

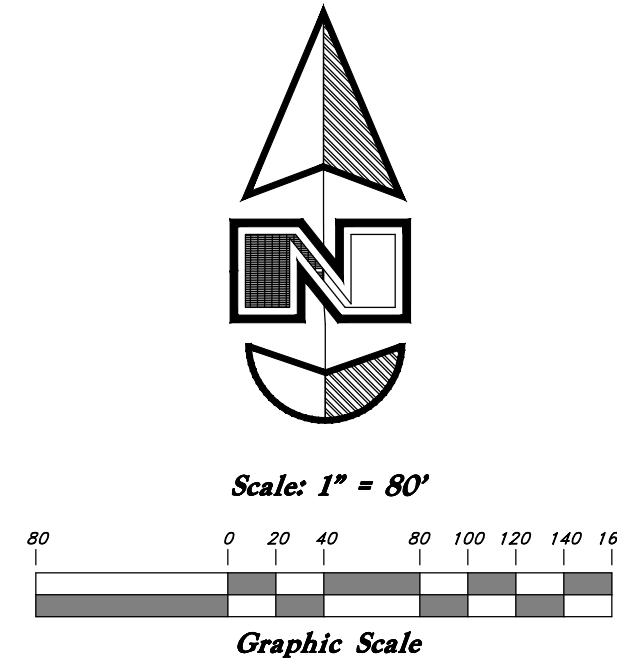
# Smart Fields Phase 2

A part of the Southwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
August 2021



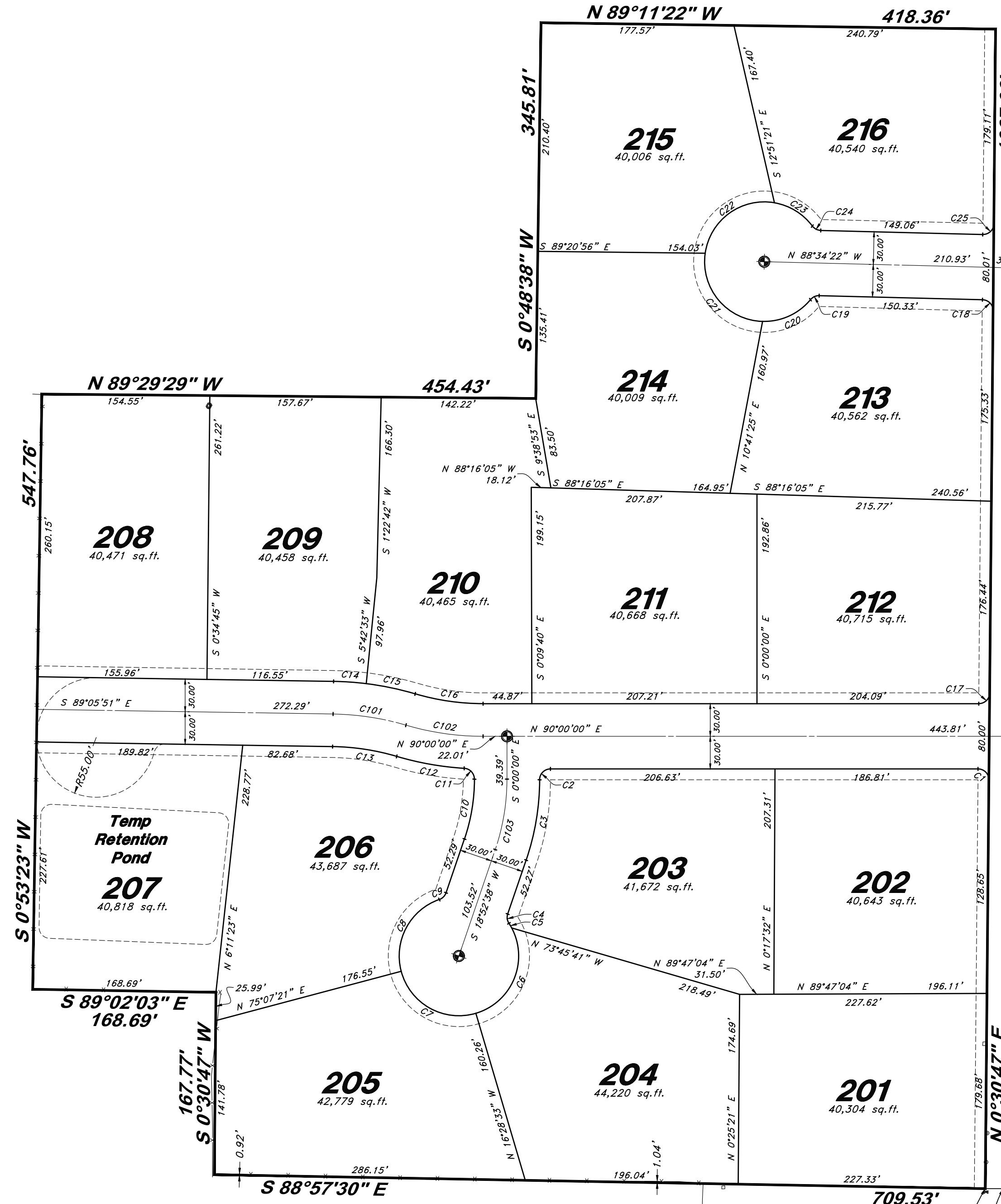
VICINITY MAP  
Not to Scale

- LEGEND**
- ▲ Set Nail & Washer
  - Set 5/8" x 24" Rebar & GBE Cap
  - ◆ Section Corner
  - ◇ Calculated Section Position
  - ◇ Reference Monument
  - (Rec) Weber County Surveyor
  - Center line of Ditch



Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°30'47"	10.00'	15.80'	S 44°44'36" E	14.21'
C2	89°51'17"	10.00'	15.68'	N 45°04'21" E	14.12'
C3	18°45'17"	230.00'	75.29'	N 9°31'21" E	74.95'
C4	52°01'12"	10.00'	9.08'	N 7°07'58" W	8.77'
C5	5°10'16"	55.00'	4.96'	N 30°33'26" W	5.00'
C6	101°29'46"	55.00'	97.43'	N 22°46'35" E	85.18'
C7	91°35'53"	55.00'	87.93'	S 6°40'36" E	2642.96'
C8	85°46'30"	55.00'	82.34'	S 28°00'36" W	2644.19'
C9	52°01'12"	10.00'	9.08'	S 44°53'14" W	8.77'
C10	18°52'57"	170.00'	56.03'	S 9°27'32" W	55.77'
C11	86°27'37"	10.00'	15.09'	S 43°12'45" E	13.70'
C12	12°56'12"	280.00'	63.22'	S 79°58'27" E	63.09'
C13	15°35'30"	220.00'	59.87'	S 81°18'06" E	59.68'
C14	6°09'36"	280.00'	30.10'	N 86°01'03" W	809.86'
C15	9°25'54"	280.00'	46.09'	N 78°13'18" W	810.61'
C16	16°29'39"	220.00'	63.33'	N 81°45'11" W	63.11'
C17	89°29'13"	10.00'	15.62'	S 45°15'24" W	14.08'
C18	89°05'09"	10.00'	15.55'	S 44°01'48" E	14.03'
C19	52°01'12"	10.00'	9.08'	S 65°25'02" W	8.77'
C20	52°18'41"	55.00'	50.22'	S 65°33'46" W	48.49'
C21	96°25'55"	55.00'	92.57'	N 40°03'56" W	82.02'
C22	91°35'37"	55.00'	87.92'	N 53°56'50" E	4234.88'
C23	43°42'12"	55.00'	41.95'	S 58°24'16" E	4234.35'
C24	52°01'12"	10.00'	9.08'	S 62°33'46" E	8.77'
C25	90°54'51"	10.00'	15.87'	S 45°58'12" W	14.25'

