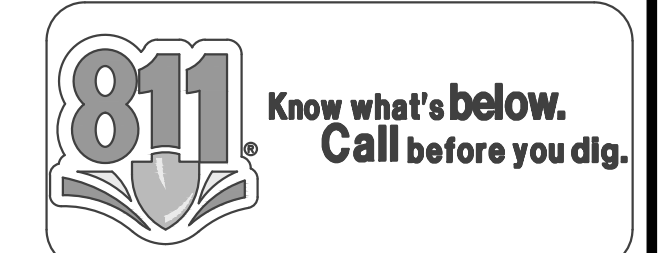
**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**1700 South Street 9+30.00 - 13+50.00**

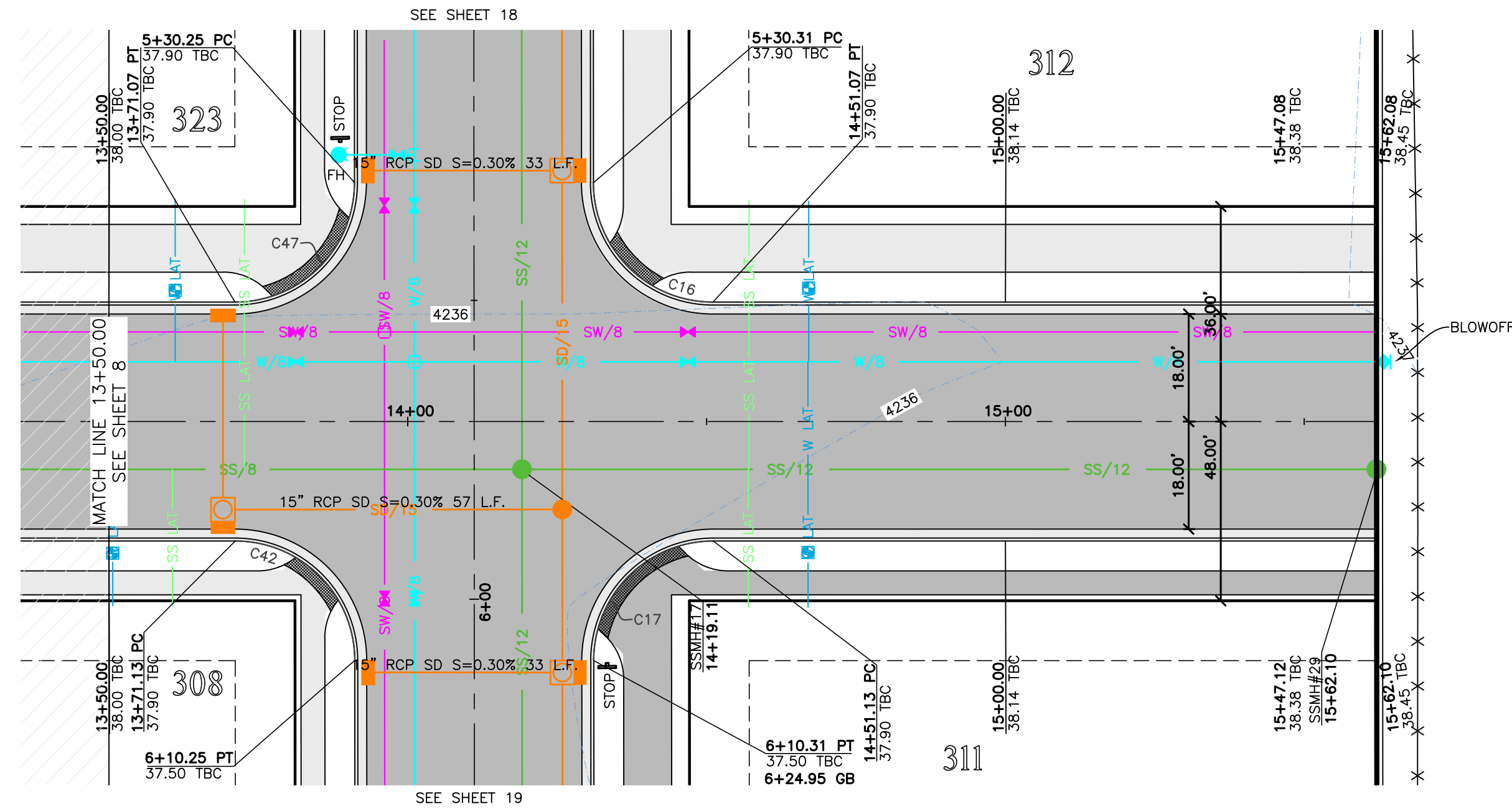


**Project Info.**

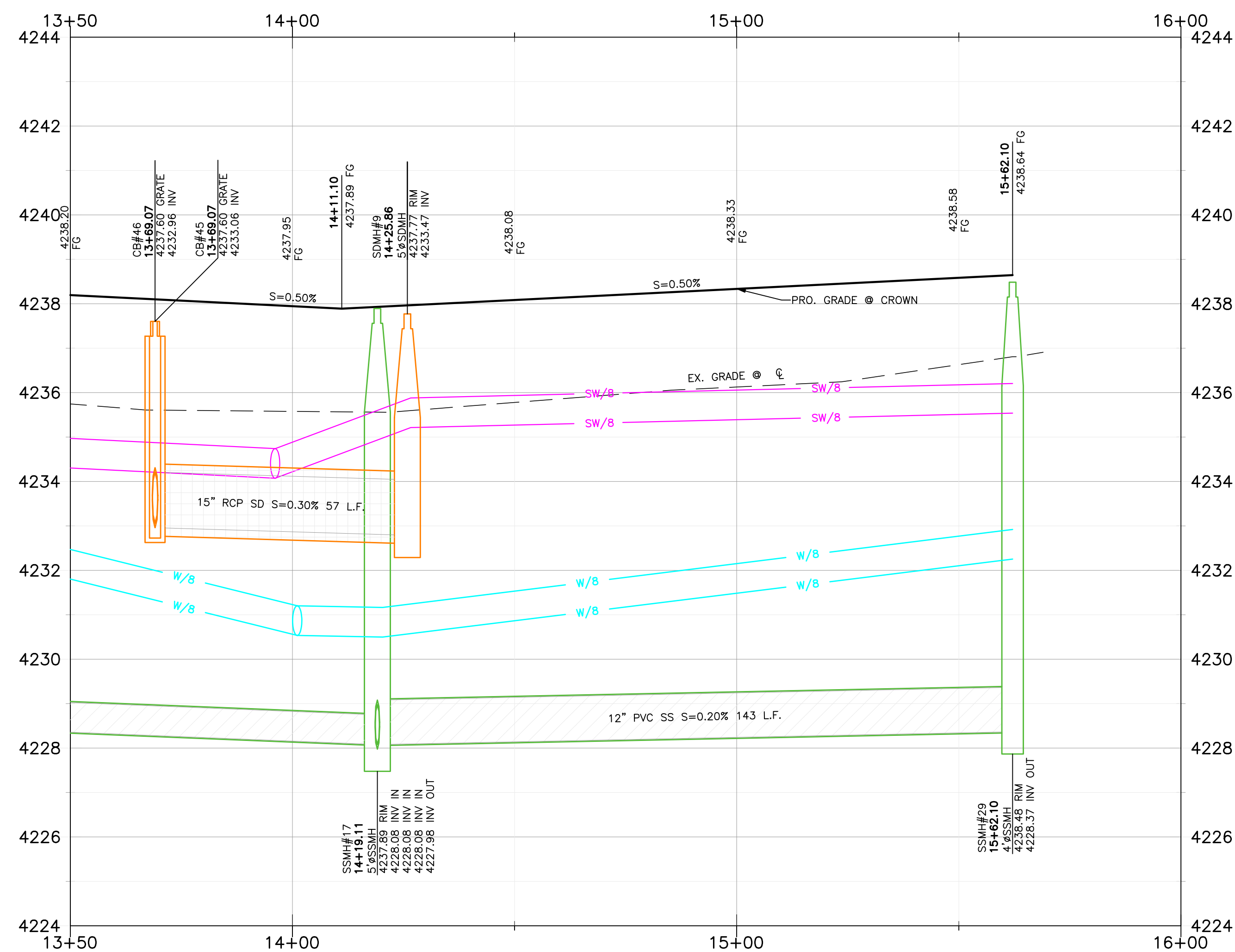
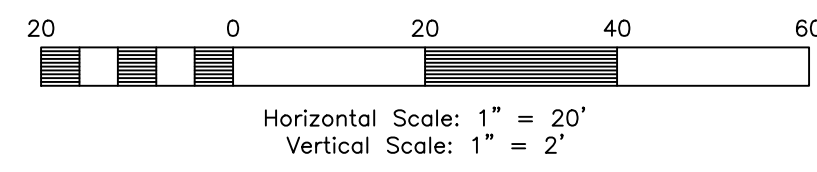
Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 1  
 Number: 6298-14



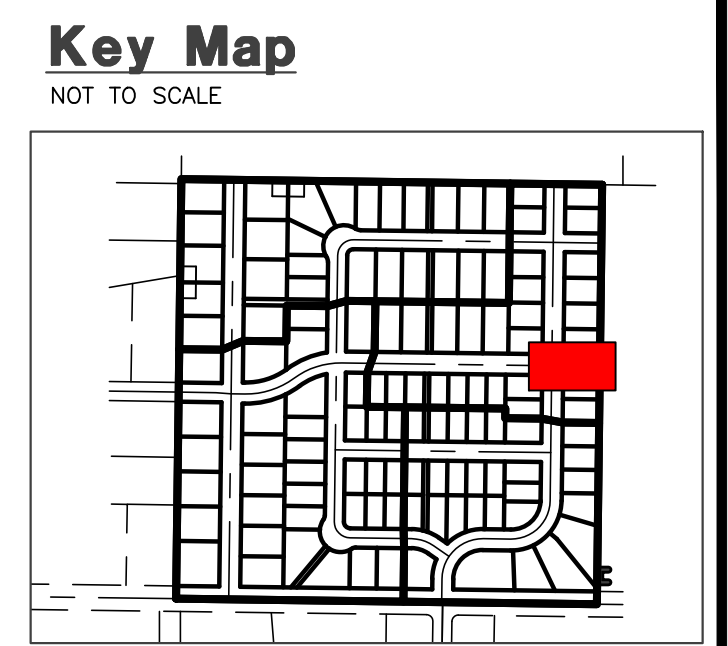




1700 South Street 13+50.00 - 16+00.00



#	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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**CULINARY WATER**  
 NOTE: 4' MIN. COVER REQUIRED OVER CW LINES  
 W/8 - 8" DR18 C900 PVC WATER LINE  
 W - 1" CTS SDR9 HDPE SERVICE LATERAL

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

**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

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DATE	DESCRIPTION
05-26-23	CK TMMWD Comments
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03-28-24	CK Laterals

Stagecoach Estates Subdivision  
 WEBER COUNTY, UTAH

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

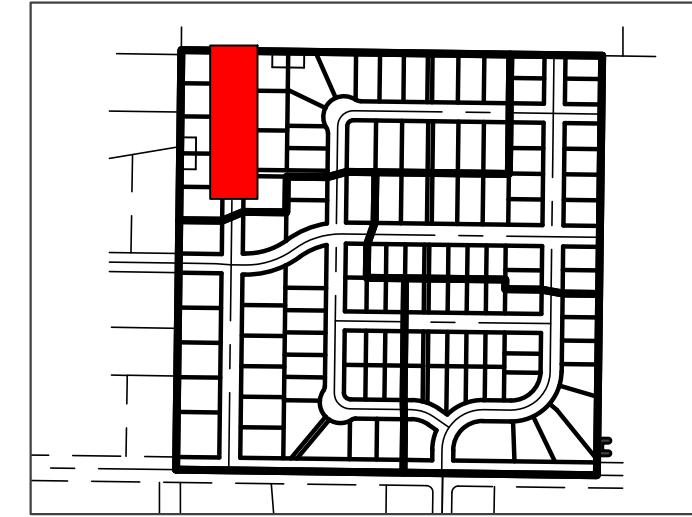


**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION  
 PHASE 1  
 Number: 6298-14



**Key Map**

NOT TO SCALE



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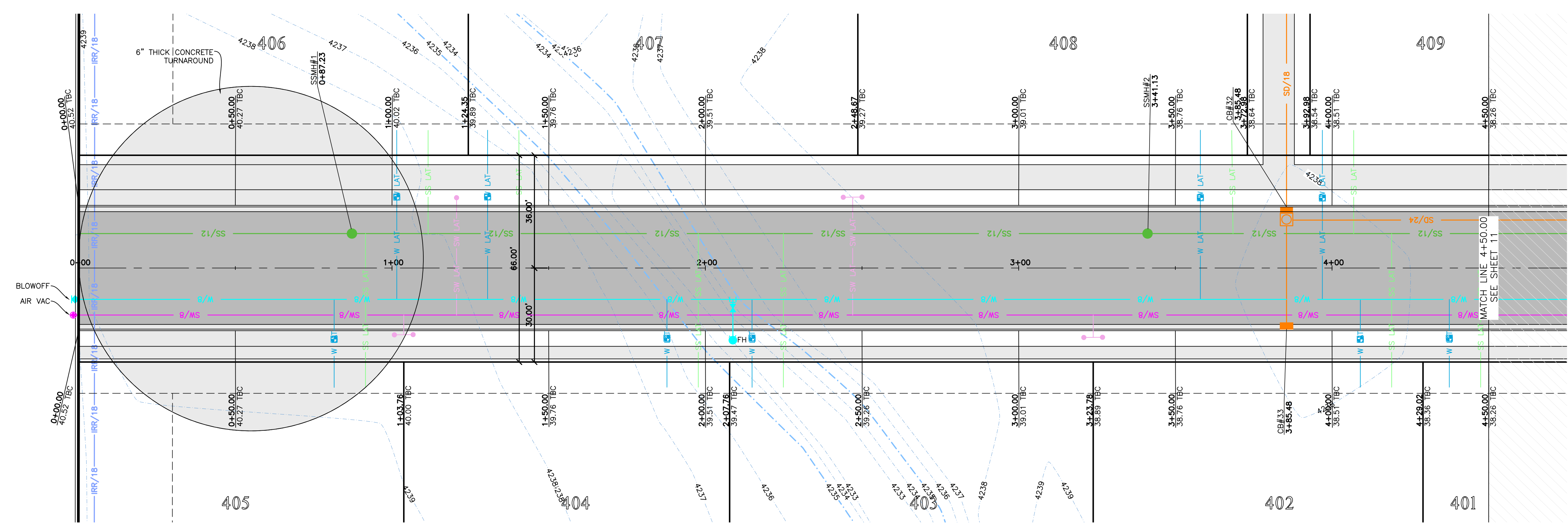
**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**3875 West Street 0+00.00 - 4+50.00**

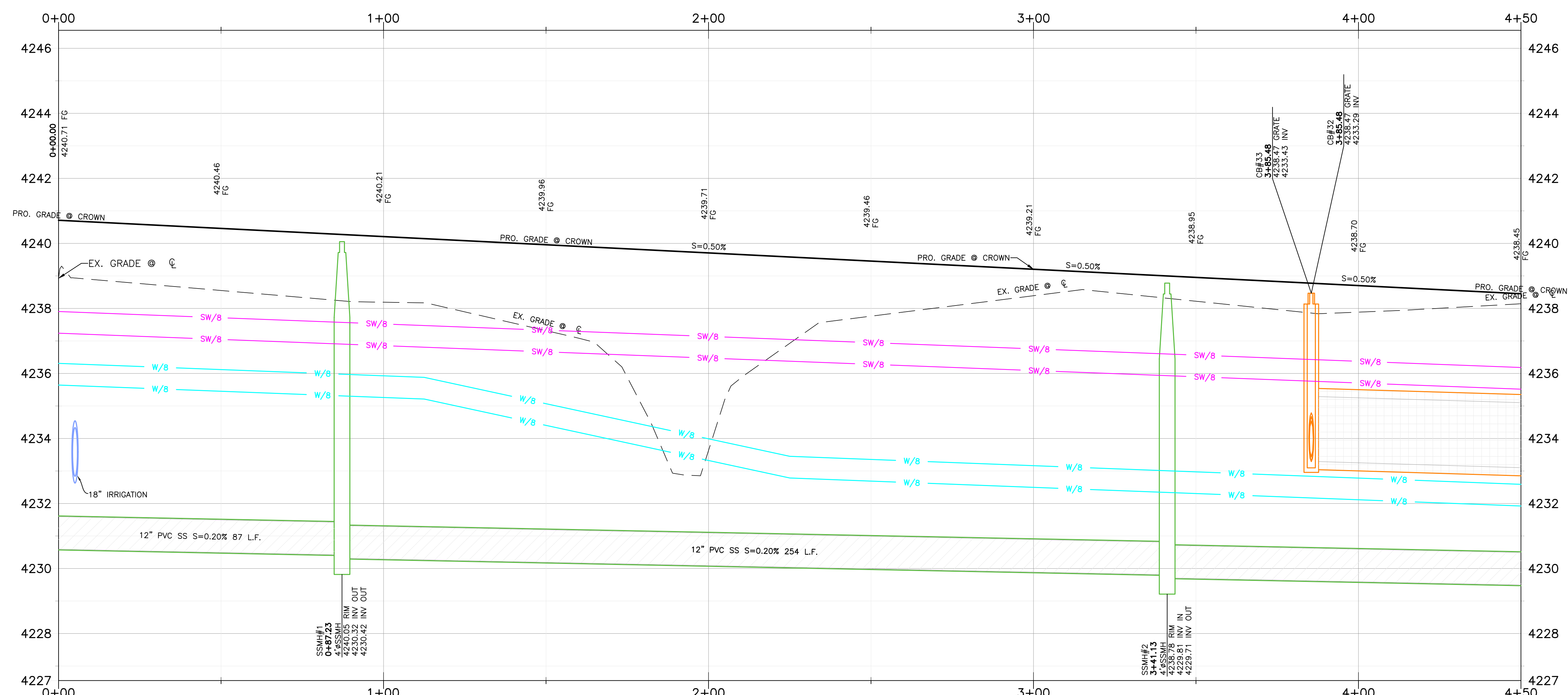
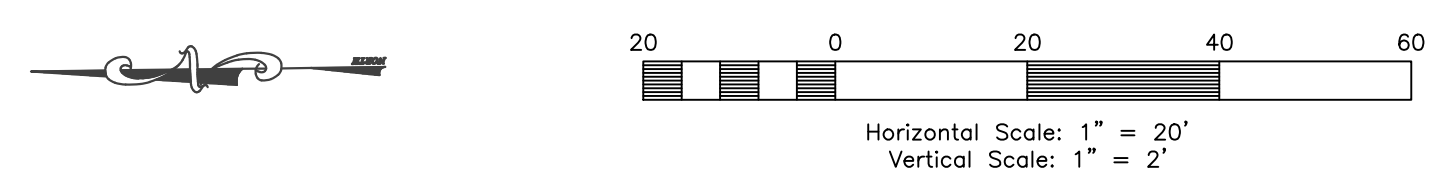


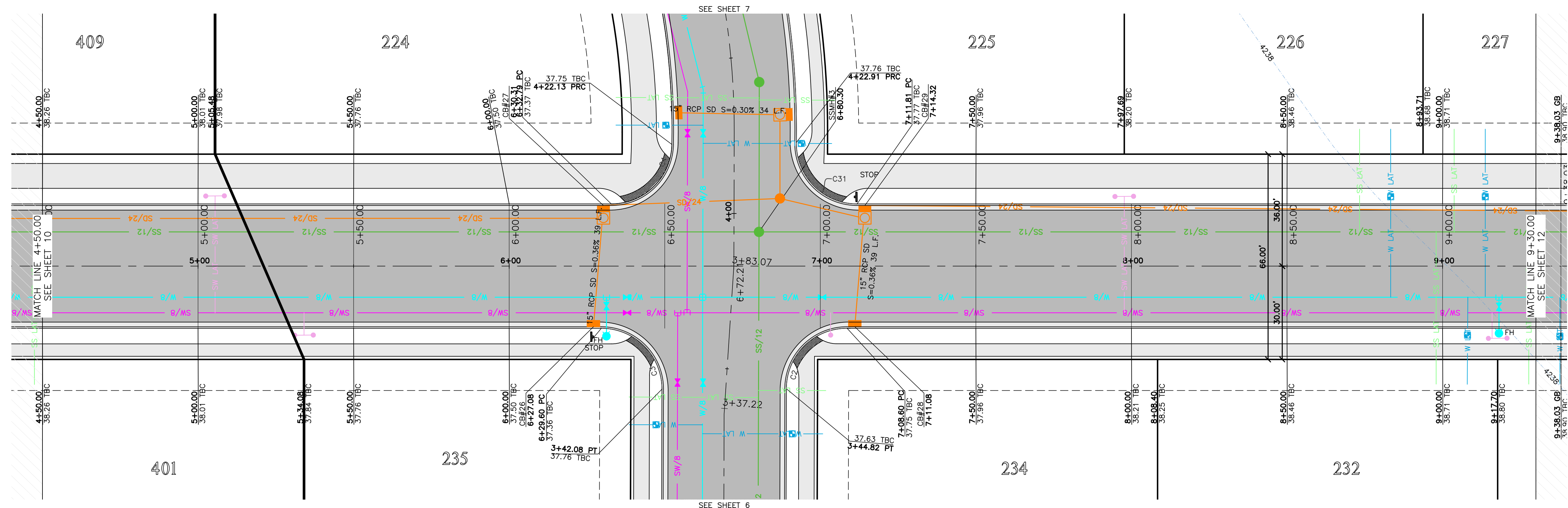
**Project Info.**

Engineer: JEREMY A. DRAPER, P.E.  
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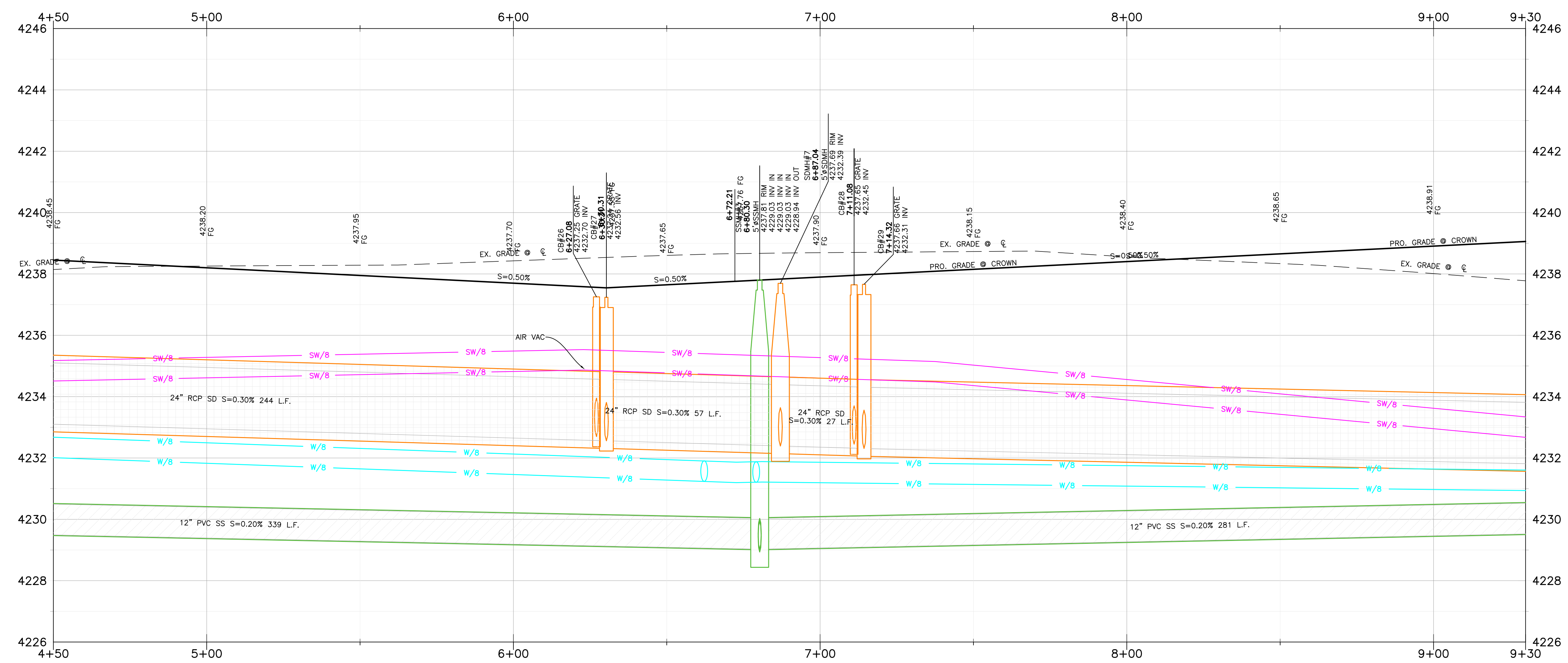
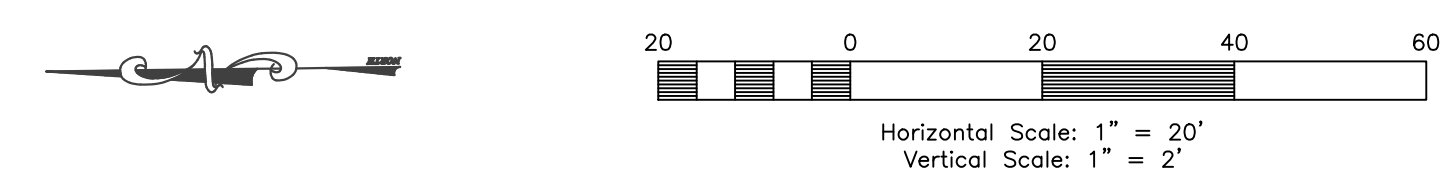


**3875 West Street 0+00.00 - 4+50.00**

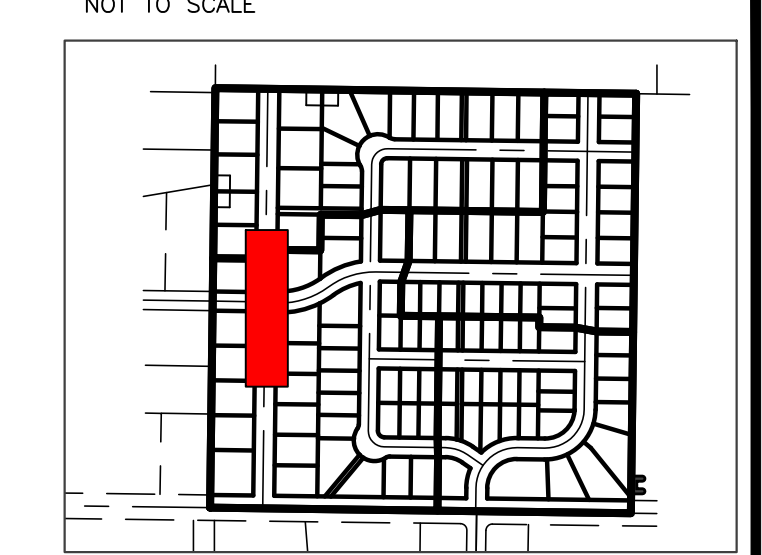




### 3875 West Street 4+50.00 - 9+30.00



#### Key Map



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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
C2	93°02'40"	19.50'	31.67'	20.56'	N42°41'40"W	28.30'
C3	90°09'40"	19.50'	30.69'	19.55'	N45°47'15"E	27.62'
C4	88°52'20"	19.50'	30.25'	19.12'	S43°43'45"E	27.30'
C31	91°35'46"	19.50'	31.17'	20.05'	S46°32'37"W	27.96'

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**TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS**

**REVISIONS**

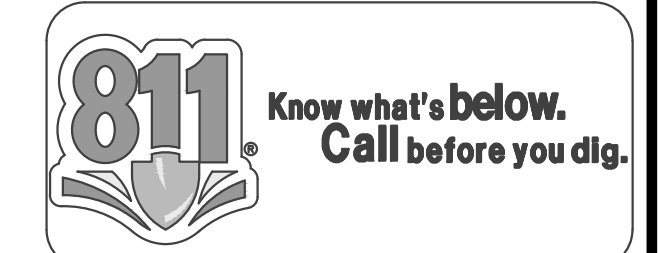
DATE	DESCRIPTION
05-26-23 CK	TW/WD Comments
06-02-23 CK	Water Comments
08-11-23 CK	Review Comments
10-02-23 CK	Review Comments
12-05-23 CK	Roadway Updates
01-10-24 CK	Lois
03-04-24 CK	Trail Location
03-28-24 CK	Lateralis

