Summerset Farms - Phase 3 A Lot Averaging Subdivision

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey Weber County, Utah February, 2022

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 11	27,776 27,231	115.00 216.95
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
Phase 1	03,502	
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
Phase 2		
Average	30,588	132.44
34	36,049	127.15
35	24,143	129.47
36	30,023	244.98
37 38	51,212 152,931	168.11 114.52
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
Phase 3	,	
Average	70,845	154.94
301	49,942	346.42
302	42,710	195.72
303	56,617	238.54
304	95,923	157.05
305	131,822	155.71
306	51,218	165.7
307	30,023	244.33
308	24,143	130.56
309	36,053	128.19
Phase 4		
Average	70,252	252.33
400	145,465	446.30
401	40,696	181.60
402	24,596	129.08
Phase 5	د دو اوج	
Average	53,934	286.55
501	30,023	244.19
502 Overall	24,143	130.56
Overall	52 702	100 26
Averages	53,702	198.36

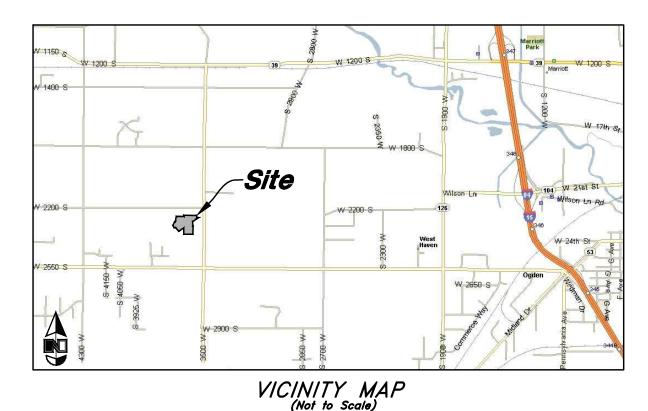
AGRICULTURE OPERATION AREA NOTE

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.

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 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. Edward D. Green for the purpose of creating Nine (9) 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.

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 330.06 feet South 00°36'20" West along the Section line and 397.00 feet South 89°12'45" East from the East Quarter corner of said Section and running thence South 00°04'16" West 107.26 feet; thence South 89°13'14" East 101.60 feet; thence South 57°09'51" West 374.03 feet; thence South 56°41'11" West 226.50 feet; thence North 89°23'20" West 46.21 feet to the point of curve of a non tangent curve, of which the radius point lies North 89°23'20" West; thence Southwesterly along the arc of a 55.00 foot radius curve to the right a distance of 122.32 feet (Central Angle equals 127°25'50" and Long Chord bears South 64°19'35" West 98.63 feet); thence along a line non-tangent to said curve, South 38°28'09" West, a distance of 211.73 feet; thence South 57°17'49" West 302.93 feet; thence South 69°18'32" West 16.16 feet; thence North 39°12'59" West 269.53 feet to the point of curve of a non tangent curve, of which the radius point lies North 39°12'59" West; thence Southwesterly along the arc of a 320.00 foot radius curve to the right a distance of 78.92 feet (Central Angle equals 14°07'52" and Long Chord bears South 57°50'57" West 78.72 feet); thence along a line non-tangent to said curve, North 29°00'53" West, a distance of 163.89 feet; thence South 67°30'59" East 26.20 feet; thence North 23°20'37" East 203.19 feet to the point of curve of a non tangent curve, of which the radius point lies North 14°19'58" East; thence Easterly along the arc of a 450.00 foot radius curve to the left a distance of 43.49 feet (Central Angle equals 05°32'13" and Long Chord bears South 78°26'08" East 43.47 feet); thence along a line non-tangent to said curve, North 08°47'46" East, a distance of 291.03 feet; thence South 89°13'14" East 402.92 feet; thence North 00°46'51" East 62.00 feet; thence South 89°13'15" East 660.00 feet to the POINT OF BEGINNING.

Containing 13.362 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon In accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Summerset Farms - Phase 3 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 _____, 2022.

OWNERS DEDICATION We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lats and streets as shown on the plat and name soid tract Summerset Farms - Phose 3, a Lot Averaging Subdivision and so grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and aperation of public utility service lines, storm drainage facilities, irrigation canals or the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings are structures being eracted within such easements, and further dedicate to public use a structures being eracted within such easements, and further dedicate to public use a street public thoroughtares. Signed this Day of, 2022. -Summersel Farms LLC- Lori Blake Edward D. Green ACKNOWLEDGMENT State of Utah A Notary Public commissioned in Uta Commission Expires; Print Name ACKNOWLEDGMENT State of Utah A Notary Public commissioned in Uta A Notary Public commissioned in Uta County of Weber \$50 A Notary Public commissioned in Uta		6242920		
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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, 2	2022.
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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 Signed this _____, day of ______, 2022.

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 c	of	<u>,</u> 2022	

Weber C	ounty Eng	gineer
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WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial quarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah

Chairman, Weber County Commission
Attest:

WEBER COUNTY PLANNING COMMISSION APPROVAL

proved by	the	Weber	County	Planning
,			•	U
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	this	this do	this day of _	this day of

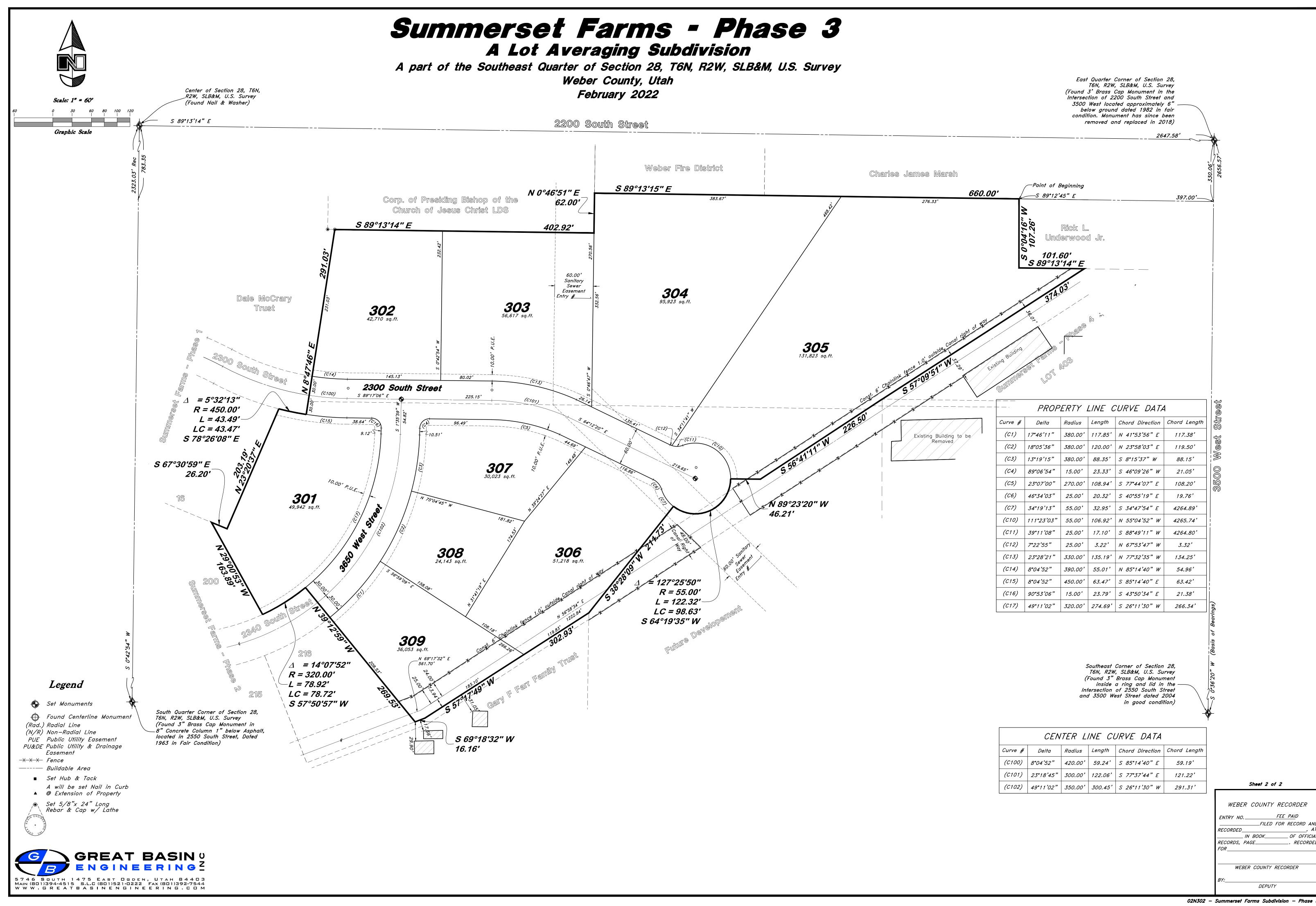
Chairman, Weber County Planning Comission