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C101	15°35'30"	250.00'	68.03'	S 81°18'06" E	67.82'
C102	16°29'39"	250.00'	71.97'	S 81°45'11" E	71.72'
C103	18°54'00"	200.00'	65.97'	S 9°27'00" W	65.67'



West Quarter corner of Section 21, T6N, R2W, SLB&M (Found Section Monument in good condition)

4300 West Street

Southwest Corner of Section 21, T6N, R2W, SLB&M (Found Section Monument in good condition)

**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 Smart Fields Subdivision Phase 2 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. Andy Hubbard

**OWNERS DEDICATION**

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, and Public Streets as shown on the plat and name said tract Smart Fields Subdivision Phase 2 and also do grant and dedicate to Weber County a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, 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. We also dedicate and grant to Weber County all these parts or portions of said tract designated as public pathways, the sum to be used for pedestrian trails and public use as may be authorized by Weber County

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

— Lync Construction, LLC —

Pat Burns — Owner

**ACKNOWLEDGMENT**

State of Utah }  
County of } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by \_\_\_\_\_ Pat Burns — Lync Construction LLC \_\_\_\_\_

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**DESCRIPTION**

A part of the Southwest Quarter of Section 21 Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point being 589.55' feet North 0°30'47" East along the Section line from the Southwest Corner of said Section 21, and West 33.00 feet; running thence North 0°30'47" East 1067.06 feet; thence North 89°11'22" West 417.36 feet; thence South 0°48'38" East 345.81 feet; thence North 89°29'29" West 454.43 feet; thence South 0°53'23" West 547.76 feet; thence South 89°02'03" East 168.69 feet; thence South 0°30'47" West 167.77 feet; thence South 88°57'30" East 709.53 feet to the Point of Beginning.

Contains 17.15 Acres more or less

**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
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- ▲ A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

**NOTES**

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- Subdivision Area Information  
Total Area 746,995.55 sq.ft.  
Right of Way Area 89,075 sq.ft.  
Lot Area 657,920.55 sq.ft.
- Lot 207 is not buildable until the pond is relocated and the Storm drain outfall is determined

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

Weber County Surveyor

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

Chairman, Weber County Commission

Attest:

Title:

**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 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 affect.

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

**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.

**NOT FOR RECORDING**

ENGINEER: Lync Construction, LLC  
1407 North Mountain Road  
Cody, Utah 84405  
(801) 394-4515

Sheet 1 of 1

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

# Smart Fields Phase 2

A part of the Southwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
August 2021

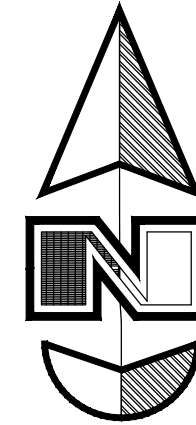


VICINITY MAP  
Not to Scale

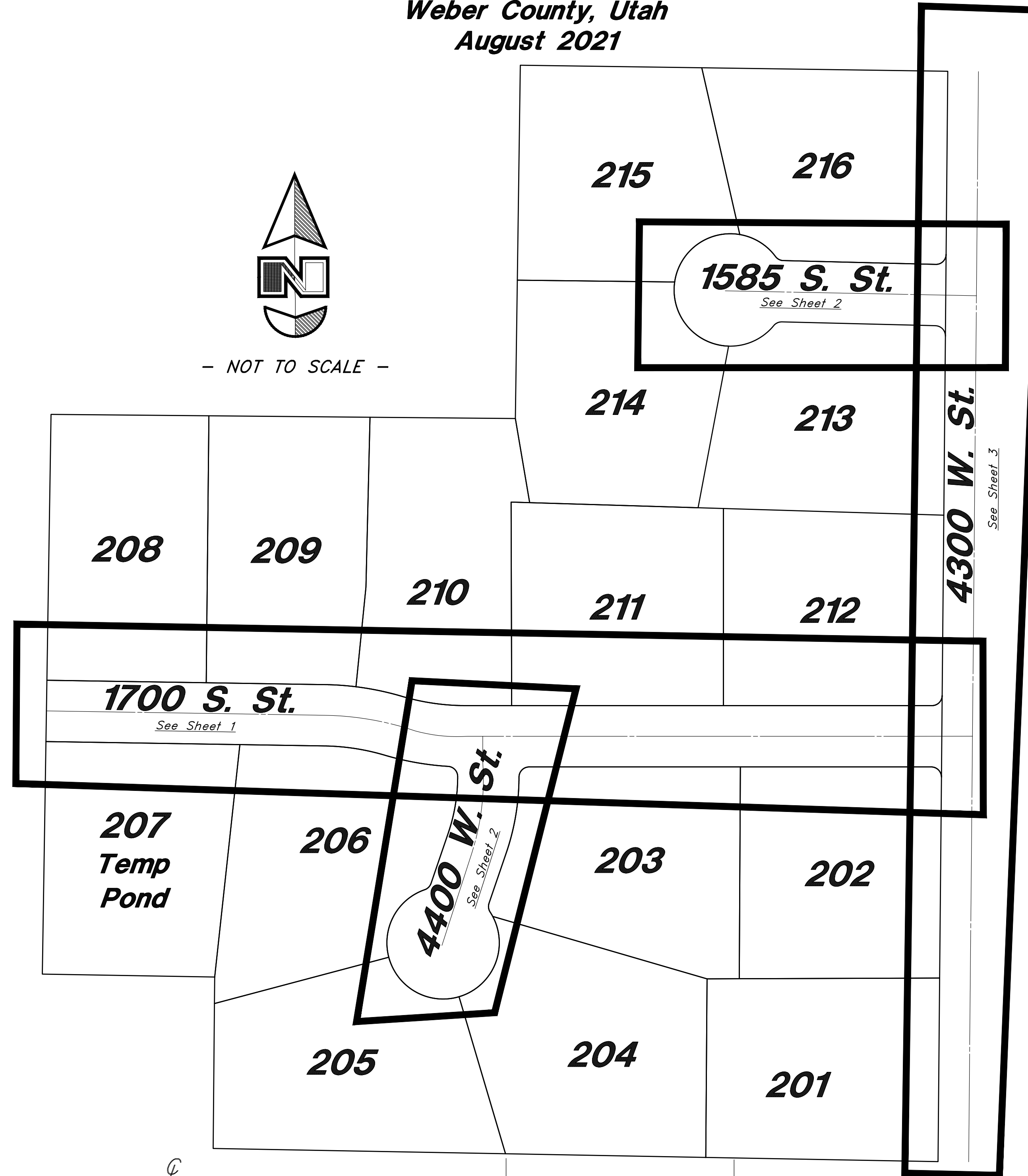
\* See All Sheets\*

**NOTES**

- All construction shall conform to Weber County standards and specifications.
- Underground utility piping materials will meet or exceed Weber County Standards.
- 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.
- 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.
- All utility trenches within the Street right of way shall have a County approved imported granular backfill.
- Thrust block all water line fittings.
- All inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- 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.
- Curb & gutter will be set to ensure a 1.5% minimum/3.0% Maximum cross slope from edge of asphalt. Contractor to verify prior to construction of curb.
- An excavation permit is required for all work done within the existing Right of Way.
- A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.
- Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District.
- Construct ADA Ramps with Truncated Domes with detectable warning systems cast in place, gray in color per APWA Plan 235.1.