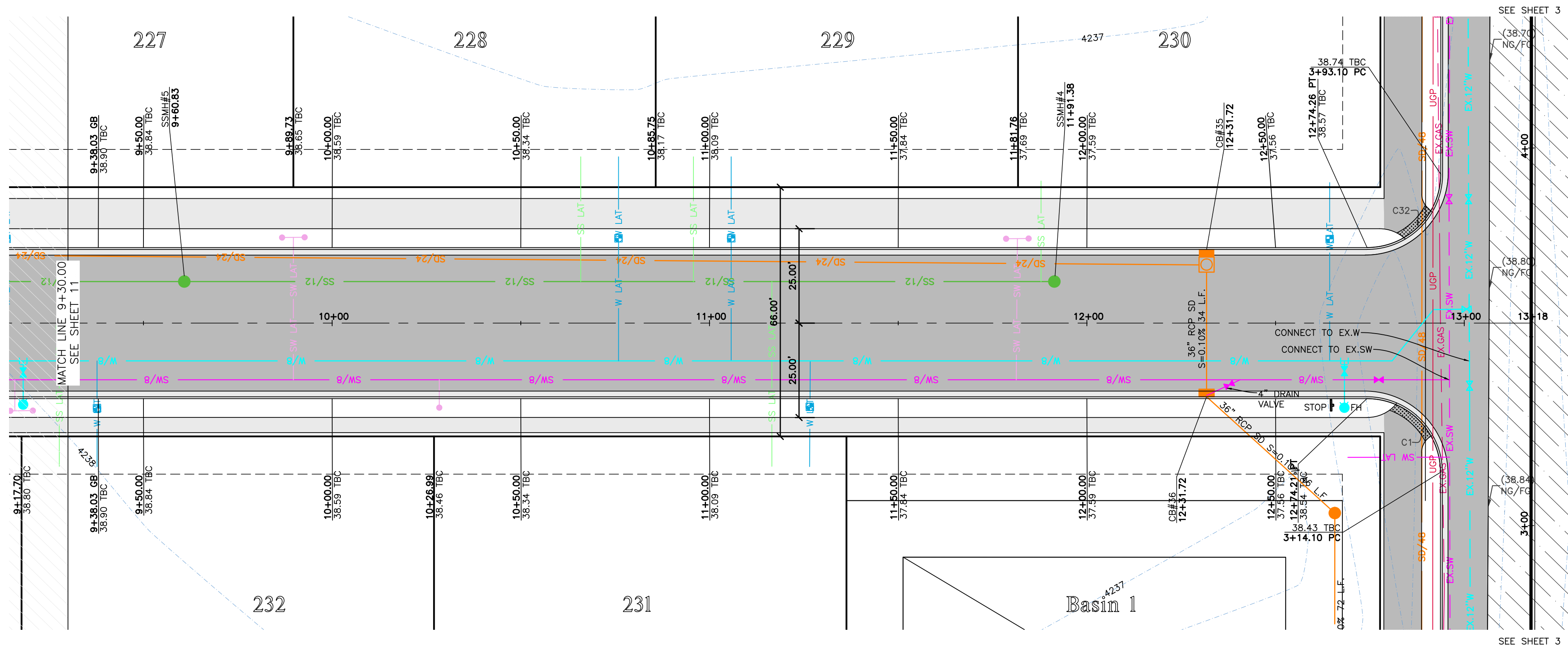
Stagecoach Estates Subdivision  
 WEBER COUNTY, UTAH

**3875 West Street 4+50.00 - 9+30.00**

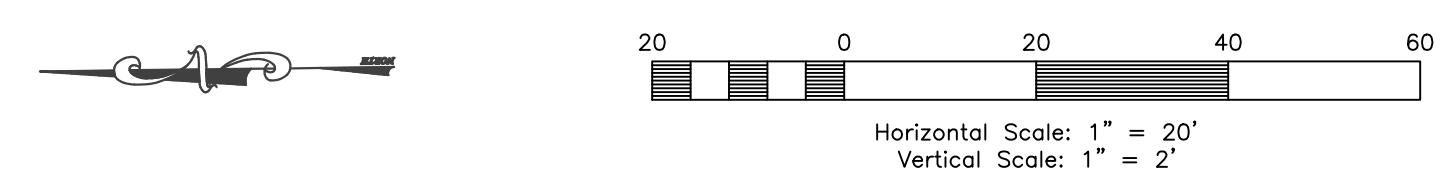


**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 1  
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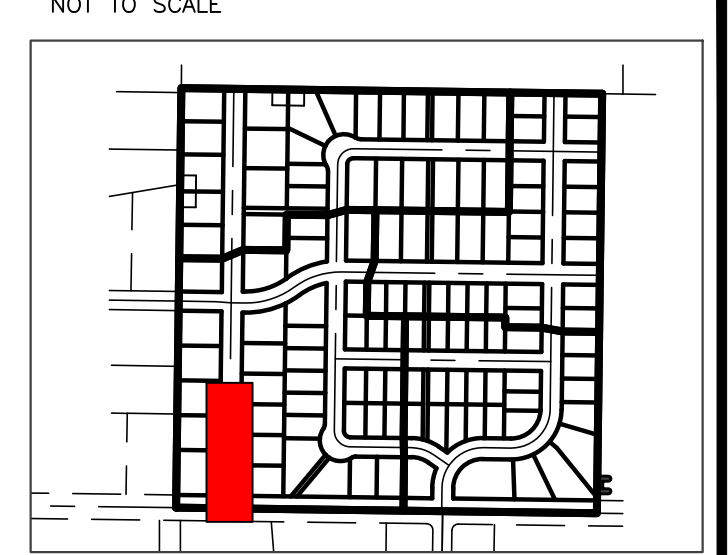




### 3875 West Street 9+30.00 - 13+17.74



### Key Map



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SS/8 - 8" PVC SDR-35 SEWER LINE

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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

#	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	4238.66'

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**TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS**

DATE	DESCRIPTION
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06-02-23	CK Water Comments
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10-02-23	CK Review Comments
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01-10-24	CK Lots
03-04-24	CK Trail Location
03-28-24	CK Lateralis

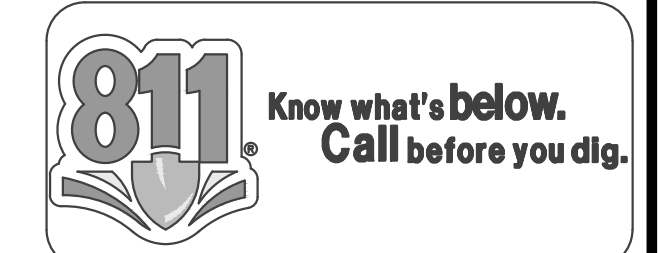
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**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

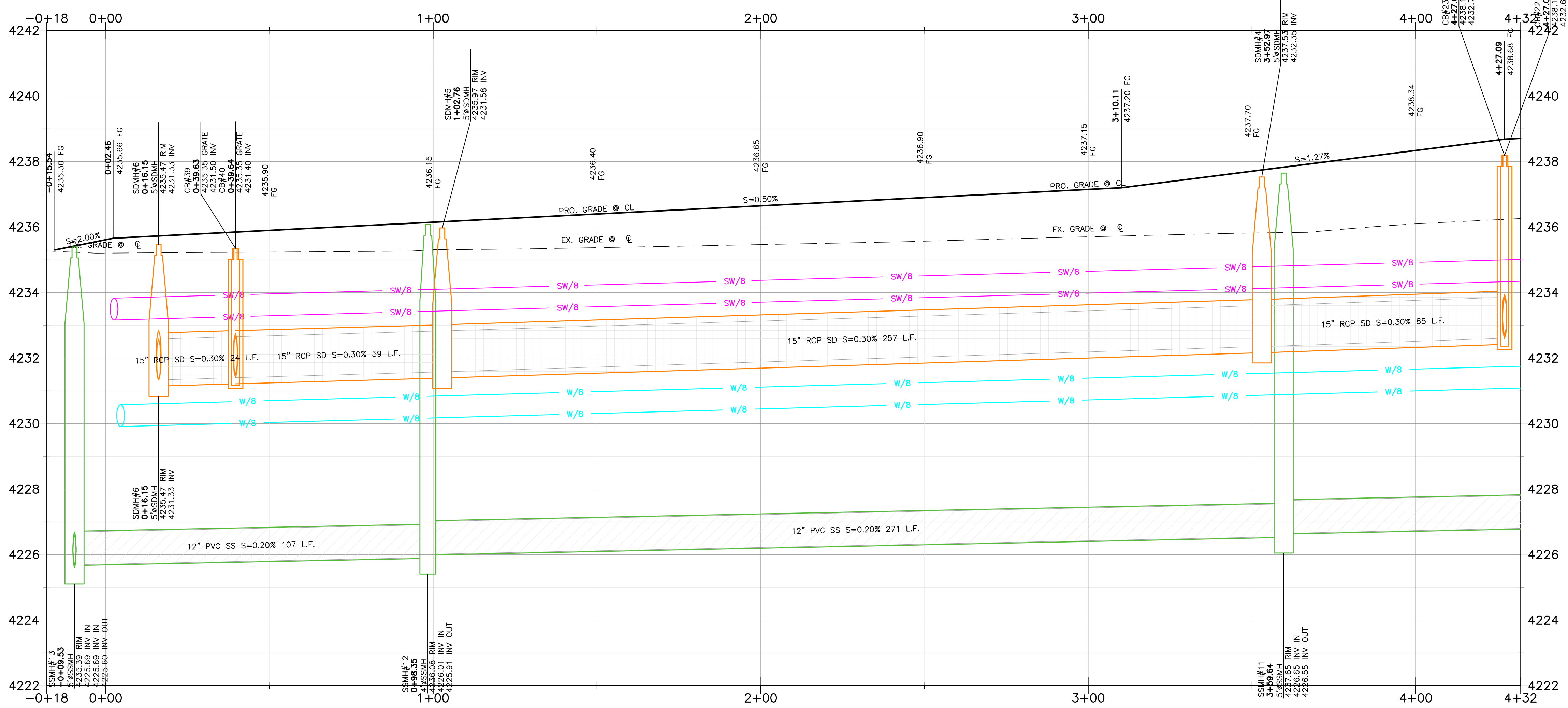
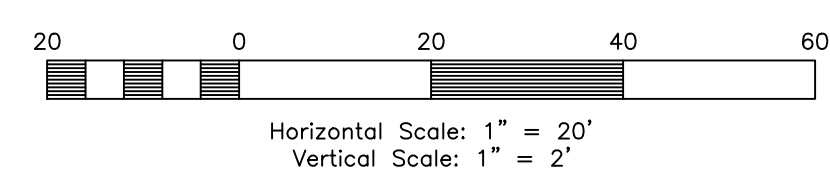
**3875 West Street 9+30.00 - 13+17.74**



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



## 1780 South Street - 0+18.00 - 4+32.00



### TBC Curve Data

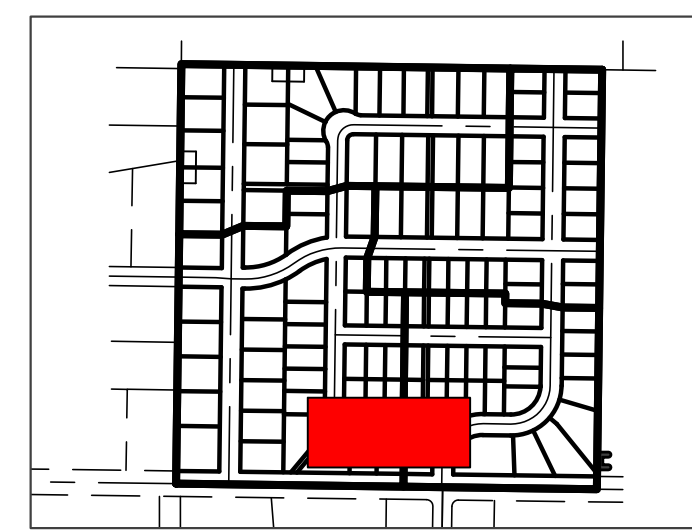
#	Delta	Radius	Length	Tangent	Chord	CH Length
C19	90°03'29"	108.00'	169.76'	108.11'	S45°43'05"W	152.81'
C22	20°01'58"	148.00'	51.75'	26.14'	S10°42'19"W	51.48'
C23	76°13'33"	20.00'	26.61'	15.69'	N17°23'28"W	24.69'
C24	33°44'56"	105.00'	61.85'	31.85'	N72°22'43"W	60.96'
C25	34°33'37"	30.00'	18.10'	9.33'	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'

### Key Map

NOT TO SCALE



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SW - SECONDARY SERVICE LATERAL PER CITY STANDARDS

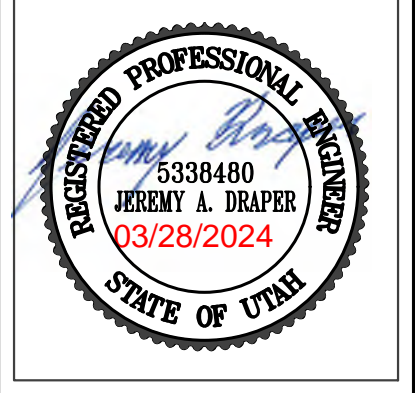
**Reeve & Associates, Inc.**  
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**REVISIONS**

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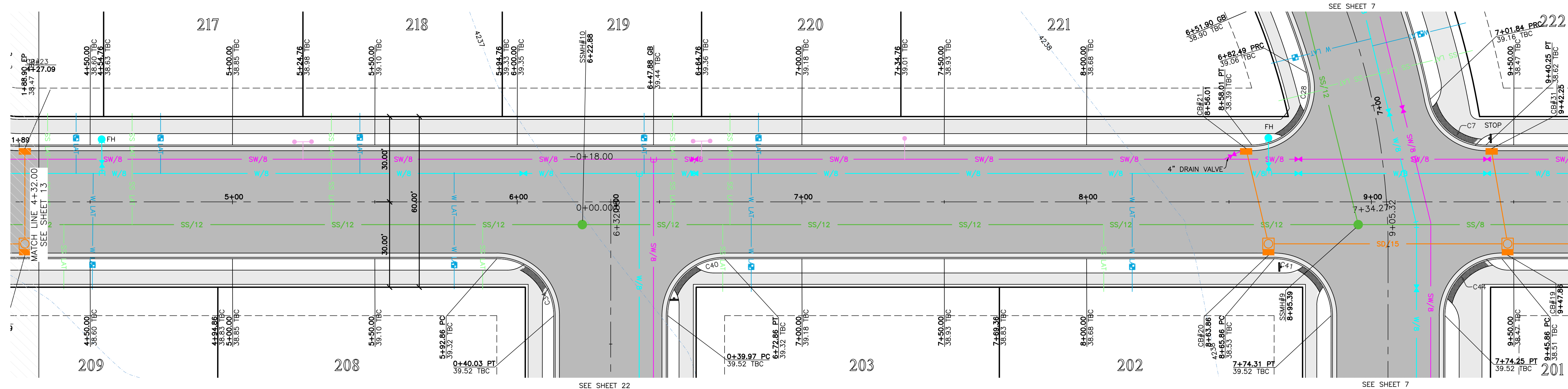
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

## 1780 South Street - 0+18.00 - 4+32.00

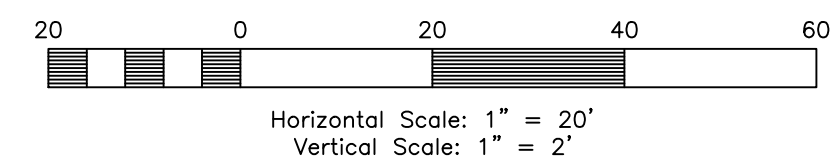


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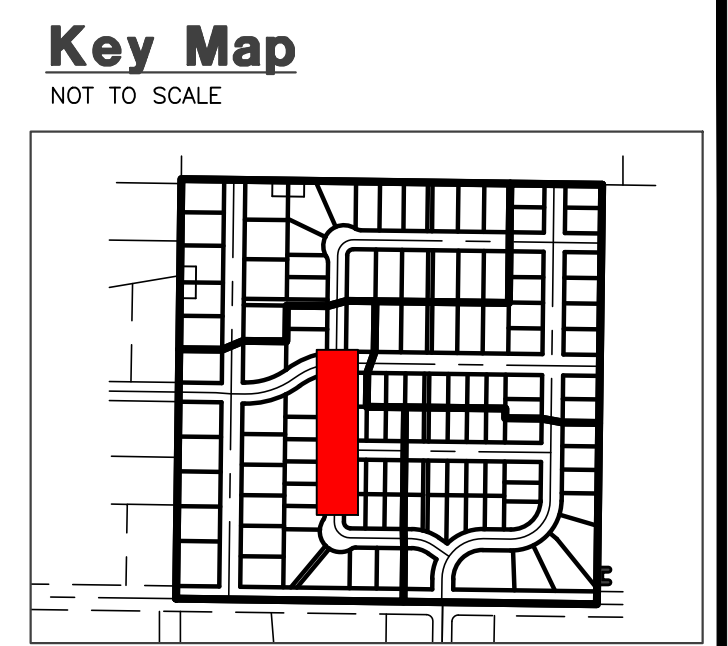
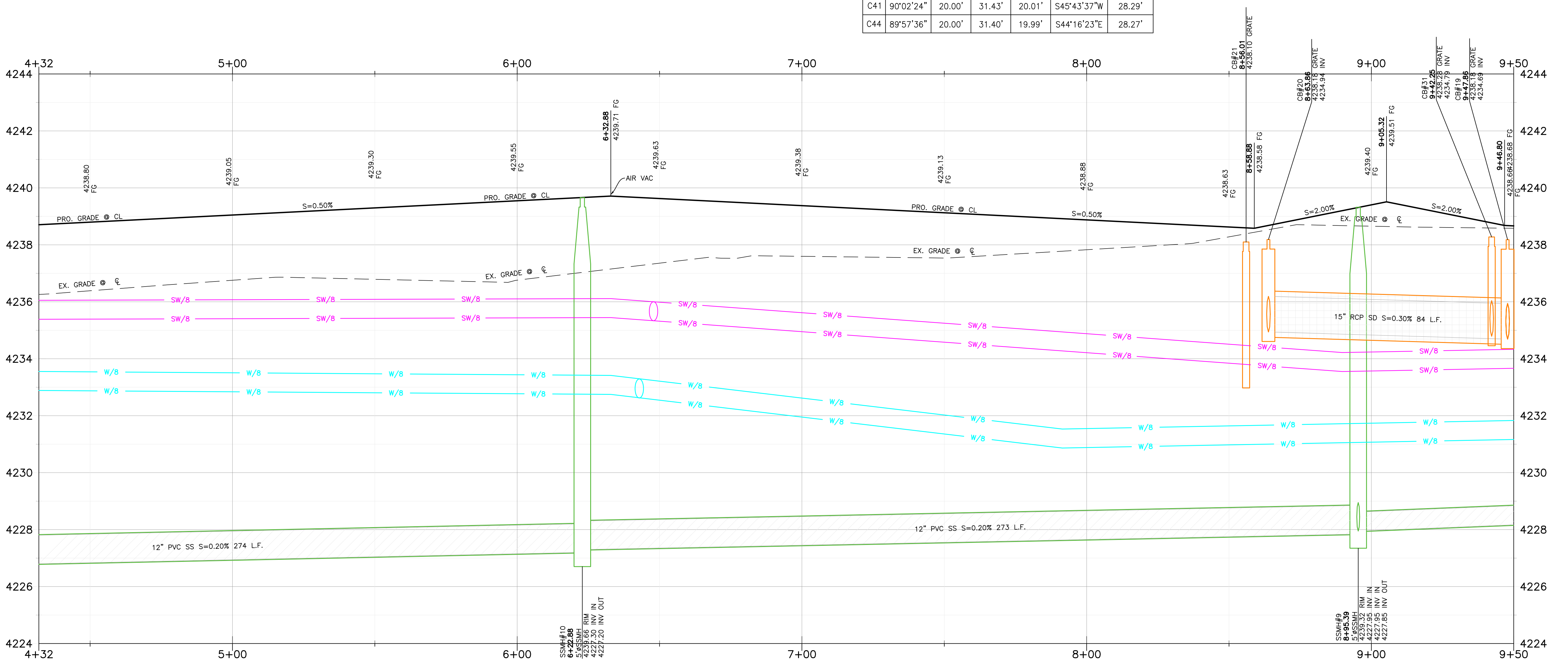




### 3825 West Street G 4+32.00 - 9+50.00



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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DATE	DESCRIPTION
05-26-23	CK TMMWD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments
10-02-23	CK Review Comments
12-05-23	CK Roadway Updates
01-10-24	CK Lots
03-04-24	CK Trail Location
03-28-24	CK Laterals

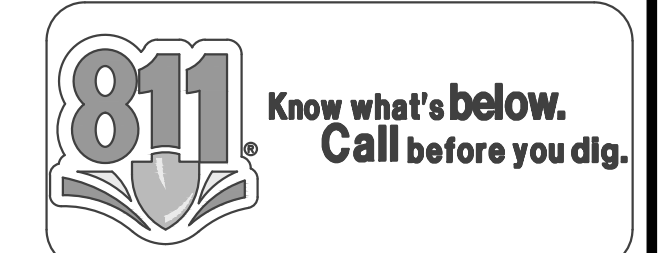
Reeve & Associates, Inc. - Solutions You Can Build On

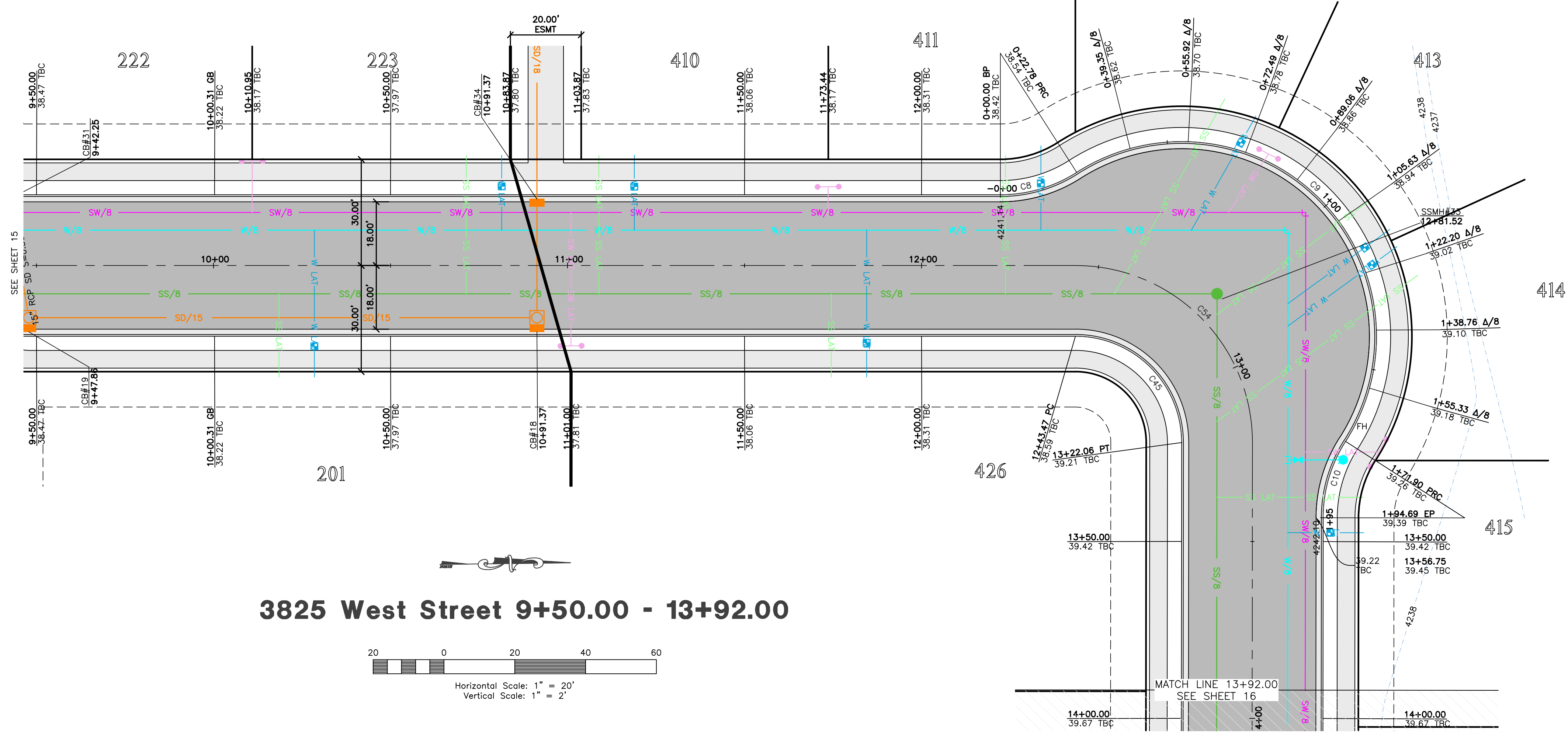
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**3825 West Street G 4+32.00 - 9+50.00**

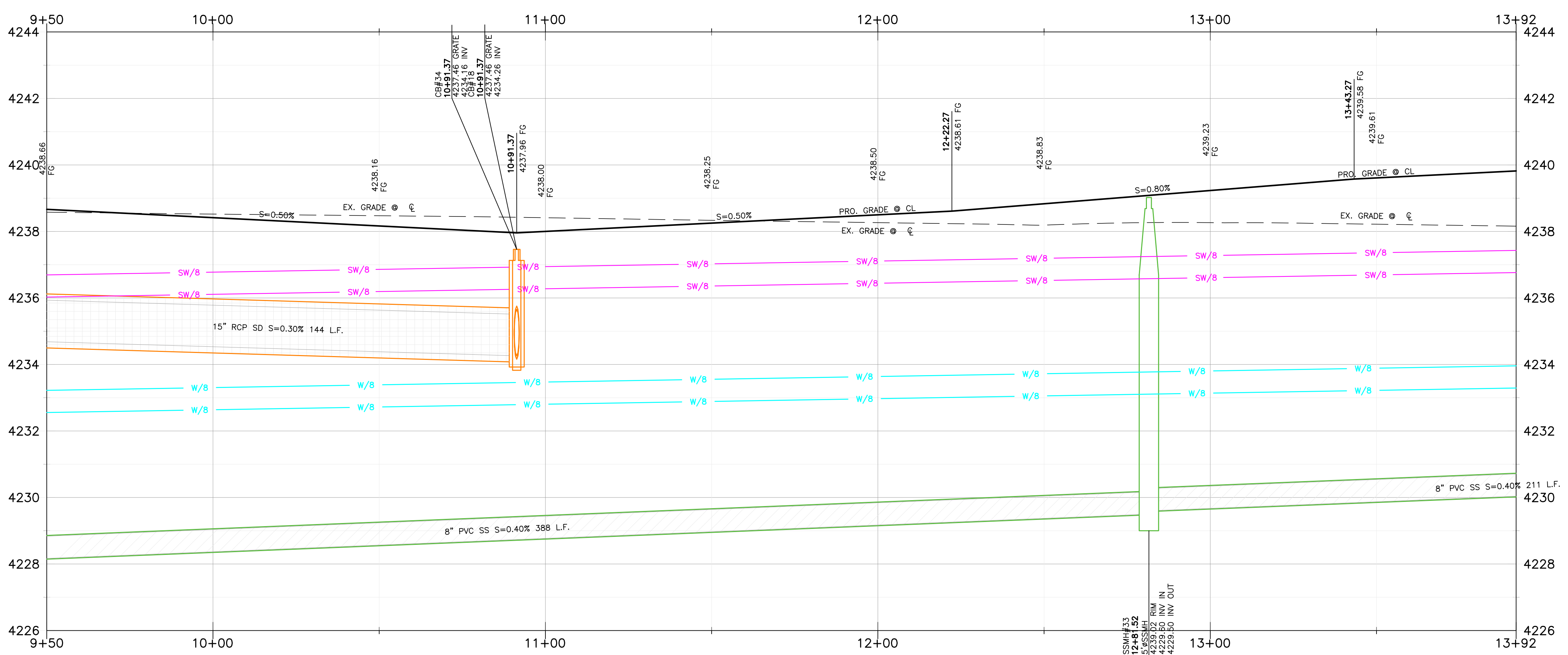
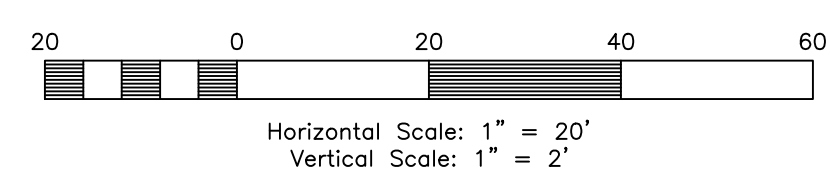


**Project Info.**  
Engineer: JEREMY A. DRAPER, P.E.  
Drafted: C. KINGSLEY  
Begin Date: MARCH 2023  
Name: STAGECOACH ESTATES SUBDIVISION  
PHASE 1  
Number: 6298-14





**3825 West Street 9+50.00 - 13+92.00**

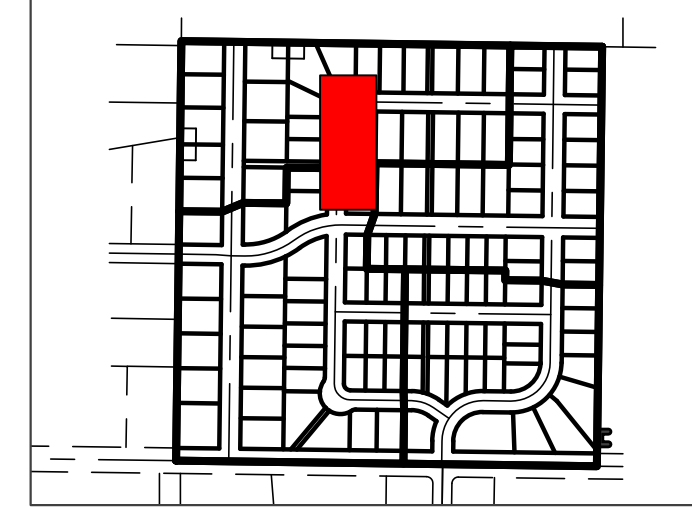


TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C8	32°38'13"	40.00'	22.78'	11.71'	N15°36'41"W	22.48'
C9	155°20'24"	55.00'	149.12'	251.62'	S45°44'24"W	107.46'
C10	32°38'13"	40.00'	22.78'	11.71'	S72°54'30"E	22.48'
C45	90°03'58"	30.00'	47.16'	30.03'	S45°44'24"W	42.45'

