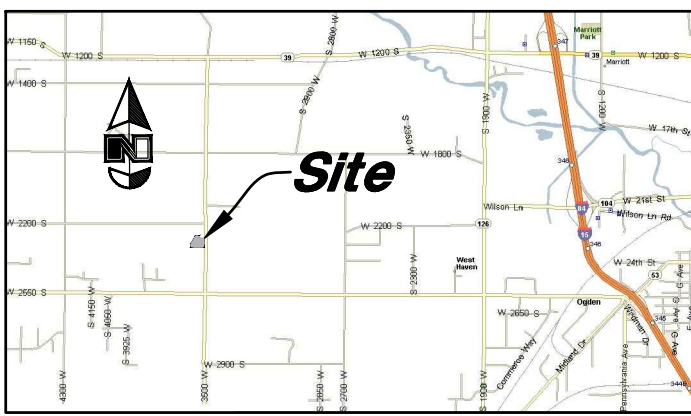
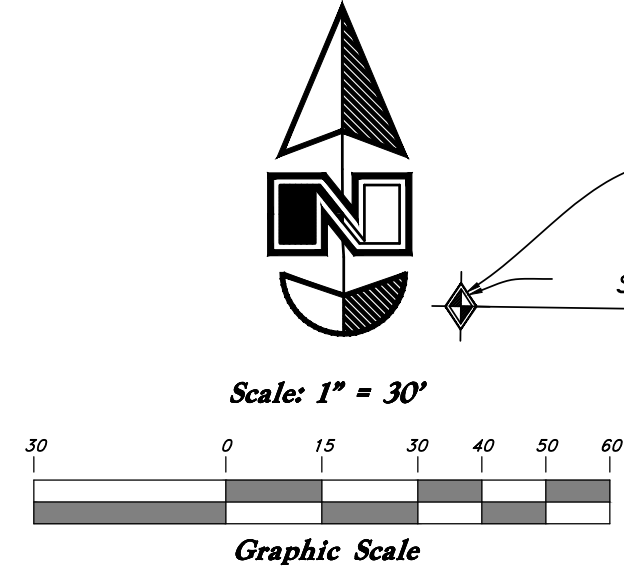


**LOT AVERAGING TABLE**

Lot #	Sq. Ft.	Frontage
1	47,993	183.76
2	21,757	207.35
3	22,232	110.34
4	22,000	110.00
5	22,000	110.00
6	22,000	110.00
7	21,869	110.73
8	36,535	257.59
9	30,061	248.45
10	27,776	115.00
11	27,231	126.38
12	27,231	126.38
13	27,231	126.61
14	27,231	126.84
15	27,231	155.24
16	30,951	157.67
<b>Phase 1</b>		
Average	27,583	154.56
17	26,963	173.56
18	26,963	122.78
19	26,963	122.91
20	26,963	123.17
21	26,963	123.44
22	26,963	217.84
23	27,776	124.56
24	27,776	128.06
25	59,377	118.01
26	39,017	128.51
27	29,786	122.58
28	29,786	122.58
29	29,786	122.58
30	29,786	122.58
31	29,718	123.75
32	27,497	127.30
33	27,910	127.24
<b>Phase 2</b>		
Average	30,588	132.44
34	36,049	127.15
35	24,143	129.47
36	30,023	244.98
37	51,212	168.11
38	152,931	114.52
39	92,551	97.55
40	75,868	199.81
41	48,520	167.58
42	39,862	142.99
43	132,217	155.21
44	95,923	157.02
<b>Phase 3</b>		
Average	70,845	154.94
45	24,596	129.08
46	40,696	181.49
47	138,738	446.72
<b>Phase 4</b>		
Average	68,010	252.43
Overall	41,376	152.89



VICINITY MAP (Not to Scale)

**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 \_\_\_\_\_, 2021

\_\_\_\_\_  
Weber County Engineer

**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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman, Weber County Planning Commission

**WEBER COUNTY COMMISSION ACCEPTANCE**

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the commissioners of Weber County, Utah.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman, Weber County Commission

Attest:  
\_\_\_\_\_  
Title:

**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 have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Weber County Attorney