- NOT TO SCALE -



Show ped ramps

**Legend**

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. 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
- PVC
- TA
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Existing Concrete
- New Concrete

**GENERAL UTILITY NOTES:**

- Coordinate all utility connections to building with plumbing plans and building contractor.
- 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.
- All catch basin and inlet box grates are to be bicycle proof.
- 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.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per water district standards and specifications. It will be the contractor's responsibility to install all items required.
- 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.
- 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.
- 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**

- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

**WATER MAIN LINES AND FIRE LINES**

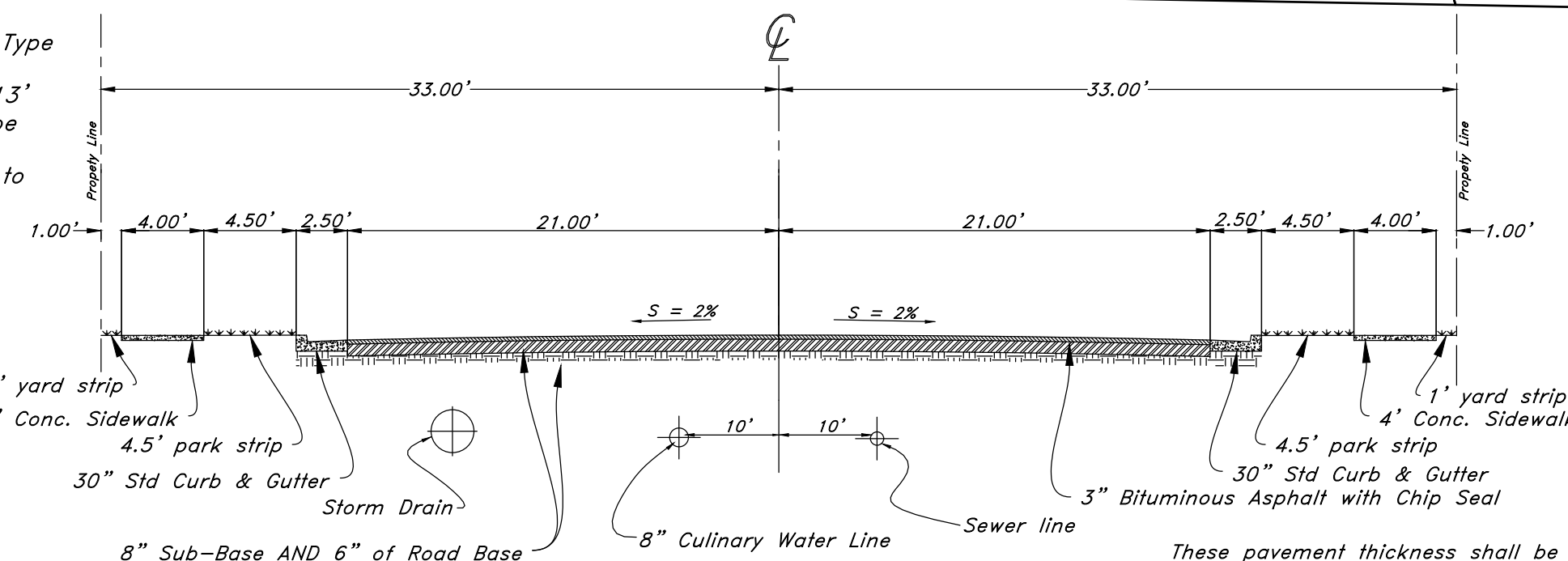
- Pipe material as shown on utility plan view or to meet County standards.

**SANITARY SEWER LINES**

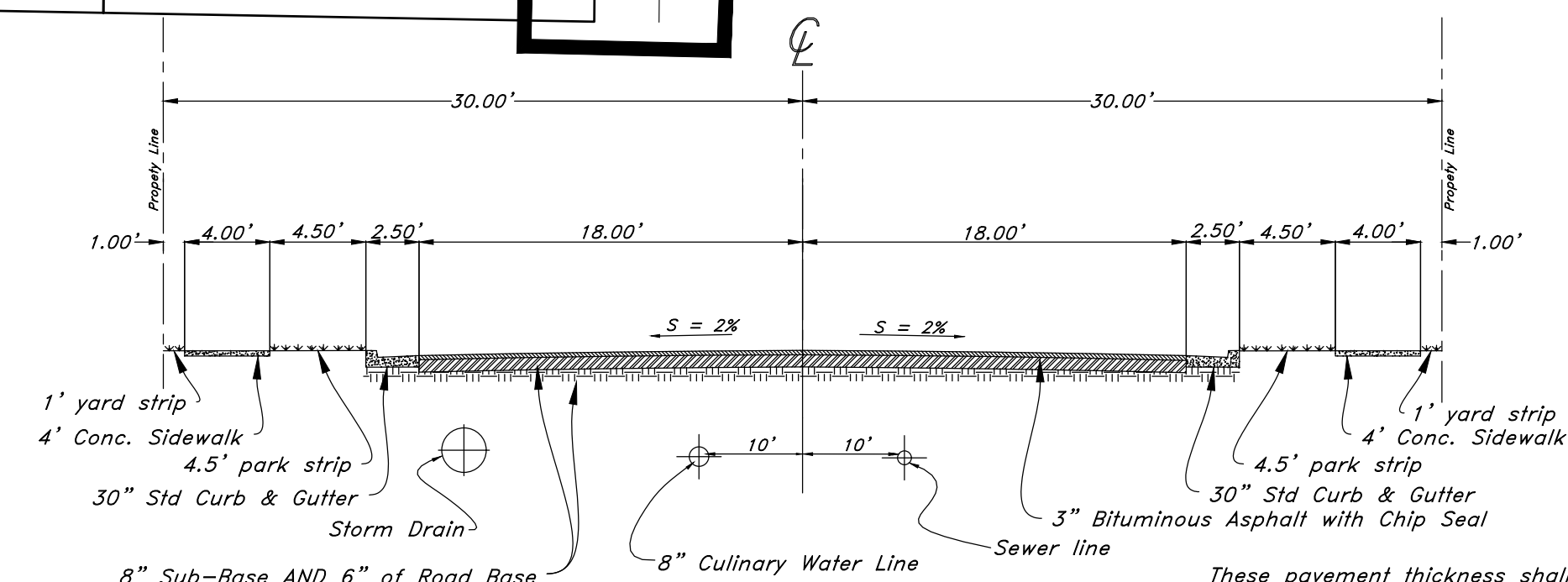
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

**STORM DRAIN LINES**

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Reinforced 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.
- 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.



4300 West Roadway Section



Standard Rural Roadway Section

These pavement thickness shall be considered as minimums as may be increased by the County Engineer when the subgrade C.B.R. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit and alternative pavement design based on a soils analysis for approval by the County Engineer. Compaction test on both sub-base and base courses will be required.

These pavement thickness shall be considered as minimums as may be increased by the County Engineer when the subgrade C.B.R. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit and alternative pavement design based on a soils analysis for approval by the County Engineer. Compaction test on both sub-base and base courses will be required.

Call before you Dig  
Avoid cutting, underground utility lines, etc. sooty.

