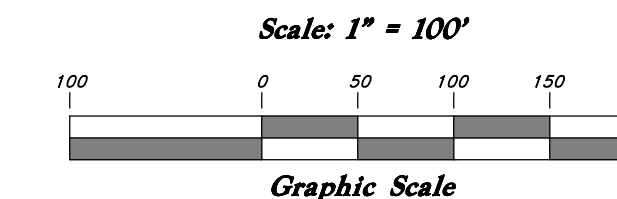
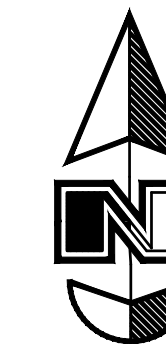


Preliminary Plan for  
**Summerset Farms**  
**A Lot Averaging Subdivision**  
 A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey  
 Weber County, Utah  
 March 2019



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)

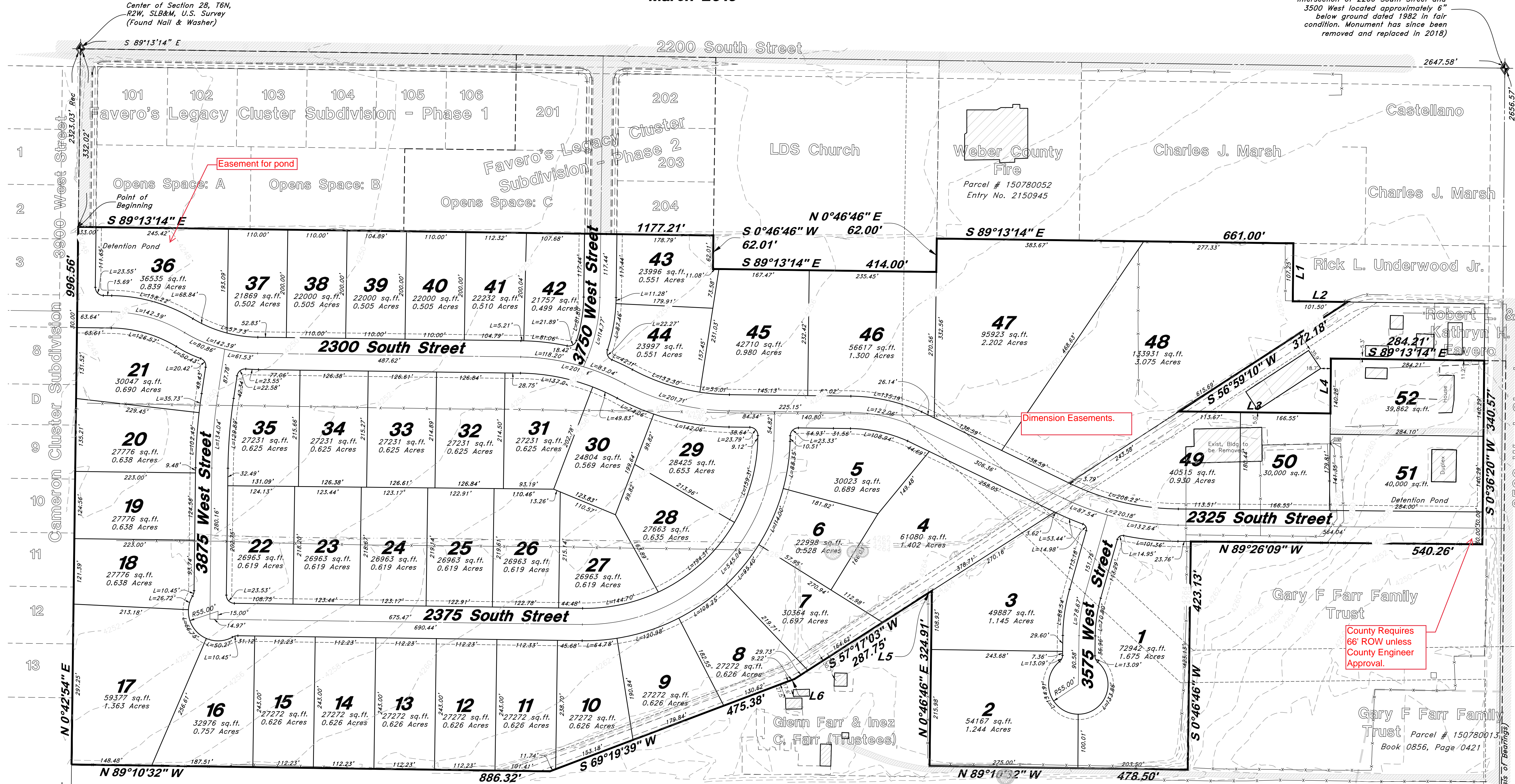


VICINITY MAP  
(Not to Scale)

