

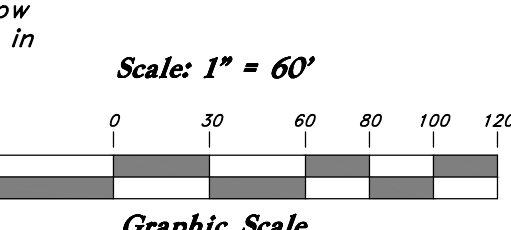
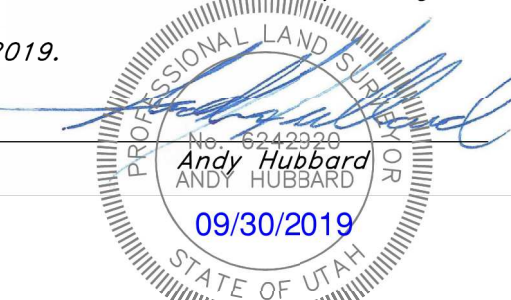
Favero's Legacy Cluster Subdivision - Phase 2

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

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 herein in accordance with Section 17-23-17 and that I have verified all measurements shown herein 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.

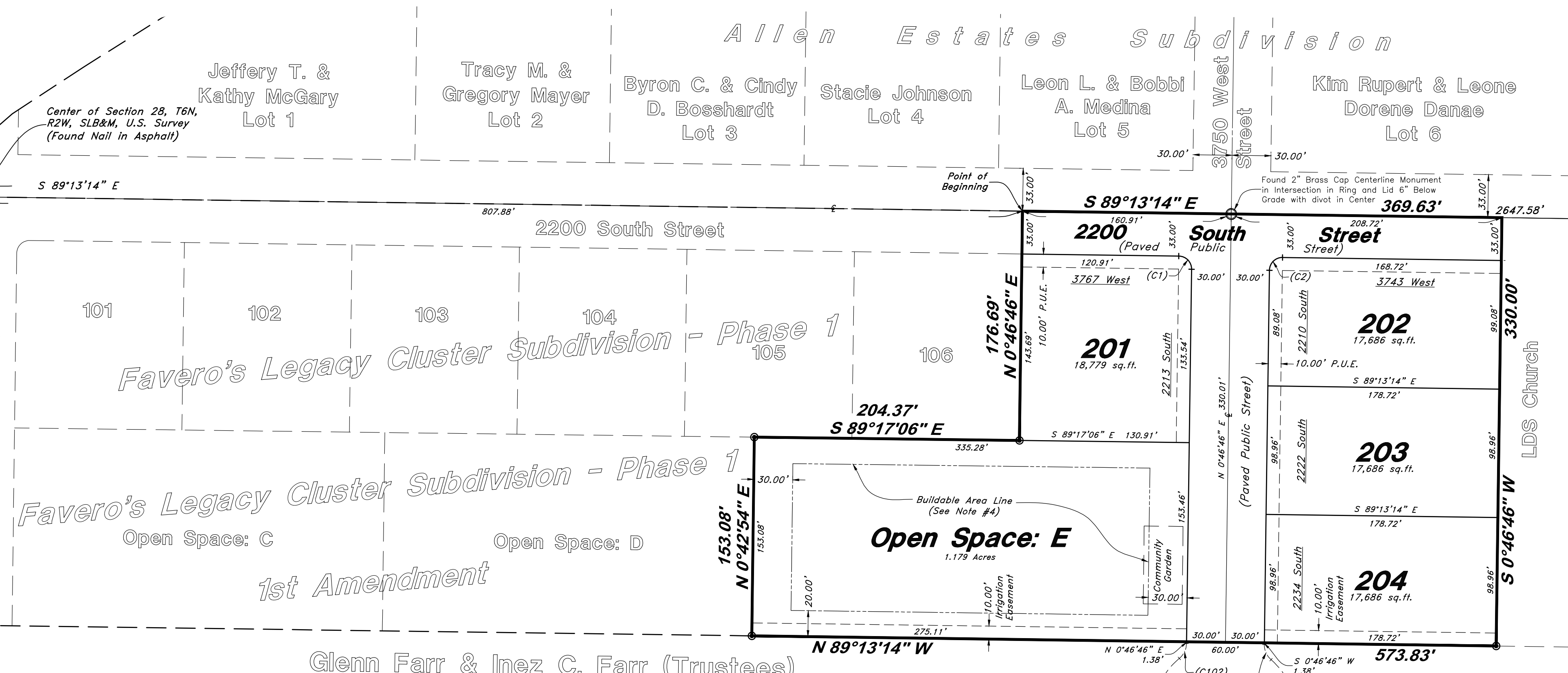


- Legend**
- Monument to be set
 - Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - Fence
 - Buildable Area
 - Set Hub & Tack
 - A will be set Nail in Curb
 - Extension of Property
 - Set 5/8" x 24" Long Rebar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



VICINITY MAP
(Not to Scale)

West Quarter Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Weber County 3" Brass Cap Monument 5" below asphalt, dated 2004, in good condition)



East Quarter Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Weber County 3" Brass Cap Monument, set 1" below road surface, dated 1963, in good condition)

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	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

Southwest 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, in good condition)

State of Utah
County of _____ } ss

ACKNOWLEDGMENT

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

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
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 _____, 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: _____

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

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

NOTES

- 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 of the Open Space Lot 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.

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 herein 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.

