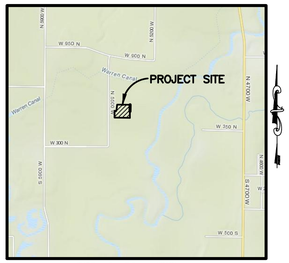
Reeve & Associates, Inc. - Solutions You Can Build On



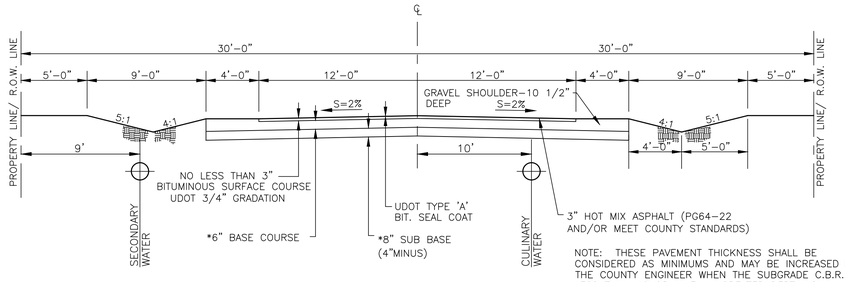
Vicinity Map
NOT TO SCALE

Subdivision Name in bold letters at the **top of the sheet.** WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a

General Location of the Subdivision in bold letters at the **top of the sheet**. (e.g. City, County, State) WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a

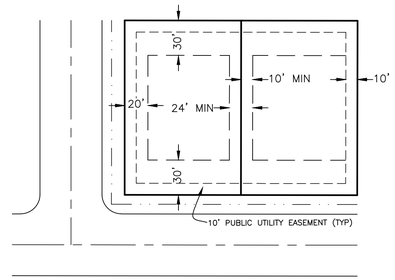
The Township, range, and quarter section of the Subdivision in bold letters at the **top of the sheet.** WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a.; UCA 17-23-17(3)(a)

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

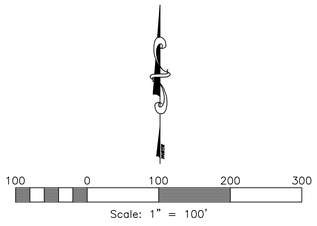


STREET SECTION (60' R.O.W.)
SCALE: NONE

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.



TYPICAL LOT UTILITY & SETBACK EASEMENT
SCALE: NONE



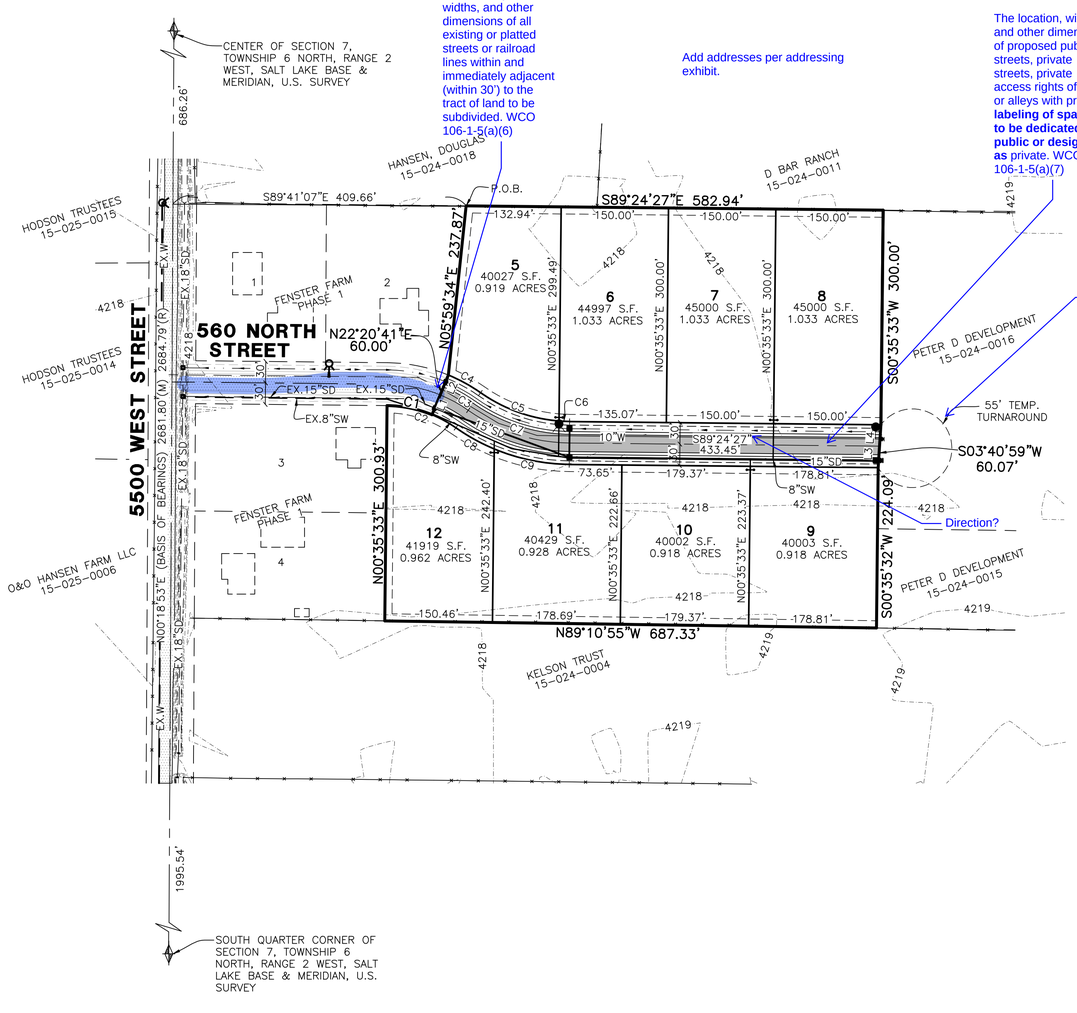
The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Add addresses per addressing exhibit.

