

Summerset Farms - Phase 2
A Lot Averaging Subdivision

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

LOT AVERAGING TABLE

Table with 3 columns: Lot #, Sq.Ft., Frontage. Rows include lots 1-33, Phase 1 Average, Phase 2 Average, Phase 3 Average, Phase 4 Average, and Overall Averages.

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.

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)



VICINITY MAP
(Not to Scale)

NARRATIVE

This Subdivision Plat was requested by Mr. Ed Green for the purpose of creating seventeen (17) 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.

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 2 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 ____, 2020.

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 and streets as shown on the plat and name said tract Summerset Farms - Phase 2, a Lot Averaging Subdivision and do 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 operation of public utility service lines, 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 ____, 2020.

-Summerset Farms LLC-

Lori Blake

Edward D. Green

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this ____ day of ____ 2020 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 783.35 feet South 0°42'54" West along the Section Line from the Center of said Section 28 and running thence South 89°17'06" East 223.00 feet; thence South 0°42'54" West 23.13 feet; thence South 89°23'40" East 664.11 feet; thence South 67°50'59" East 123.83 feet; thence South 29°00'53" East 163.89 feet to a point of a non-tangent curve; thence Northeasterly along the arc of a 320.00 foot Radius curve to the left a distance of 78.92 feet (Central Angle equals 14°07'52" and Long Chord bears North 57°50'57" East 78.72 feet) to a point of non-tangency; thence South 39°12'59" East 269.53 feet; thence South 69°19'39" West 468.45 feet; thence North 89°10'32" West 886.32 feet; thence North 0°42'54" East 543.20 feet to the Point of Beginning.

Contains 13.586 Acres, More or Less

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 ____, 2020.

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 ____, 2020.

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 ____, 2020

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 ____, 2020

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 ____, 2020.

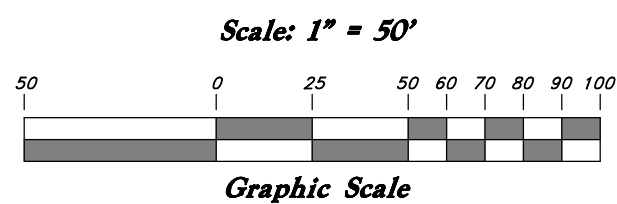
Chairman, Weber County Planning Commission

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

DEVELOPER:
2150 North Valley View Drive
Layton Utah, 84040
(801) 540-3400

Sheet 1 of 2

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



Summerset Farms - Phase 2

A Lot Averaging Subdivision

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Weber County, Utah
February 2020