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**

NOT TO SCALE



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**CULINARY WATER**  
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES  
W/8 - 8" DR18 C900 PVC WATER LINE  
W - 1" CTS SDR9 HDPE SERVICE LATERAL

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

**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

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS

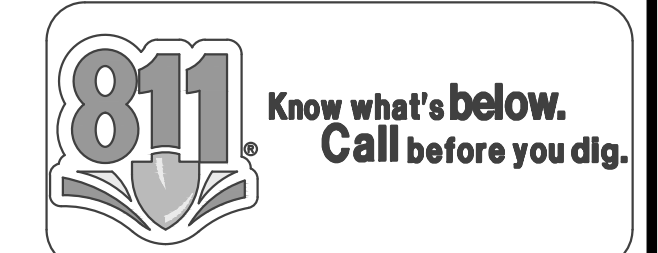
DATE	DESCRIPTION
05-26-23	CK TMMWD Comments
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03-28-24	CK Laterals

**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**3825 West Street 9+50.00 - 13+92.00**

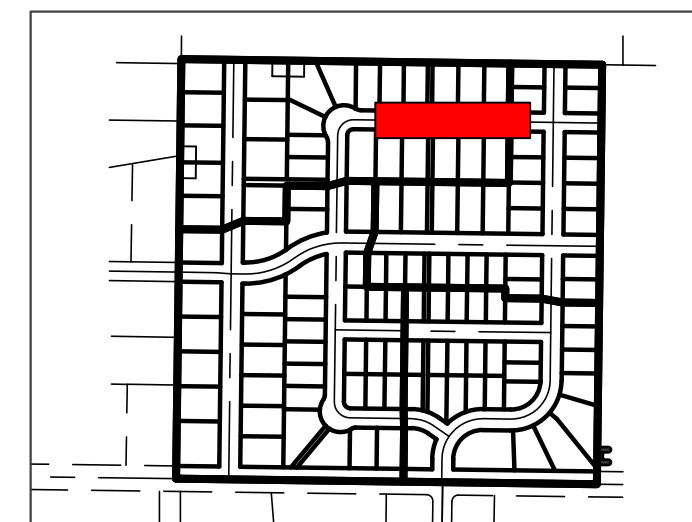


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**Key Map**

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**CULINARY WATER**

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**SANITARY SEWER**

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 SS/8 - 8" PVC SDR-35 SEWER LINE

**STORM DRAIN**

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

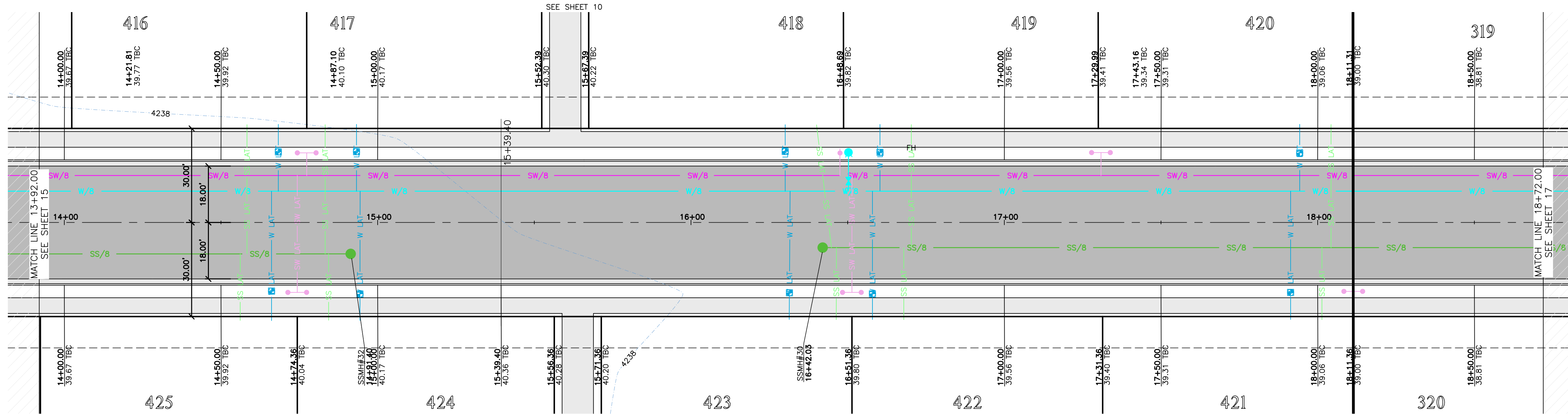
**SECONDARY WATER**

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

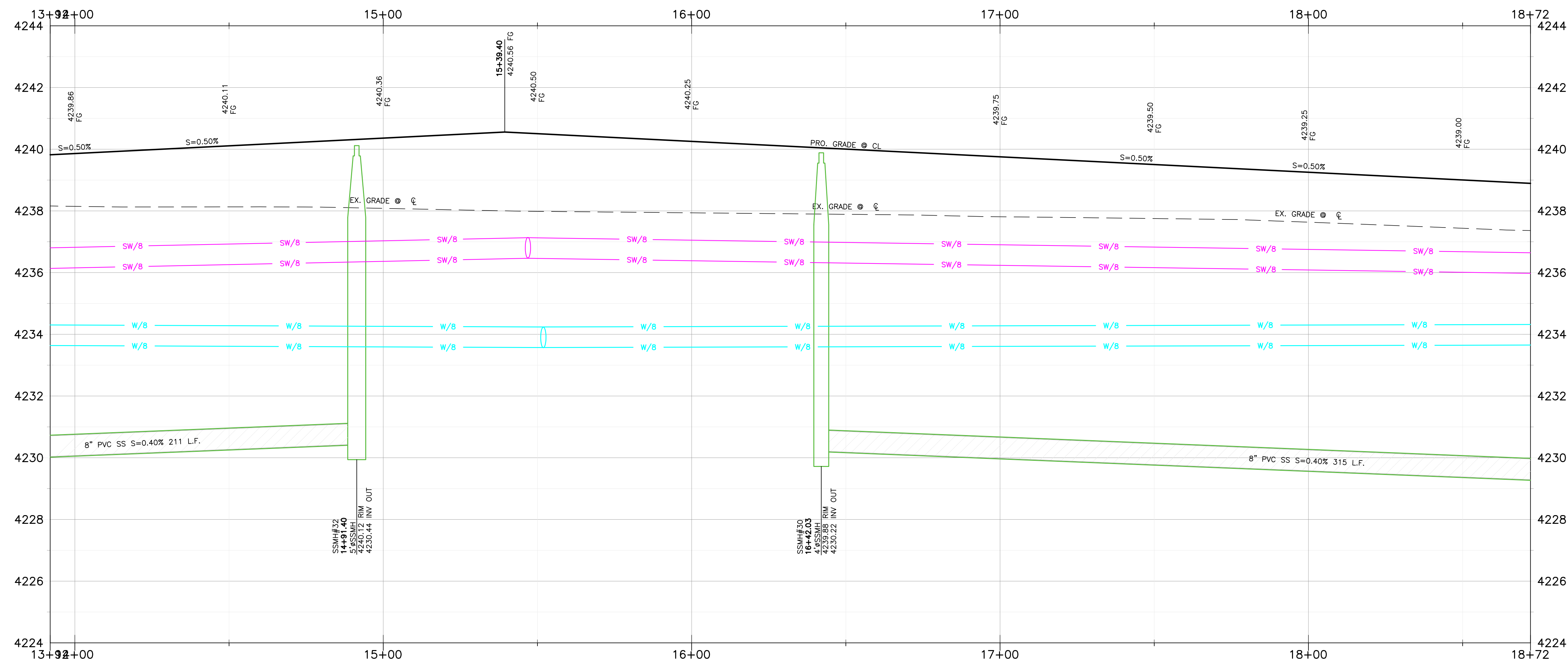
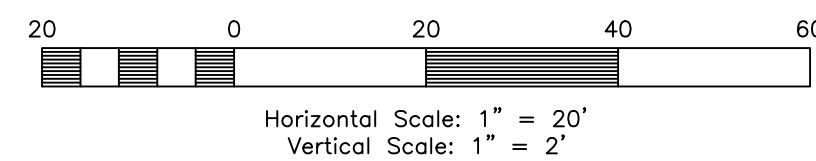
**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
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**LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS**  
**TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS**

DATE	DESCRIPTION
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01-10-24	CK Lots
03-04-24	CK Trail Location
03-28-24	CK Laterals



**1625 South Street 13+92.00 - 18+72.00**

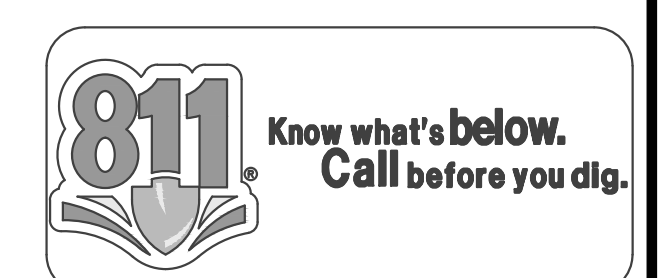


**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

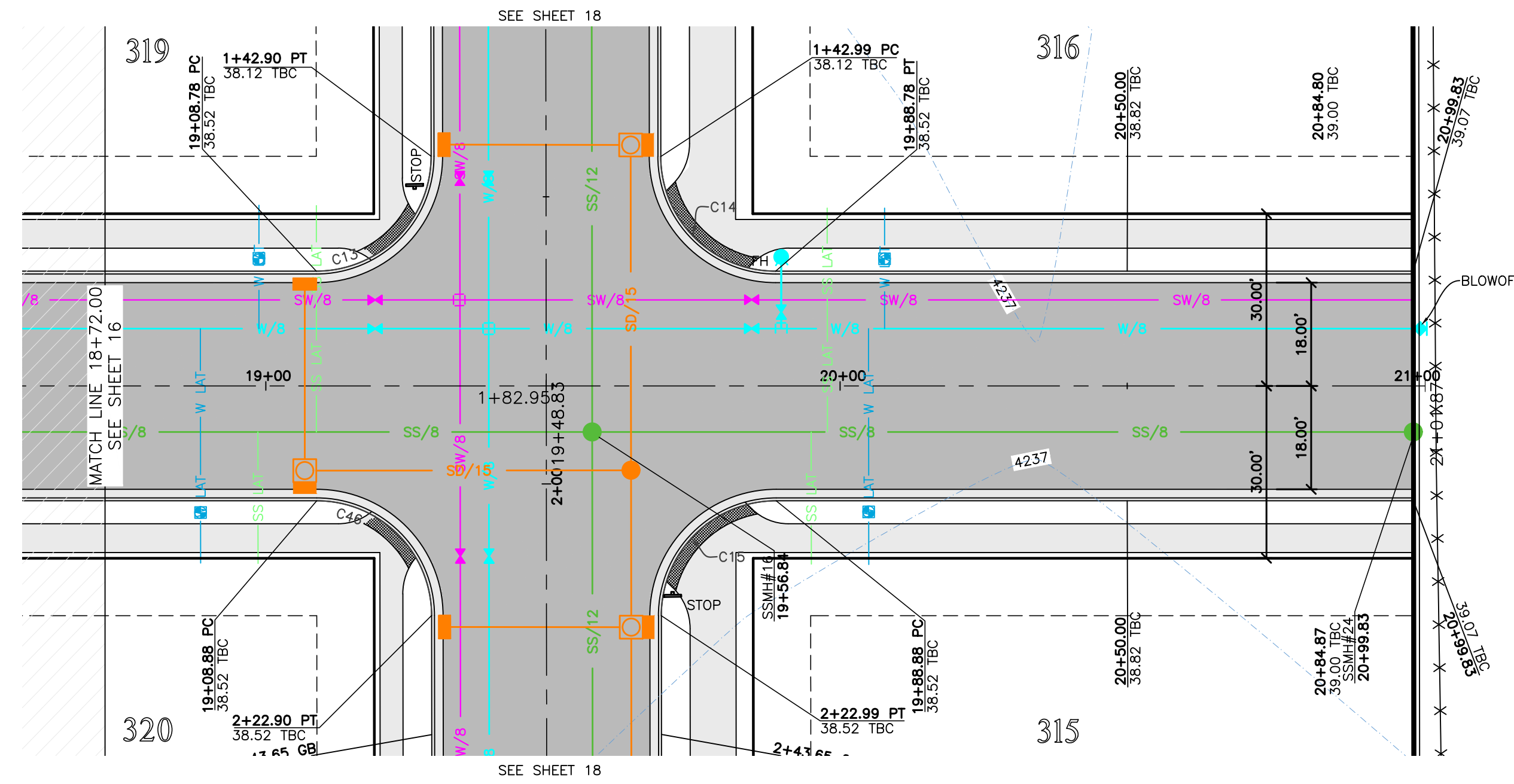
**1625 South Street 13+92.00 - 18+72.00**



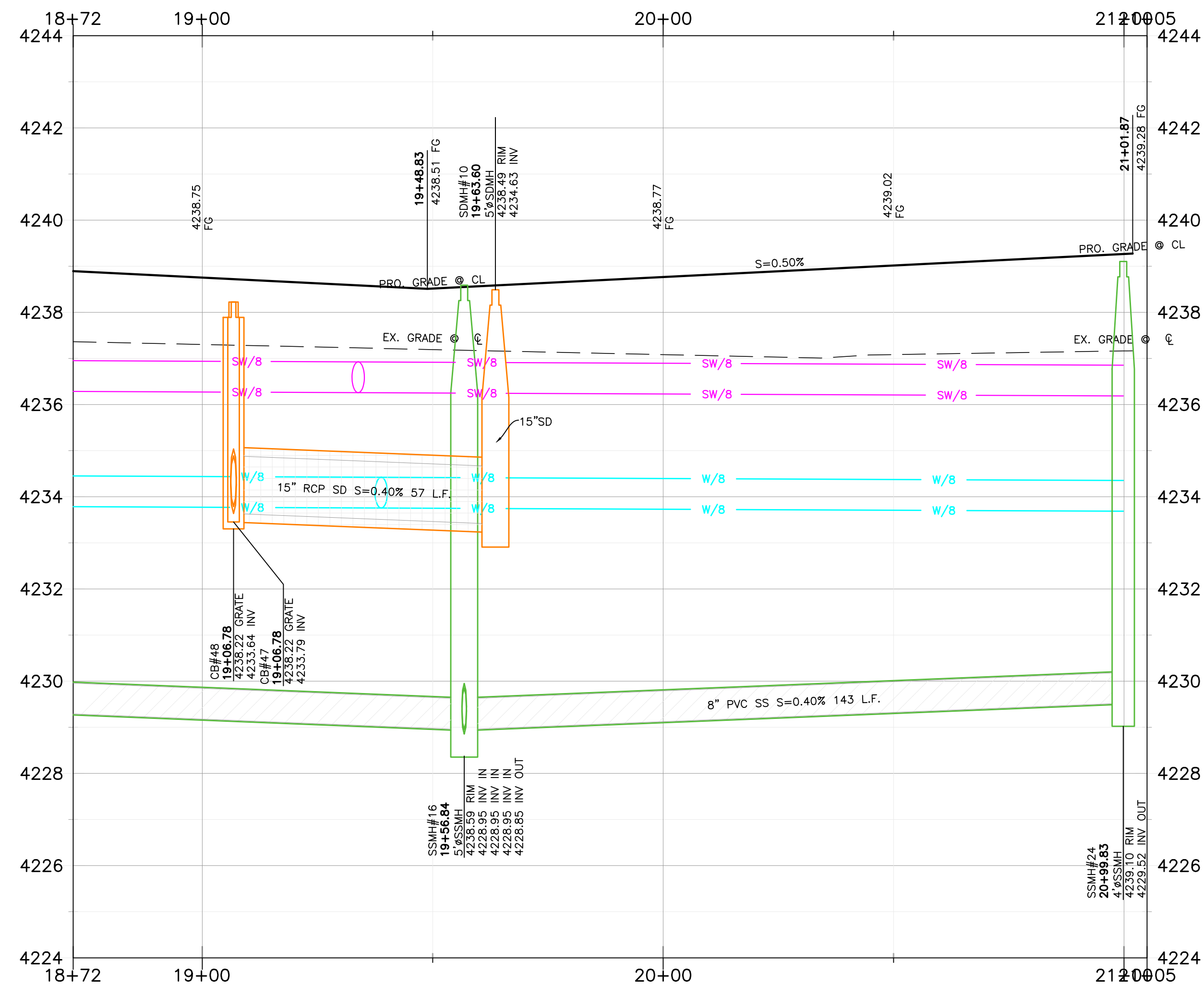
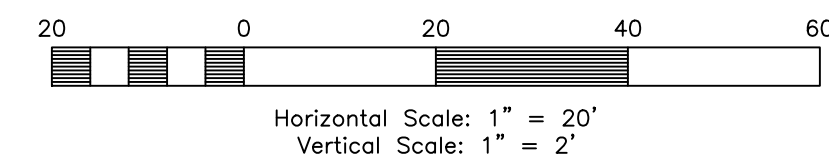
**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 1  
 Number: 6298-14







**1625 South Street 18+72.00 - 20+99.83**



**Key Map**

NOT TO SCALE



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NOTE: 4' MIN. COVER REQUIRED OVER CW LINES  
 W/8 - 8" DR18 C900 PVC WATER LINE  
 W - 1" CTS SDR9 HDPE SERVICE LATERAL

**SANITARY SEWER**

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

**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

**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'



**REVISIONS**

DATE	DESCRIPTION
05-26-23	CK TMMWD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments
10-02-23	CK Review Comments
12-05-23	CK Roadway Updates
01-10-24	CK Lots
03-04-24	CK Trail Location
03-28-24	CK Lateral

**Stagecoach Estates Subdivision**

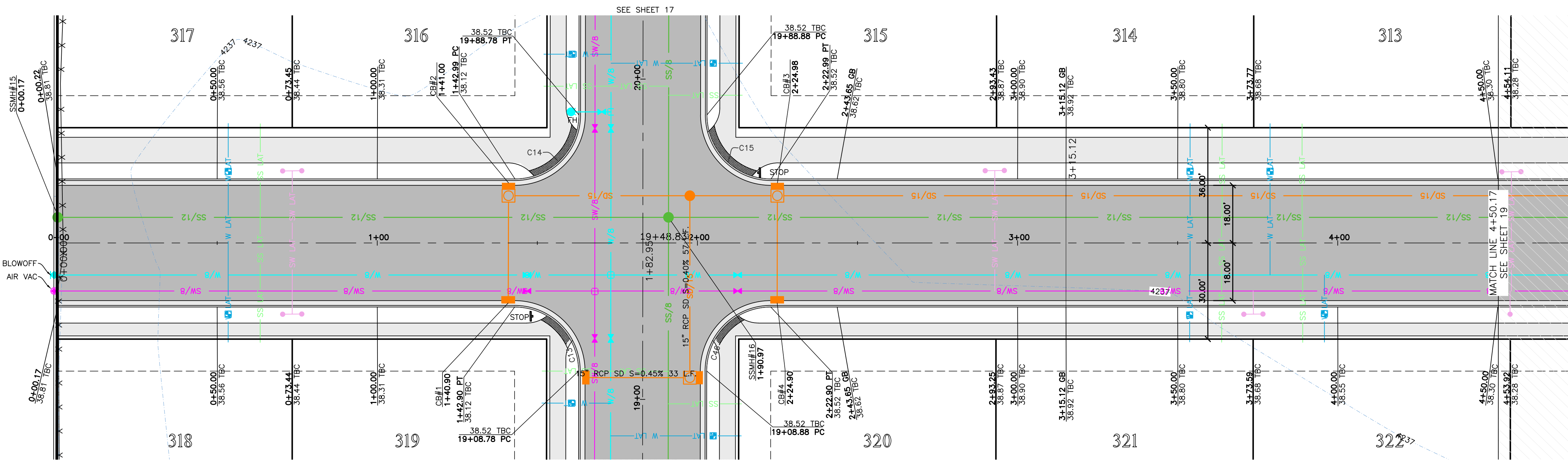
WEBER COUNTY, UTAH

**1625 South Street 18+72.00 - 20+99.83**

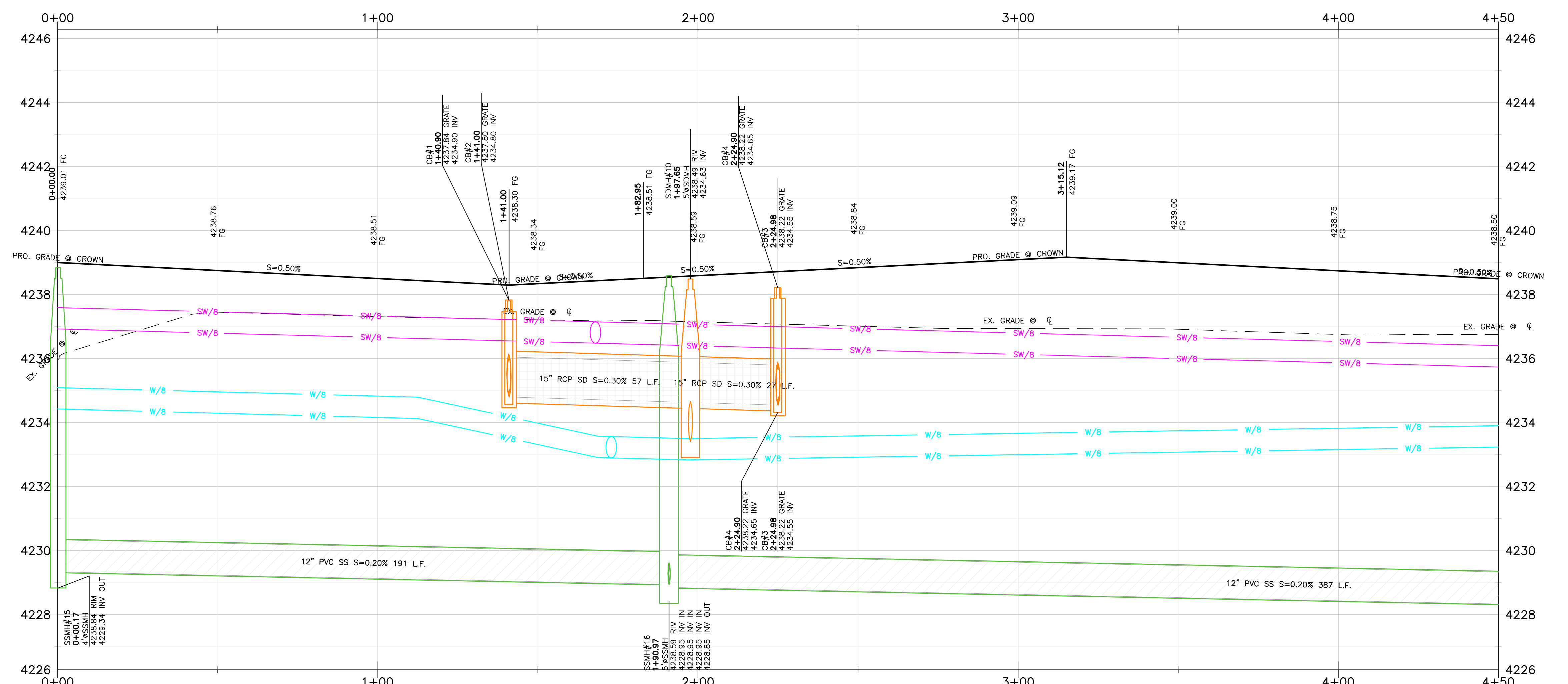
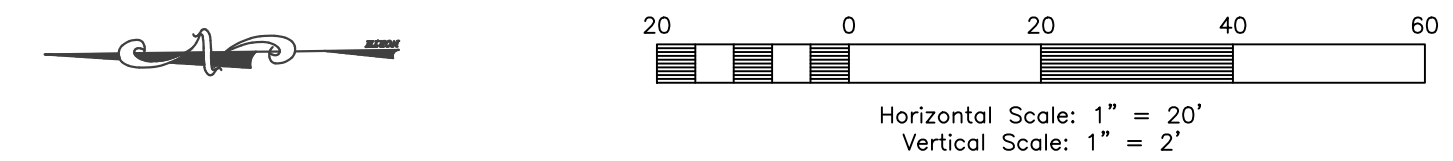


**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION  
 PHASE 1  
 Number: 6298-14



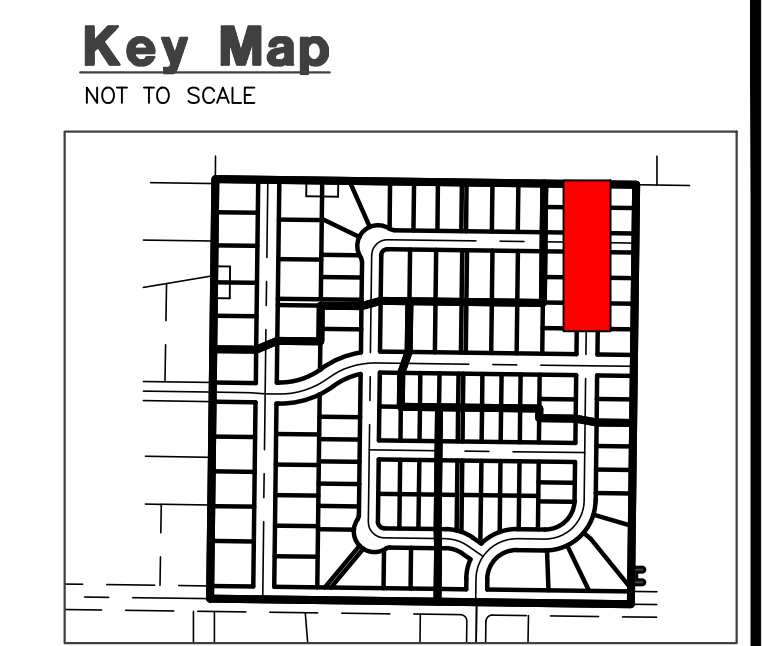


**3725 West Street 0+00.00 - 4+50.00**



**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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- SANITARY SEWER**  
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- STORM DRAIN**  
SD/15 - 15" 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.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 821-3100 www.reeve.co

**TRAFFIC ENGINEERS • LAND SURVEYORS**

**IRI**

**REVISIONS**

DATE	DESCRIPTION
05-26-23	CK TMMWD Comments
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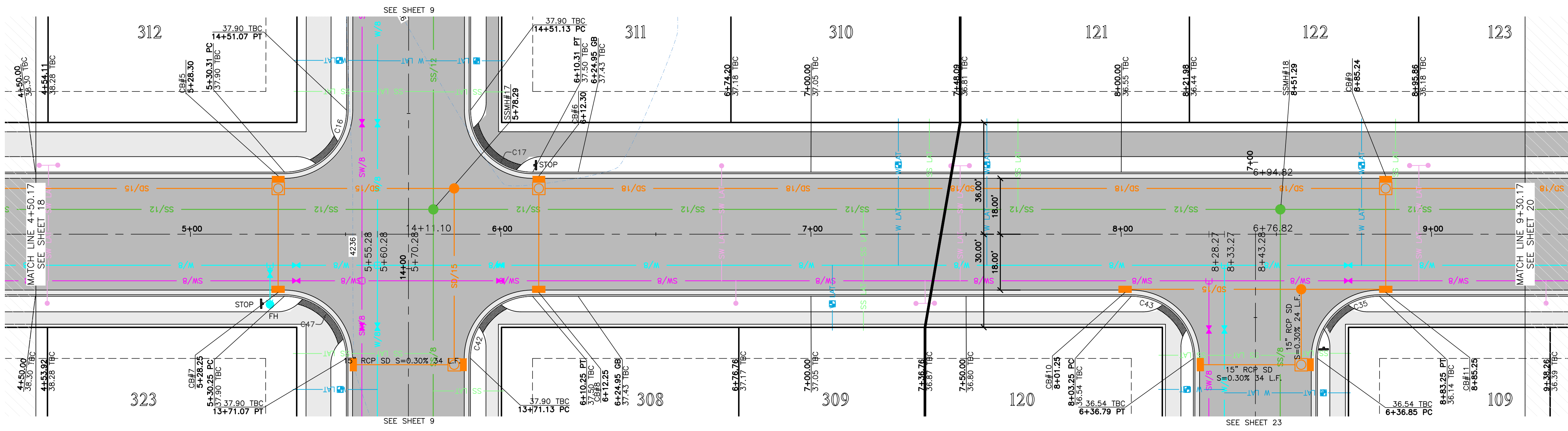
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**3725 West Street 0+00.00 - 4+50.00**