ENGINEER: Great Basin Engineering, Inc. c/o Andy Hubbard 5746 South 1475 East Suite 200 Ogden, Utah 84405 (801) 394–4515	<i>DEVELOPER:</i> Ed Green 2150 North Valley View Drive Layton Utah, 84040 (801) 540–3400

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Sheet 1 of 2

02N302 - Summerset Farms Subdivision - Phase 3



- 1. All construction shall conform to Weber County standards and specifications. 2. All Construction on the Irrigation Line shall meet or exceed Hooper Irrigation Standards
- 3. All Construction on the Culinary Waterline to meet or Exceed Taylor West Weber Standards
- 4. Underground utility piping materials will meet or exceed Weber County Standards. 5. 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. 6. 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.
- 7. 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
- 4. Saw Cut Existing Asphalt to provide a smooth clean edge. 5. All Utility trenches within the Street right of way shall have a City approved imported
- granular backfill. 6. Thrust block all water line fittings.
- 7. All inlet grates shall be bicycle safe. 8. All fire hydrants and acces's roads shall be installed before prior to any construction of
- 9. All fire hydrants shall be placed with $4 \frac{1}{2}$ inch connections facing the point of access
- for the Fire Department Apparatus. 10. Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the
- 11. Fire flow for the subdivision shall be 1000 GPM. 12. A provided temporary address marker must be installed at the building site during
- 13. Roads and bridges shall be designed, constructed and maintained to support an imposed
- 14. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- 15. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
- 16. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- 17. All ADA Ramps are to meet APWA Plan 235.1, Example B with Truncated Dome, grey in
- 18. 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:

- 1. Coordinate all utility connections to building with plumbing plans and building
- 2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- 3. All catch basin and inlet box grates are to be bicycle proof.
- 4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- 5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- 6. Gas lines, telephone lines, and cable TV lines are not a part of these plans

7. Water meters are to be installed per city standards and specifications. It will

- be the contractor's responsibility to install all items required. 8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as
- shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade. 9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout
- connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- 10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

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

CULINARY SERVICE LATERALS

1. 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

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

SANITARY SEWER LINES

- 1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35 2. All sewer lines to be marked with marking tape per Weber County Standards.

- 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
- 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.

1. All Irrigation piping is to be purple (24" min. cover) with a locator tape placed at a depth of 1.0' below grade.

NATURAL GAS SERVICE LATERALS (DOMINION ENERGY)

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

Summerset Farms - Phase 3

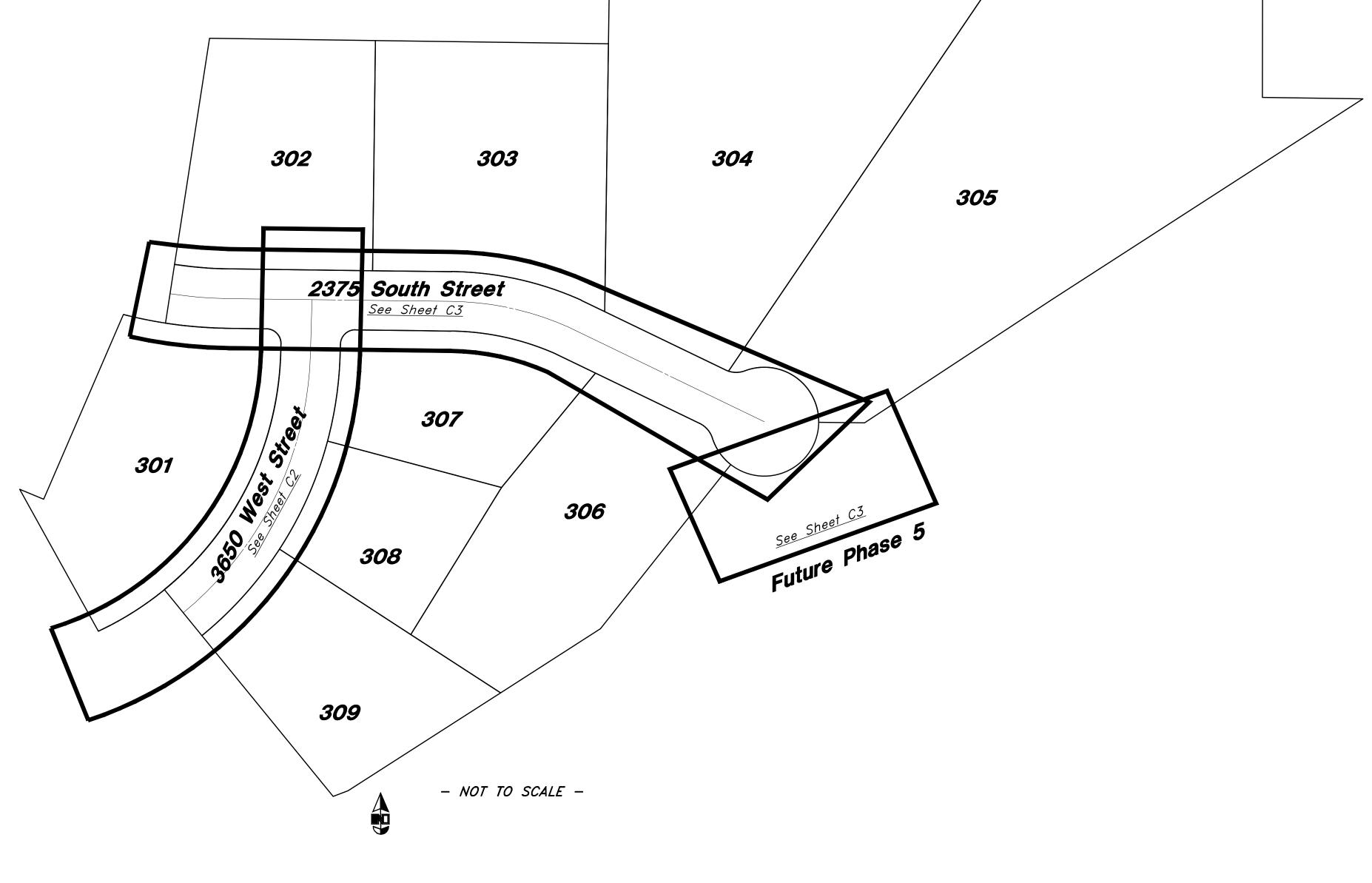
A Lot Averaging Subdivision A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey

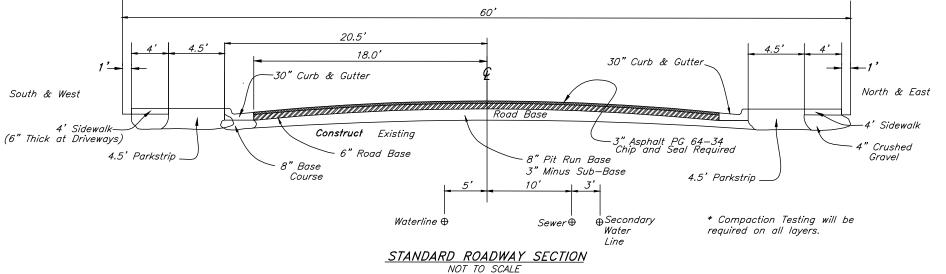
Weber County, Utah HOOPER IRRIGATION COMPANY NOTES May 2022

- 1. All construction on Secondary Waterline and Services to meet or exceed Hooper Irrigation Standards and
- 2. All Piping shall be purple with 24" minimum cover and locator tape at 12" deep in accordance with Hooper Irrigation Standards.
- 3. Each Lot must have a half share of Hooper Irrigation Water signed over to the company (9 shares).
- 4. Meters are required for all irrigation service lines per Hooper Irrigation Standards (See Detail PI-10).



VICINITY MAP





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.