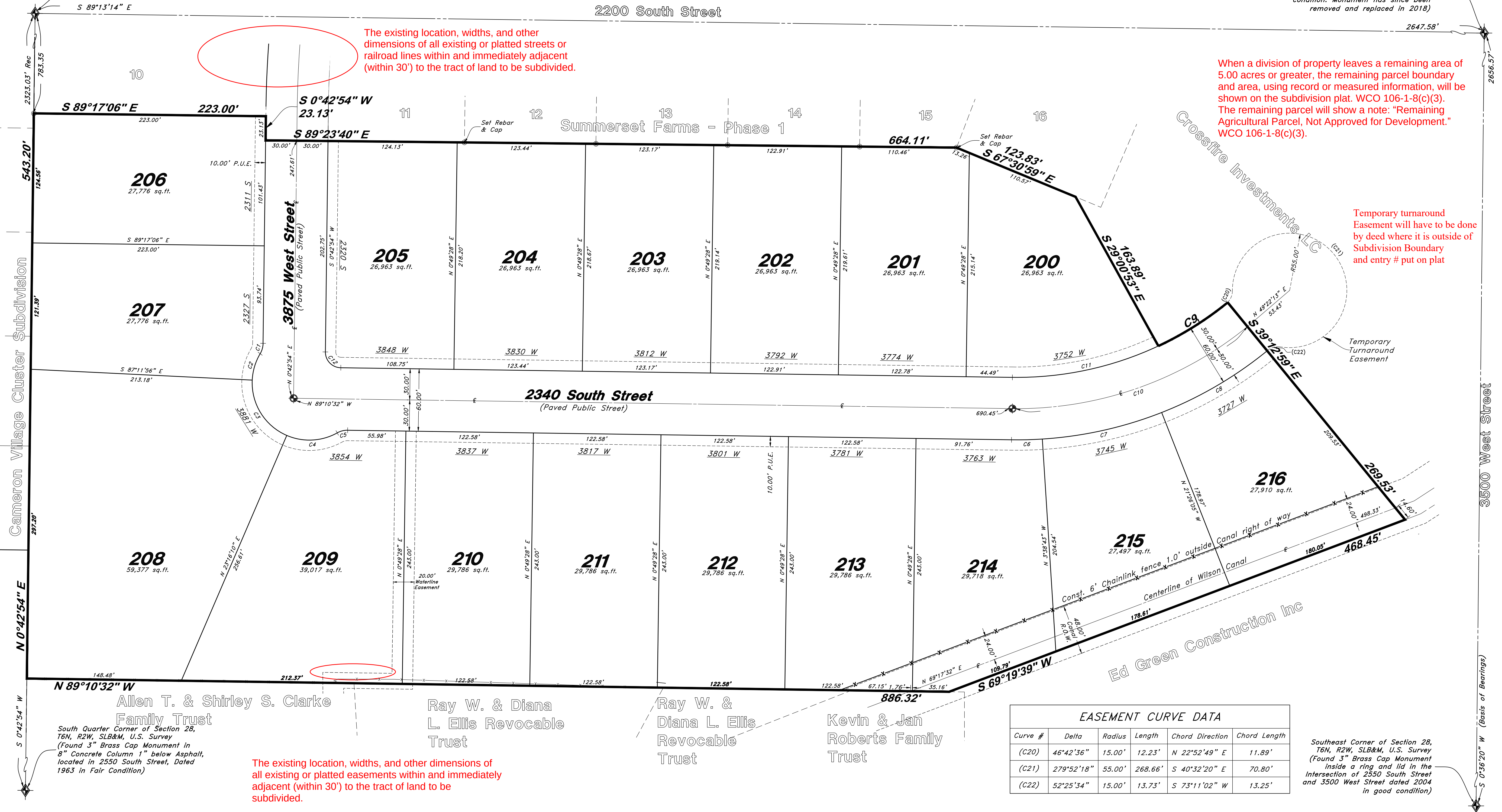
Center of Section 28, T6N,
R2W, SLB&M, U.S. Survey
(Found Nail & Washer)

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)

The existing location, widths, and other
dimensions of all existing or platted streets or
railroad lines within and immediately adjacent
(within 30') to the tract of land to be subdivided.

When a division of property leaves a remaining area of
5.00 acres or greater, the remaining parcel boundary
and area, using record or measured information, will be
shown on the subdivision plat. WCO 106-1-8(c)(3).
The remaining parcel will show a note: "Remaining
Agricultural Parcel, Not Approved for Development."
WCO 106-1-8(c)(3).

Temporary turnaround
Easement will have to be done
by deed where it is outside of
Subdivision Boundary
and entry # put on plat



Legend

- Set Monuments
- 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

NOTE:

- Remaining Agricultural Parcel, Not Approved for Development.

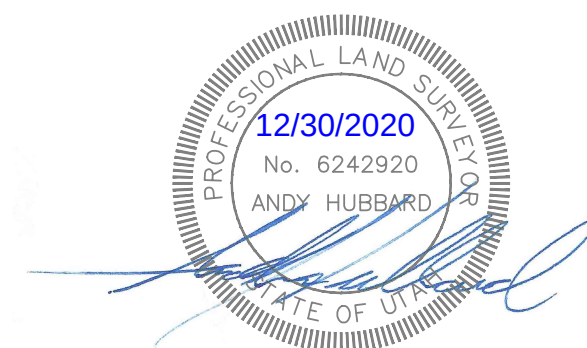
EASEMENT CURVE DATA

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
(C20)	46°42'36"	15.00'	12.23'	N 22°52'49" E	11.89'
(C21)	27°52'18"	55.00'	268.66'	S 40°32'20" E	70.80'
(C22)	52°25'34"	15.00'	13.73'	S 73°11'02" W	13.25'

