

VICINITY MAP

SCALE: NONE

CENTER OF SECTION SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN 6" CONCRETE COLUMN 6" BELOW GROUND MARKED 1963 IN GOOD CONDITION

- LEGEND: SECTION CORNER, BOUNDARY LINE, LOT LINE, ADJOINING PROPERTY, EASEMENTS, SECTION TIE LINE, EXISTING FENCELINE, SWALE, PROPOSED CULINARY WATER LINE, EXISTING CULINARY WATER LINE, PROPOSED SECONDARY WATER LINE, PROPOSED FIRE HYDRANT, EXISTING FIRE HYDRANT, PROPOSED 3'X3' CATCH BASIN, PUBLIC UTILITY EASEMENT, EXISTING STRUCTURE, EXISTING PAVEMENT, PROPOSED PAVEMENT, EXISTING GRAVEL ROAD.

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 THE SECTION LINE, SAID POINT BEING S00°18'53"W 1264.48 FROM THE CENTER OF SAID SECTION 7; THENCE S89°10'55"E ALONG THE SOUTH BOUNDARY OF FENSTER FARM PHASES 1, 2, 3 AND 4, 2152.24 FEET TO THE CENTER LINE OF WEBER RIVER; THENCE S16°29'12"W ALONG SAID CENTER LINE, 206.42 FEET; THENCE N89°41'07"W 2094.67 FEET; THENCE N00°18'53"E 217.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 441319 SQUARE FEET OR 10.131 ACRES MORE OR LESS.

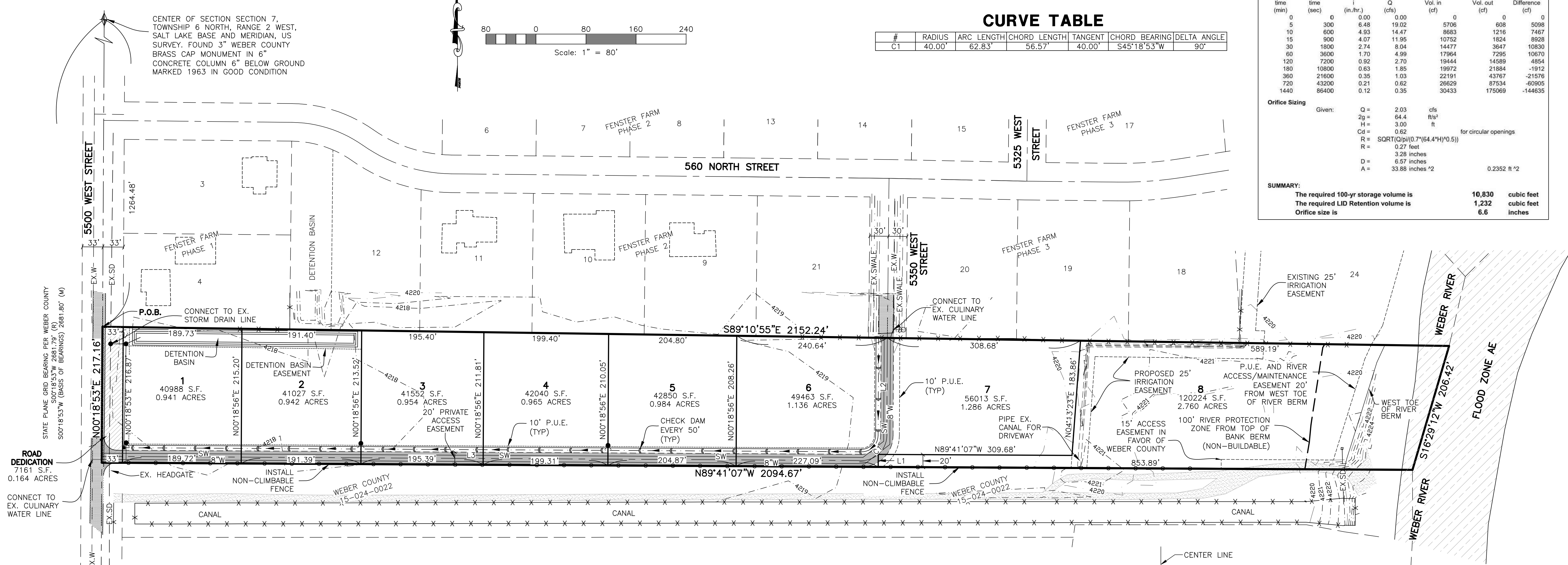
LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Rows: L1 (S00°18'53"W, 20.00'), L2 (S00°18'53"W, 156.14'), L3 (N89°41'07"W, 1214.32').

CURVE TABLE

Table with 7 columns: #, RADIUS, ARC LENGTH, CHORD LENGTH, TANGENT, CHORD BEARING, DELTA ANGLE. Row: C1 (40.00', 62.83', 56.57', 40.00', S45°18'53"W, 90°).

