

Summerset Farms - Phase 1 A Lot Averaging Subdivision

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

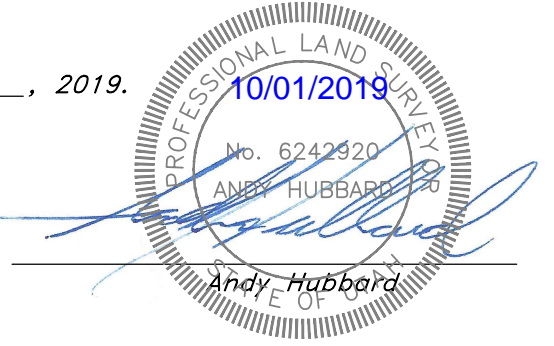
SURVEYOR'S CERTIFICATE

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 hereon this plat of Summerset Farms - Phase 1, a Lot Averaging Subdivision 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.

10/01/2019

6242920
License No.



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 Summerset Farms - Phase 1, a Lot Averaging Subdivision and do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement and/or Detention Pond Easement, 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.

- X -

X - Owner

ACKNOWLEDGMENT

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by _____ X _____.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

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 a point on the Easterly Line of Cameron's Cluster Subdivision, said point being 330.00 feet South 0°42'54" West along the Section Line from the Center of said Section 28; and running thence South 89°13'14" East 1177.21 feet along said Southerly Line projected to a point on the Westerly Line of the LDS Church Property; thence along said Westerly and Southerly Lines the following two (2) courses: (1) South 0°46'46" West 62.01 feet; and (2) South 89°13'14" East 11.08 feet; thence South 8°47'46" West 291.03 feet to a point of a non-tangent curve; thence Northwest along the arc of a 450.00 foot Radius curve to the right a distance of 43.49 feet (Central Angle equals 5°32'13" and Long Chord bears North 78°26'08" West 43.47 feet) to a point of non-tangency; thence South 23°20'37" West 203.19 feet; thence North 67°30'59" West 150.03 feet; thence North 89°23'40" West 664.11 feet; thence North 0°42'54" East 23.13 feet; thence North 89°17'06" West 223.00 feet to said Easterly Line of the Hamblin Investments Inc Property; thence North 0°42'54" East 453.36 feet along said Easterly Line to the Point of Beginning.

Contains 12.471 Acres, More or Less

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.



VICINITY MAP
(Not to Scale)

NOTE

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.

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)

NARRATIVE

This Subdivision Plat was requested by Mr. Ed Green for the purpose of creating sixteen (16) residential Lots.

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 Southerly Lines of Favero Legacy Cluster Subdivision Phases 1 and 2.

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

The Westerly Line was established by honoring the Easterly Line of the Cameron Cluster Subdivision, as well as the Centerline of 3900 West Street.

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 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

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 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

Sheet 1 of 2

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

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

DEVELOPER:
2160 North Valley View Drive
Layton Utah, 84040
(801) 540-3400

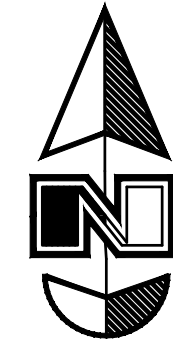


Summerset Farms - Phase 1

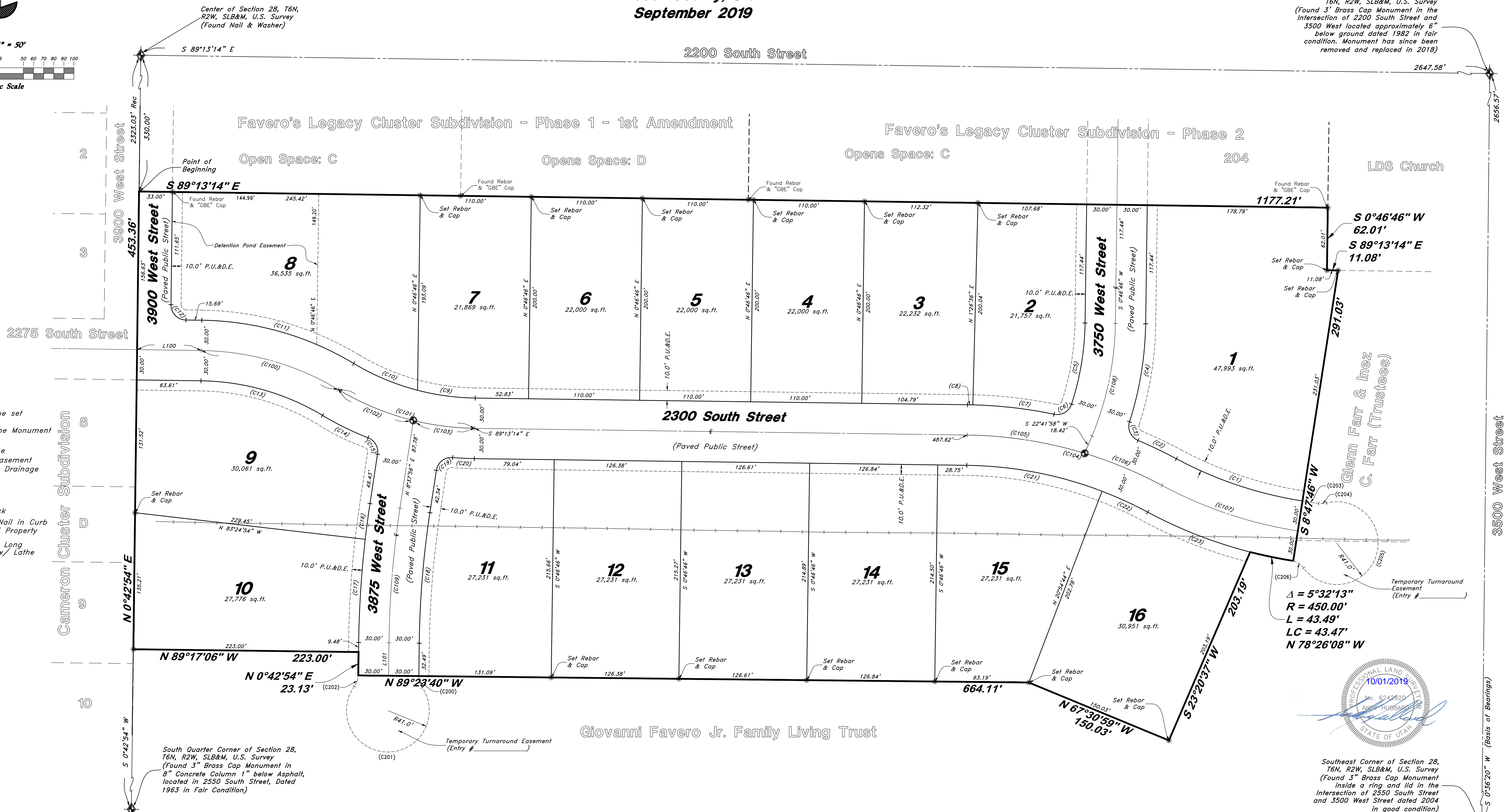
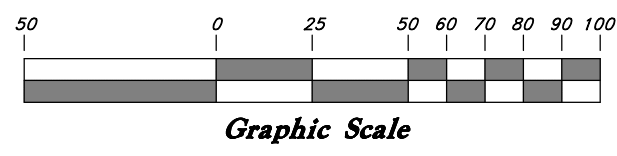
A Lot Averaging Subdivision

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

East Quarter Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey
(Found 3" Brass Cap Monument in the Intersection of 2200 South Street and 3500 West located approximately 6" below ground dated 1982 in fair condition. Monument has since been removed and replaced in 2018)



Scale: 1" = 50'



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
- ▲ will be set Nail in Curb
- ⊙ Extension of Property
- ⊕ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

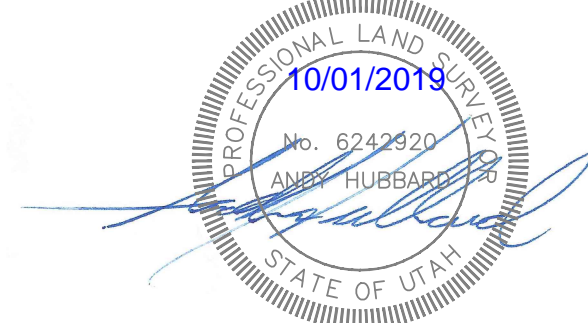
$$\Delta = 5^{\circ}32'13''$$

$$R = 450.00'$$

$$L = 43.49'$$

$$LC = 43.47'$$

$$N 78^{\circ}26'08'' W$$



Southeast Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey
(Found 3" Brass Cap Monument inside a ring and lid in the Intersection of 2550 South Street and 3500 West Street dated 2004 in good condition)

PROPERTY LINE CURVE DATA					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C1)	19°26'11"	390.00'	132.30'	N 71°29'09" W	131.67'
(C2)	5°21'40"	450.00'	42.11'	N 64°26'53" W	42.09'
(C3)	85°03'07"	15.00'	22.27'	N 24°36'09" W	20.28'
(C4)	17°08'38"	330.00'	98.74'	N 9°21'05" E	98.37'
(C5)	17°21'27"	270.00'	81.80'	N 9°27'30" E	81.48'
(C6)	83°37'36"	15.00'	21.89'	N 59°57'02" E	20.00'
(C7)	10°19'14"	450.00'	81.06'	S 83°23'47" E	80.95'
(C8)	0°39'50"	450.00'	5.21'	S 88°53'19" E	5.21'
(C9)	13°46'52"	240.00'	57.73'	S 82°19'48" E	57.59'
(C10)	16°26'06"	240.00'	68.84'	S 67°13'19" E	68.61'
(C11)	30°13'01"	300.00'	158.22'	S 74°06'47" E	156.39'
(C12)	89°56'11"	15.00'	23.55'	S 44°15'13" E	21.20'

