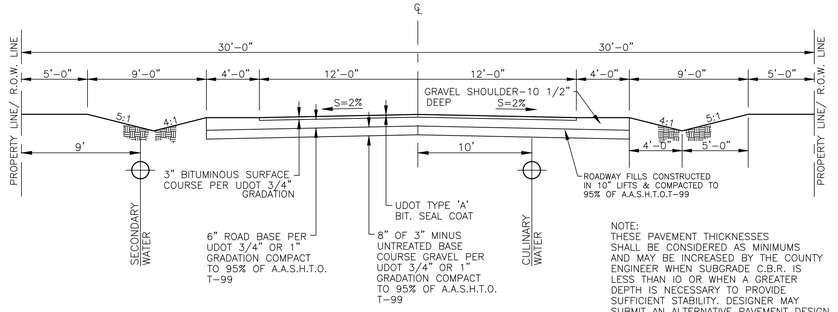
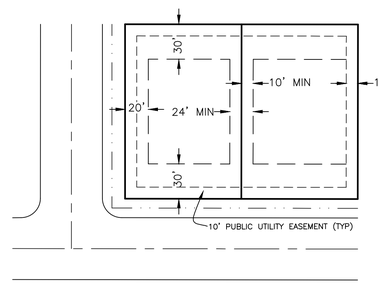
Reeve & Associates, Inc. - Solutions You Can Build On

Vicinity Map
NOT TO SCALE



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

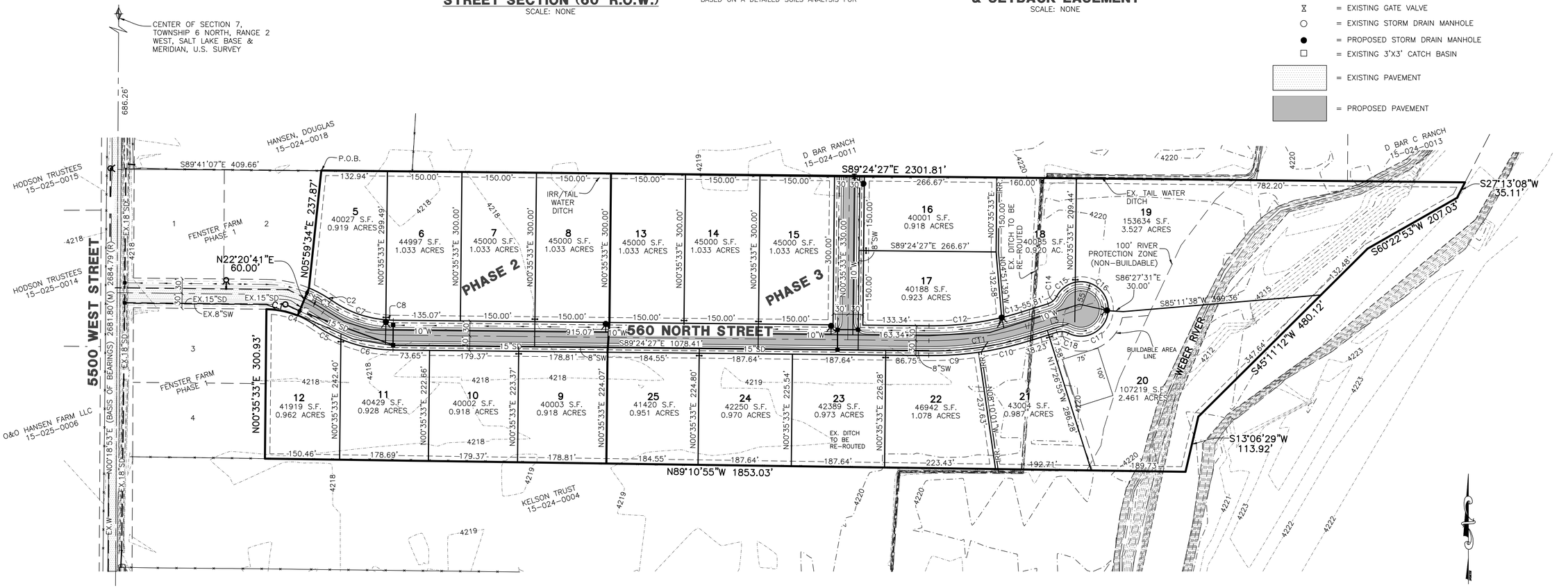
STREET SECTION (60' R.O.W.)
SCALE: NONE



TYPICAL LOT UTILITY & SETBACK EASEMENT
SCALE: NONE

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = 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
- IRR = 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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N22°20'41"E	30.00'
L2	N22°20'41"E	30.00'
L3	N72°33'05"E	116.02

