

Smart Fields Subdivision - Phase 1

A Connectivity Incentivised Subdivision

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

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 herein in accordance with Section 17-23-17, and that I have verified all measurements shown herein. This plat of Smart Fields Subdivision - Phase 1 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

DESCRIPTION

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

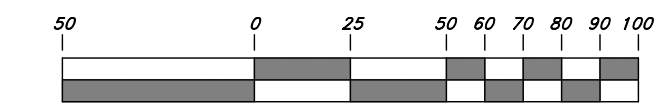
Beginning at a point the Northeast Corner of L & R Home and Farm Subdivision, said point being 422.59 feet North 0°30'47" East along the Section line from the Southwest Corner of said Section 21, and running thence North 0°30'47" East continuing along said Section line 897.00 feet; thence South 89°07'58" East 520.51 feet to an extension of Halcyon Estates Phase 1A PRUD Subdivision; thence along said Subdivision South 0°30'47" West 1072.00 feet to a fence; thence North 89°07'58" West 258.51 feet; thence North 0°30'47" East 175.00 feet; thence North 89°07'58" West 262.00 to the Point of Beginning.

Contains 11.75 Acres more or less

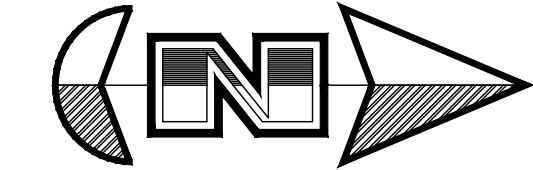


VICINITY MAP
Not to Scale

Scale: 1" = 50'



Graphic Scale



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 1 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

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	89°29'13"	10.00'	15.62'	S 45°15'25" W	14.08'
C2	90°24'35"	10.00'	15.78'	S 44°47'39" E	14.19'
C3	55°14'42"	15.00'	14.46'	S 28°08'11" W	13.91'
C4	99°01'41"	50.00'	86.42'	S 6°14'41" W	4237.58'
C5	90°34'22"	50.00'	79.04'	S 88°35'20" E	4237.49'
C6	44°22'32"	10.00'	7.74'	N 68°20'45" E	773.53'
C7	50°12'10"	10.00'	8.76'	N 27°36'33" W	8.48'
C8	89°27'26"	10.00'	15.61'	S 45°20'29" W	14.07'
C9	90°30'47"	10.00'	15.80'	S 44°44'36" E	14.21'

Sheet 1 of 1

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

DEPUTY

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

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

Southwest Corner of Section 21, T6N, R2W, SLB&M (Found Section Monument in good condition)
S 0°30'47" W Basis of Bearing

West Quarter corner of Section 21, T6N, R2W, SLB&M (Found Section Monument in good condition)
2632.58' (Rec 2632.67' WCS)

Dean & Kathy Martini
Land Holdings LLC

Lauri C. Judkins

Don R. & Janice Carter

Jimmie L. & Parleen K. Astry

Cecilia B. Costesso
Dennis Dario
Trustees

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 have been satisfied. The approval of 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
Record of Survey # _____
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

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 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.

Chairman, Weber County Planning Commission

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 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 _____, 2021.

Weber County Attorney

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 480,508.95 sq.ft.
Right of Way Area 106,158 sq.ft.
Lot Area 371,387 sq.ft.
- Lots 104 and 105 will not have access to 4300 West Street
- Agriculture is the preferred use in the agriculture zones. Agricultural 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.
- Home Owners will be responsible for their own detention basin on lots 101-103 & 106-113. A storm water maintenance agreement will be required for each lot.

