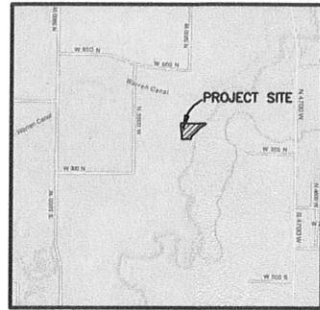
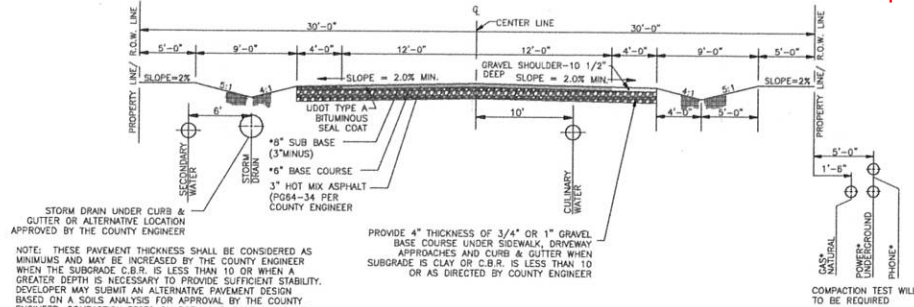


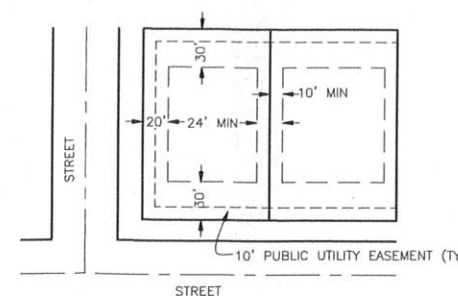
This is a preliminary review there may be other red lines and other items that may need to be addressed when project goes to final review.



VICINITY MAP
NOT TO SCALE



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



TYPICAL LOT UTILITY & SETBACK EASEMENT
SCALE: NONE

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- 10' PUBLIC UTILITY EASEMENT
- SECTION TIE LINE
- PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EXISTING CULINARY WATER LINE
- PROPOSED STORM DRAIN (SIZE VARIES)
- EXISTING STORM DRAIN
- PROPOSED IRRIGATION LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- SWALE
- 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

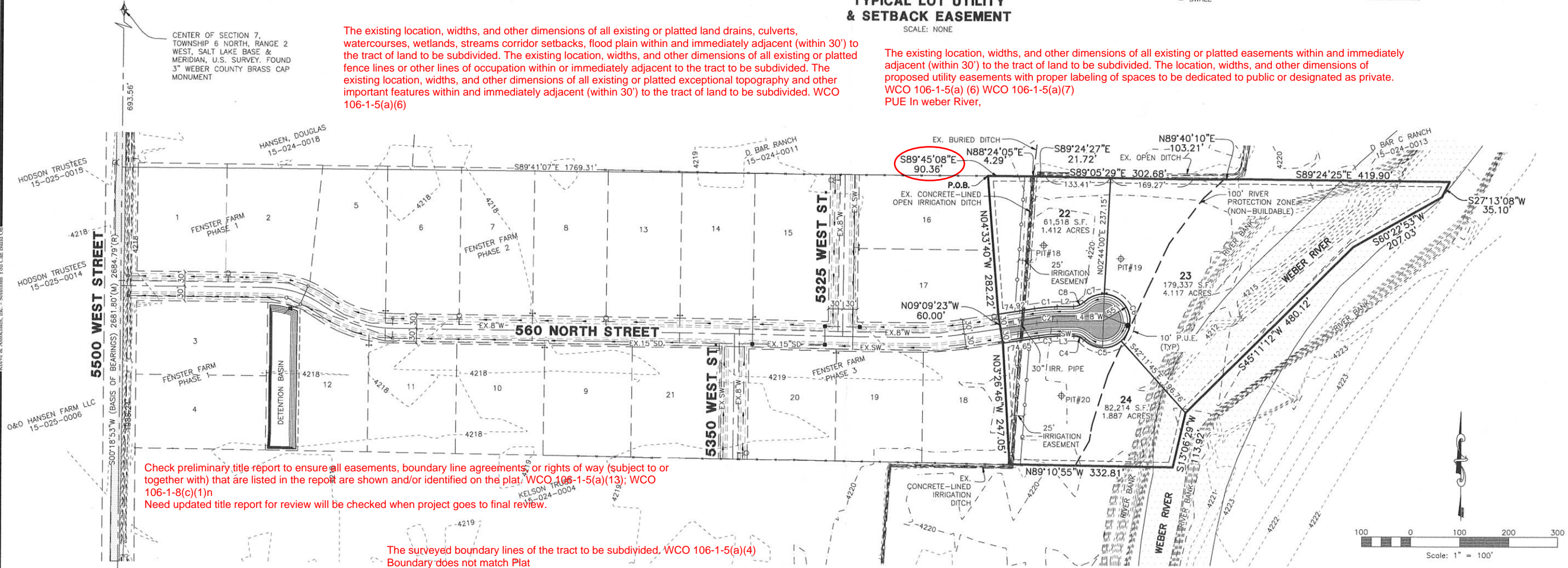
NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL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

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. The existing location, widths, and other dimensions of all existing or platted exceptional topography and other important features within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a) (6) WCO 106-1-5(a)(7) PUE In weber River,



Check preliminary title report to ensure all easements, boundary line agreements or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n
Need updated title report for review will be checked when project goes to final review.

The surveyed boundary lines of the tract to be subdivided. WCO 106-1-5(a)(4)
Boundary does not match Plat

LINE TABLE

LINE BEARING	DISTANCE
L1 N89°03'13"E	33.79
L2 N89°03'13"E	33.41
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	130.00	45.80	45.77	22.84	N85°04'39"E	74.708
C2	300.00	41.84	41.61	20.85	N85°04'39"E	75.709
C3	270.00	37.47	37.44	18.77	N85°04'39"E	75.709
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°55'29"E	86°31'50"
C6	55.00	130.20	101.86	134.88	N20°00'42"W	135°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°50'09"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 302.68 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 SHOW 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, 0.5 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

Subdivision Name approved by the county recorder. Subdivision name in bold letters at top of sheet. General location of subdivision in bold letters at top of the sheet. The township, range, and quarter section of the subdivision in bold letters at the top of the sheet. Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a)

Fenster Farms Subdivision Phase 4

Weber County, Utah

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

Reeve & Associates, Inc.
1510 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 564-0909 FAX: (801) 564-0909
WWW.REEVE-ASSOCIATES.COM
RAPE ENGINEERS • STRUCTURAL 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.1B. & 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