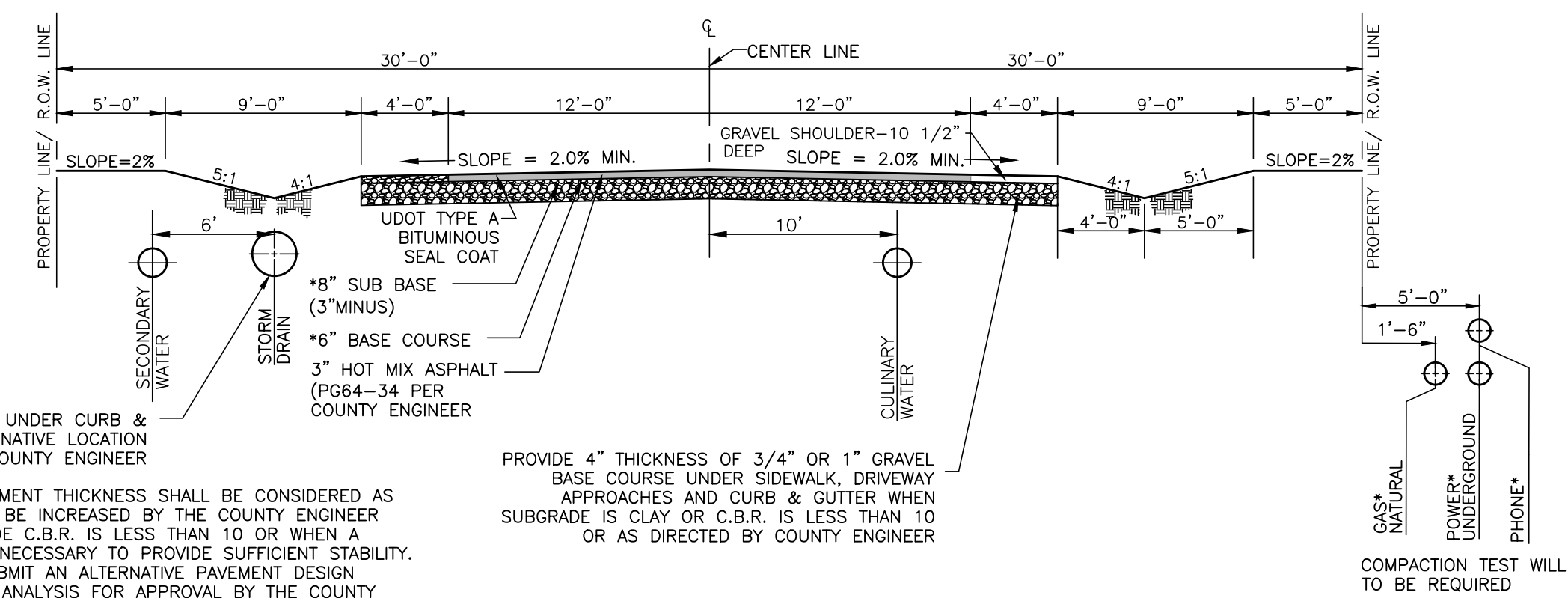


VICINITY MAP
SCALE: NONE

LEGEND

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



STORM DRAIN UNDER CURB & GUTTER OR ALTERNATIVE LOCATION APPROVED BY THE COUNTY ENGINEER

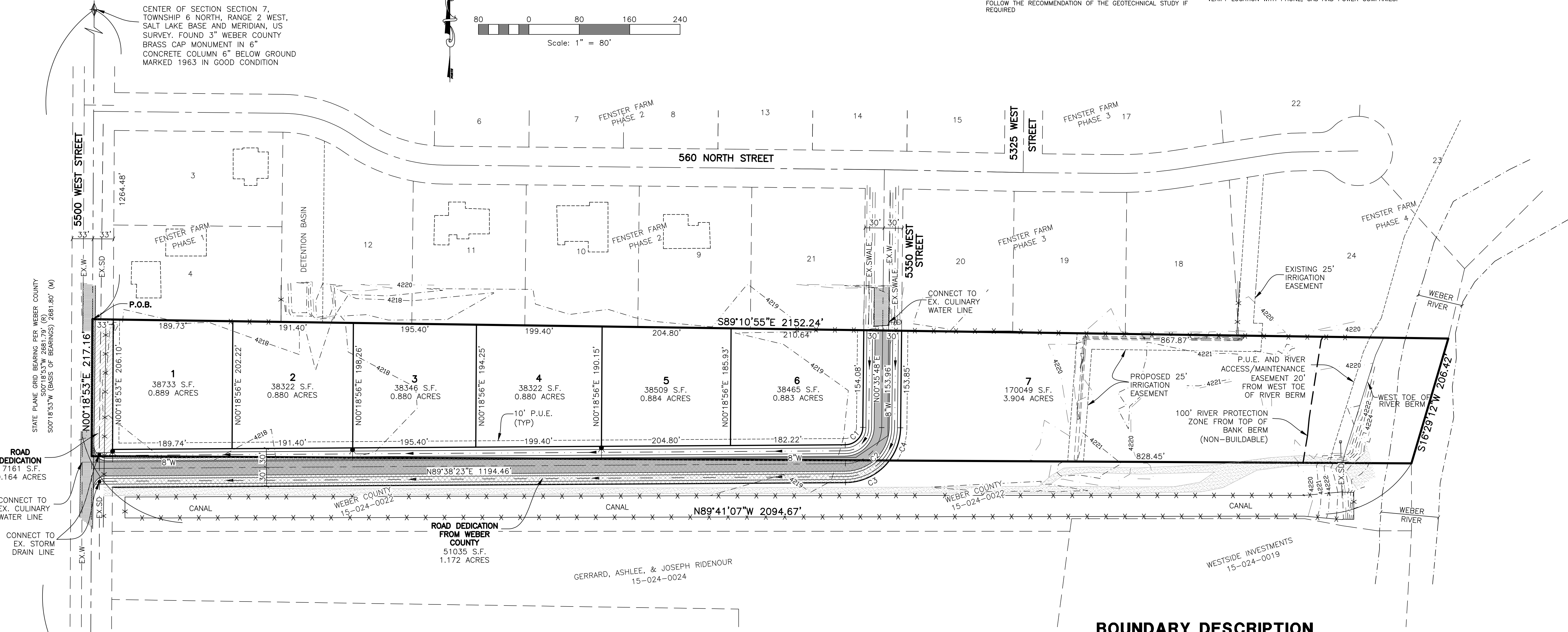
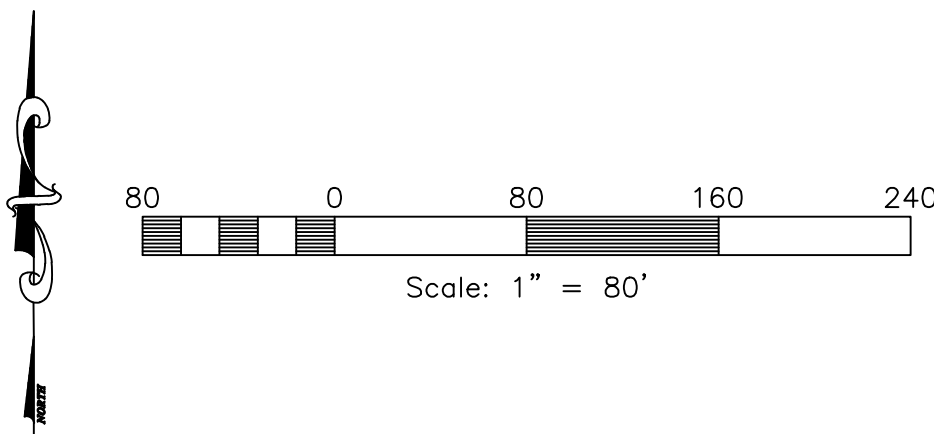
NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL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

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

NOTE: ALL EXCAVATIONS, COMPACTIONS AND SECTIONS SHALL FOLLOW THE RECOMMENDATION OF THE GEOTECHNICAL STUDY IF REQUIRED

**VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

CENTER OF 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



STATE PLANE GRID BEARING PER WEBER COUNTY
S00718'53"W 2681.79' (R) 2681.80' (M)
S00718'53"W (BASIS OF BEARINGS) 2681.80' (M)

ROAD DEDICATION
7161 S.F.
0.164 ACRES

CONNECT TO EX. CULINARY WATER LINE

CONNECT TO EX. STORM DRAIN LINE

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

NOTES

- LOTS WILL HAVE SEPTIC TANKS
- CONTOURS ARE SHOWN IN 1 FOOT INTERVALS
- PROJECT IS DESIGNED BY LOT AVERAGING
AVERAGE LOT SIZE: 57,249 S.F.
1.31 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	28.00'	43.51'	39.27'	27.54'	S45°07'05"W	89°02'36"
C2	58.00'	90.14'	81.34'	57.04'	S45°07'05"W	89°02'36"
C3	88.00'	80.98'	78.16'	43.61'	N63°16'33"E	52°43'40"
C4	88.00'	55.78'	54.85'	28.86'	N18°45'15"E	36°18'55"

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 S00718'53"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.

Developer:

Derrick Oman
1990 N. 2000 W.
Farr West City, UT. 84404
(801) 430-1263

Warren Estates Subdivision

Weber County, Utah

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 430-1200 www.reeve-associ.com

IRA

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Warren Estates Subdivision

PART OF THE SE 1/4 OF SECTION 7, T.6N., R.2W., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan

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Project Info.
Engineer: **J. Nate Reeve**
Planner: **Chris J. Cave**
Designer: **Emilee Roche**
Begin Date: 08/26/2021
Name: **WARREN ESTATES**
Number: 6600-03