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

NOT FOR RECORDING

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Weber County, Utah

October 2021

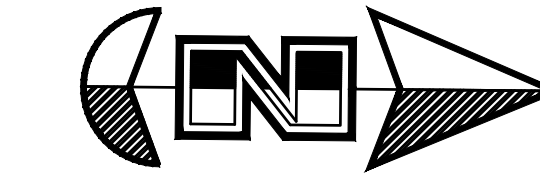


VICINITY MAP
Not to Scale

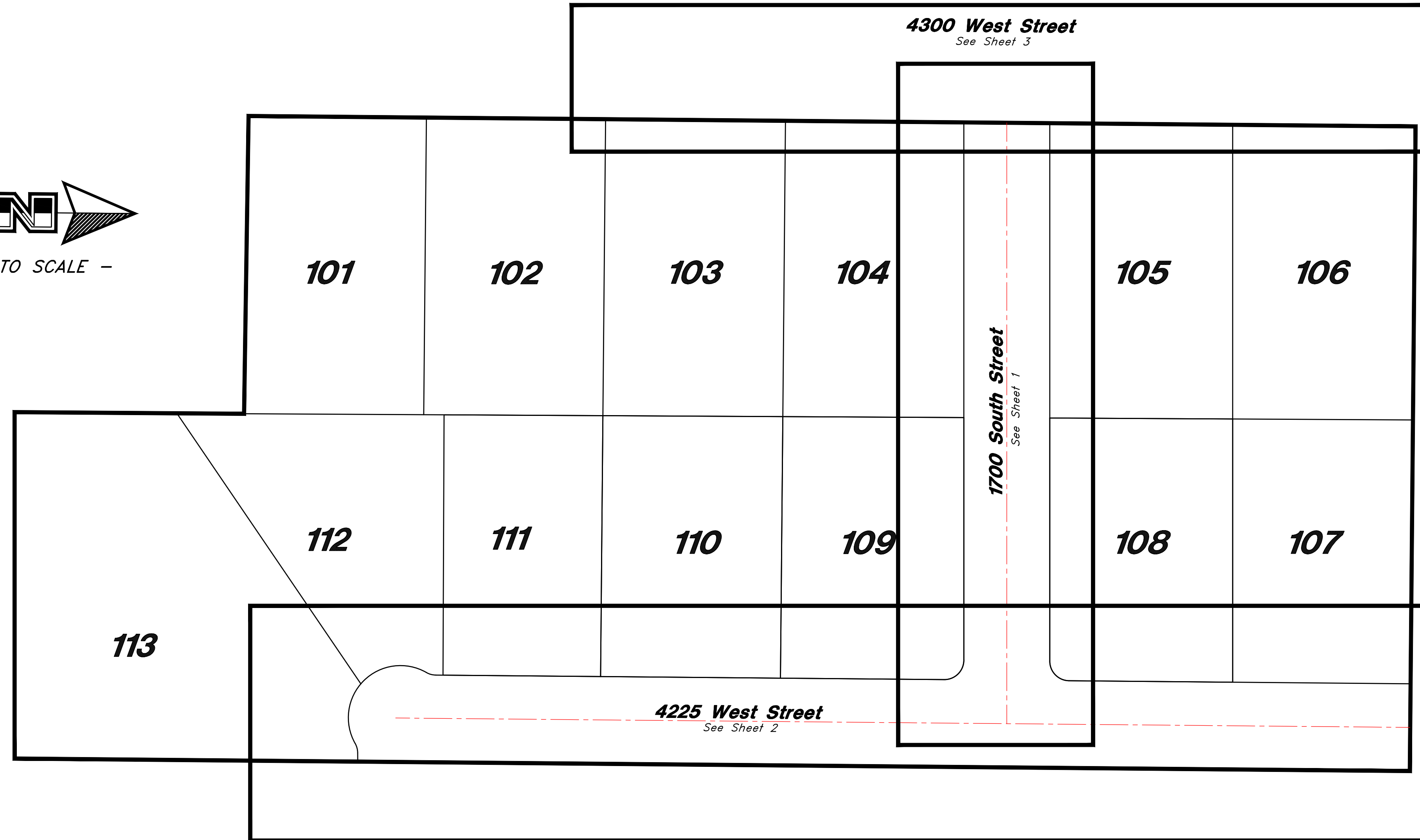
* See All Sheets*

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 1" CTS SDR9 HDPE 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.
- All culinary water facilities shall meet the requirements of the Taylor-West Weber Water Improvement District. Standard Details and Construction Specifications are available upon request to Taylorwestweberwater@msn.com or 801-731-1668. The District shall be notified at least 24 hours prior to and preconstruction meeting or construction activity.
- Where water (main or lateral) is less than 18" above sewer (main or lateral) at the point of crossing, provide SDR11 18' long HDPE sleeve with casing spacers and end seals centered at the point of crossing through which the smaller of the two utilities will be installed.



- NOT TO SCALE -



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
- 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
- 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 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

- 1" to 2" diameter pipe - AWWA C901 HDPE CTS SDR9
- Over 2" diameter pipe - AWWA C-900 DR18 pipe

WATER MAIN LINES AND FIRE LINES

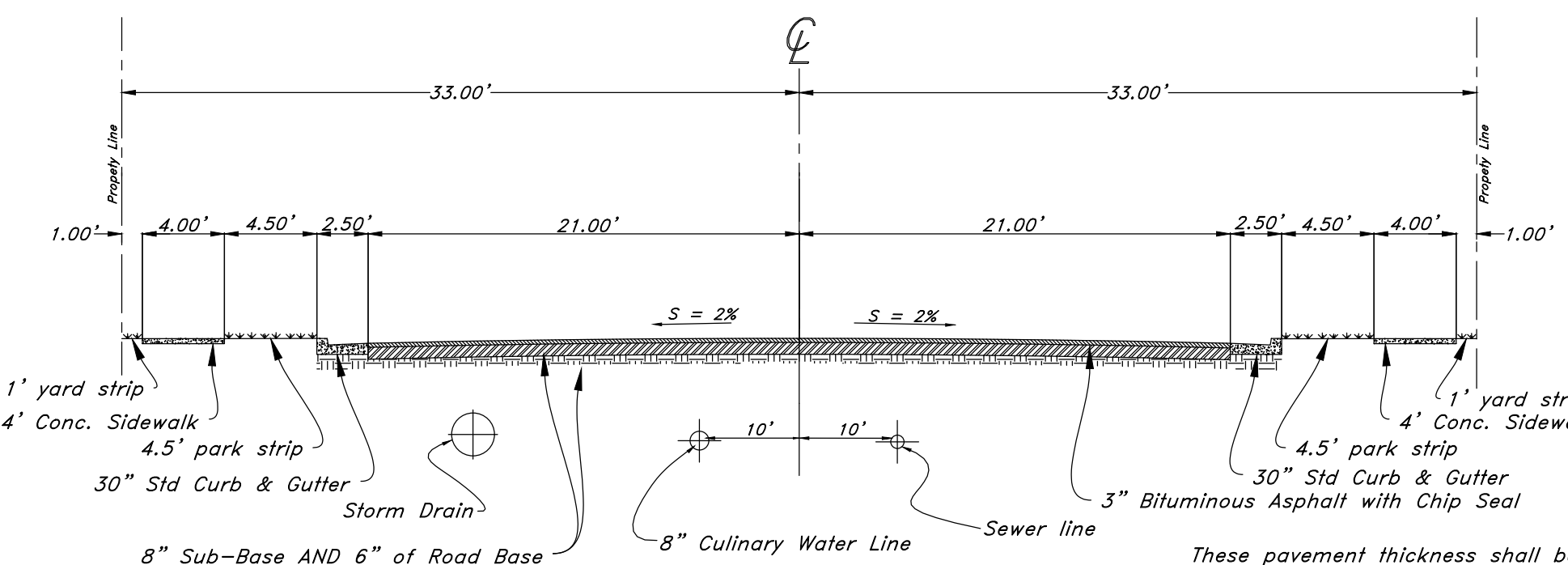
- Pipe material as shown on utility plan view or to meet County standards.