PROPERTY LINE CURVE DATA					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C13)	30°13'01"	240.00'	126.57'	N 74°06'47" W	125.11'
(C14)	9°37'08"	300.00'	50.36'	N 63°48'50" W	50.30'
(C15)	77°09'33"	15.00'	20.23'	N 29°59'44" W	18.73'
(C16)	2°02'51"	1000.00'	35.73'	N 7°36'31" E	35.73'
(C17)	5°52'12"	1000.00'	102.45'	N 3°39'00" E	102.41'
(C18)	7°55'02"	940.00'	129.89'	N 4°40'25" E	129.79'
(C19)	86°19'00"	15.00'	22.58'	N 51°45'56" E	20.51'
(C20)	4°07'10"	300.00'	21.57'	S 87°09'39" E	21.56'
(C21)	20°07'58"	390.00'	137.04'	S 79°09'15" E	136.34'
(C22)	7°19'13"	390.00'	49.83'	S 65°25'39" E	49.79'
(C23)	13°53'59"	450.00'	109.17'	S 68°43'02" E	108.90'

PROPERTY LINE CURVE DATA					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C100)	30°13'01"	270.00'	142.39'	S 74°06'47" E	140.75'
(C101)	30°12'58"	270.00'	142.39'	S 74°06'45" E	140.75'
(C102)	17°09'33"	270.00'	80.86'	S 67°35'03" E	80.56'
(C103)	13°03'24"	270.00'	61.53'	S 82°41'31" E	61.40'
(C104)	27°27'11"	420.00'	201.24'	S 75°29'38" E	199.32'
(C105)	16°07'31"	420.00'	118.20'	S 81°09'28" E	117.81'
(C106)	11°19'40"	420.00'	83.04'	S 67°25'53" E	82.90'
(C107)	19°26'11"	420.00'	142.48'	S 71°29'09" E	141.79'
(C108)	21°55'12"	300.00'	114.77'	S 11°44'22" W	114.07'
(C109)	7°55'02"	970.00'	134.04'	N 4°40'25" W	133.93'

EASEMENT LINE CURVE DATA					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C200)	34°33'10"	20.00'	12.06'	N 16°33'41" W	11.88'
(C201)	249°53'32"	41.00'	178.82'	S 88°53'30" E	67.21'
(C202)	33°02'36"	20.00'	11.53'	S 19°31'58" W	11.38'
(C203)	2°24'45"	390.00'	16.42'	S 81°17'05" E	16.42'
(C204)	21°49'40"	20.00'	7.62'	N 86°35'43" E	7.57'
(C205)	247°17'41"	41.00'	176.96'	S 19°19'44" W	68.26'
(C206)	36°43'45"	20.00'	12.82'	N 55°23'17" W	12.60'

LINE DATA		
Line	Bearing	Length
L100	S 89°13'17" E	63.64
L101	N 0°42'54" E	32.55

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WEBER COUNTY RECORDER
BY: _____ DEPUTY

Summerset Farms - Phase 1

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



VICINITY MAP
(Not to Scale)

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.
- All construction on the Culinary Waterline to meet or Exceed Taylor West Weber 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.
- If any existing subsurface drainage encountered during the construction, the contractor will be required to connect into existing land drain or storm drain system.

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

- Culinary service laterals need to be 1" CTS poly with a 14 gauge tracing wire along service line from Main to Property line.

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown in utility plan view or to meet Taylor West Weber Standards and Specifications.

SANITARY SEWER LINES

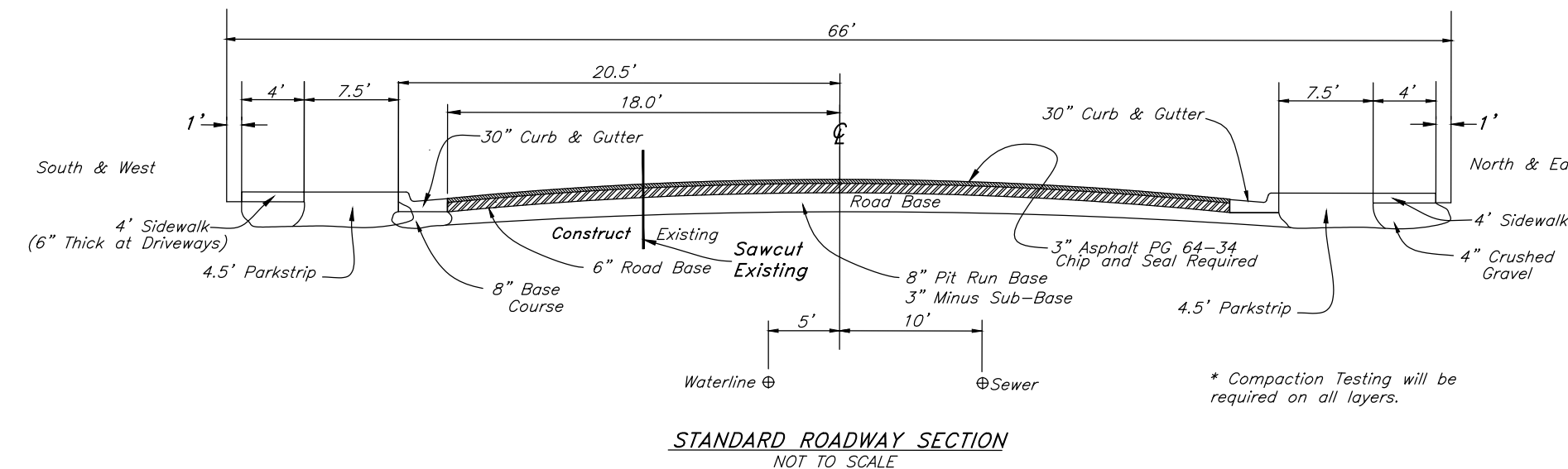
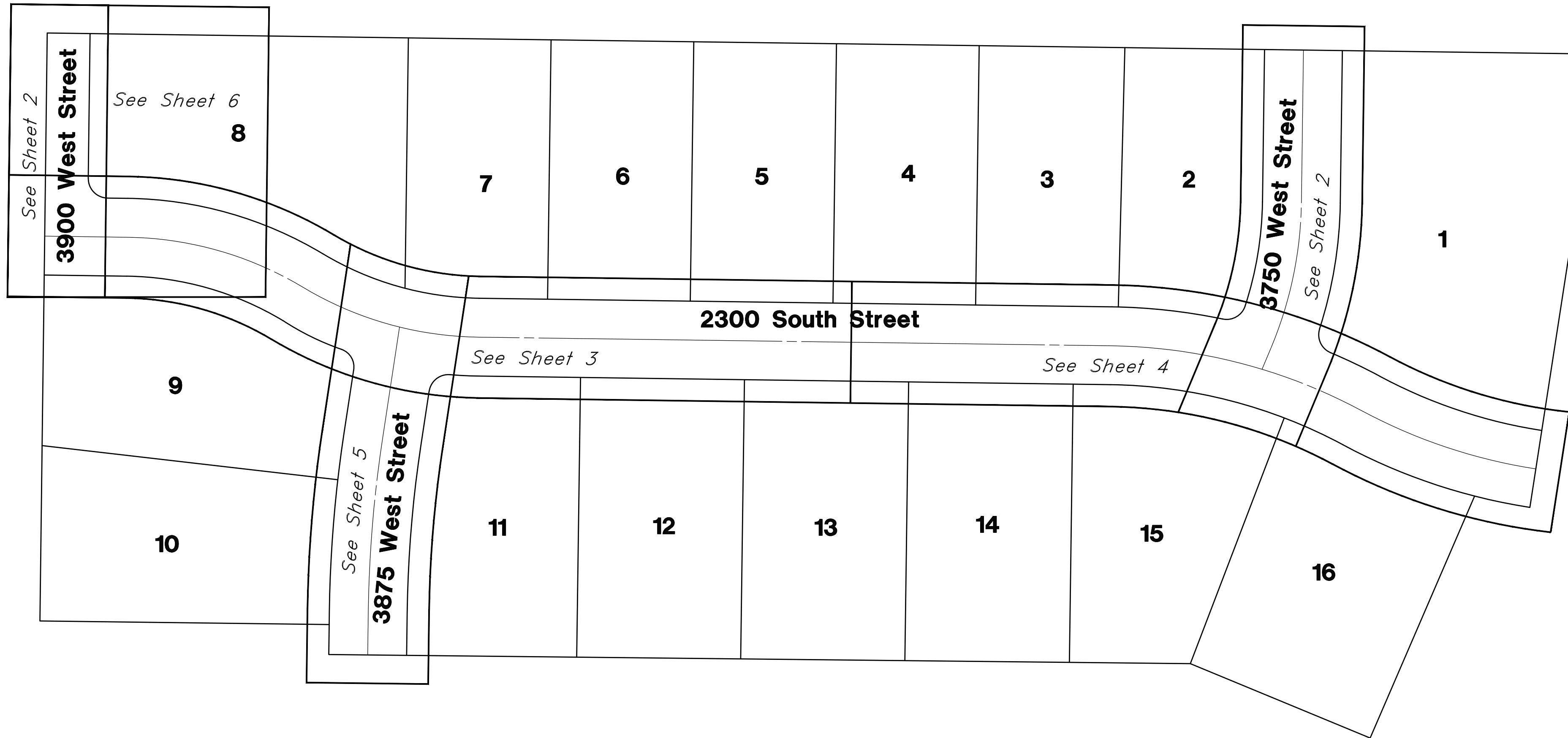
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35
- All sewer lines to be marked with marking tape per Weber County Standards.