1-800-882-4111

**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 proposed improvements shown on the plans.

NOT FOR CONSTRUCTION

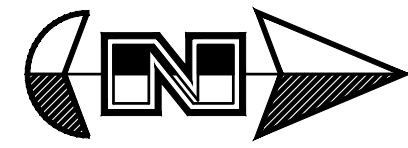
NO.	DESCRIPTION	DATE	REV.

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 SLLC (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

Cover Sheet  
Smart Fields Phase 2  
Approx. 1800 South 4300 West Street  
Ogden City, Weber County, Utah  
A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

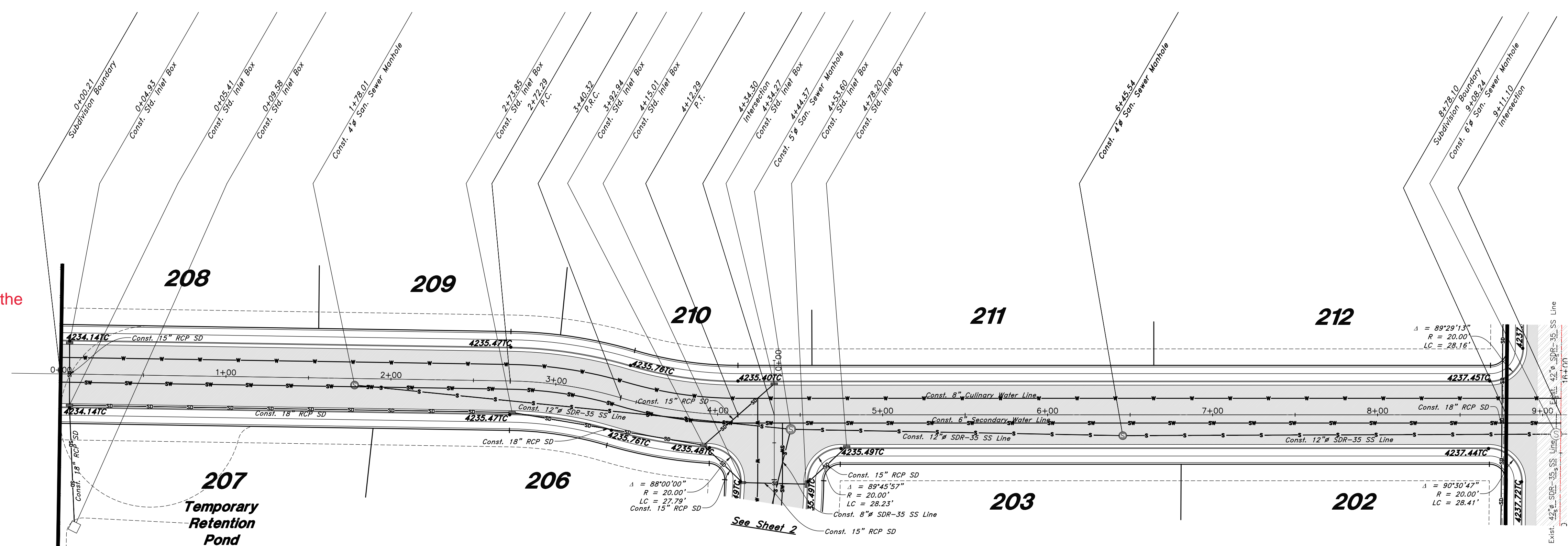
12 Aug, 2021  
SHEET NO.  
**CO**  
21N700



# Legend

(Note: All items may not appear on drawing)

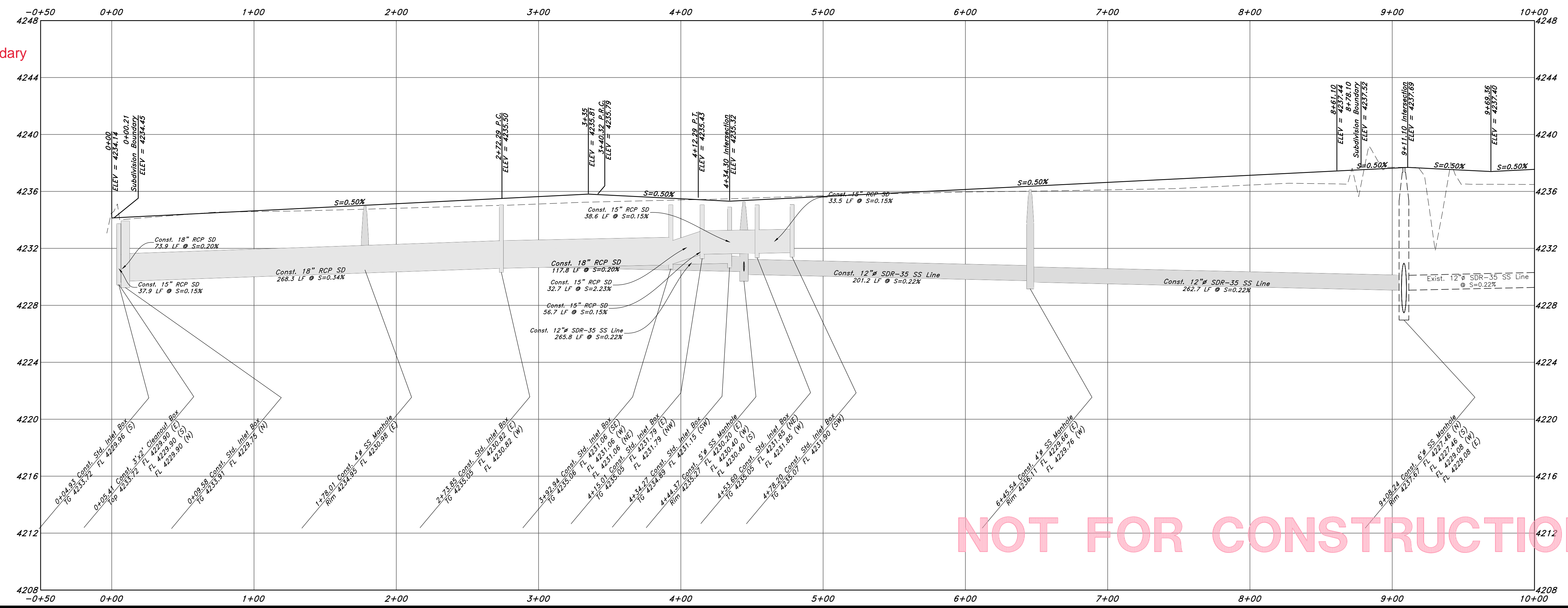
- Son. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- 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 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



What will the material of the temp turn around be?

## 1700 South Street

Show profiles for culinary and secondary water.



