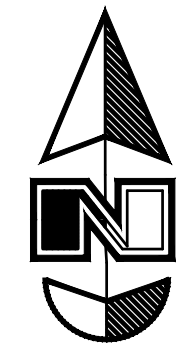
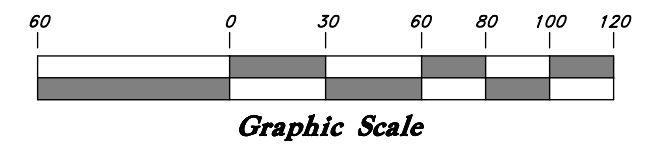


Favero's Legacy Cluster Subdivision - Phase 1

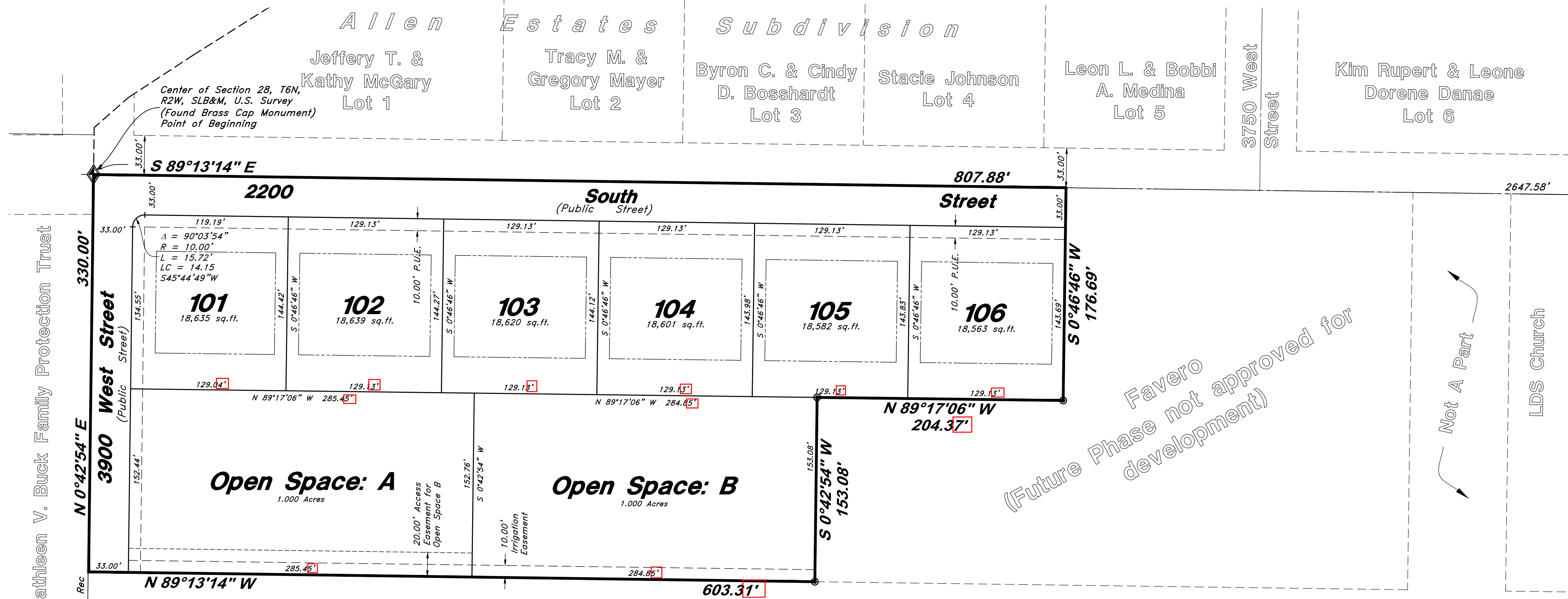
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
September 2016



Scale: 1" = 60'



VICINITY MAP
(Not to Scale)



NARRATIVE
This Subdivision Plat was requested by Mr. Bob Favero for the purpose of creating seven (6) residential Lots and two (2) Open Space Parcels.
Brass Cap Monuments were found at the East Quarter Corner and the Southeast Corner of Section 28, T6N, R2W, SLB&M.
A line bearing South 0°36'20" West between these two monuments was used as the Basis of Bearings.
Property Corners will be set as depicted on this plat once the construction is complete.
If Curb and Gutter is installed, "Rivets will be set in the Top Back of Curb on the extension of the Property Line."
If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.

