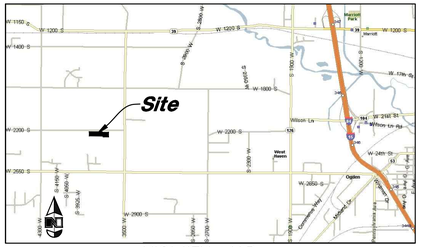
Favero's Legacy Cluster Subdivision - Phase 2

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
October 2019



VICINITY MAP
(Not to Scale)

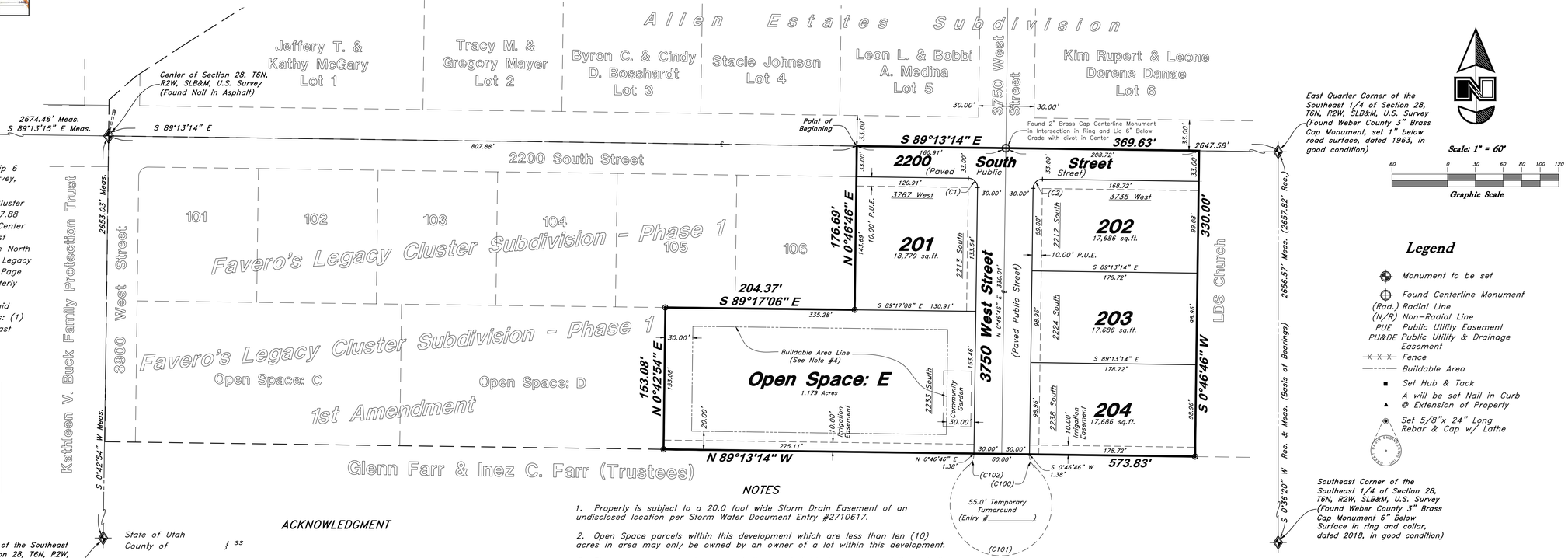
SURVEYOR'S CERTIFICATE

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'

Graphic Scale (60 0 30 60 80 100 120)

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

DESCRIPTION

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 3.519 Acres

CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	90°00'00"	10.00	15.71	14.14'	S 44°13'14" E
(C2)	90°00'00"	10.00	15.71	14.14'	S 45°46'46" W
(C100)	49°59'41"	15.00	13.09	12.68'	S 24°13'04" E
(C101)	279°59'23"	55.00	268.77	70.71'	N 89°13'14" W
(C102)	49°59'41"	15.00	13.09	12.68'	N 25°46'37" E

NOTES

1. Property is subject to a 20.0 foot wide Storm Drain Easement of an undisclosed location per Storm Water Document Entry #2710617.
2. 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.
3. 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.
4. Building Size within the Buildable Area of the Open Space Lot is limited by Restrictions within the Open Space Preservation Plan.

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2016 by Robert L. Favero, Roger K. Favero and Giovanni D. Favero.

Residing At:_____

Commission Number:_____

Commission Expires:_____

_____
A Notary Public commissioned in Utah

_____
Print Name

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 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 Comission

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 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 _____, 2019.

_____
Weber County Attorney

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

OVERALL DEVELOPMENT INFORMATION

10	**Total Lots**
8.919 Acres	**Total Site**
3.179 Acres	**3 Open Space Parcels**
35.6%	**Total Open Space (30% Required)**
11.10%	**Requested Bonus Density**
1.03%	**Additional Lot Density Shown**

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.

The Northerly Line was established by honoring the 2200 South Right-of-Way Line, which follows the bearing along the Centerline and Monument Line between the Center and the East Quarter Corner of Section 28.

The Easterly Line was established by honoring the LDS Church Property.

The Southerly Line was established by honoring the Glenn Farr and Inez C. Farr Trustees Property.