# Summerset Farms - Phase 4

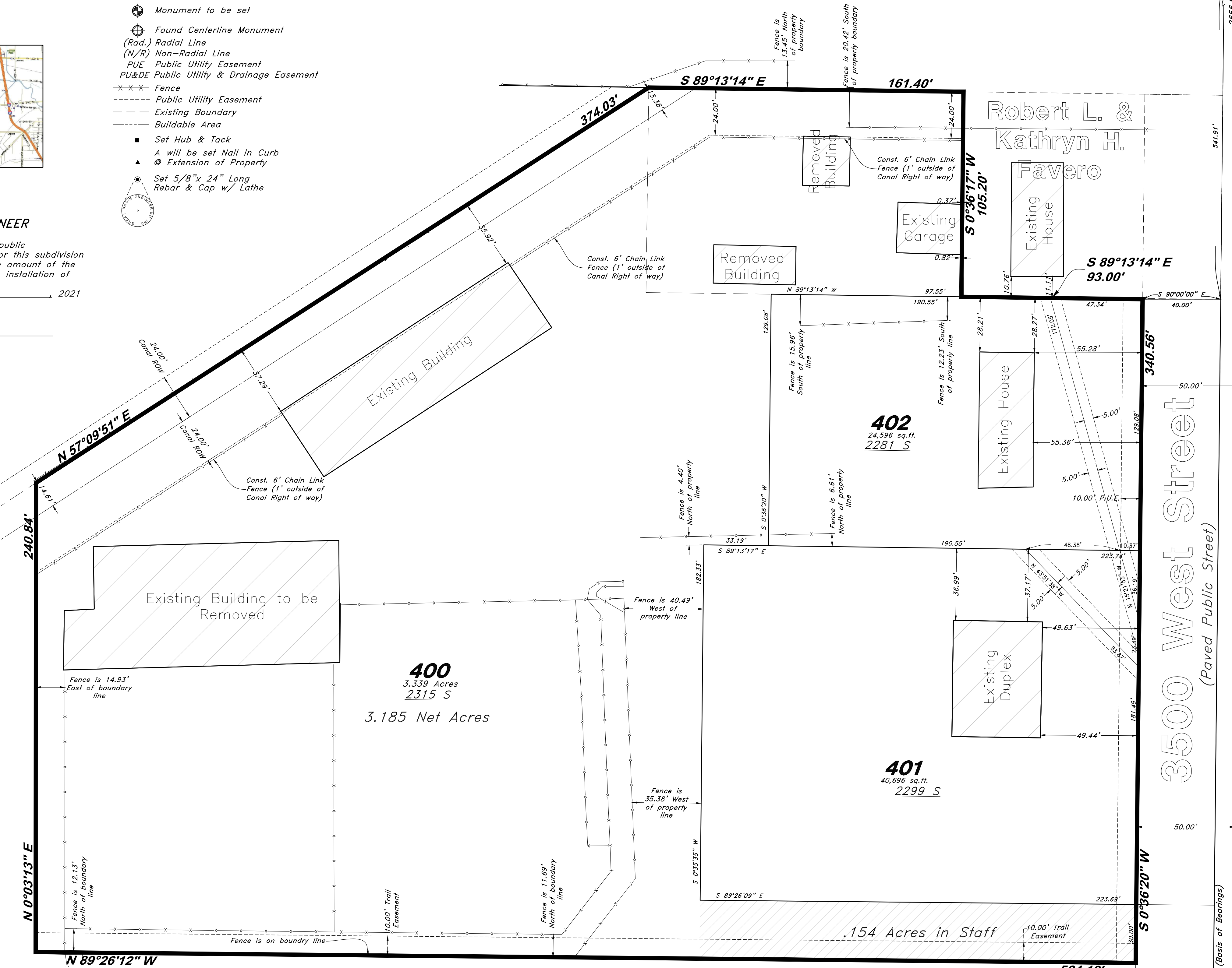
## A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
January 2020  
2200 South Street

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)

**Legend**

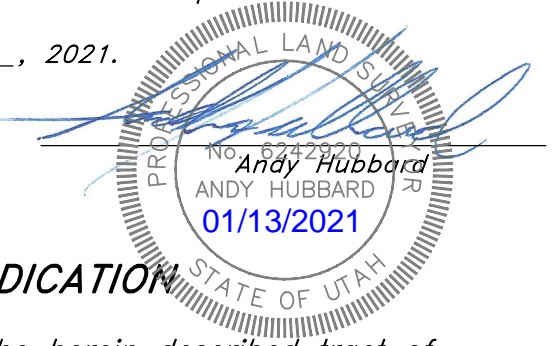
- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Public Utility Easement
- Existing Boundary
- Buildable Area
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property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



**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Favero's Legacy Cluster Subdivision - Phase 1 - 1st Amendment, 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 \_\_\_\_\_, 2021.