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

**Plan & Profile**

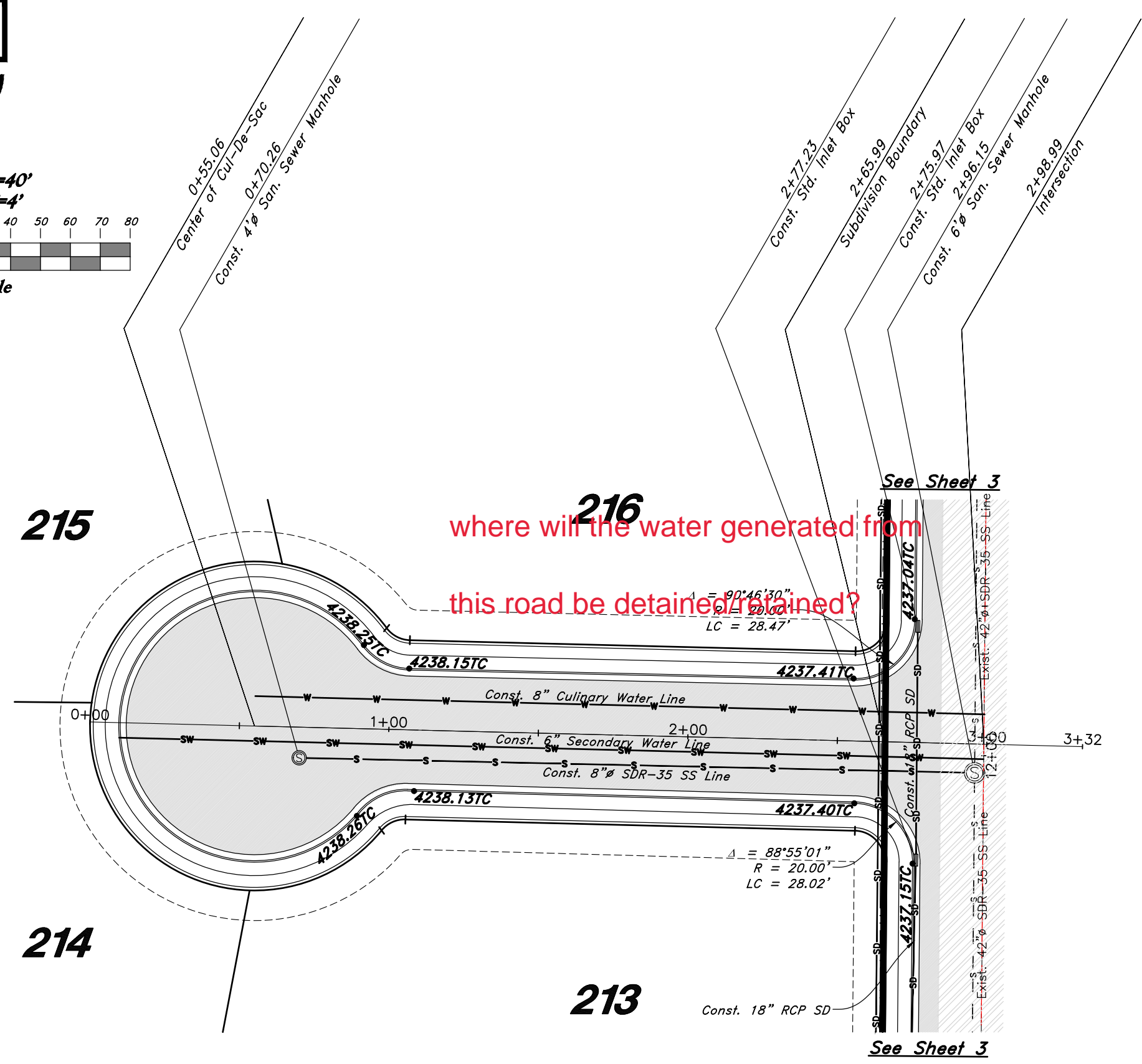
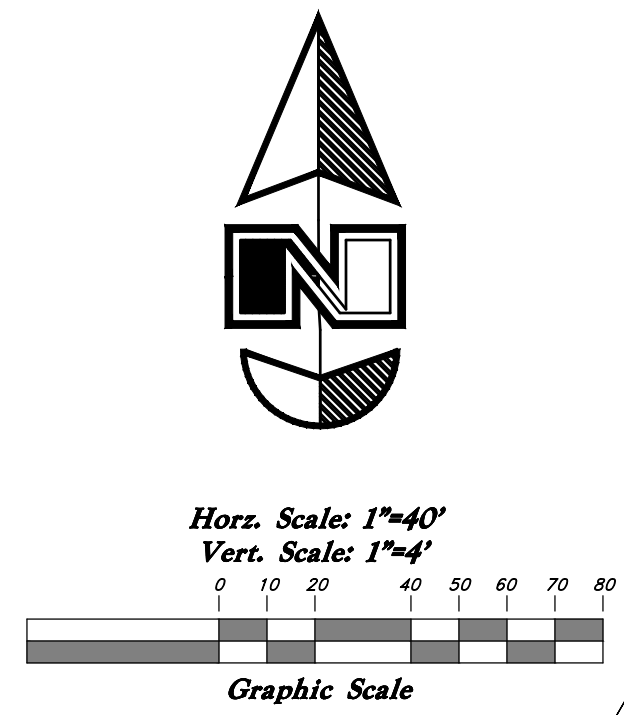
**Smart Fields Phase 2**

Approx. 1800 South, 4300 West Street  
 Ogden City, Weber County, Utah  
 A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

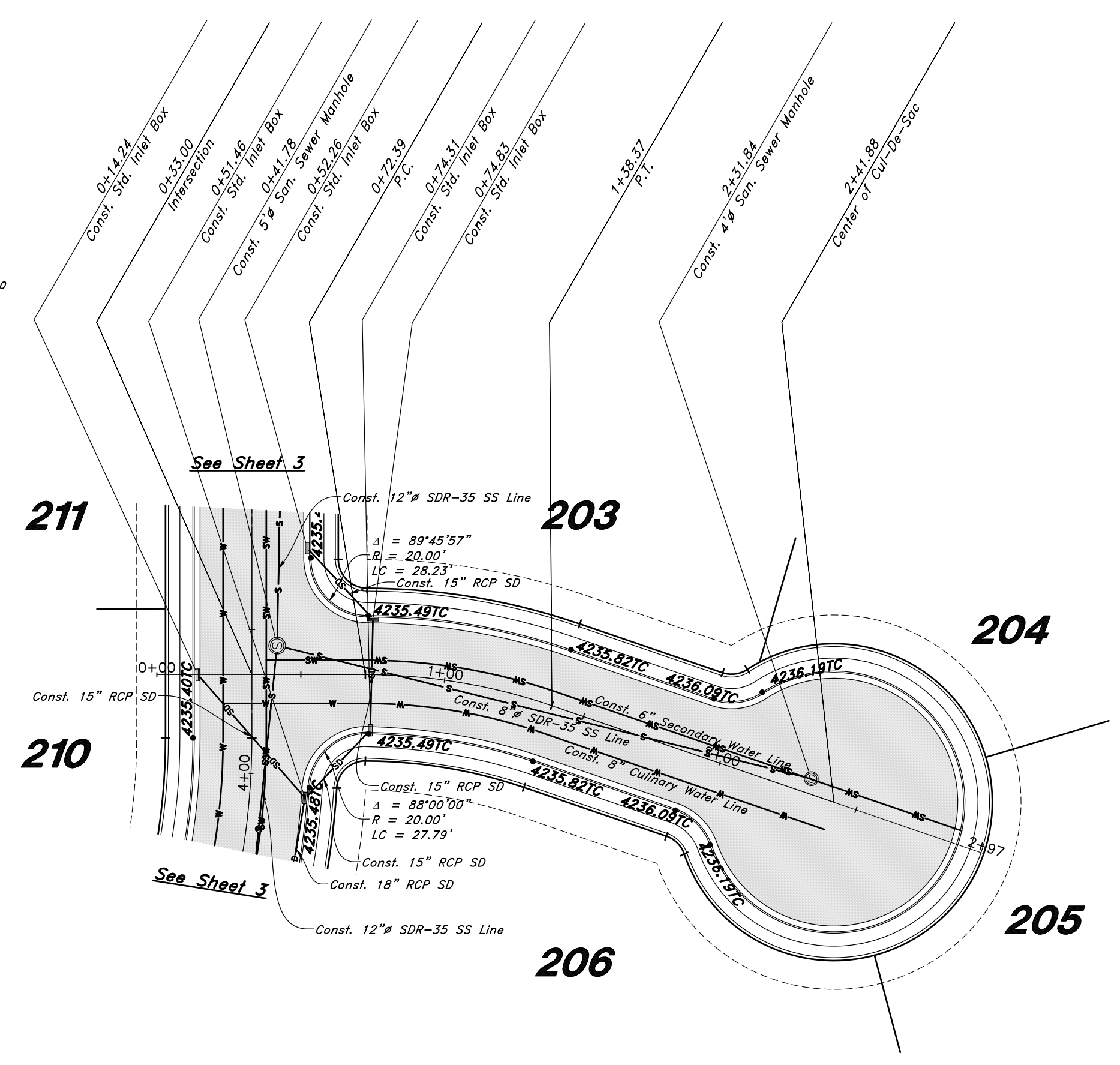
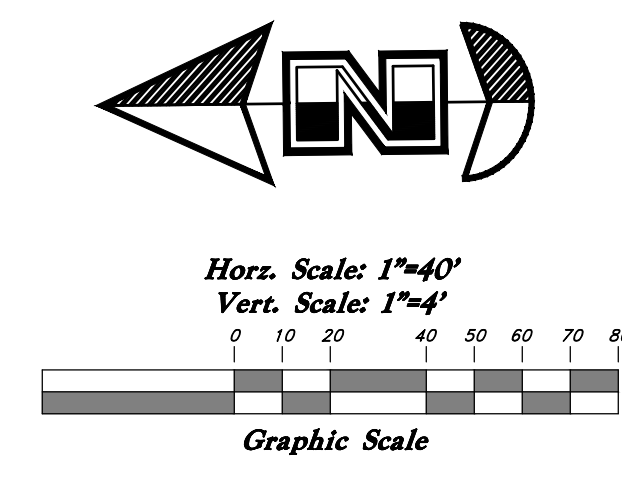
# Legend