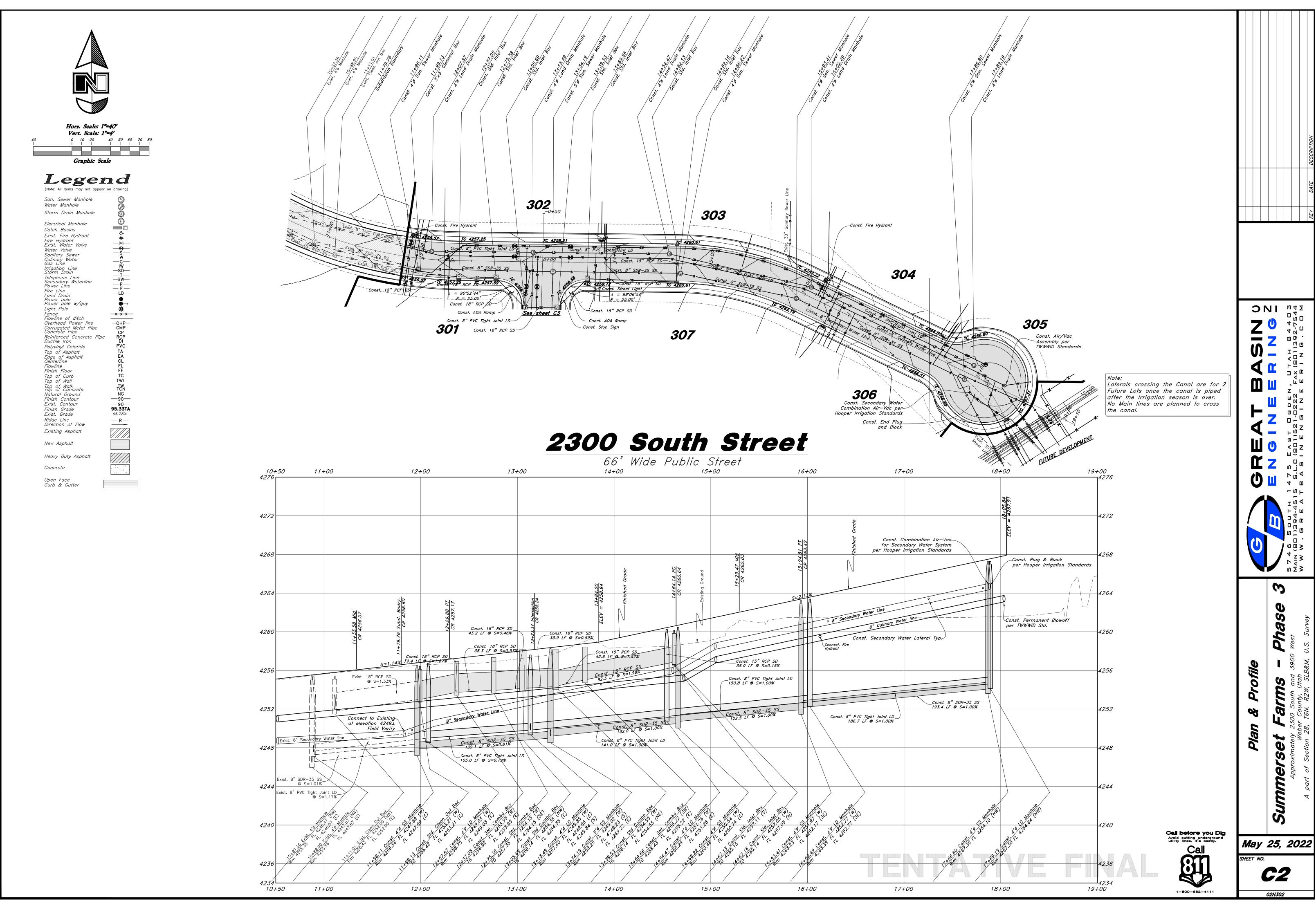


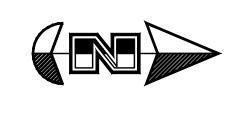
Call before you Dig May 25, 2022

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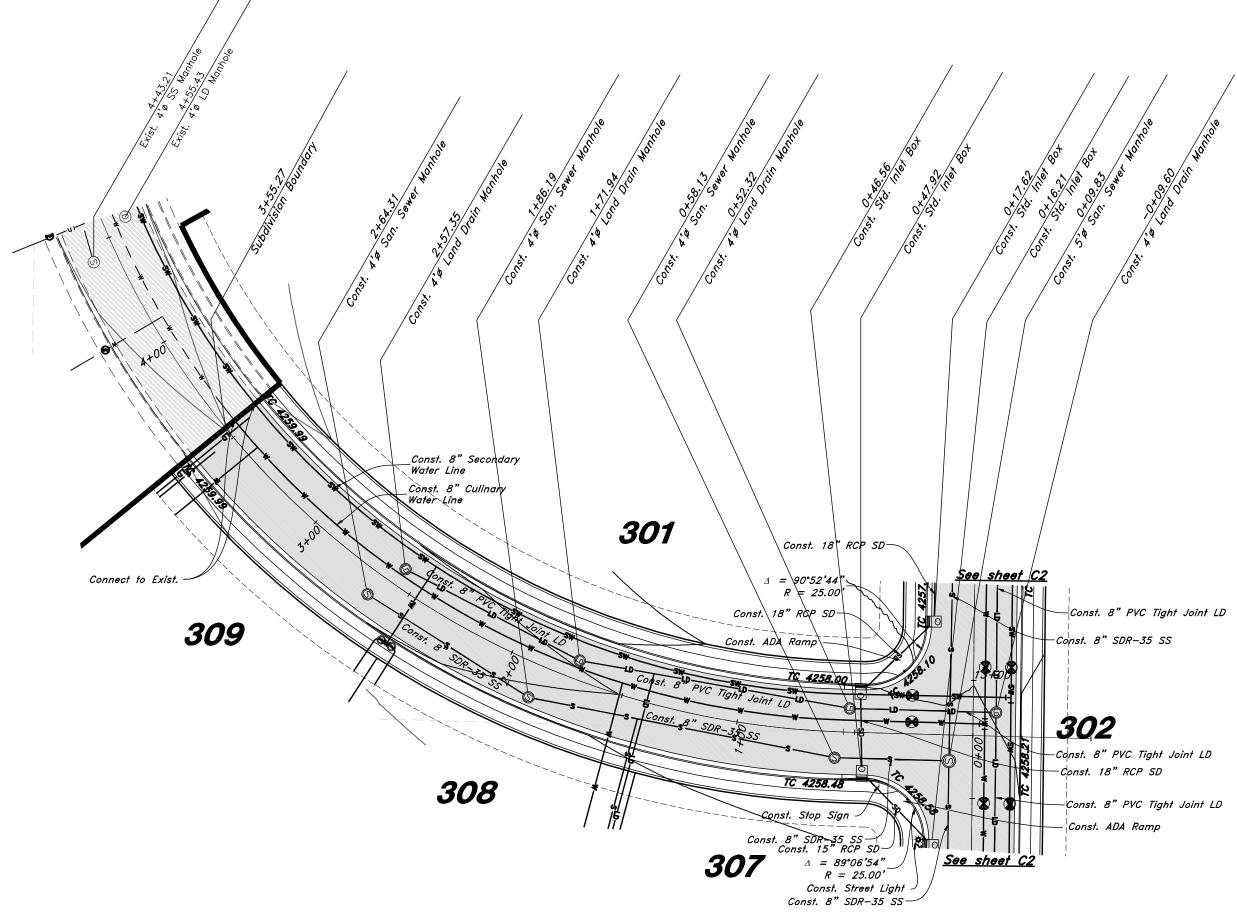
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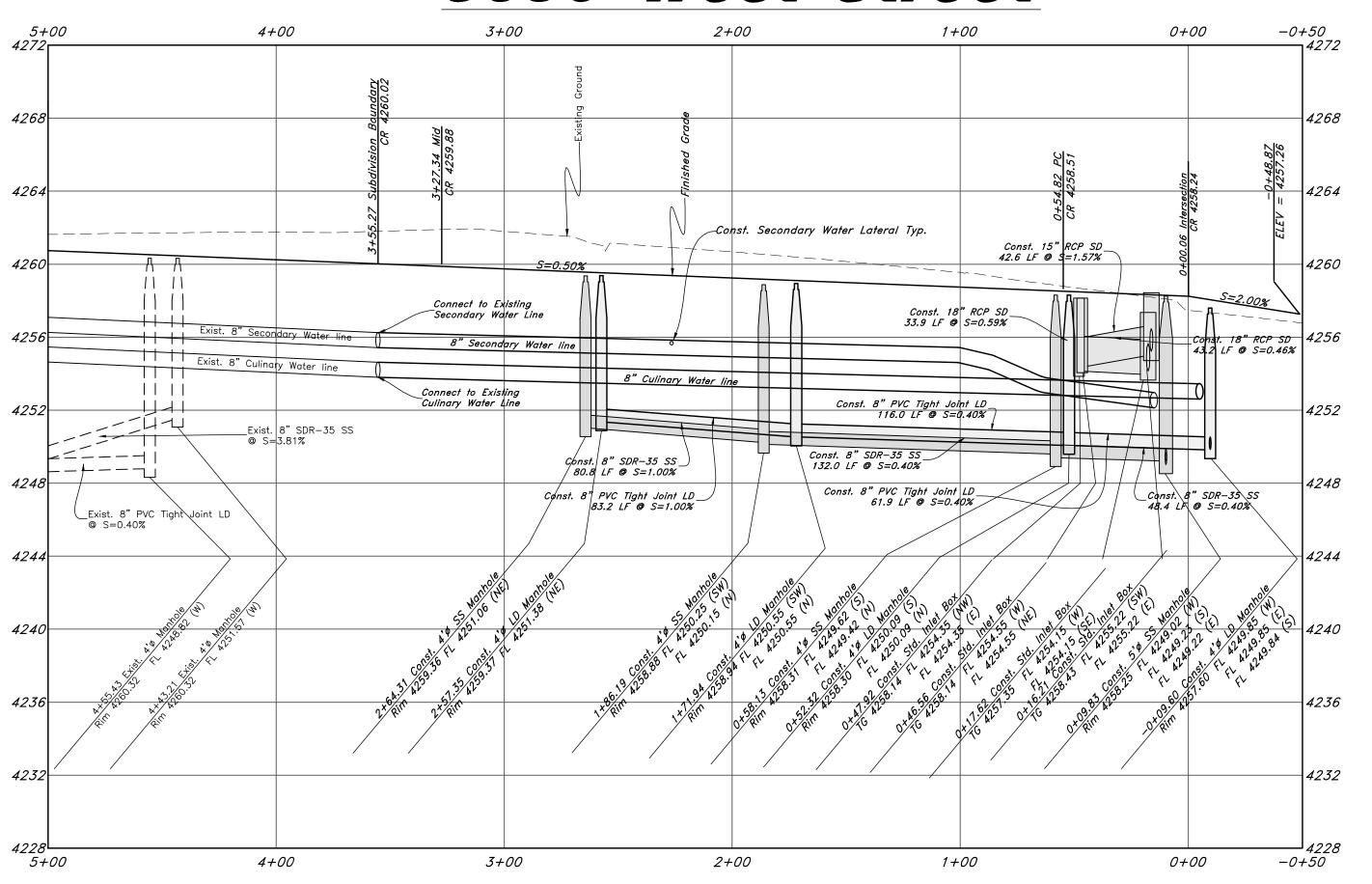