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 4, 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, irrigation canals or for the perpetual preservation of water channels in their natural state 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Favero  
Robert L. Favero - Owner

**ACKNOWLEDGMENT**

State of Utah }  
County of } ss  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Robert L. Favero.  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
A Notary Public commissioned in Utah

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 541.91 feet North 0°36'20" East along the Section Line from the East of said Section 28 and 40.00 feet West; running thence South 00°36'20" West 340.56 feet; thence North 89°26'12" West 564.18 feet; thence North 00°03'13" East 240.84 feet; thence North 57°09'51" East 374.03 feet; thence South 89°13'14" East 161.40 feet; thence South 00°36'17" West 105.20 feet; thence South 89°13'14" East 93.00 feet to the Point of Beginning.

Contains 4.838 Acres, More or Less

**NARRATIVE**

This Subdivision Plat was requested by Mr. Robert Favero for the purpose of creating Three (3) residential Lots.  
A line bearing South 0°36'20" West between the East Quarter Corner and Southeast corner was used as a Basis of Bearing.  
Weber County Surveyor Record of Surveyor file #5715 for overall Boundary Retracement Details.  
Property Corners are Monumented as depicted on this survey.

**AGRICULTURAL NOTE**

Agriculture is the preferred use in the agriculture zones. Agricultural 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.

Sheet 1 of 1

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

RECORDED \_\_\_\_\_ FILED FOR RECORD AND \_\_\_\_\_ AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY



**FLOOD PLAIN**

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

**TAYLOR WEST WEBER WATER**

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Taylor West Weber Water

**HOOPER WATER IMPROVEMENT DISTRICT**

This is to certify that this subdivision plat was duly approved by Hooper Water Improvement District.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

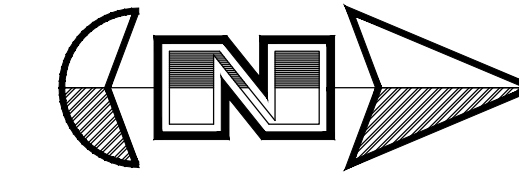
\_\_\_\_\_  
Hooper Water Improvement District

DEVELOPER: Great Basin Engineering, Inc. c/o Andy Hubbard 2049 Bluff Ridge Drive Syracuse, UT 84075 (801) 644-3706