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	29°55'35"	20.00'	10.45'	S 15°40'41" W	10.33'
C2	27°50'25"	55.00'	26.72'	S 16°43'16" W	26.46'
C3	69°31'53"	55.00'	66.75'	S 31°57'53" E	62.72'
C4	52°22'17"	55.00'	50.27'	N 87°05'02" E	48.54'
C5	29°55'35"	20.00'	10.45'	N 75°51'41" E	10.33'
C6	4°28'11"	380.00'	29.64'	N 88°35'23" E	29.64'
C7	17°47'23"	380.00'	117.99'	N 77°27'36" E	117.51'
C8	17°46'53"	380.00'	117.93'	N 59°40'28" E	117.46'
C9	14°07'52"	320.00'	78.92'	N 57°50'57" E	78.72'
C10	40°02'21"	350.00'	244.59'	S 70°48'12" W	239.64'
C11	25°54'35"	319.99'	144.70'	N 77°52'10" E	143.47'
C12	89°53'26"	15.00'	23.53'	S 44°13'49" E	21.19'



Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID
RECORDED _____ FILED FOR RECORD AND
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

- NOTES
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 and Specifications.
 3. All Construction on the Culinary Waterline to meet or Exceed Taylor West Weber Standards and Specifications.
 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.
 8. Saw Cut Existing Asphalt to provide a smooth clean edge.
 9. All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
 10. Thrust block all water line fittings.
 11. All inlet grates shall be bicycle safe.
 12. All fire hydrants and access roads shall be installed before prior to any construction of any buildings.
 13. All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
 14. 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.
 15. Fire flow for the subdivision shall be 1000 GPM.
 16. A provided temporary address marker must be installed at the building site during construction.
 17. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
 18. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
 19. 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.
 20. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
 21. All ADA Ramps are to meet APWA Plan 235.1, Example B with Truncated Dome, grey in color.
 22. 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 contractor.
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 unless otherwise noted.
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, installation, etc.

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.

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.

IRRIGATION LINES

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 of 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 2

A Lot Averaging Subdivision

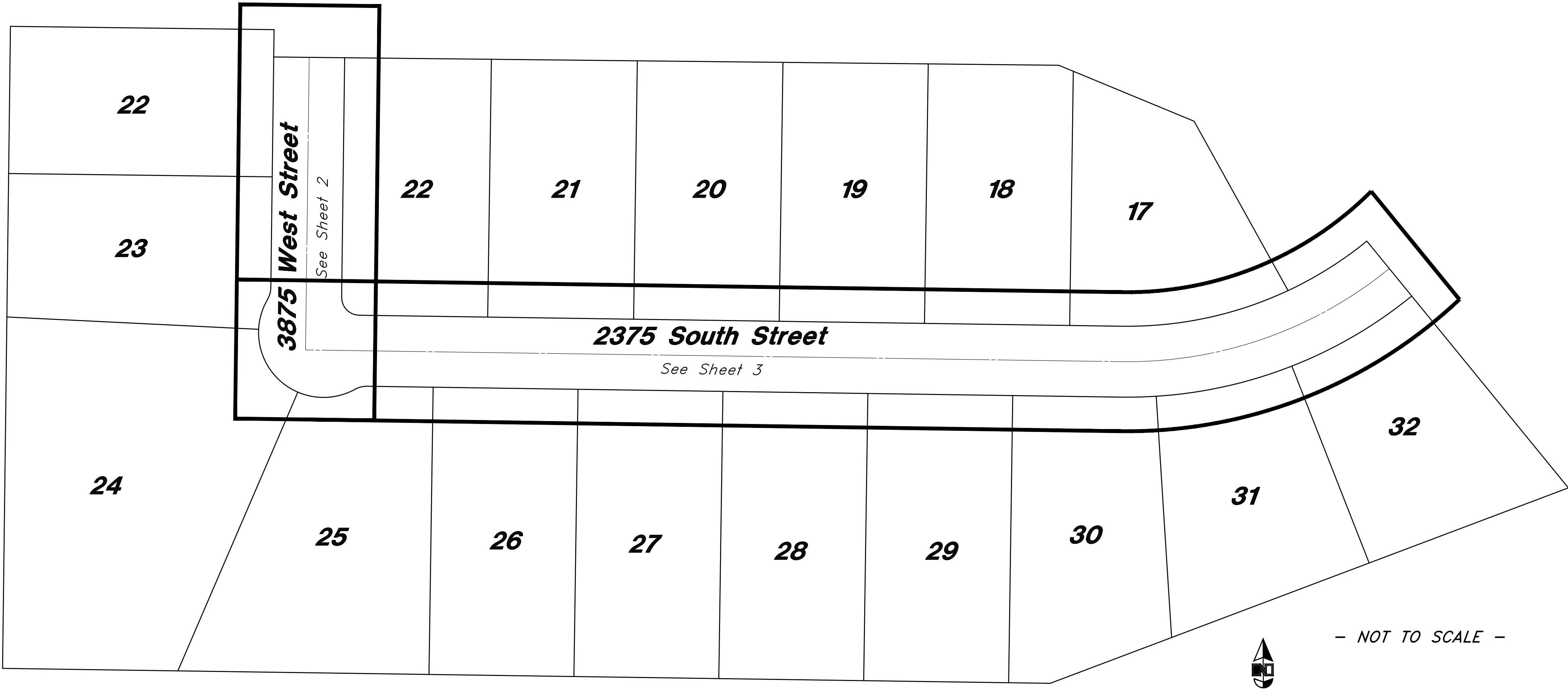
A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
May 2020

