

Favero's Legacy Cluster Subdivision - Phase 2

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
February 2018



VICINITY MAP
(Not to Scale)

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 License 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 2 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. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2019.

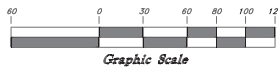
6242920

License No.

Andy Hubbard



Scale: 1" = 60'



Legend

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

Southeast Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Weber County 3" Brass Cap Monument)

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Favero's Legacy Cluster Subdivision - Phase 2 and do hereby grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as Open Space parcels to be used for agricultural, recreational and open space purposes and grant and dedicate to Weber County a perpetual right and easement on and over the Open Space parcels for agriculture preservation easements to guarantee to Weber County that the Open Space parcels remain open and undeveloped except for approved agricultural, recreational, and open space purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Signed this _____ Day of _____, 2019.

- Robert L. Favero -

- Roger K. Favero -

by Robert L. Favero as Attorney in Fact

Robert L. Favero - Owner

Roger K. Favero - Owner

- Giovanni D. Favero -
by Robert L. Favero as Attorney in Fact

Giovanni D. Favero - Owner

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

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 Northeast corner of Favero's Legacy Cluster Subdivision - Phase 1 (Book 81, Page 12) said point is 807.88 feet South 89°13'14" East along the Section Line from the Center of said Section 28; and running thence South 89°13'14" East 369.63 feet; thence South 0°46'46" West 330.00 feet; thence North 89°13'14" West 573.83 feet to the Easterly Line of Favero's Legacy Cluster Subdivision - Phase 1 - 1st Amendment (Book 83, Page 56); thence North 0°42'54" East 153.08 feet along said Easterly Line to the South Boundary line of Favero's Legacy Cluster Subdivision - Phase 1 (Book 81, Page 12); thence along said South and East Boundary lines the following two (2) courses: (1) South 89°17'06" East 204.37 feet and (2) North 0°46'46" East 176.69 feet to the point of beginning.

Contains 3.517 Acres

CURVE DATA				
Curve	Delta	Radius	Length	Chord Bearing
(C1)	90°00'00"	10.00	15.71	14.14' S 44°13'14" E
(C7)	90°00'00"	10.00	15.71	14.14' S 45°46'46" W

Southeast Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Weber County 3" Brass Cap Monument flush with the road, dated 1963)

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office has been satisfied. The approval for 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 _____, 2019.

Weber County Surveyor

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 effect.

Signed this _____ day of _____, 2019.

Weber County Attorney

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 _____, 2019.

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 this _____ day of _____, 2019.

Chairman, Weber County Commission

Attest: _____

Title: _____

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 _____, 2019.

Weber County Engineer

NOTE

- Property is subject to a 20.0 foot wide Storm Drain Easement of an undisclosed location per Storm Water Document Entry #2710617.
- Open Space parcels within this development which are less than ten (10) acres in area may only be owned by an owner of a lot within this development.
- The open space parcel owner, whether an individual or an association, shall use, manage, and maintain the owner's parcel in a manner that is consistent with the approved Open Space Preservation Plan.
- Building Size within the Buildable Area is limited by Restrictions within the Open Space Preservation Plan.

NARRATIVE

This Subdivision Plat was requested by Mr. Bob Favero for the purpose of creating four (4) residential Lots and one (1) Open Space Parcel.

Brass Cap Monuments were found at the East 1/4 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.

AGRICULTURE OPERATION AREA NOTE

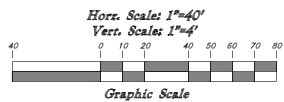
Agriculture is the preferred use in the agriculture zones. Agriculture operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

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)

Will need an easement on the temporary turnaround.





Storm drain boxes need to be combo boxes

Will need to get approval of connection from Central Weber as well and pay for inspection. Show detail.

Where does the existing fire hydrant fall?

Improvements will need to extend to subdivision

ADA Ramp to meet APWA Plan 235.1 Example B. Truncated Dome Grey in Color.