The Westerly Line was established by honoring the Favero's Legacy Cluster Subdivision - Phase 1.

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)

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 -

_____
Robert L. Favero - Owner

- Roger K. Favero -
by Robert L Favero as Attorney in Fact

_____
Roger K. Favero - Owner

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

_____
Giovanni D. Favero - Owner

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Ed Green
2150 North Valley View Drive
Layton Utah, 84040
(801) 540-3400

WEBER COUNTY RECORDER

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

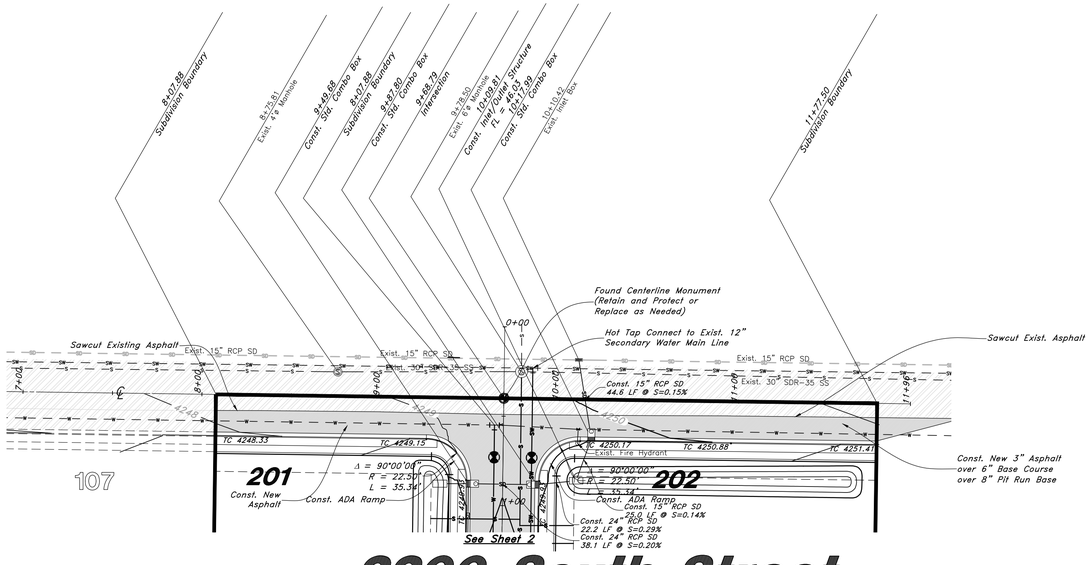
_____
WEBER COUNTY RECORDER

BY:_____
DEPUTY

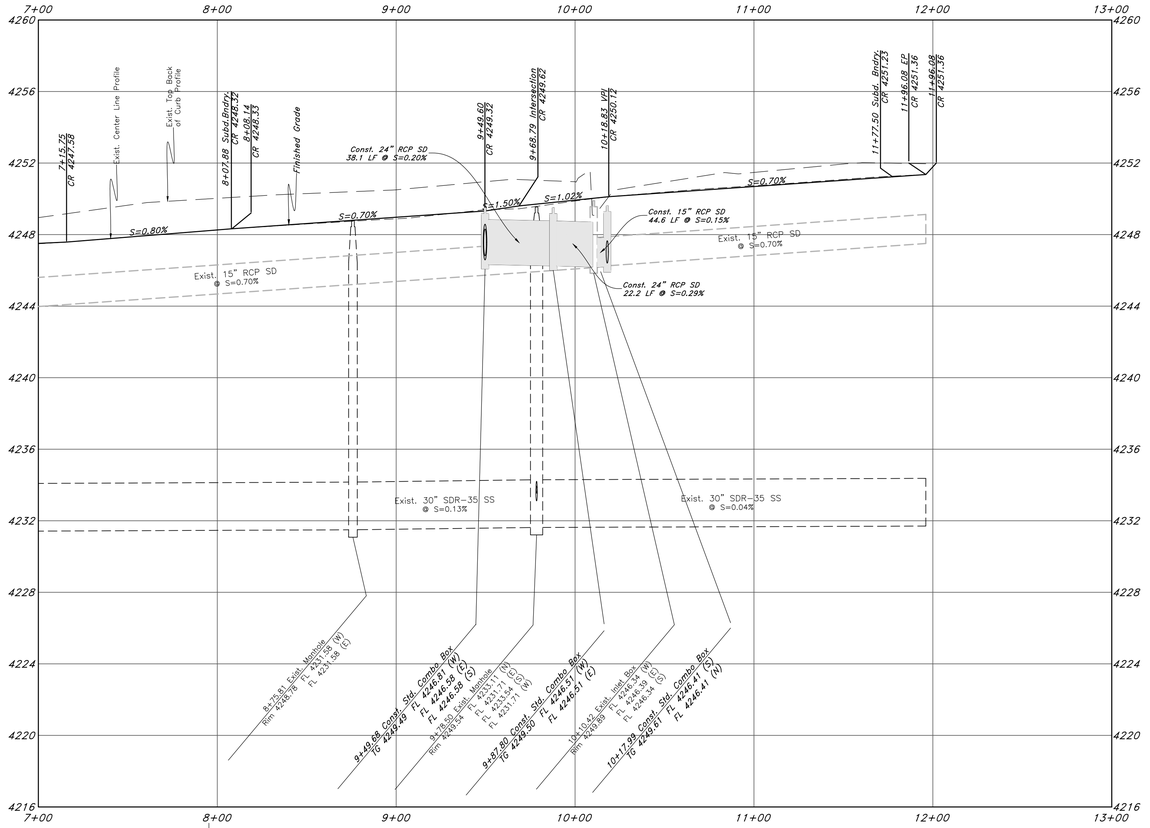
Horz. Scale: 1"=40'
Vert. Scale: 1"=4'