LEGEND

- Centerline
- UGT Buried Telephone line
- OHT Overhead Telephone line
- OHP Overhead Power line
- UGP Power line
- Sanitary Sewer line
- Culinary Water line
- G Gas line
- SD Storm Drain line
- SW Secondary Waterline
- LD Land Drain line
- IW Irrigation Waterline
- F Power Meter
- W Water Meter
- G Gas Meter
- P Power Meter
- T Telephone Box
- M Sewer Manhole
- D Drain Manhole
- W Water Manhole
- C 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 Flowline of Ditch
- TOE Toe of Slope
- TOP Top of Slope
- CO Cleanout
- FC Fence
- DMH DMX x99.00
- Spot Elevation
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- C.M.P. Corrugated Metal Pipe
- R.C.P. Reinforced Concrete Pipe
- CONC Edge of Concrete
- Retaining Wall
- SWALL Sewer Manhole
- Water Valve
- CP Catch Basin
- DV Diversion Box
- TC Top of Curb
- SW Sidewalk
- GAS Gas line Marker
- GUY Guy Wire
- BLDG Building
- NG Deciduous Tree
- CONIFER Coniferous Tree
- ARP Area Reference Plat
- COL Building Columns
- LS Landscaping

Line	Bearing	Length
L1	S 0°36'21" W	107.25
L2	S 89°12'24" E	101.57
L3	S 89°13'14" E	280.23
L4	N 0°33'51" E	101.83
L5	S 57°32'10" W	15.18
L6	S 69°17'41" W	9.22



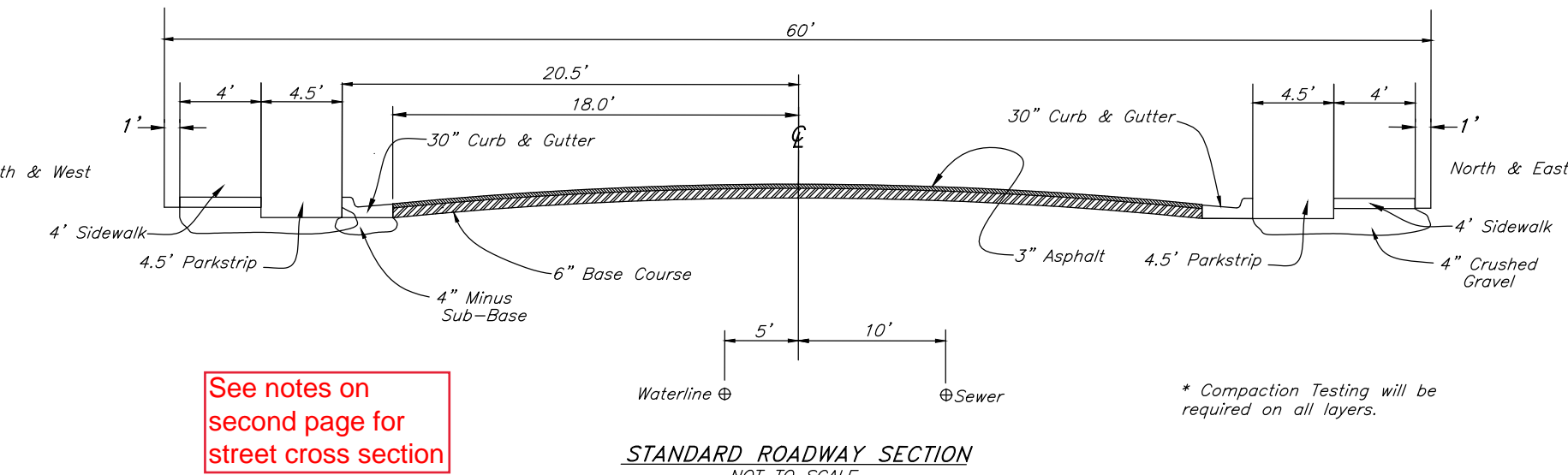
South Quarter Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument in 8" Concrete Column 1" below Asphalt, located in 2550 South Street, Dated 1963 in Fair Condition)