ZONING INFORMATION
This property is Zoned A-1 (Agricultural for dwellings) and has the following building setbacks:
Front Yard = 20 feet
Other Main = 30 feet
Side Yard = 8 feet (Dwelling)
Other Main Building (20 feet)
Side Facing Street on Corner Lot (20 feet)
Rear Yard = 20 feet
Other Main = 30 feet
Building Height = 1 Story building (40 feet maximum)

Southeast Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

FLOOD PLAIN
This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

TAYLOR WEST WEBER WATER
This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this _____ day of _____, 2016.

HOOPER WATER IMPROVEMENT DISTRICT
This is to certify that this subdivision plat was duly approved by Hooper Water Improvement District.
Signed this _____ day of _____, 2016.

EASEMENT TO USE IRRIGATION SYSTEM
Grantor: WILSON IRRIGATION COMPANY
Grantee: UTAH WATER AND POWER BOARD
Dated: October 23, 1961
Recorded: December 29, 1961
Entry No: 371379
Book/Page: 699/184
PERTAIN TO SITE??

ACKNOWLEDGMENT
State of Utah } ss
County of _____ }
The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by Bob Favero.
Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____
Print Name

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.
Signed this _____ day of _____, 2016.
Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the commissioners of Weber County, Utah.
Signed this _____ day of _____, 2016.
Chairman, Weber County Commission

WEBER COUNTY SURVEYOR
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monument on record in County Offices. The approval of this plat by the Weber County Surveyor does not relieve the licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2016.
Weber County Surveyor

WEBER-MORGAN HEALTH DEPARTMENT
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.
Signed this _____ day of _____, 2016.
Director - Weber Morgan Health Department

OWNERS DEDICATION
We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets, as shown on this plat and name said tract of land Favero's Legacy Cluster Subdivision - Phase 1 and hereby dedicate, grant and convey to Weber County, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips designated as Public Utility Easements (P.U.E.) for public utilities and drainage purposes, as shown hereon, the same to be used for installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Weber County, with no buildings or structures being erected within such easements.
We also dedicate to the owners of Parcels A & B those certain strips for designated as Irrigation Easements, the same to be used for installation, maintenance and operation of irrigation ditches, piping and fall water drainage, as may be authorized by said owners.
We also hereby dedicate, and grant to the Owners of Open Space B, all those parts or portions of said tract of land designated as Access Easement for Open Space B, the same to be used for vehicular and pedestrian access ~~for agricultural purposes.~~

Signed this _____ Day of _____, 2016.
- Bob Favero -
MORE THAN ONE OWNER
Bob Favero - Owner

WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this _____ day of _____, 2016.
Weber County Engineer

WEBER COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Ordinance applicable thereto and now in force and affect.
Signed this _____ day of _____, 2016.
Weber County Attorney

East Quarter Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

- Legend**
- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - Fence
 - Set Hub & Tack
 - A will be set Nail in Curb
 - Extension of Property
 - Set 5/8"x 24" Long Rebar & Cap w/ Lathe
 - Road Dedication

Southeast Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

DESCRIPTIONS
A part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:
Beginning at the Center of said Section 28, and running thence South 89°13'14" East 807.88 feet along the Section line; thence South 0°46'46" West 176.69 feet; thence North 89°17'06" West 204.37 feet; thence South 0°46'46" West 153.08 feet; thence North 89°13'14" West 603.31 feet to the Quarter Section line; thence North 0°42'54" East 330.00 feet along said Quarter Section line to the point of beginning.
Contains 5.400 Acres