40 0 10 20 40 50 60 70 80

Graphic Scale



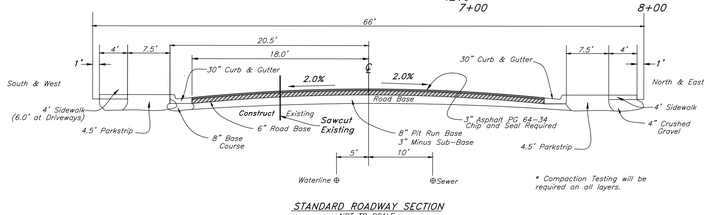
2200 South Street



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Flowline	FL
Water Manhole	W	Finish Floor	FF
Storm Drain Manhole	SD	Top of Curb	TC
		Top of Wall	TWL
Cleanout	CO	Top of Walk	TW
		Top of Concrete	TCN
Electrical Manhole	E	Natural Ground	NG
		Finish Grade	FG
Catch Basins		Match Existing	ME
Exist. Fire Hydrant		Fire Department Connection	FDC
Fire Hydrant		Finish Contour	90
Exist. Water Valve		Exist. Contour	90
Water Valve		Finish Grade	95.35TA
Sanitary Sewer	S	Exist. Grade	95.72TA
Culinary Water	W	Ridge Line	R
Gas Line	G		
Irrigation Line	IW	Existing Asphalt	
Storm Drain	SD		
Telephone Line	T		
Secondary Waterline	SW	New Asphalt	
Power Line	P		
Fire Line	F		
Land Drain	LD	Heavy Duty Asphalt	
Power pole			
Power pole w/guy		Existing Concrete	
Light Pole			
Fence	X		
Flowline of ditch		New Concrete	
Overhead Power line	OHP		
Corrugated Metal Pipe	CMP		
Concrete Pipe	CP	Spill Curb & Gutter	
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI		
Polyvinyl Chloride	PVC		
Top of Asphalt	TA	Demo Tree	
Edge of Asphalt	EA		
Centerline	CL		



STANDARD ROADWAY SECTION
NOT TO SCALE

* Compaction Testing will be required on all layers.

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 propose 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

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 Weber County 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.*
4. *Saw Cut Existing Asphalt to provide a smooth clean edge.*
5. *All Utility trenches within the Street right of way shall have a City approved imported granular backfill.*
6. *Thrust block all water line fittings.*
7. *All inlet grates shall be bicycle safe.*
8. *All fire hydrants and access roads shall be installed before prior to any construction of any buildings.*
9. *All fire hydrants shall be placed with 4 ½ inch connections facing the point of access for the Fire Department Apparatus.*
10. *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.*
11. *Fire flow for the subdivision shall be 1000 GPM.*
12. *A provided temporary address marker must be installed at the building site during construction.*
13. *Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.*
14. *All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.*
15. *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.*
16. *All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.*
17. *All ADA Ramps are to meet APWA Plan 235.1, Example B with Truncated Dome, grey in color.*

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 guffer 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.*
9. *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.*
10. *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.*
11. *Secondary Water system to be constructed to Hooper Irrigation Company Standards and Specifications. Purple PVC C-900 DR18 Pipe with locator tape must be used.*
12. *All Secondary Water Lines to maintain a positive drainage to Main Line or Drain Location.*

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

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 Utility Company 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. *15" 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.*
2. *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.
Call 811
1-800-662-4111

REV	DATE	DESCRIPTION
1	31 Oct, 2019	Hooper Irrigation Comments

LICENSED PROFESSIONAL ENGINEER
No. 166184
MARK ELIGENE BABBITT
9/30/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.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, SLB&M, U.S. Survey

25 Jan, 2019

SHEET NO. 1

02N302

W:\02N302 - Favero\Drawings\02N302-BP - Update-1.dwg, 10/31/2019 6:29:11 AM, JFelt, 1:1

Horz. Scale: 1"=40'
Vert. Scale: 1"=4'

