

615

08

Hidden Hollow Estates

FRUIT HEIGHTS, DAVIS COUNTY, UTAH

A Part of the Northwest Quarter of Section 12,
Township 3 North, Range 1 West, Salt Lake Base & Meridian

PREFIX 19

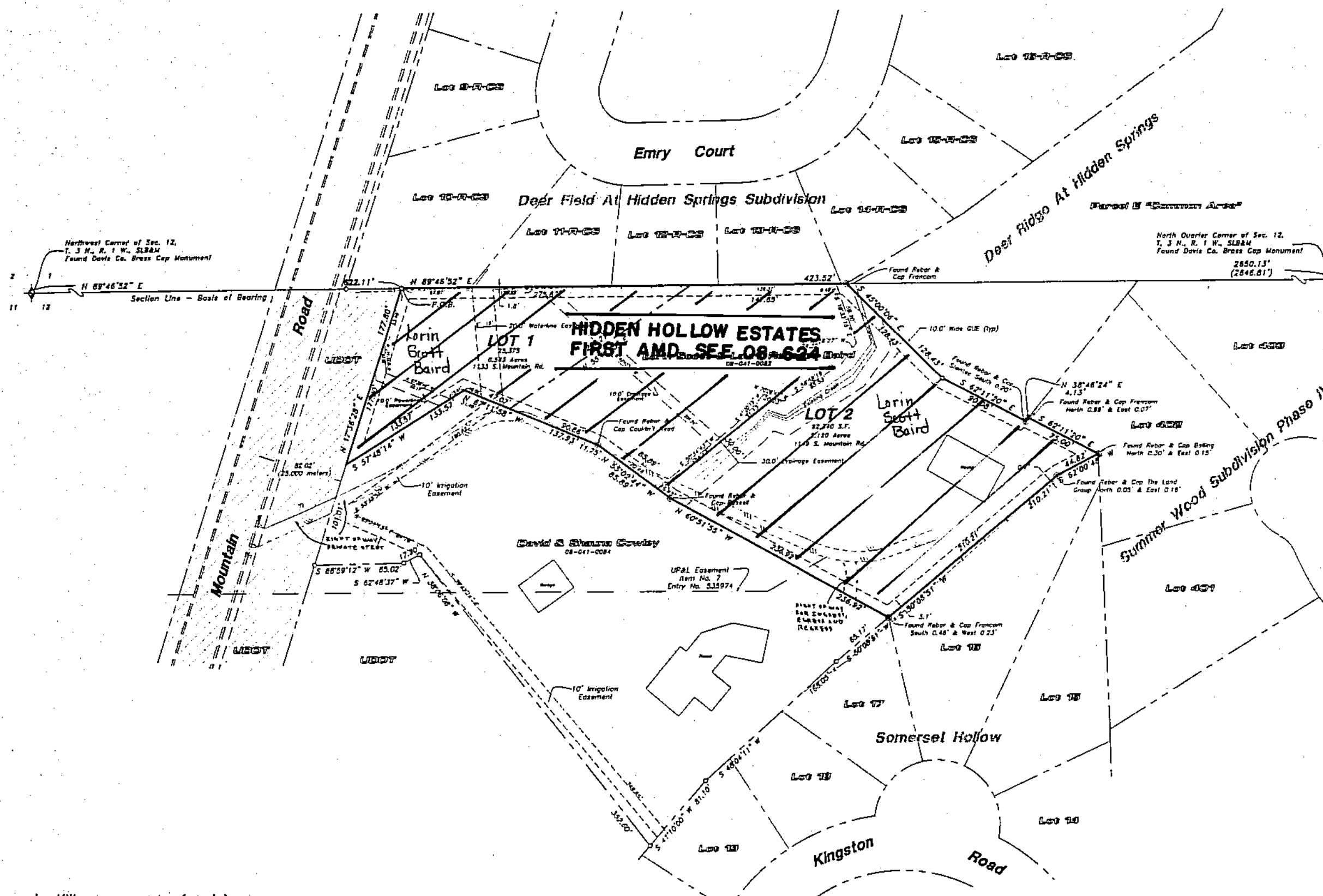
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LAST#

0002



SCALE:
1" = 100'



Notes:

- 1- All general utility easements (que's) are 10.00 feet wide unless noted otherwise.
- 2- The Existing home on Lot 2 has an existing approved septic system. Lots 1 will require an approved septic system.
3. The drain field for the septic system for the home on Lot 1 needs to be contained entirely within Lot 1 as required by the Health Department. The sewer service line from the septic tank to the drain field must cross the existing waterline at a depth of at least 18" below the flowline of the waterline.
4. There is no FEMA floodplain identified in this area. However, historic evidence suggests that flooding potential exists. This plat does not portray the location or extent of that potential flooding.
5. The maximum fire flow available in this area is 1,400 gpm. The size of home built on Lot 1 must comply with Appendix 3b of the International Fire Code.
6. The new driveway built to access Lot 1 must not exceed a 12% grade.
7. All utility connections and other required improvements for the new home on Lot 1 will need to be provided as part of the Building Permit.

LEGEND

- Davis Co./Weber Co. Line
- Subject Property Line
- Remainder Parcel Property Line
- Adjoining property Line
- Easements
- Centerline
- Fence Line
- Section Corner
- Street Monument
- Found Survey Point
- Set 5/8" Rebar With Cap

**DEVELOPMENT: HIDDEN HOLLOW ESTATES
CITY: FRUIT HEIGHTS LOTS 1 & 2**

NW 1/4 SEC 12, T3N, R1W
S.L.M. DAVIS COUNTY, UTAH

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