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 (DOMINION ENERGY)

- 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 natural 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.



STANDARD ROADWAY SECTION
NOT TO SCALE

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.

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.

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



Cover Sheet

Summerset Farms - Phase 1

Approximately, 2300 South and 3900 West
Weber County, Utah
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

20 May, 2019

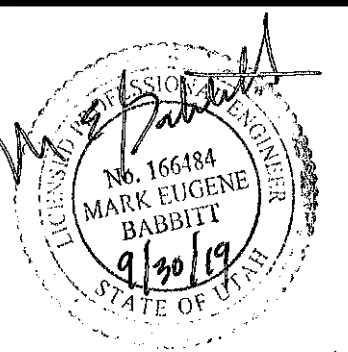
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02N302-AM-SS

GREAT BASIN ENGINEERING

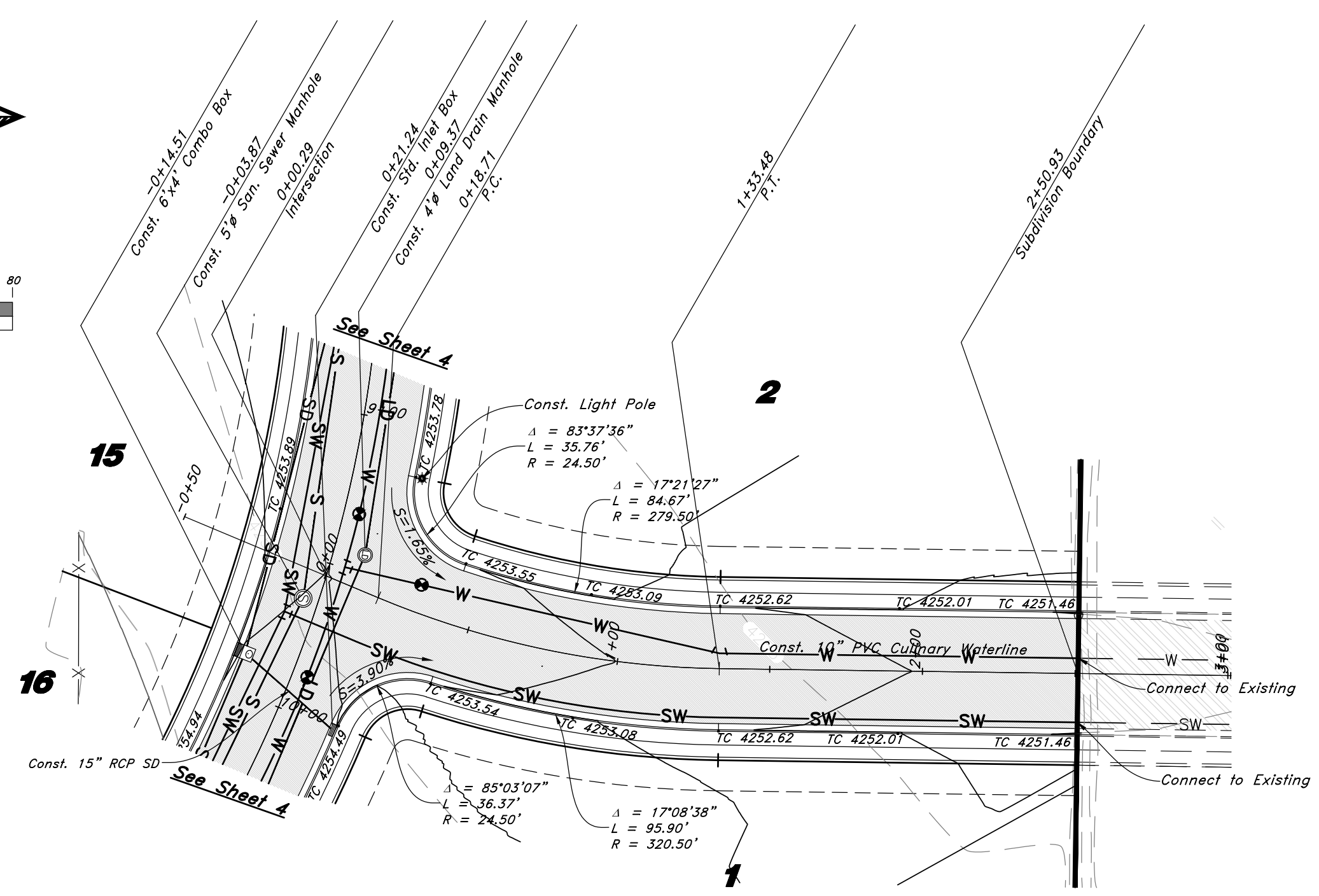
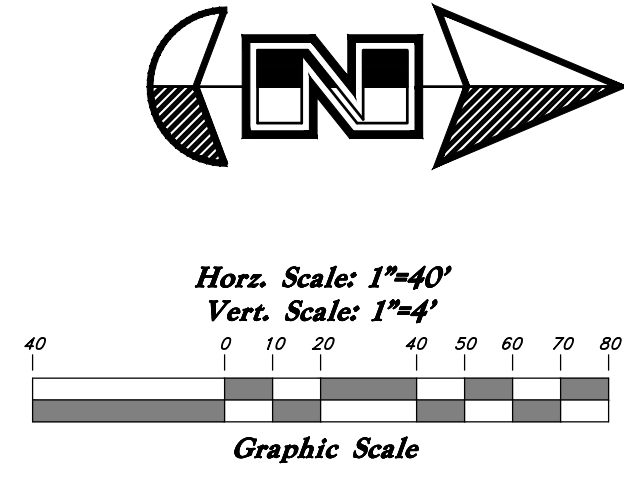
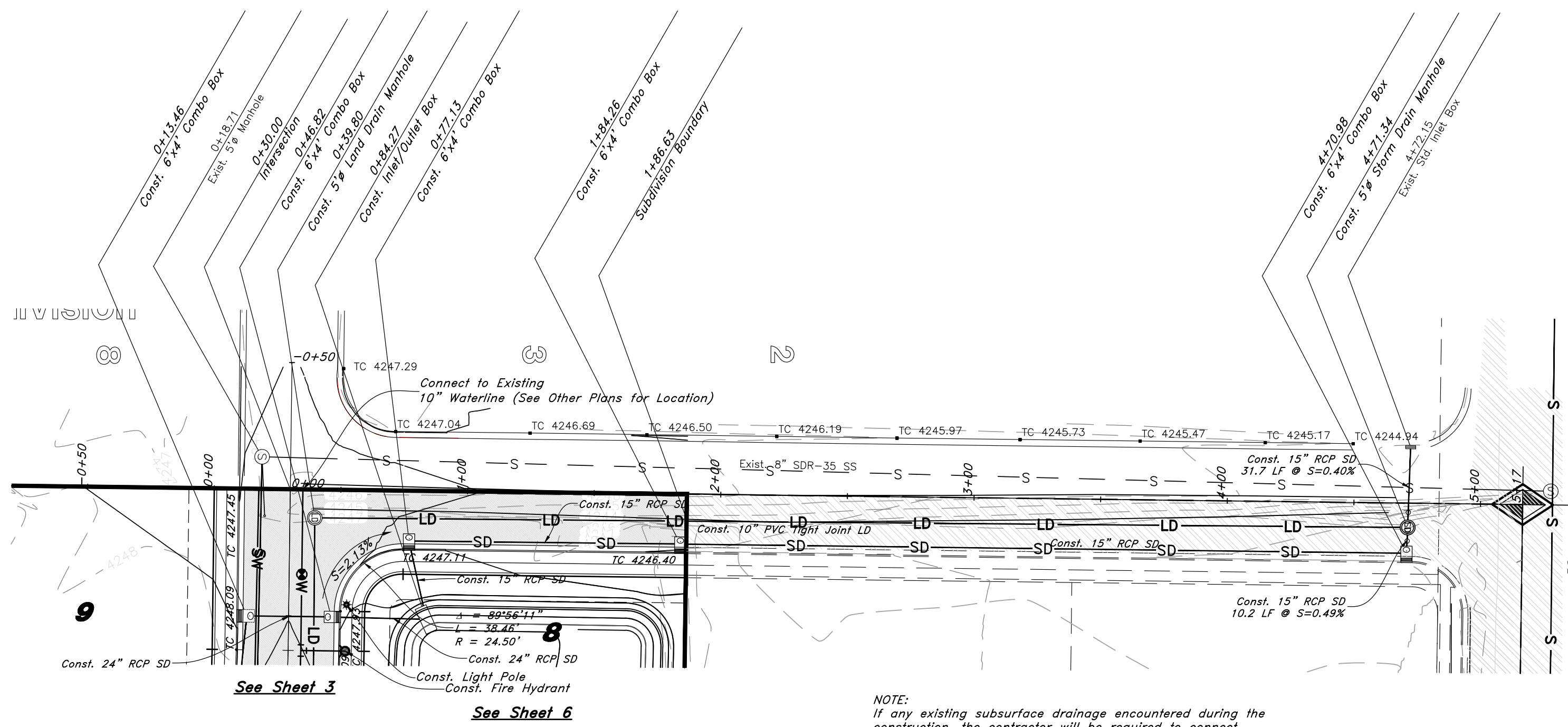
1475 EAST 0600 S, UTAH 84403
 MAIN (801)394-4515, FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM



REV	DATE	DESCRIPTION

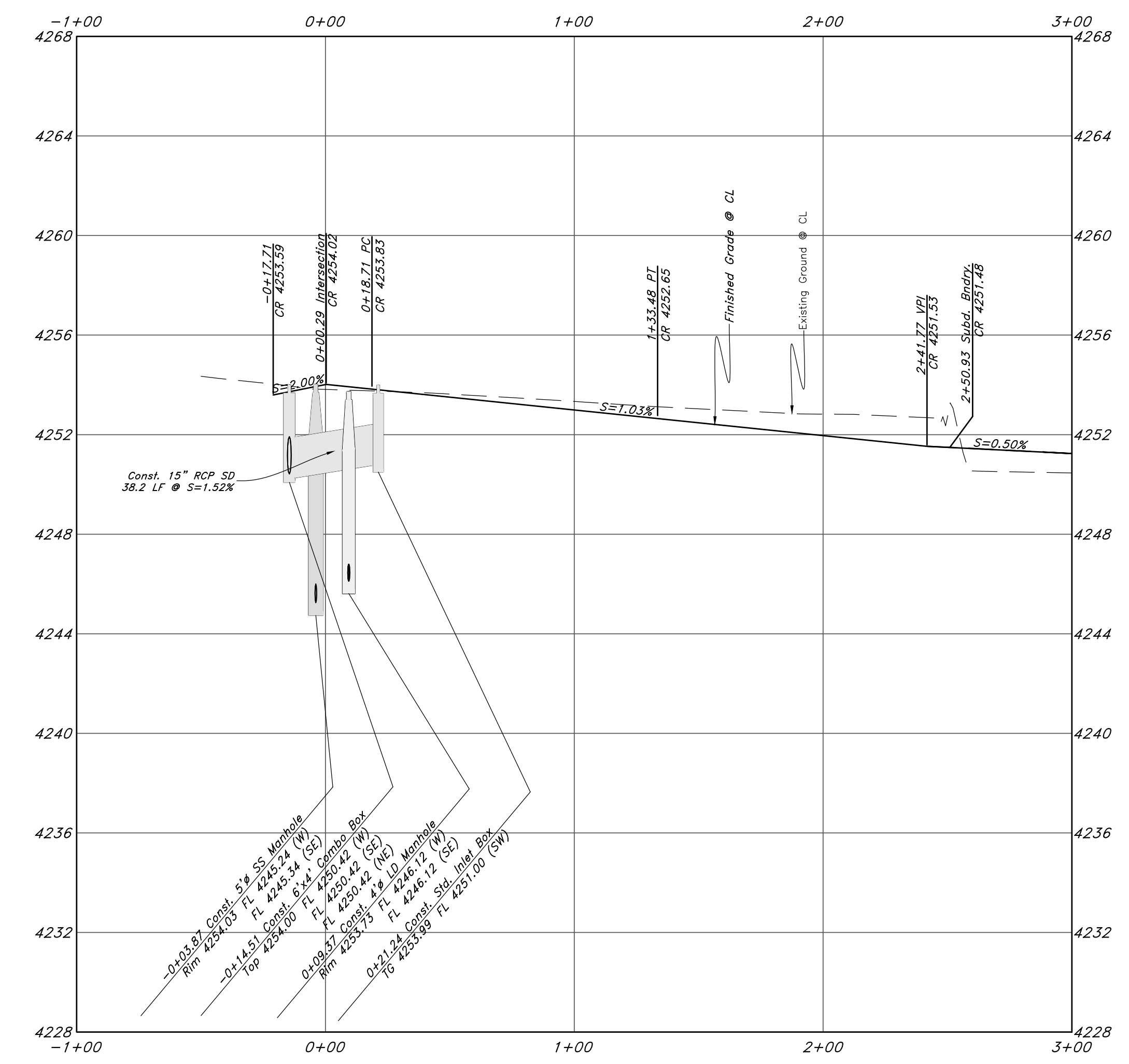
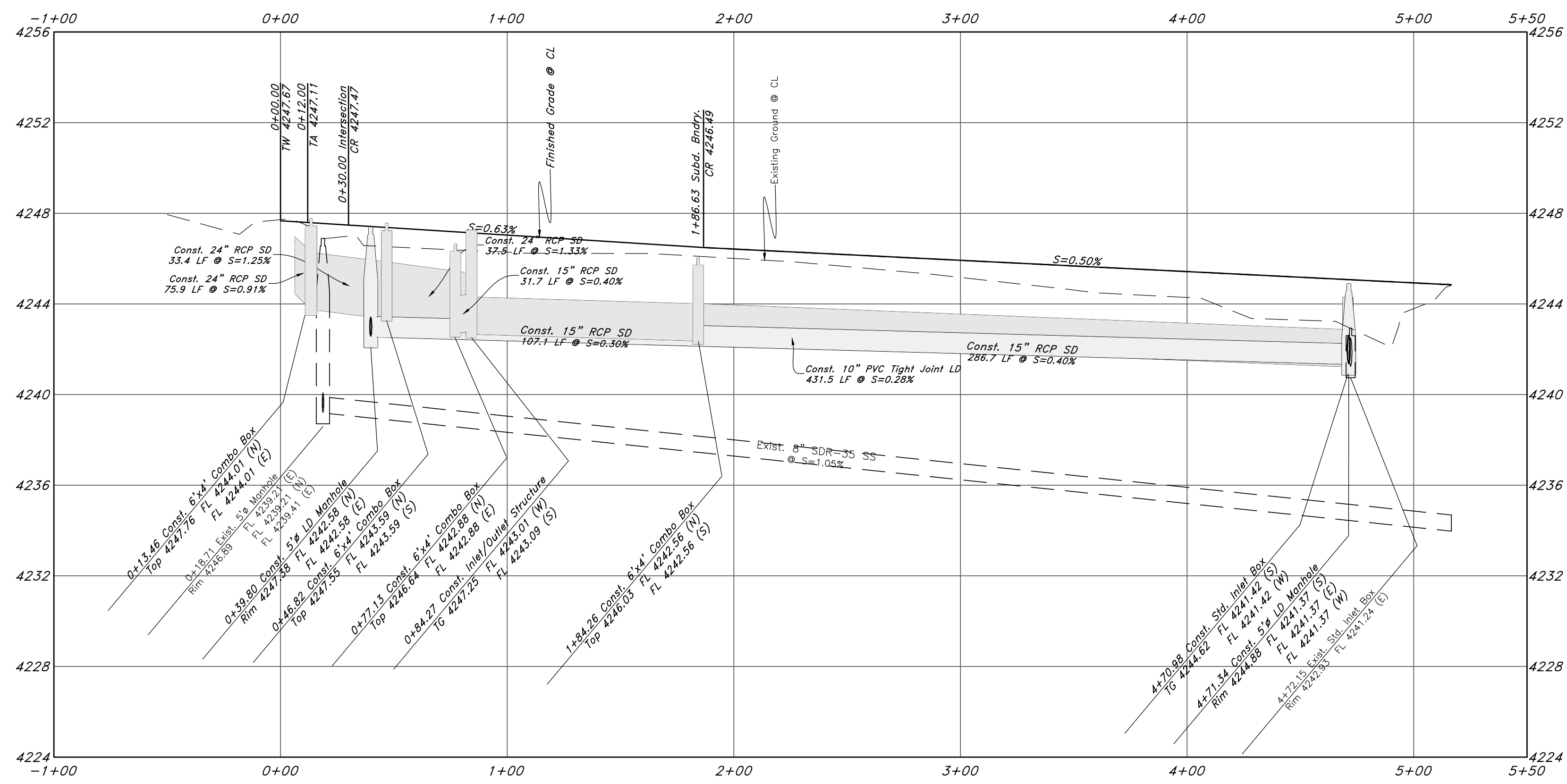
TENTATIVE FINAL