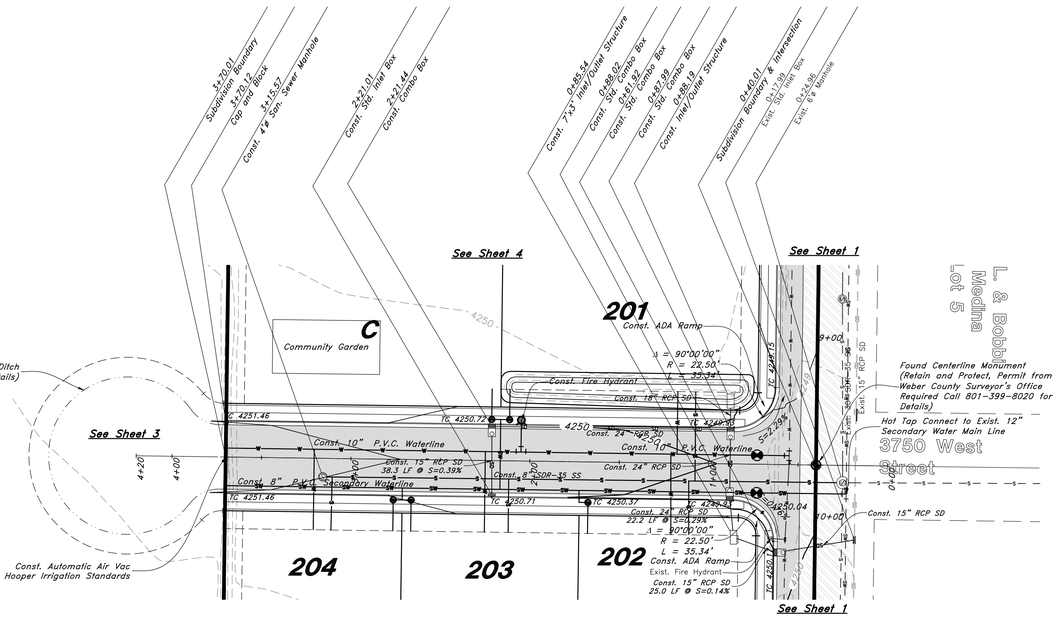
40 0 10 20 40 50 60 70 80

Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Flowline	FL
Water Manhole	W	Finish Floor	FF
Storm Drain Manhole	SD	Top of Curb	TC
Cleanout	SD	Top of Wall	TW
Electrical Manhole	E	Top of Concrete	TCN
Catch Basins		Natural Ground	NG
Exist. Fire Hydrant		Finish Grade	FG
Fire Hydrant		Match Existing	ME
Exist. Water Valve		Fire Department Connection	FDC
Water Valve		Finish Contour	90
Sanitary Sewer	S	Exist. Contour	90
Culinary Water	W	Finish Grade	95.33TA
Gas Line	G	Exist. Grade	95.12TA
Irrigation Line	IW	Ridge Line	R
Storm Drain	SD		
Telephone Line	T	Existing Asphalt	
Secondary Waterline	SW	New Asphalt	
Power Line	P		
Fire Line	F	Heavy Duty Asphalt	
Land Drain	LD		
Power pole		Existing Concrete	
Power pole w/guy			
Light Pole		New Concrete	
Fence	X		
Flowline of ditch		Spill Curb & Gutter	
Overhead Power line	OHP		
Corrugated Metal Pipe	CMP		
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP	Demo Tree	
Ductile Iron	DI		
Polyvinyl Chloride	PVC		
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		

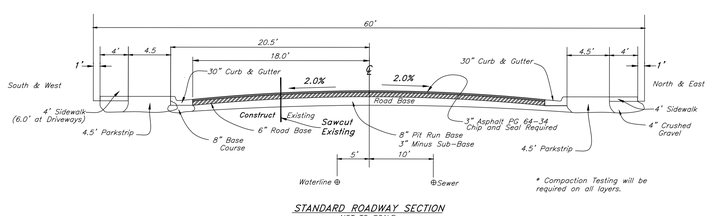


CAUTION NOTICE TO CONTRACTOR

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 propose improvements shown on the plans.

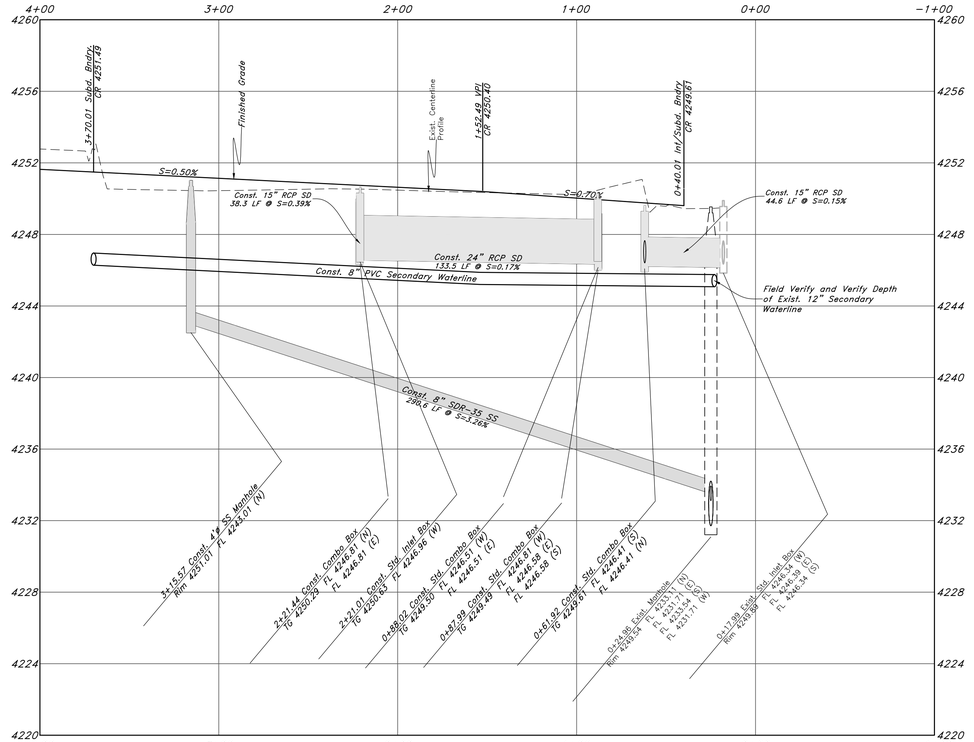
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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.



