

FENSTER FARM SUBDIVISION PHASE 4

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
AUGUST, 2020

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER OF SECTION 7 AND THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°18'53"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE NORTH BOUNDARY WAS SET ALONG AN EXISTING FENCELINE AS SHOWN ON A SURVEY BY C.L.S. (R.O.S. #1972). THE SOUTH LINE WAS SET ALONG AN EXISTING FENCELINE. THE DEED DESCRIPTION FOR PARCEL 15-024-0014 DID NOT CLOSE. THE ADJUSTMENT WAS MADE IN THE BOUNDARY TO CLOSE AND FIT OCCUPATION OF THE PROPERTY. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

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 THE NORTHEAST CORNER OF LOT 16 OF FENSTER FARM SUBDIVISION PHASE 3, 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 ALONG SAID EXISTING FENCELINE THE FOLLOWING FIVE (5) COURSES: (1) S89°45'08"E 90.36 FEET; (2) N88°24'05"E 4.29 FEET; (3) S89°24'27"E 21.72 FEET; (4) S89°05'29"E 302.68 FEET; AND (5) N89°40'10"E 103.21 FEET; THENCE S89°24'25"E 419.90 FEET; THENCE S27°12'44"W 35.09 FEET; THENCE S80°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 TO THE SOUTHEAST CORNER OF LOT 22 OF FENSTER FARM SUBDIVISION PHASE 3; THENCE ALONG THE EAST LINE OF FENSTER FARM SUBDIVISION PHASE 3 THE FOLLOWING THREE (3) COURSES: (1) N03°26'46"W 247.05 FEET; (2) N09°09'23"W 60.00 FEET; AND (3) N04°33'40"W 282.22 FEET TO THE POINT OF BEGINNING.

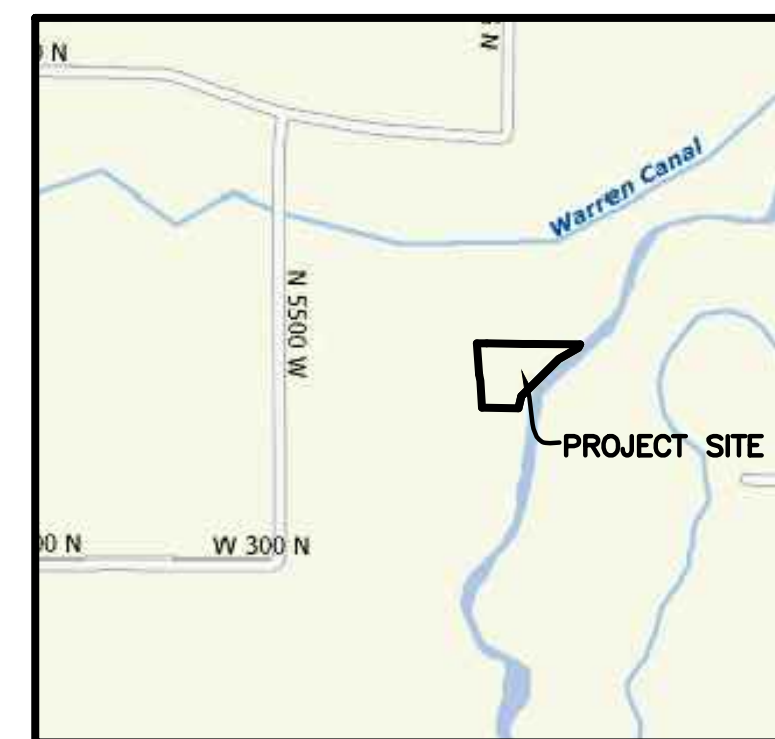
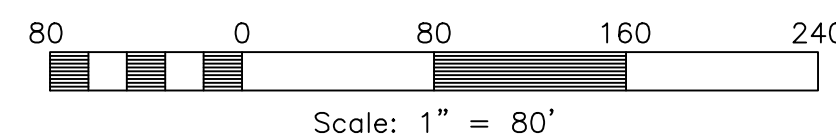
CONTAINING 341790 SQUARE FEET OR 7.846 ACRES MORE OR LESS.

AGRICULTURAL STATEMENT

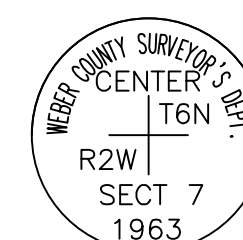
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

LEGEND

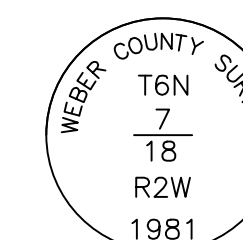
- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = SOIL PERCOLATION HOLE
- = CENTERLINE MONUMENT
- = FINISHED FLOOR ELEVATION
- = BASE FLOOD ELEVATION
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = NON-BUILDABLE AREA



VICINITY MAP
NOT TO SCALE



MONUMENT
DETAIL 1
(NOT TO SCALE)

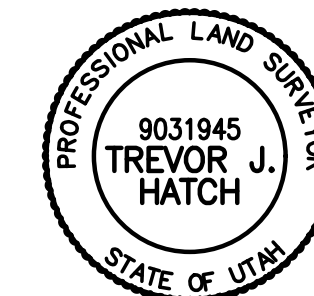


MONUMENT
DETAIL 2
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, 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 **FENSTER FARM 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____.



9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH

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 **FENSTER FARM 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, 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE THE IRRIGATION EASEMENT TO WEBER COUNTY FOR IRRIGATION AND DRAINAGE PURPOSES, SAID EASEMENT TO BE OWNED AND MAINTAINED BY LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

NAME/TITLE

FOR: PETER B DEVELOPMENT LLC

ACKNOWLEDGMENT

STATE OF UTAH)
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 _____ 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

ALLAN KARRAS
CENTURY 21
2609 N MAIN
SUNSET, UT 80415

NOTE

RECOMMENDATIONS IN THE GEOTECHNICAL STUDY NEED TO BE FOLLOWED

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)=98 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, .09 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)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S03°52'41"W	161.61
L2	S03°55'38"W	114.82
L3	S03°52'41"W	163.30
L4	S03°53'58"W	109.12
L5	S03°58'12"W	69.74
L6	S03°54'04"W	101.75
L7	S03°54'45"W	56.82
L8	S03°58'12"W	75.44
L9	S03°54'04"W	101.74
L10	S03°54'45"W	79.13
L11	S47°30'00"W	56.86
L12	S37°00'06"W	115.99
L13	S25°09'56"W	105.60
L14	S24°39'23"W	44.30
L15	S24°39'23"W	73.66
L16	S24°39'23"W	72.86
L17	S17°15'55"W	105.13
L18	S09°14'23"W	33.96
L19	S29°47'42"W	57.83

CURVE TABLE

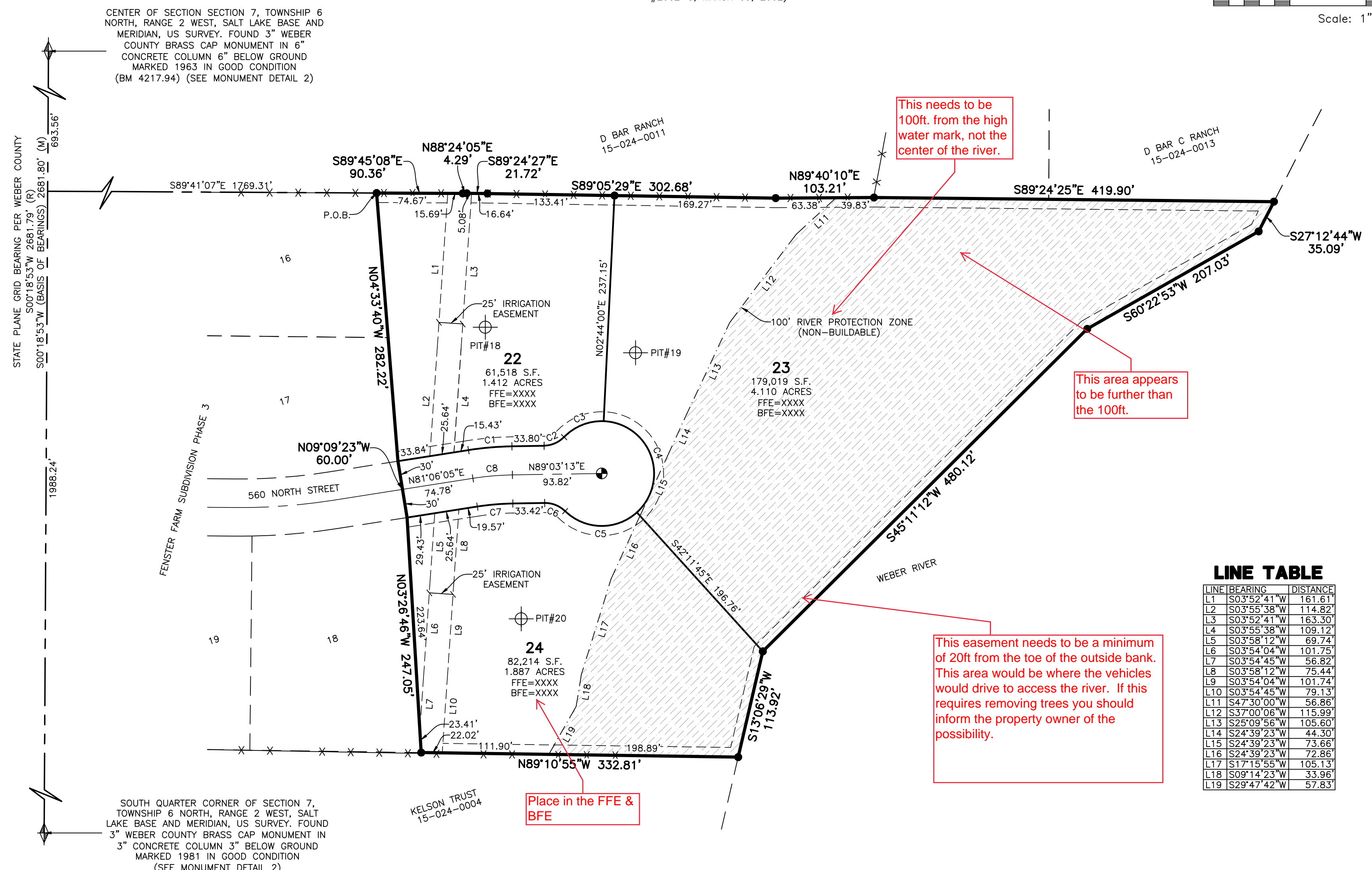
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	330.00	45.80	45.77	22.94	N85°04'39"E	75°7'09"
C2	30.00	23.52	22.92	12.40	N66°35'43"E	48°55'00"
C3	55.00	46.11	44.77	24.51	N68°09'17"E	48°02'08"
C4	55.00	130.20	101.86	134.88	S20°00'42"E	135°37'54"
C5	55.00	83.06	75.39	51.77	N89°55'50"W	86°31'50"
C6	30.00	23.71	23.10	12.51	N68°18'21"W	45°12'52"
C7	270.00	37.47	37.44	18.77	S85°04'39"W	75°7'09"
C8	300.00	41.64	41.61	20.85	N85°04'39"E	75°7'09"

This needs to be 100ft. from the high water mark, not the center of the river.