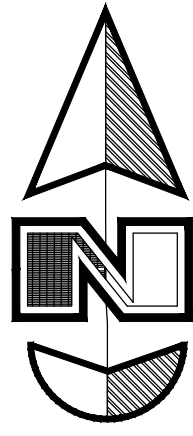
Robert L. Favero - Owner
Roger K. Favero - Owner
by Robert L. Favero as Attorney in Fact

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

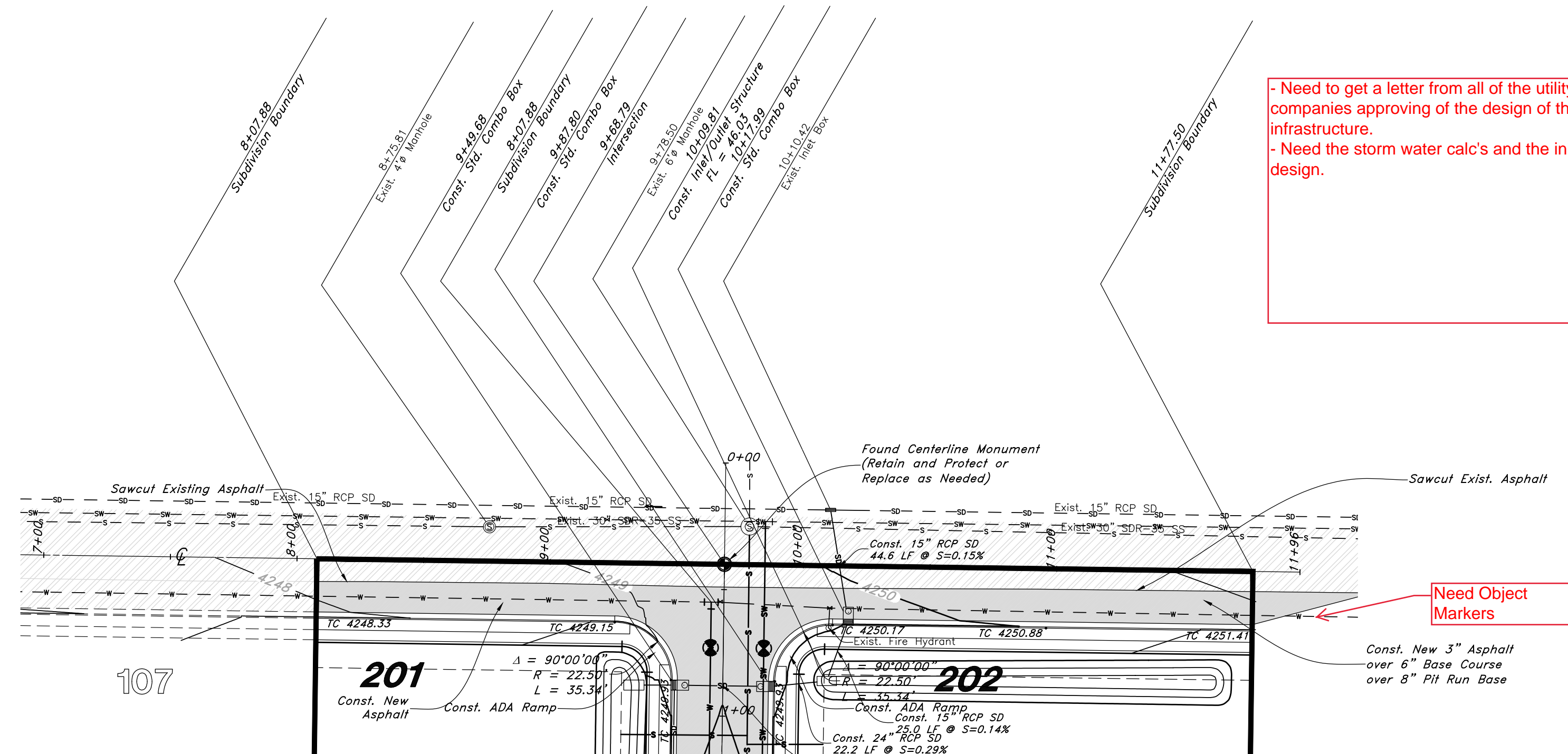
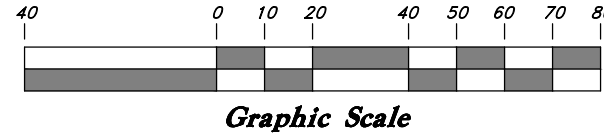
WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

TENTATIVE FINAL





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



- Need to get a letter from all of the utility companies approving of the design of their infrastructure.
- Need the storm water calc's and the inlet outlet design.