STANDARD ROADWAY SECTION
NOT TO SCALE

* Compaction Testing will be required on all layers.



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 Weber County 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.*
5. *All Utility trenches within the Street right of way shall have a City approved imported granular backfill.*
6. *Thrust block all water line fittings.*
7. *All inlet grates shall be bicycle safe.*
8. *All fire hydrants and access roads shall be installed before prior to any construction of any buildings.*
9. *All fire hydrants shall be placed with 4 ½ inch connections facing the point of access for the Fire Department Apparatus.*
10. *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.*
11. *Fire flow for the subdivision shall be 1000 GPM.*
12. *A provided temporary address marker must be installed at the building site during construction.*
13. *Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.*
14. *All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.*
15. *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.*
16. *All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.*
17. *All ADA Ramps are to meet APWA Plan 235.1, Example B with Truncated Dome, grey in color.*

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.*
9. *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.*
10. *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.*
11. *Secondary Water system to be constructed to Hooper Irrigation Company Standards and Specifications. Purple PVC C-900 DR18 Pipe with locator tape must be used.*
12. *All Secondary Water Lines to maintain a positive drainage to Main Line or Drain Location.*

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

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 Utility Company 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. *15" 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.*
2. *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.
Call 811
1-800-662-4111

REV	DATE	DESCRIPTION
1	31 Oct, 2019	Hooper Irrigation Comments

LICENSED PROFESSIONAL ENGINEER
No. 166184
MARK ELIGENE BABBITT
9/30/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.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, SLB&M, U.S. Survey

25 Jan, 2019

SHEET NO.
2

02N302

W:\02N302 - Favero\Drawings\02N302-BP - Update-1.dwg, 10/31/2019 6:29:17 AM, JFelt, 1:1

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 Weber County 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.
4. Saw Cut Existing Asphalt to provide a smooth clean edge.
5. All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
6. Thrust block all water line fittings.
7. All inlet grates shall be bicycle safe.
8. All fire hydrants and access roads shall be installed before prior to any construction of any buildings.
9. All fire hydrants shall be placed with 4 ½ inch connections facing the point of access for the Fire Department Apparatus.
10. 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.
11. Fire flow for the subdivision shall be 1000 GPM.
12. A provided temporary address marker must be installed at the building site during construction.
13. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
14. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
15. 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.
16. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
17. All ADA Ramps are to meet APWA Plan 235.1, Example B with Truncated Dome, grey in color.

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.
9. 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.
10. 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.
11. Secondary Water system to be constructed to Hooper Irrigation Company Standards and Specifications. Purple PVC C-900 DR18 Pipe with locator tape must be used.
12. All Secondary Water Lines to maintain a positive drainage to Main Line or Drain Location.

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
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 Utility Company Standards.

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

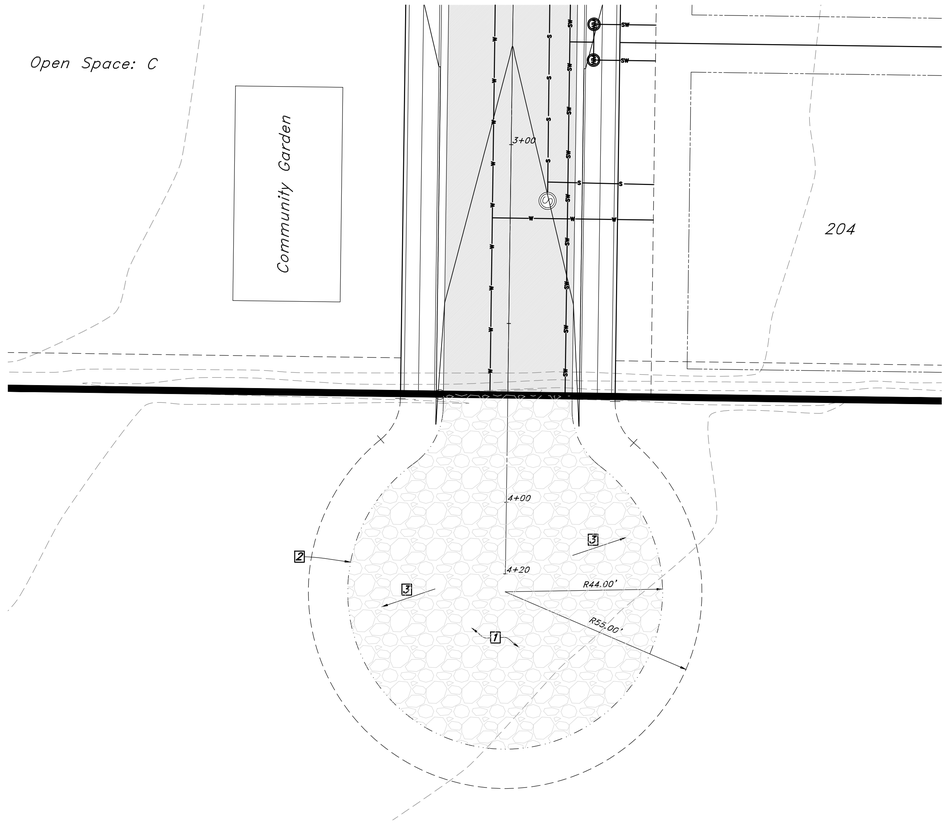
STORM DRAIN LINES
1. 15" to 21" pipes – Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
2. 24" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