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

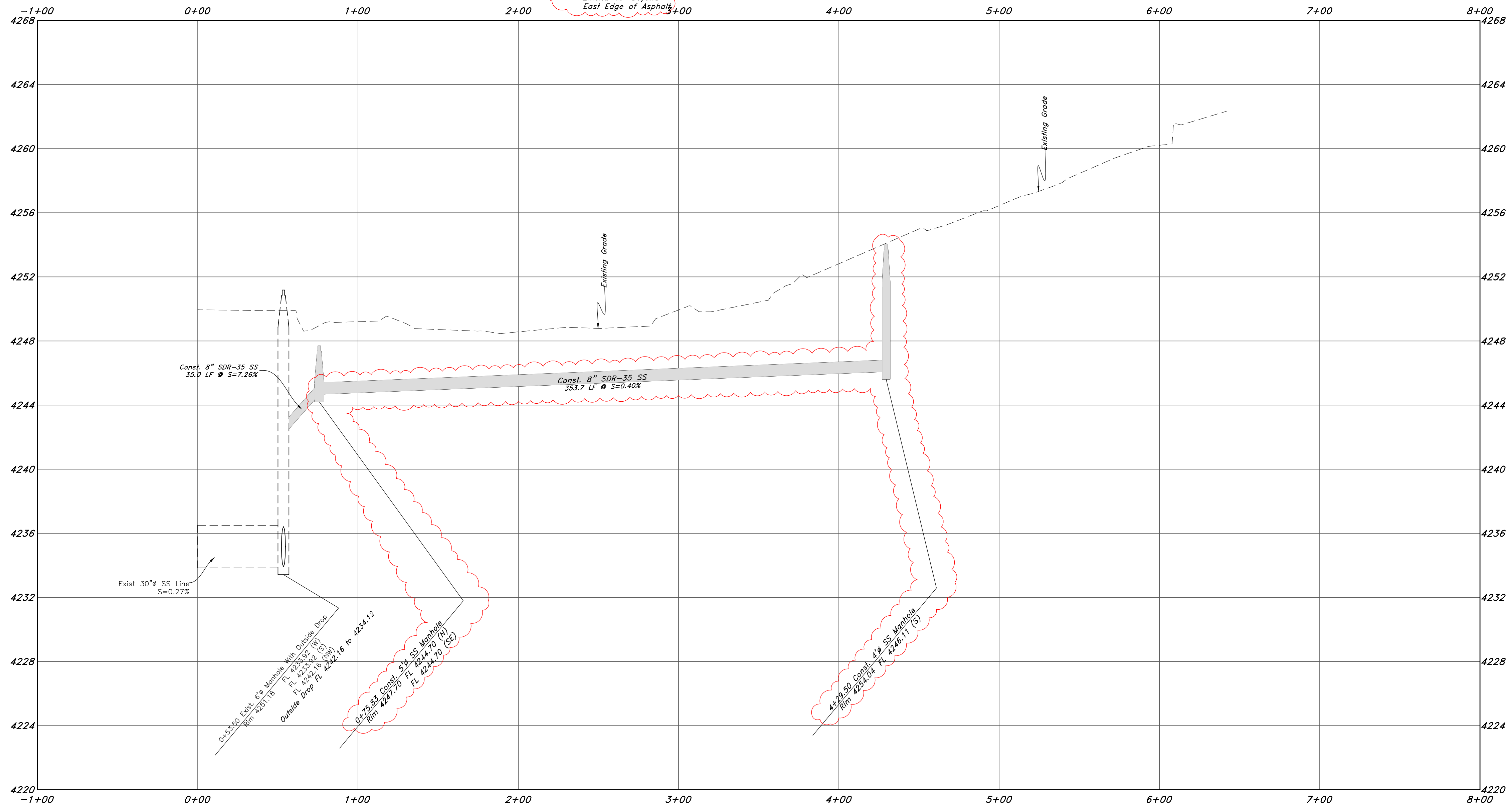
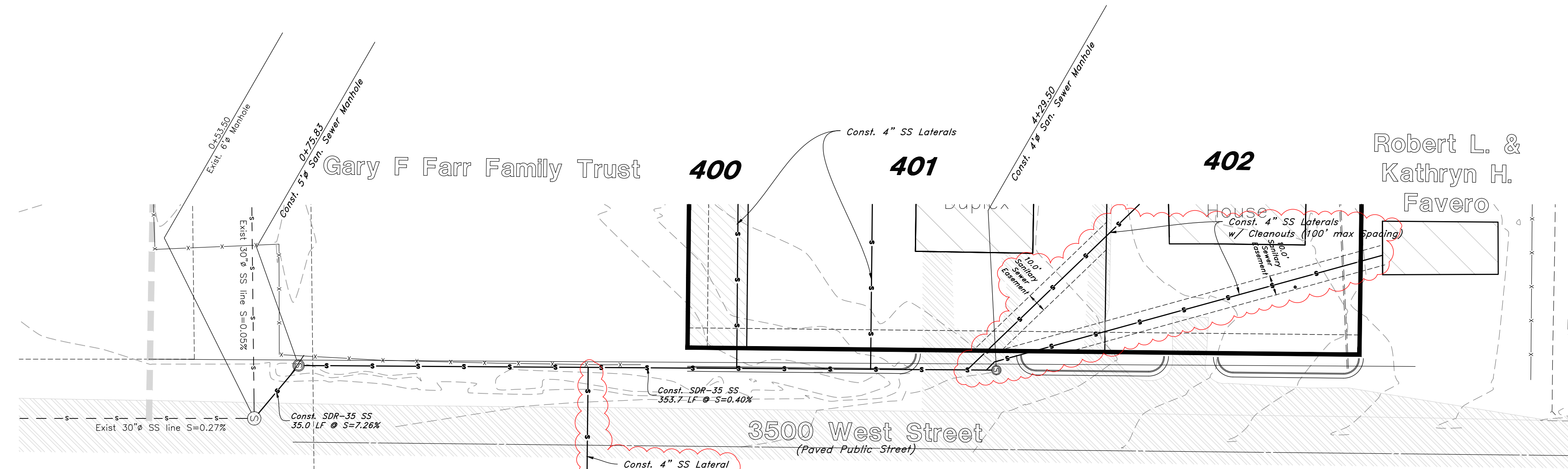
# Summerset Farms - Phase 4