This area appears to be further than the 100ft.

This easement needs to be a minimum of 20ft from the toe of the outside bank. This area would be where the vehicles would drive to access the river. If this requires removing trees you should inform the property owner of the possibility.

Place in the FFE & BFE



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.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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

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____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

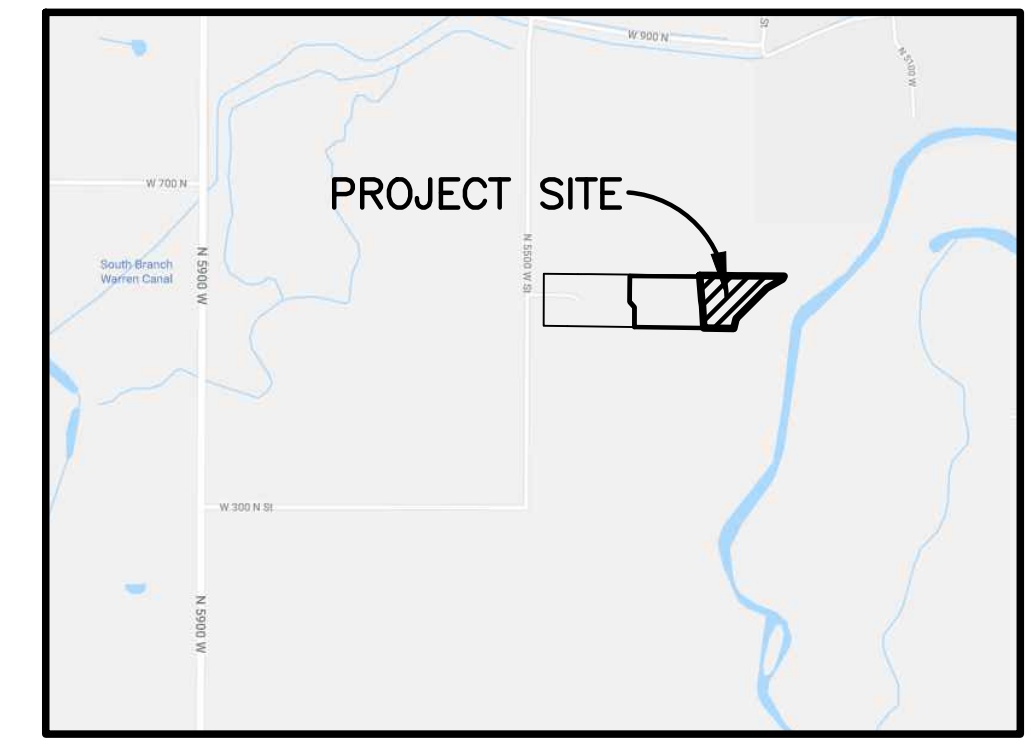
Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy: _____

Project Narrative/Notes/Revisions

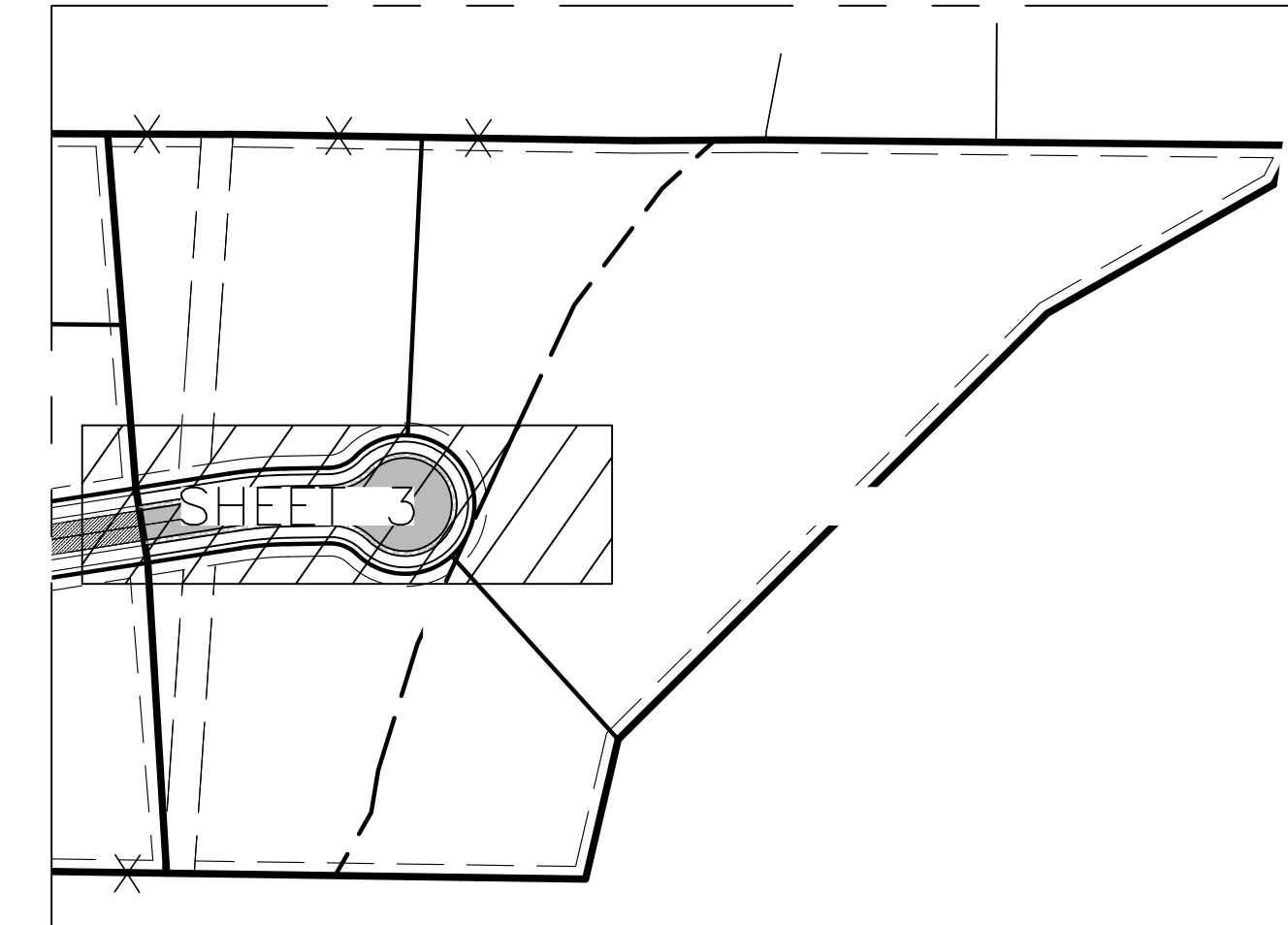
1. 08/12/20 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 09/01/20 NF - REVISED PER CITY SECONDARY WATER COMMENTS.

Fenster Farm Subdivision Phase 4 Improvement Plans

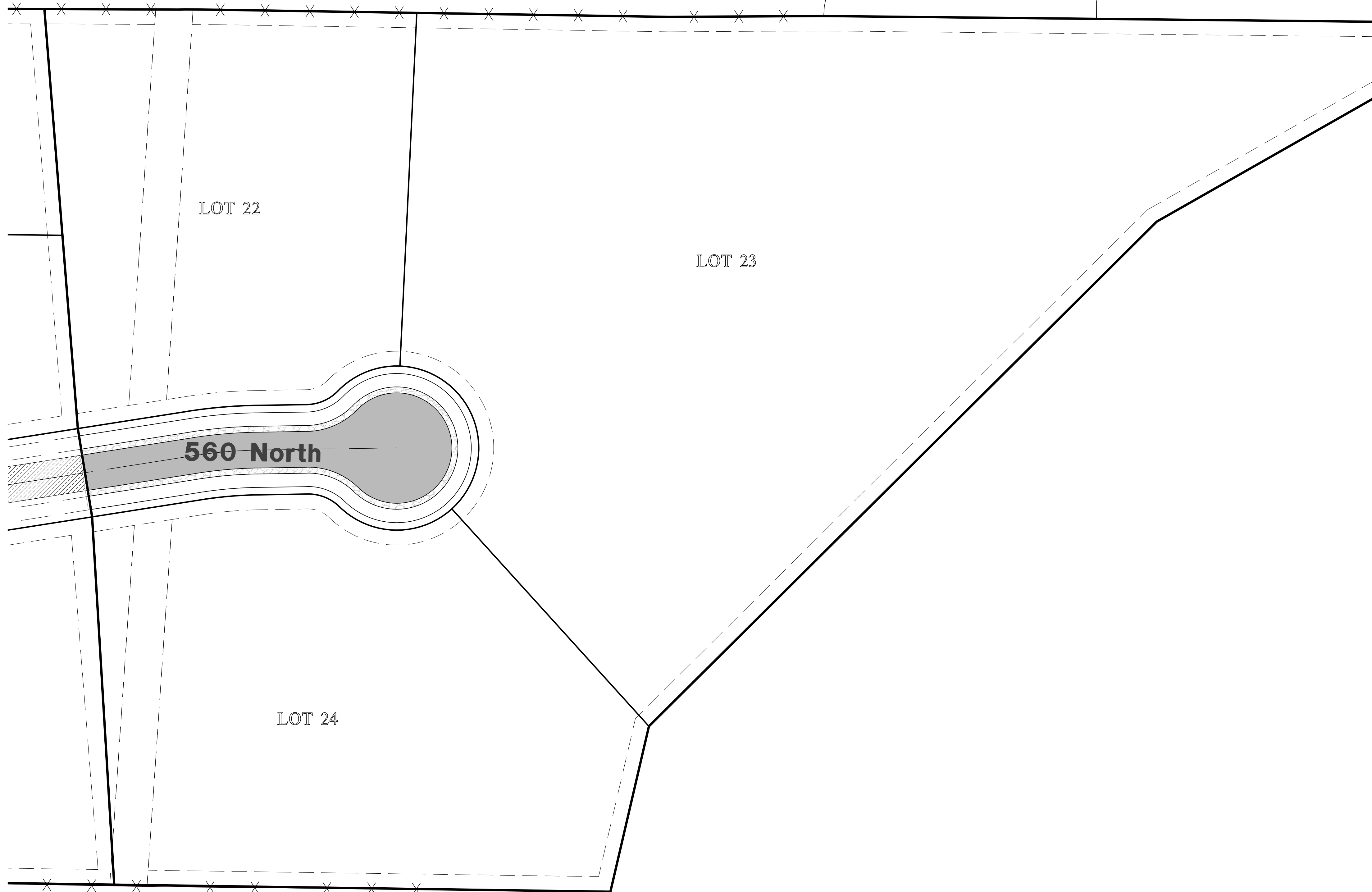
WARREN CITY, WEBER COUNTY, UTAH
AUGUST 2020