Horz. Scale: 1"=40' Vert. Scale: 1"=4' Graphic Scale



3650 West Street



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

Water Manhole Storm Drain Manhole

Catch Basins

Existing Asphalt

New Asphalt Heavy Duty Asphalt

Concrete

Open Face Curb & Gutter

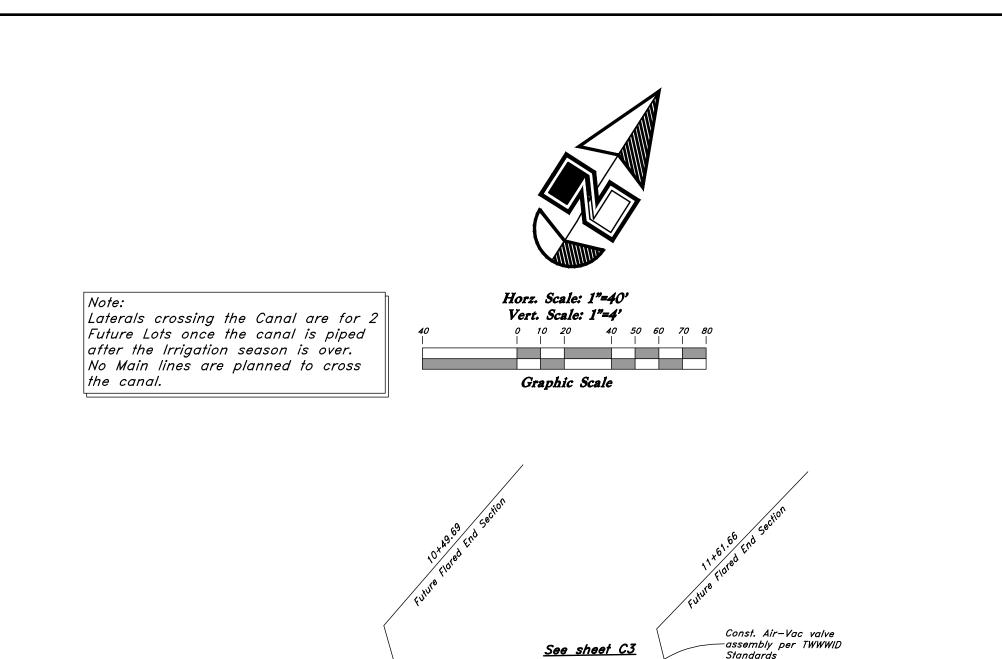
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line
Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Centerline
Flowline
Finish Floor
Top of Curb
Top of Walk
Top of Walk
Top of Walk
Top of Walk
Top of Concrete
Natural Ground
Finish Contour
Exist. Contour
Exist. Conde
Ridge Line
Direction of Flow
Existing Asphalt → ★ -× × × -OHP-CMP CP RCP DI PVC —90— --90--**95.33TA** *95.72TA*