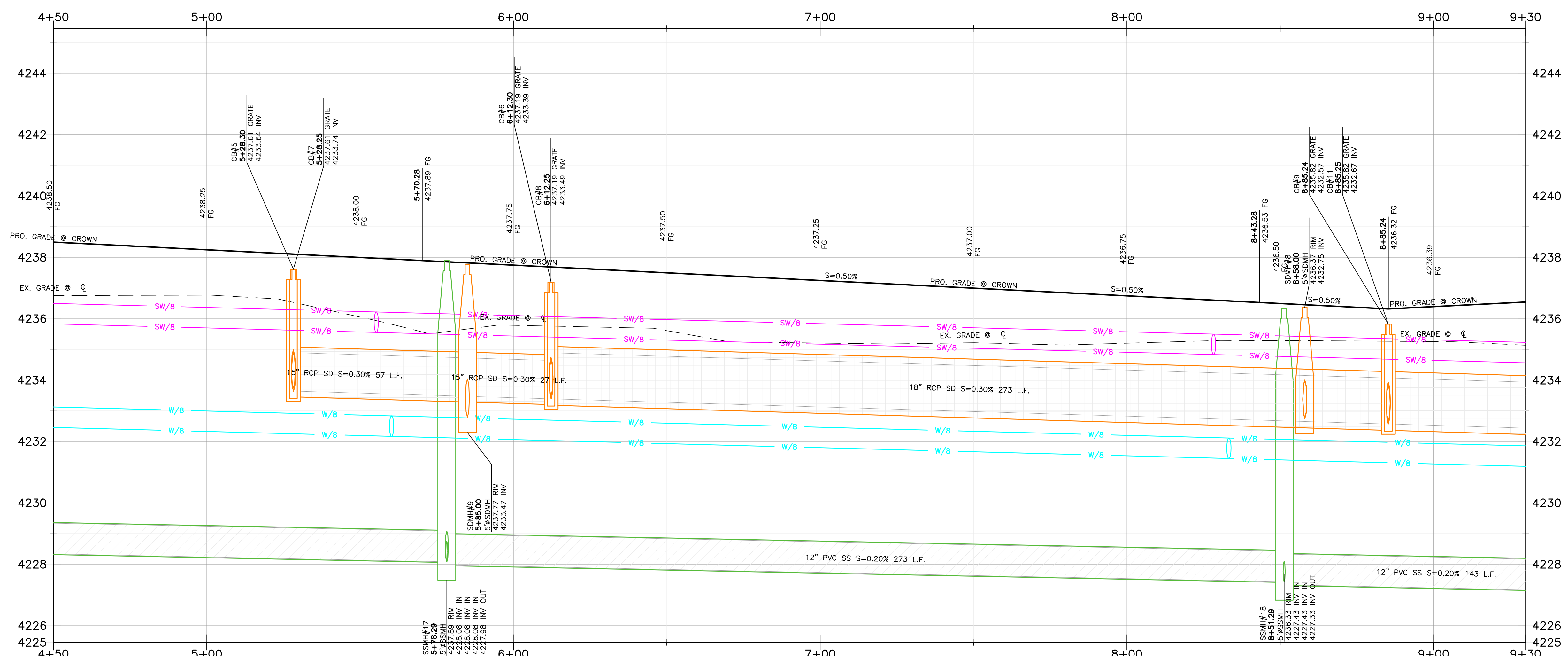
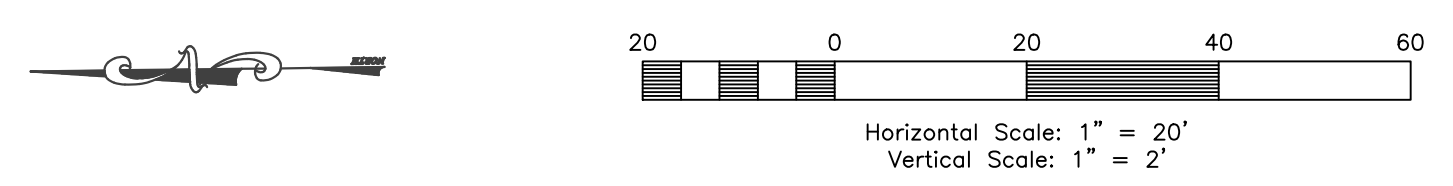


**Project Info.**  
Engineer: JEREMY A. DRAPER, P.E.  
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Name: STAGECOACH ESTATES SUBDIVISION  
PHASE 1  
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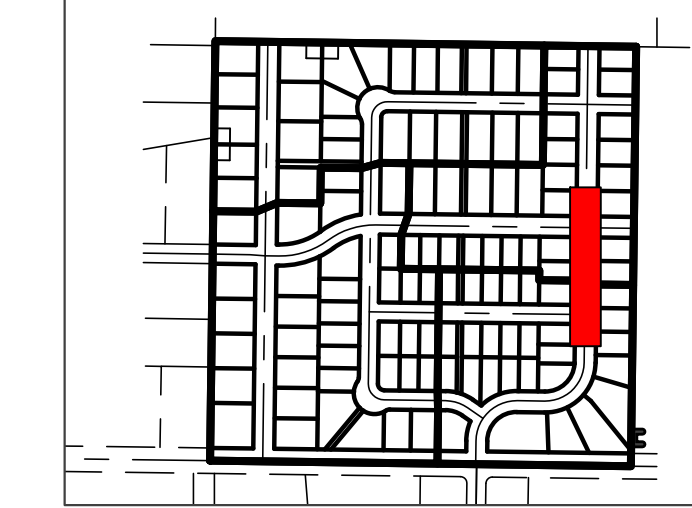


### 3725 West Street 4+50.00 - 9+30.00



### Key Map

NOT TO SCALE



### Construction Notes:

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#### CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES  
 W/8 - 8" DR18 C900 PVC WATER LINE  
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#### SANITARY SEWER

SS/4 - 4" PVC SDR-35 SERVICE LATERAL  
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#### STORM DRAIN

SD/15 - 15" 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

### 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'

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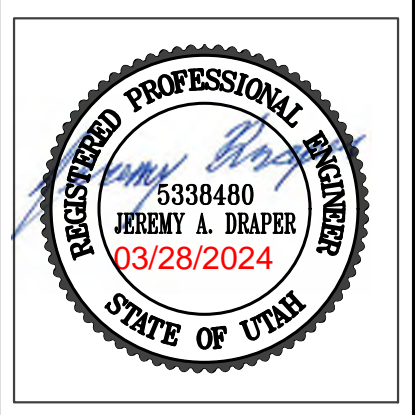
**LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS**  
**TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS**

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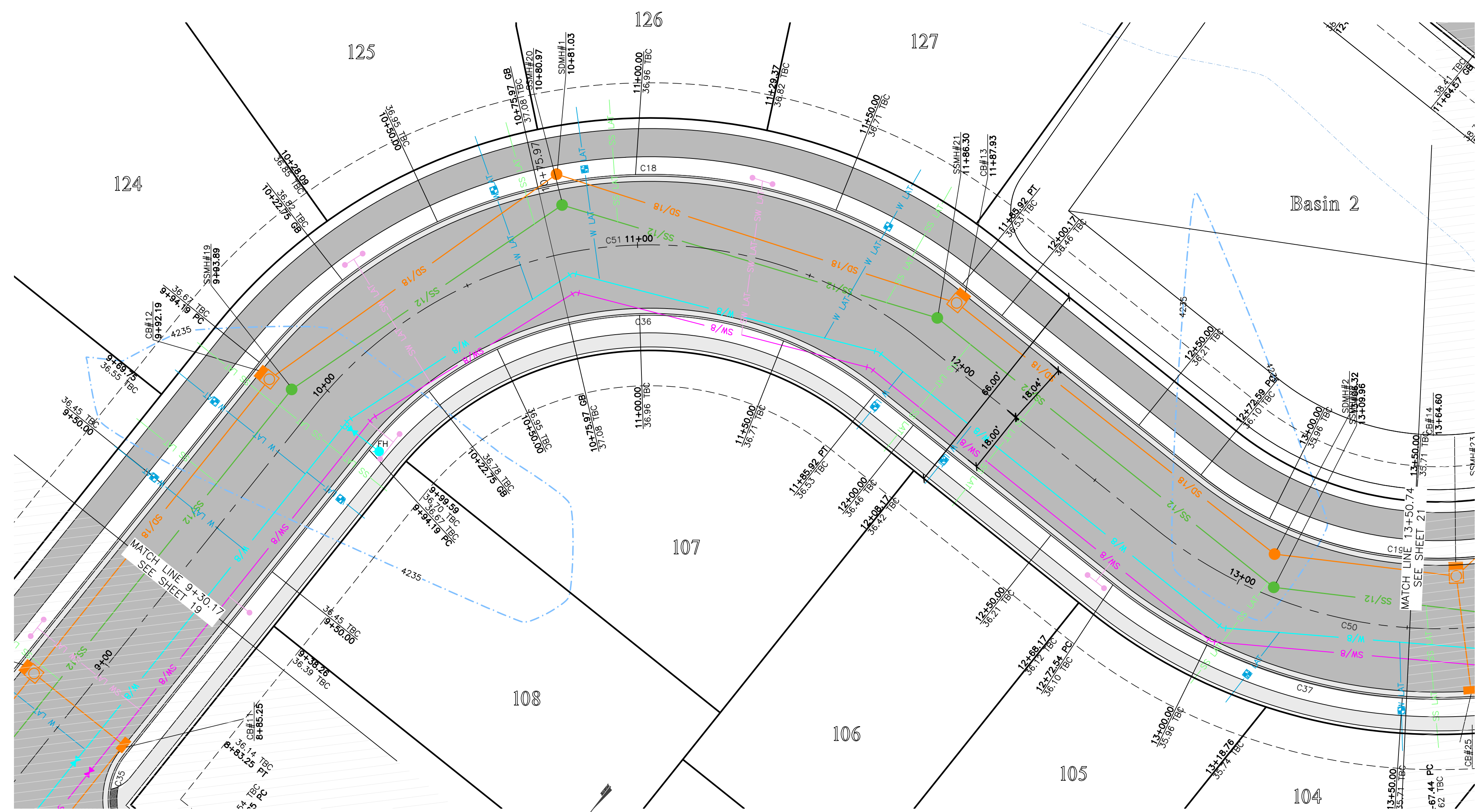
**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**3725 West Street 4+50.00 - 9+30.00**

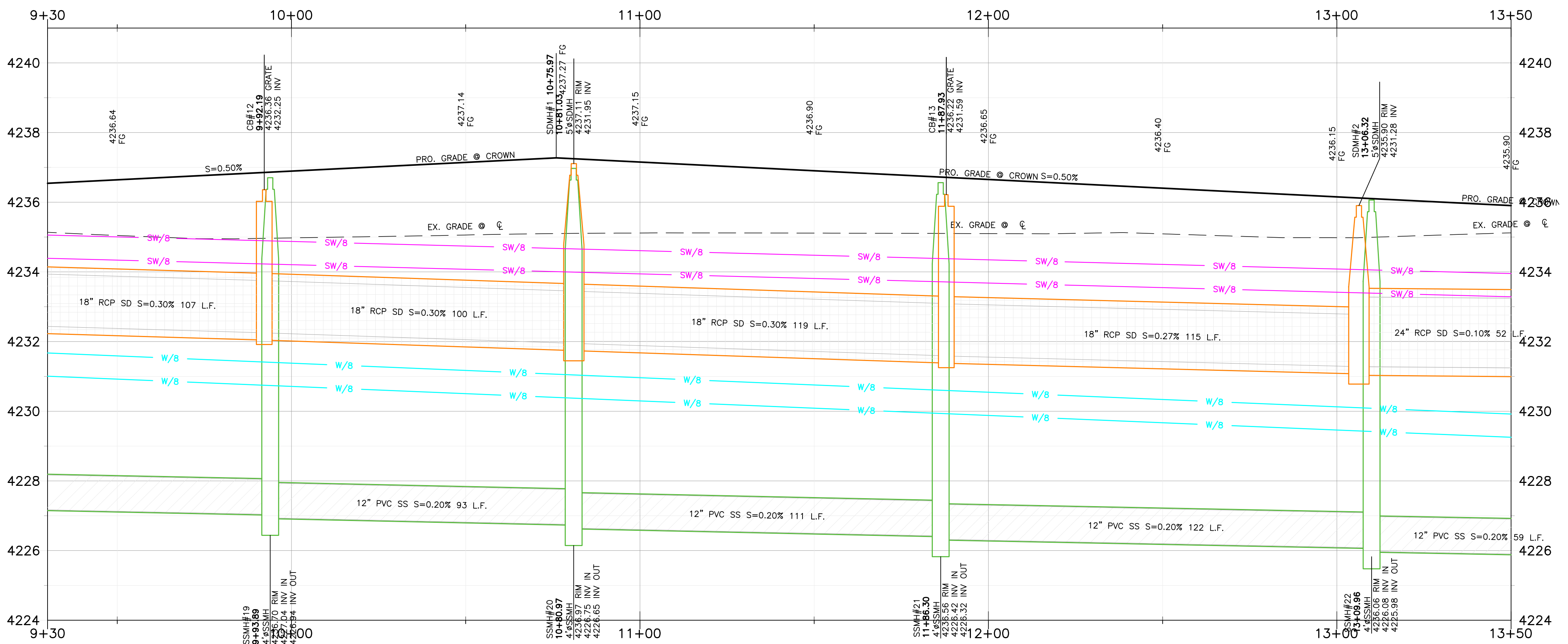
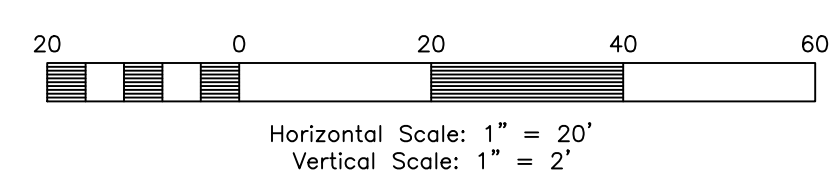


**Project Info.**

Engineer: JEREMY A. DRAPER, P.E.  
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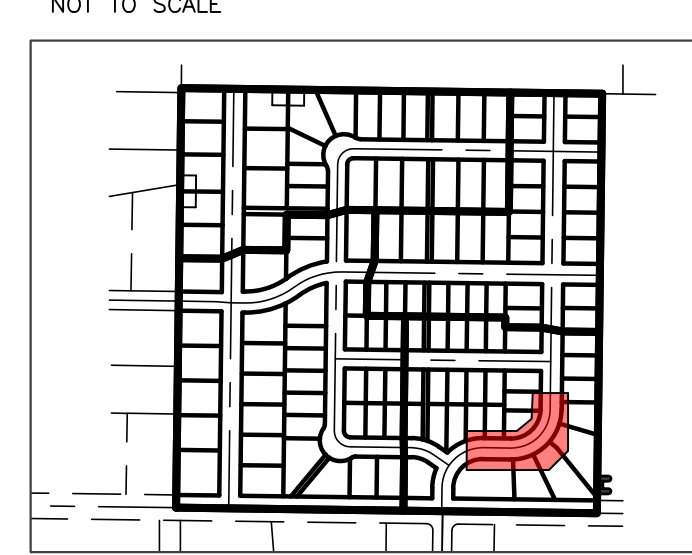
**3725 West Street 9+30.00 - 14+10.00**



#	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'

#	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'

**Key Map**



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**SECONDARY WATER**  
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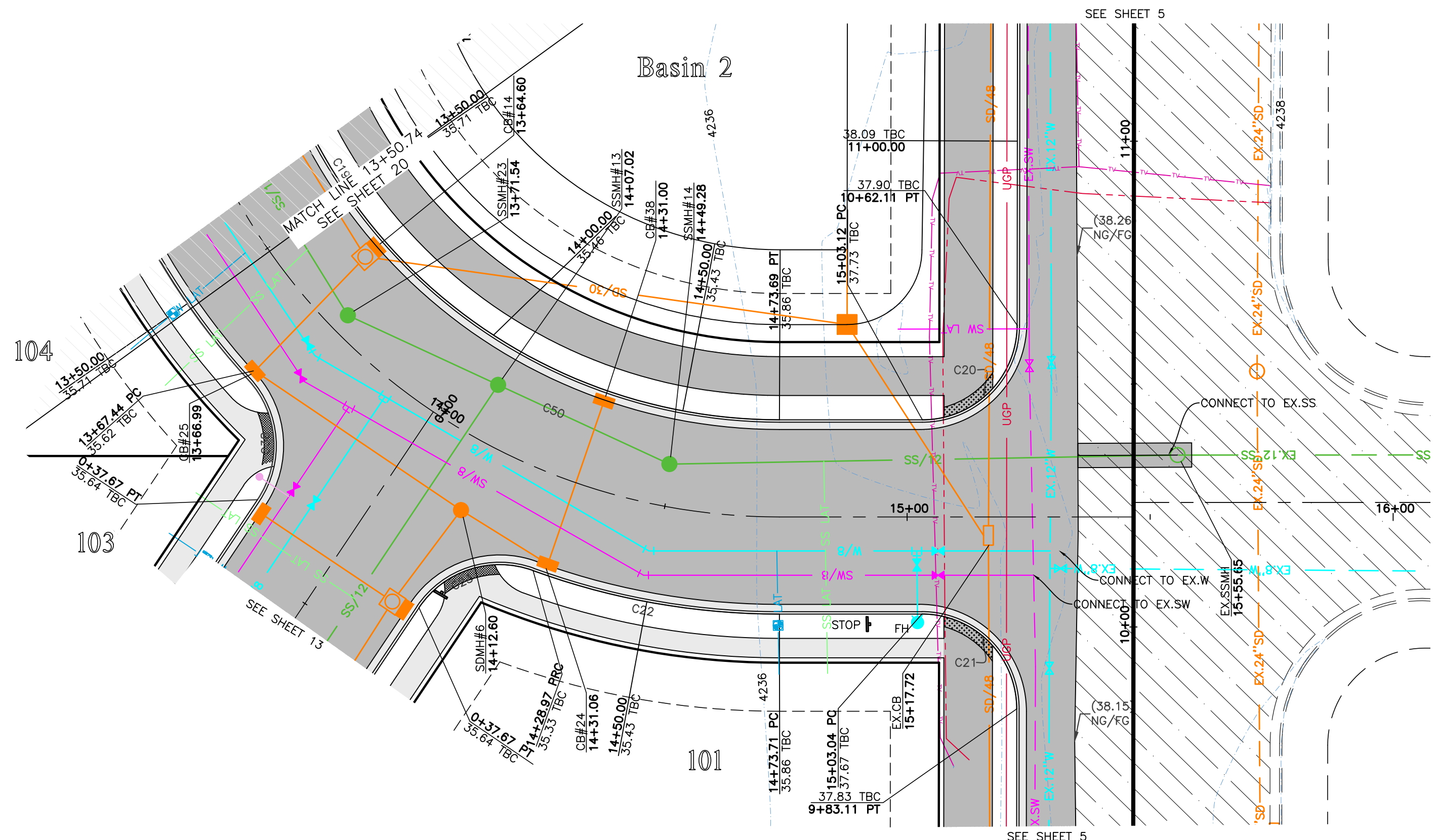
**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**3725 West Street 9+30.00 - 14+10.00**

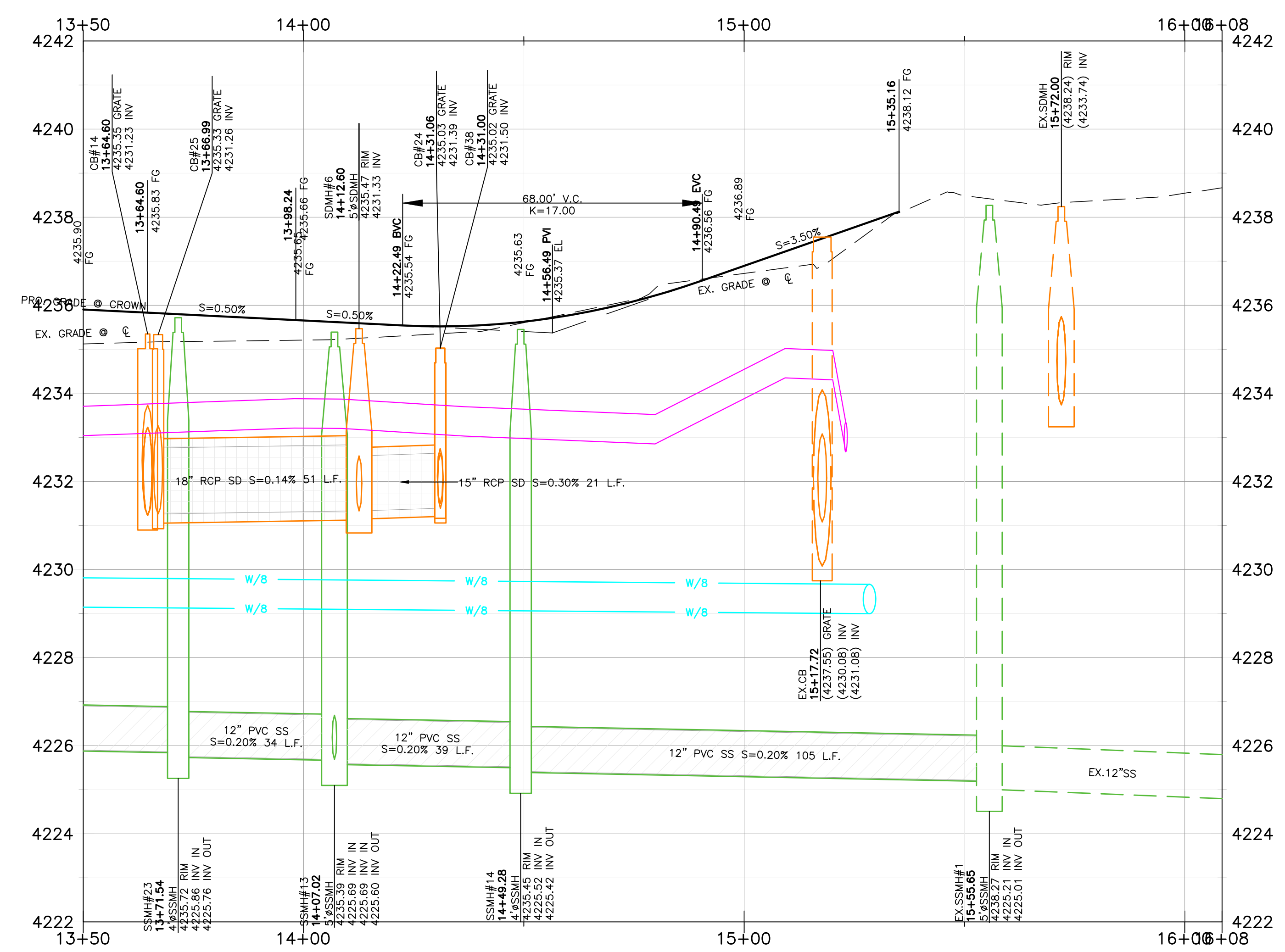
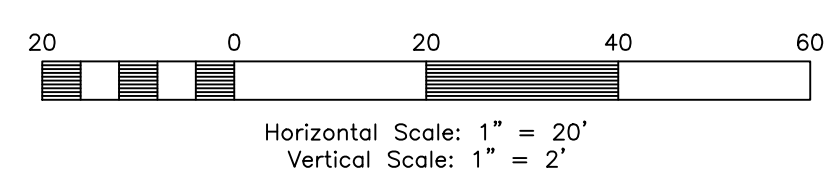


**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION  
 PHASE 1  
 Number: 6298-14





### 3760 West Street 14+10.00 - 16+08.47

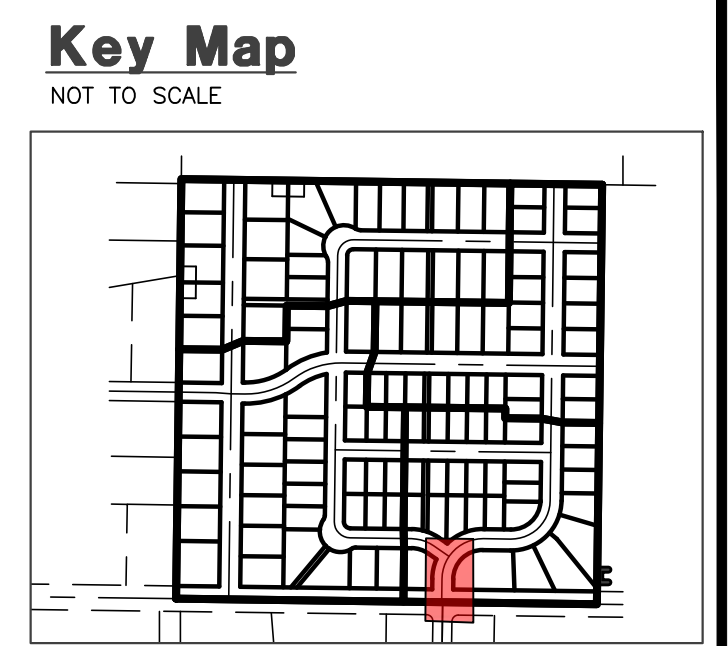


#### TBC Curve Data

#	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"	19.50'	30.61'	19.48'	S44°16'55"E	4237.29'
C21	90°03'29"	19.50'	30.65'	19.52'	N45°43'05"E	27.59'
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'



- #### Construction Notes:
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  - SLEEVE SEWER WHEN 18" EDGE-EDGE VERTICAL CLEARANCE UNDER WATER CANNOT BE MAINTAINED.
- CULINARY WATER**  
 NOTE: 4' MIN. COVER REQUIRED OVER CW LINES  
 W/8 - 8" DR18 C900 PVC WATER LINE  
 W - 1" CTS SDR9 HDPE SERVICE LATERAL
- SANITARY SEWER**  
 SS/4 - 4" PVC SDR-35 SERVICE LATERAL  
 SS/8 - 8" PVC SDR-35 SEWER LINE
- 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

**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 821-3100 www.reeve.co

**REVISIONS**

DATE	DESCRIPTION
05-26-23	CK TMMWD Comments
06-02-23	CK Water Comments
08-11-23	CK Review Comments
10-02-23	CK Review Comments
12-05-23	CK Roadway Updates
01-10-24	CK Lots
03-04-24	CK Trail Location
03-28-24	CK Lateral

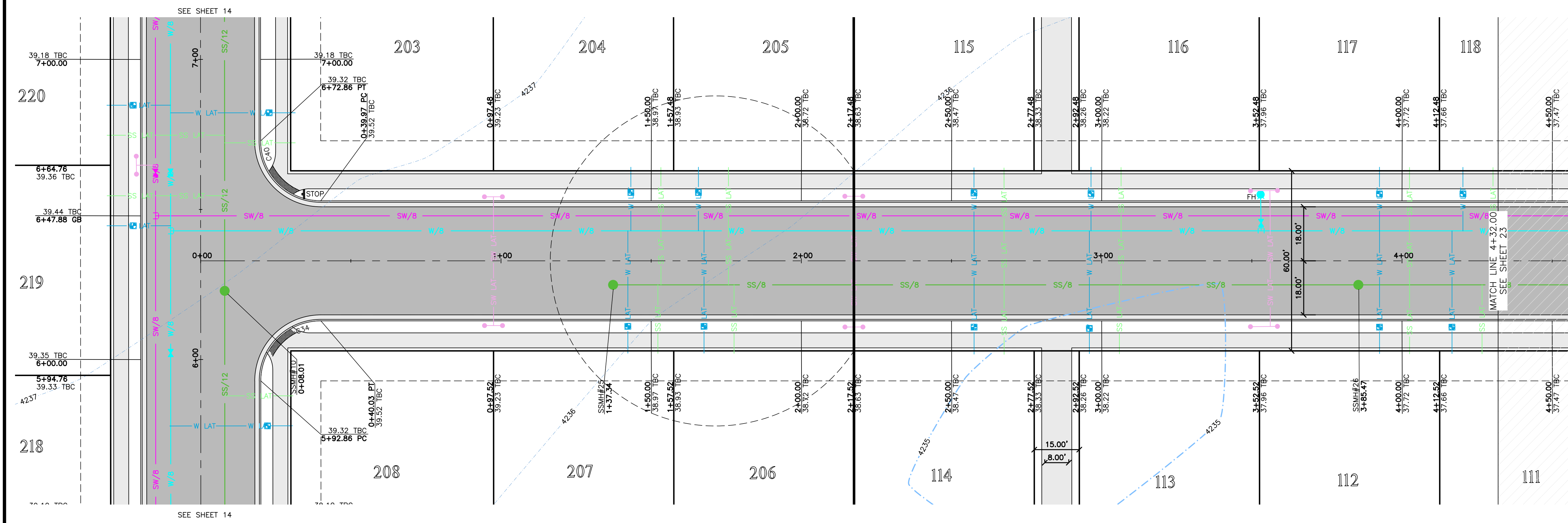
**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**3760 West Street 14+10.00 - 16+08.47**