Vicinity Map
NOT TO SCALE

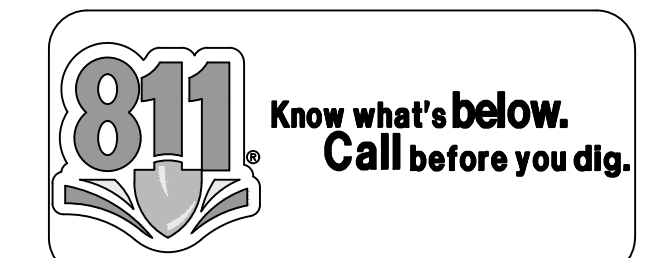


Sheet Index Key Map
NOT TO SCALE



Sheet Index

- Sheet 1 - Cover/Index Sheet**
- Sheet 2 - Notes/Legend/Street Cross-Section**
- Sheet 3 - 560 North: 20+50.00 - 24+50.00**
- Sheet 4 - Existing Ditch Profile**
- Sheet 5 - Existing Ditch Plan**
- Sheet 6 - Grading Plan**
- Sheet 7 - Storm Water Pollution Prevention Plan Exhibit**
- Sheet 8 - Storm Water Pollution Prevention Plan Details**



Engineer's Notice To Contractors

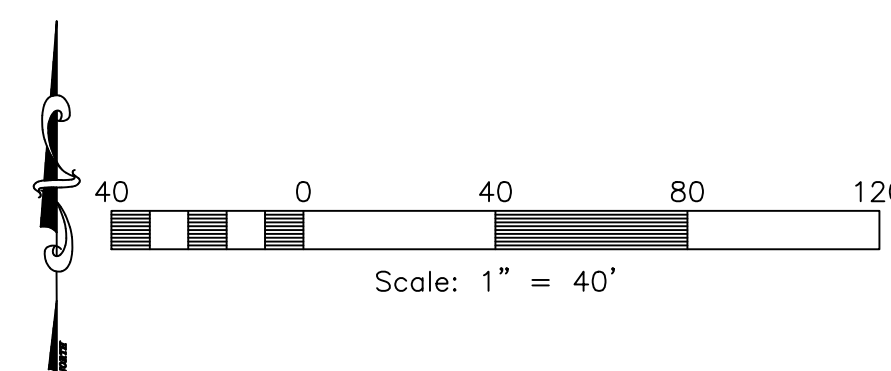
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT 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.

Developer Contact:

Allan Karras
Century 21
2609 N. Main
Sunset, Utah 84015
PH: (801) 564-0909

Project Contact:

Project Manager: Jeremy Draper
Project Engineer: Jeremy Draper



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
TRA PROFESSIONAL ENGINEERS & ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**Fenster Farm Subdivision
Phase-4**
WARREN, WEBER COUNTY, UTAH
Cover/Index Sheet



Project Info.

Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: APRIL 2020
Name: FENSTER FARM SUBDIVISION PHASE-4
Number: 1714-26

Sheet **8**
1 Sheets

General Notes:

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY... MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED)... INDIVIDUAL PRODUCT MANUFACTURERS... AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER...

Utility Notes:

- 1. 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...

Legend

- W- = PROPOSED CULINARY WATER LINE
-EX.W- = EXISTING CULINARY WATER LINE
-SS- = PROPOSED SANITARY SEWER LINE
-EX.SS- = EXISTING SANITARY SEWER LINE
-SD- = PROPOSED STORM DRAIN LINE
-EX.SD- = EXISTING STORM DRAIN LINE
-X-X- = FENCE LINE
-SW- = PROPOSED SECONDARY WATER

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...

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...

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.

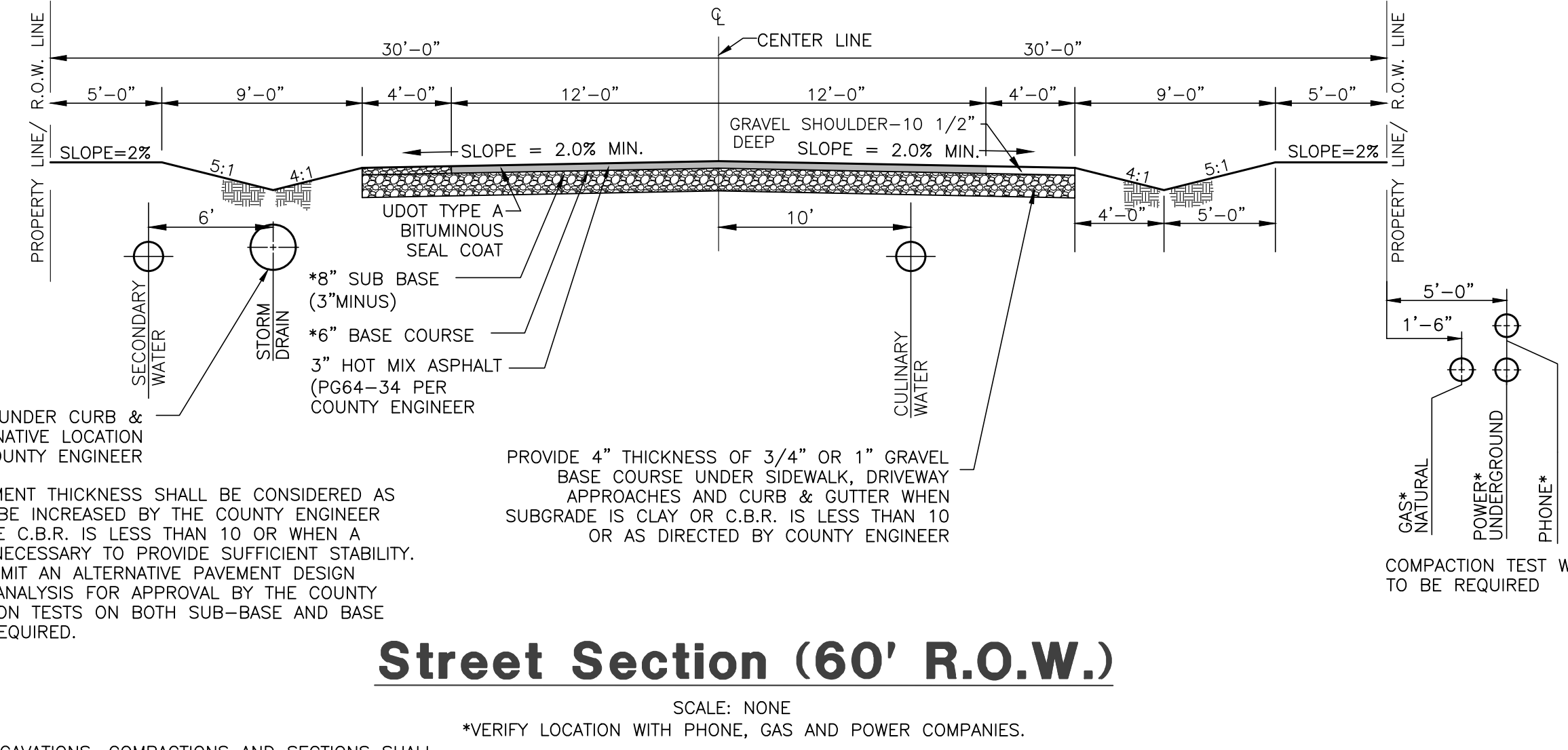
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

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

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...

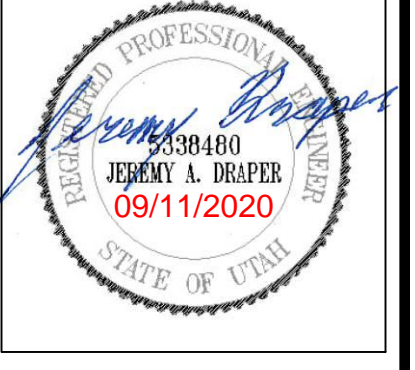
THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY...



Reeve & Associates, Inc. logo and contact information: 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405. TEL: (801) 921-5100

Table with 2 columns: REVISIONS, DESCRIPTION, DATE

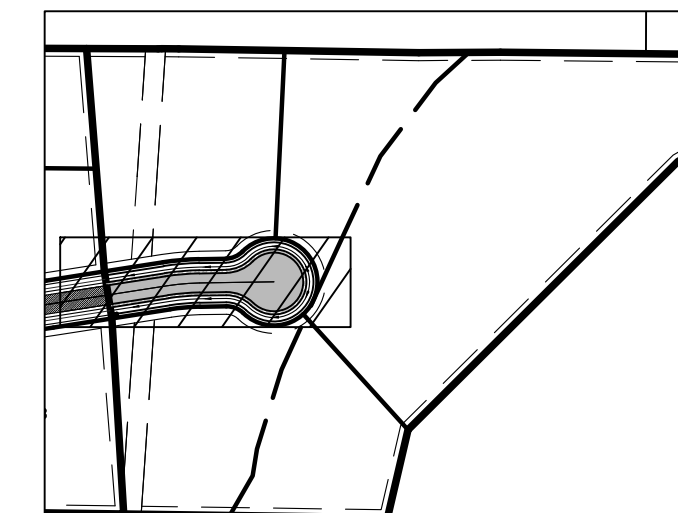
Fenster Farm Subdivision Phase-4 Notes/Legend/Street Cross-Section. WARREN, WEBER COUNTY, UTAH



Project Info. Engineer: JEREMY A. DRAPER. Drafter: N. FICKLIN. Begin Date: APRIL 2020. Name: FENSTER FARM SUBDIVISION PHASE-4. Number: 1714-26

Sheet 2 of 8 Sheets

Key Map
NOT TO SCALE



Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF WEBER COUNTY.
- 2) CENTER LINE OF STREET IS 1.32' HIGHER THAN CENTER LINE OF SWALE
- 3) DRIVEWAY SHALL BE PIPED TO ALLOW CONTINUOUS WATER FLOW IN SWALES