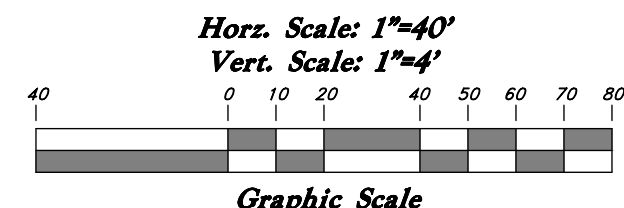
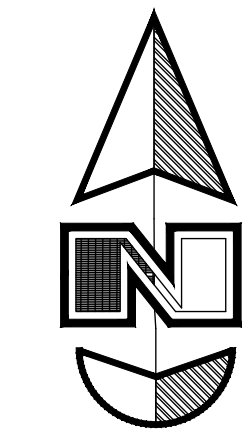
SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described, hereon, in accordance with Section 17-23-17 and that I have verified all measurements shown hereon, this plat of Favero's Legacy Cluster Subdivision - Phase 1 in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.
Signed this _____ day of _____, 2016.
6242920
License No. Andy Hubbard

The Registered Land Surveyors certification on such plats shall indicate that all lots meet the requirements of the Land Use Code. WCO 106-1-8(c)(1)

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

TENTATIVE FINAL





- NOTES**
- All construction shall conform to Weber County standards and specifications.
 - All Construction on the Irrigation Line shall meet or exceed Davis & Weber Canal Company Standards and Specifications.
 - Underground utility piping materials will meet or exceed West Point City Standards.
 - Culinary water services will be 3/4" Dia. C-900 DR14 PVC to be centered on the frontage and extended 10' beyond the right of way line.
 - Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
 - 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
 - Saw Cut Existing Asphalt to provide a smooth clean edge.
 - All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
 - Thrust block all water line fittings.
 - All inlet grates shall be bicycle safe.
 - All fire hydrants and access roads shall be installed before prior to any construction of any buildings.
 - All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
 - Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
 - Curb & gutter installed along 2200 South Street will be set to insure a 1.5% minimum/3.0% Maximum cross slope from edge of asphalt. Contractor to verify prior to construction of curb.
 - An excavation permit is required for all work done within the existing Right of Way.
 - A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
 - All improvements need to be either installed or escrowed prior to recording of the subdivision.
 - If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.