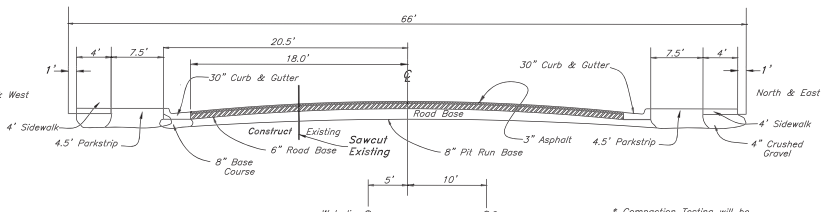
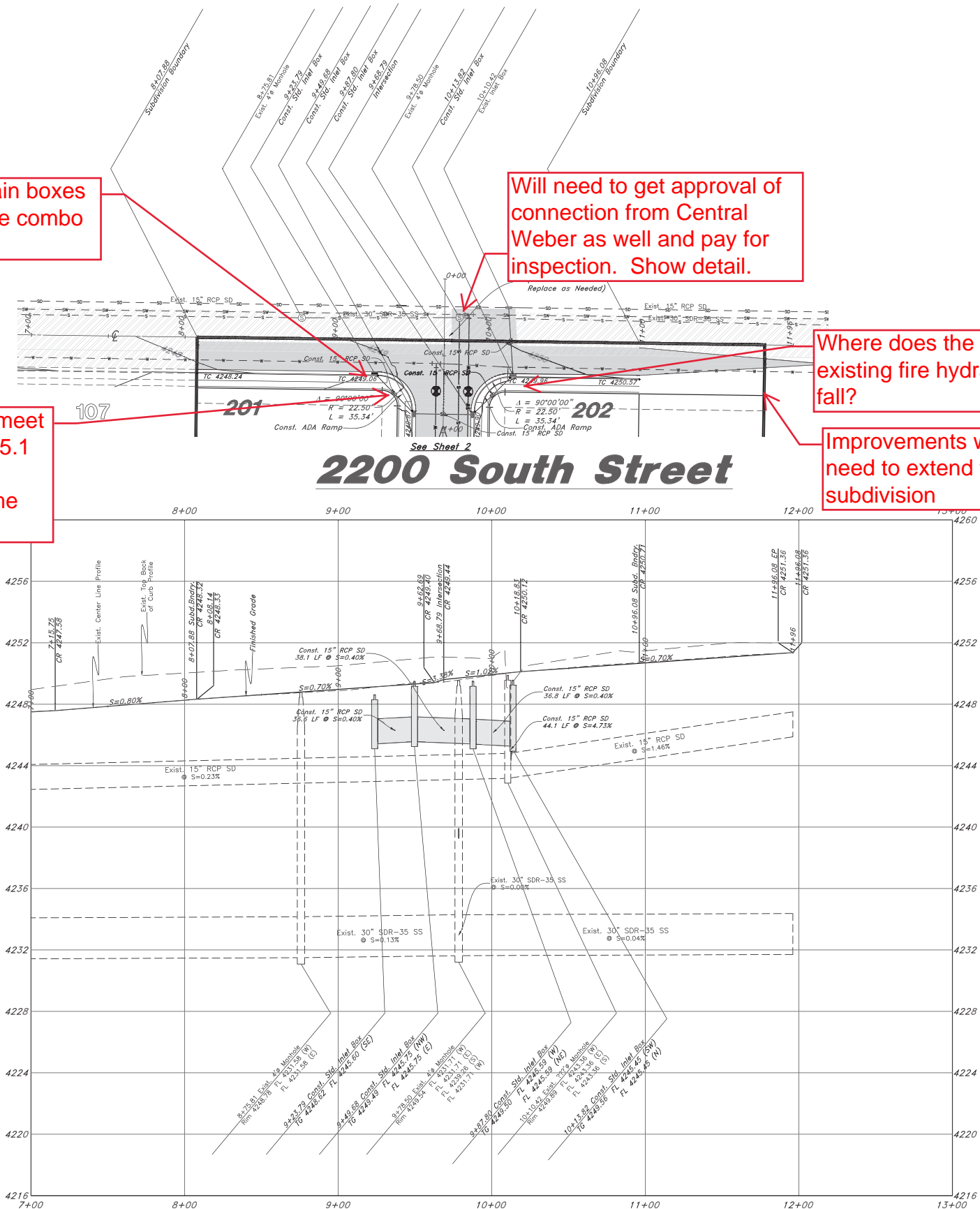
Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
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
Flowline of ditch
Overhead Power line
Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline

Flowline
Finish Floor
Top of Curb
Top of Wall
Top of Walk
Top of Concrete
Natural Ground
Finish Grade
Match Existing
Fire Department Connection
MC
FDC
Exist. Contour
Finish Grade
Exist. Grade
Ridge Line
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Spill Curb & Gutter
Demo Tree

FL
FF
TC
TWL
TW
TCW
NG
FG
MC
FDC
95.337A
95.121A
R
S=0.80%
S=0.23%
S=0.40%
S=0.70%
S=1.46%
S=0.00%
S=0.13%
S=0.04%



STANDARD ROADWAY SECTION

NOT TO SCALE

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.

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.
- 4" 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.
- Fire flow for the subdivision shall be 1000 GPM.
- A provided temporary address marker must be installed at the building site during construction.
- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
- All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
- All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)

- PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3406).
- Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
- Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
- Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

Meet utility co. standards

15" min RCP

Call before you Dig
Avoid cutting underground utility lines. It's costly.



1-800-862-4111

GREAT BASIN ENGINEERING

Plan and Profile
Favero's Legacy Cluster Subdivision - Phase 2

25 Jan, 2019

SHEET NO.

1

02N302



Horizontal Scale 1"=40'

Vertical Scale 1"=4'

Graphic Scale

0 10 20 30 40 50 60 70 80

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	FL	Flowline
Water Manhole	FF	Finish Floor
Storm Drain Manhole	TC	Top of Curb
Cleanout	TW	Top of Wall
Electrical Manhole	TCN	Top of Concrete
Catch Basins	NG	Natural Ground
Exist. Fire Hydrant	FC	Finish Grade
Fire Hydrant	MC	Match Existing
Exist. Water Valve	95.337A	Fire Department Connection
Water Valve	95.721A	Exist. Contour
Sanitary Sewer	R	Finish Grade
Culinary Water		Exist. Grade
Gas Line		Ridge Line
Irrigation Line		Existing Asphalt
Storm Drain		New Asphalt
Telephone Line		Heavy Duty Asphalt
Secondary Waterline		Existing Concrete
Power Line		New Concrete
Land Drain		Spill Curb & Gutter
Power pole		Demo Tree
Power pole w/guy		
Light Pole		
Fence		
Flowline of ditch		
Overhead Power line		
Corrugated Metal Pipe		
Concrete Pipe		
Reinforced Concrete Pipe		
Ductile Iron		
Polyvinyl Chloride		
Top of Asphalt		
Edge of Asphalt		
Centerline		

CAUTION NOTICE TO CONTRACTOR

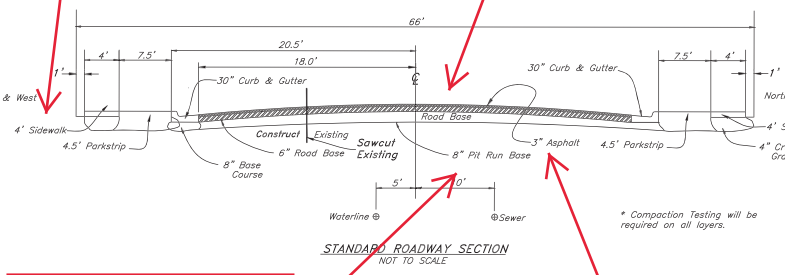
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PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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.

Sidewalk 6" at Driveways.