SANITARY SEWER LINES

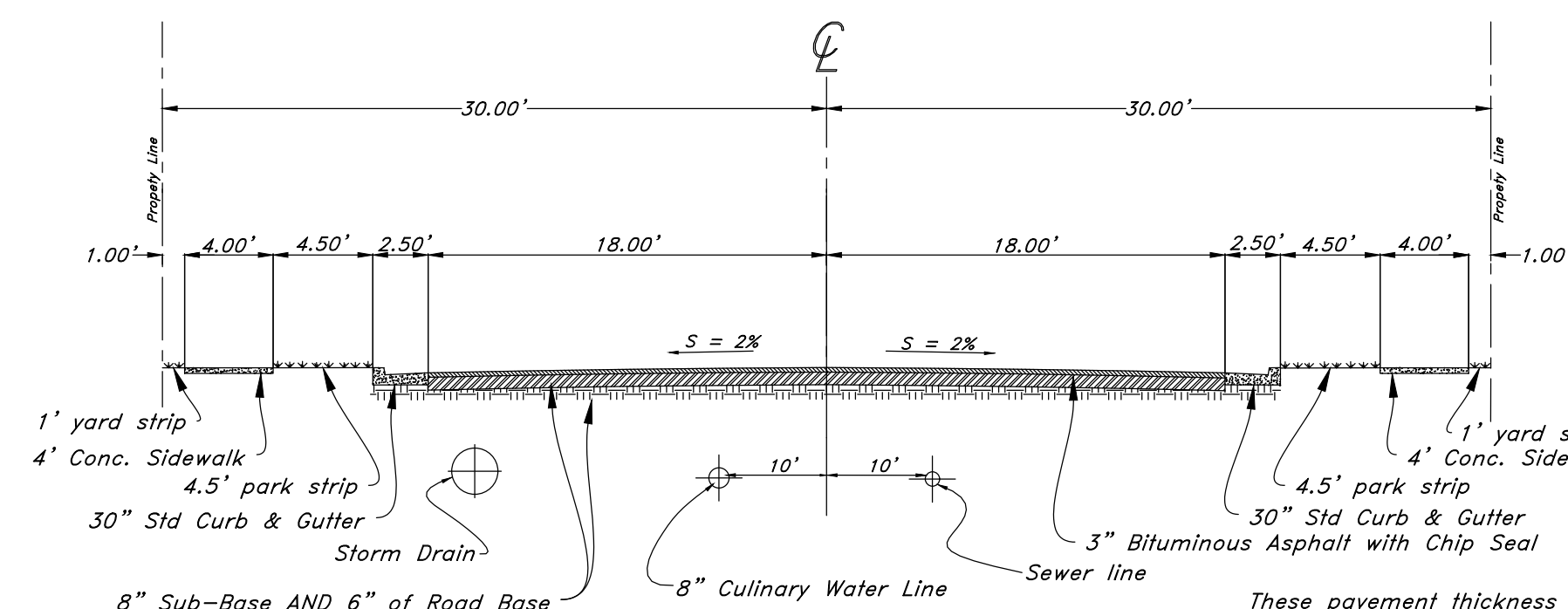
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

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 suability. 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. It's costly.



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 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.

NOT FOR CONSTRUCTION

DESCRIPTION
REV
DATE

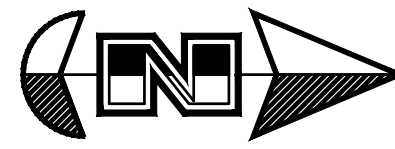
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 994-4515, S.L.C. (801) 521-0222, FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

Plan and Profile
Smart Fields Subdivision - Phase 1
Approx. 1800 South 4300 West Street
Ogden City, Weber County, Utah
A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