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)

**PARCEL INFORMATION**  
 This property is Zoned A-1 (Agricultural) and is proposed to be developed the lot averaging ordinance.  
 Parcel Area = 2,156,216 sq.ft. or 49.500 Acres  
 49.500 Acres / 1 lot/per Acre = 50 Lots

**ZONING INFORMATION**  
 This property is Zoned A-1 (Agricultural) and has the following building setbacks:  
 Front Yard = 20 feet  
 Side Yard = 8 feet (Dwelling)  
 Other Major Building (20 feet)  
 Side Facing Street on Corner Lot (20 feet)  
 Back Yard = 20 feet  
 Building Height = 1 Story building (35 feet maximum)

**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 Quarter Section Line, said point being 332.02 feet South 0°42'54" West from the Center of said Section 28; and running thence South 89°13'14" East 1177.21 feet to the Westerly Line of the LDS Church Property; thence along the Westerly, Southerly and Easterly Lines of said LDS Church Property the following three (3) courses: (1) South 0°46'46" West 62.01 feet, (2) South 89°13'14" East 414.00 feet and (3) North 0°46'46" East 62.00 feet to the Southwest Corner of the Weber County Fire Property; thence South 89°13'14" East 661.00 feet to the Northwest corner of the Rick L. Underwood Jr. Property; thence along the Westerly and Southerly Lines of said property the following two (2) courses: (1) South 0°36'20" West 107.25 feet and (2) South 89°12'24" East 101.57 feet thence South 56°59'10" West 372.18 feet; thence South 89°13'14" East 280.23 feet; thence North 0°33'51" East 101.83 feet; thence South 89°13'14" East 284.21 feet to the West Right-of-Way Line of the Gary F. Farr Family Trust Property; thence South 0°36'20" West 340.57 feet along said West right of way line to the Northerly Line of the Gary F. Farr Family Trust Property; thence along said Northerly and Westerly Lines of said Property the following two (2) courses: (1) North 89°26'09" West 540.26 feet and (2) South 0°46'46" West 423.13 feet; thence North 89°10'32" West 478.50 feet; thence North 0°46'46" East 324.91 feet; thence South 56°32'10" West 15.18 feet; thence South 57°17'03" West 287.75 feet; thence South 69°17'41" West 9.22 feet; thence South 69°19'39" West 475.38 feet; thence North 89°10'32" West 886.32 feet to said Quarter Section Line and the Easterly Line of the Cameron Cluster Subdivision (Weber County, Utah); thence North 0°42'54" East 996.56 feet along said Quarter Section line and said Easterly Line to the Point of Beginning.



**NOTE**  
 1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.

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

**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84405  
 MAIN (801) 394-4515 FAX (801) 392-7944  
 WWW.GREATBASINENGINEERING.COM

Preliminary Plan  
**Summerset Farms**  
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey  
 6 Feb, 2019  
 SHEET NO. **1** of 2  
 02N302-Prelim-52

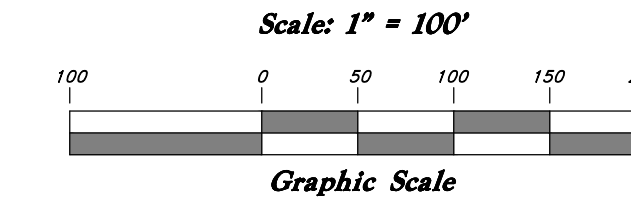
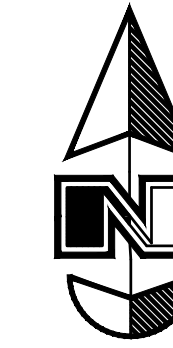
PRELIMINARY PLAN



Preliminary Plan for  
**Summerset Farms**  
 A Lot Averaging Subdivision  
 A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey  
 Weber County, Utah  
 March 2019



VICINITY MAP  
(Not to Scale)



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 8' below ground dated 1982 in fair condition. Monument has since been removed and replaced in 2018)

LEGEND

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- Gas Meter
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- Sewer Manhole
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- GAS Gas line Marker
- GUY Guy Wire
- BLDG Building Corner
- Fire Hydrant
- Natural Ground
- Water Valve
- Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- ARP Area Reference Point
- Building Columns
- Landscaping

Need to show where all utilities will be tied to existing services if they exist.