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey  
 Weber County, Utah  
 November 2020

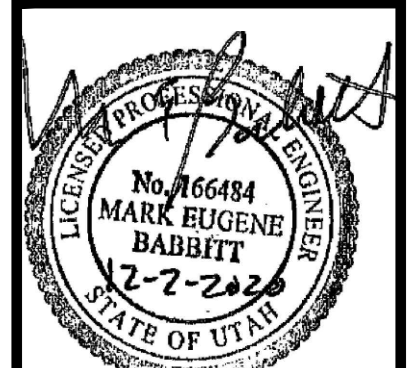


Scale:  
 1" = 40' Horiz.  
 1" = 8' Vertical

Graphic Scale



REV	DATE	DESCRIPTION
1		Revised Sewer Alignment/Grades (Sub Lateral to the West)



**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 MAIN 801.317.4517 FAX 801.392.7504  
 WWW.GREATBASINENGINEERING.COM

**Plan and Profile**

**Summerset Farms Phase 4**

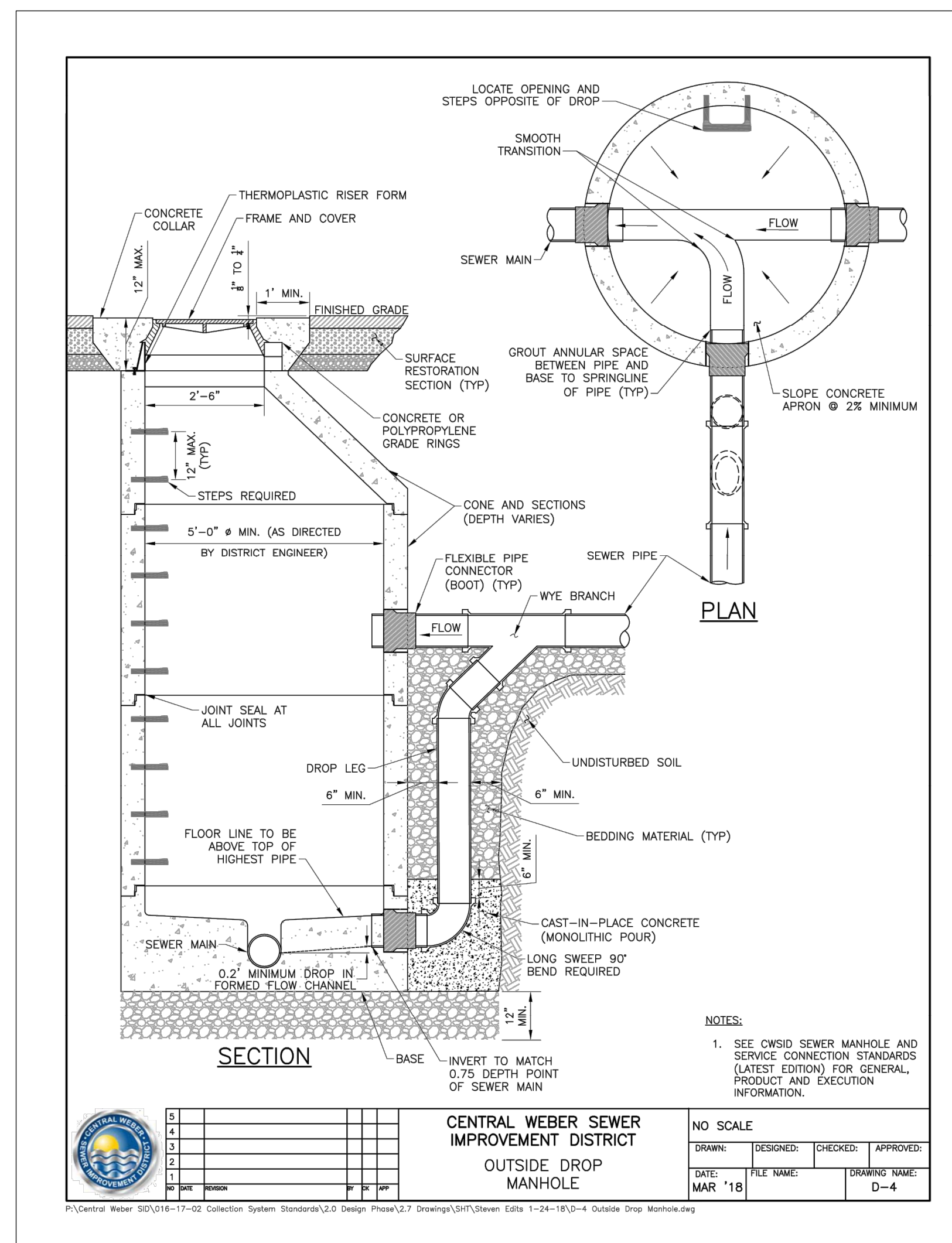
2300 South 3900 West  
 Weber County, Utah, A part of the Southeast Quarter of Section 28,  
 T6N, R2W, SLB&M, U.S. Survey