(Note: All items may not appear on drawing)

- Son. 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
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- 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

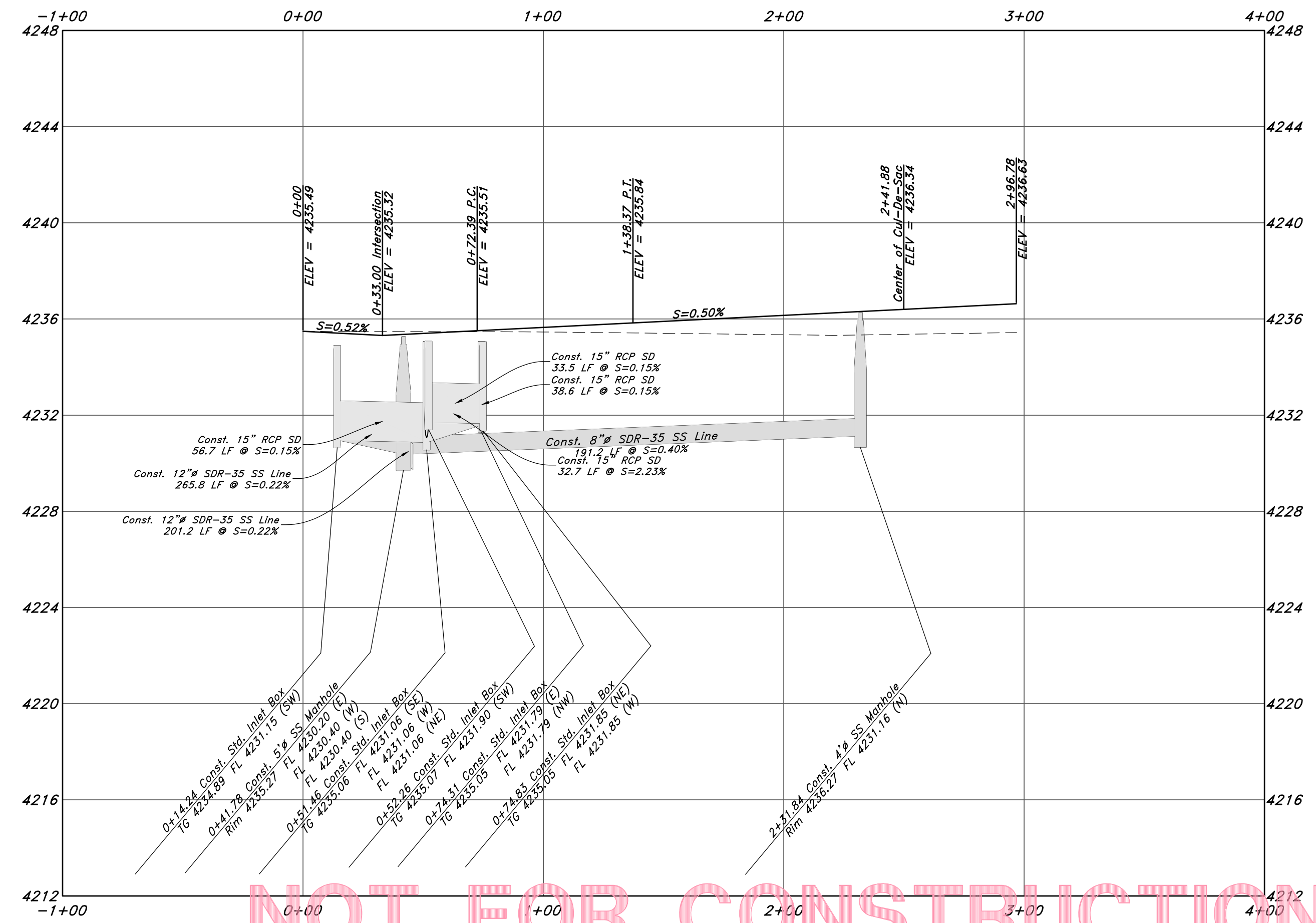
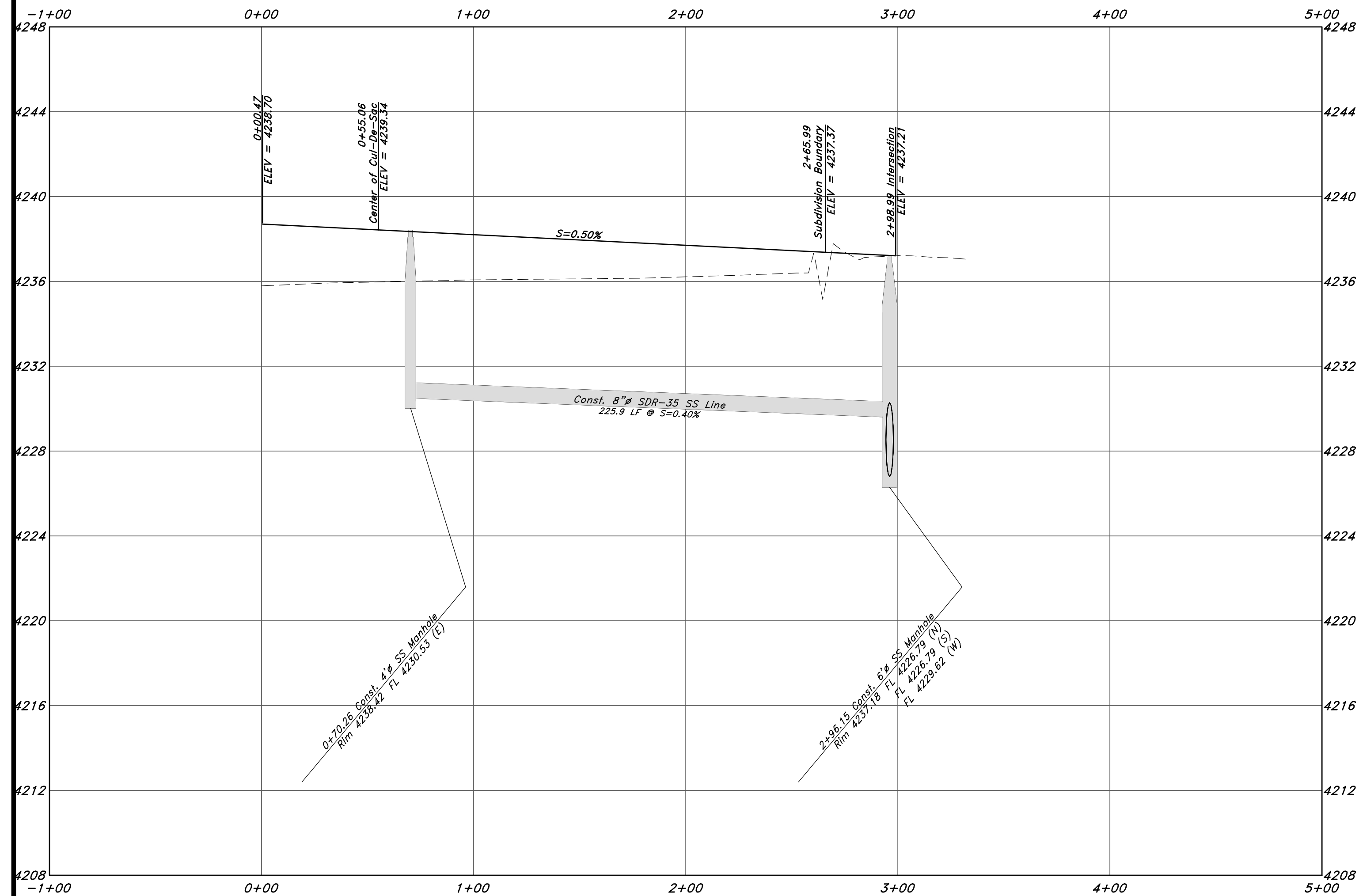