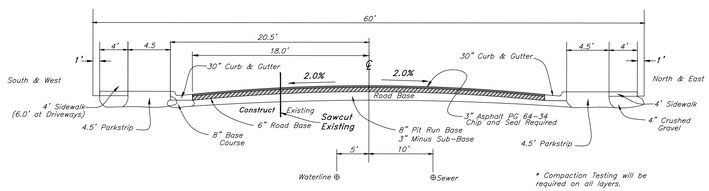
NATURAL GAS SERVICE LATERALS (QUESTAR)
1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe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

Legend
(Note: All Items may not appear on drawing)

San. Sewer Manhole	S	Flowline	FL
Water Manhole	W	Finish Floor	FF
Storm Drain Manhole	SD	Top of Curb	TC
Cleanout	C	Top of Wall	TW1
Electrical Manhole	E	Top of Walk	TW
Catch Basins		Top of Concrete	TCN
Exist. Fire Hydrant		Natural Ground	NG
Fire Hydrant		Finish Grade	FG
Exist. Water Valve		Match Existing	ME
Water Valve		Fire Department Connection	FDC
Sanitary Sewer	S	Finish Contour	90
Culinary Water	W	Exist. Contour	90
Gas Line	G	Finish Grade	95.33TA
Irrigation Line	IW	Exist. Grade	95.72TA
Storm Drain	SD	Ridge Line	R
Telephone Line	T	Existing Asphalt	
Secondary Waterline	SW	New Asphalt	
Power Line	P		
Fire Line	F	Heavy Duty Asphalt	
Land Drain	LD		
Power pole		Existing Concrete	
Power pole w/guy			
Light Pole		New Concrete	
Fence	X		
Flowline of ditch		Spill Curb & Gutter	
Overhead Power line	OHP		
Corrugated Metal Pipe	CMP	Demo Tree	
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI		
Polyvinyl Chloride	PVC		
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		

See Sheet 2





STANDARD ROADWAY SECTION
NOT TO SCALE

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic 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 propose 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.

TEMPORARY TURNAROUND NOTES

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.
Call 811
1-800-662-4111

REV	DATE	DESCRIPTION
1	31 Oct, 2019	Hooper Irrigation Comments

LICENSED PROFESSIONAL ENGINEER
No. 166484
MARK ELIGENE BABBITT
9/30/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Community Garden Exhibit