1-800-862-4111



3750 West Street

3900 West Street



REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

16648A
MARK EUGENE
BABBITT
9/30/19
STATE OF UTAH

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

Cover Sheet

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Approximately 2300 South and 3900 West
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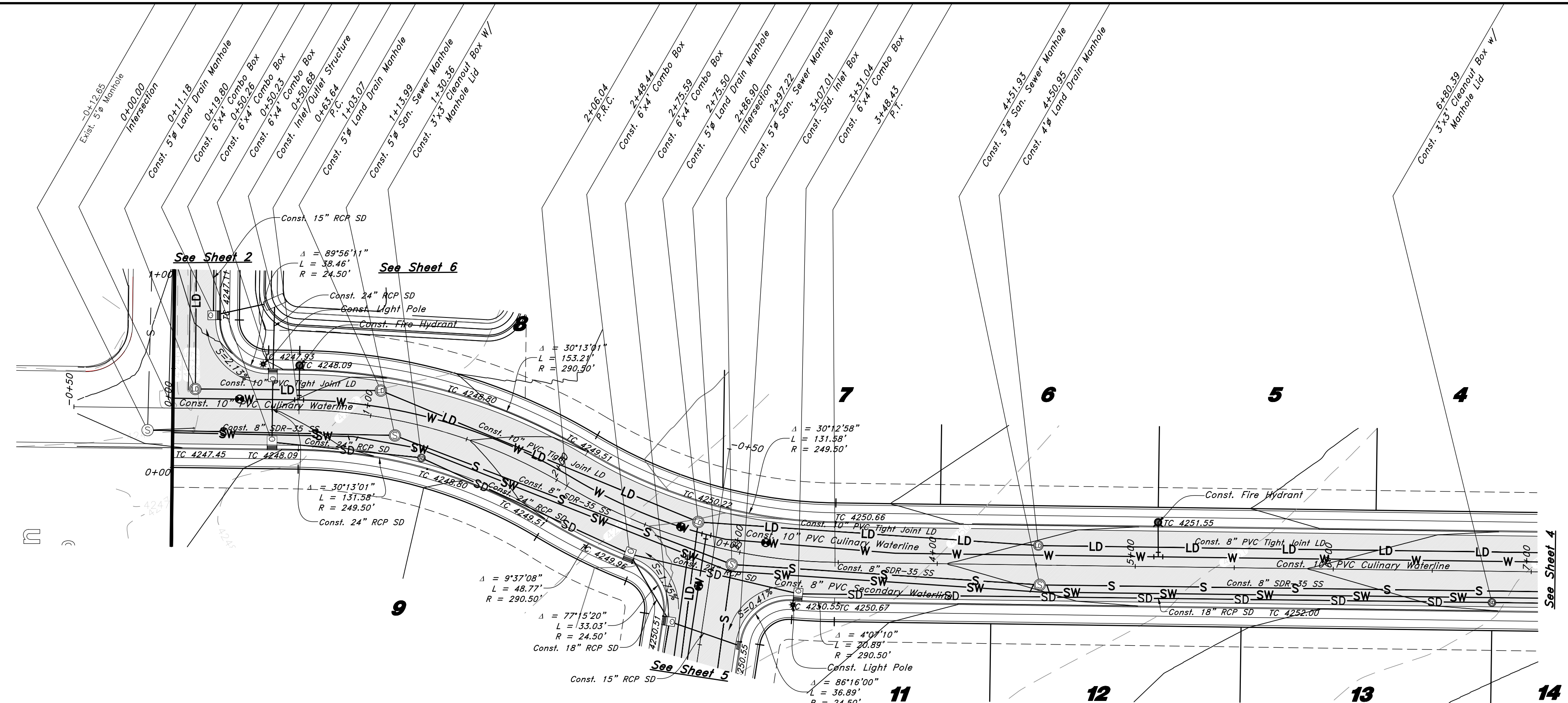
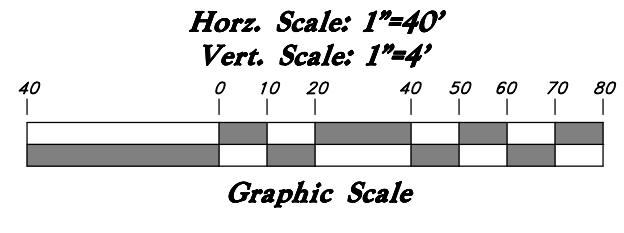
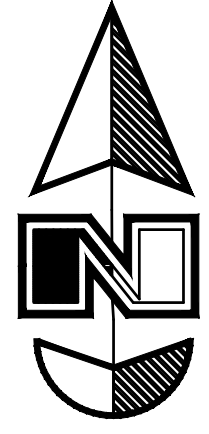
Call 811

1-800-862-4111

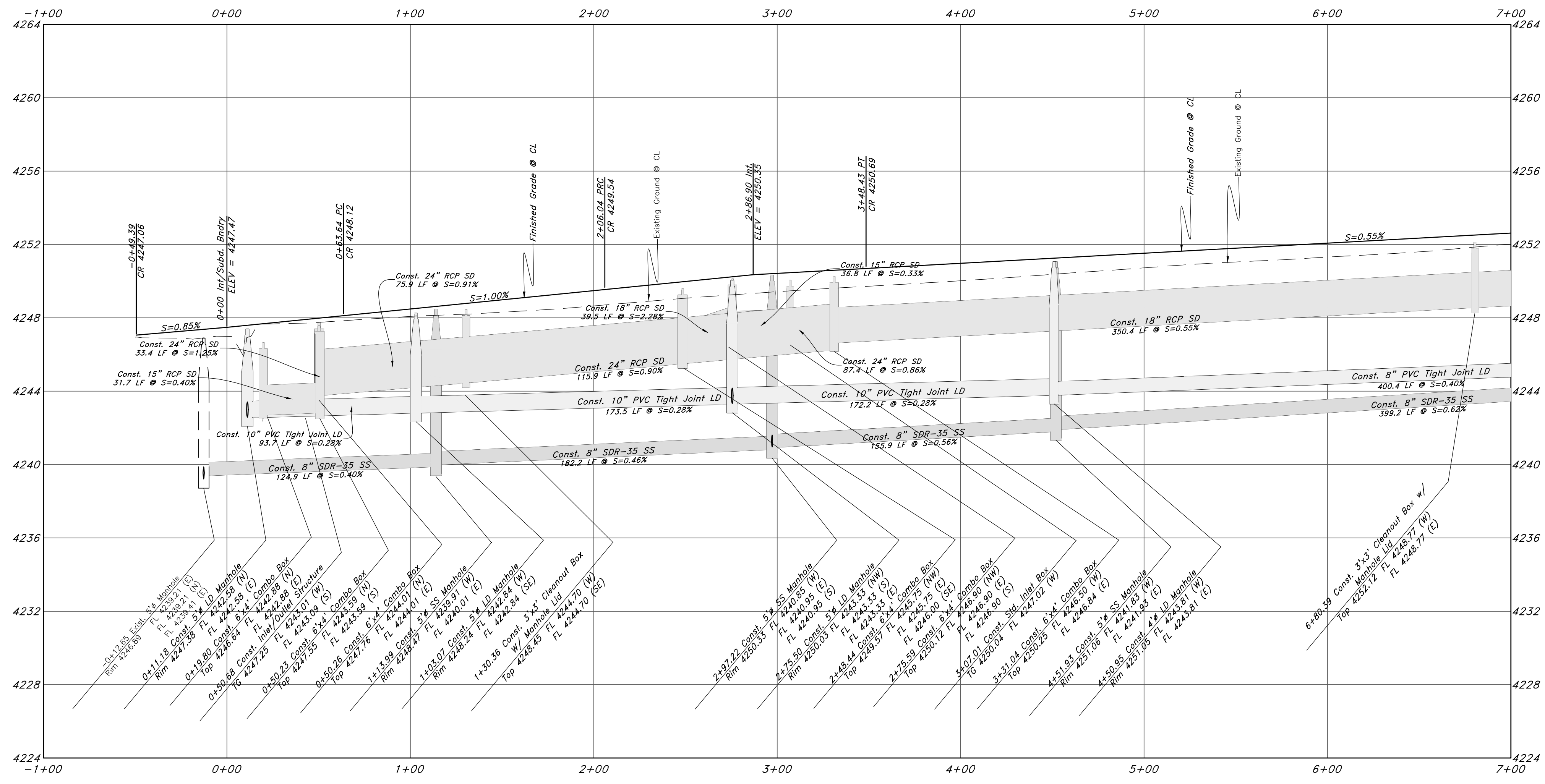
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SHEET NO.
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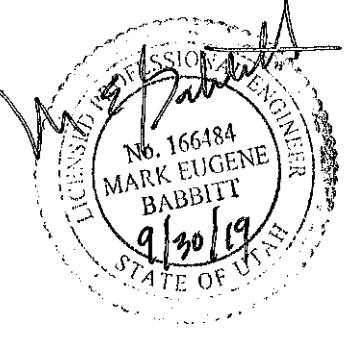


2300 South Street



Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Waterline
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - RCP
 - DI
 - Ductile Iron
 - PVC
 - TA
 - EA
 - CL
 - FL
 - FF
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Contour
 - Exist. Contour
 - 95.337A
 - 95.327A
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter



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Cover Sheet

Sunset Farms - Phase 1
 Approximately 2300 South and 3900 West
 Weber County, Utah

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

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

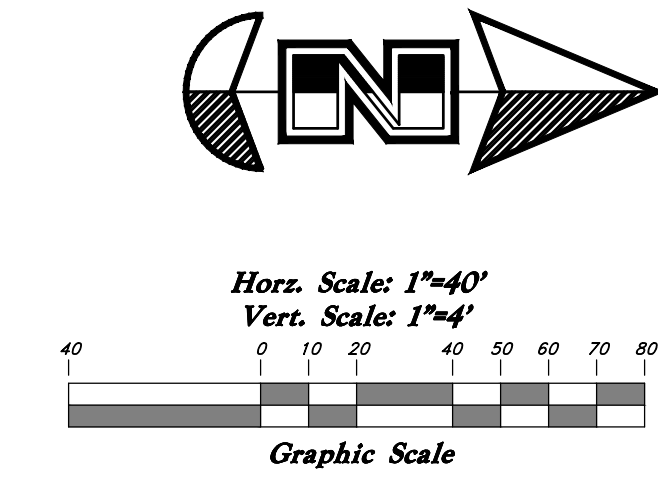
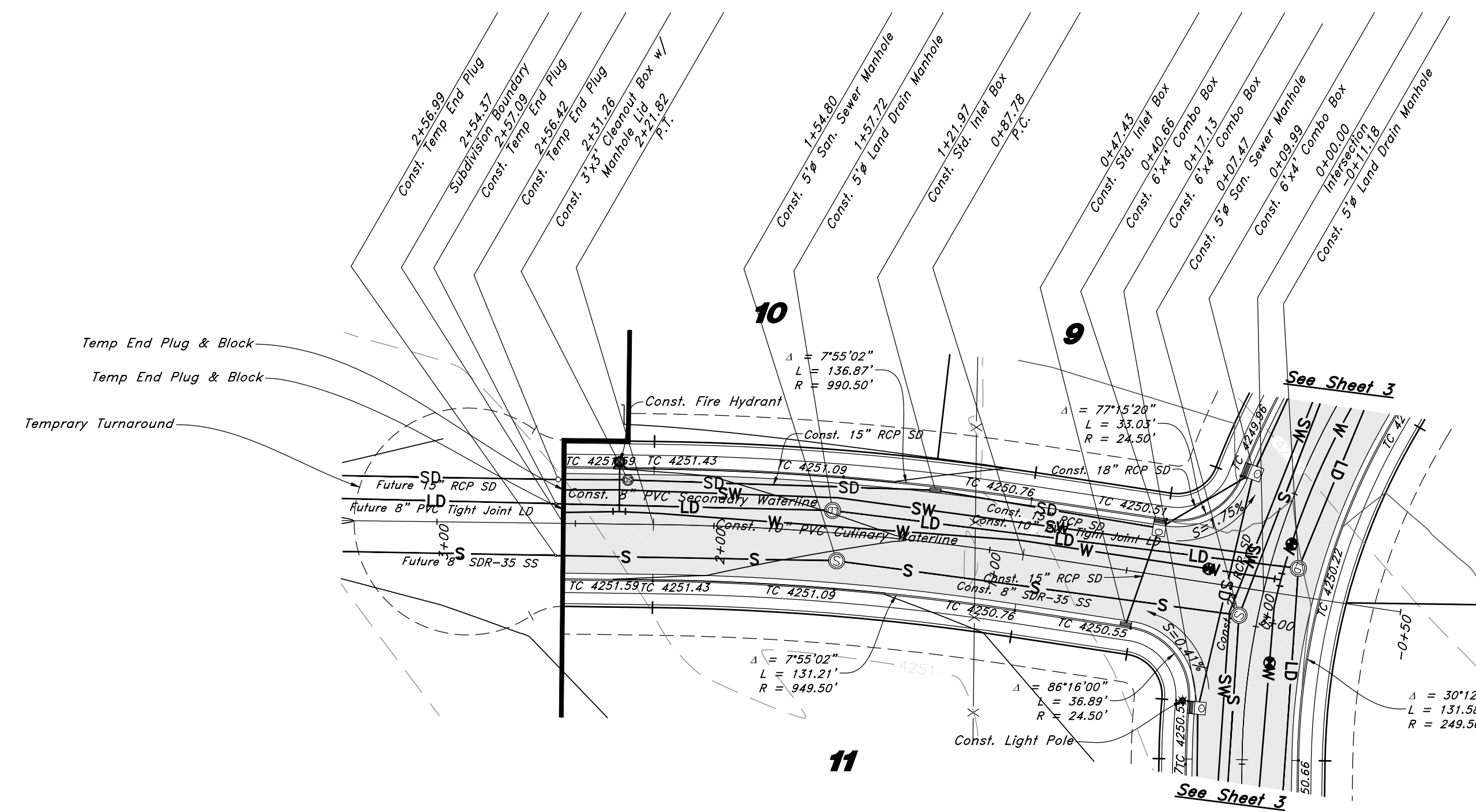