where will the water generated from  
this road be detained or stored?



## 1585 South Street

## 4400 West Street



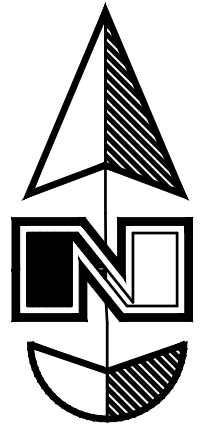
NOT FOR CONSTRUCTION

REV	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.L.C. (801)521-0222  
WWW.GREATBASINENGINEERING.COM

**Plan & Profile**  
**Smart Fields Phase 2**  
Approx. 1800 South, 4300 West Street  
Ogden, City, Weber County, Utah  
A part of Section 21, T6N, R2W, SLB&M, U.S. Survey



Horz. Scale: 1"=40'

Vert. Scale: 1"=4'

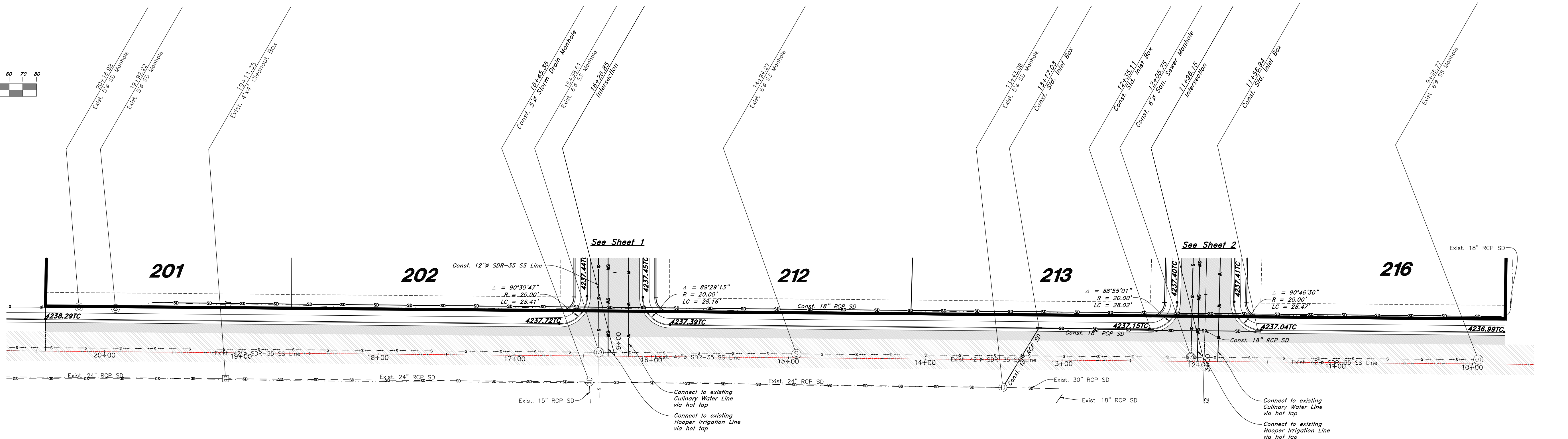


Graphic Scale

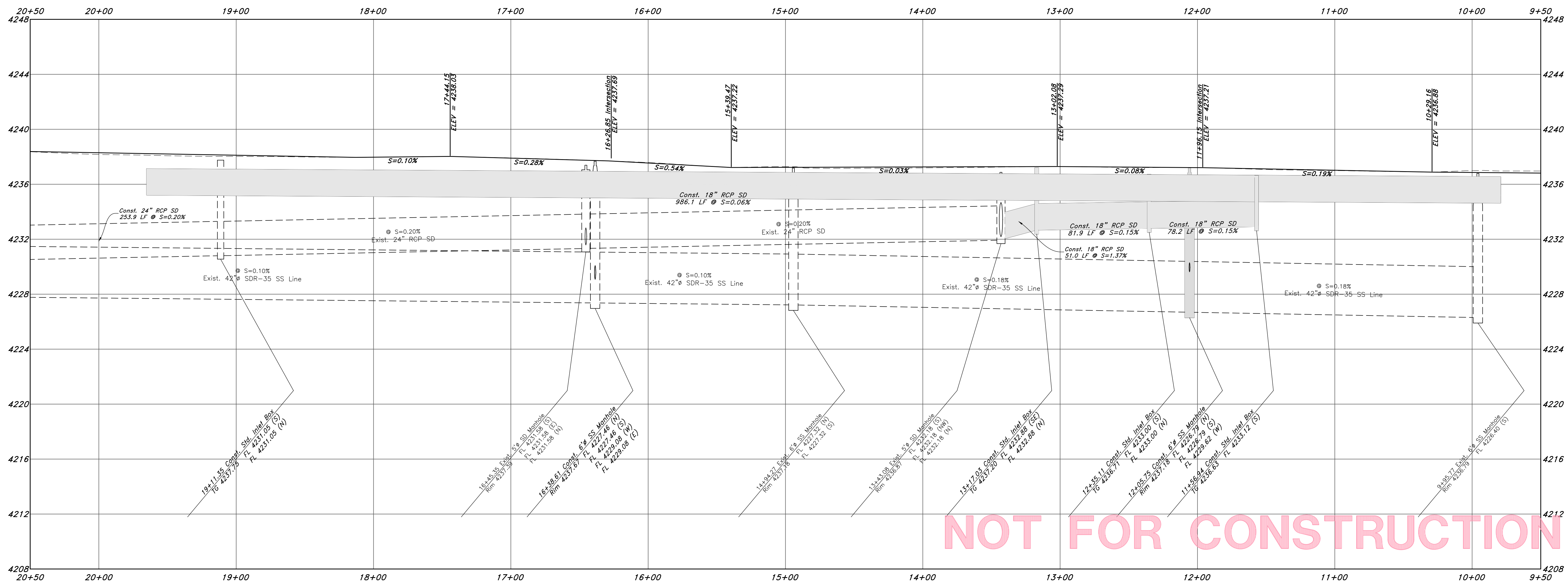
### Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basin
- Sanitary Sewer Water Valve
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- PVC
- EA
- CL
- FL
- FF
- TC
- TWL
- 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