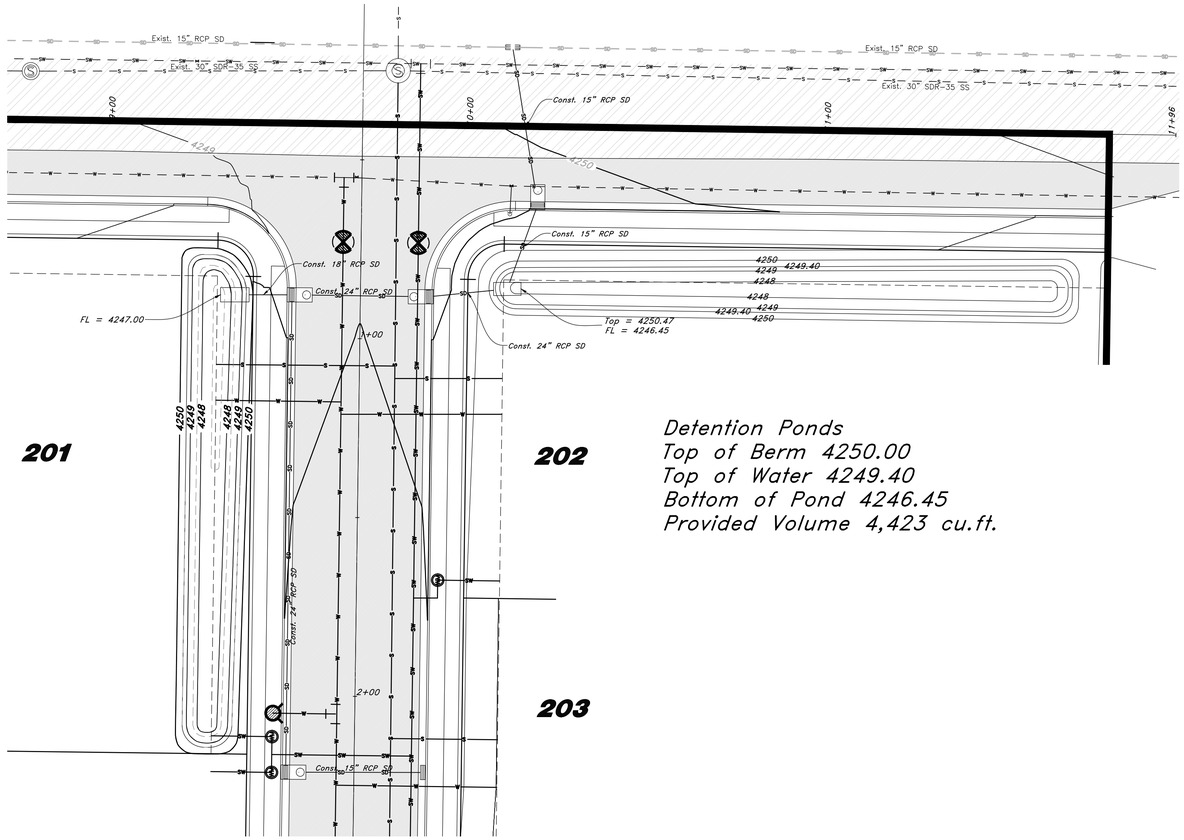
Favero's Legacy Cluster Subdivision - Phase 2

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



Detention Ponds
Top of Berm 4250.00
Top of Water 4249.40
Bottom of Pond 4246.45
Provided Volume 4,423 cu.ft.

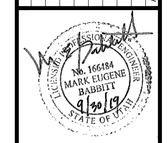
Detention Pond

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

REV	DATE	DESCRIPTION
1	31 Oct, 2019	Hooper Irrigation Comments



GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Plan and Profile

Favero's Legacy Cluster Subdivision - Phase 2

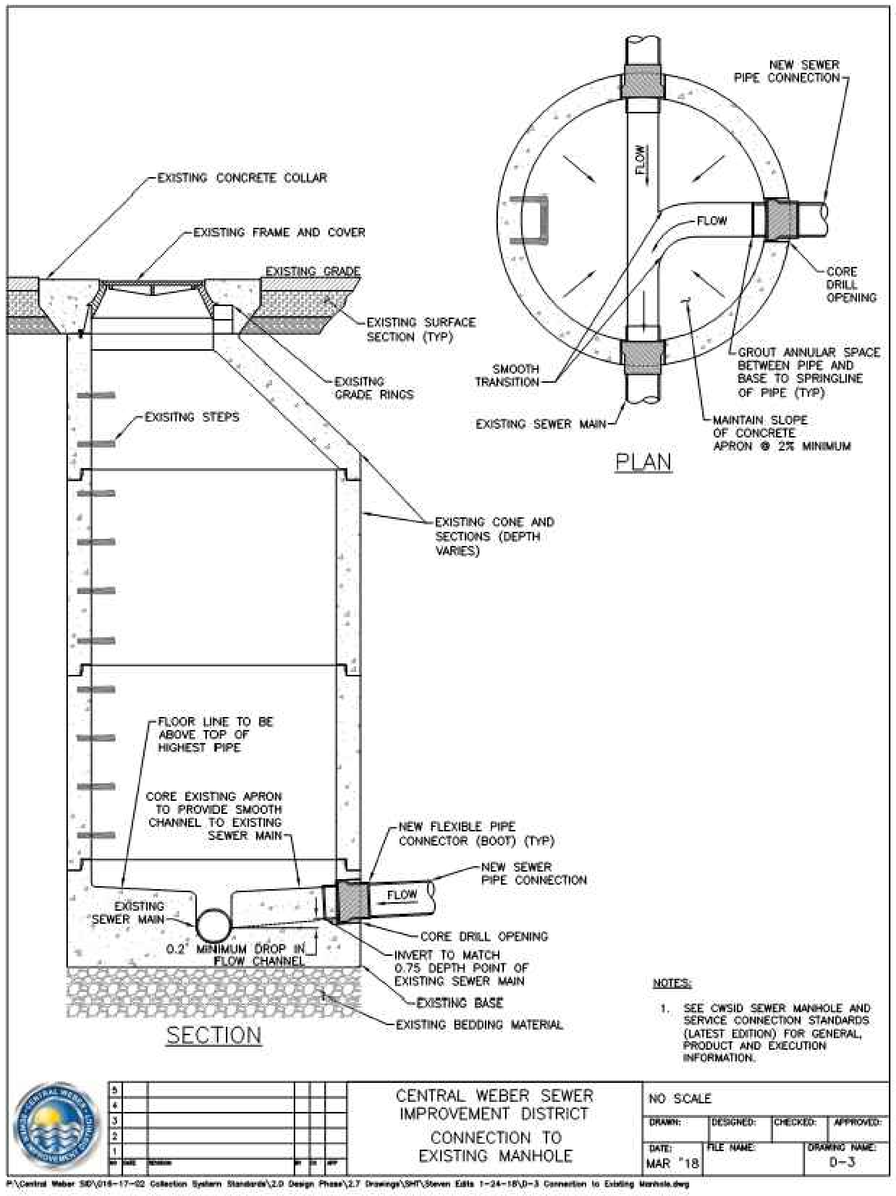
2200 South 3500 West
Weber County, Utah
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