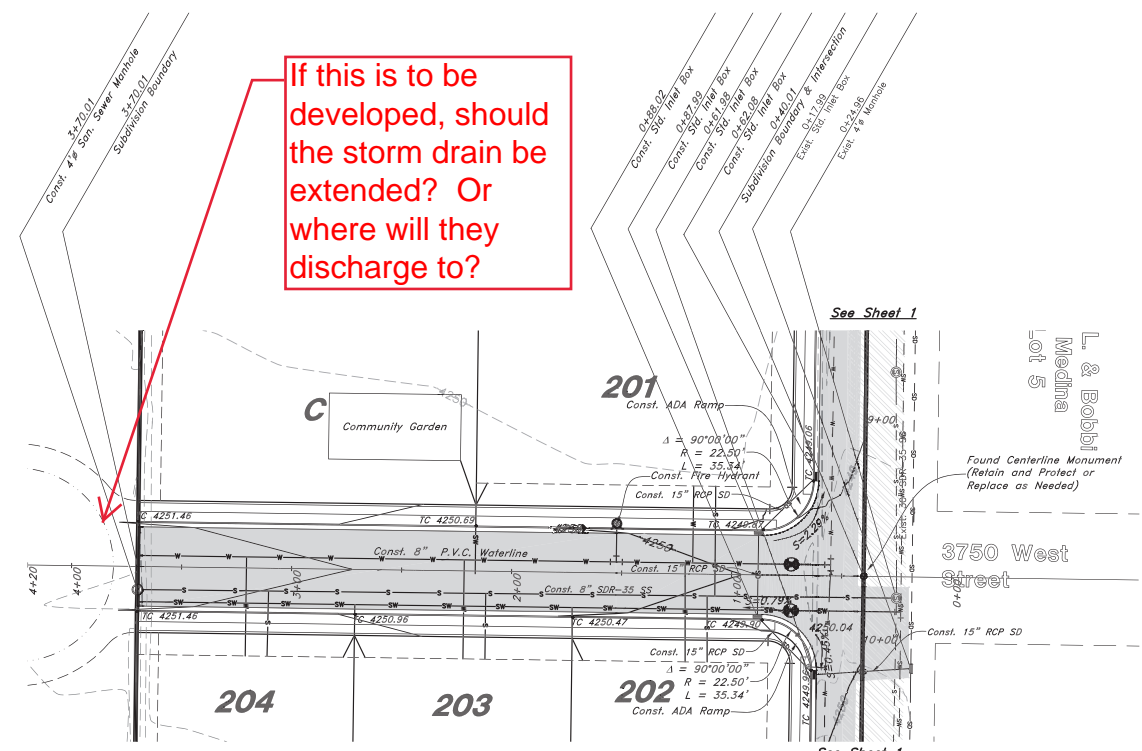
Chip and seal required.