Dec 2, 2020

SHEET NO.

**2**

02N302-DM



**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**

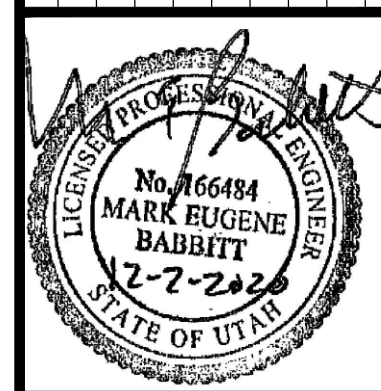
- A. The following notes are in addition to those that apply found listed under the Sanitary Sewer Manhole standards.
- B. Outside drop manhole connections shall be avoided in the design of the wastewater collection system and will require approval on a case by case basis by the District Engineer.
- C. Outside drop manhole connections shall be required whenever the elevation difference between the flowlines of the incoming pipe and the outgoing pipe, as calculated at the inside manhole wall, meets or exceeds 24".
- D. Incoming Pipe Sizes: For sewer pipes between 8" and 12" diameter.

**PRODUCTS**

- A. Pipes: Polyvinyl Chloride (PVC) pipe conforming to ASTM D 3034, SDR-35, smooth solid wall sewer pipe, bell and spigot joint ends with gaskets.
- B. Fittings:
  - 1) Polyvinyl Chloride (PVC) gasketed sewer fittings conforming to ASTM F-1336.
  - 2) Long sweep 90 degree bend is required, however, two 45 degree bends can be used to make 90 degree turns if approved by the district inspector.
- C. Joints: Polyvinyl Chloride (PVC) integral-bell gasketed joints conforming to ASTM D3212. Rubber gaskets shall be factory installed and conform to ASTM F477.

**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 castings, 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.
- D. Outside Drop Piping:
  - 1) Install drop piping with wye turned down at top of drop and two 45 degree bends to make 90 degree turn at bottom of drop.
  - 2) Place and compact a minimum of 6" pipe zone material around and along pipe between pipe at top of drop to a maximum of 6" above the top gasket joint of the top 45 degree fitting belonging to the 90 degree turn at the bottom of drop.
  - 3) Place and consolidate a minimum of 6" concrete around and along the pipe belonging to the 90 degree turn at the bottom of drop up to a minimum of 6" above the top gasket joint of the top 45 degree fitting of said turn.



**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)594-4515 S.L.C (801)521-0222  
 WWW.GREATBASINENGINEERING.COM

**Summerset Farms Phase 4**  
 2300 South 3900 West  
 Weber County, Utah  
 A part of the Southeast Quarter of Section 28, T6N, R21W, SLB&M, U.S. Survey