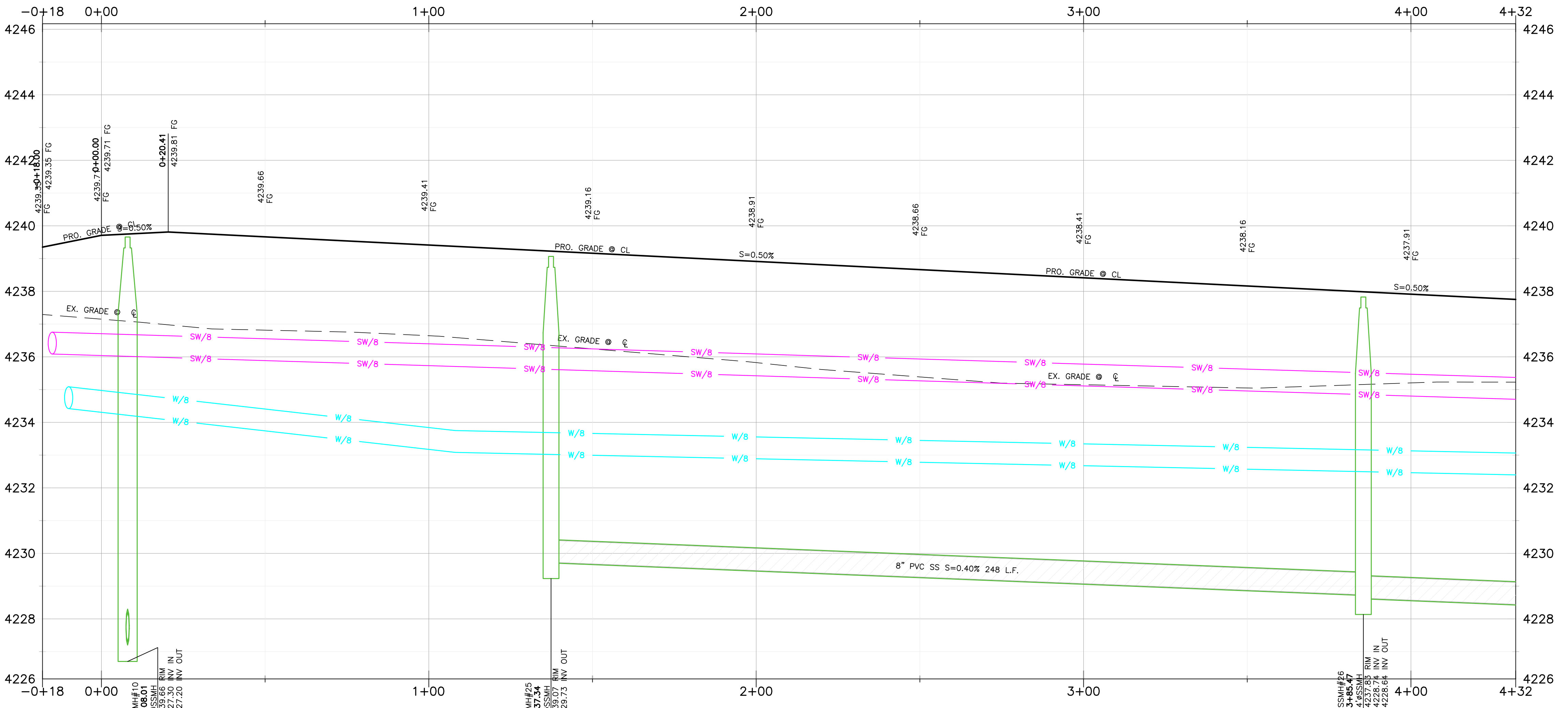
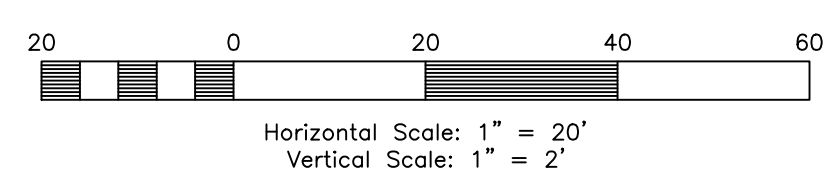


**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MARCH 2023  
 Name: STAGECOACH ESTATES SUBDIVISION PHASE 1  
 Number: 6298-14



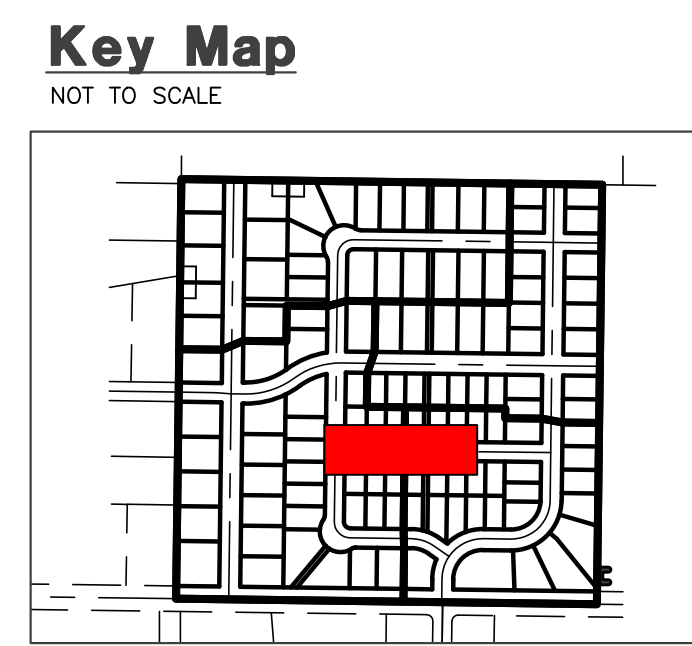


**1760 South Street  
-0+18.00 - 4+32.00**



**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
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'



- Construction Notes:**
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- CULINARY WATER**  
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES  
W/8 - 8" DR18 C900 PVC WATER LINE  
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- SANITARY SEWER**  
SS/4 - 4" PVC SDR-35 SERVICE LATERAL  
SS/8 - 8" PVC SDR-35 SEWER LINE
- 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**  
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**Reeve & Associates, Inc.**  
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TEL: (801) 621-3100 www.reeve.co

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**REVISIONS**

DATE	DESCRIPTION	TW/WD	Comments
05-26-23	CK		
06-02-23	CK		
08-11-23	CK		
10-02-23	CK		
12-05-23	CK		
01-10-24	CK		
03-04-24	CK		
03-28-24	CK		

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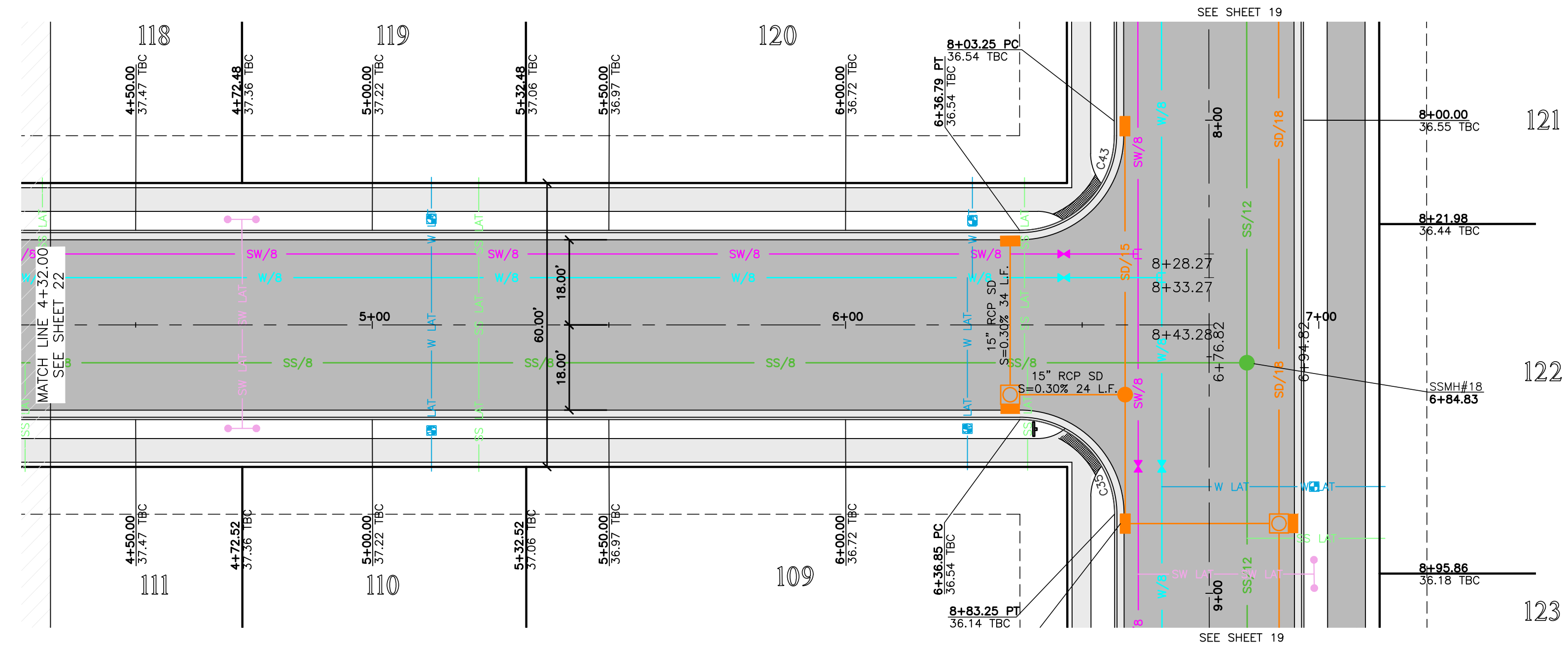
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**1760 South Street  
-0+18.00 - 4+32.00**

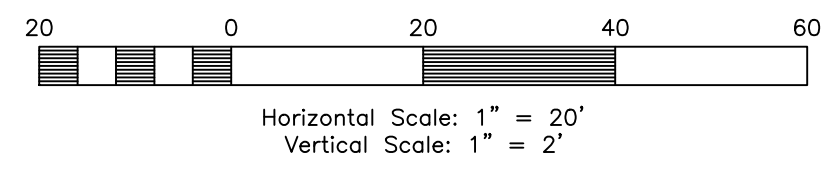


**Project Info.**  
Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: C. KINGSLEY  
Begin Date: MARCH 2023  
Name: STAGECOACH ESTATES SUBDIVISION PHASE 1  
Number: 6298-14



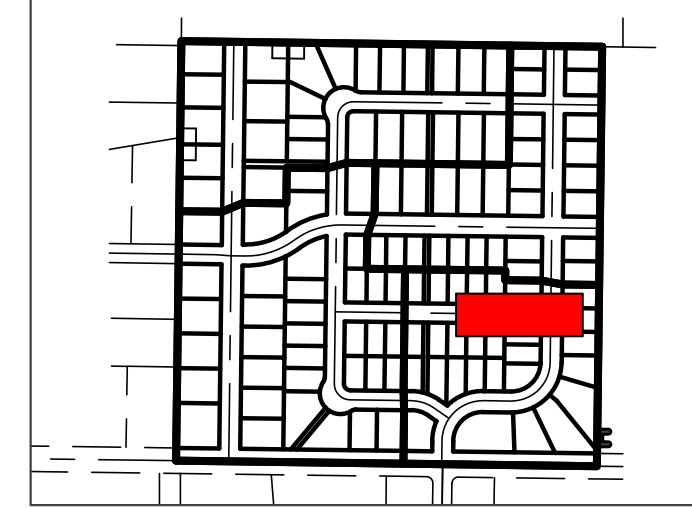


### 1760 South Street 4+32.00 - 7+00.00



### 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. TRUNCATED DOMES TO BE GRAY IN COLOR.
- 3) SLEEVE SEWER WHEN 18" EDGE-EDGE VERTICAL CLEARANCE UNDER WATER CANNOT BE MAINTAINED

**CULINARY WATER**  
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES  
W/8 - 8" DR18 C900 PVC WATER LINE  
W - 1" CTS SDR9 HDPE SERVICE LATERAL

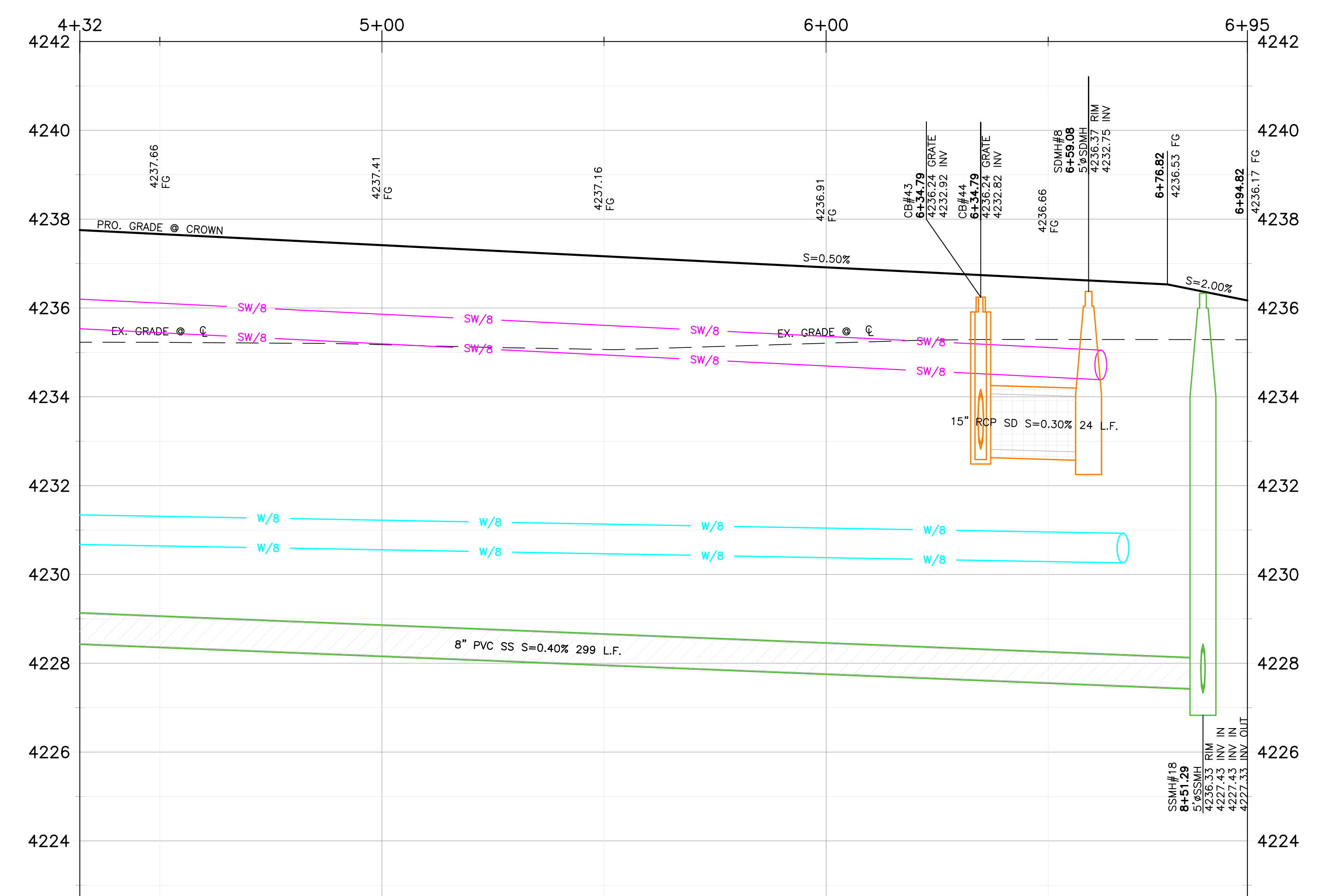
**SANITARY SEWER**  
SS/4 - 4" PVC SDR-35 SERVICE LATERAL  
SS/8 - 8" PVC SDR-35 SEWER LINE

**STORM DRAIN**  
SD/15 - 15" RCP CLASS III STORM DRAIN  
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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

### 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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**REVISIONS**

DATE	DESCRIPTION
05-26-23 CK	TW/WD Comments
06-02-23 CK	Water Comments
08-11-23 CK	Review Comments
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12-05-23 CK	Roadway Updates
01-10-24 CK	Lots
03-04-24 CK	Trail Location
03-28-24 CK	Lateralis

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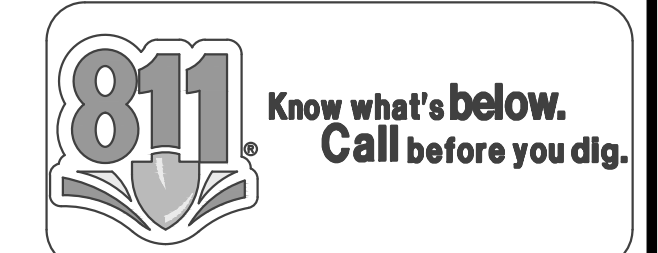
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**1760 South Street**  
**4+32.00 - 7+00.00**



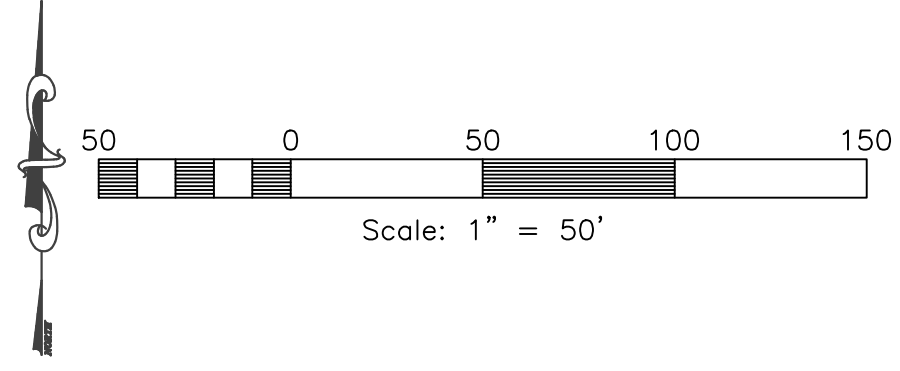
**Project Info.**

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 PHASE 1  
 Number: 6298-14





Match Line - See Sheet 26



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 TEL: (801) 671-1100 www.reeve.co

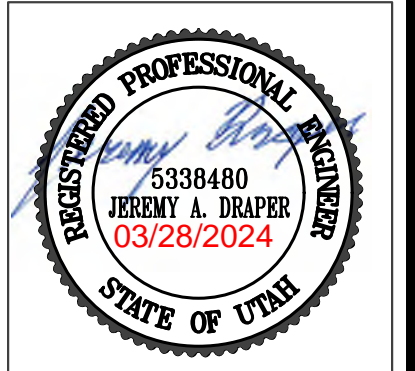
**RA**

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REVISIONS	DATE	DESCRIPTION
05-26-23	CK	TW/WD Comments
06-02-23	CK	Water Comments
08-11-23	CK	Review Comments
10-02-23	CK	Review Comments
12-05-23	CK	Roadway Updates
01-10-24	CK	Lois
03-04-24	CK	Trail Location
03-28-24	CK	Laterals

**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

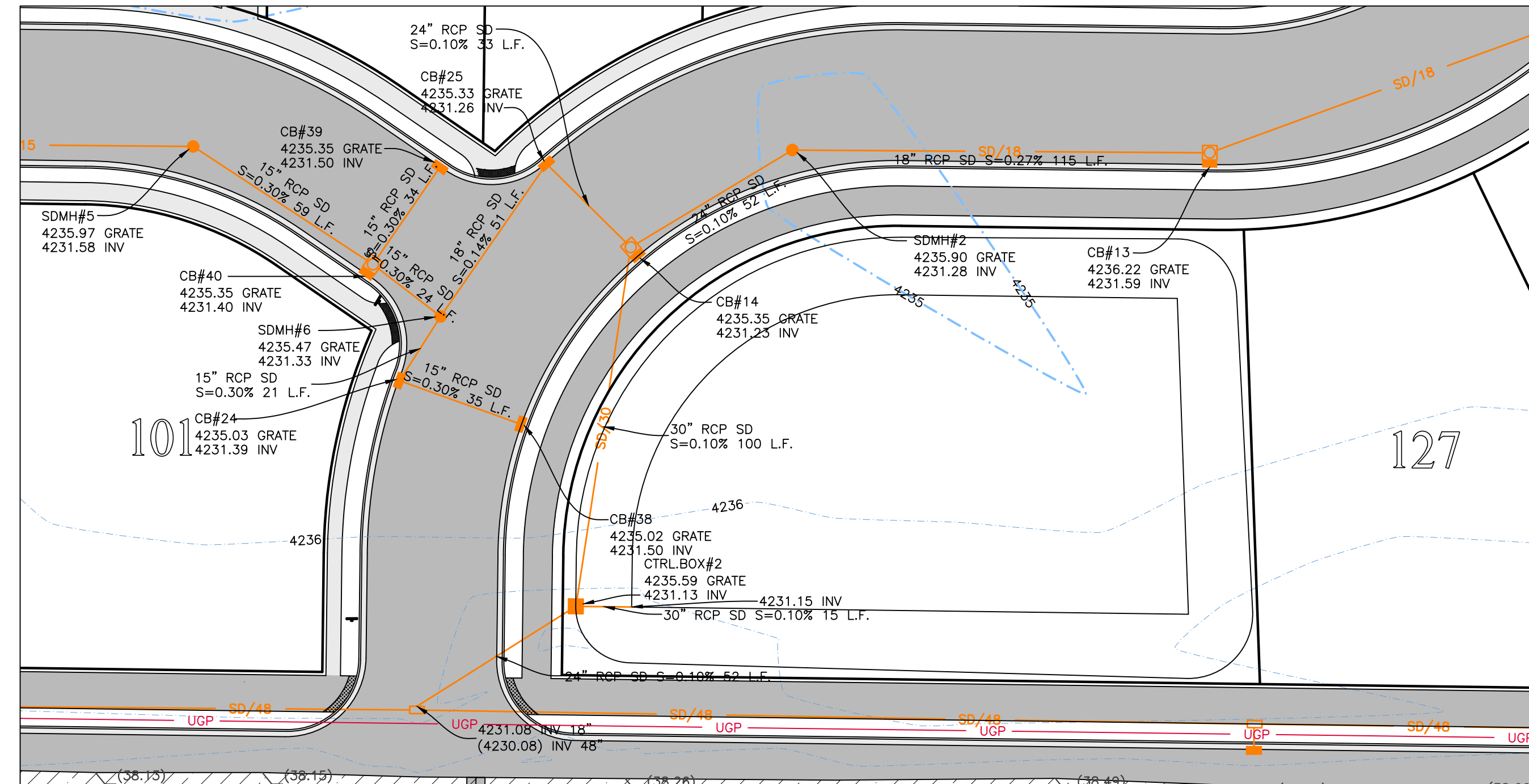
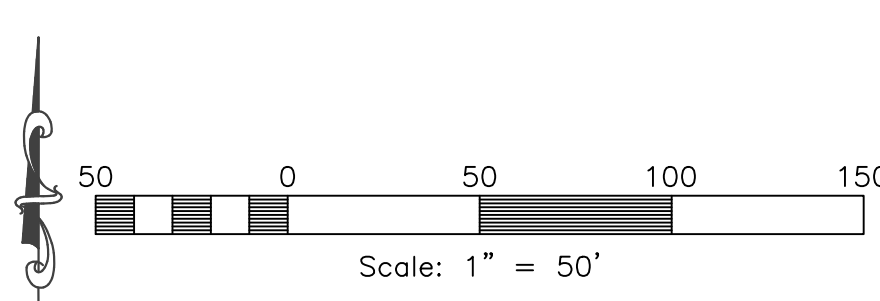
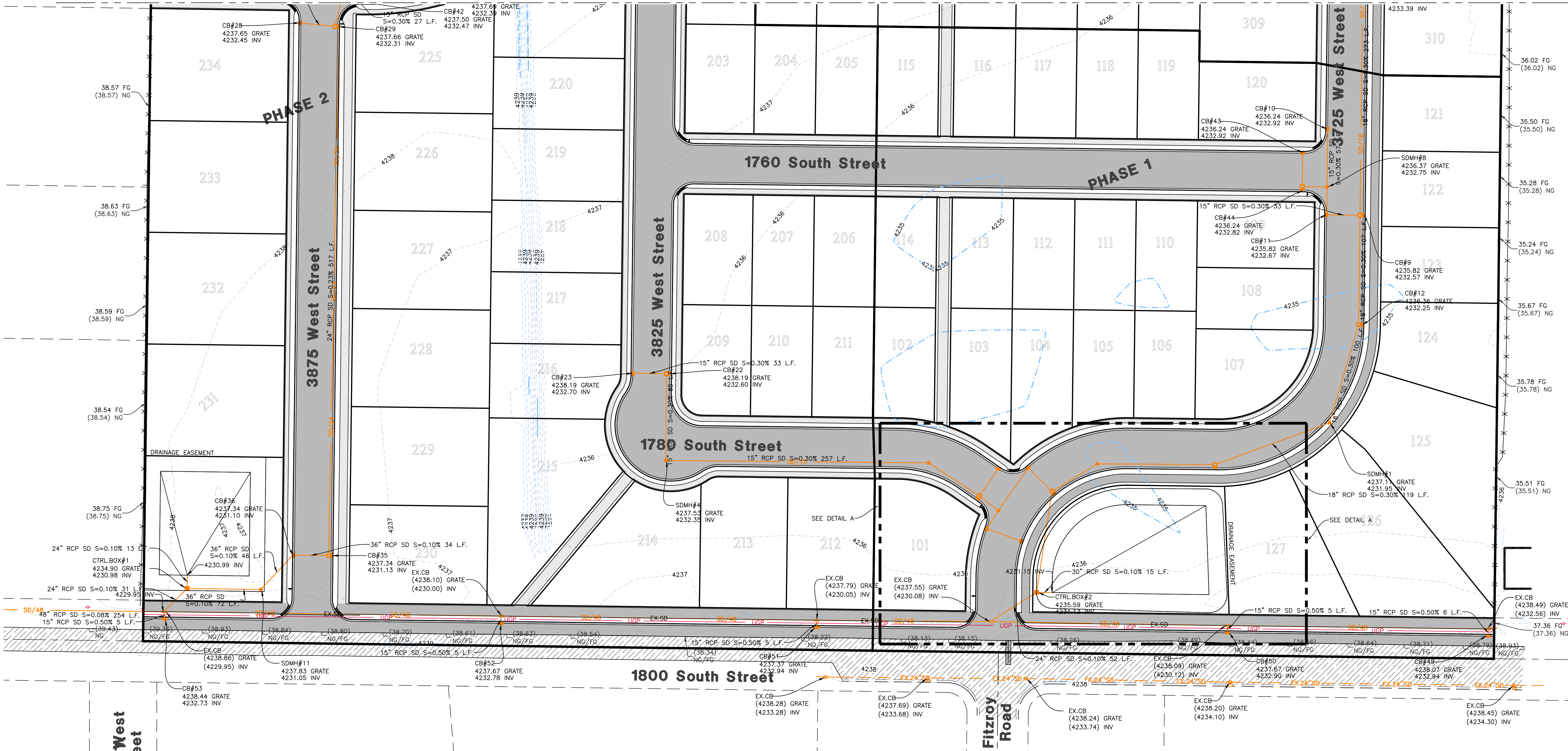
**Grading & Drainage Plan**



**Project Info.**

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





**Detail A**  
SCALE 1:30

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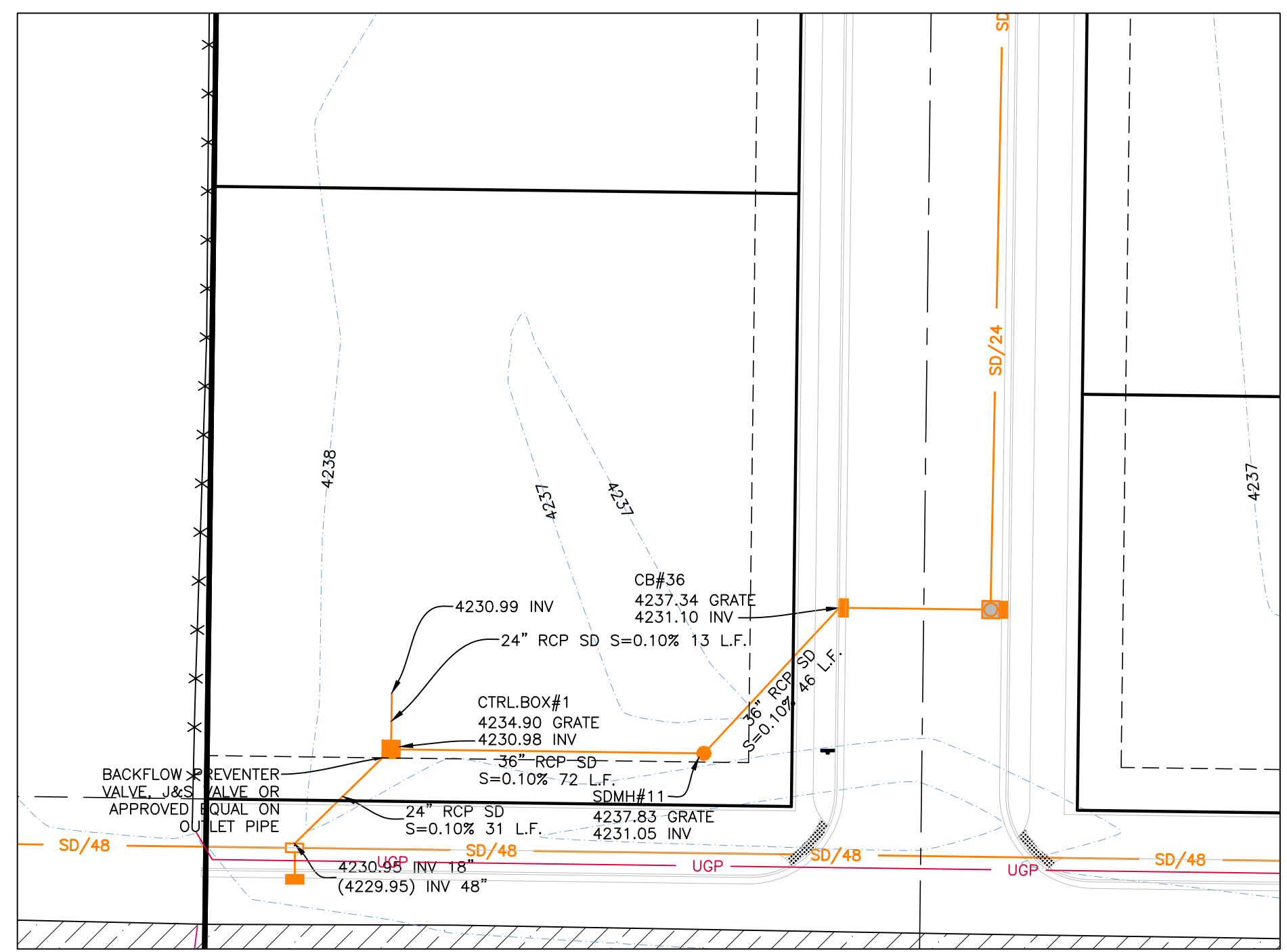
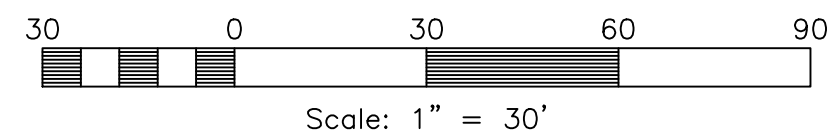
REVISIONS	DATE	DESCRIPTION
05-26-23	CK	TWIMD Comments
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01-10-24	CK	LOIS
03-04-24	CK	Trail Location
03-28-24	CK	Laterals