HOPPER IRRIGATION COMPANY NOTES

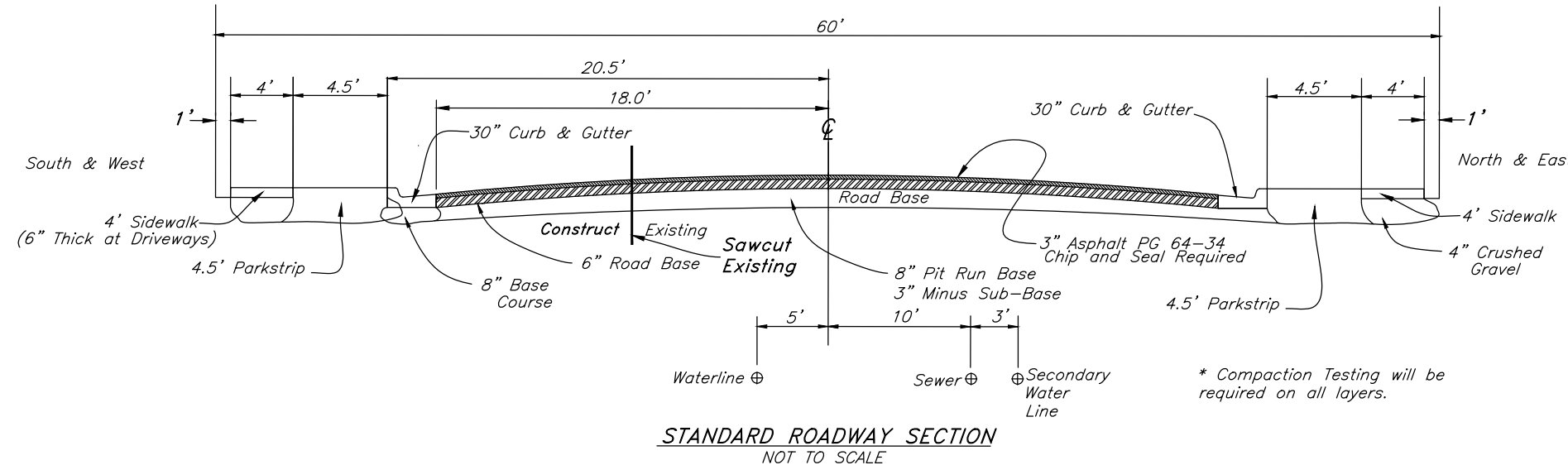
1. All construction on Secondary Waterline and Services to meet or exceed Hooper Irrigation Standards and Specifications.
2. All Piping shall be purple with 24" minimum cover and locator tape at 12" deep in accordance with Hooper Irrigation Standards.
3. Each Lot must have a half share of Hooper Irrigation 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
(Not to Scale)



- 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.