October, 2021

SHEET NO.
CO

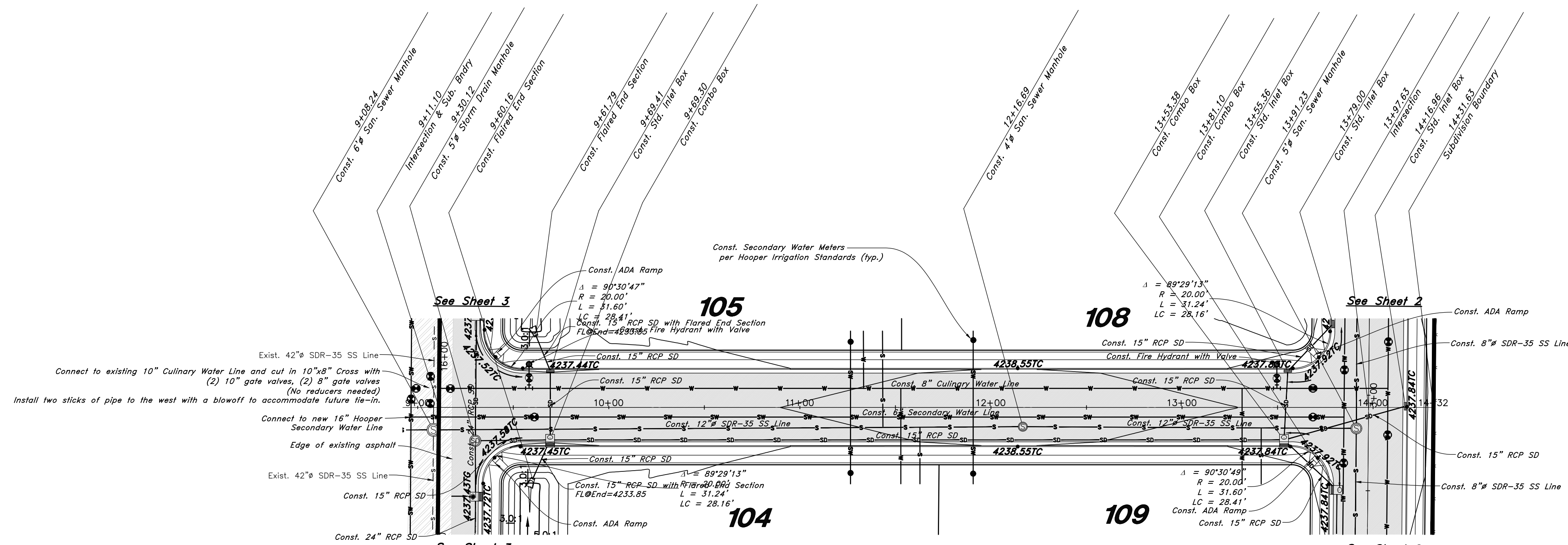
21N700



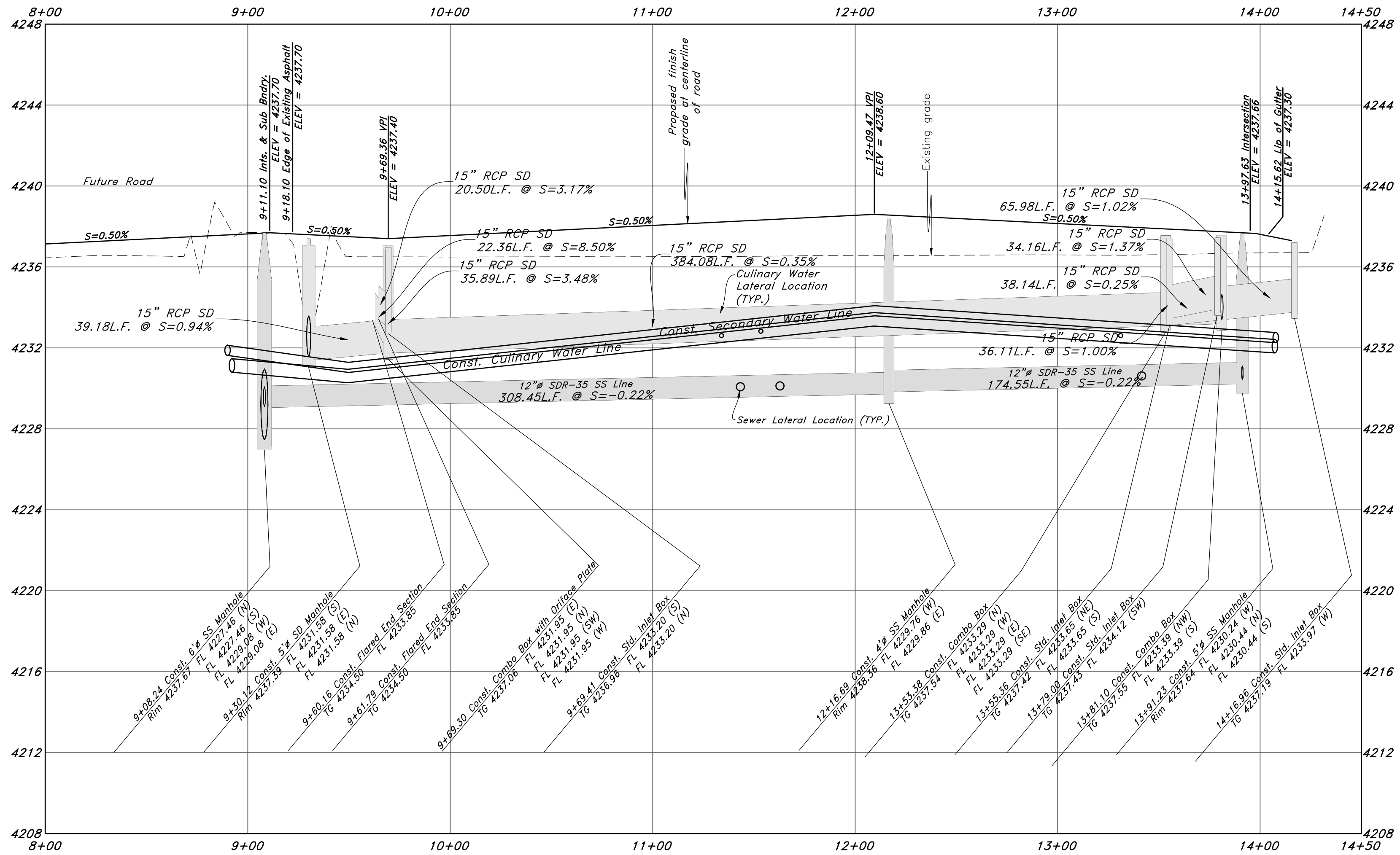
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Graphic Scale