**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

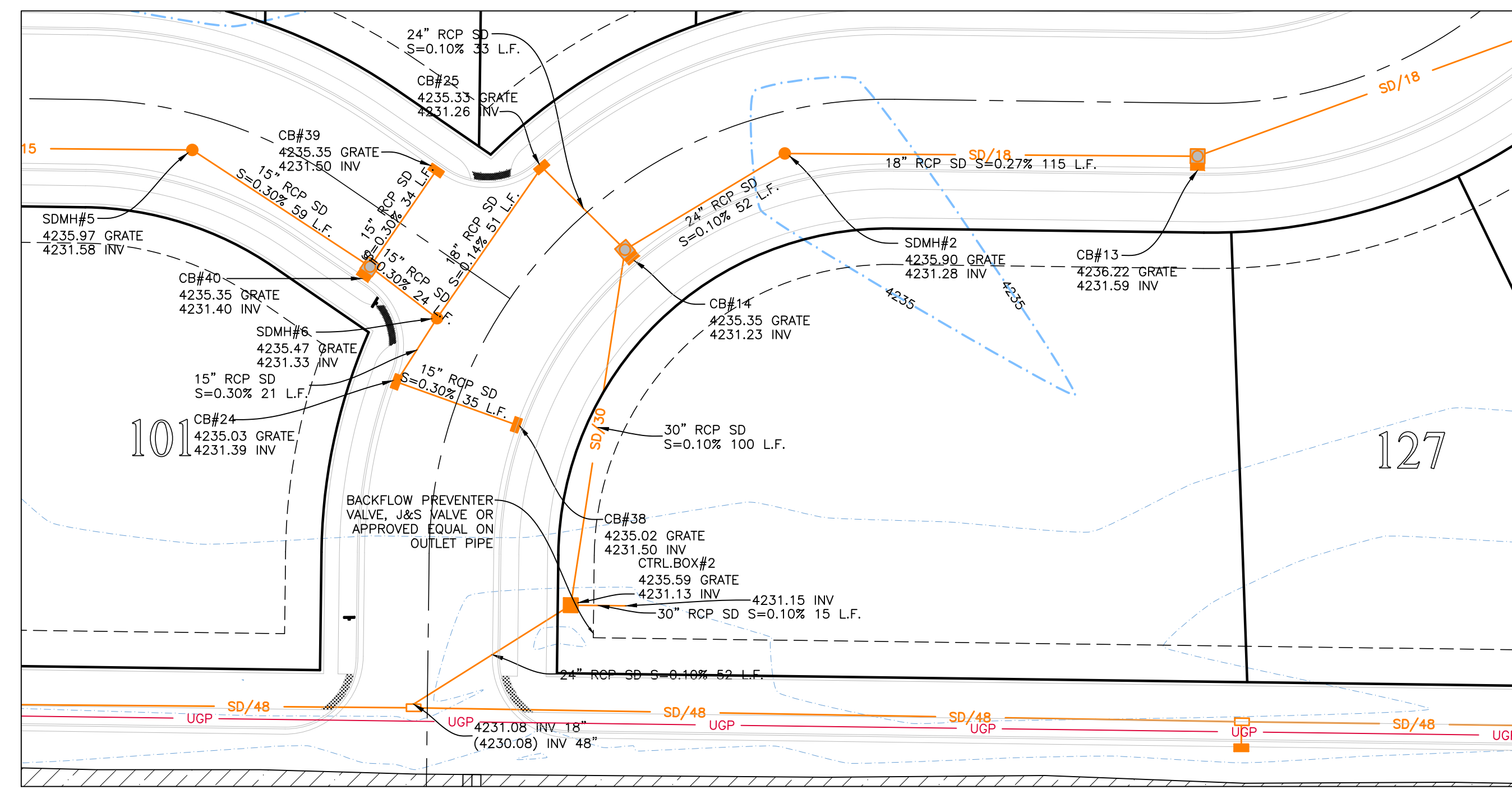
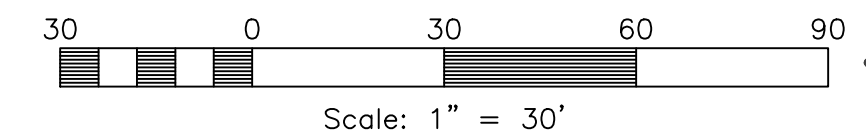
**Grading & Drainage Plan**



**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.)	
4,230.26	0	N/A	N/A	0	BOTTOM
4,231.15	9,611	0.88	2890	2890	
4,232.15	10,639	1.00	10120	13011	
4,233.15	11,692	1.00	11161	24172	
4,234.15	12,733	1.00	12209	36382	
4,235.15	13,806	1.00	13266	49648	HIGHWATER
4,236.15	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.)	
4,230.23	0	N/A	N/A	0	BOTTOM
4,231.12	12,524	0.88	3732	3732	
4,232.12	13,934	1.00	13223	16956	
4,233.12	15,396	1.00	14659	31615	
4,234.12	16,911	1.00	16148	47763	HIGHWATER
4,235.12	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:

**Drainage Area:**

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	0.839*1.122	
R <sub>i</sub> (Soil Group A: 0.844*1.302; B: 0.844*1.169; C/D: 0.831*1.122)	0.27	
V <sub>gross</sub> = Rv x d x Total Site SF	8855	c.f.

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

Q(out) =	time (min)	time (sec)	I (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
1.99 ft <sup>3</sup> /s (0.1 cfs per acre)	0	0	0.00	0.00	0	0	0
	5	300	6.52	60.13	18039	598	17441
	10	600	4.96	45.74	27448	1195	26253
	15	900	4.09	37.72	33947	1793	32154
	30	1800	2.76	25.45	45816	3586	42230
	60	3600	1.71	15.77	56773	7173	49600
	120	7200	0.929	8.57	61686	14345	47341
	180	10800	0.634	5.85	63147	21518	41629
	360	21600	0.353	3.26	70318	43036	27283
	720	43200	0.216	1.99	86055	86071	-16
	1440	86400	0.12	1.11	95617	172143	-76526

**Orifice Sizing**

Given:	Q = 1.99 cfs
	2g = 64.4 ft/s <sup>2</sup>
	H = 4.93 ft
	Cd = 0.62
	R = SQRT(Q/(0.7164.4H <sup>1.5</sup> ))
	R = 0.24 feet
	D = 2.88 inches
	A = 5.75 inches <sup>2</sup>
	A = 25.98 inches <sup>2</sup>

**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:

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Runoff Coefficients		
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R <sub>i</sub> (Soil Group A: 0.844*1.302; B: 0.844*1.169; C/D: 0.831*1.122)	0.27	
V <sub>gross</sub> = Rv x d x Total Site SF	8374	c.f.

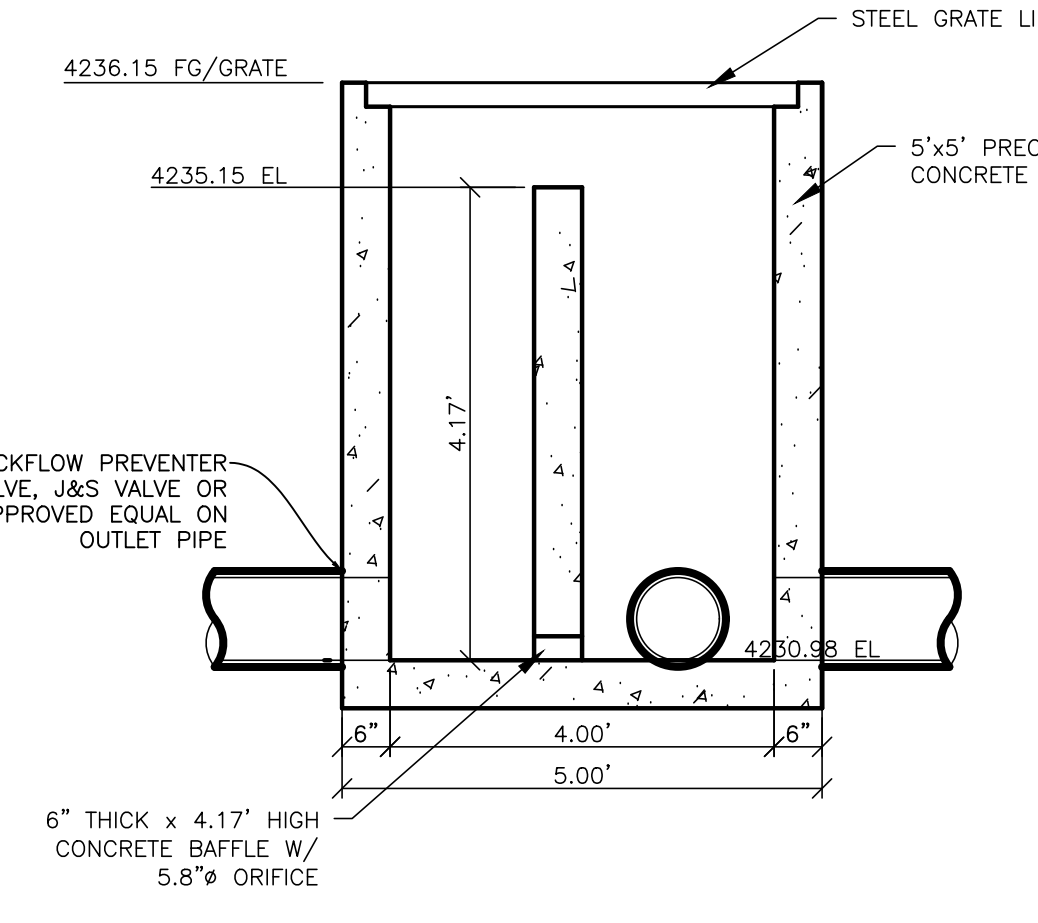
**Volume of Run-off for 100-year Storm Event:**

Q(out) =	time (min)	time (sec)	I (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
1.88 ft <sup>3</sup> /s (0.1 cfs per acre)	0	0	0.00	0.00	0	0	0
	5	300	6.52	56.86	17059	565	16494
	10	600	4.96	43.26	25954	1130	24824
	15	900	4.09	36.67	32103	1696	30407
	30	1800	2.76	24.07	43327	3391	39936
	60	3600	1.71	14.91	53688	6783	46905
	120	7200	0.929	8.10	59335	13596	44769
	180	10800	0.634	5.53	59716	20349	39367
	360	21600	0.353	3.08	66498	40697	25800
	720	43200	0.216	1.88	81380	81395	-15
	1440	86400	0.12	1.05	90422	162790	-72368

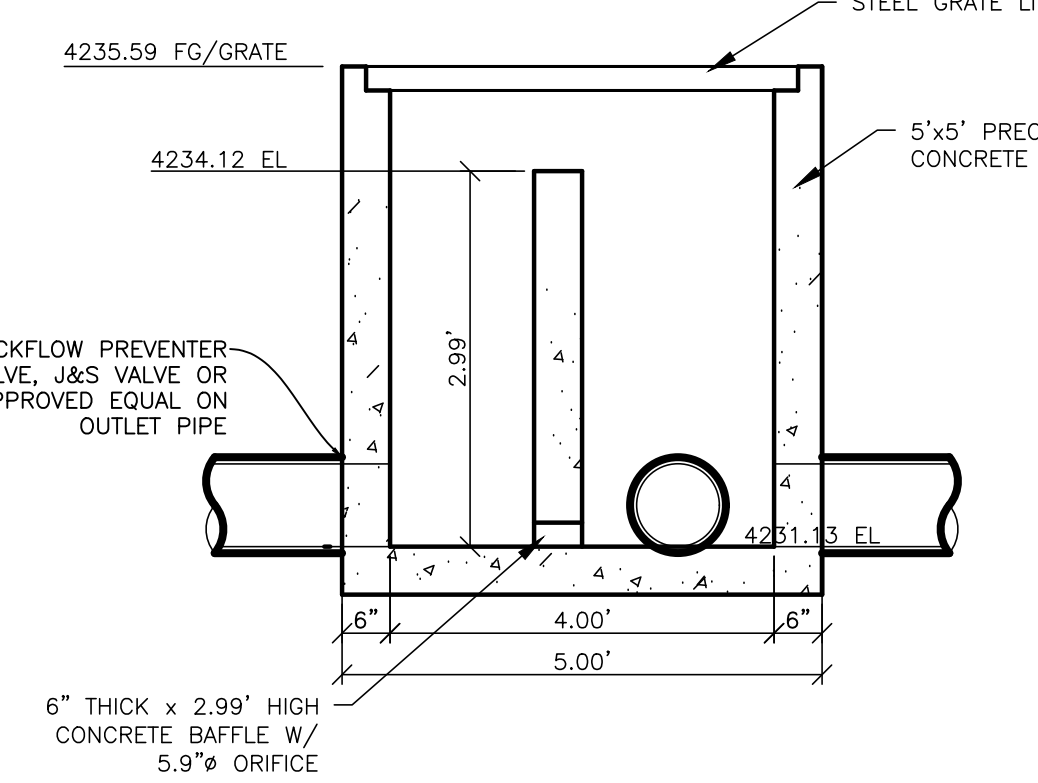
**Orifice Sizing**

Given:	Q = 1.88 cfs
	2g = 64.4 ft/s <sup>2</sup>
	H = 3.91 ft
	Cd = 0.62
	R = SQRT(Q/(0.7164.4H <sup>1.5</sup> ))
	R = 0.25 feet
	D = 2.96 inches
	A = 5.93 inches <sup>2</sup>
	A = 27.99 inches <sup>2</sup>

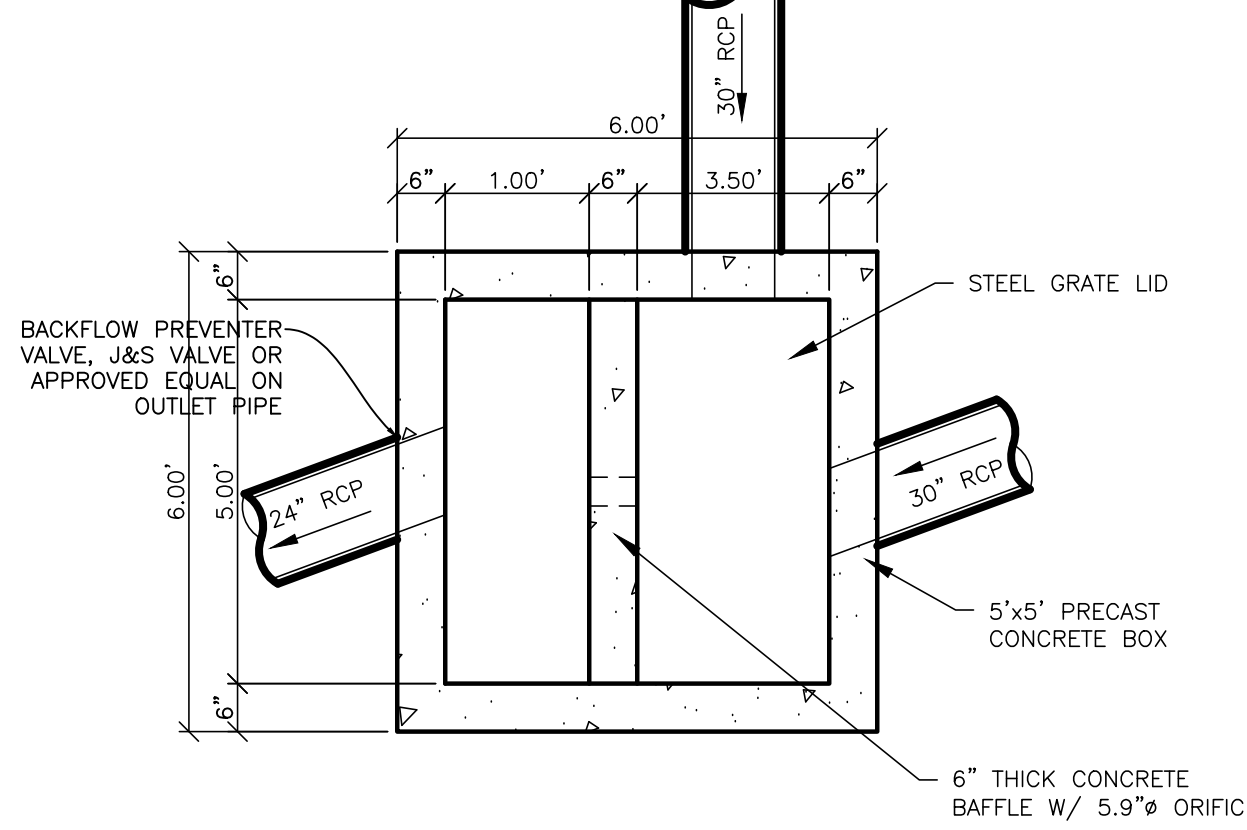
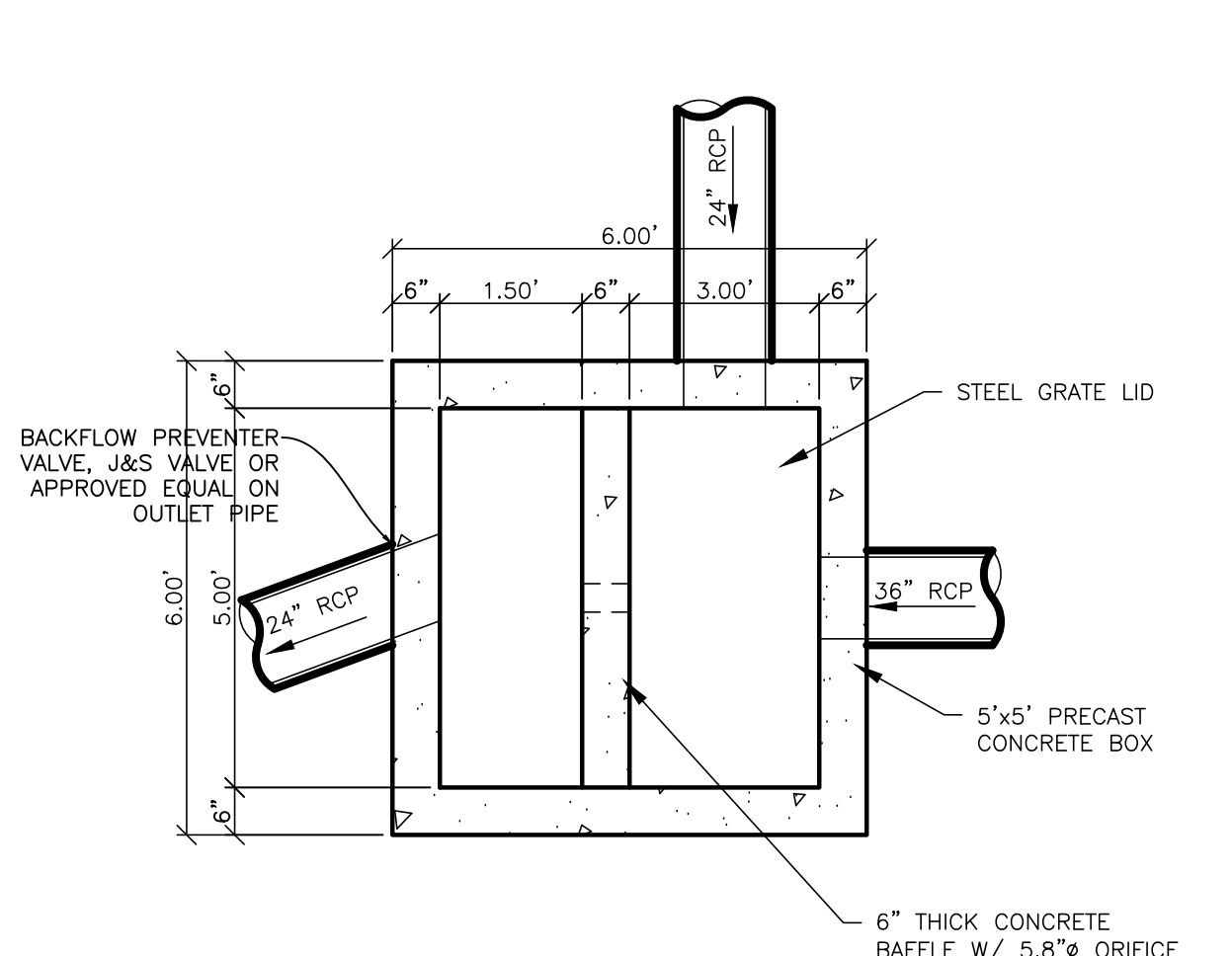
**SUMMARY:**  
The required 100-yr storage volume is **46,905** cubic feet  
The required LID Retention volume is **Not Feasible** cubic feet  
Orifice size is **5.9** inches  
Note: No LID Retention to be provided due to low infiltration rate (Soil Group D) and high groundwater



**5'x5' Control Box#1 Detail**  
SCALE: NA



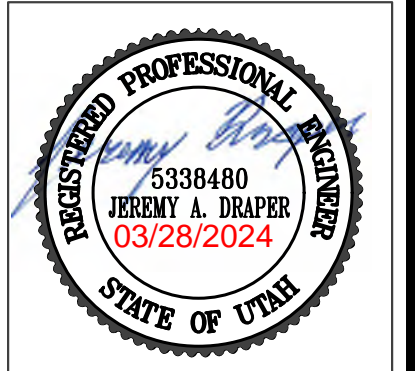
**5'x5' Control Box#2 Detail**  
SCALE: NA



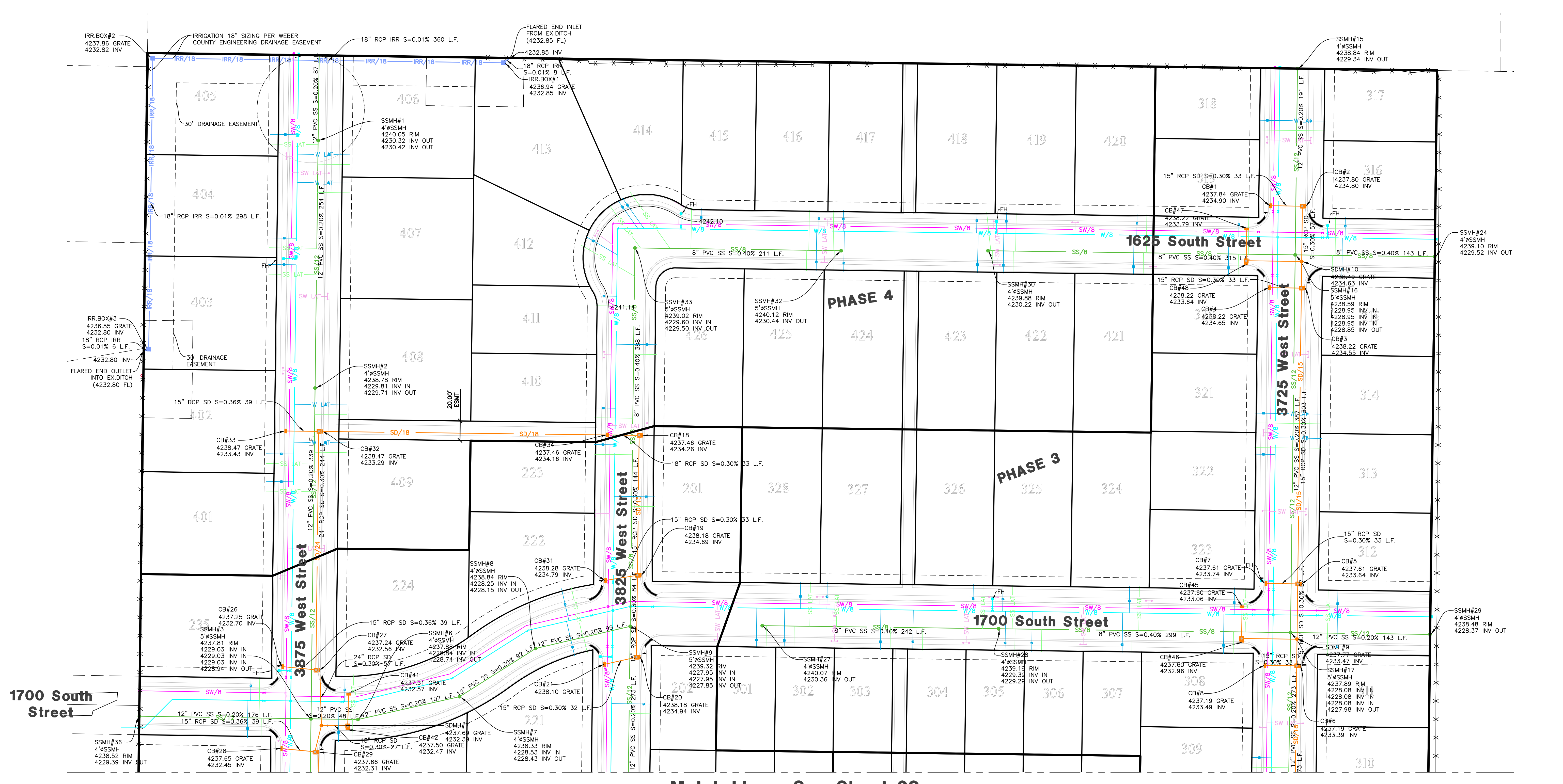
**REVISIONS**

DATE	DESCRIPTION
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08-11-23	CK Review Comments
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03-28-24	CK Materials

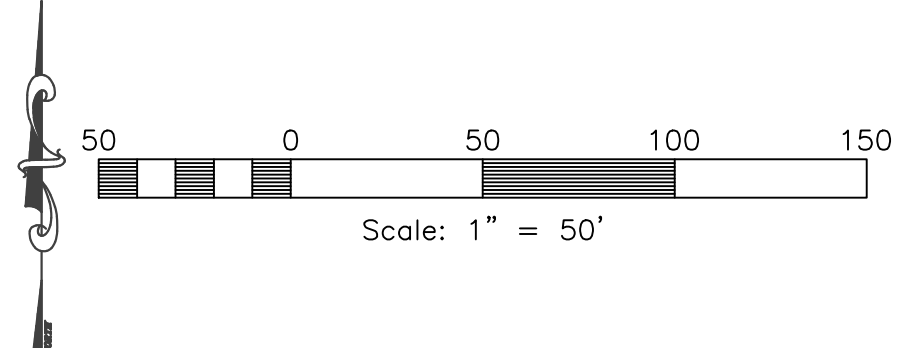
**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH  
**Basin Details**



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



Match Line - See Sheet 29



**Reeve & Associates, Inc.**  
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 TEL: (801) 671-1100 www.ra-inc.com

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REVISIONS	DATE	DESCRIPTION
05-26-23	CK	TW/MD Comments
06-02-23	CK	Water Comments
08-11-23	CK	Review Comments
10-02-23	CK	Review Comments
12-05-23	CK	Roadway Updates
01-10-24	CK	Lois
03-04-24	CK	Trail Location
03-28-24	CK	Lateralis