CULINARY WATER

W/10 - 10" PVC C-900 CLASS 200 WATER

STORM DRAIN

SD/30 - 30" RCP STORM DRAIN

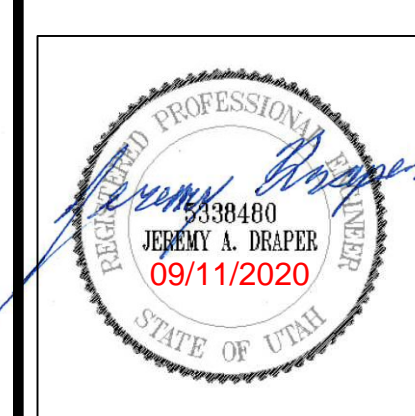
SECONDARY WATER

SW/8 - 8" PVC C-900 SECONDARY WATER LINE

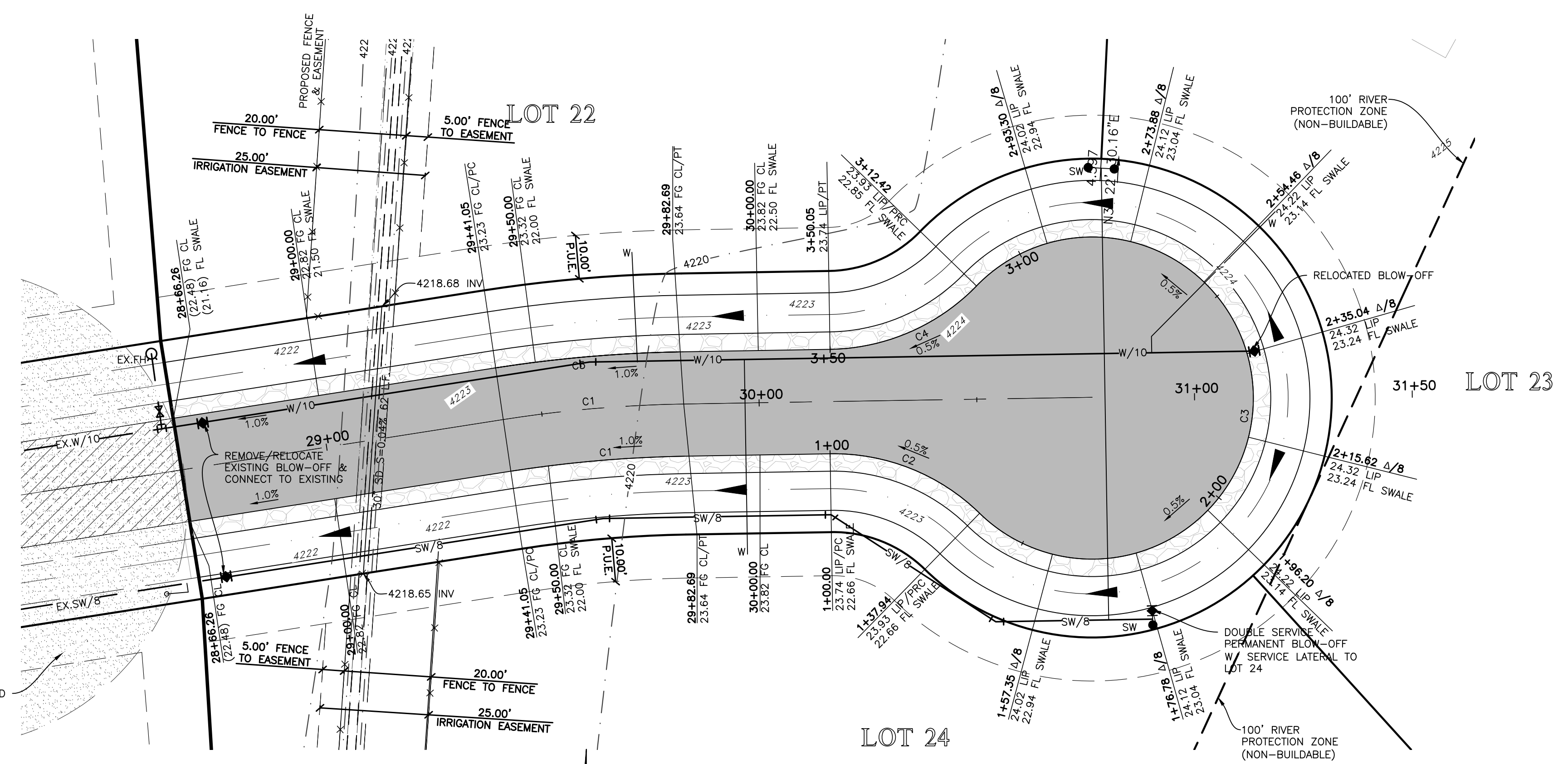
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TEL: (801) 921-3100 FAX: (801) 921-2666 www.reeve-assoc.com
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Fenster Farm Subdivision Phase-4
WARREN, WEBER COUNTY, UTAH
560 North
Station 20+50.00-24+50.00



Project Info.
Engineer: JEREMY A. DRAPER
 Drafter: N. FICKLIN
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Name: FENSTER FARM SUBDIVISION PHASE-4
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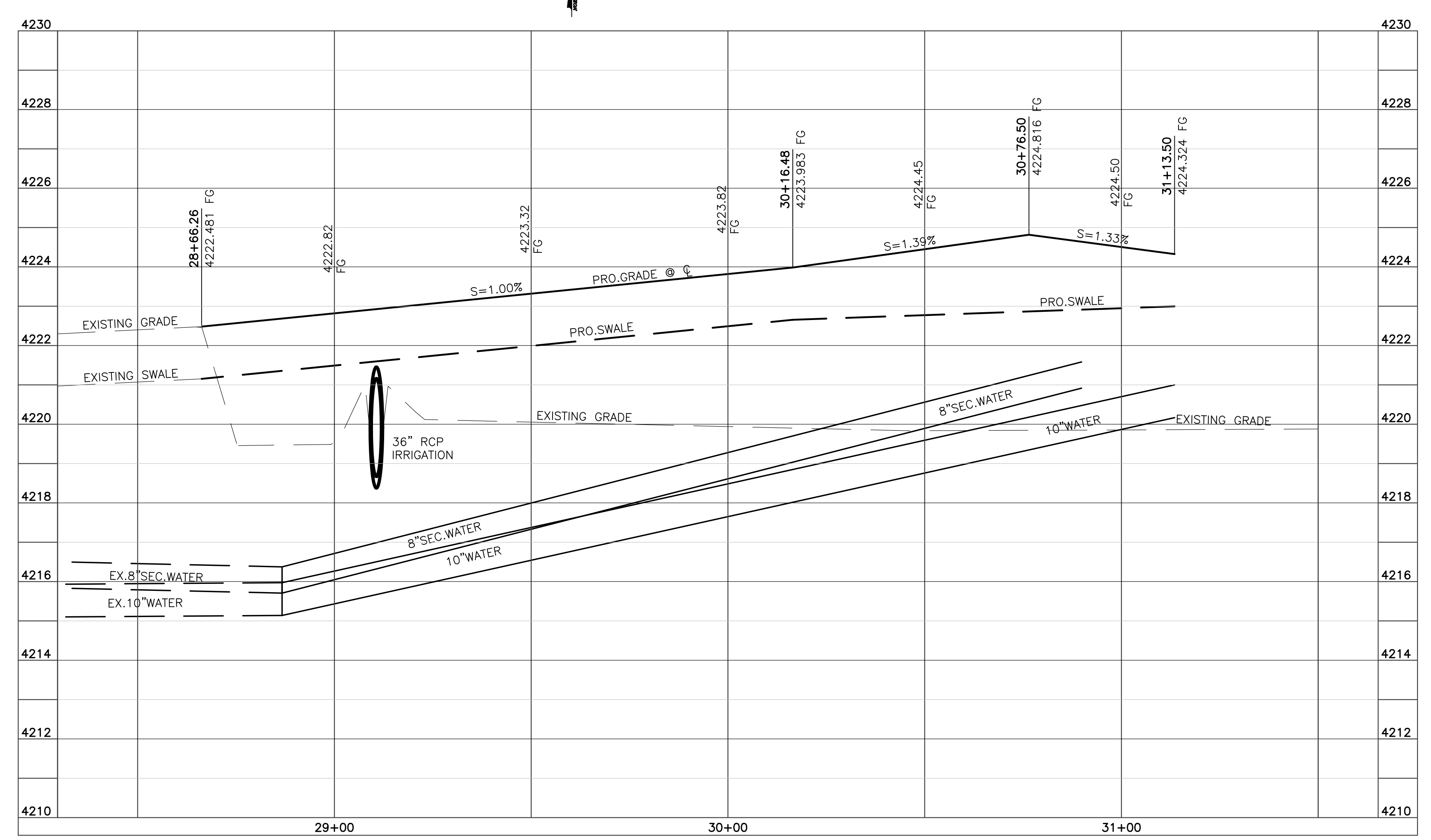


Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	7°57'09"	300.00'	41.64'	20.85'	N85°04'39"E	41.61'