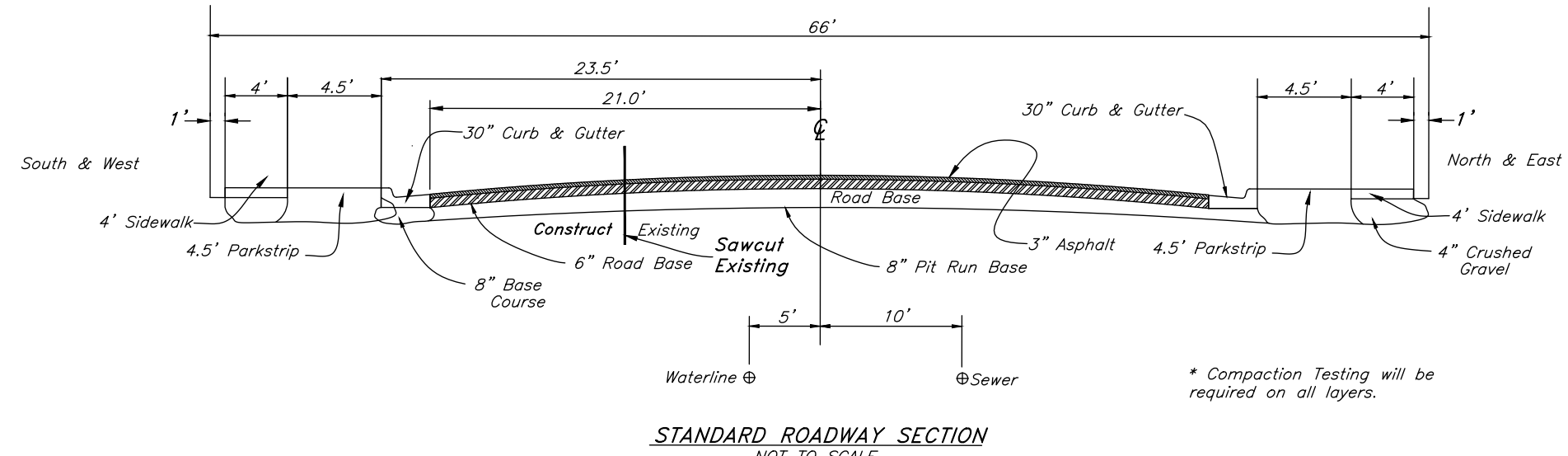
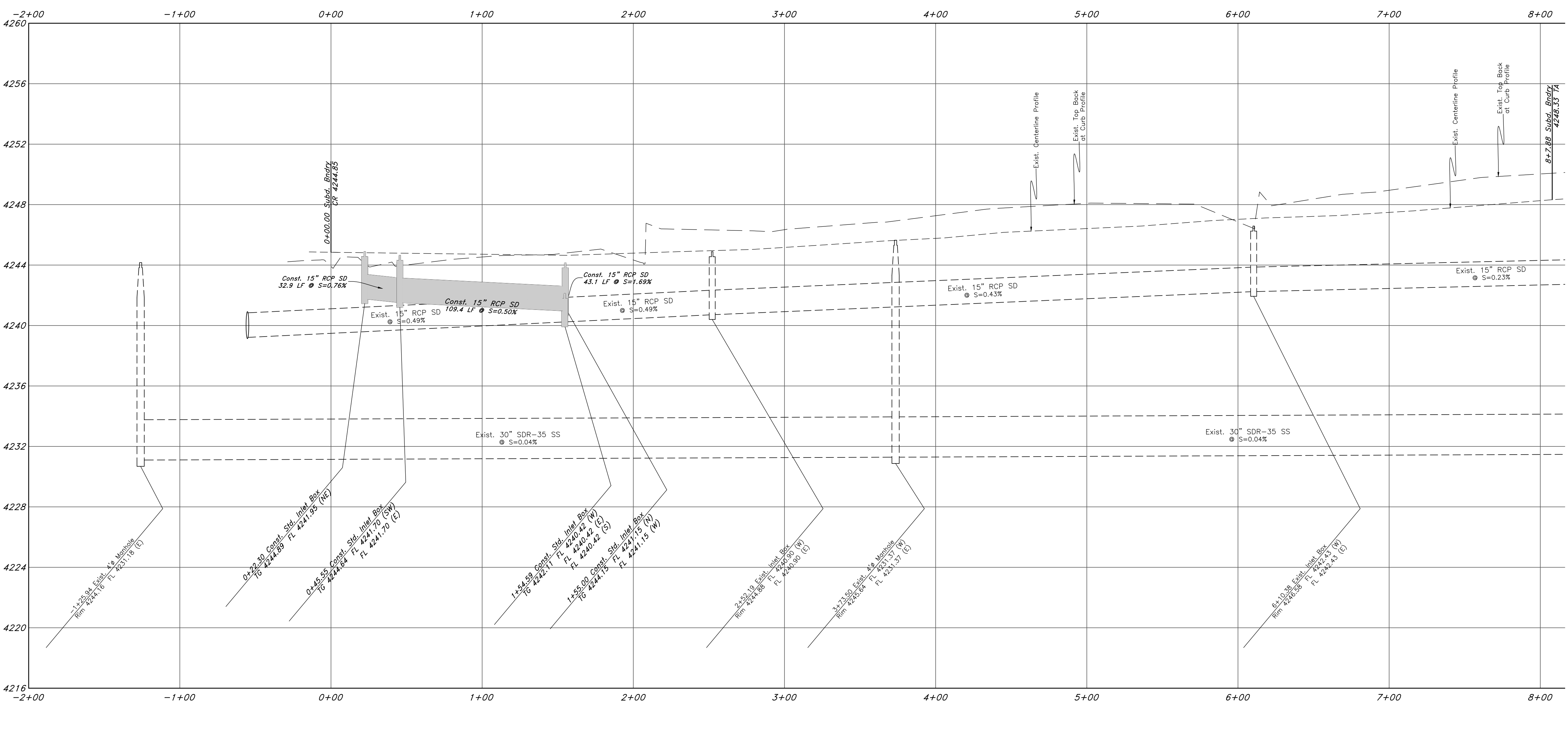
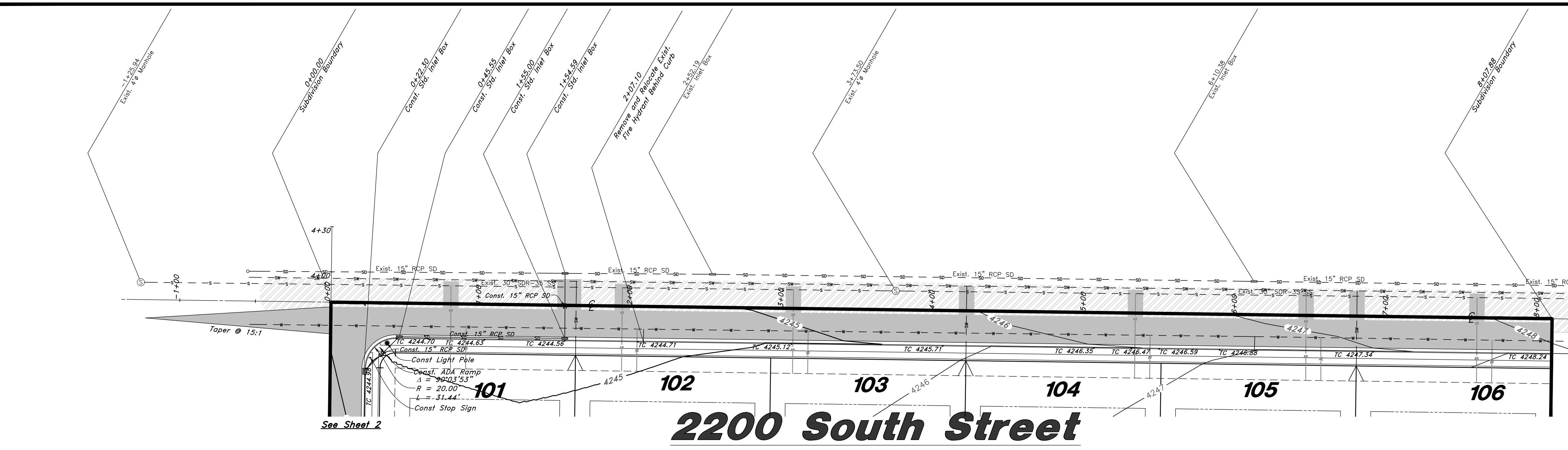
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flapline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- CP
- Reinforced Concrete Pipe
- DI
- PVC
- Polyvinyl Chloride
- Top of Asphalt
- EA
- CL
- FL
- Flowline
- Finish Floor
- TC
- Top of Curb
- TWL
- Top of Wall
- TW
- Top of Walk
- TCN
- Top of Concrete
- Natural Ground
- NG
- Finish Grade
- FG
- Match Existing
- ME
- Fire Department Connection
- FDC
- Finish Contour
- 90-
- Exist. Contour
- 95.3374
- Exist. Grade
- 95.7214
- R
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree



1-800-862-4111



CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

TENTATIVE FINAL

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 400 SOUTH 1500 WEST, SALT LAKE CITY, UTAH 84115
 WWW.GREATBASINENGINEERING.COM

Plan and Profile

Favero's Legacy Subdivision

2200 South 3500 West
 Weber County, Utah

A part of Section 28, T6N, R2W, S16&M, U.S. Survey

25 Jul, 2016

SHEET NO. **1**

02N302