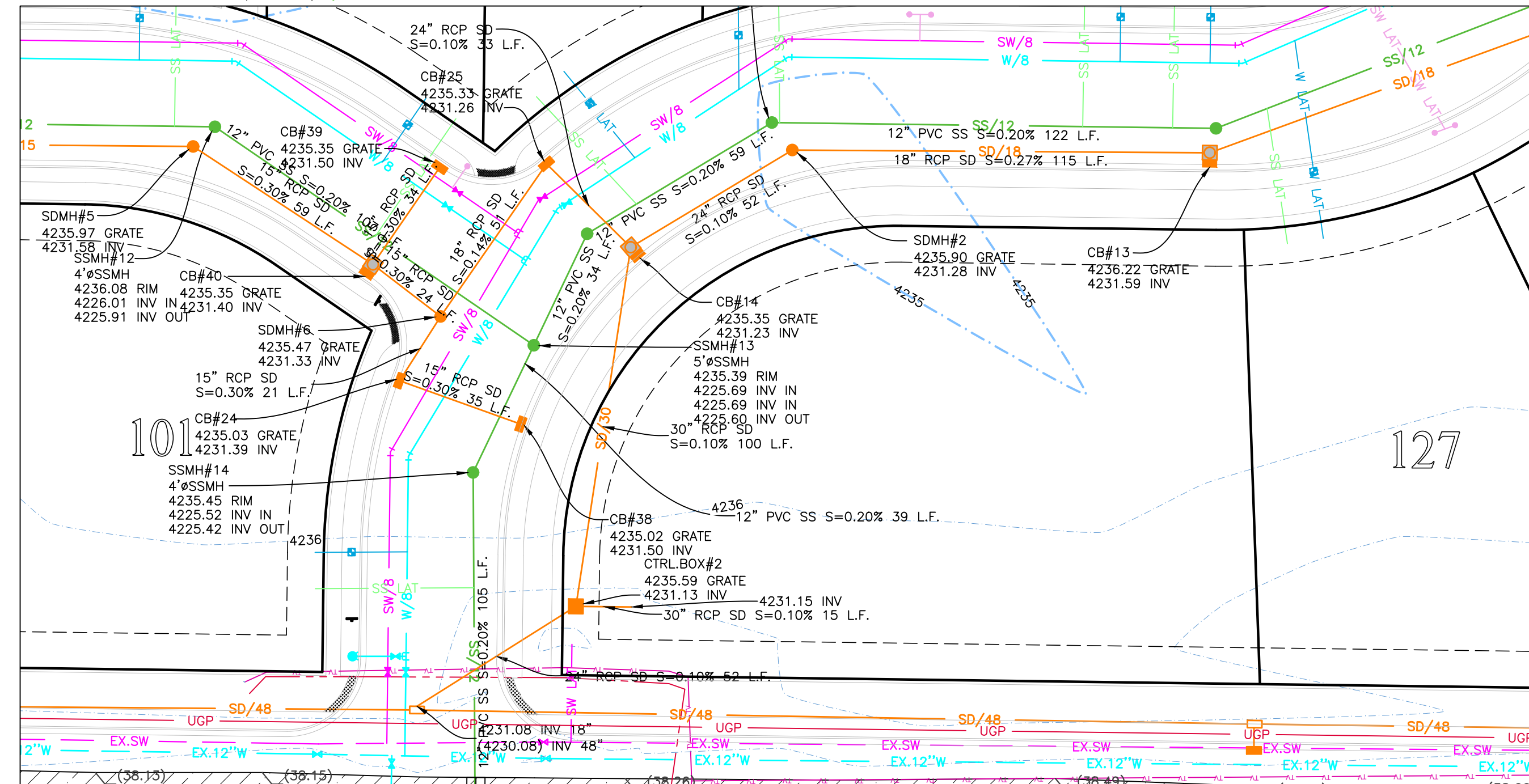
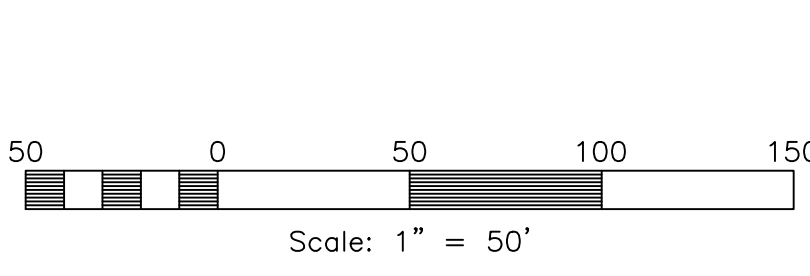
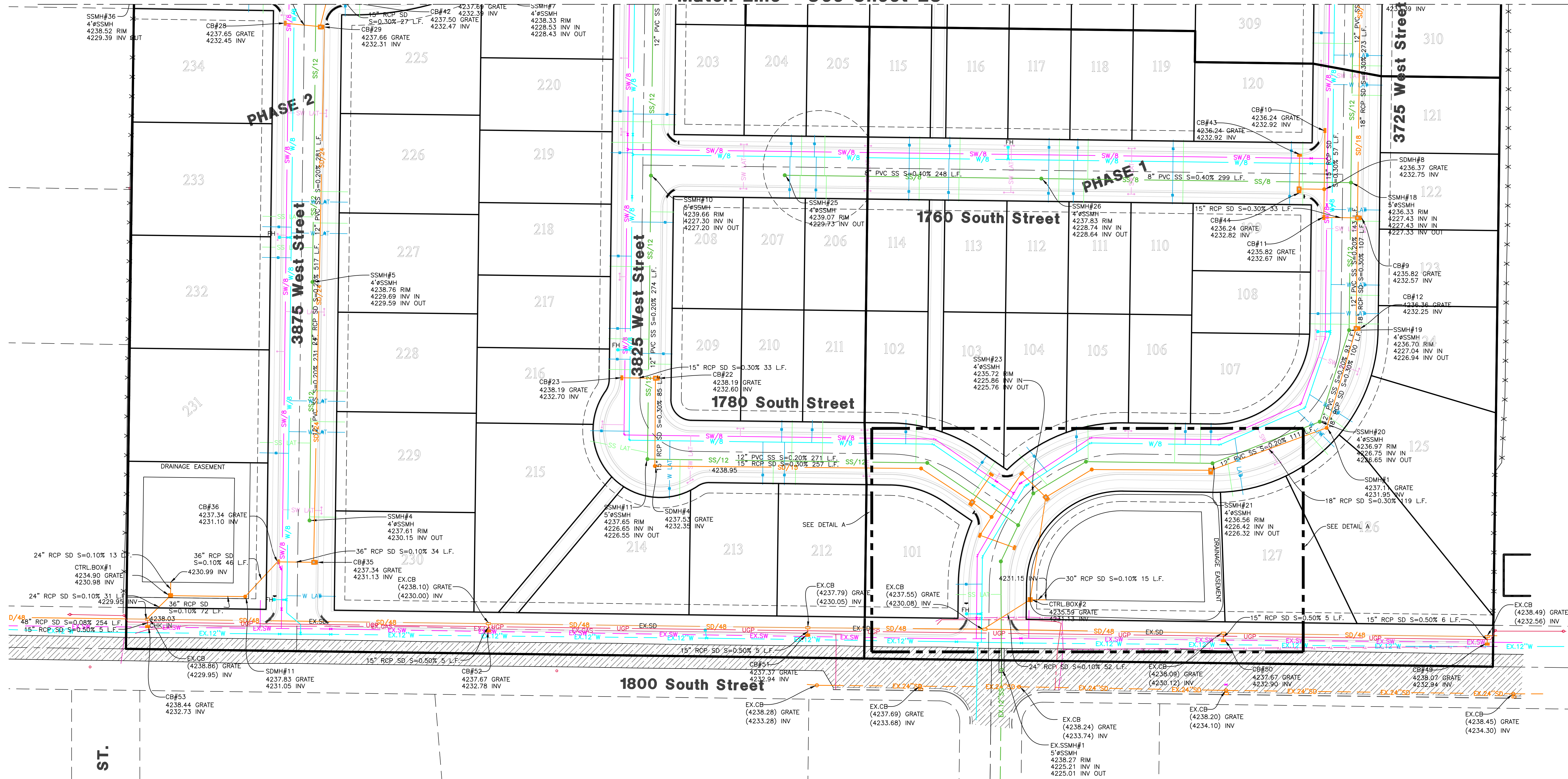
**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**Utility 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

### Match Line - See Sheet 28

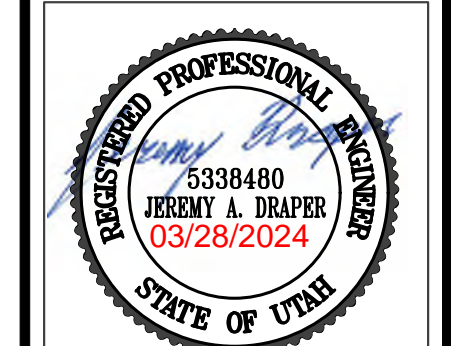


**Detail A**  
SCALE 1:30

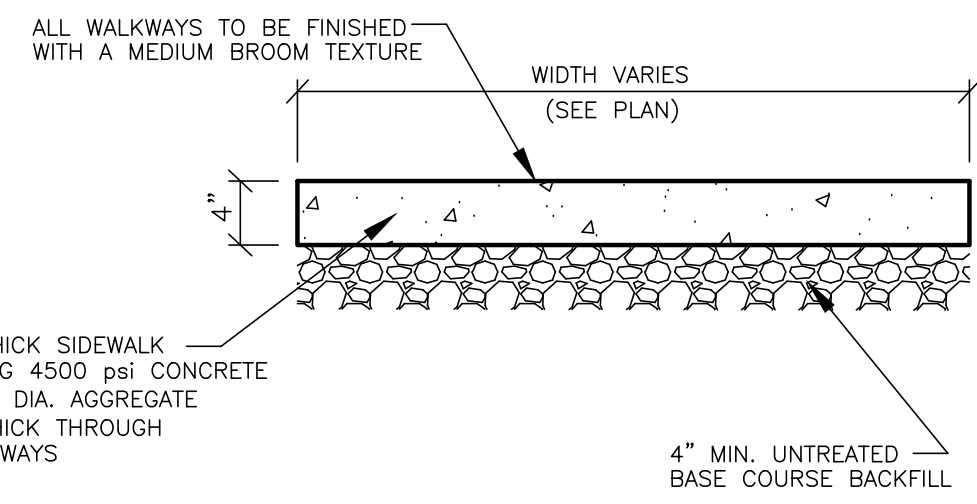
**Reeve & Associates, Inc.**  
  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 671-3100 www.ra-inc.com

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**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH  
**Utility Plan**



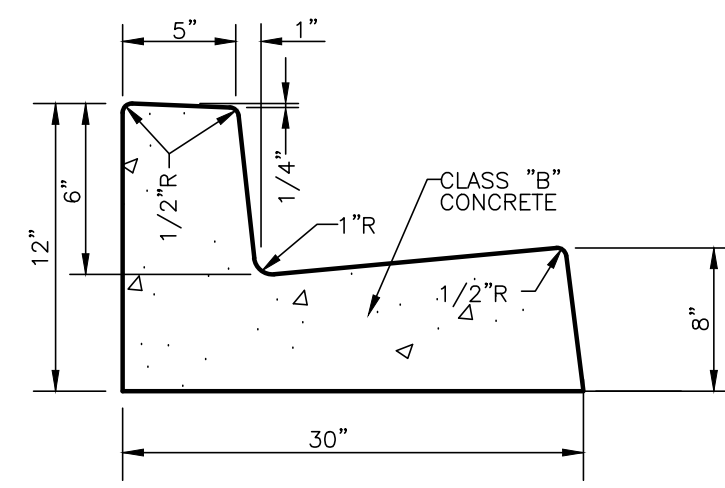
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 Number: 6298-14



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

**Concrete Walkway**

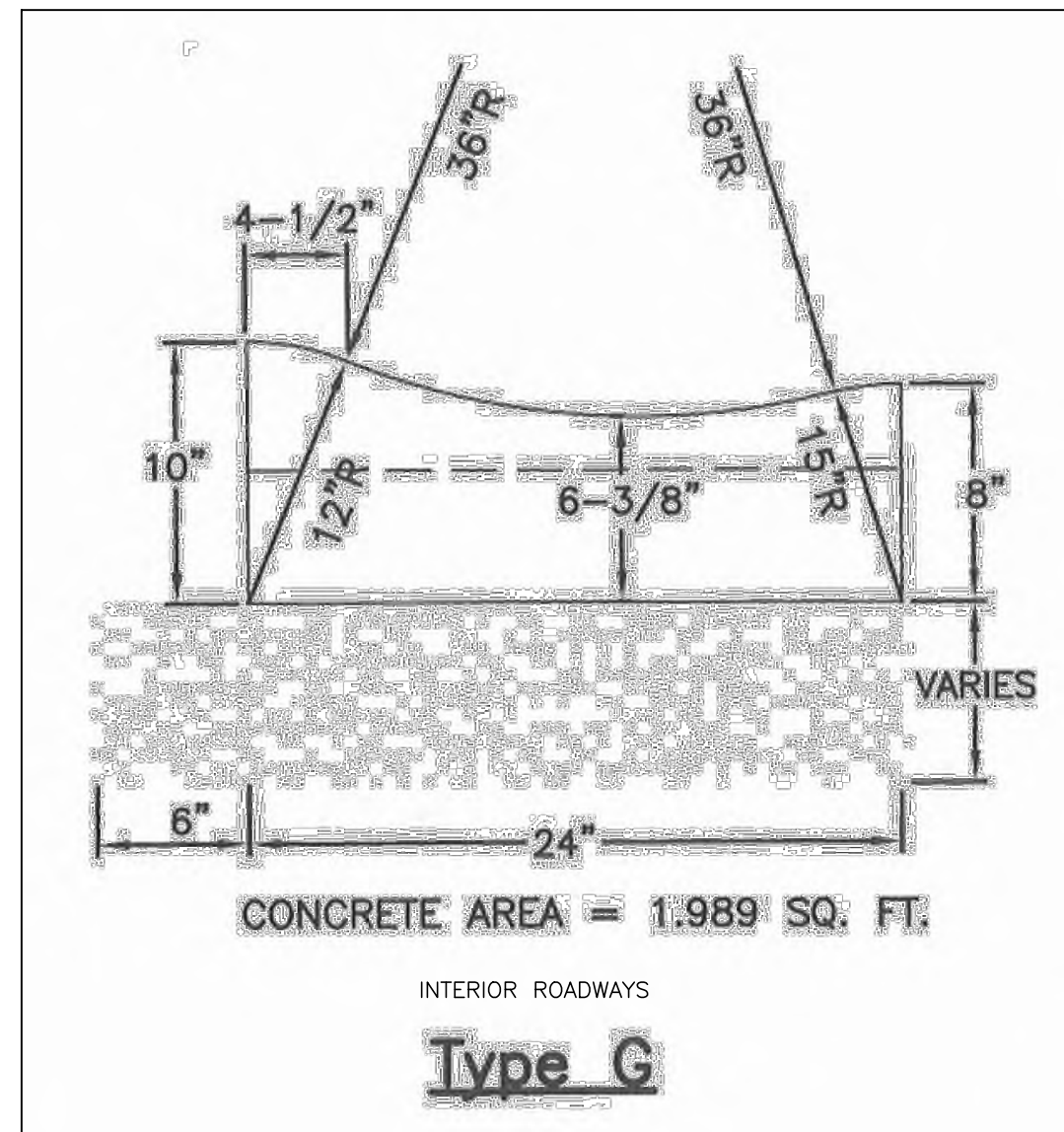
SCALE: NONE



**On-Site 'L' Type Curb & Gutter**

SCALE: NONE

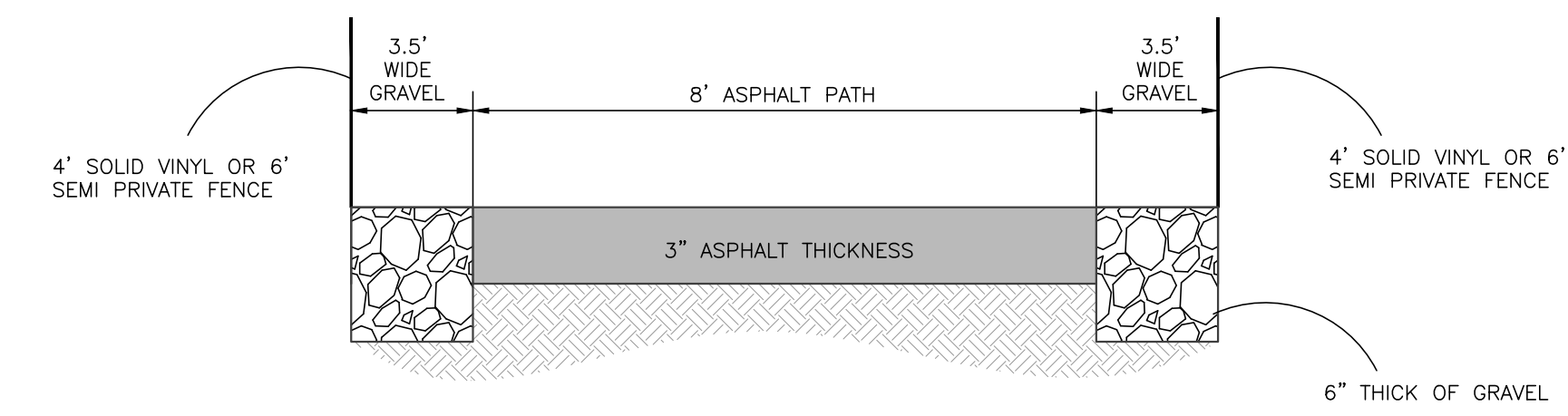
1800 SOUTH STREET



CONCRETE AREA = 1.989 SQ. FT.

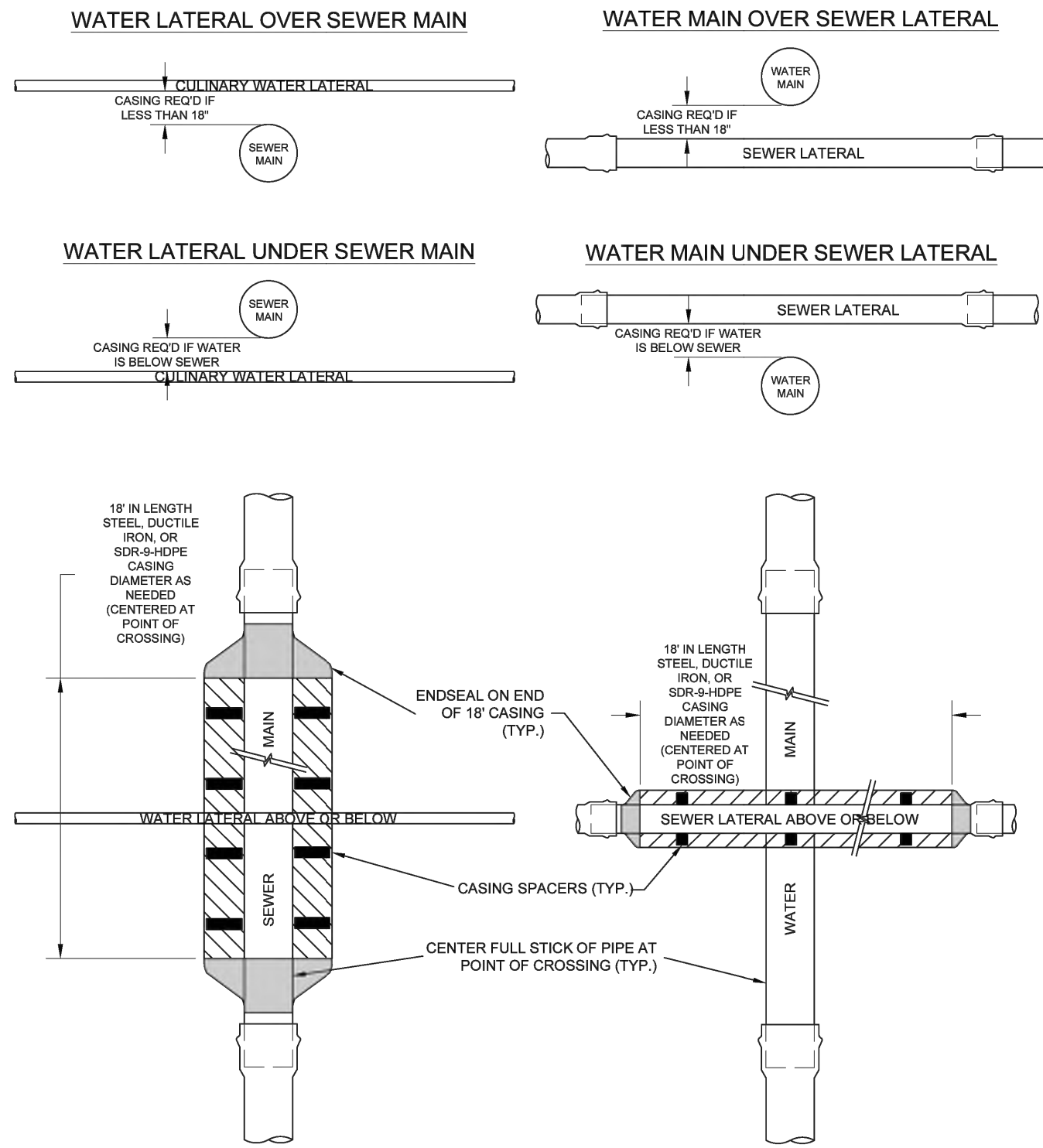
INTERIOR ROADWAYS

**Type G**



**15' Trail Easement Detail**

SCALE: NONE



**8 SEWER/WATER VERTICAL SEPARATION EXCEPTION DETAIL**

NTS

DRAFTED: MESS DEVIATIONS FROM STANDARDS MUST BE APPROVED DESIGNED: GMD BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT: ODW APPROVAL: 02/20/23  
 CHECKED: JEN  
 REV. 1: 11-21-23 ADDED SEWER/WATER CROSSING  
 REV. 2: 11-21-23 REVISED CASING TO ALLOW FOR 80% SLOPE  
 REV. 3:  
 REV. 4:  
 ©2021 - www.taylorwestweb.com - 11/22/23 04:21:04p



STANDARD WATER DETAILS  
 TAYLOR WEST WEBER  
 WATER IMPROVEMENT DISTRICT  
 SEWER/WATER CROSSING



9-SHEET 6

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



**Project Info.**  
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 Drafter: C. KINGSLEY  
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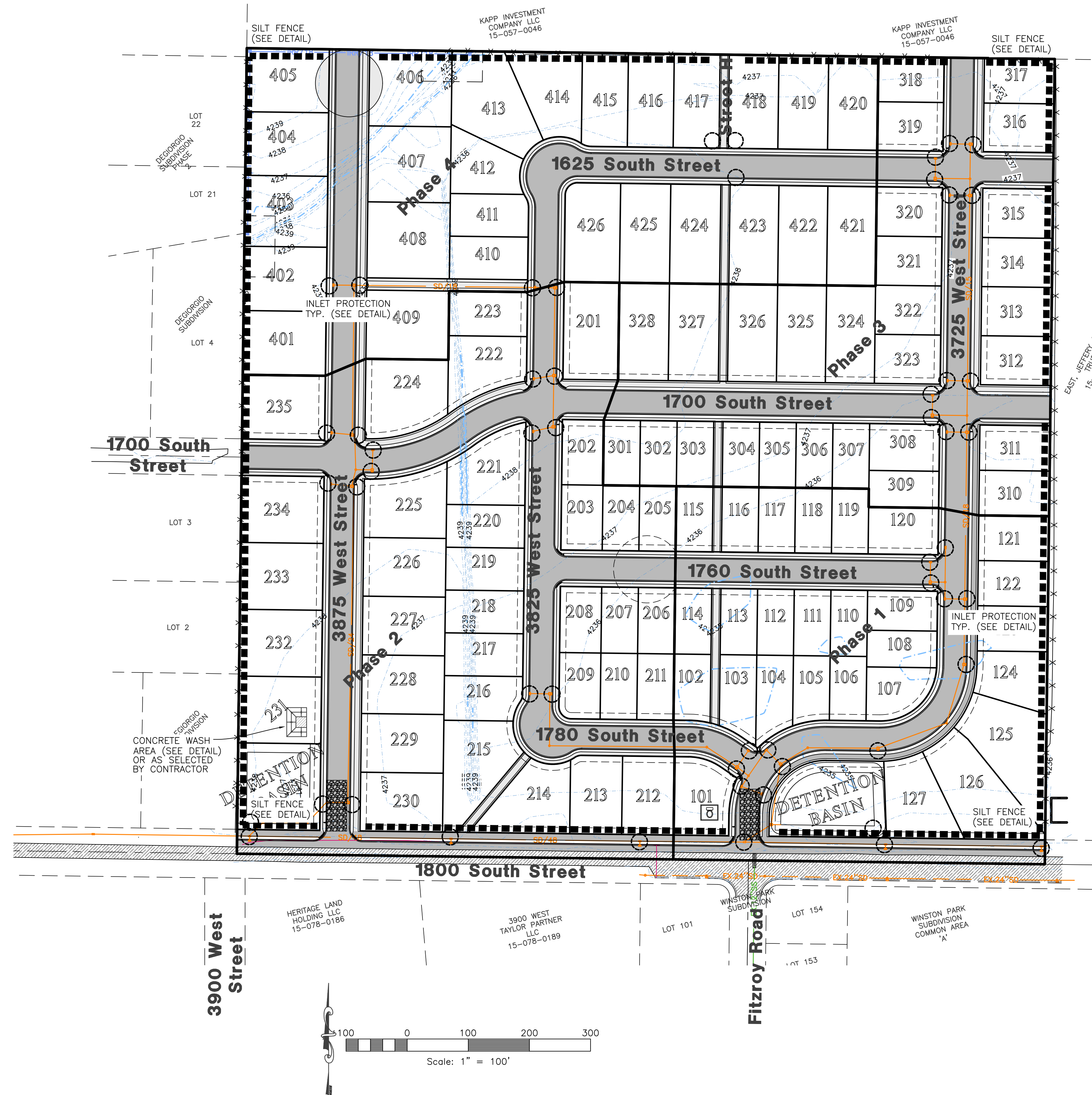
# Stagecoach Estates Subdivision Master Plan

## Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH  
MARCH 2023



Vicinity Map  
NOT TO SCALE



### SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
  - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

### Construction Activity Schedule

PROJECT LOCATION	WEBER COUNTY, UTAH
PROJECT BEGINNING DATE	APRIL 2023
BMP'S DEPLOYMENT DATE	APRIL 2023
STORM WATER MANAGEMENT CONTACT / INSPECTOR	PAT BURNS (801) 710-2234
SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

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**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

### Storm Water Pollution Prevention Plan Exhibit



**Project Info.**

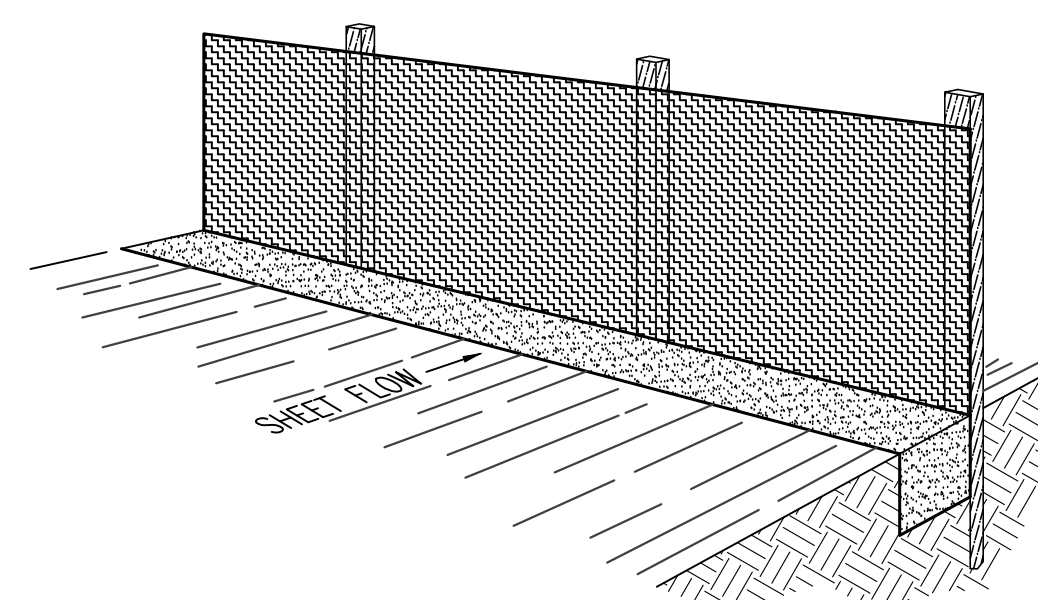
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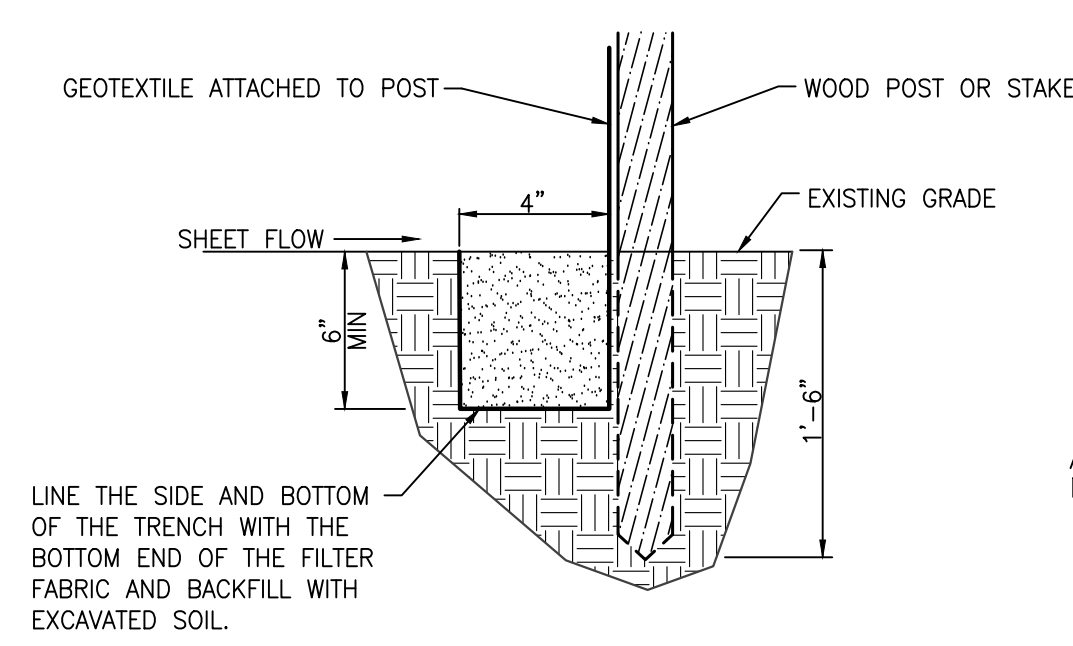
**Notes:**