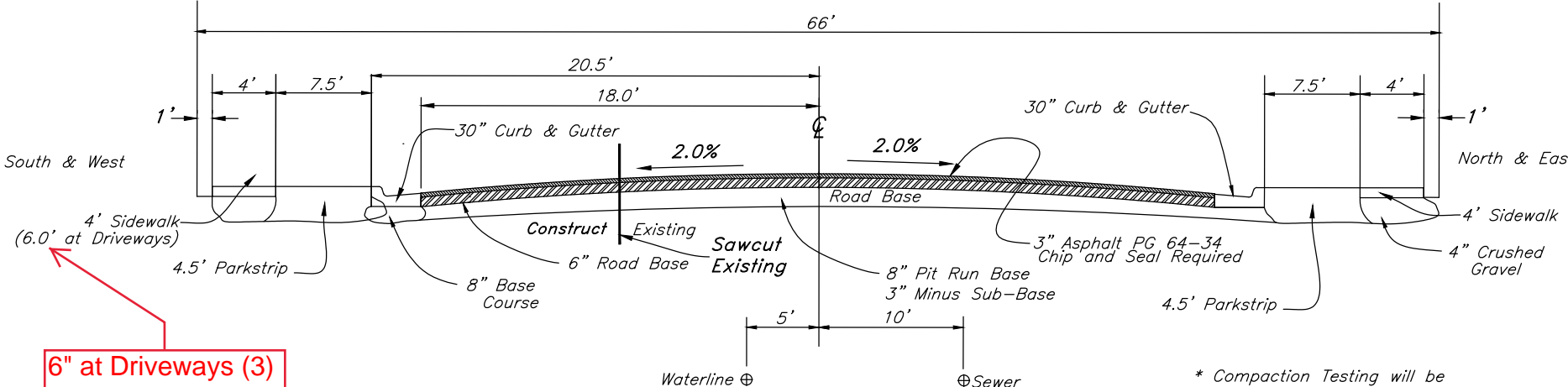
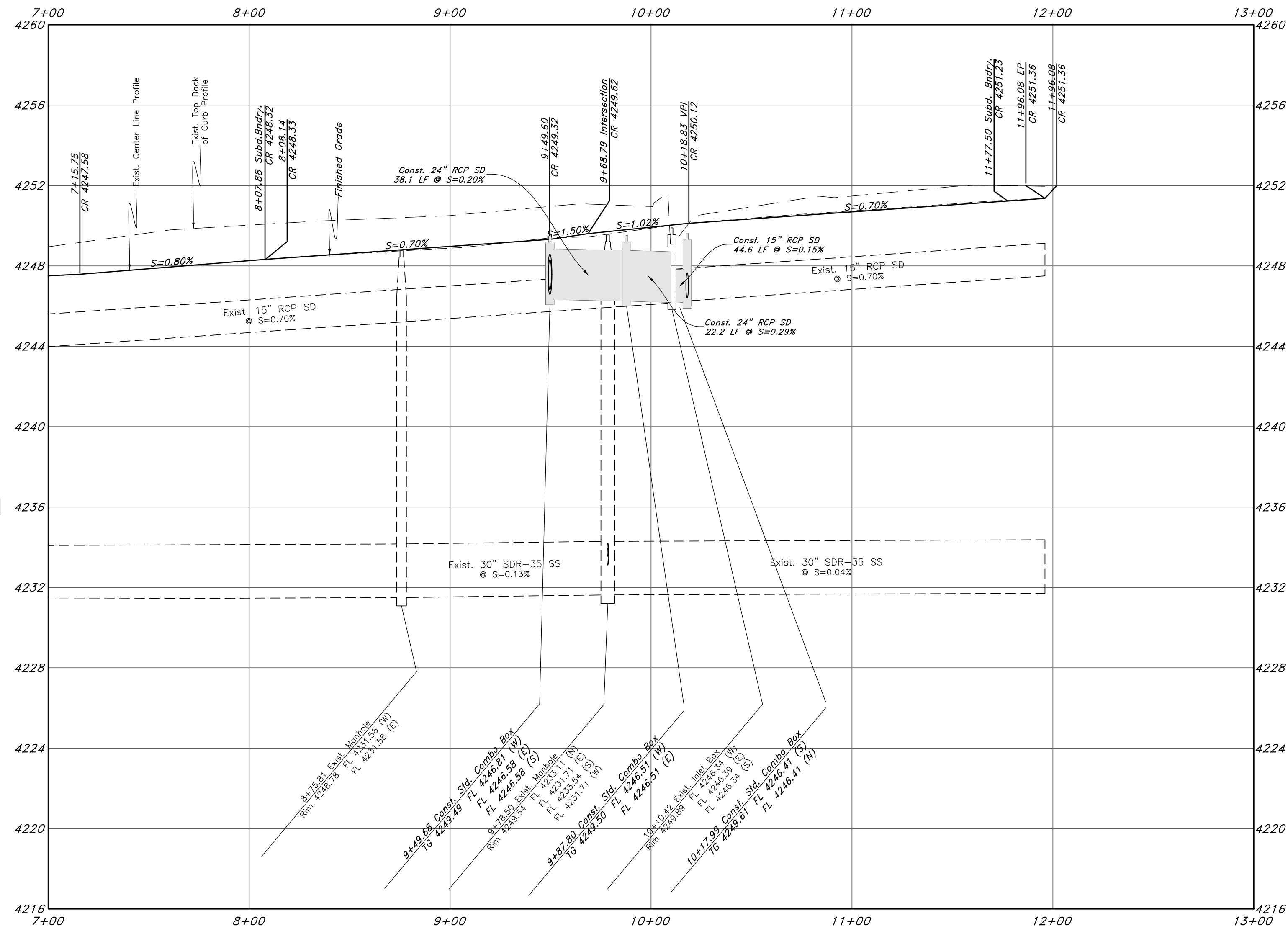
Need Object Markers

2200 South Street

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	FL
Water Manhole	TF
Storm Drain Manhole	TC
Cleanout	TW
Electrical Manhole	TCW
Catch Basins	Natural Ground
Exist. Fire Hydrant	Finish Grade
Exist. Water Valve	Match Existing
Water Valve	Fire Department Connection
Sanitary Sewer	Finish Contour
Culinary Water	Exist. Contour
Gas Line	Finish Grade
Irrigation Line	Exist. Grade
Storm Drain	Ridge Line
Secondary Waterline	Existing Asphalt
Power Line	New Asphalt
Fire Line	Heavy Duty Asphalt
Land Drain	Existing Concrete
Power pole w/guy	New Concrete
Light Pole	Spill Curb & Gutter
Fence	Demo Tree
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
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 materials will meet or exceed Weber County 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.
- 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. **County**
- All utility trenches within the Street right of way shall have a City approved impared granular backfill.
- Thrust block all water line fittings.
- All inlet grades 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.
- All ADA Ramps are to meet APWA Plan 255.1, Example B with Truncated Dome, grey in color.