3

May 25, 2022

02N302

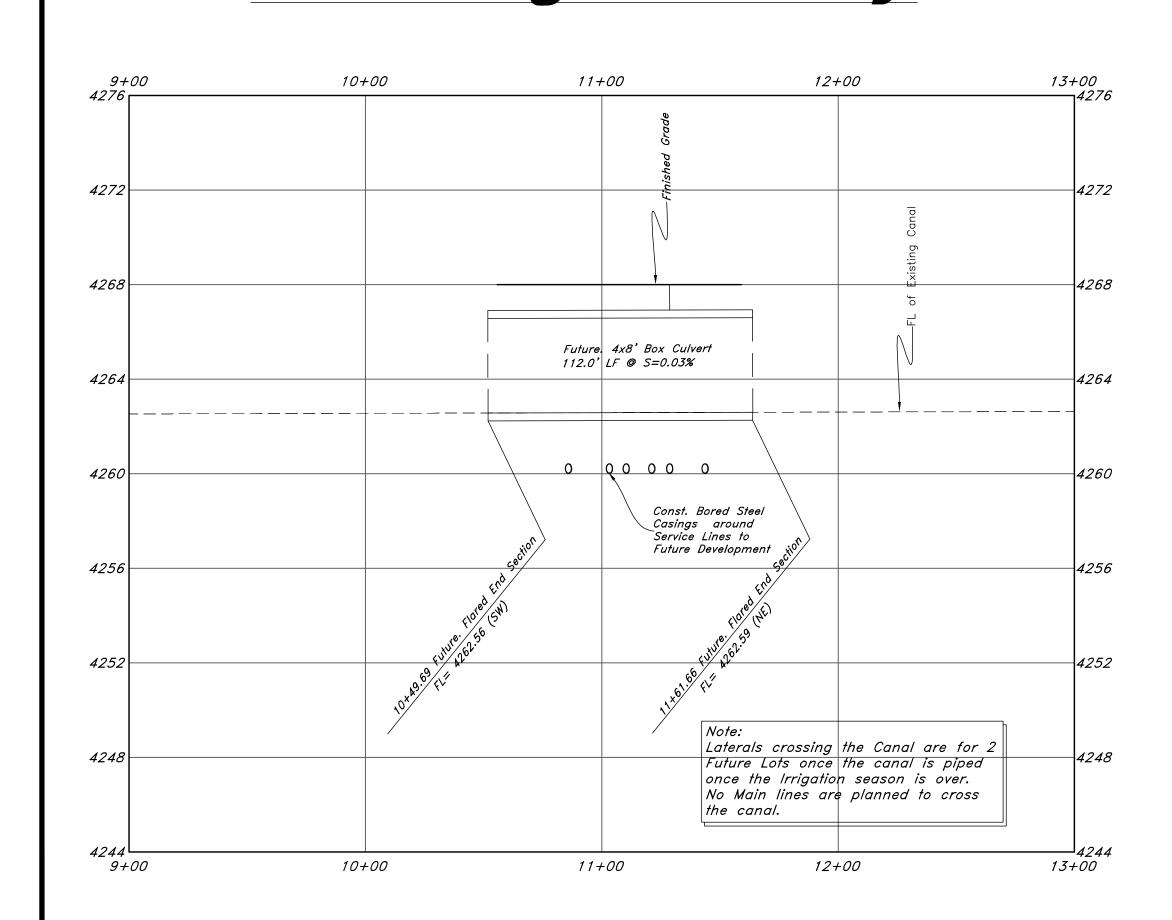


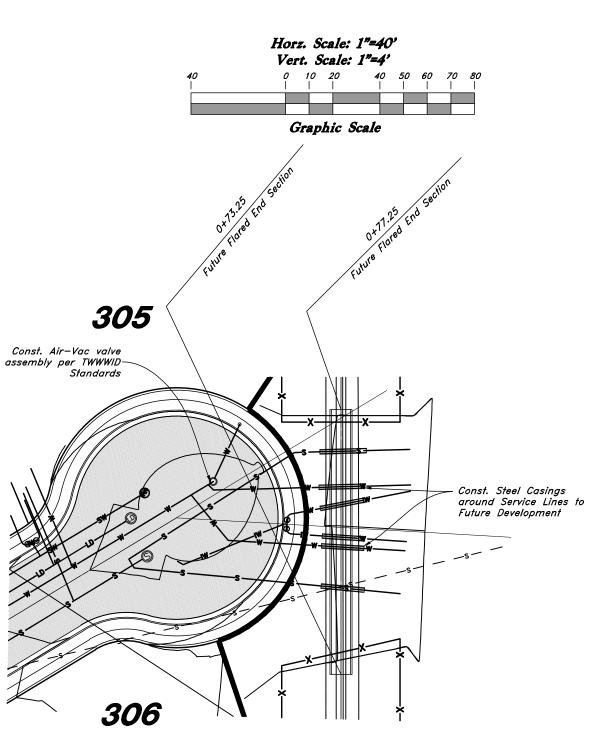
Canal Right-of-Way

305

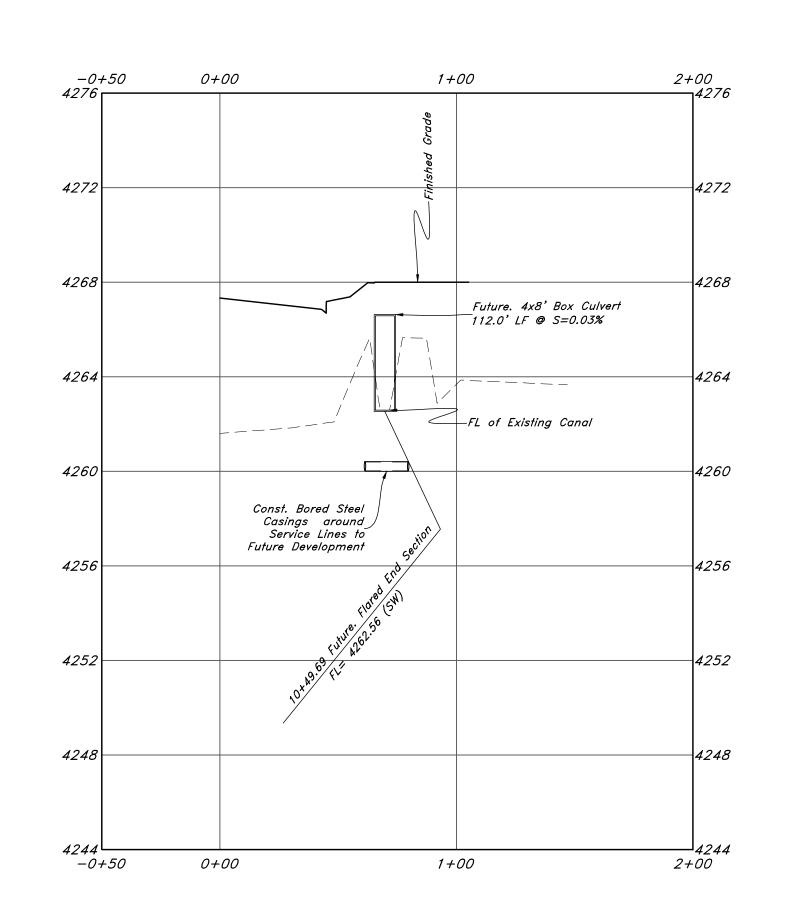
around Service Lines to future development

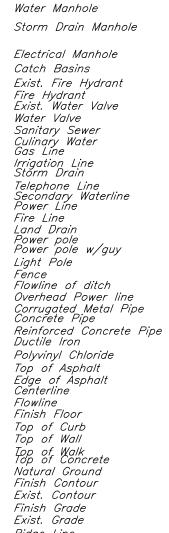
outside of Canal right of way





Canal Cross Section





Legend

New Asphalt Heavy Duty Asphalt

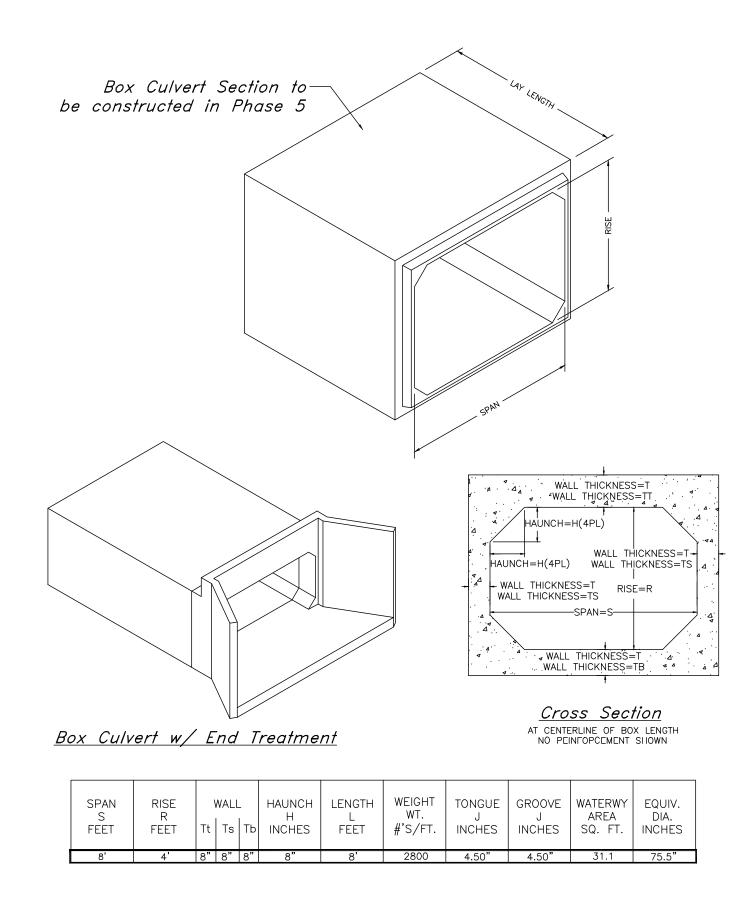
Ridge Line Direction of Flow

Existing Asphalt

--90--**95.33TA** *95.72TA*

Concrete

Open Face Curb & Gutter



1: All Laterals crossing the Canal must be

306

2: A minimum of 18" vertical separation from bottom of culvert to top of utilities must be maintained