20 May, 2019

SHEET NO.

3

02N302-AM-SS

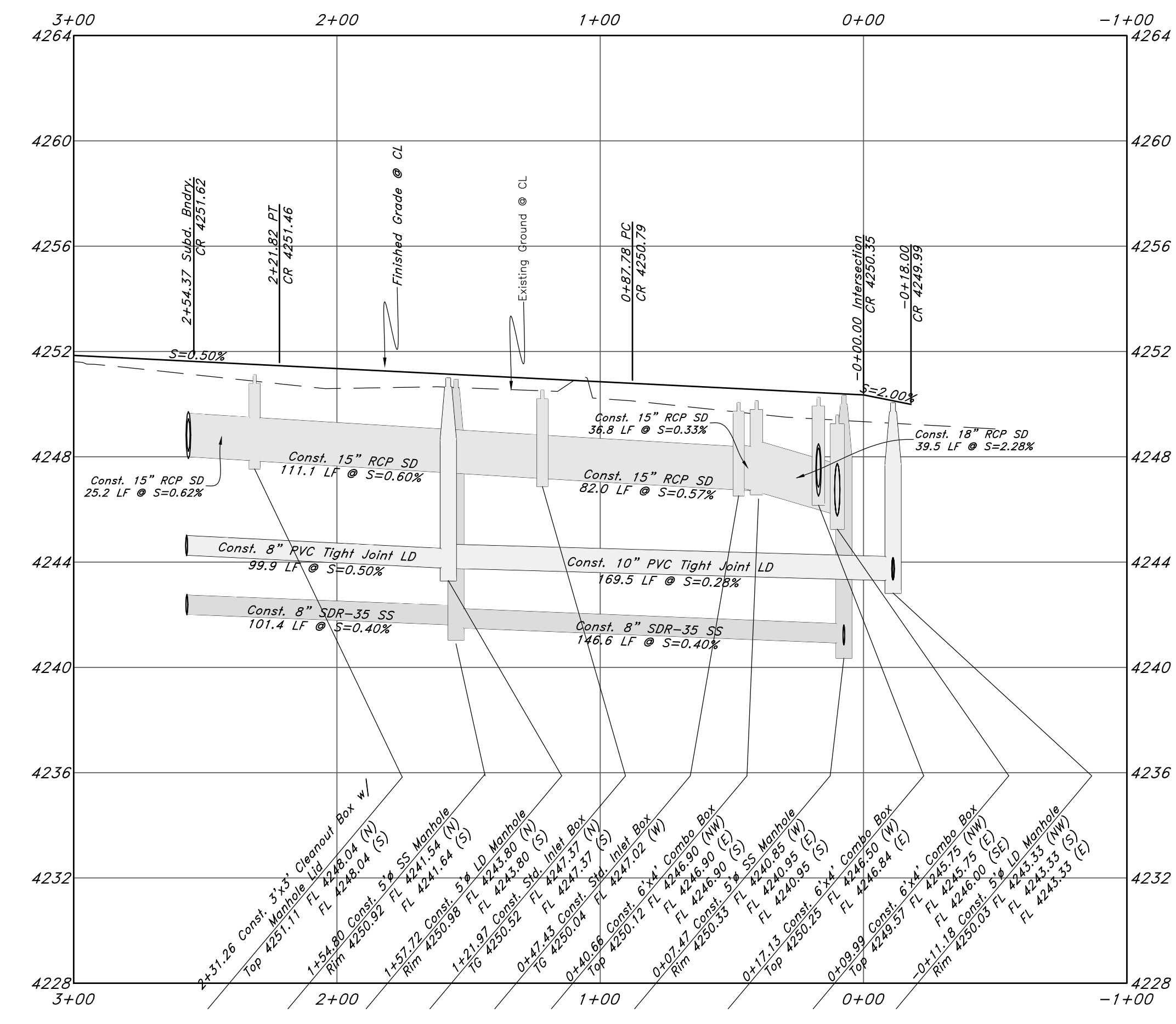


3875 West Street

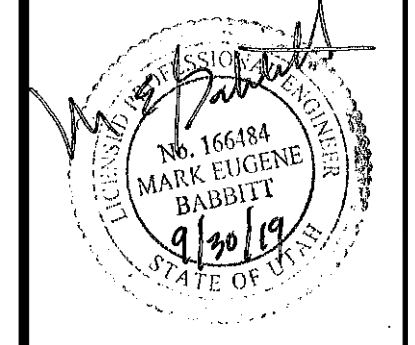
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- 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
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- OHP - Overhead Power line
- CMP - Corrugated Metal Pipe
- CP - Concrete Pipe
- RCP - Reinforced Concrete Pipe
- DI - Ductile Iron
- PVC - Polyvinyl Chloride
- TA - Top of Asphalt
- EA - Edge of Asphalt
- CL - Centerline
- FL - Flowline
- FF - Finish Floor
- TC - Top of Curb
- TW - Top of Wall
- TW - Top of Wall
- TCN - Top of Concrete
- NG - Natural Ground
- 90 - Finish Contour
- 95.33TA - Exist. Contour
- 95.72TA - Finish Grade
- R - Exist. Grade
- R - Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



REV	DATE	DESCRIPTION



GREAT BASIN ENGINEERING

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Cover Sheet

Summerset Farms - Phase 1
 Approximately 2300 South and 3900 West
 Weber County, Utah
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