- Describe all BMP's to protect storm water inlets:  
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
  - Equipment / building / concrete wash areas:  
To be performed in designated areas only and surrounded with silt fence barriers.
  - Soil contaminated by soil amendments:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Fueling area:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle maintenance areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle parking areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Equipment storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Materials storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Waste containment areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Service areas:  
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
  - Maintenance
    - Maintain all construction equipment to prevent oil or other fluid leaks.
    - Keep vehicles and equipment clean; prevent excessive build-up of oil and grease.
    - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
    - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
    - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
  - Fueling
    - If fueling must occur on-site, use designated areas away from drainage.
    - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
    - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
    - Use drip pans for any oil or fluid changes.
  - Washing
    - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
    - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
    - Use phosphate-free, biodegradable soaps.
    - Do not permit steam cleaning on-site.
- Spill Prevention and Control
  - Minor Spills:  
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
    - Contain the spread of the spill.
    - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
    - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
    - If the spill occurs during rain, cover the impacted area to avoid runoff.
    - Record all steps taken to report and contain spill.
  - Major Spills:  
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
  - Maintain good housekeeping practices.
  - Enclose or cover building material storage areas.
  - Properly store materials such as paints and solvents.
  - Store dry and wet materials under cover, away from drainage areas.
  - Avoid mixing excess amounts of fresh concrete or cement on-site.
  - Perform washout of concrete trucks offsite or in designated areas only.
  - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
  - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
  - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
  - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
  - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
  - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
  - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
  - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
  - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
  - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
  - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
  - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
  - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
  - Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
  - Part III.D.4.C identifies the minimum inspection report requirements.
  - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



**Perspective View**

Figure 2



**Section**

**INSTALLATION**  
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

**PREFABRICATED SILT FENCE ROLLS**  
\*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.  
\*Unroll the silt fence, positioning the post against the downstream wall of the trench.  
\*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.  
\*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.  
\*bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

should generally be less than three (3) times the height of the fence.  
\*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").  
\*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.  
\*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

**INSPECTION**  
\*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.  
\*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

**REMOVAL**  
\*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

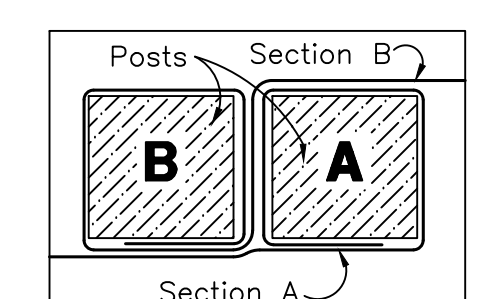
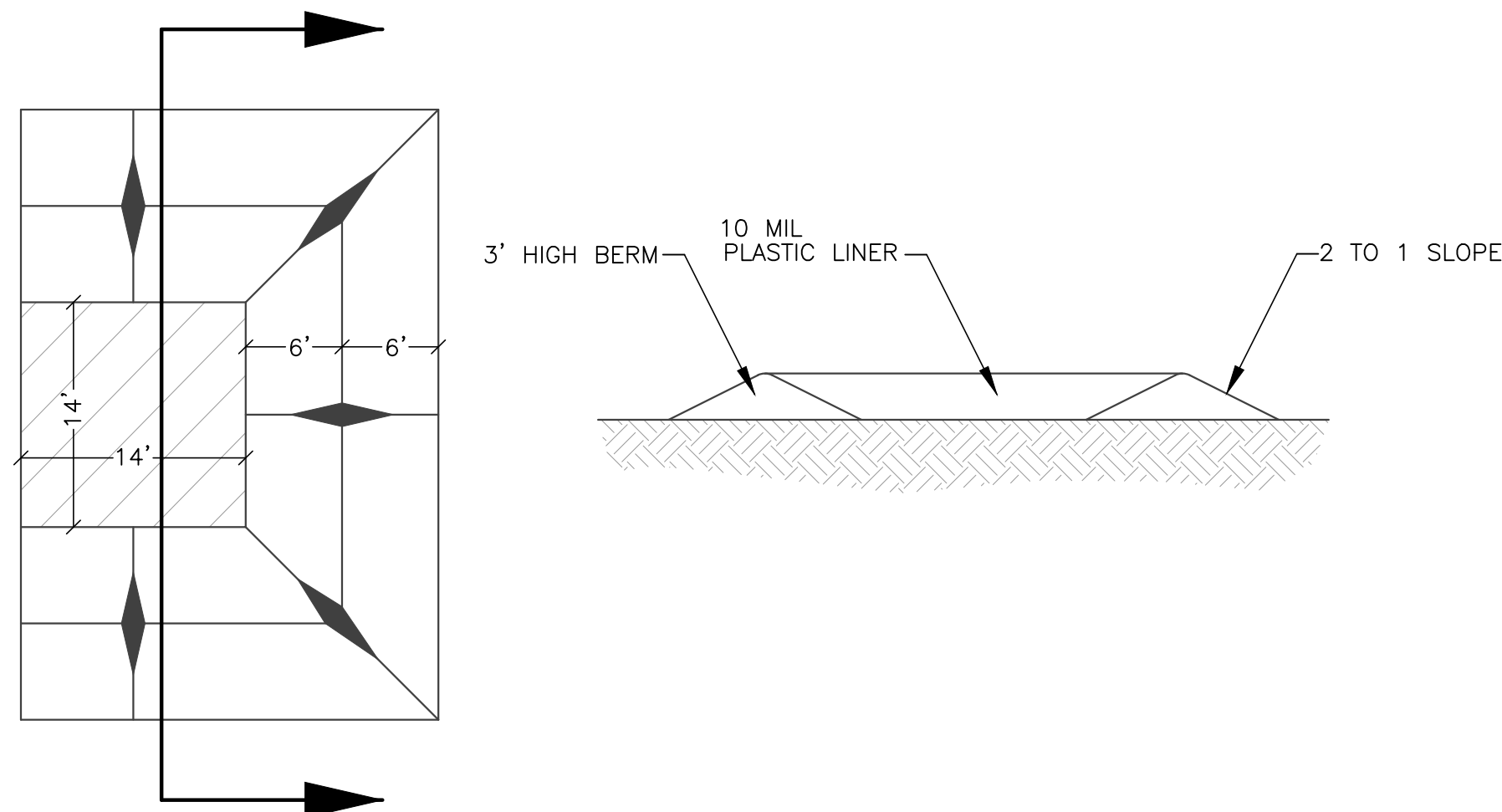


Figure 1:  
Top View of  
Roll-to-Roll Connection

**FIELD ASSEMBLY:**  
\*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.  
\*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

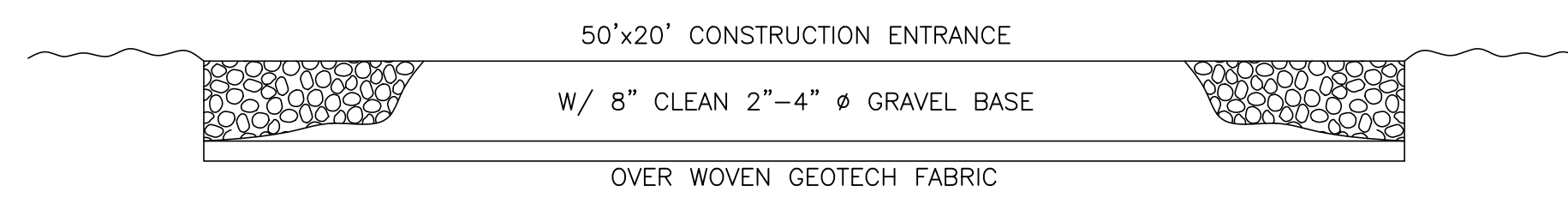
**Silt Fence Detail**

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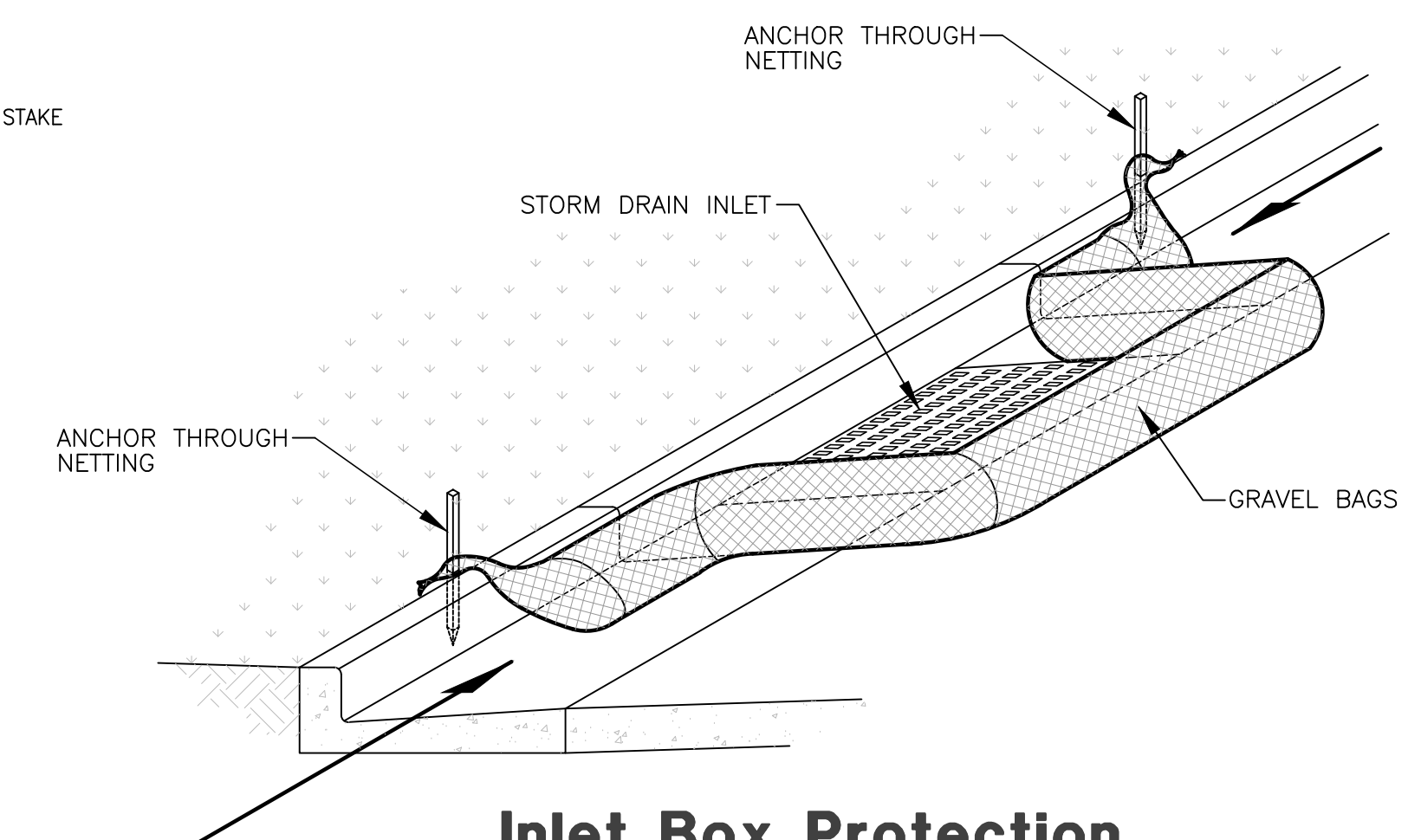


**Concrete Washout Area w/ 10 mil Plastic Liner**

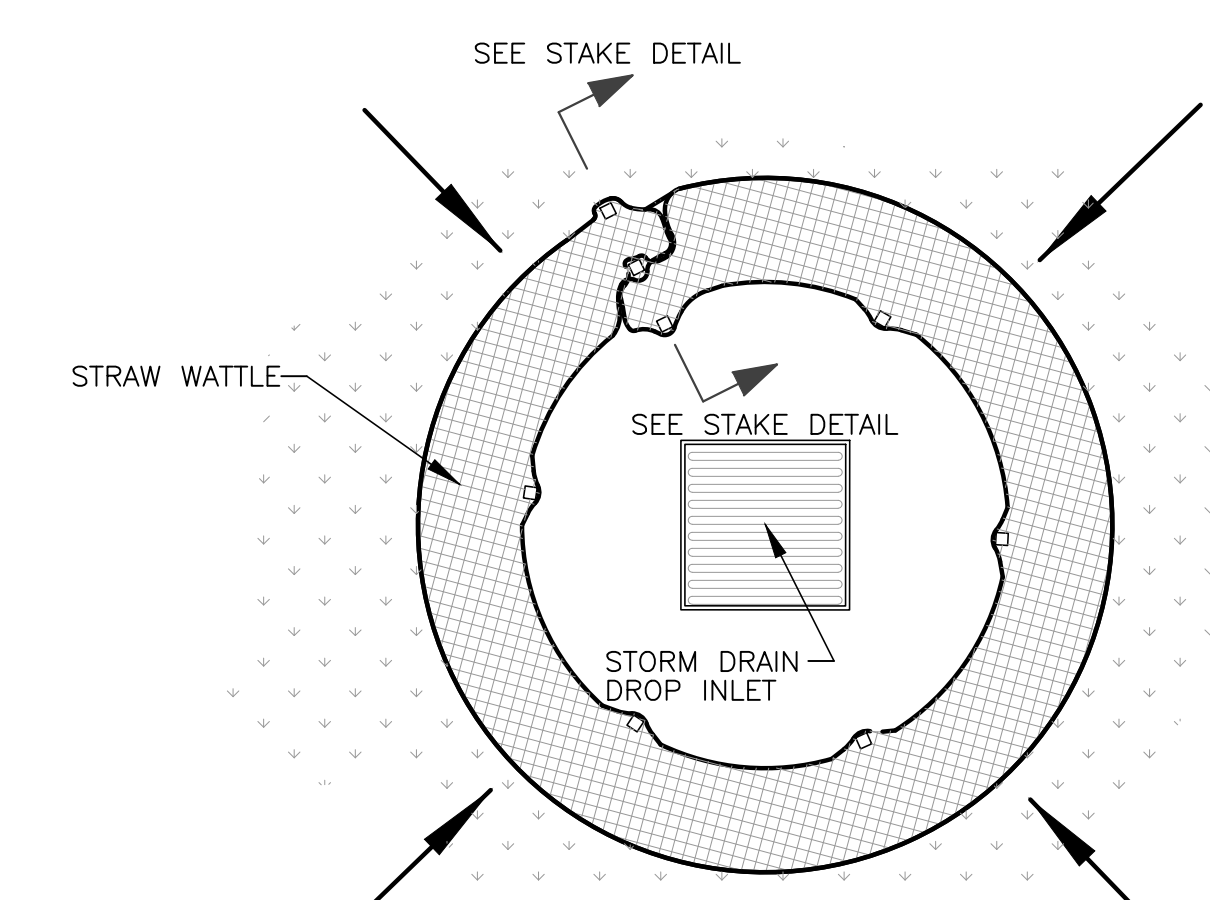
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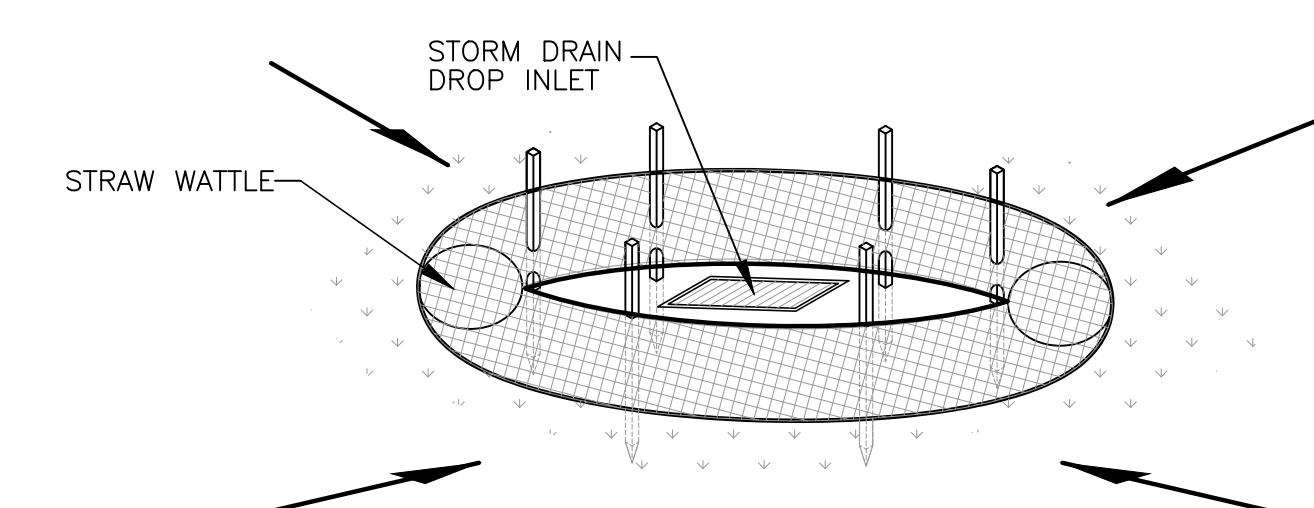
**Cross Section 50' x 20' Construction Entrance**



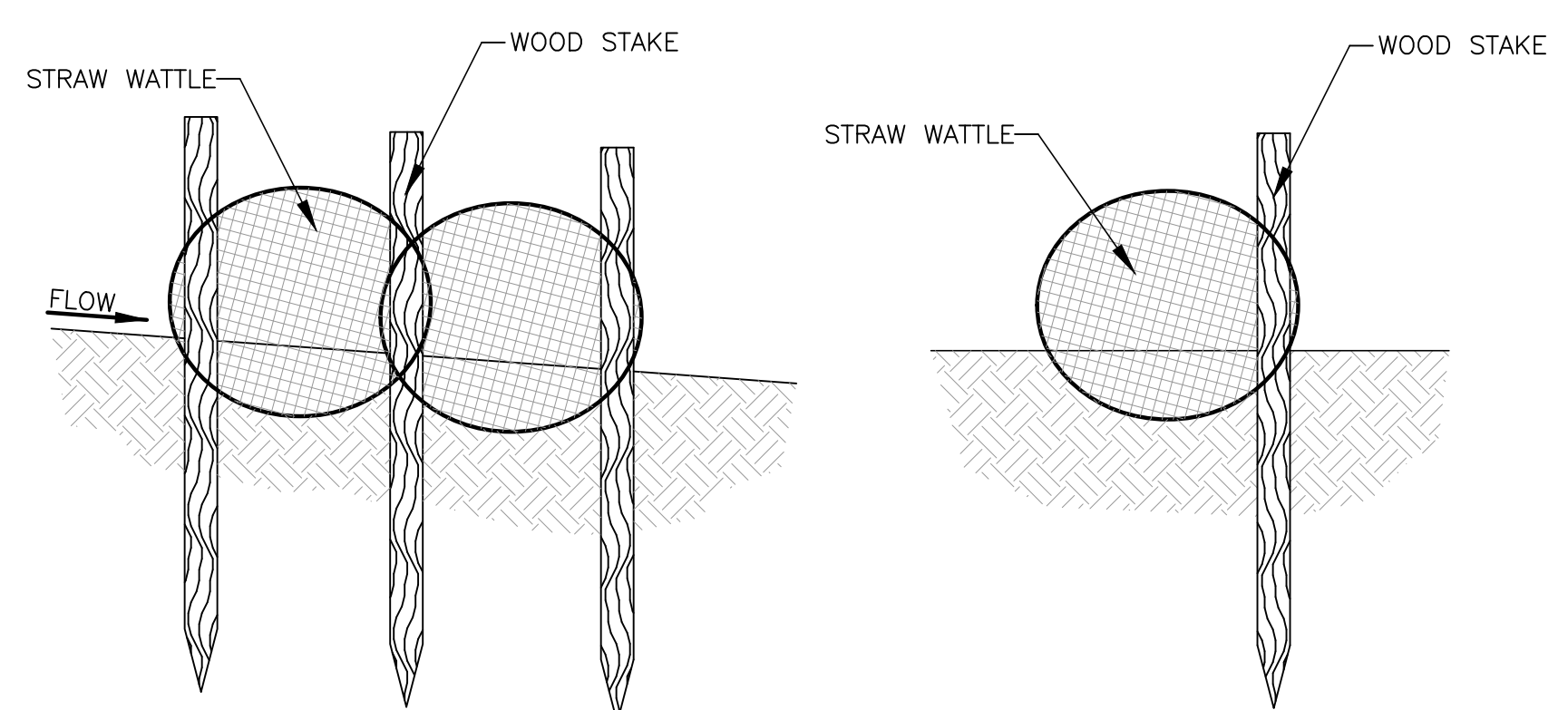
**Inlet Box Protection**



**Plan View**



**Drop Inlet Protection**



**Stake Detail**

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**RA**

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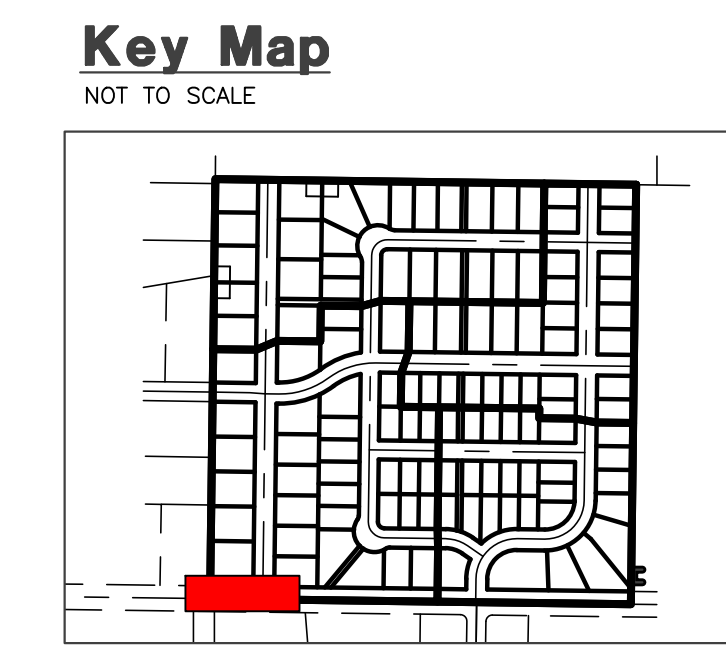
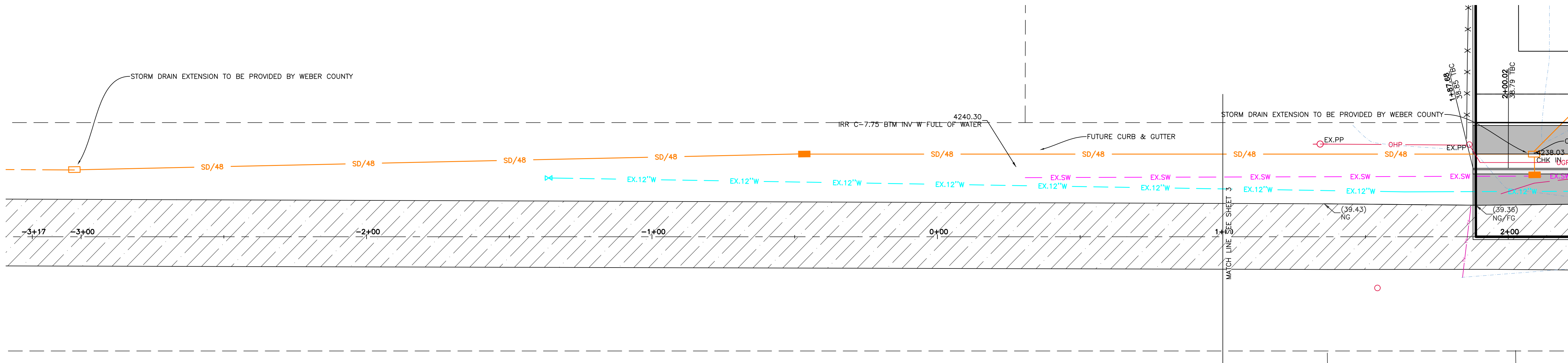
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**Stagecoach Estates Subdivision**  
WEBER COUNTY, UTAH

**Storm Water Pollution Prevention Plan Details**

REGISTERED PROFESSIONAL ENGINEER  
5338480  
JEREMY A. DRAPER  
03/28/2024  
STATE OF UTAH

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



**Construction Notes:**

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE COUNTY STANDARD DRAWINGS AND SPECIFICATIONS.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS. TRUNCATED DOMES TO BE GRAY IN COLOR.
- 3) SLEEVE SEWER WHEN 18" EDGE-EDGE VERTICAL CLEARANCE UNDER WATER CANNOT BE MAINTAINED

**CULINARY WATER**  
 NOTE: 4' MIN. COVER REQUIRED OVER CW LINES  
 W/8 - 8" DR18 C900 PVC WATER LINE  
 W - 1" CTS SDR9 HDPE SERVICE LATERAL

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

**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

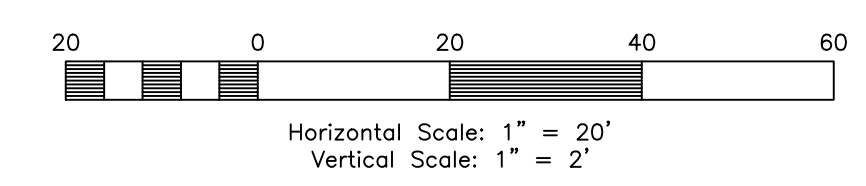
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**REVISIONS**

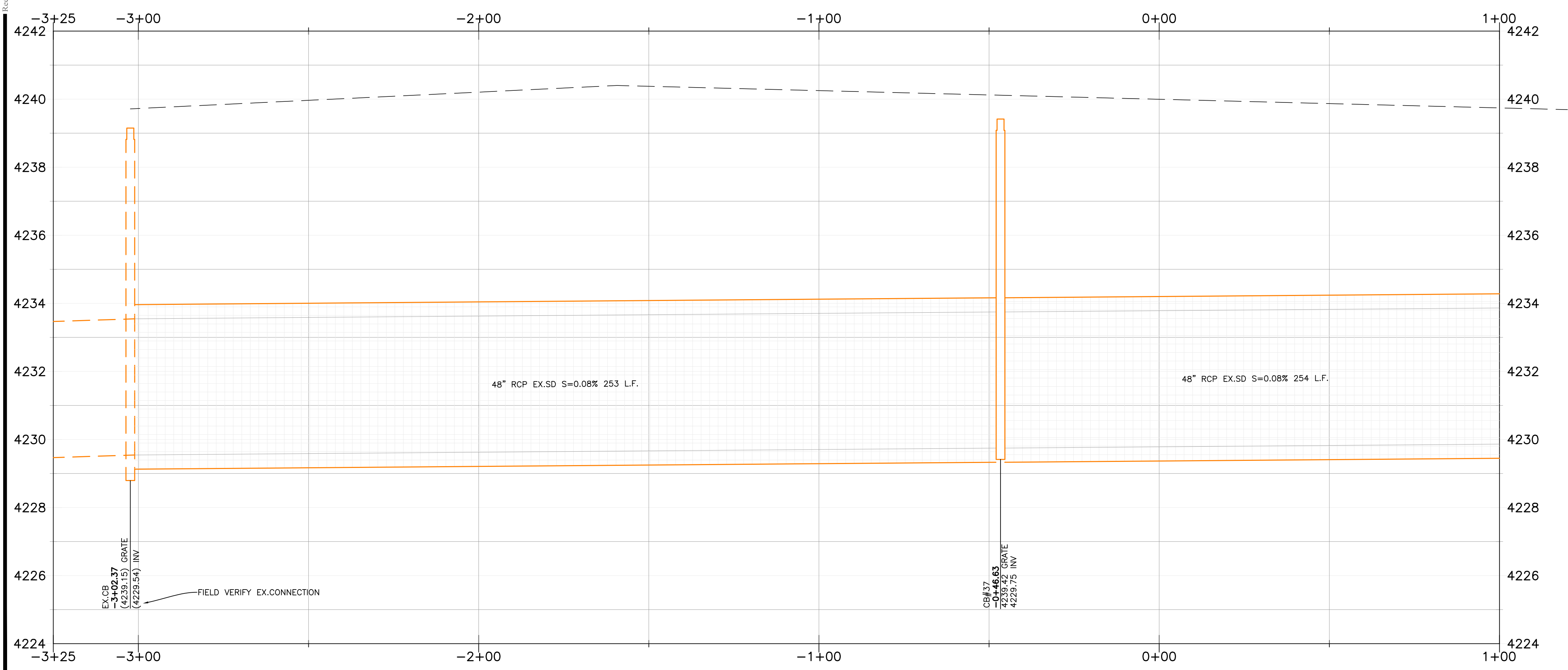
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**Storm Drain Outfall**



**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	4238.66'



**Stagecoach Estates Subdivision**  
 WEBER COUNTY, UTAH

**Storm Drain Outfall**



**Project Info.**  
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 Drafter: C. KINGSLEY  
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