With the improvement plans we will need the storm water study and calculations.

Any cuts into 3500 West will require a more stringent rehabilitation.

We could probably allow the asphalt widths on these roadways to be 30ft. in width.

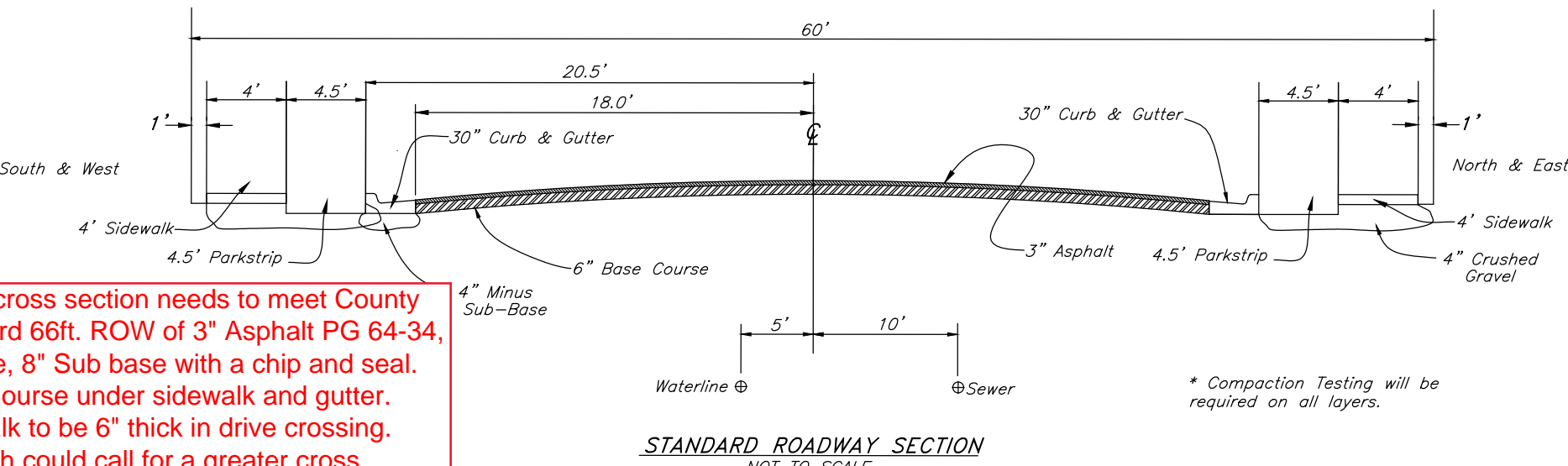
Will this storm water be detained??

Canal will need to be either fenced or piped. Approval through the irrigation company.

Sanitary Sewer should have elevations on the manholes. Lots 4, 47, 48, 51, 52, will need to be able to connect to the sewer.  
 3900 & 3750 West accesses are contingent on other developments installing these accesses. If they do not go in, developer will need to start with the access off of 3500 West. If basements are to be permitted and sump pumps installed they will need an approved location to be discharged to, approved by the County Engineer. There will need to be a note on the plat.  
 We will need a Geotech Report that will address the ground water and if the county standard road section is sufficient.  
 Any land drains that are known of or found will need to be tied into the storm drainage system.  
 If this is phased there will need to be temporary turnarounds where necessary.  
 Storm drain to have combo boxes  
 Sidewalk at intersections to meet Example B of plan 235.1 in APWA Manual with truncated dome detectable warning surface gray in color.

South Quarter Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument in 8" Concrete Column 1" below Asphalt, located in 2550 South Street, Dated 1963 in Fair Condition)

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Street cross section needs to meet County Standard 66ft. ROW of 3" Asphalt PG 64-34, 6" Base, 8" Sub base with a chip and seal. Base Course under sidewalk and gutter. Sidewalk to be 6" thick in drive crossing. Geotech could call for a greater cross section, and that would need to be used.

PROPOSED

- Sanitary Sewer - 8" SDR-35
  - Secondary Water - 8" PVC
  - Water (Culinary) - 8" PVC
- (Unless otherwise specified on plans)

NOTE

1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.

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Preliminary Plan  
**Summerset Farms**  
 Weber County, Utah  
 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

6 Feb, 2019

SHEET NO.  
2 of 2

PRELIMINARY PLAN