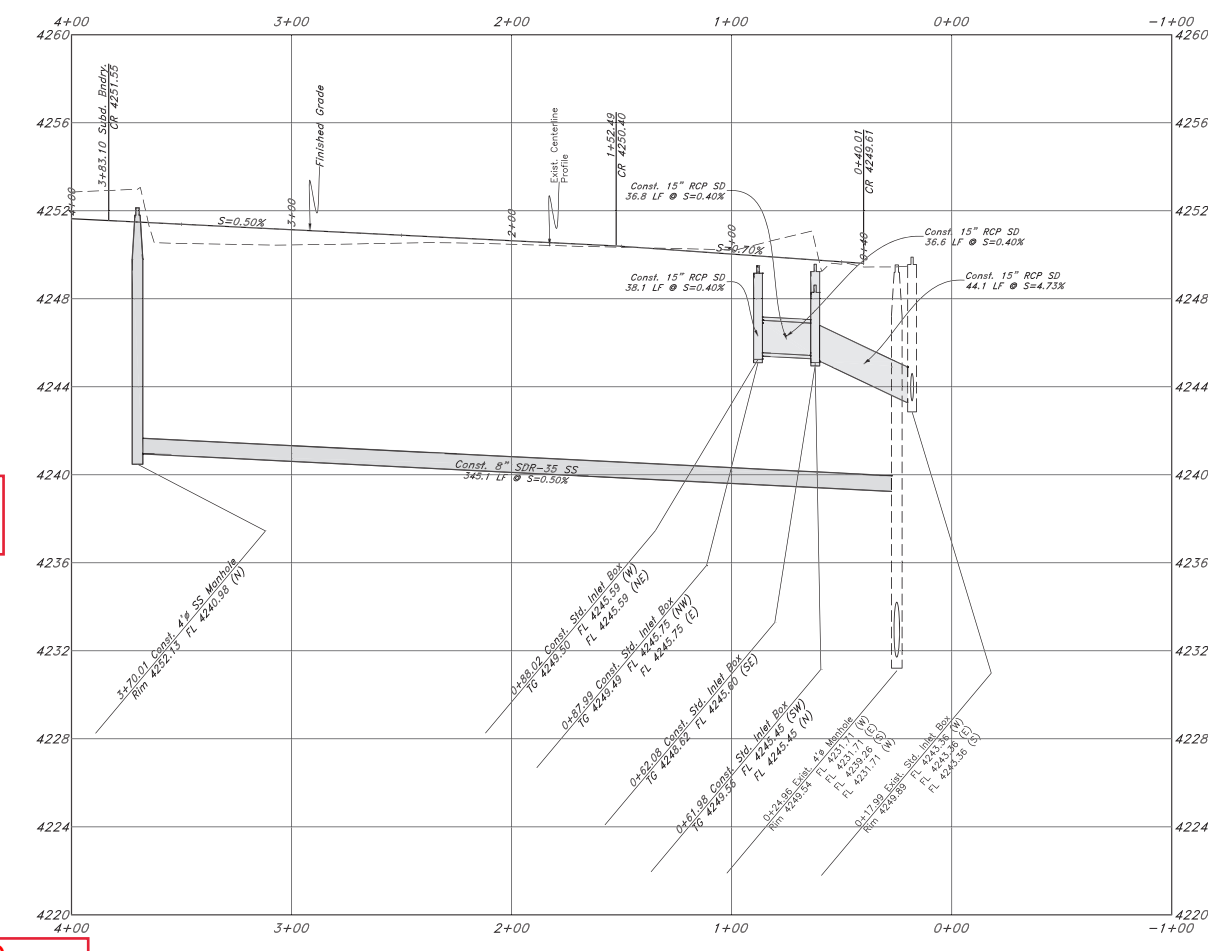
3" minus sub-base

3" Asphalt PG 64-34

If this is to be developed, should the storm drain be extended? Or where will they discharge to?



3750 West Street



NOTES

1. All construction shall conform to Weber County standards and specifications.
2. All Construction on the Irrigation Line shall meet or exceed Davis & Weber Canal Company Standards and Specifications.
3. Underground utility piping materials will meet or exceed West Point City Standards.
4. 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.
5. 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
6. 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
7. Saw Cut Existing Asphalt to provide a smooth clean edge.
8. All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
9. Thrust block all water line fittings.
10. All inlet grades shall be bicycle safe.
11. All fire hydrants and access roads shall be installed before prior to any construction of any buildings.
12. All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
13. 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.
14. Fire flow for the subdivision shall be 1000 GPM.
15. A provided temporary address marker must be installed at the building site during construction.
16. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
17. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
18. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
19. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

GENERAL UTILITY NOTES:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
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UTILITY PIPING MATERIALS:

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CULINARY SERVICE LATERALS

1. 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

1. 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
3. 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)

1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

Call before you Dig
Avoid cutting underground utility lines. It's costly.



TENTATIVE FINAL

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222
WWW.GRETBASINENGINEERING.COM

Plan and Profile

Favero's Legacy Cluster Subdivision - Phase 2

2200 South 3500 West
Weber County, Utah

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

25 Jan, 2019

SHEET NO.