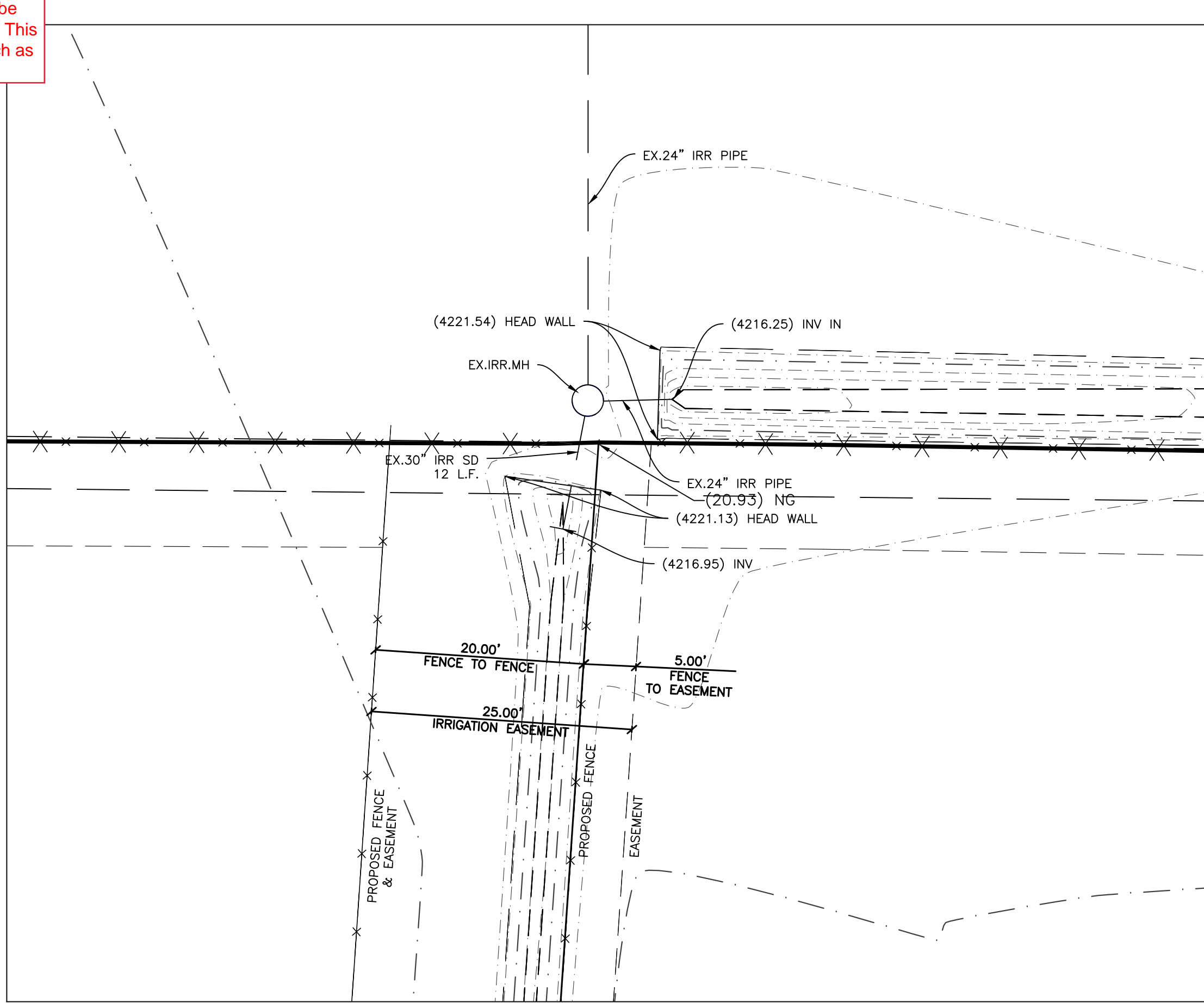
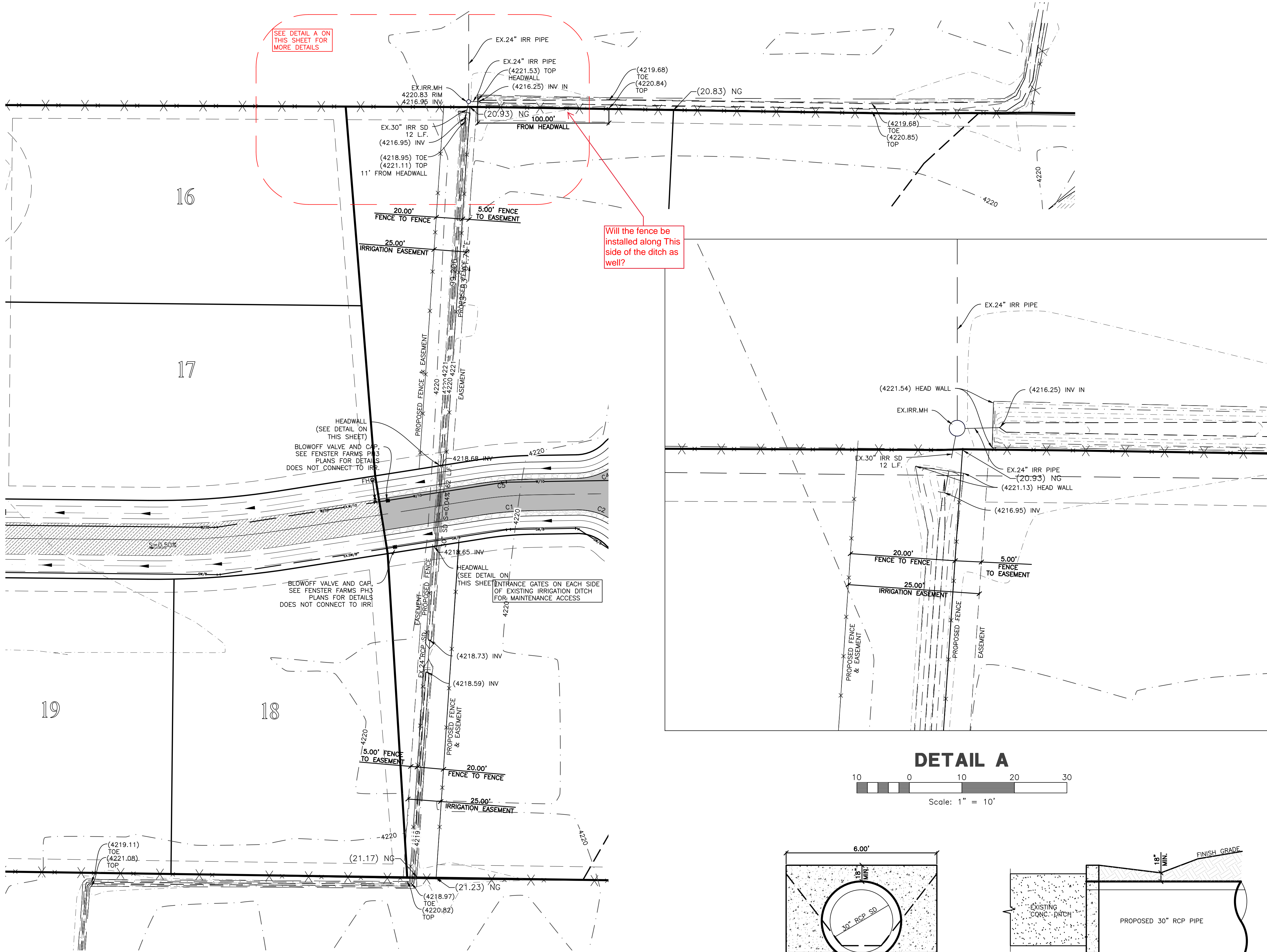
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	7°57'09"	288.00'	39.97'	20.02'	S85°04'39"W	39.94'
C2	45°16'52"	48.00'	37.93'	20.02'	N68°18'21"W	36.96'
C3	135°05'56"	37.00'	87.24'	89.54'	N66°47'07"E	68.39'
C4	44°55'00"	48.00'	37.63'	19.84'	N66°35'43"E	36.67'
C5	7°57'09"	312.00'	43.30'	21.69'	S85°04'39"W	43.27'

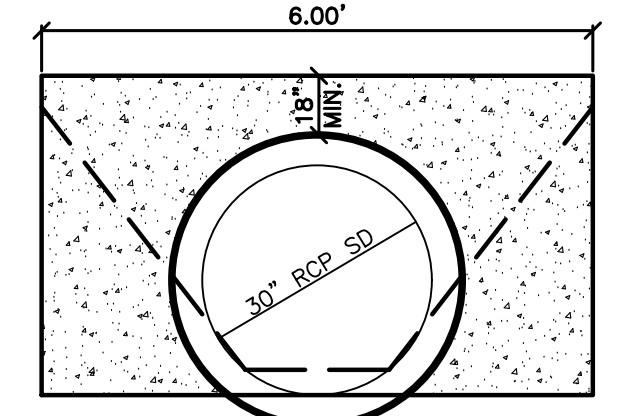
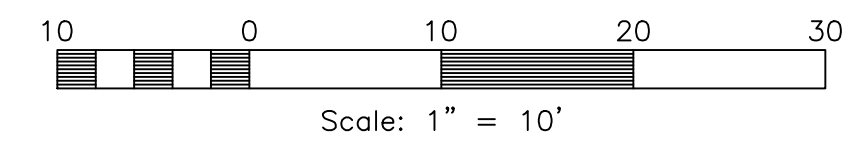


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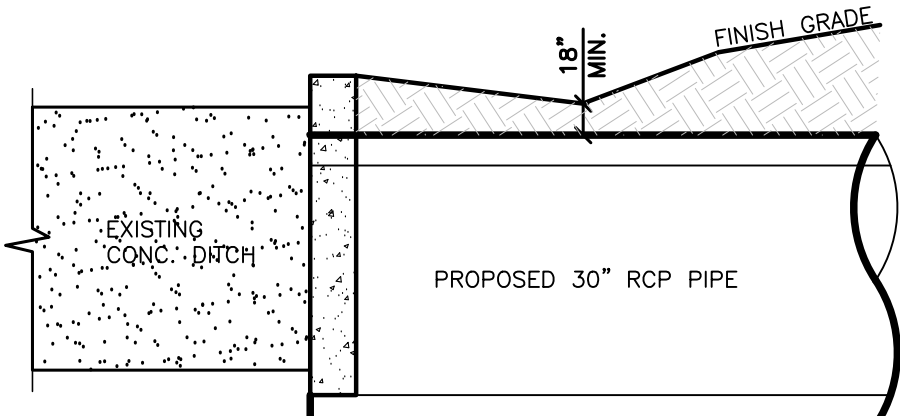
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DETAIL A



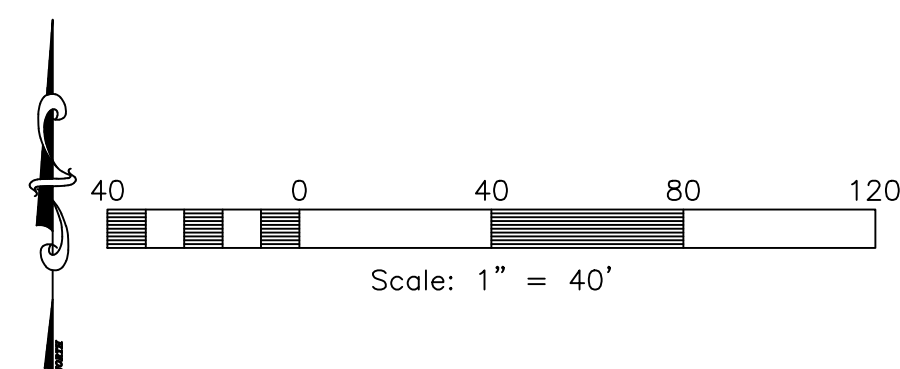
Section



Side

Headwall Detail

SCALE: NONE



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 CIVIL ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Fenster Farm Subdivision Phase-4
 WARREN, WEBER COUNTY, UTAH
Existing Ditch Plan