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 Utility Company Standards.

SANITARY SEWER LINES

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

STORM DRAIN LINES

- 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.
- 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 3408).
- 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.

Call before you Dig
Avoid cutting, underground utility lines, or cavity.

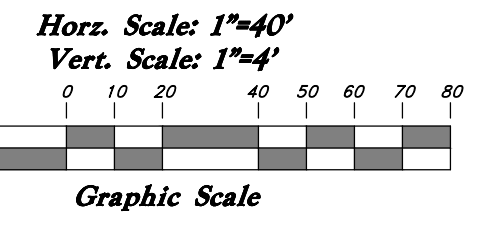
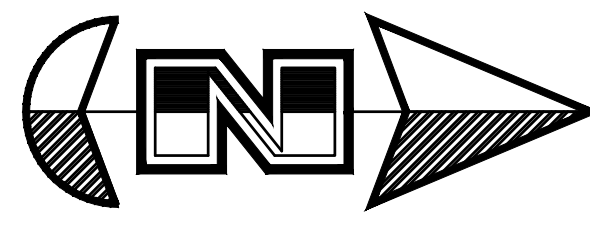


1-800-862-4111

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAILING ADDRESS: 16152 FORTYSECOND AVENUE, OGDEN, UTAH 84403
WWW.GREATERBASINENGINEERING.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