1-800-862-4111

Cover Sheet

Summerset Farms - Phase 2

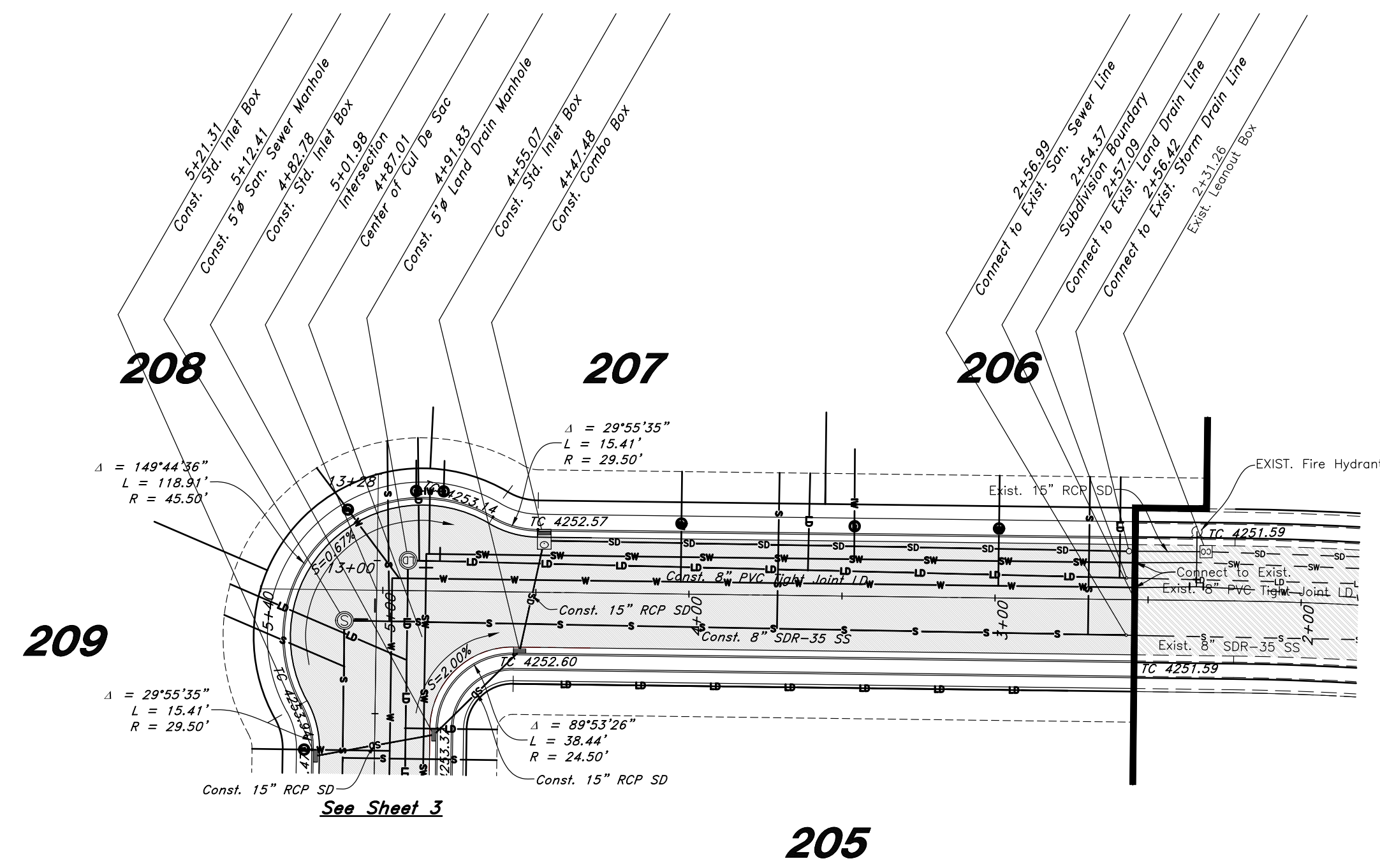
Approximately 2300 South and 3900 West
Weber County, Utah
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

31 Aug, 2020

SHEET NO.

1

02N302-BM-SS

[illegible]

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	
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	
Edge of Asphalt	
Centerline	
Flowline	
Finish Floor	
Top of Curb	
Top of Wall	
Top of Walk	
Top of Concrete	
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	

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0232 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

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1-800-662-4111