## 4300 West Street



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 801.874.4455 • FAX 801.874.4444  
 WWW.GREATBASINENGINEERING.UTAH.COM

**Plan & Profile**

**Smart Fields Phase 2**

Approx. 1800 South 4300 West Street  
 Ogden City, Weber County, Utah

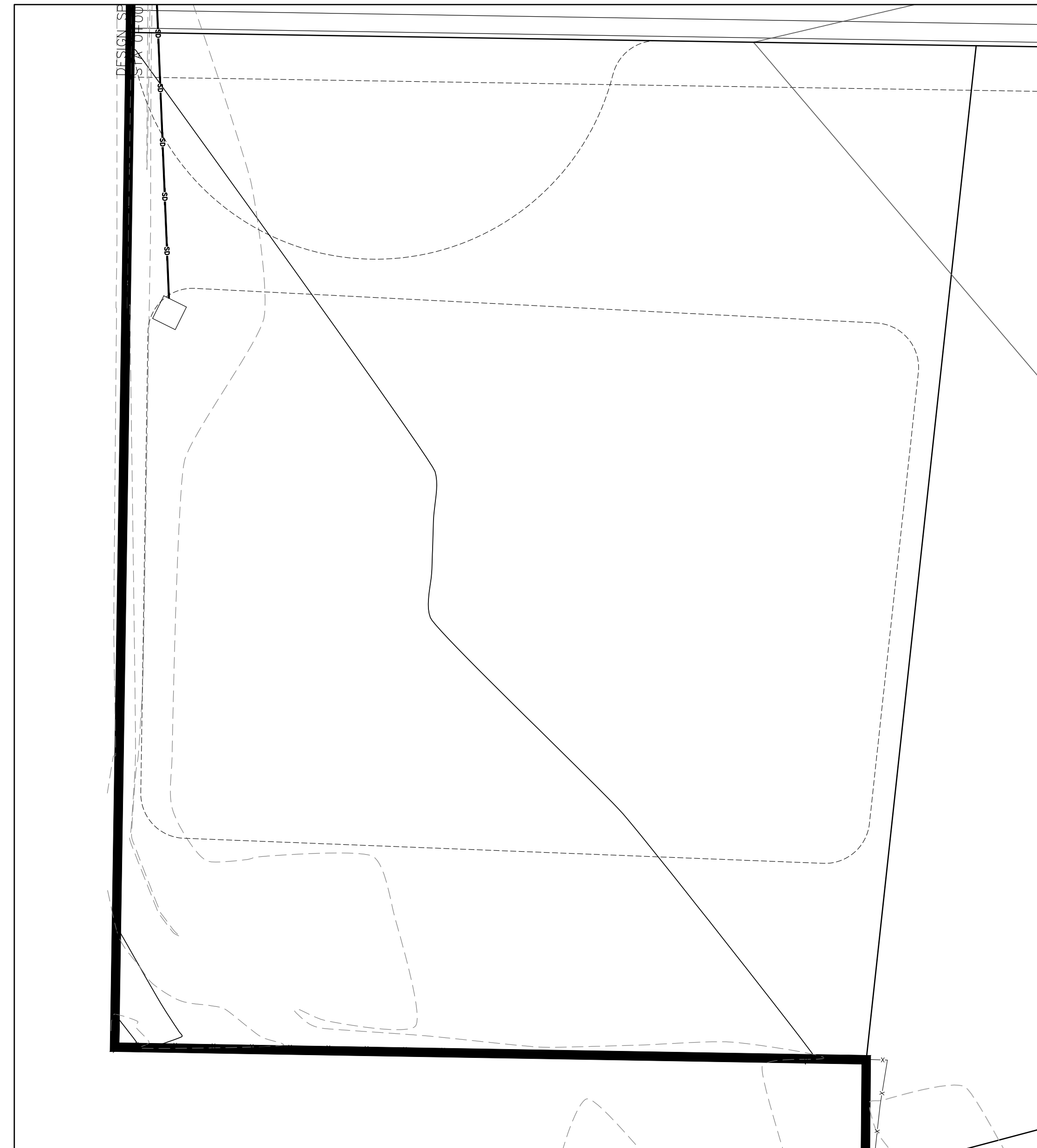
A part of Section 21, T6N, R2W, SL&M, U.S. Survey

12 Aug, 2021

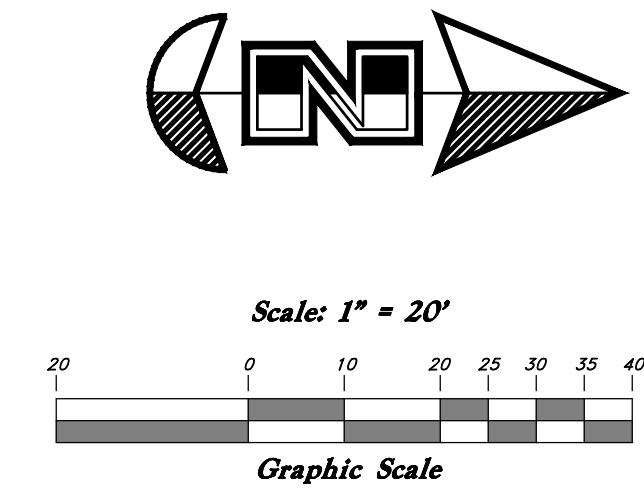
SHEET NO. **C3**

21N700

# Detention Pond Exhibit for Smart Fields



Storm drain calcs?  
dimensions of pond?



NOT FOR CONSTRUCTION

ENGINEER:  
Great Basin Engineering North  
c/o Andy Hubbard, PLS.  
AndyH@greatbasineng.com  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Lynx Construction, LLC  
1407 North Mountain Road  
Ogden Utah  
(801)-710-2234

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

**Plan & Profile**  
**Project Name**  
9400 South State Street  
Sandy City, Salt Lake County, Utah  
A part of Section ??, T1N, R2W, SLB&M, U.S. Survey

15 Mar, 2019

SHEET NO.  
**C1**

09N900

DESCRIPTION  
DATE  
REV