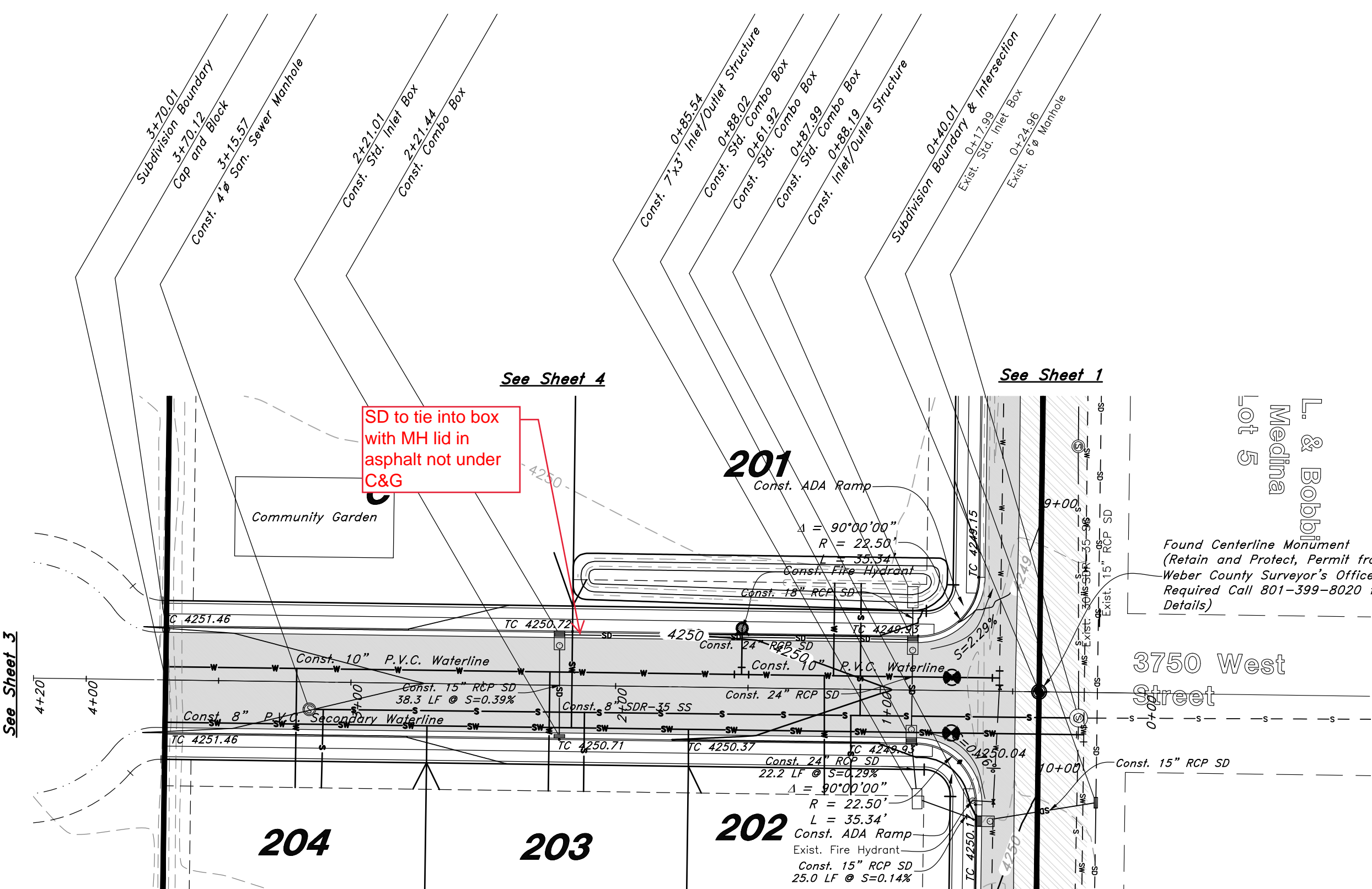
25 Jan, 2019
SHEET NO. 1
02N302



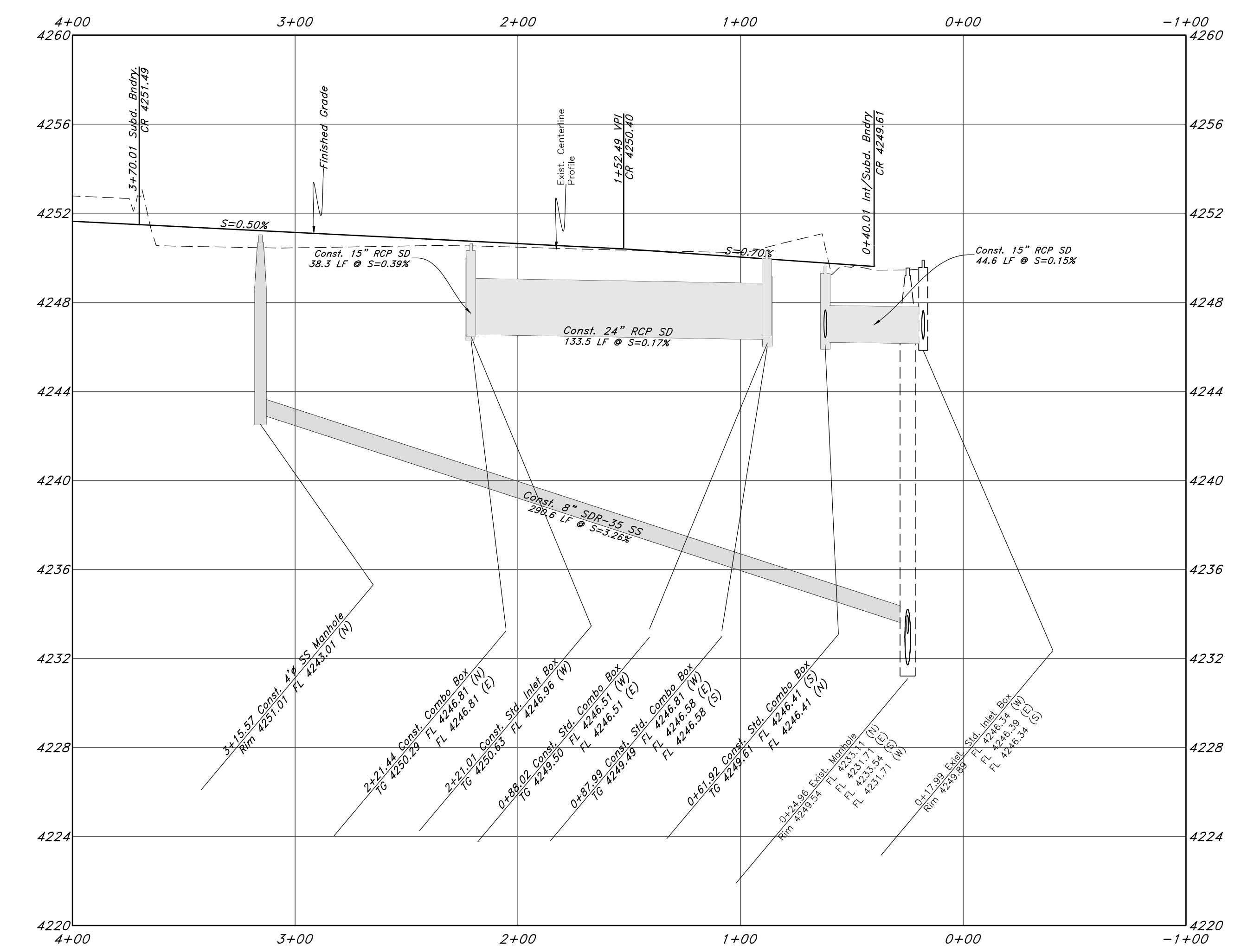
Legend

(Note: All items may not appear on drawing)

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



3750 West Street



- 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 Weber County 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.
 - All ADA Ramps are to meet APWA Plan 235.1, Example B with Truncated Dome, grey in color.

- 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 basins 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
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

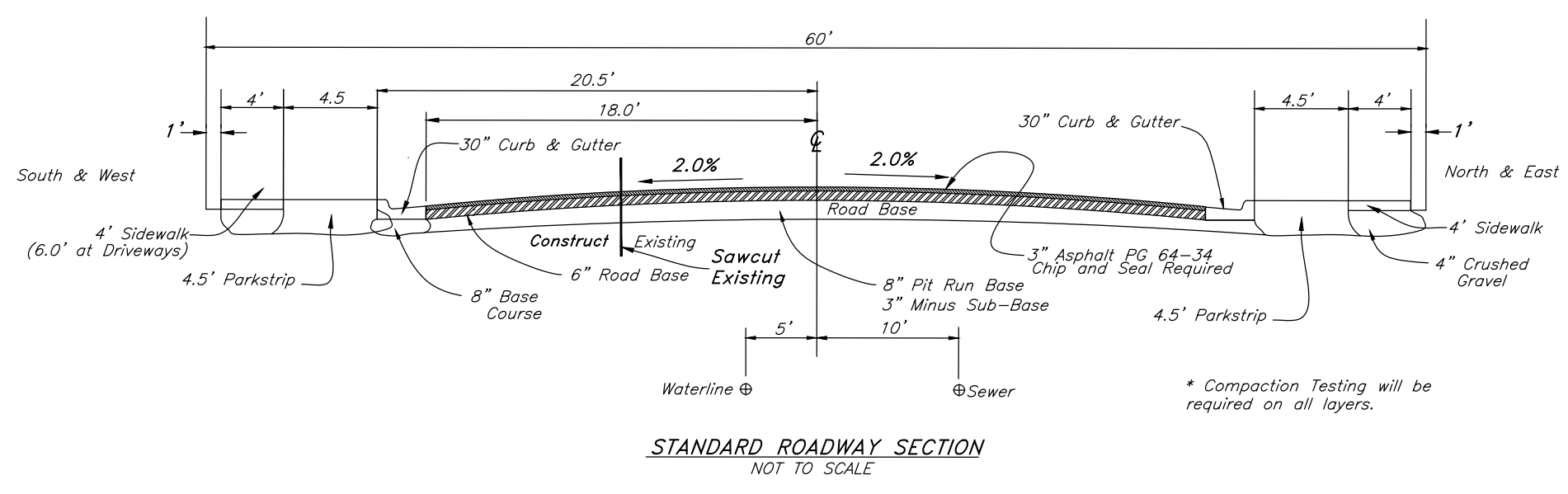
STORM DRAIN LINES
1. 15" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
2. 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21'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