TENTATIVE FINAL

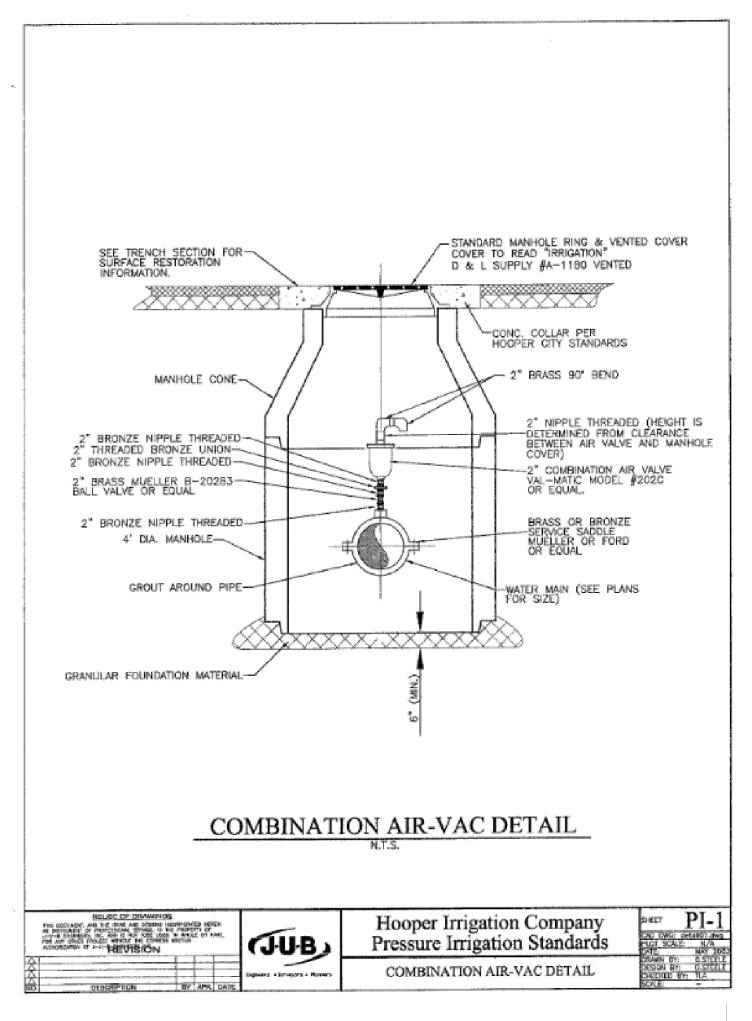


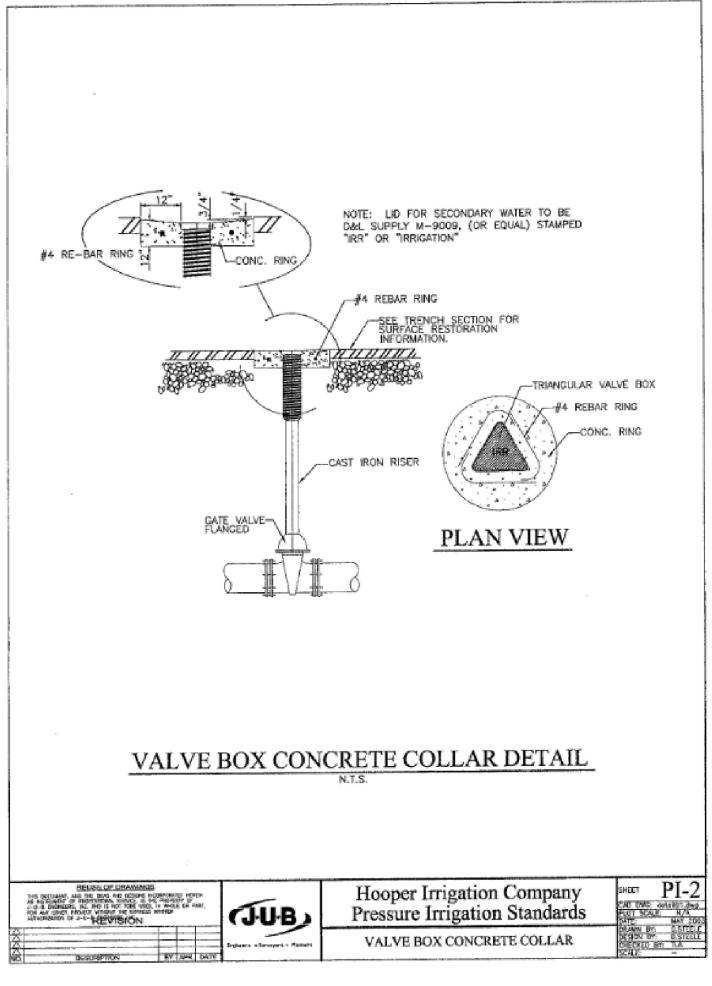
May 25, 2022

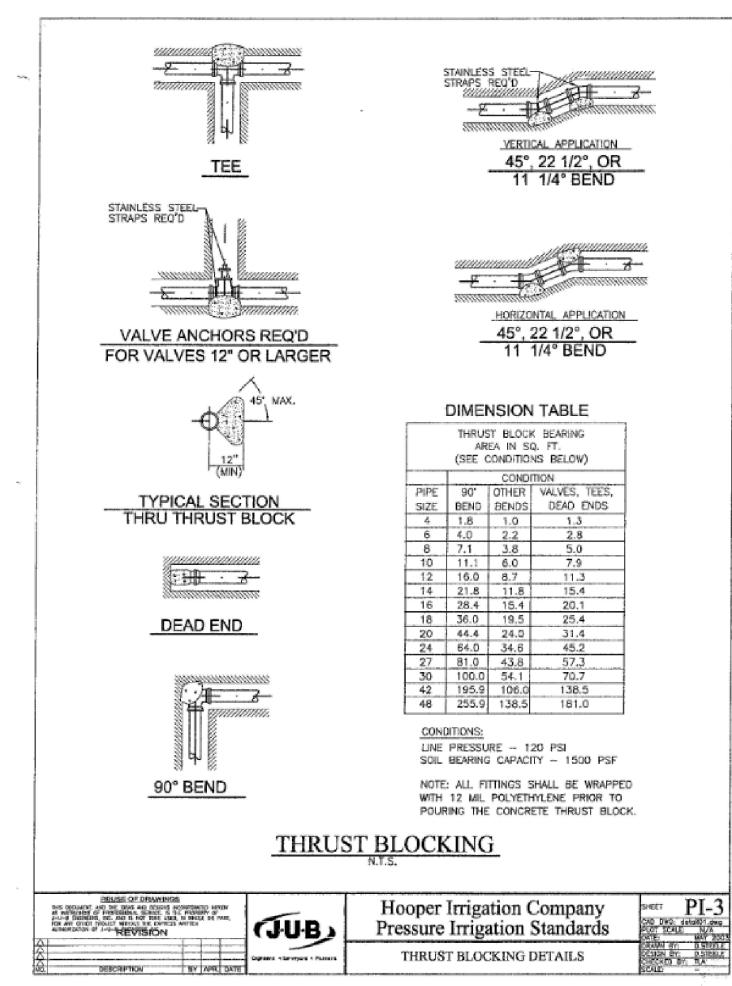
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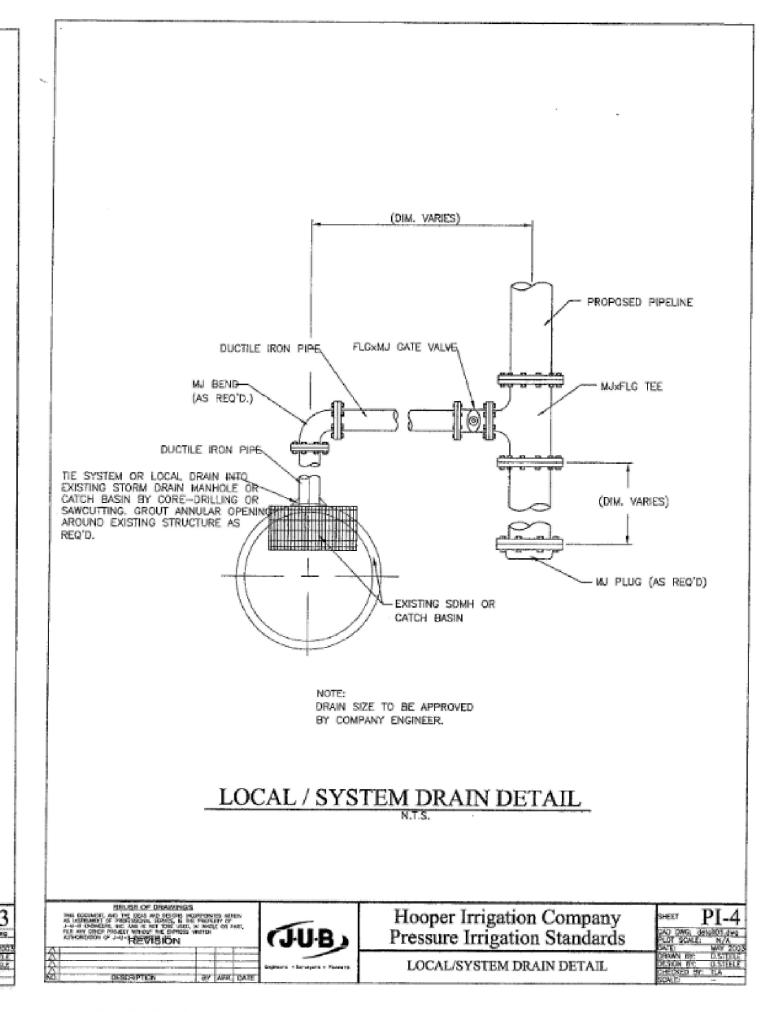
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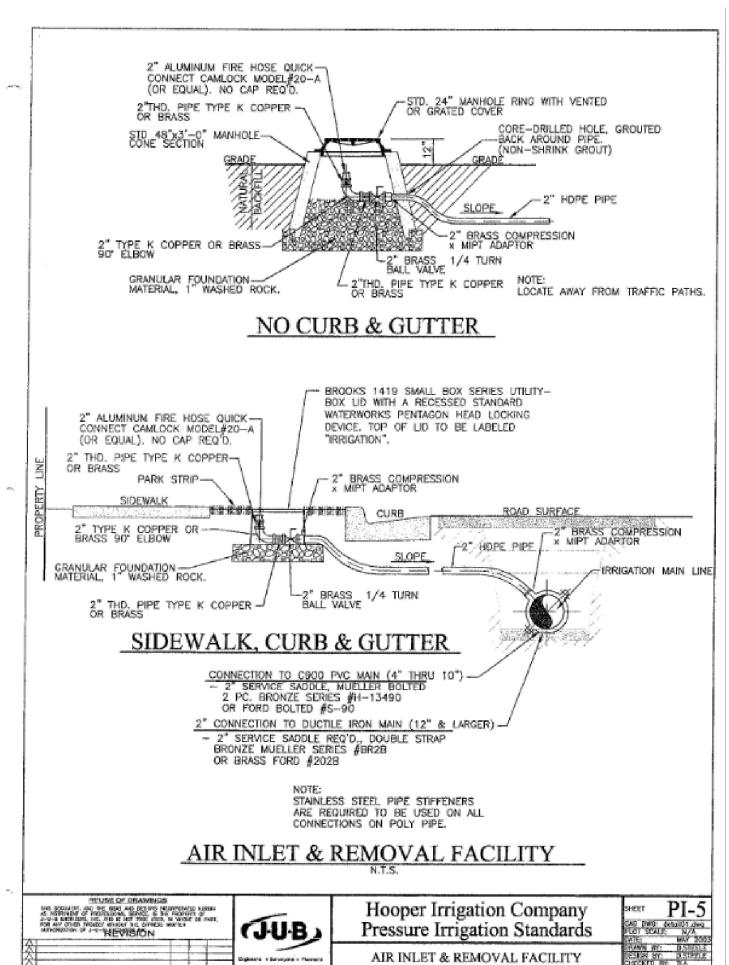