2

02N302

1. All construction shall conform to Weber County standards and specifications.
2. All Construction on the Irrigation Line shall meet or exceed Davis & Weber Canal Company Standards and Specifications.
3. Underground utility piping materials will meet or exceed West Point City Standards.
4. 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.
5. 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
6. 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
7. Saw Cut Existing Asphalt to provide a smooth clean edge.
8. All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
9. Trustor block all water line fillings.
10. All inlet grates shall be bicycle safe.
11. All fire hydrants and access roads shall be installed before any construction of any buildings.
12. All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department's access.
13. 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.
14. Fire flow for the subdivision shall be 1000 GPM.
15. A provided temporary address marker must be installed at the building site during construction.
16. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 25,000 lbs. per sq. ft. as permanent roads.
17. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
18. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed load as permanent roads.
19. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place is acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water line valves, hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans.
10. All sewer and storm water lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

1. 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe - AWWA C-900 Class 150 pipe

1. Pipe material as shown on utility plan view or to meet city standards.

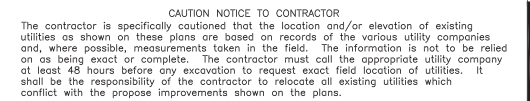
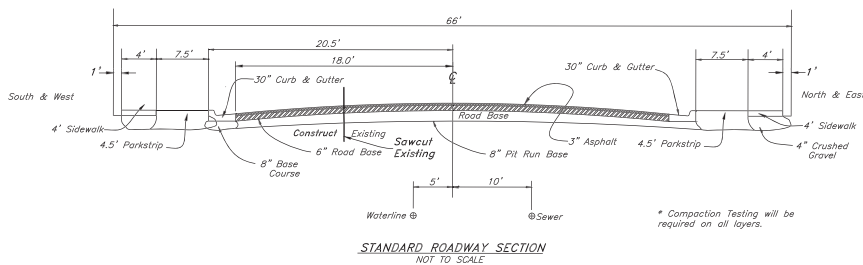
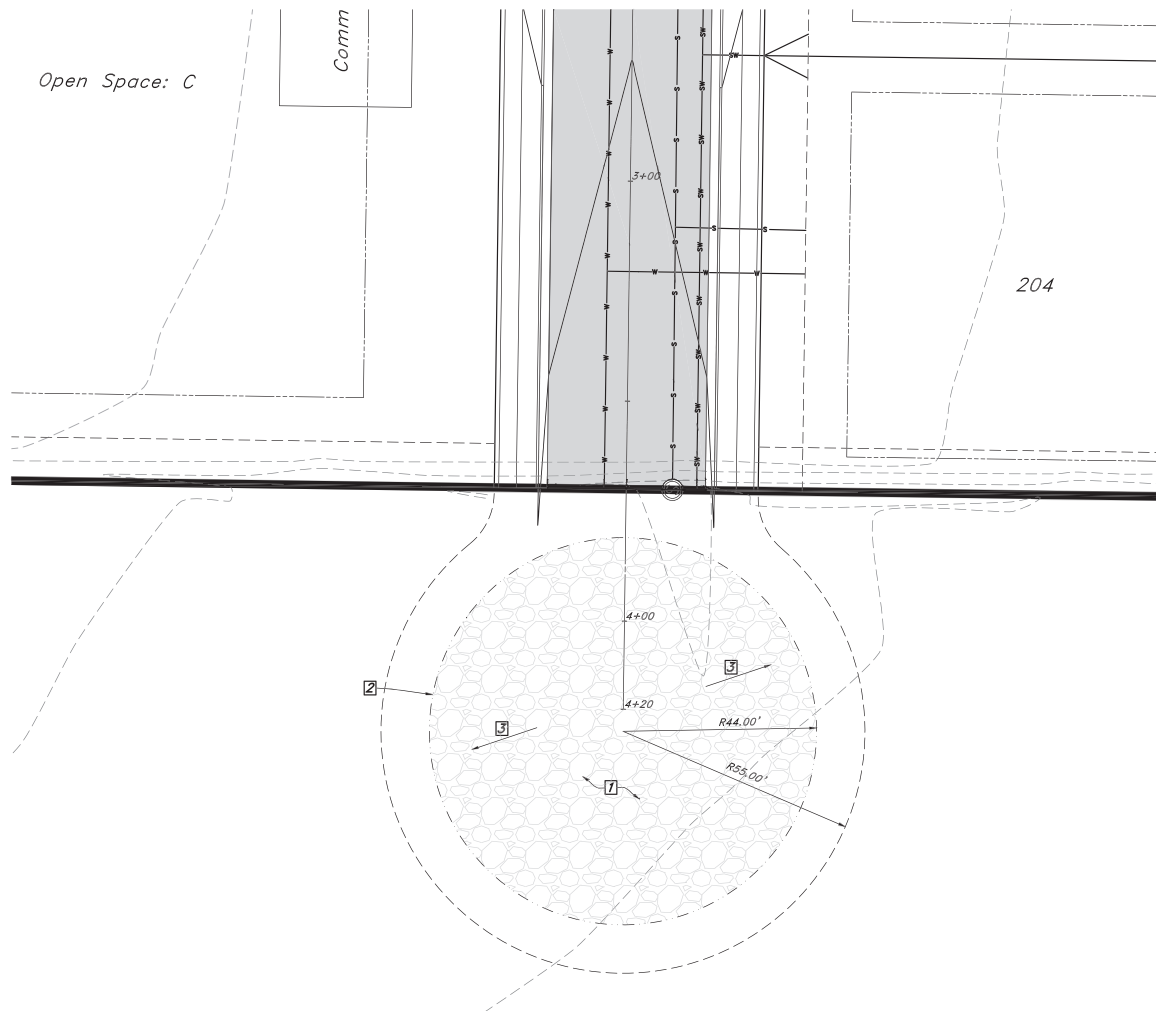
1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