25 Jan, 2019

SHEET NO.
4

02N302

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111



NOTES:

1. SEE CWSID SEWER MANHOLE AND SERVICE CONNECTION STANDARDS (LATEST EDITION) FOR GENERAL, PRODUCT AND EXECUTION INFORMATION.

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT	NO SCALE			
CONNECTION TO EXISTING MANHOLE	DRAWN:	DESIGNED:	CHECKED:	APPROVED:
	DATE: MAR '18	FILE NAME:	DRAWING NAME: D-3	

P:\Central Weber SID\016-17-02 Collection System Standards\2.0 Design Phase\2.7 Drawings\SHT\Steven Edits 1-24-18\D-3 Connection to Existing Manhole.dwg

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT GENERAL NOTES

1. *All connections made to Central Weber Sewer Improvement District (District) owned sewer mains shall be done in accordance with these standards.*
2. *Plans shall be coordinated with the District at least 3 weeks prior to beginning work. The District can be contacted at 801-731-3011. Submission of connection plans to the District will be required. The submitted plans shall identify the location and type of connection. The connection details can refer to these standards, however, any substitution or deviation from these standards must be coordinated and approved by the District.*
3. *For trench backfill above pipe zone and surface restoration requirements and Coordination, see Sanitary Sewer Manhole standards.*
4. *New Pipe Connection to Existing Sewer Main:*
   A. If grade allows, new pipe connections shall match the 0.75 depth point of existing sewer main. Otherwise match top of new pipe connection to top of existing sewer main as approved by the District Engineer.
   B. Inverts shall be full depth.
5. *Debris and construction materials shall not be allowed to enter the existing wastewater system. If debris and construction materials do enter the existing wastewater system, the Contractor shall be responsible for removal of the material, and any damages caused thereby, as approved by the District Engineer.*
6. *Contact District Inspector 48 hours (2 business days) prior to construction.*
7. *All sewer construction connected to District owned sewer mains shall be approved by the District Inspector prior to completion of the work.*
8. *Contractor may submit equal products and materials in lieu of those specified in these standards for review and approval by the District.*

CONNECTION TO EXISTING MANHOLE (SEE DETAIL)

GENERAL

A. The following notes are in addition to those that apply found listed under the Sanitary Sewer Manhole standards.
B. Connection to existing manhole shall be approved by the District Engineer prior to construction.
C. Any portion of the existing manhole damaged shall be repaired or replaced by the Contractor at the Contractor's expense and as approved by the District Engineer.

*2. **PRODUCTS (NO ADDITIONAL PRODUCTS USED)***

*3. **EXECUTION***

A. Existing Manhole Assessment: Prior to construction, condition of the existing manhole shall be assessed by the District Inspector.

1) If Determined that the Manhole is Suitable to Core:

a) District Inspector shall witness all core drilling of existing manholes.
b) Contractor shall core drill existing manhole wall and apron as required with appropriate size coring machine to allow for placement of new pipe to flexible pipe connector (boot) in manhole at design elevation and provide a channel in the apron for new pipe.
c) Install flexible pipe connector (boot) in core drilled wall per manufacturer's recommendations and standards to provide a watertight seal.
d) Existing apron shall be built up with epoxy grout anchored to existing concrete with Type 316 stainless steel anchors or as otherwise directed by the District Engineer to provide a full depth channel from the new pipe to the existing channel as directed by the District Engineer.
e) Chipping, cutting and grinding of existing apron and channel and finishing with epoxy grout may be required.
f) Transition from new invert to existing invert shall be smooth and uniform and shall provide a long radius sweep to redirect flow to the existing downstream pipe.

2) If Determined that the Manhole is Not Suitable to Core: Existing manhole shall be removed and replaced with a new manhole with precast base.

B. During construction of new sewer line to existing manhole, the alignment of existing precast sections, grade rings, and castings shall be maintained and the joints between sections, grade rings, and casting, lift holes and connections of existing inflow and outflow pipes shall be watertight.

C. Contractor shall provide for continuous wastewater flow and shall prevent entrance of any groundwater, storm water, debris or dirt into existing facilities during construction process.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

REV	DATE	DESCRIPTION
1	31 Oct, 2019	Hooper Irrigation Comments

LICENSED PROFESSIONAL ENGINEER
No. 166184
MARK EUGENE BABBITT
9/30/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

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.
5

02N302

W:\02N302 - Favero\Drawings\02N302-BP - Update-1.dwg, 10/31/2019 6:29:41 AM, JFelt, 1:1