Storm Runoff Calculations for Warren Estates Subdivision. Includes drainage area (10.13 acres), runoff coefficients, LID retention volume (10,830 cubic feet), and orifice sizing details.



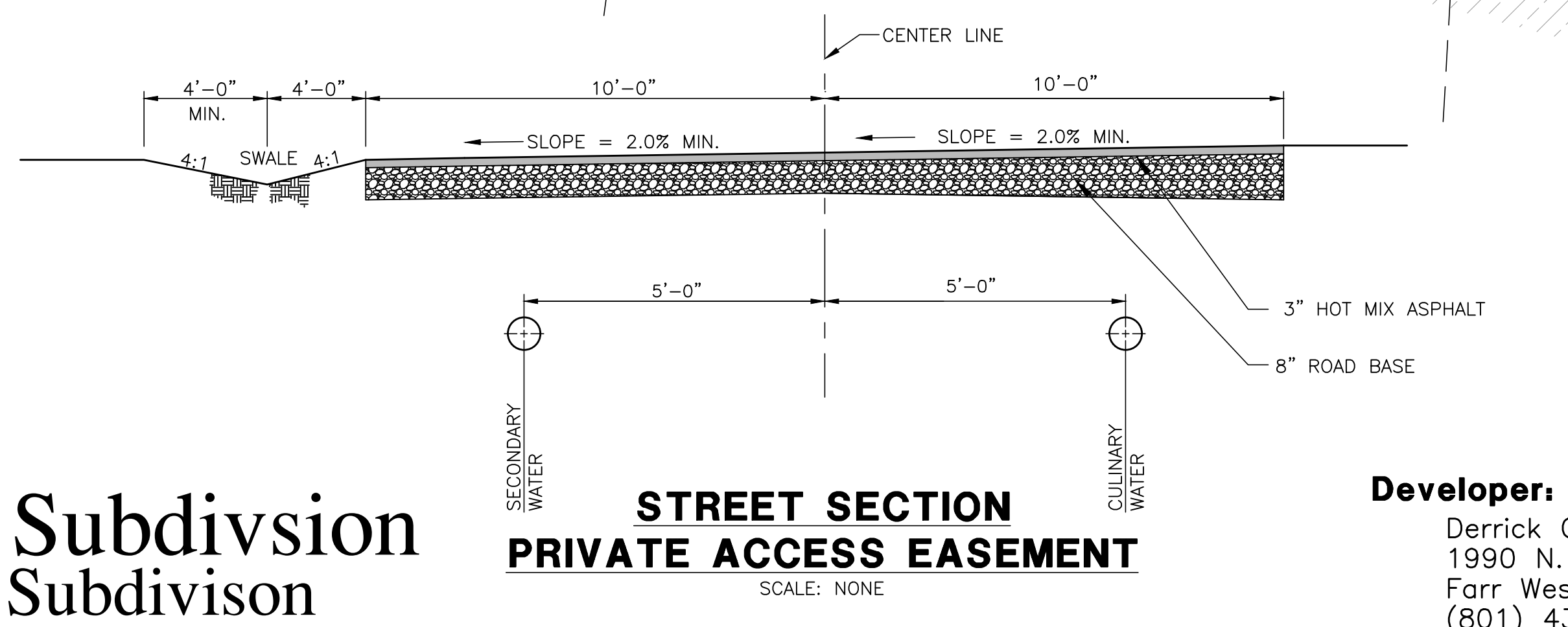
ELEVATION NOTES

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

NOTES

- 1. LOTS WILL HAVE SEPTIC TANKS
2. CONTOURS ARE SHOWN IN 1 FOOT INTERVALS
3. PROJECT IS DESIGNED BY LOT AVERAGING AVERAGE LOT SIZE: 57,249 S.F. 1.31 ACRES
4. SECONDARY WATER WILL CONNECT TO MOUNTAIN VIEW IRRIGATION PRESSURIZED SYSTEM.

SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN 3" CONCRETE COLUMN 3" BELOW GROUND MARKED 1981 IN GOOD CONDITION



STREET SECTION PRIVATE ACCESS EASEMENT SCALE: NONE

Warren Estates Subdivision A Lot Averaged Subdivision

Weber County, Utah

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REVISIONS table with columns for REVISIONS, DESCRIPTION, DATE.

Warren Estates Subdivision A Lot Averaged Subdivision. PART OF THE SE 1/4 OF SECTION 7, T. 6N., R. 2W., S. 16. & M., U.S. SURVEY WEBER COUNTY, UTAH. Preliminary Plan

Project Info: Engineer: J. Nate Reeve, Planner: Chris J. Cave, Designer: Emilee Roche, Begin Date: 08/26/2021, Name: WARREN ESTATES, Number: 6600-03. Developer: Derrick Oman, 1990 N. 2000 W. Farr West City, UT. 84404 (801) 430-1263