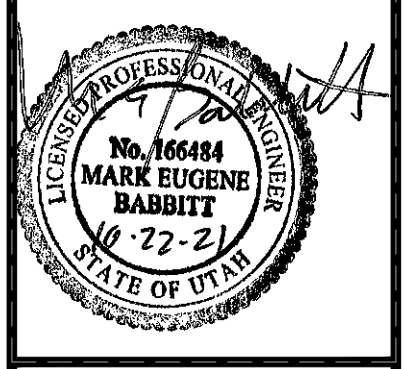
1700 South Street



Legend

(Note: All items may not appear on drawing)

- San, Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
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- Irrigation Line
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- Overhead Power line
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- Concrete Pipe
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- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- SD
- 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



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 WWW.GRETBASINENGINEERING.COM

Plan and Profile

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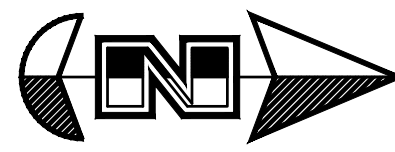
NOT FOR CONSTRUCTION



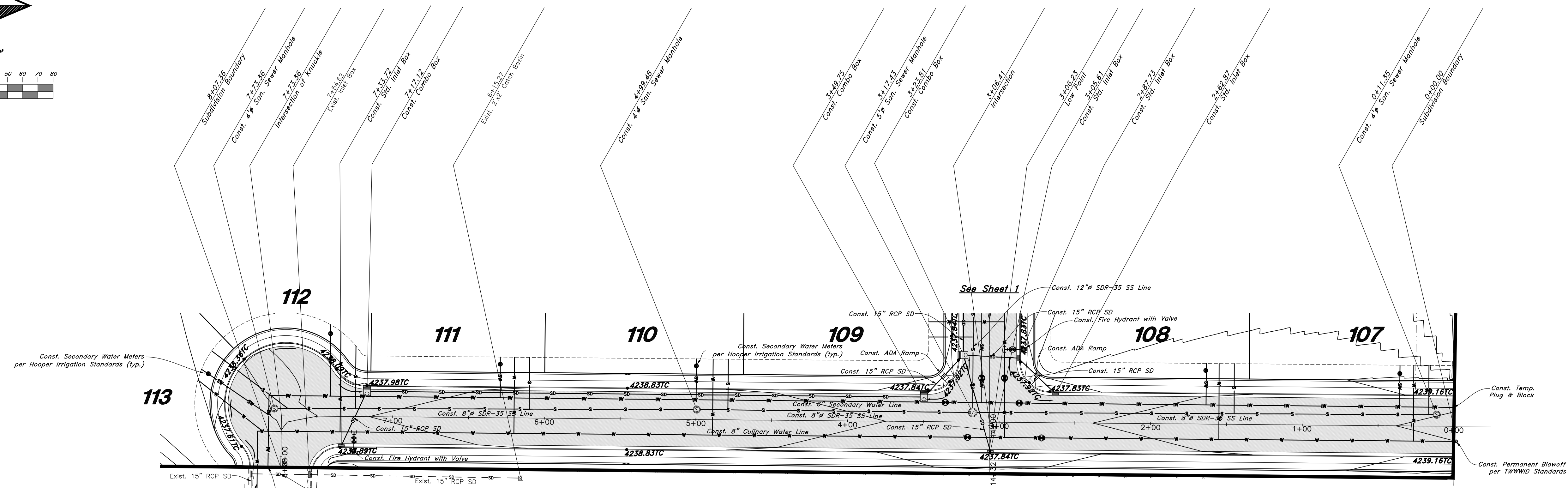
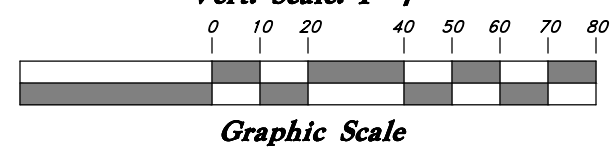
October, 2021