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper **labeling of spaces to be dedicated to public or designated as** private. WCO 106-1-5(a)(7)

tie to boundary

Direction?



LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = 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
- = PROPOSED IRRIGATION TAIL WATER LINE
- = EXISTING FENCE LINE
- = SWALE
- = PLUG W/ 2" BLOW-OFF
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = EXISTING GATE VALVE
- = EXISTING STORM DRAIN MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = EXISTING 3'X3' CATCH BASIN
- = EXISTING PAVEMENT
- = PROPOSED PAVEMENT
- = EXISTING STRUCTURE/HOUSE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	170.00'	64.54'	64.15'	32.66'	S78°31'53"E	21°45'09"
C2	170.00'	102.64'	101.09'	52.94'	S72°06'37"E	34°35'40"
C3	200.00'	44.83'	44.73'	22.51'	S61°14'03"E	12°50'31"
C4	230.00'	51.55'	51.44'	25.88'	S61°14'03"E	12°50'31"
C5	220.00'	117.89'	116.48'	60.40'	N70°09'52"W	30°42'10"
C6	220.00'	14.94'	14.94'	7.47'	S87°27'42"E	3°53'31"
C7	250.00'	150.95'	148.66'	77.85'	S72°06'37"E	34°35'40"
C8	280.00'	61.39'	61.27'	30.82'	S61°05'41"E	12°33'47"
C9	280.00'	107.67'	107.00'	54.51'	N78°23'31"W	22°01'54"

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 CENTERLINE OF 5500 WEST STREET, SAID POINT BEING S00°18'53"W 686.26 FEET AND S89°41'07"E 409.66 FEET FROM THE CENTER OF SAID SECTION 7; THENCE S89°24'27"E 582.94 FEET; THENCE S00°35'33"W 300.00 FEET; THENCE S03°40'59"W 60.07 FEET; THENCE S00°35'32"W 224.09 FEET; THENCE N89°10'55"W 687.33 FEET; THENCE N00°35'33"E 300.93 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 64.54 FEET, A DELTA ANGLE OF 21°45'09", A CHORD BEARING OF S78°31'53"E, AND A CHORD LENGTH OF 64.15 FEET; THENCE N22°20'41"E 60.00 FEET; THENCE N05°59'34"E 237.87 FEET TO THE POINT OF BEGINNING.
CONTAINING 375,131 SQUARE FEET OR 8.612 ACRES MORE OR LESS

NOTES:

1. CONTOURS ARE SHOW IN 1 FOOT INTERVALS.
2. CONNECT EXISTING STORM DRAIN, SECONDARY AND CULINARY WATER TO EXISTING LINES IN PHASE 1
3. PHASE 2 IS IN ZONE X ACCORDING TO FEMA FLOOD MAP #49057C0188E EFFECTIVE 12-16-2005

DEVELOPER:

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

Fenster Farm Subdivision Phases 2

Weber County, Utah

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
AWTIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION: City Comments
DATE: 8-13-18

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

Preliminary Design

Revised: 8/30/18

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 5-16-17
Name: FENSTER FARM PHASES 2
Number: 1714-26

Sheet 1 of 1 Sheets

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