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



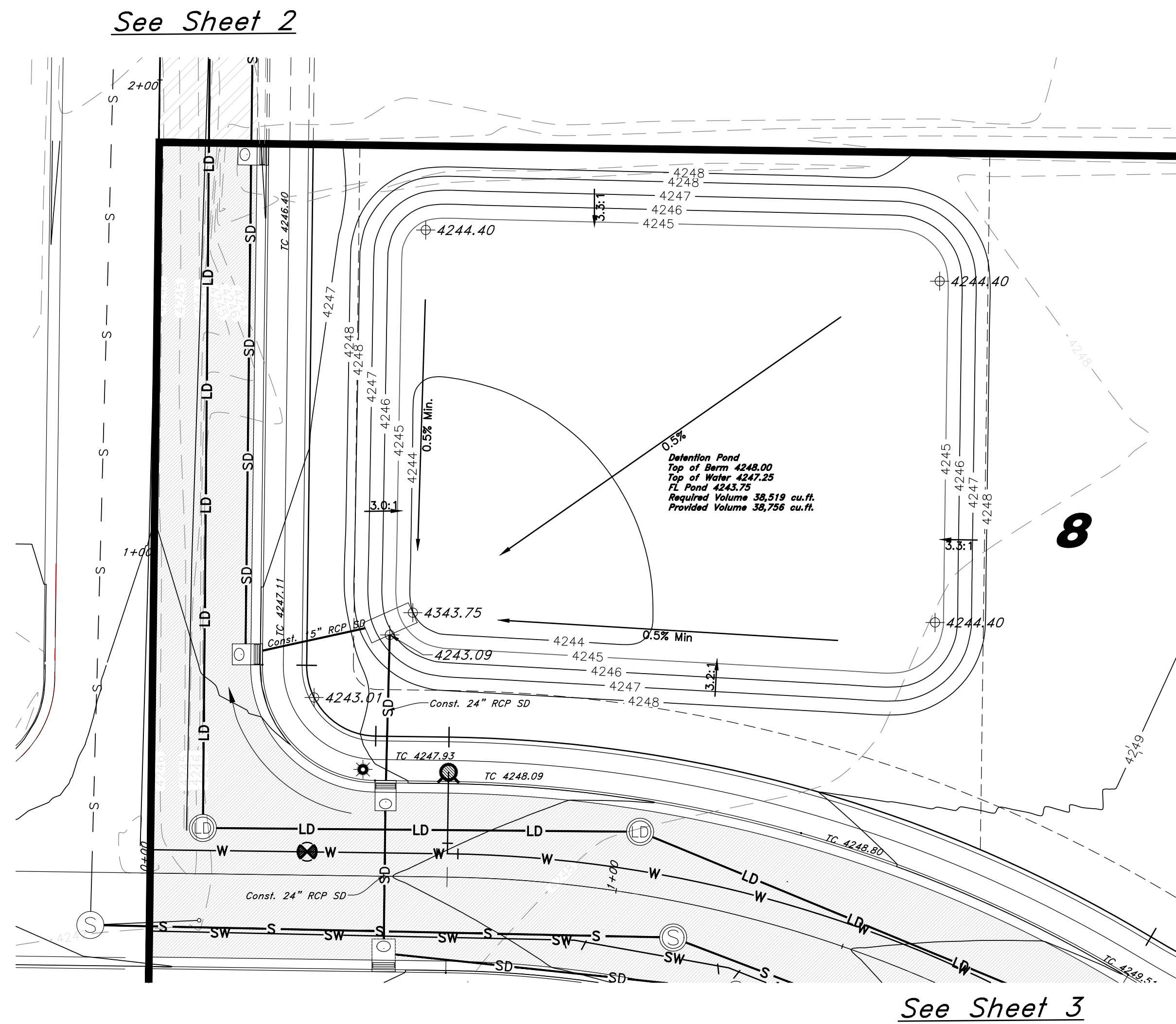
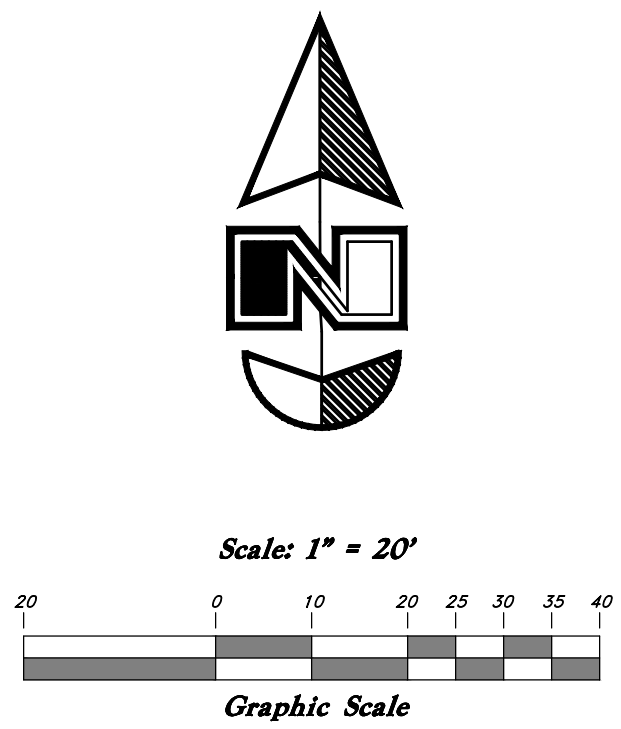
20 May, 2019

SHEET NO.

5

1-800-862-4111

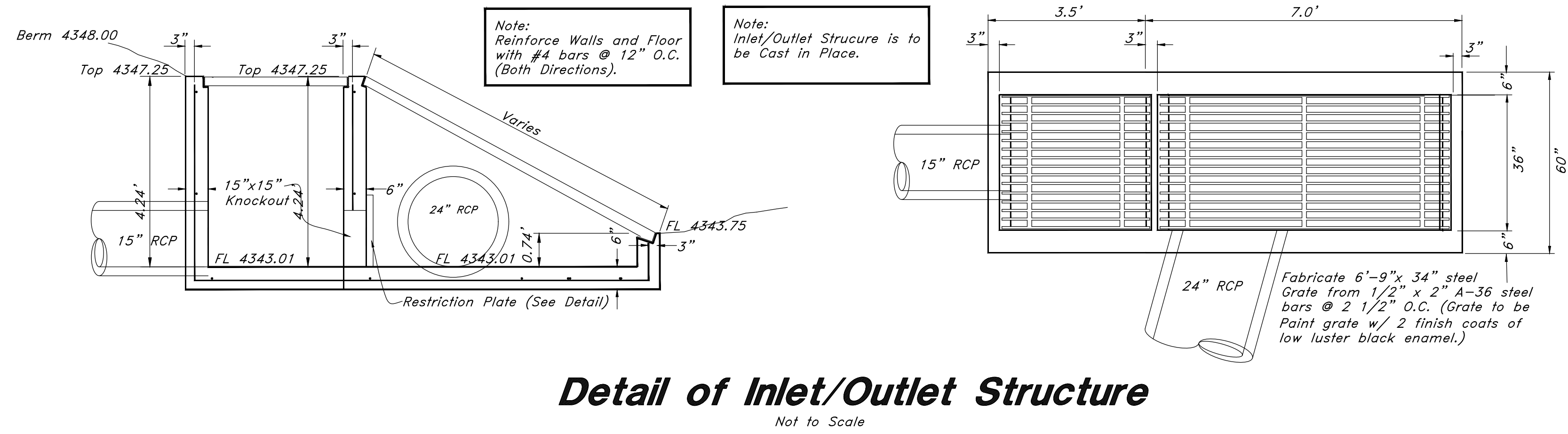
02N302-AM-SS



Legend

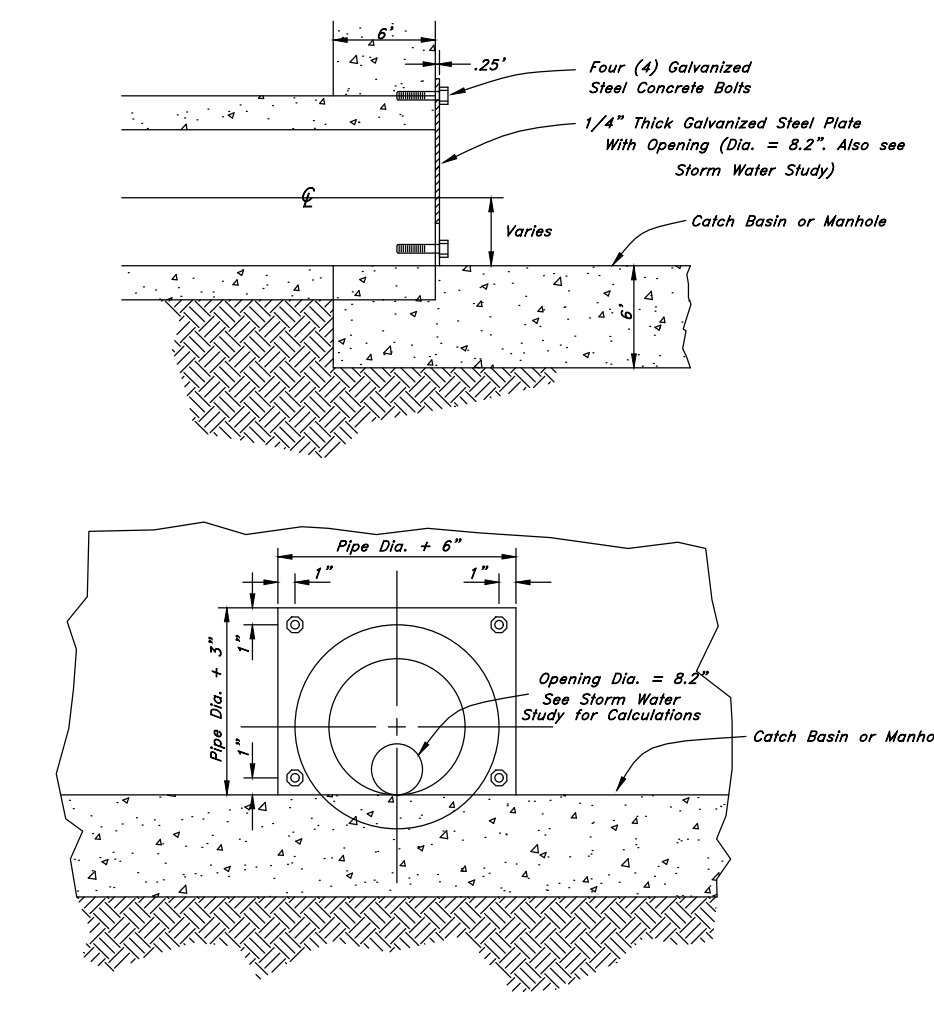
- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole w/guy
 - Light Pole
 - Fence
 - 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 Wall
 - Top of Wall
 - Top of Wall
 - Natural Ground
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter

Detention Pond



Detail of Inlet/Outlet Structure

Not to Scale



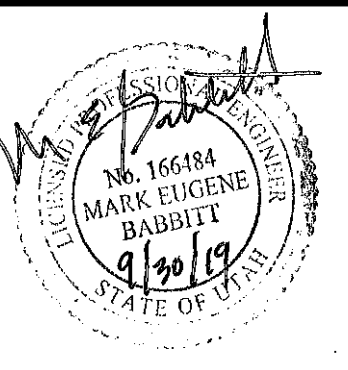
Restriction Plate Detail

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



1-800-662-4111

REV	DATE	DESCRIPTION



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Cover Sheet

Summerset Farms - Phase 1
 Approximately 2300 South and 3900 West
 Weber County, Utah
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

20 May, 2019

SHEET NO.