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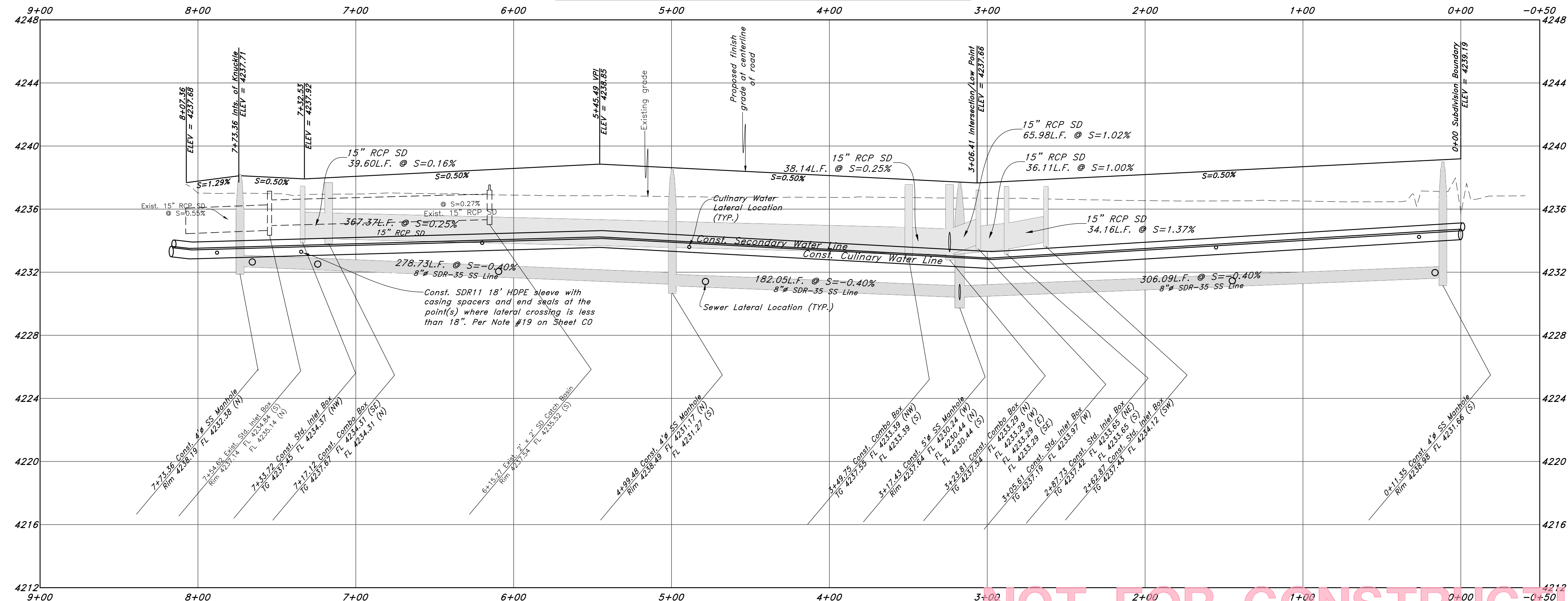
21N700



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



4250 West Street

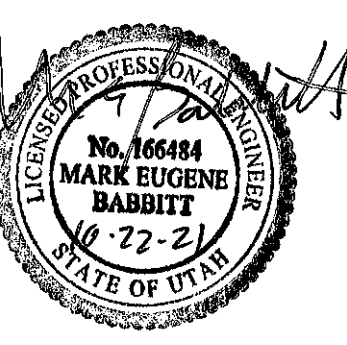


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Legend

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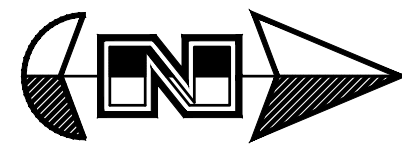


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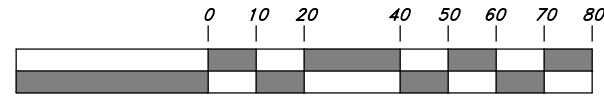
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21N700



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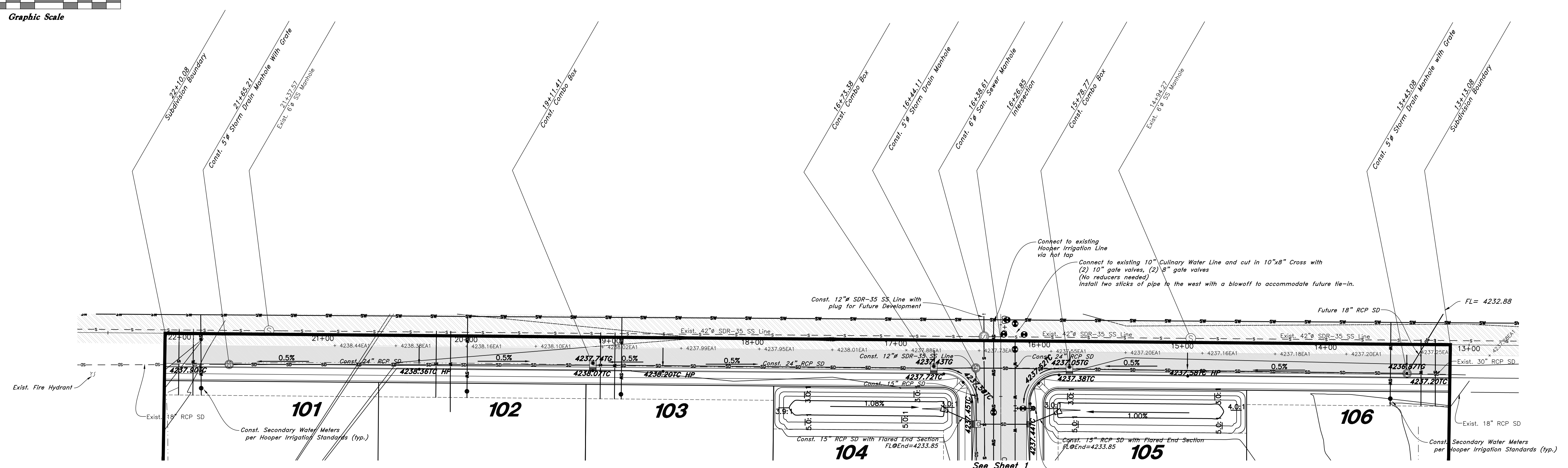