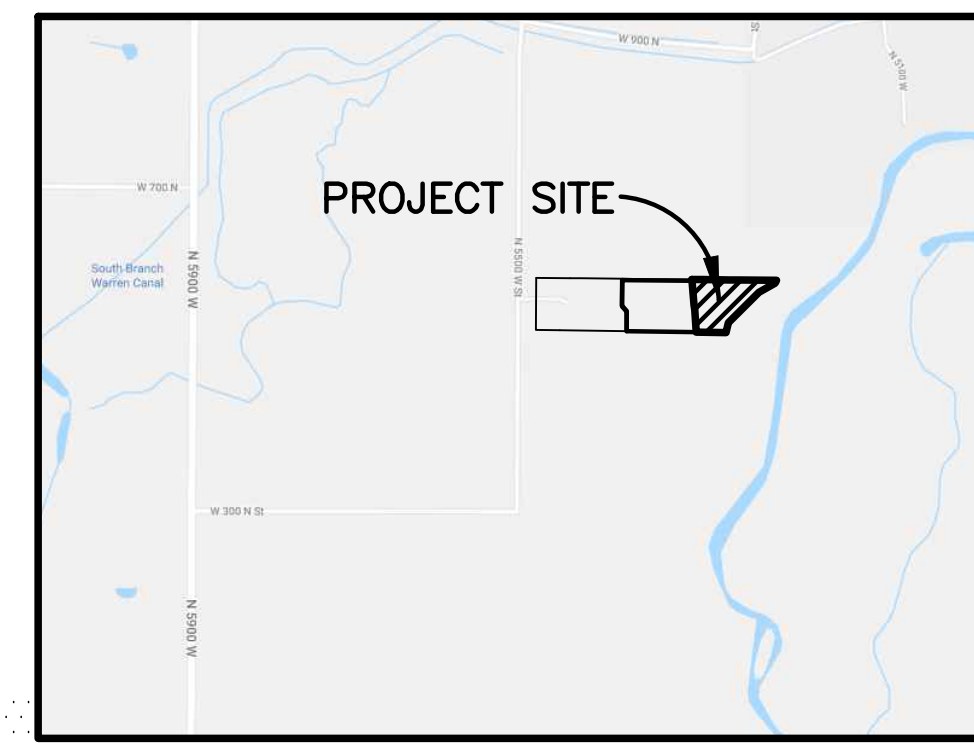


Project Info.

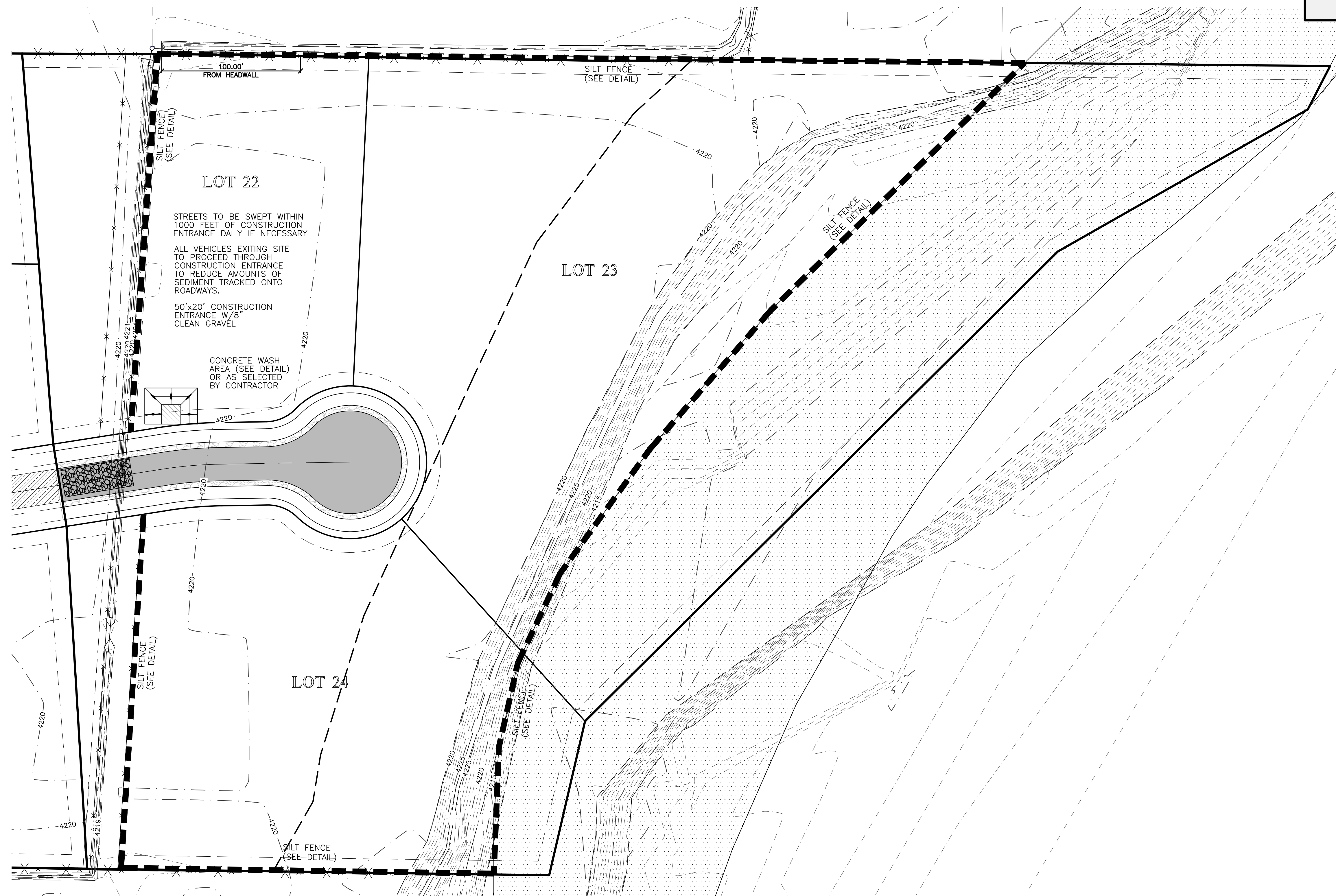
Engineer:	JEREMY A. DRAPER
Drafter:	N. FICKLIN
Begin Date:	APRIL 2020
Name:	FENSTER FARM SUBDIVISION PHASE-4
Number:	1714-26

Fenster Farm Subdivision Phase 4 Storm Water Pollution Prevention Plan Exhibit

WARREN CITY, WEBER COUNTY, UTAH
AUGUST 2020



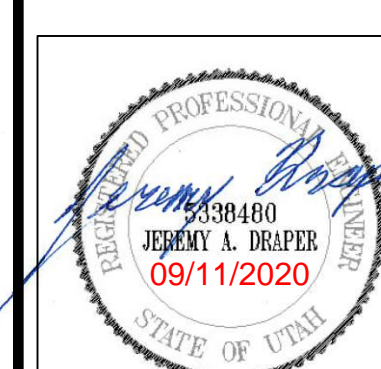
Vicinity Map
NOT TO SCALE



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REVISIONS	DESCRIPTION

**Fenster Farm Subdivision
Phase-4
Storm Water Pollution
Prevention Plan Exhibit**
WARREN, WEBER COUNTY, UTAH



Project Info.

Engineer: JEREMY A. DRAPER
 Drafter: N. FICKLIN
 Begin Date: APRIL 2020
 Name: FENSTER FARM SUBDIVISION PHASE-4
 Number: 1714-26

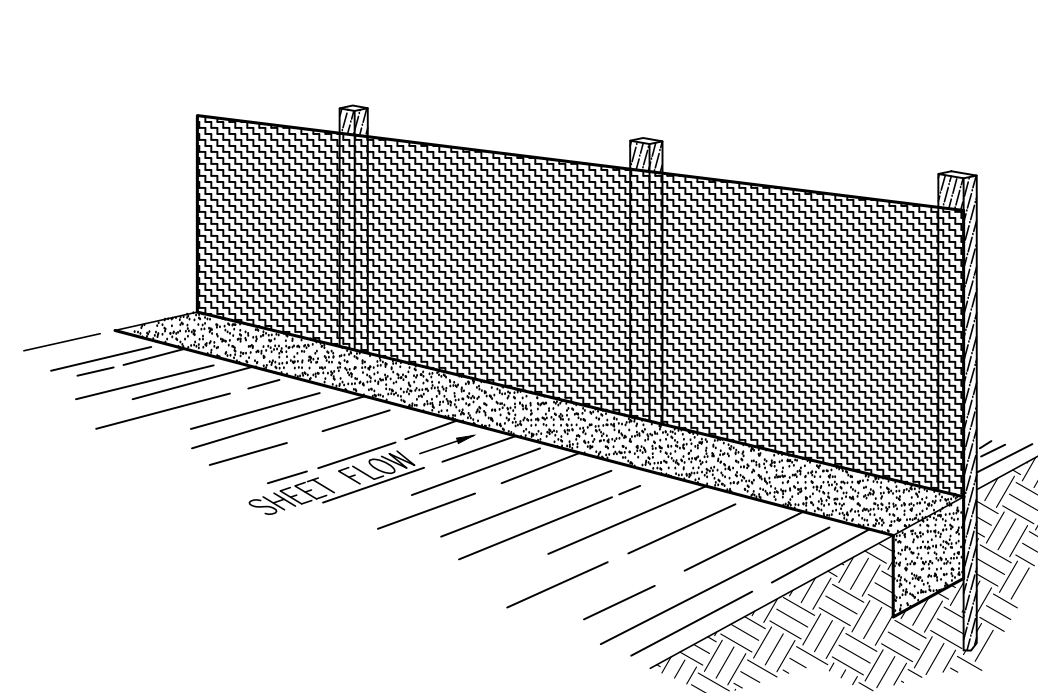
Construction Activity Schedule

- PROJECT LOCATION.....WEST WARREN CITY, WEBER COUNTY, (UT)
- PROJECT BEGINNING DATE.....AUGUST 2020
- BMP'S DEPLOYMENT DATE.....AUGUST 2020
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....ALLAN KORRAS (801) 564-0909

SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Notes:

1. 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).
2. Describe BMP's to eliminate/reduce contamination of storm water from:
 - a. Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - b. Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - c. Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - d. Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - e. Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - f. Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - g. Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - h. Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - i. Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - j. Service areas:
To be performed in designated areas only and surrounded with silt fence.
3. BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4. Construction Vehicles and Equipment:
 - a. 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.
 - b. 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.
 - c. 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.
5. Spill Prevention and Control
 - a. 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.
 - b. 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.
6. Post Roadway / Utility Construction
 - a. Maintain good housekeeping practices.
 - b. Enclose or cover building material storage areas.
 - c. Properly store materials such as paints and solvents.
 - d. Store dry and wet materials under cover, away from drainage areas.
 - e. Avoid mixing excess amounts of fresh concrete or cement on-site.
 - f. Perform washout of concrete trucks offsite or in designated areas only.
 - g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - i. 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.
 - j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7. Erosion Control Plan Notes
 - a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - f. 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.
 - g. 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.
 - h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - j. 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.
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - b. Part II.D.4.C identifies the minimum inspection report requirements.
 - c. 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

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 (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 cleanup.