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA	RADIAL BEARING-IN	RADIAL BEARING-OUT
C1	170.00'	64.54'	64.15'	32.66'	S78°31'53"E	21°45'09"	S22°20'41"W	S00°35'33"W
C2	230.00'	51.55'	51.44'	25.88'	S61°14'03"E	12°50'31"	S35°11'13"W	S22°20'41"W
C3	200.00'	44.83'	44.73'	22.51'	S61°14'03"E	12°50'31"	S35°11'13"W	S22°20'41"W
C4	170.00'	102.64'	101.09'	52.94'	S72°06'37"E	34°35'40"	S35°11'13"W	S00°35'33"W
C5	280.00'	61.39'	61.27'	30.82'	N61°05'41"W	12°33'47"	N35°11'13"E	N22°37'26"E
C6	280.00'	107.67'	107.00'	54.51'	N78°23'31"W	22°01'54"	N22°37'26"E	N00°35'33"E
C7	220.00'	117.89'	116.48'	60.40'	S70°09'52"E	30°42'10"	N35°11'13"E	N04°29'03"E
C8	220.00'	14.94'	14.94'	7.47'	S87°27'42"E	3°53'31"	N04°29'03"E	N00°35'33"E
C9	659.91'	100.93'	100.84'	50.57'	N86°12'54"E	8°45'48"	N00°35'48"E	N08°10'01"W
C10	659.91'	106.91'	106.79'	53.57'	S77°11'32"W	9°16'55"	N08°10'01"W	N17°26'55"W
C11	629.91'	198.34'	197.53'	100.00'	S81°34'19"W	18°02'28"	N00°35'33"E	N17°26'55"W
C12	599.91'	147.41'	147.04'	74.08'	S83°33'11"W	14°04'43"	N00°35'33"E	N13°29'10"W
C13	599.91'	41.49'	41.48'	20.75'	S74°31'57"W	3°57'45"	N13°29'10"W	N17°26'55"W
C14	30.00'	23.61'	23.01'	12.46'	N50°00'06"E	45°05'57"	N17°26'55"W	N62°32'52"W
C15	55.00'	48.44'	46.89'	25.92'	S52°41'08"W	50°28'01"	S12°04'51"E	S62°32'52"E
C16	55.00'	101.39'	87.63'	72.49'	N49°16'11"W	105°37'20"	N86°27'31"W	S12°04'51"E
C17	55.00'	109.54'	92.31'	84.87'	N60°35'45"E	114°06'32"	N27°39'01"E	N86°27'31"W
C18	30.00'	23.61'	23.01'	12.46'	S84°53'57"E	45°05'57"	S27°39'01"W	S17°26'55"E

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 2301.81 FEET; THENCE S27°13'08"W 35.11 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 1853.03 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 1,189,245 SQUARE FEET OR 27.301 ACRES MORE OR LESS

NOTES:

1. CONTOURS ARE SHOW IN 1 FOOT INTERVALS.
2. CONNECT EXISTING STORM DRAIN AND WATER TO EXISTING LINES IN PHASE 1
3. SOME EXISTING DITCHES WILL BE RE-ROUTED AND PIPED.
4. NEW DITCHES WILL BE PROPOSED FOR IRRIGATION

100 0 100 200 300
Scale: 1" = 100'

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

Fenster Farm Subdivision Phases 2 & 3

Weber County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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
HVAC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Revised: 7/9/18

Fenster Farm Subdivision Phases 2 & 3
PART OF THE SE QUARTER OF SECTION 7, T.6N., R.2W., S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Design

Project Info.
Engineer: N. Reeve
Designer: C. Cave
Begin Date: 5-16-17
Name: FENSTER FARM PHASES 2 & 3
Number: 1714-26

Sheet 1 of 1 Sheets

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