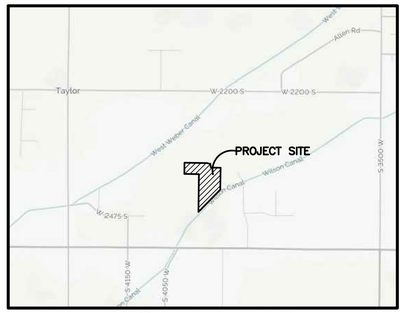
Reeve & Associates, Inc. - Solutions You Can Build On



VICINITY MAP

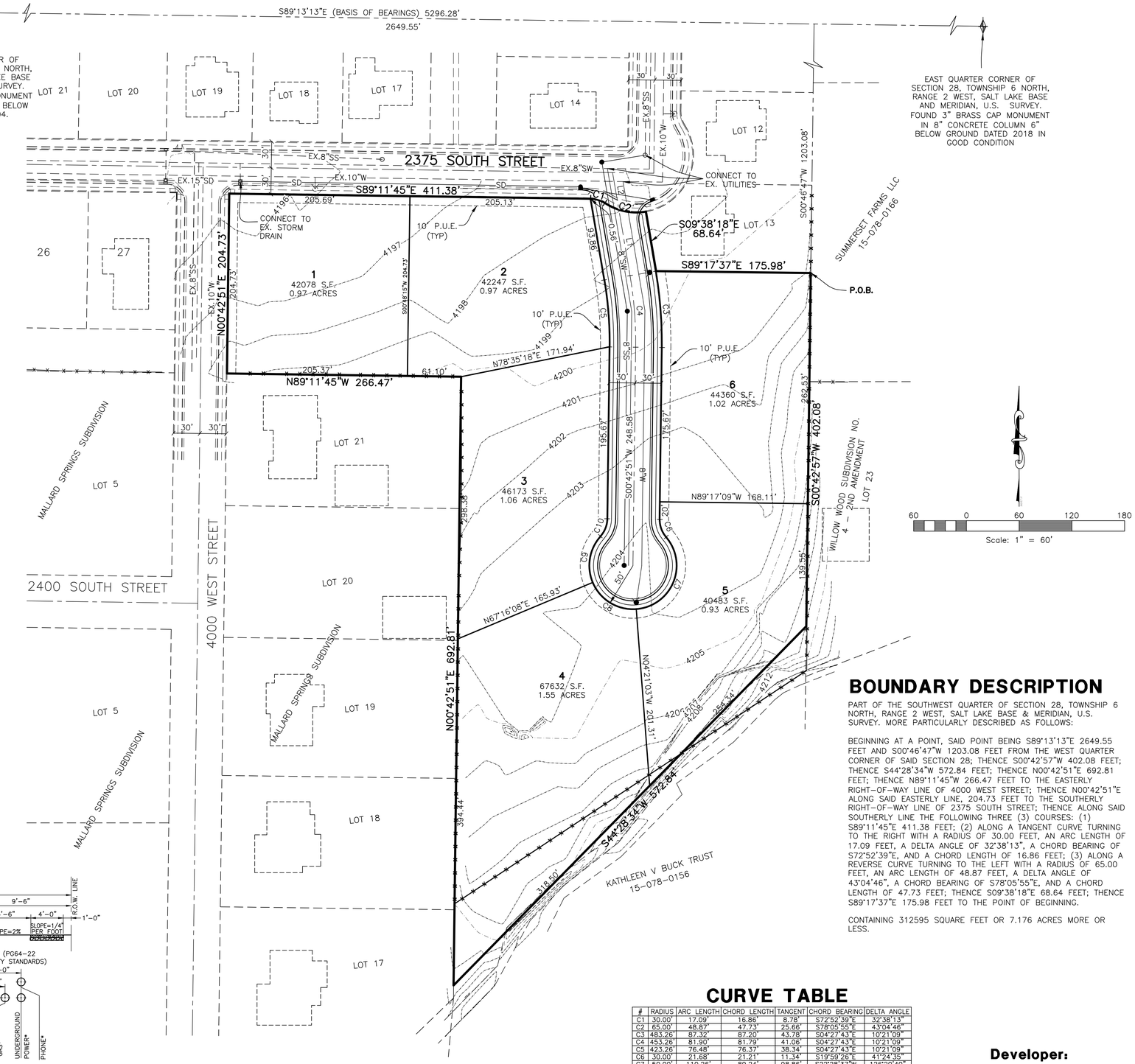
SCALE: NONE

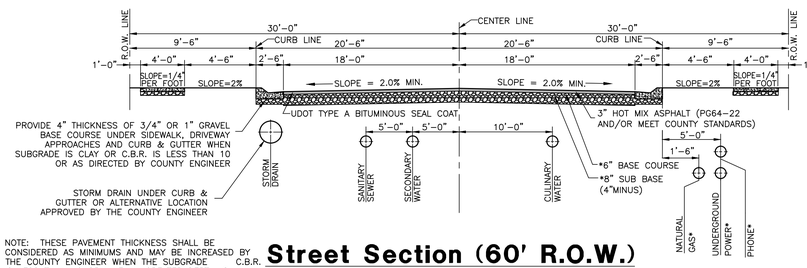
LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = CENTERLINE
- = EASEMENTS
- = SECTION TIE LINE
- SS = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SW = PROPOSED SECONDARY WATER LINE
- EX.SW = PROPOSED SECONDARY WATER 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
- = EXISTING FENCE LINE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = EXISTING CATCH BASIN
- P.U.E. = PUBLIC UTILITY EASEMENT
- = EXISTING STRUCTURE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°38'18"W	75.98'
L2	N09°38'18"W	42.85'





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

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	30.00'	17.09'	16.86'	8.78'	S72°52'39"E	32°38'13"
C2	65.00'	48.87'	47.73'	25.66'	S78°05'55"E	43°04'46"
C3	483.26'	87.32'	87.20'	43.78'	S04°27'43"E	10°21'09"
C4	453.26'	81.90'	81.79'	41.06'	S04°27'43"E	10°21'09"
C5	423.26'	76.48'	76.37'	38.34'	S04°27'43"E	10°21'09"
C6	30.00'	21.68'	21.21'	11.34'	S19°59'26"E	41°24'35"
C7	50.00'	110.26'	89.24'	98.86'	S22°28'37"W	126°20'40"
C8	50.00'	62.50'	58.51'	36.07'	N58°32'28"W	71°37'11"
C9	50.00'	56.60'	53.62'	31.76'	N09°41'47"E	64°51'18"
C10	30.00'	21.68'	21.21'	11.34'	N21°25'08"E	41°24'35"