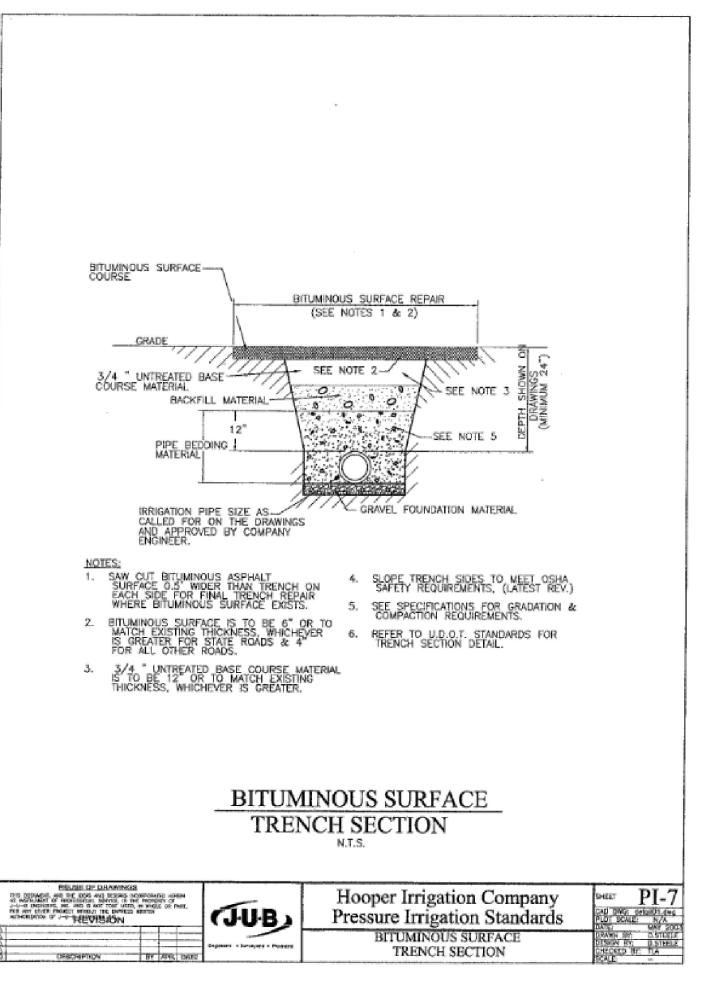


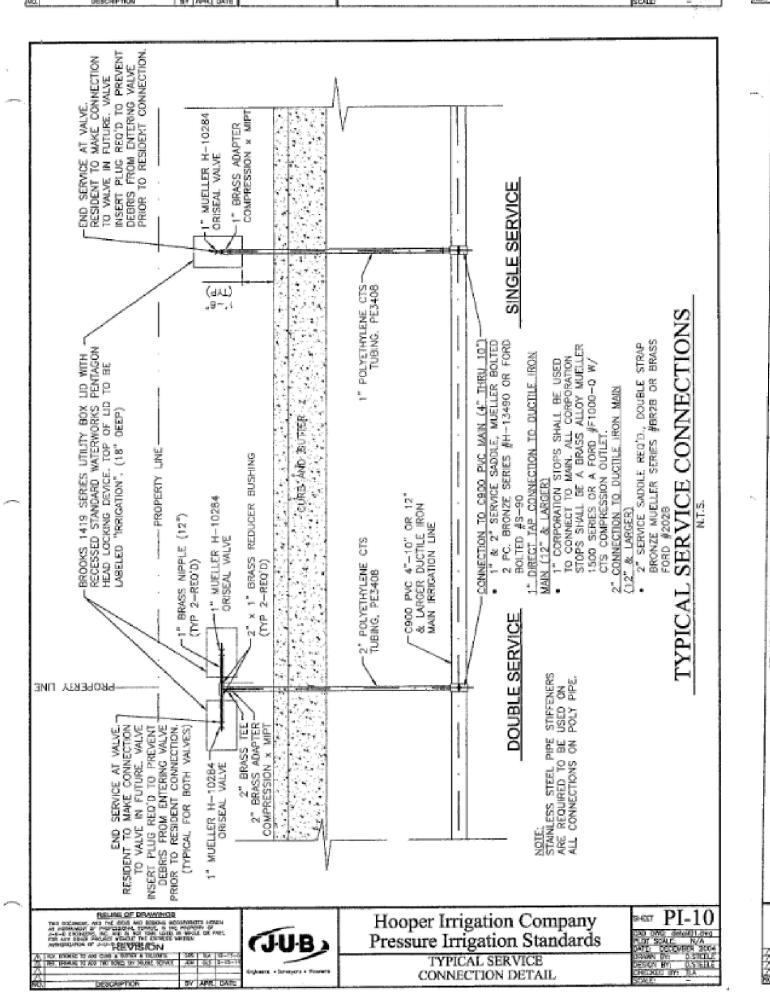


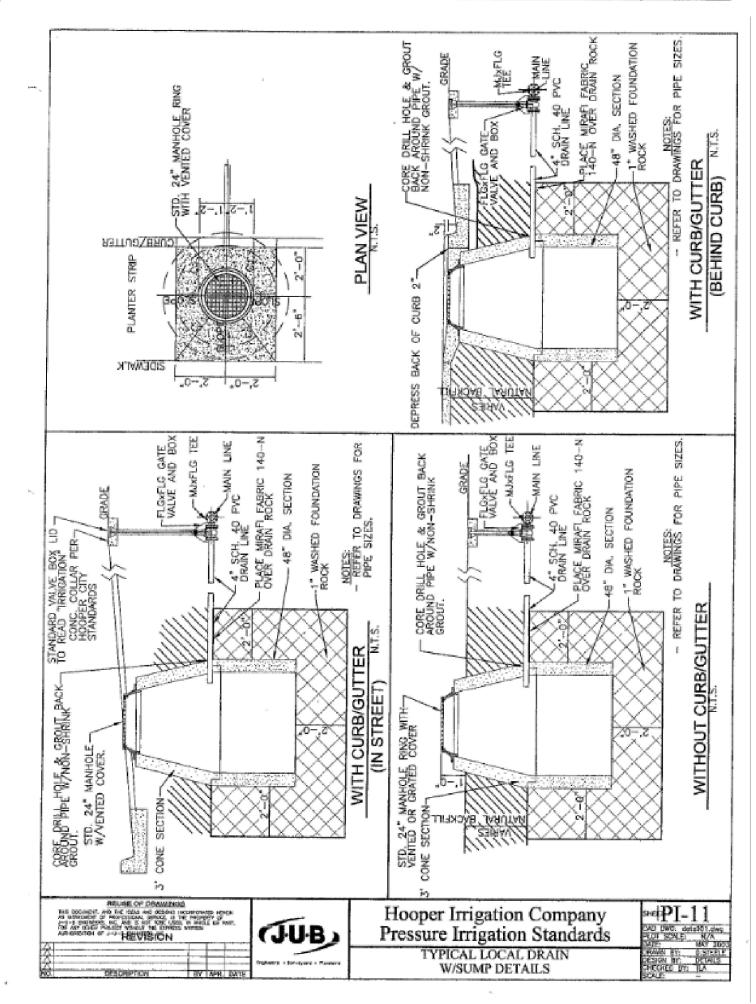












TENTATIVE FINAL

GREAT BA 746 SOUTH 1475 EAST OGDEN, UT AIN (801)394-4515 S.L.C (801)521-0222 FAX (801)394-4515 S.L.C (801)521-0222 FAX (801)394-4515 S.L.C (801)521-0222 FAX (801)521-0222 FAX (801)394-4515 S.L.C (801)521-0222 FAX (801)52