- 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.

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.



DESCRIPTION

DATE

REV

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 PHONE: 435-772-1222 FAX: 435-772-1222
 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

1-800-862-4111

02N302

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 Weber County 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.
- All Utility 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.
- All ADA Ramps are to meet APWA Plan 235.1, Example B with Truncated Dome, grey in color.

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 Utility Company Standards.

SANITARY SEWER LINES

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

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 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.

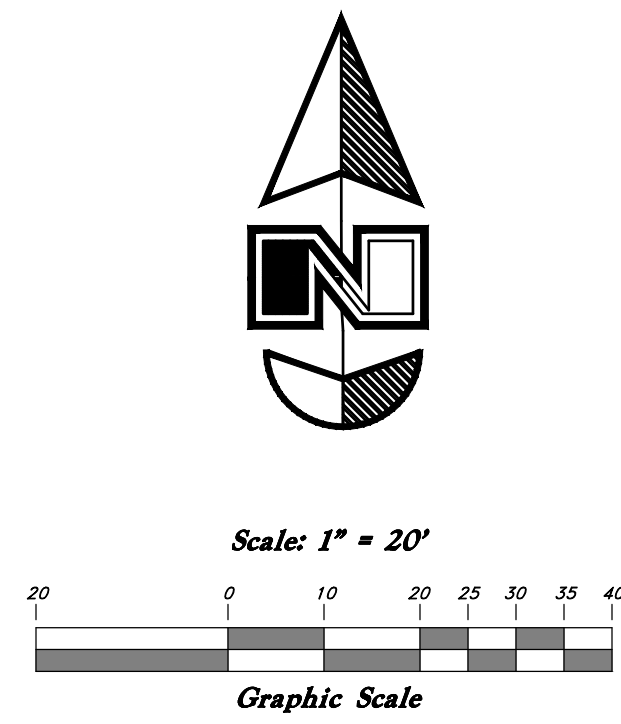
NATURAL GAS SERVICE LATERALS (QUESTAR)

- 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 340B).
- 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.