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°13'13"E 2649.55 FEET AND S00°46'47"W 1203.08 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE S00°42'57"W 402.08 FEET; THENCE S44°28'34"W 572.84 FEET; THENCE N00°42'51"E 692.81 FEET; THENCE N89°11'45"W 266.47 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 4000 WEST STREET; THENCE N00°42'51"E ALONG SAID EASTERLY LINE, 204.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 2375 SOUTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S89°11'45"E 411.38 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 17.09 FEET, A DELTA ANGLE OF 32°38'13", A CHORD BEARING OF S72°52'39"E, AND A CHORD LENGTH OF 16.86 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 48.87 FEET, A DELTA ANGLE OF 43°04'46", A CHORD BEARING OF S78°05'55"E, AND A CHORD LENGTH OF 47.73 FEET; THENCE S09°38'18"E 68.64 FEET; THENCE S89°17'37"E 175.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 312595 SQUARE FEET OR 7.176 ACRES MORE OR LESS.

Developer:

Doug Hamblin
Hamblin Investments
P.O. Box 625
Roy, UT. 84067
(801) 725-3782

Cameron Pointe Subdivision

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

REVISIONS

DATE	DESCRIPTION

Project Info.

Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 8-26-21
Name: CAMERON POINTE
Number: 3442-A48

Sheet 1 of 1 Sheets

Cameron Pointe Subdivision
PART OF THE SW 1/4 OF SECTION 28, T.6N., R.2W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan

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