REMOVAL

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

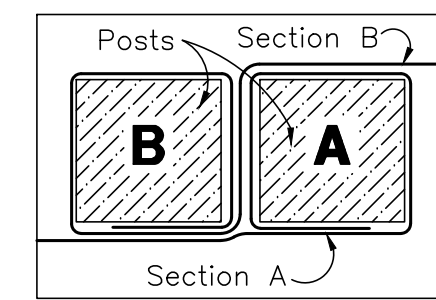
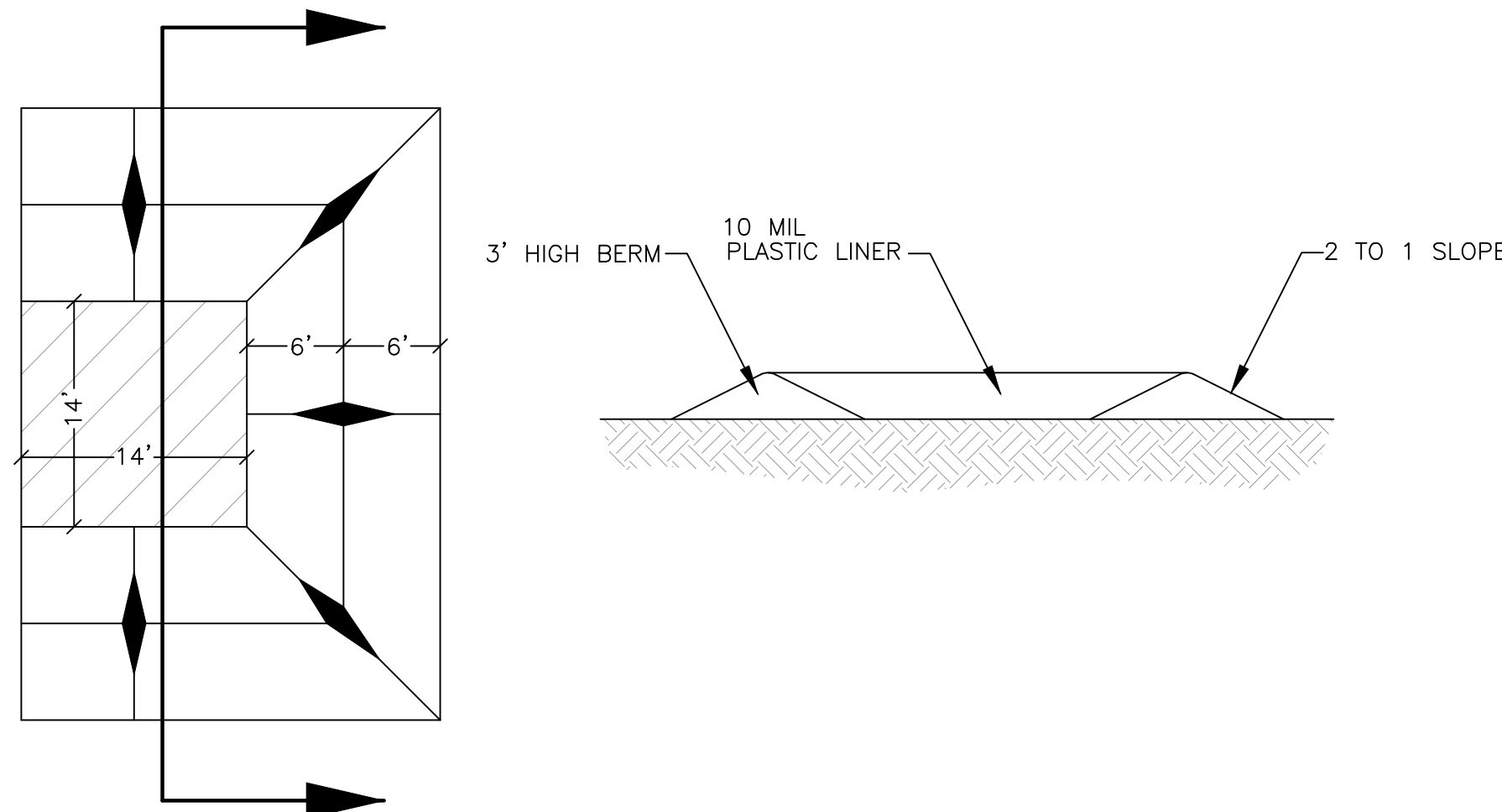


Figure 1:
Top View of Roll-to-Roll Connection

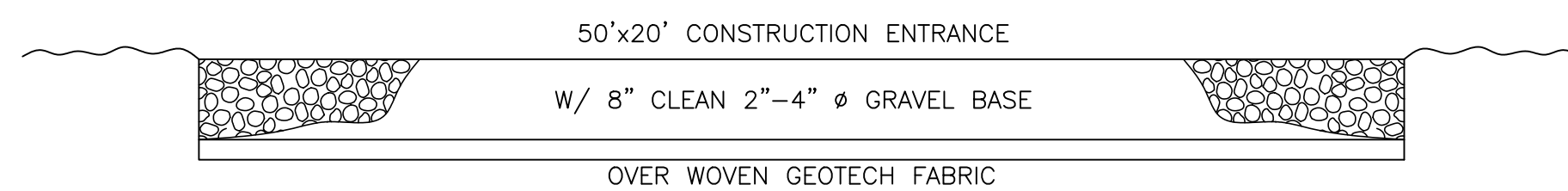
Silt Fence Detail

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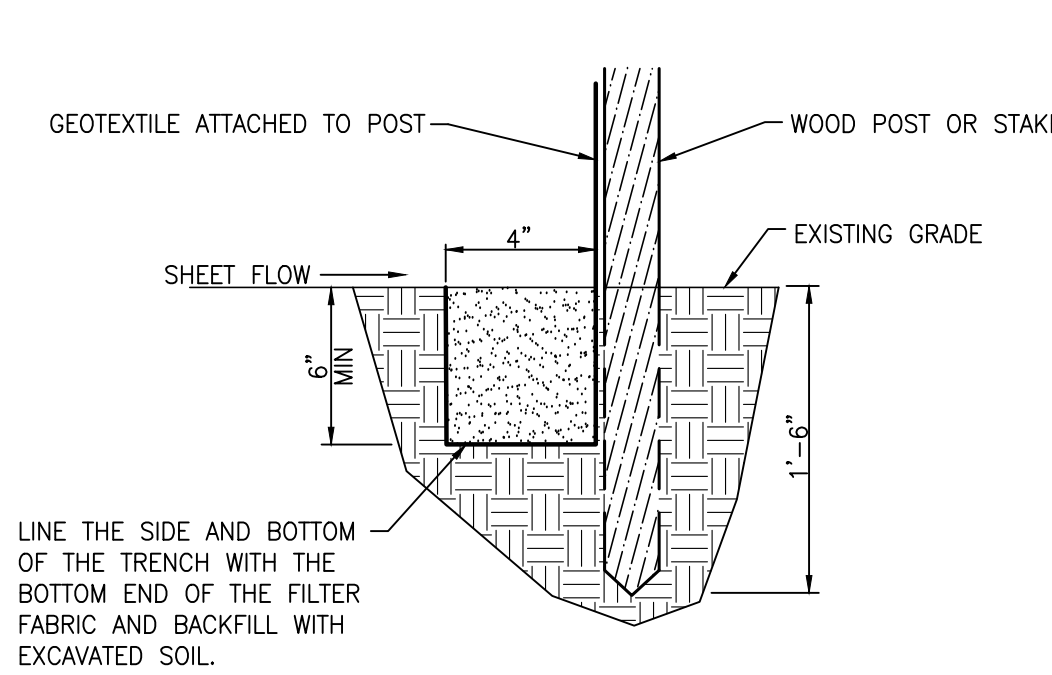