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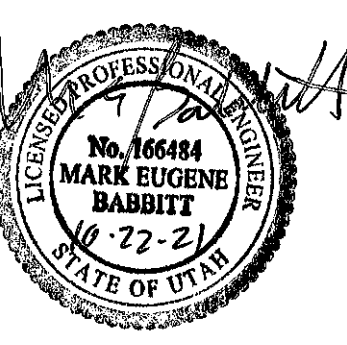
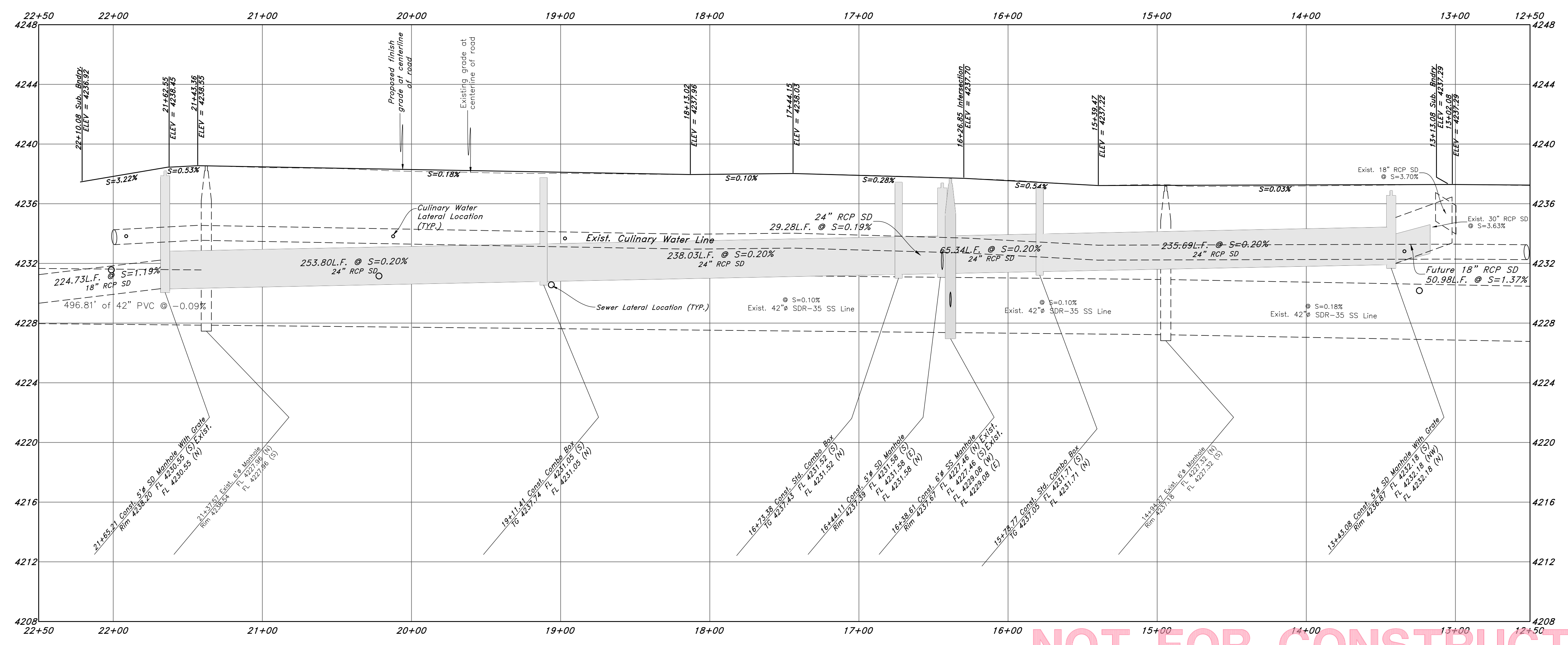
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4300 West Street