1. 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
3. 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

1. **PLASTIC PIPING MATERIAL:** Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).

2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 6 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Queensland Gas's service areas. Individual gas meters (metallic or plastic) to be installed outside appliances (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

San. Sewer Manhole	(S)	Flowline	FL
Water Manhole	(W)	Finish Floor	FF
Storm Drain Manhole	(SD)	Top of Curb	TC
Cleanout	(C)	Top of Walk	TWL
Electrical Manhole	(E)	Top of Concrete	TW
Catch Basins	(CB)	Natural Ground	TGN
Exist. Fire Hydrant	(FH)	Finish Grade	NG
Exist. Hydrant	(H)	Match Existing	FG
Exist. Water Valve	(V)	Fire Department Connection	ME
Water Valve	(WV)	Finish Colour	FD
Sanitary Sewer	(SS)	Exist. Concrete	—
Culinary Water	(CW)	Finish Grade	95.3374
Gas Line	(G)	Exist. Grade	95.7214
Irrigation Line	(I)	Ridge Line	R
Storm Drain	(SD)	Existing Asphalt	(Hatched Box)
Telephone Line	(TL)	New Asphalt	(Diagonal Lines Box)
Secondary Waterline	(SW)	Heavy Duty Asphalt	(Cross-hatched Box)
Power Line	(P)	Existing Concrete	(Dotted Box)
Fire Line	(F)	New Concrete	(Horizontal Lines Box)
Land Drain	(LD)	Spill Curb & Gutter	(Double Line Box)
Power pole w/guy	(PP)	Demo Tree	(Tree Symbol)
Light Pole	(LP)		
Fence	(X)		
Flowline of ditch	(FL)		
Overhead Power Line	(UHP)		
Corrugated Metal Pipe	(CMP)		
Concrete Pipe	(CP)		
Reinforced Concrete Pipe	(RCP)		
Ductile Iron	(DI)		
Polyvinyl Chloride	(PVC)		
Top of Asphalt	(TA)		
Edge of Asphalt	(EA)		
Centerline	(CL)		



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. The Contractor shall not rely 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.

1. Construct Temporary Turning Area with 8" Depth of Road Base Gravel.
2. Drainage Ditch (Direction of Drainage to be approved by the County Engineer).
3. Slope of Temporary Turnaround Easement to drain at a minimum of 2.0%.

Call before you Dig
Avoid cutting underground utility lines. It's costly.



1-800-662-411

Community Garden Exhibit

Favero's Legacy Cluster Subdivision - Phase 2

2200 South 3500 West
Weber County, Utah
A part of Section 28, T6N. R2W, SLB&M, U.S. Survey

25 Jan, 2019

SHEET NO.

3

02N302