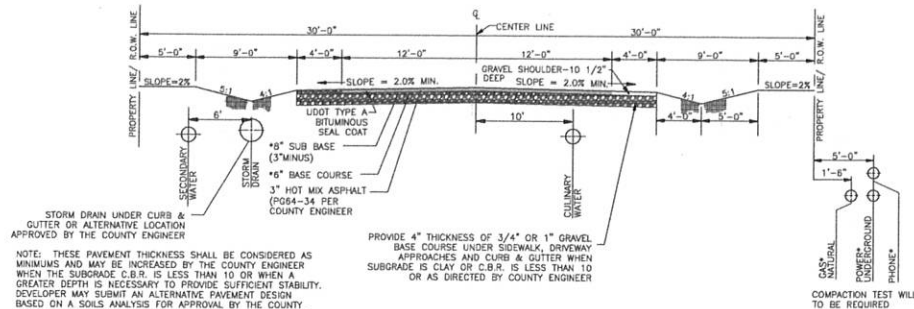


VICINITY MAP
NOT TO SCALE

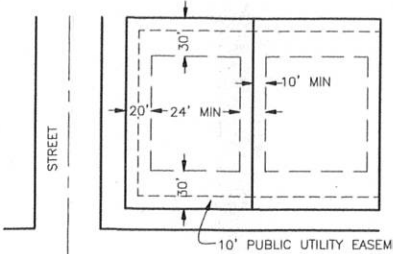


Street Section (60' R.O.W.)

NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

NOTE: ALL EXCAVATIONS, COMPACTIONS AND SECTIONS SHALL FOLLOW THE RECOMMENDATION OF THE GEOTECHNICAL STUDY

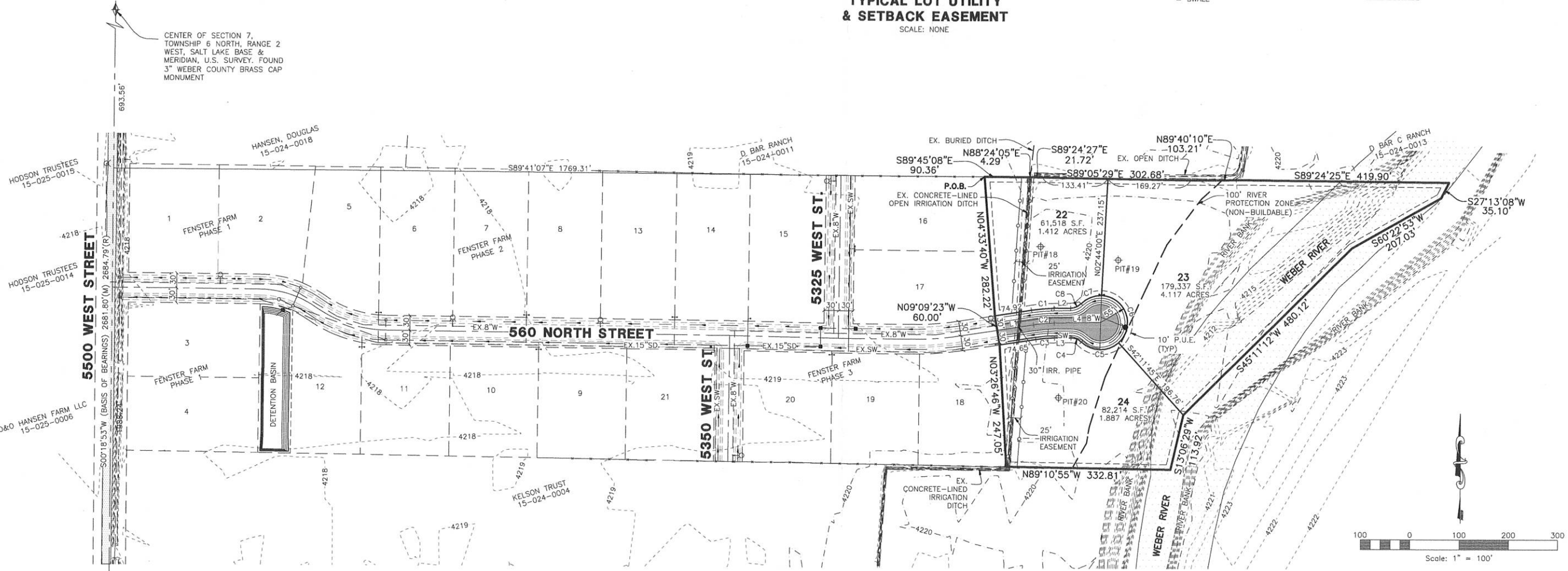
SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



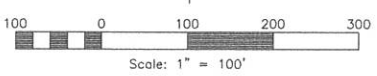
TYPICAL LOT UTILITY & SETBACK EASEMENT
SCALE: NONE

LEGEND

- ◆ = SECTION CORNER
- = BOUNDARY LINE
- - - = LOT LINE
- - - = ADJOINING PROPERTY
- - - = 10' PUBLIC UTILITY EASEMENT
- - - = SECTION TIE LINE
- W- = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX.W- = EXISTING CULINARY WATER LINE
- SD- = PROPOSED STORM DRAIN (SIZE VARIES)
- EX.SD- = EXISTING STORM DRAIN
- SW- = PROPOSED IRRIGATION LINE
- EX.SW- = EXISTING IRRIGATION LINE
- - - = EXISTING FENCE LINE
- - - = PROPOSED FENCE LINE
- - - = SWALE
- ⊕PIT# = EXPLORATION TEST PIT
- ⊕ = PLUG W/ 2" BLOW-OFF
- ⊕ = PROPOSED FIRE HYDRANT
- ⊕ = EXISTING FIRE HYDRANT
- ⊕ = EXISTING GATE VALVE
- ⊕ = EXISTING STORM DRAIN MANHOLE
- ⊕ = EXISTING 3'X3' CATCH BASIN
- ⊕ = PROPOSED 3'X3' CATCH BASIN
- ▭ = FEMA FLOOD ZONE
- ▭ = PROPOSED PAVEMENT



CENTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND 3" WEBER COUNTY BRASS CAP MONUMENT



LINE TABLE

LINE BEARING	DISTANCE
L1 N89°03'13"E	45.80
L2 N89°03'13"E	33.79
L3 N89°03'13"E	33.41
L4 N89°03'13"E	93.81

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1330.00	45.80	45.77	22.84	N85°04'59"E	73°07'09"
C2	300.00	41.84	41.61	20.85	N85°04'59"E	75°07'09"
C3	270.00	37.47	37.44	18.77	N85°04'59"E	75°07'09"
C4	30.00	23.71	23.10	12.51	S68°19'21"E	45°16'52"
C5	55.00	83.08	78.39	51.77	S89°03'50"E	88°31'50"
C6	55.00	130.20	101.86	134.88	N20°00'42"W	113°37'54"
C7	55.00	46.11	44.77	24.51	S68°09'17"W	48°02'08"
C8	30.00	23.52	22.92	12.40	S86°35'43"W	44°55'00"

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING S00°18'53"W 693.56 FEET AND S89°41'07"E 1769.31 FEET FROM THE CENTER OF SECTION 7; THENCE S89°05'09"E 90.36 FEET; THENCE N88°24'05"E 4.29 FEET; THENCE S89°24'27"E 21.72 FEET; THENCE S89°05'29"E 302.66 FEET; THENCE N89°40'10"E 103.21 FEET; THENCE S89°24'25"E 419.90 FEET; THENCE S27°13'08"W 35.10 FEET; THENCE S60°22'53"W 207.03 FEET; THENCE S45°11'12"W 480.12 FEET; THENCE S13°06'29"W 113.92 FEET; THENCE N89°10'55"W 332.81 FEET; THENCE N03°26'46"W 247.05 FEET; THENCE N09°09'23"W 60.00 FEET; THENCE N04°33'40"W 282.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 341,796 SQUARE FEET OR 7.847 ACRES MORE OR LESS.

NOTES

- CONTOURS ARE SHOWN IN 1 FOOT INTERVALS.
- CONNECT STORM DRAIN, CULINARY WATER AND SECONDARY WATER TO EXISTING LINES IN PHASE 3
- GROUND WATER ELEVATIONS VARY/FLUCTUATE IN THE PROJECT AREA. DEVELOPER WILL NOTIFY HOME BUILDERS.
- RECOMMENDATIONS IN THE GEOTECHNICAL STUDY WILL BE FOLLOWED AND STATED IN THE FINAL CONSTRUCTION PLANS
- STORM WATER CALCULATIONS INCLUDE FUTURE PHASE 4
- EXISTING IRRIGATION DITCH WILL BE FENCED WITH A 5', NON-CLIMBABLE FENCE ON BOTH SIDES.
- DITCH WILL BE PIPED AT ROAD WITH 30" RCP PIPE.

EXPLORATION TEST PIT INFO.

EXPLORATION PIT #18 (UTM ZONE 12 NAD 83 (12T) 0407349E 4569255N)
0-10" FINE SANDY LOAM, GRANULAR STRUCTURE, 0.65 GPD/SQ FT
10-36" CLAY LOAM, BLOCKY STRUCTURE, 0.4 GPD/SQ FT (E)(H) = 80 MPI
36-112" SILTY CLAY LOAM, MASSIVE STRUCTURE, (E)(H) = 96 MPI

EXPLORATION PIT #19 (UTM ZONE 12 NAD 83 (12T) 0407397 E 4569253 N)
0-12" SANDY LOAM, GRANULAR STRUCTURE, 0.65 GPD/SQ FT
12-60" SANDY LOAM, WEAKLY MASSIVE STRUCTURE, 0.45 GPD/SQ FT
60-96" LOAMY SAND, SINGLE GRAIN STRUCTURE, 0.9 GPD/SQ FT (E)

EXPLORATION PIT #20 (UTM ZONE 12 NAD 83 (12T) 0407359 E 4569162 N)
0-10" SANDY LOAM, GRANULAR STRUCTURE, 0.65 GPD/SQ FT
10-72" SANDY LOAM, WEAKLY MASSIVE STRUCTURE, 0.45 GPD/SQ FT
72-110" LOAMY SAND, SINGLE GRAIN STRUCTURE, 0.9 GPD/SQ FT (E)

ELEVATION NOTES

- ADD 3.18 TO PROJECT ELEVATIONS FOR COMPARISON TO FEMA FIRM PARCELS (LOCATED ON NAVD88)
- ALL LOTS: FFE 4224.82 BFE 4222.82

DEVELOPER:

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Century 21
2609 N. Main
Sunset, UT. 84015
(801) 564-0909

Fenster Farms Subdivision Phase 4

Weber County, Utah

Reeve & Associates, Inc.
1510 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 564-0909 FAX: (801) 564-0909
WWW.REEVE-ASSOCIATES.COM
LAND SURVEYORS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION	COUNTY COMMENTS
3-8-19		

Fenster Farms Subdivision Phase 4
PART OF THE SE QUARTER OF SECTION 7, T.6N., R.2W., S.11B. & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan

Project Info.
Engineer: N. Reeve
Designer: C. Cove
Begin Date: 3-30-20
Name: FENSTER FARM PHASE 4
Number: 1714-26