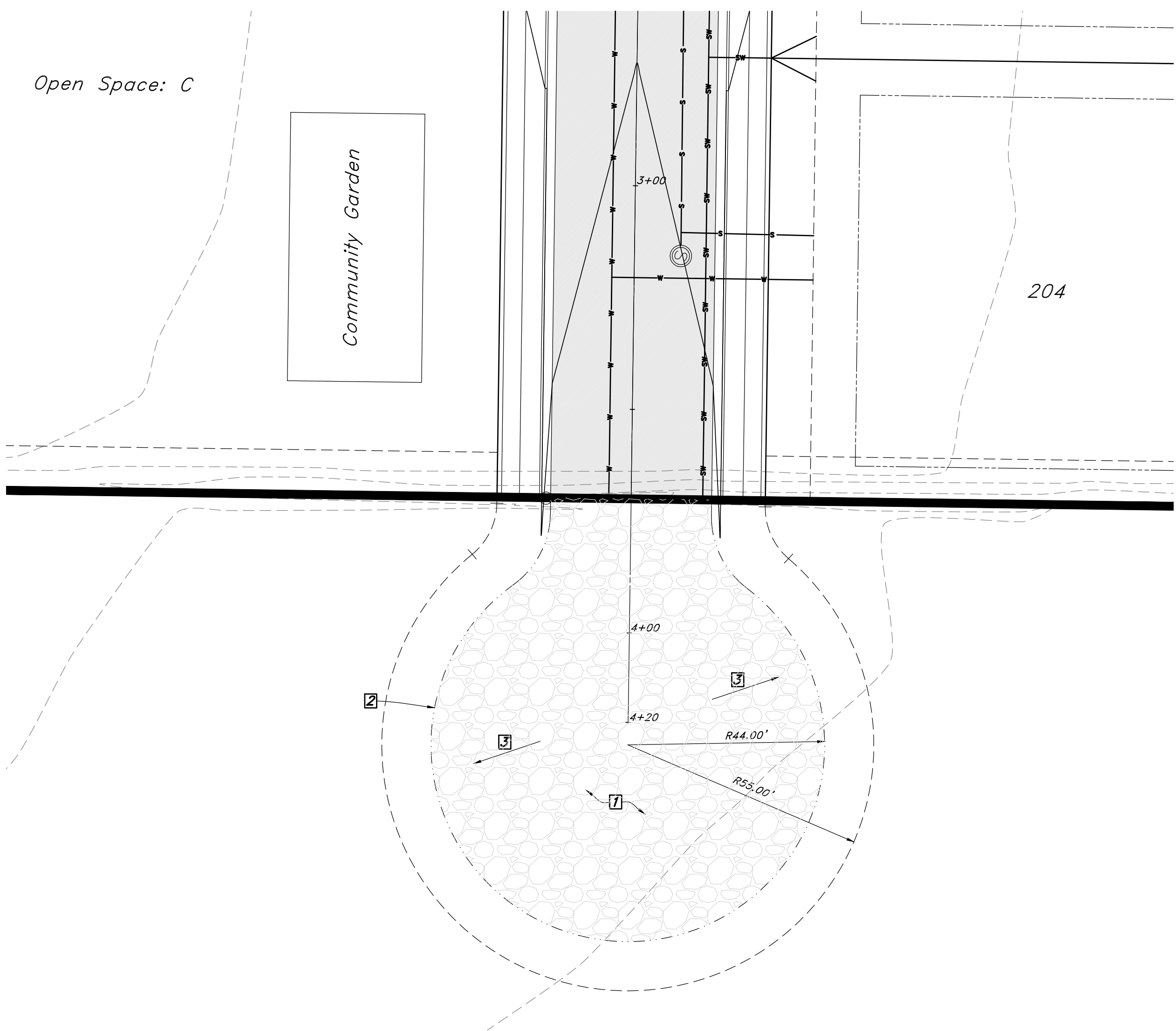
Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	FL	Finish Floor
Water Manhole	FF	Top of Curb
Storm Drain Manhole	TC	Top of Wall
Cleanout	TWL	Top of Walk
Electrical Manhole	TCN	Top of Concrete
Catch Basins	NG	Natural Ground
Exist. Fire Hydrant	FG	Finish Grade
Fire Hydrant	ME	Match Existing
Exist. Water Valve	FDC	Fire Department Connection
Water Valve	90	Finish Contour
Sanitary Sewer	95.337A	Exist. Contour
Culinary Water	95.121A	Exist. Grade
Gas Line	R	Ridge Line
Irrigation Line	IW	Existing Asphalt
Storm Drain	SD	New Asphalt
Telephone Line	T	Heavy Duty Asphalt
Secondary Waterline	SW	Existing Concrete
Power Line	P	New Concrete
Fire Line	F	Spill Curb & Gutter
Land Drain	LD	Demo Tree
Power pole	CP	
Power pole w/guy	CPG	
Light Pole	X	
Fence	X	
Flowline of ditch	UHP	
Overhead Power line	OWP	
Corrugated Metal Pipe	CP	
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

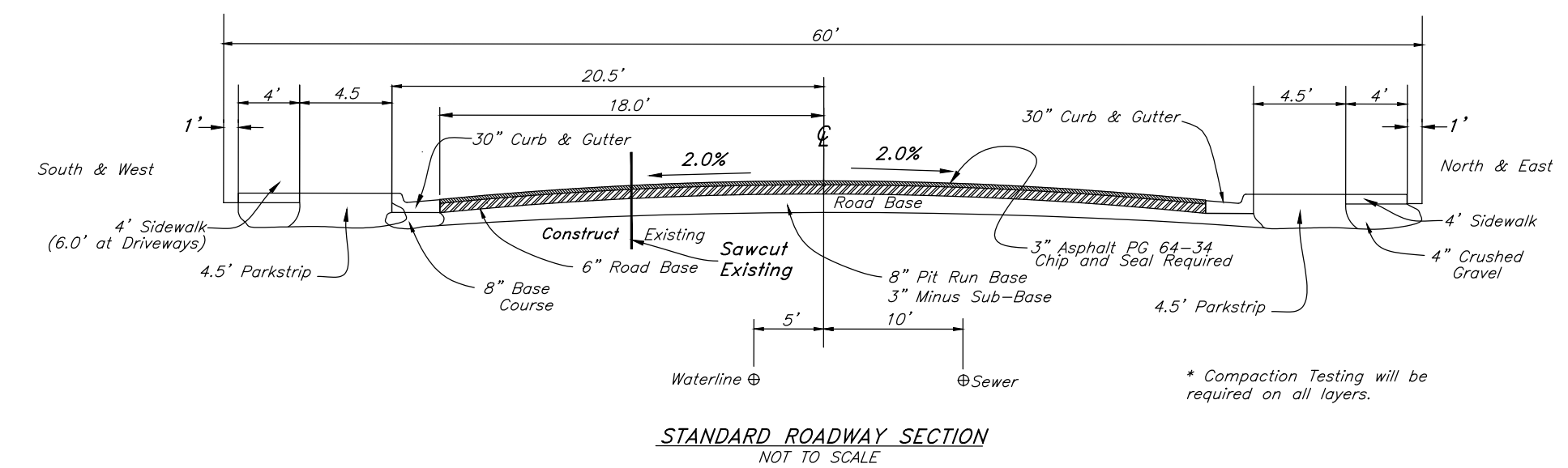


CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as 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.