Farms - Phase

3

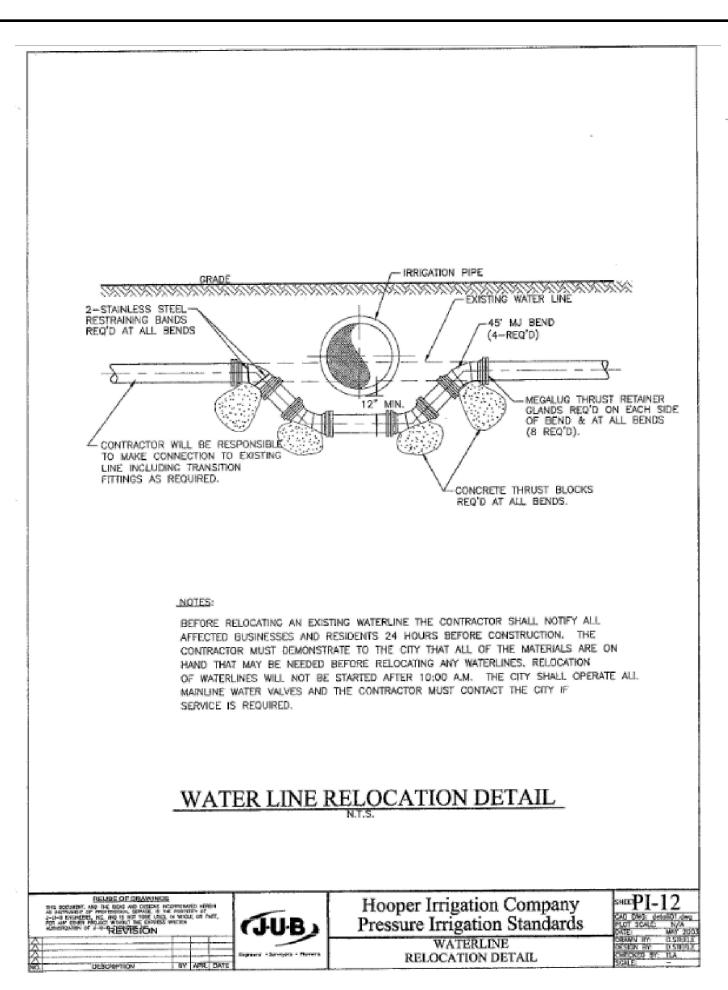
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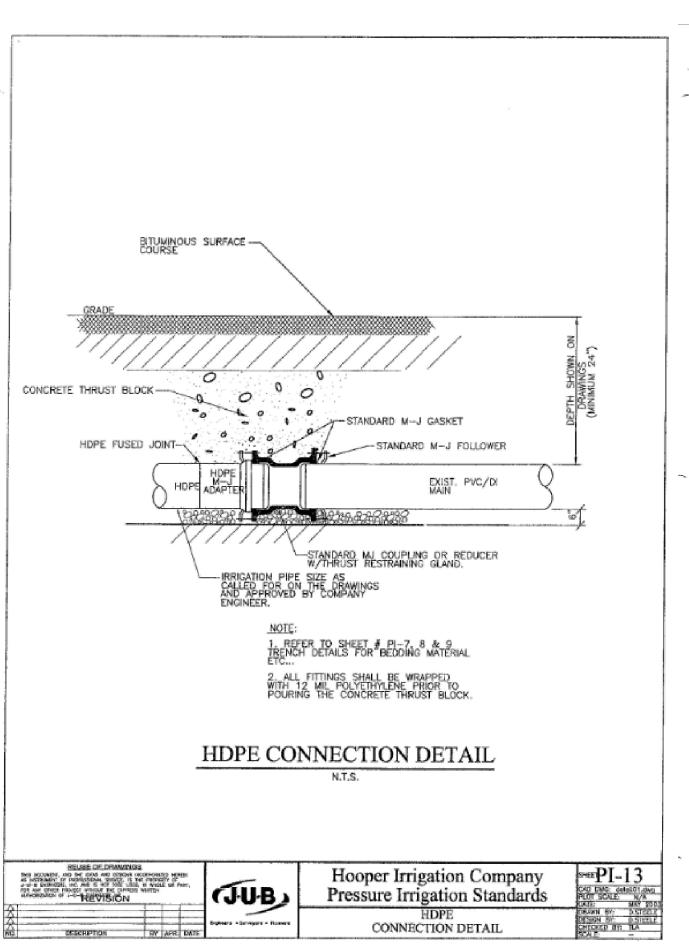
'ummerset Farms -

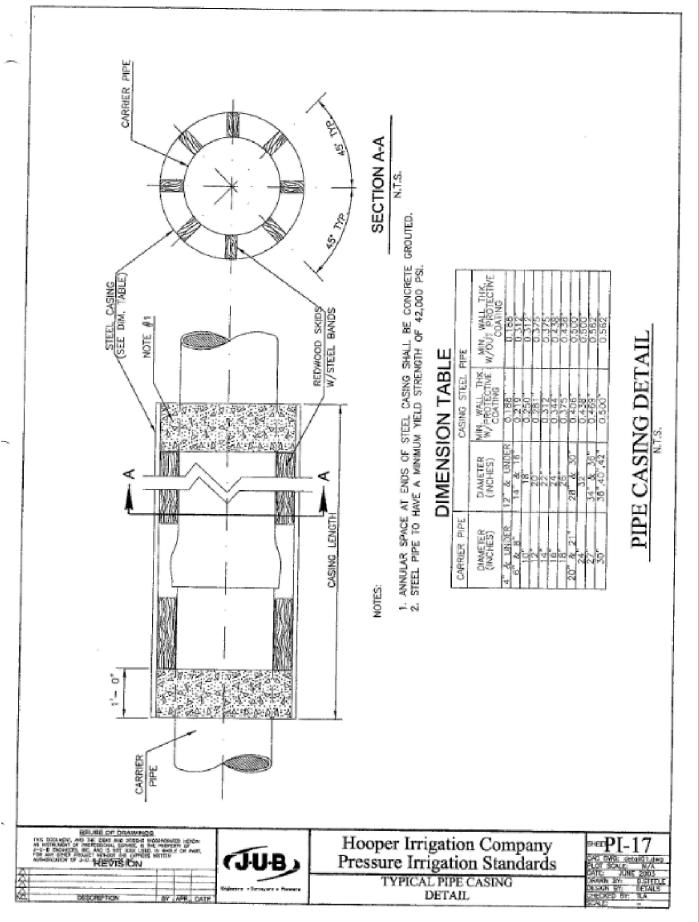
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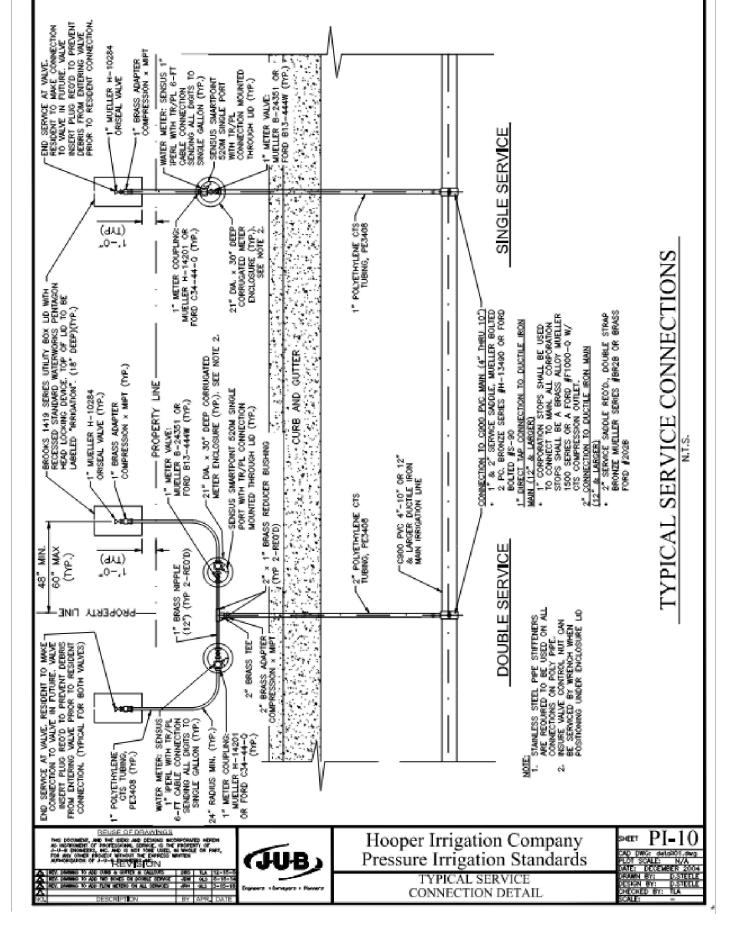
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Pha

TENTATIVE FINAL

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May 25, 2022

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