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Plan and Profile

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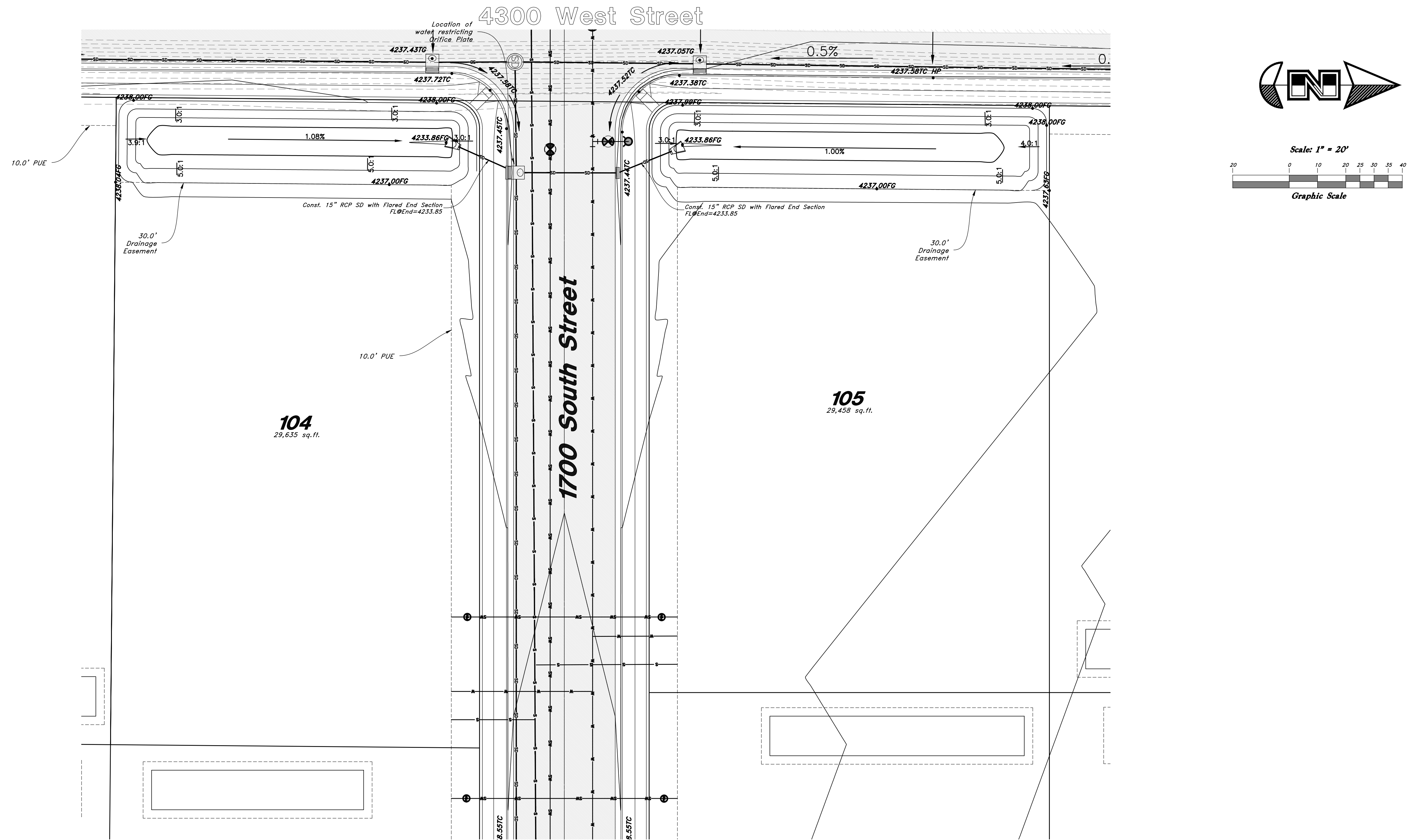
October, 2021

SHEET NO.

C3

21N700

Detention Pond Exhibit for Smart Fields Subdivision - Phase 1



POND NOTES:

1. Pond Designed to accommodate the 100yr storm.
2. Detention Pond Volume Required: 7,351 cf
3. Detention Pond Volume Provided: 8,100 cf
4. Excess Volume: 749 cf
5. Top of water elevation: 4236.80
6. Free board: 1.0'
7. Maximum Pond Depth: 4.15'
8. Pond Side slopes not to exceed 3:1
9. Pond Sides to be landscaped.
10. Orifice in Orifice Plate to be 5.5" in Diameter, located on western outfall pipe of combo box
11. Pond slope to start 2' from edge of sidewalk.

NOTES:

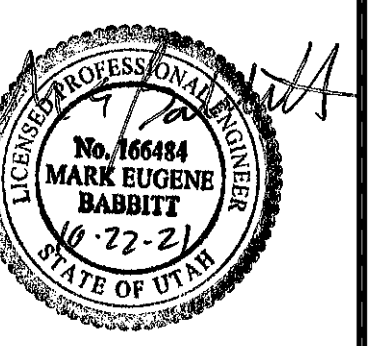
1. No access to Lot 104 & 105 from 4300 W.

NOT FOR CONSTRUCTION

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

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

REV	DESCRIPTION



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 WWW.GREATBASINENGINEERING.COM

Pond Exhibit

Smart Fields Subdivision - Phase 1

Approx. 1800 South 4300 West Street
 Ogden City, Weber County, Utah
 A part of Section 20, T6N, R2W, SLB&M, U.S. Survey

October, 2021

SHEET NO.
C4

21N700