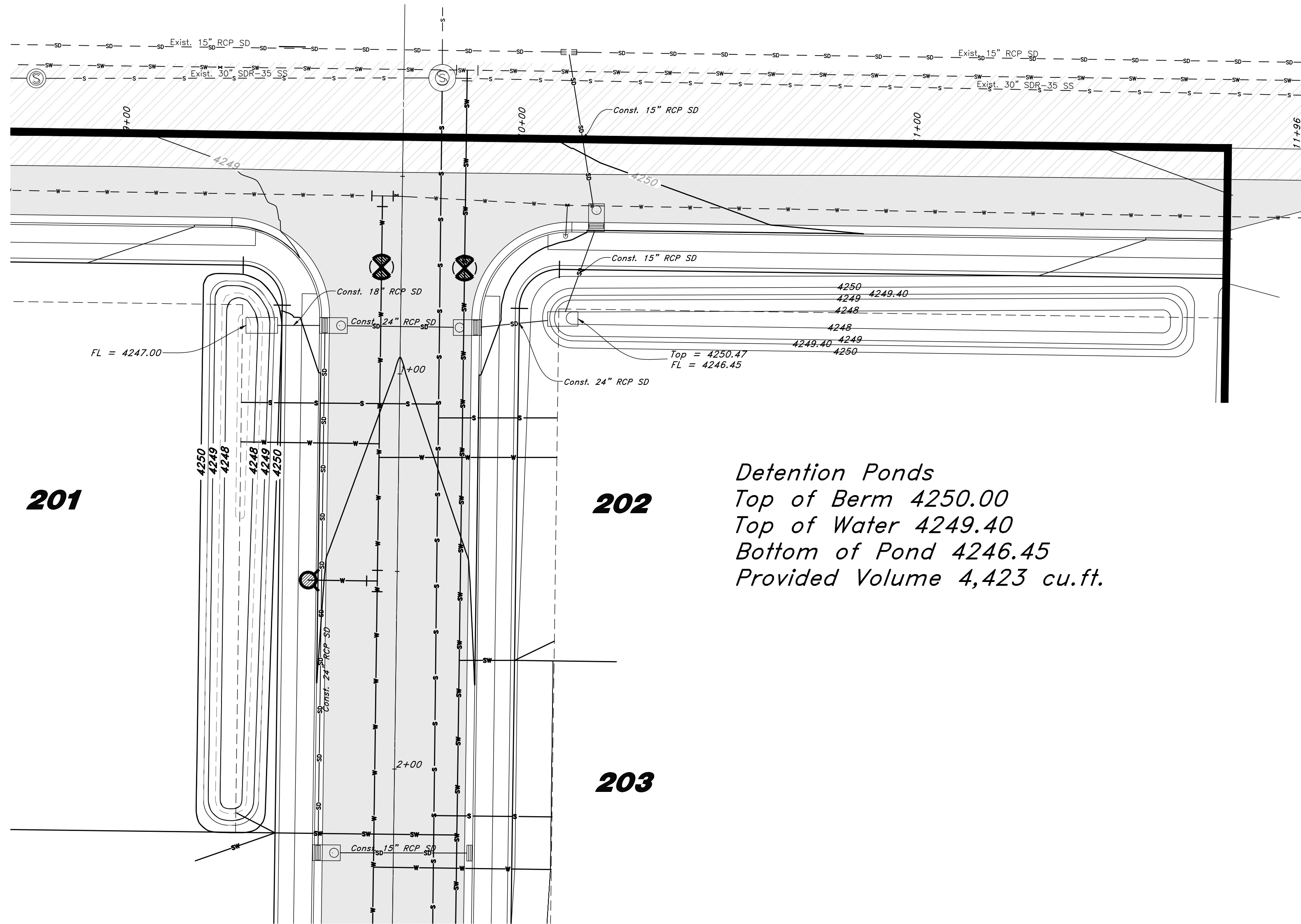
TEMPORARY TURNAROUND NOTES

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



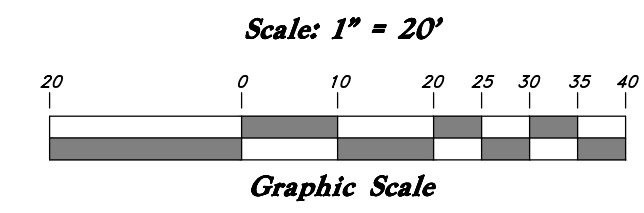
Call before you Dig
Avoid cutting underground utility lines in costly.
Call 811
1-800-862-4111

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 (801) 397-7878
 WWW.GREATBASINENGINEERING.COM
 No. 156184
 MARK EUGENE RABBITT
 9/20/19
 STATE OF UTAH
 PROFESSIONAL ENGINEER
 UTAH LICENSE NO. 156184
 COMM. EXPIRES 12/31/2022
 A part of Section 28, Ten. R2W, SLB&M, U.S. Survey
Community Garden Exhibit
Favero's Legacy Cluster Subdivision - Phase 2
 2200 South 3500 West
 Weber County, Utah
 A part of Section 28, Ten. R2W, SLB&M, U.S. Survey
 25 Jan, 2019
 SHEET NO. **3**
 02N302

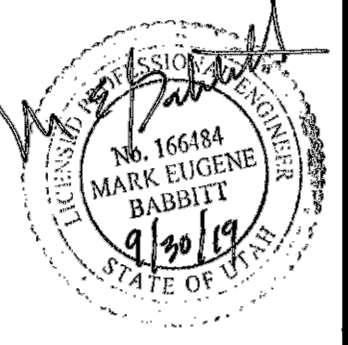


Detention Ponds
 Top of Berm 4250.00
 Top of Water 4249.40
 Bottom of Pond 4246.45
 Provided Volume 4,423 cu.ft.

Detention Pond



REV	DATE	DESCRIPTION



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 43472 FAX (801) 399-7504
 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



1-800-862-4111

02N302