6

02N302-AM-SS

Summerset Farms - Phase 1

A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

September 2019

GENERAL GRADING NOTES:

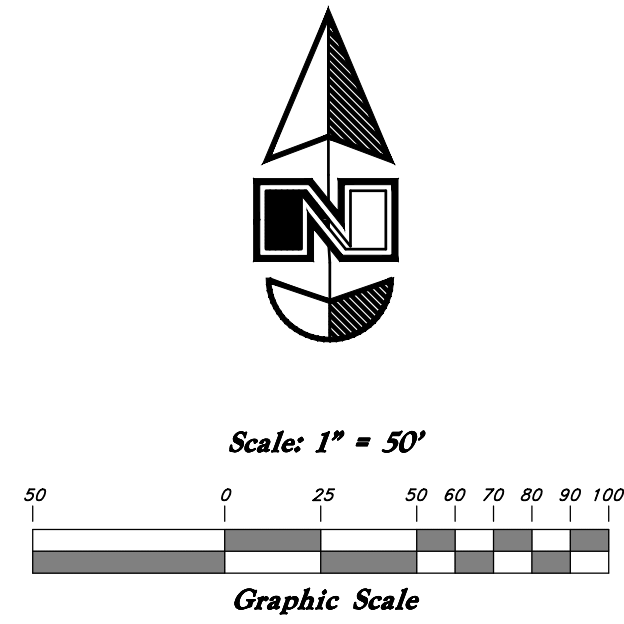
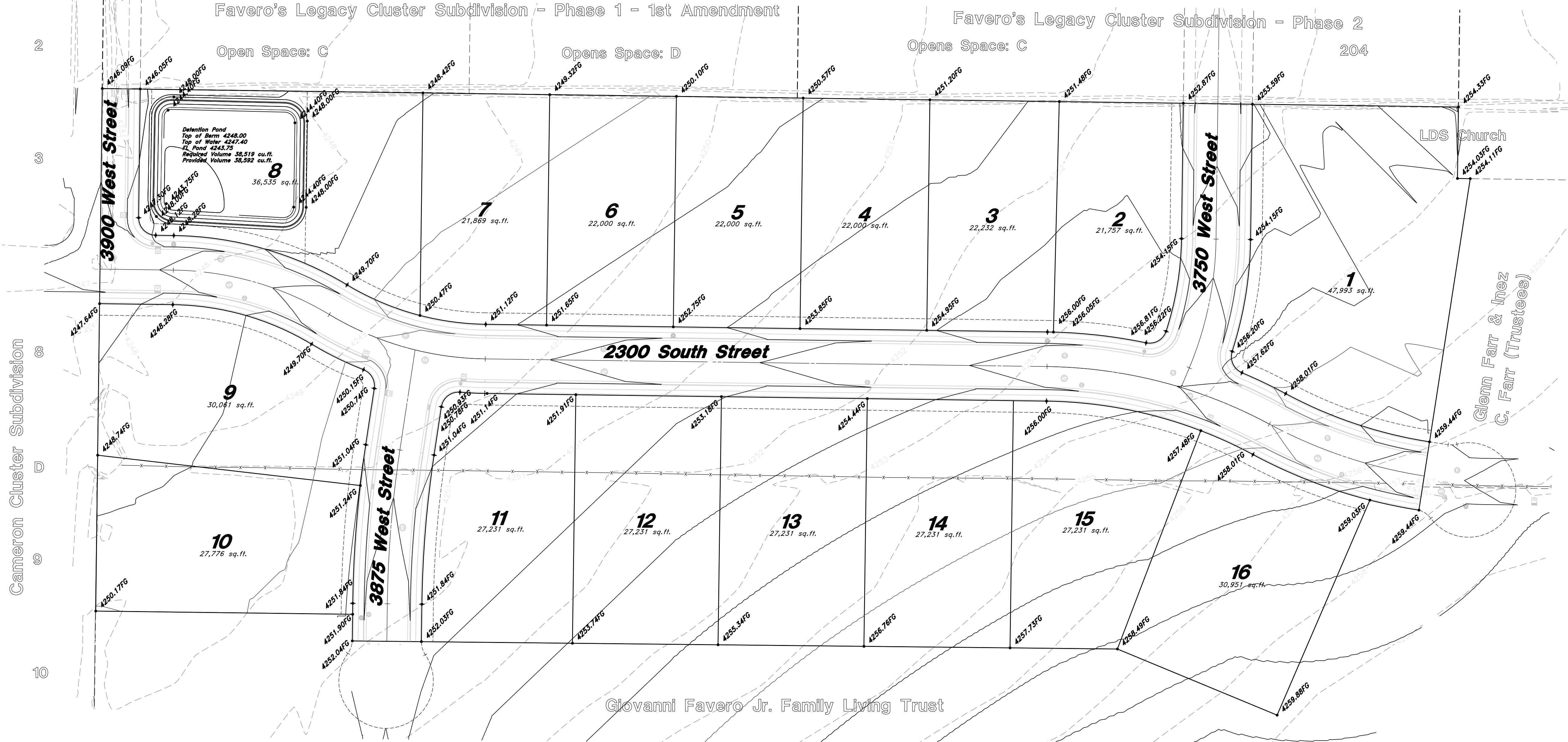
- All work shall be in accordance with the County Public Works Standard.
- Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
- Areas to receive fill shall be properly prepared and approved by the City Inspector and geotechnical Engineer prior to placing fill.
- Fills shall be banded into compact material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown herein.
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

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.

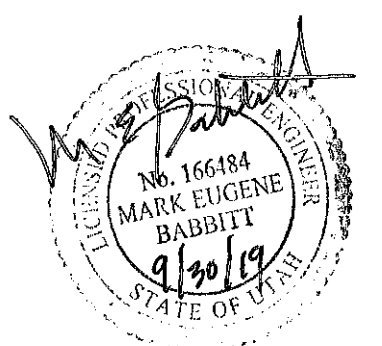
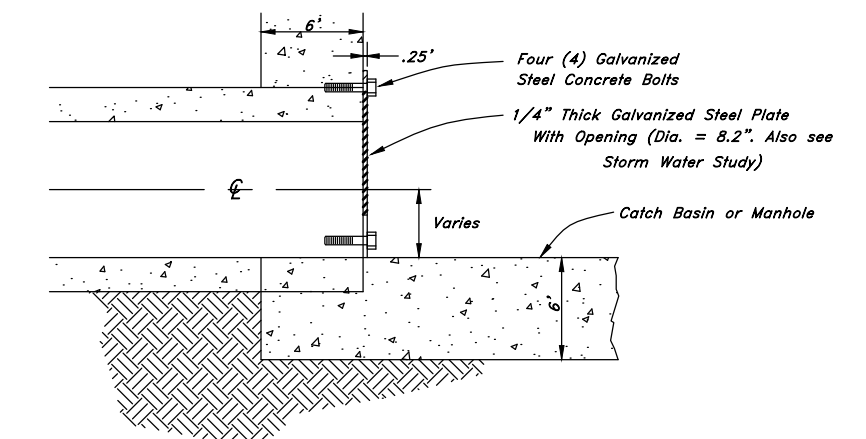
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited 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.

Favero's Legacy Cluster Subdivision - Phase 1 - 1st Amendment

Favero's Legacy Cluster Subdivision - Phase 2



- ### LEGEND
- Centerline
 - UGT - Buried Telephone line
 - OHT - Overhead Telephone line
 - OHP - Overhead Power line
 - UGP - Power line
 - S - Sanitary Sewer line
 - W - Culinary Water line
 - G - Gas line
 - SD - Storm Drain line
 - SW - Secondary Waterline
 - LD - Land Drain line
 - IW - Irrigation Waterline
 - F - Fence
 - PM - Power Meter
 - W - Water Meter
 - GM - Gas Meter
 - PM - Power Meter
 - TE - Telephone Box
 - SM - Sewer Manhole
 - DM - Drain Manhole
 - WM - Water Manhole
 - CB - Cleanout Box
 - TA - Top of Asphalt
 - EA - Edge of Asphalt
 - NG - Natural Ground
 - LG - Lip of Gutter
 - SP - Service Pole
 - LP - Light Pole
 - PP - Power Pole
 - TP - Telephone Pole
 - FH - Fire Hydrant
 - DIT - Ditch
 - TOE - Toe of Slope
 - TOP - Top of Slope
 - CO - Cleanout
 - FC - Fence
 - FL - Flowline
 - DMH - Drain Manhole
 - SE - Spot Elevation
 - CON - Contour
 - ASP - Asphalt
 - CONC - Concrete
 - BLDG - Building
 - CB - Catch Basin
 - C.M.P. - Corrugated Metal Pipe
 - R.C.P. - Reinforced Concrete Pipe
 - CONC - Edge of Concrete
 - RWALL - Retaining Wall
 - SMH - Sewer Manhole
 - WV - Water Valve
 - CB - Catch Basin
 - DV - Diversion Box
 - TC - Top of Curb
 - SW - Sidewalk
 - GAS - Gas line Marker
 - GUY - Guy Wire
 - BLDG - Building Corner
 - FH - Fire Hydrant
 - NG - Natural Ground
 - WV - Water Valve
 - LP - Light Pole
 - PP - Power Pole w/guy
 - DT - Deciduous Tree
 - CT - Coniferous Tree
 - ARP - Area Reference Plat
 - COL - Building Columns
 - LS - Landscaping



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Grading and Drainage Plan
Summerset Farms - Phase 1
Approximately 2300 South and 3900 West
Weber County, Utah
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

20 May, 2019
SHEET NO. 7
02N302-AM-55