Concrete Washout Area w/ 10 mil Plastic Liner

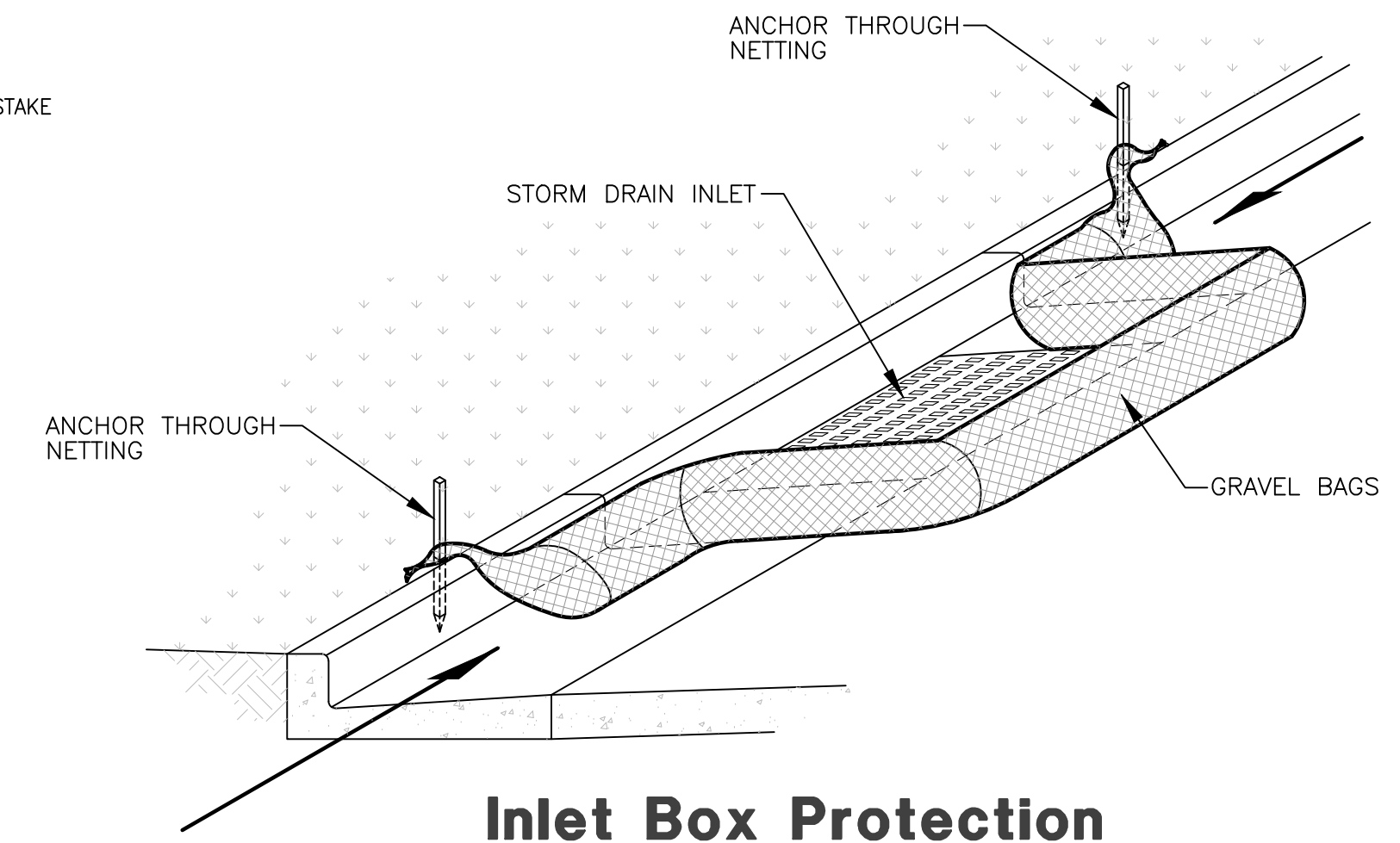
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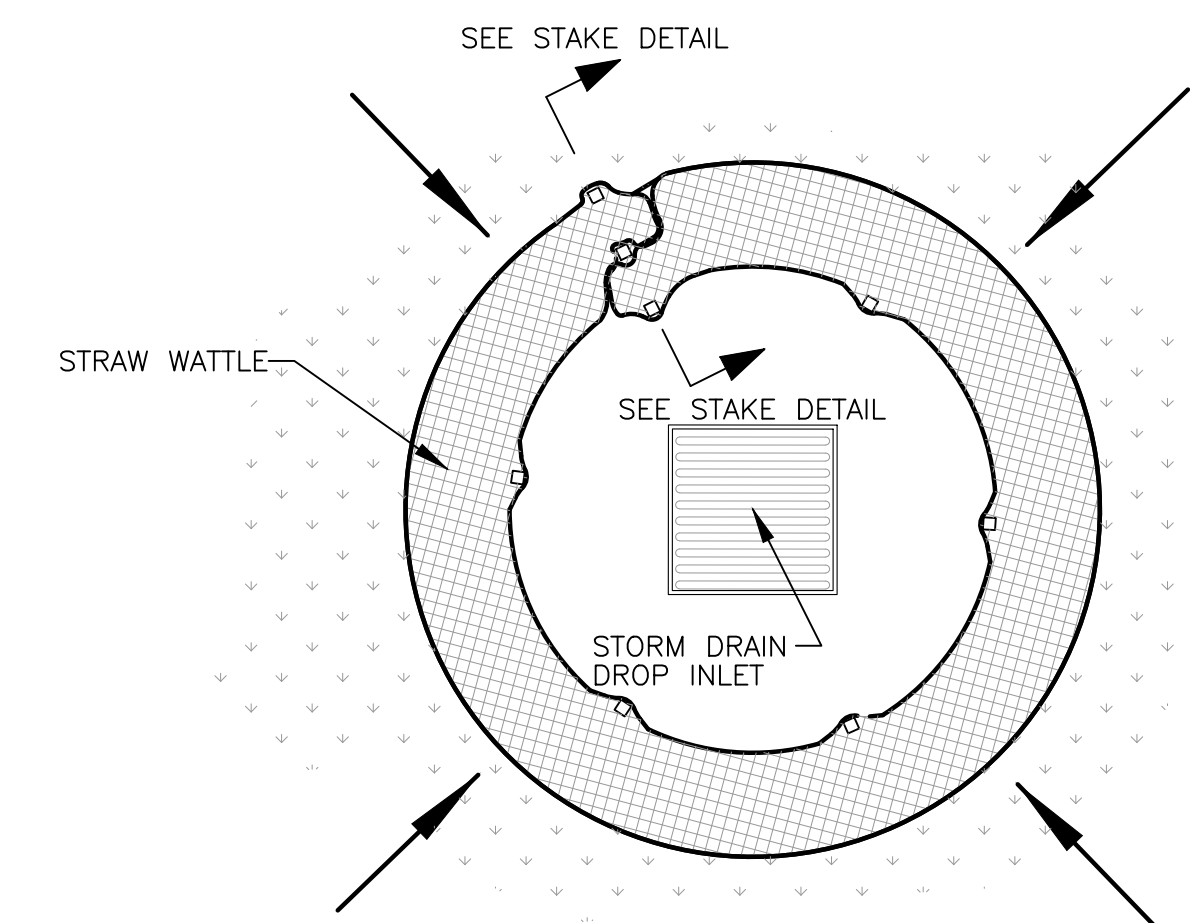
Cross Section 50' x 20' Construction Entrance



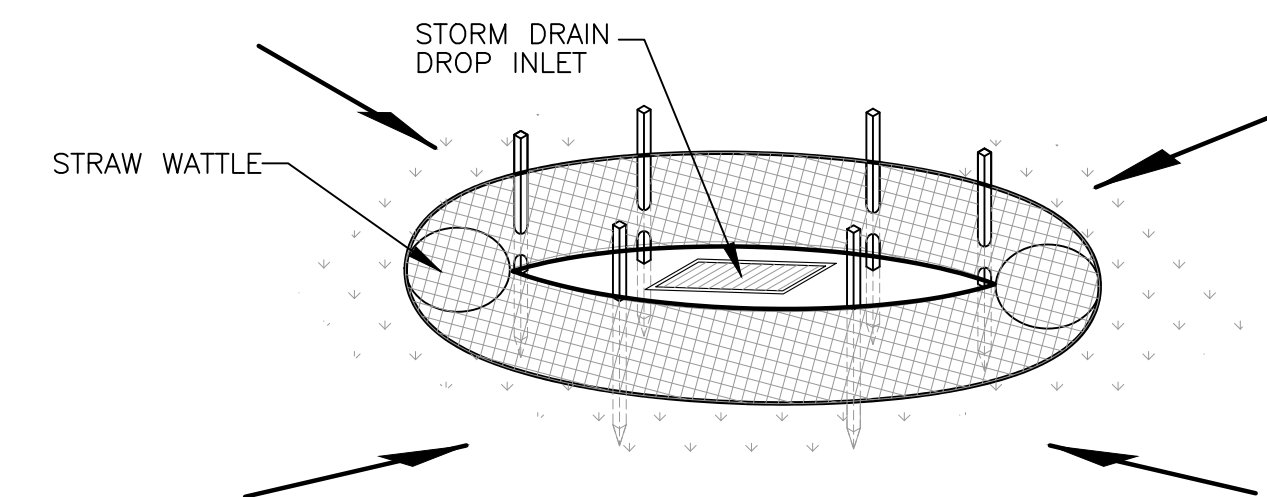
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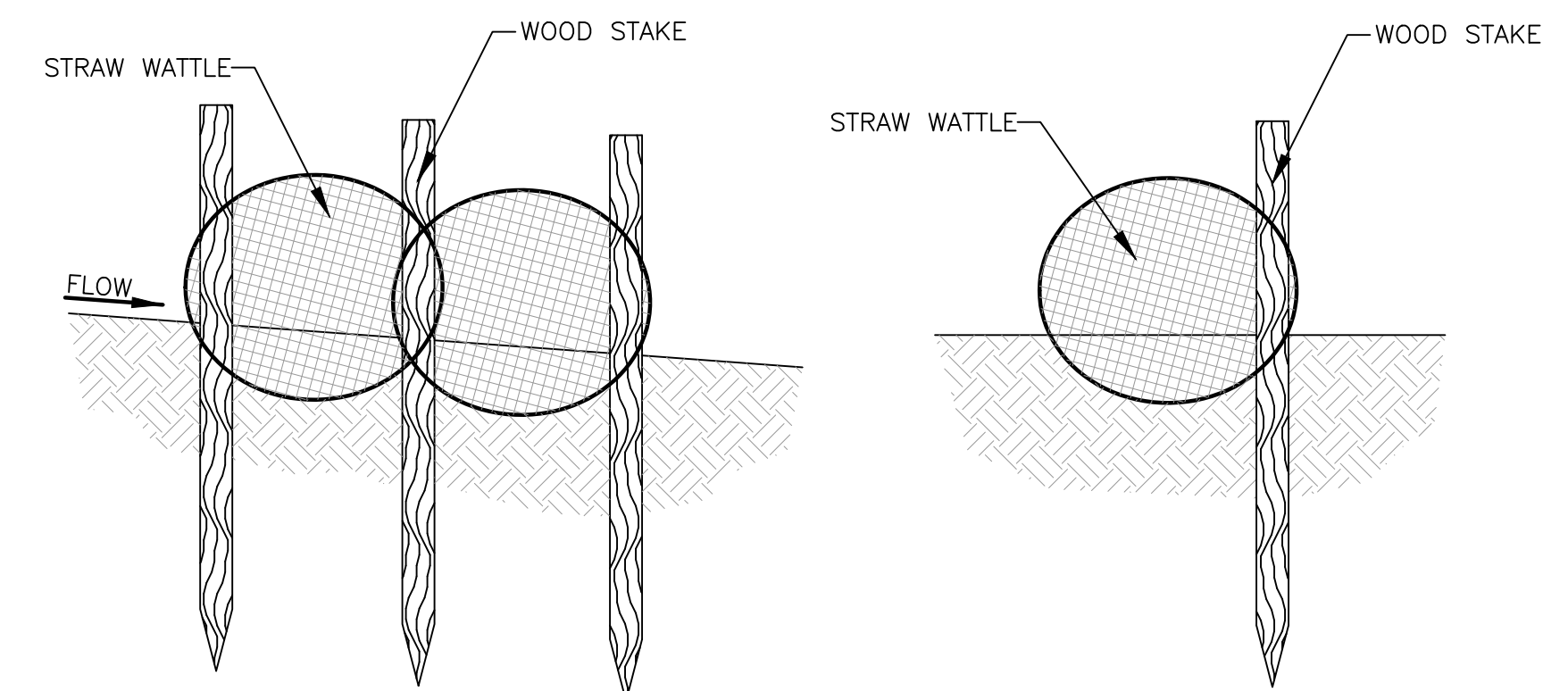
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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REVISIONS	DESCRIPTION
DATE	

Fenster Farm Subdivision Phase-4
WARREN, WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Details

Professional Engineer Seal
JEREMY A. DRAPER
9/11/2020
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: APRIL 2020
Name: FENSTER FARM SUBDIVISION PHASE-4
Number: 1714-26

Sheet **8** of 8 Sheets