

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**May 8, 2024**  
**4:00 p.m.**

### **1. Administrative Items**

**1.1 LVS111423** Consideration and action on a request for final approval of Bristol Farms Subdivision Phases 1 through 4 (81 lots) formerly known as Smart Fields Subdivision, located at 1700 S 4300 W, Ogden.

**Planner: Felix Lleverino**

**Adjourn**

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401*

***\*Public comment may not be heard during administrative items. Please contact***

***The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

**Agenda Item:** LVS111423 Consideration and action on a request for final approval of Bristol Farms Subdivision Phases 1 through 4 (81 lots) formerly known as Smart Fields Subdivision, located at 1700 S 4300 W, Ogden.

**Agenda Date:** Wednesday May 8th, 2024

**Application Type:** Subdivision, administrative

**Applicant:** John Newhall, Authorized Representative

**File Number:** LVS111423

### Property Information

**Approximate Address:** 1700 S 4300 W, Ogden

**Project Area:** 29 acres

**Zoning:** R1-15

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 15-057-0035, 15-054-0092, 15-054-0094

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Residential
<b>East:</b> Agricultural	<b>West:</b> Agricultural

### Staff Information

**Report Presenter:** Felix Lleverino  
flleverino@webercountyutah.gov  
801-399-8767

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)

## Background and Summary

The application was accepted for review on November 14, 2023.

Preliminary approval of Bristol Farms (formerly Smart Fields) was granted from the Western Weber Planning Commission in a public meeting held on December 12<sup>th</sup>, 2023. The conditions of approval are included below:

1. The applicant will donate \$2,000.00 per lot to the West Weber Parks District before recording each phase.
  - The Planning Division will ensure that the donation is made before the recordation of each phase.
2. Detention basins will be shown as common area on the final plat.

- The 16,362 square-foot detention basin serving phases 1 through 3 has been added to the plan and a separate detention basin serving phase 4 has been included with the plan. The Planning Division will ensure that it is labeled as common area under the responsibility of the home-owners association.

The Developer, Mr. Dade Rose, is requesting final approval of the Bristol Farms Subdivision phases 1 through 4. The staff-recommended conditions will ensure that all final agreements, required by the code and the development agreement, will be included before or at the time of recording the subdivision plat. The following is an analysis of the proposal and how it complies with the applicable regulations.

## Analysis

General Plan: The property was rezoned from A-1 to R1-15 in October of 2023. A finding of the County Commission, in approving the rezone, was that the project helped to implement goals and policies of the Western Weber General Plan. At the rezone stage, the county planning division, in co-operation with the planning commission, added standards to the development agreement that are satisfied by the Bristol Farms Subdivision development plan.

Zoning: The subject property is located in the R1-15 zone. Chapter 104-12 gives the following purpose and intent of the R1 zones:

*The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are synonymous with the R1-12 and R1-10 zones, respectively.*

Lot area, frontage/width and yard regulations: The R1-15 zone requires 15,000 square feet of area per lot and 80 feet of lot width. The proposal is considered a connectivity-incentivized subdivision and is allowed to have lots at least 6,000 square feet in area with 60 feet of lot width. All lots in the proposed subdivision are at least 6,000 square feet in area and have at least 60 feet of lot width.

Common and Open Space: This proposal includes a network of public pathways and public roads designed to provide efficient connections to adjacent developments called Halcyon Estates, and Anselmi Acres subdivision. The mid-block pathway that is fifteen feet wide will be designed with a 10' pathway with a two-and-a-half foot landscape buffer on each side. The roads and pathways within will be dedicated to the county, however, the pathways with their associated landscaping, and irrigation is the responsibility of the homeowners association.

The County Engineering Department will require that the developer enter into a maintenance agreement for the detention basins. Since this proposal contains common areas, the developer must create a homeowner's responsible association.

Culinary, secondary water, and sanitary sewage disposal: The Taylor West Weber Water District provided the final will-serve letter for all 81 lots (see Exhibit F). The will-serve letter from the Hooper Irrigation Company states that there are an adequate number of water shares is available for the development water use and that Hooper irrigation will provide secondary pressurized water at the time of occupancy. Two will-serve letters for all 81 lots from the Hooper Irrigation Company are included as Exhibit G. The letter from the Central Weber Sewer District states that this property is annexed into the District with the final requirements listed.

Public street infrastructure: Public streets within have been designed to optimize connectivity. The concept plan approved during the rezone is directly reflected by the current subdivision plat. The planning staff has included exhibits that depict design similarities.

Upon the review of the street width that would accommodate for a 10' pathway on the north side, the planning staff has found that all planned 60' rights-of-way will be designed with a 4' sidewalk on each side, which is sufficient to provide for pedestrian uses that would become part of the larger network within the development and into the greater adjacent developments.

Review Agencies: The final plat and construction drawings for each phase are submitted and under final review by County Planning, Engineering, and Surveying. Any final agreements related to subdivision improvements shall be completed and recorded following the subdivision plat recordation.

### Planning Division Recommendation

The Planning Division recommends final approval of Bristol Farms Subdivision phases 1 through 4 consisting of 81 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. The applicant will donate \$2,000 per lot to the West Weber Parks District prior to the recording of each subdivision plat.
2. The Developer shall create an HOA that is responsible for common area maintenance and the enforcement of landscape standards of the development agreement.
3. The developer shall enter into a monument improvement agreement with the County Surveyor's Office.
4. The final cost estimate for the related phase includes funds for street trees and pathway improvements.
5. The final cost estimate for the related phase includes funds for the street crossing.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

### Exhibits

- A. Phase 1 plat
- B. Phase 2 plat
- C. Phase 3 plat
- D. Phase 4 plat
- E. Civil plans (Select pages)
- F. Final will-serve culinary
- G. Will-serve secondary

Location map



# BRISTOL FARMS SUBDIVISION PHASE 1

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2024

### NOTES

- HOMES WITH FINISH ELEVATIONS BELOW FINISHED GRADE MUST HAVE WEBER COUNTY ENGINEERS APPROVAL.
- PATHWAY RIGHT-OF-WAY DEDICATION. A PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE PROVIDED. THE PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE DEDICATED AND INSTALLED ACCORDING TO THE CONCEPT PLAN SHOWN AS EXHIBIT B. THE WIDTH OF EACH PUBLIC PATHWAY RIGHT-OF-WAY SHALL BE 15 FEET AND THE DEVELOPER SHALL INSTALL A PERMANENT FENCE THAT IS EITHER NO TALLER THAN 4 FEET AT ANY POINT OR A SIX-FOOT FENCE THAT IS NO LESS THAN 30 PERCENT OPEN WITH OPENINGS DISTRIBUTED EVENLY. A COVENANT SHALL RUN WITH THE LAND, RECORDED WITH THE SUBDIVISION PLAT, WHICH STIPULATES THAT THIS FENCE REQUIREMENT IS APPLICABLE TO THE LOT(S) IN PERPETUITY.



VICINITY MAP  
NOT TO SCALE

### SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **BRISTOL FARMS SUBDIVISION PHASE 1** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**9239283**  
UTAH LICENSE NUMBER

### OWNERS DEDICATION AND CERTIFICATION

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 **BRISTOL FARMS SUBDIVISION PHASE 1**, AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BRISTOL FARMS, LLC

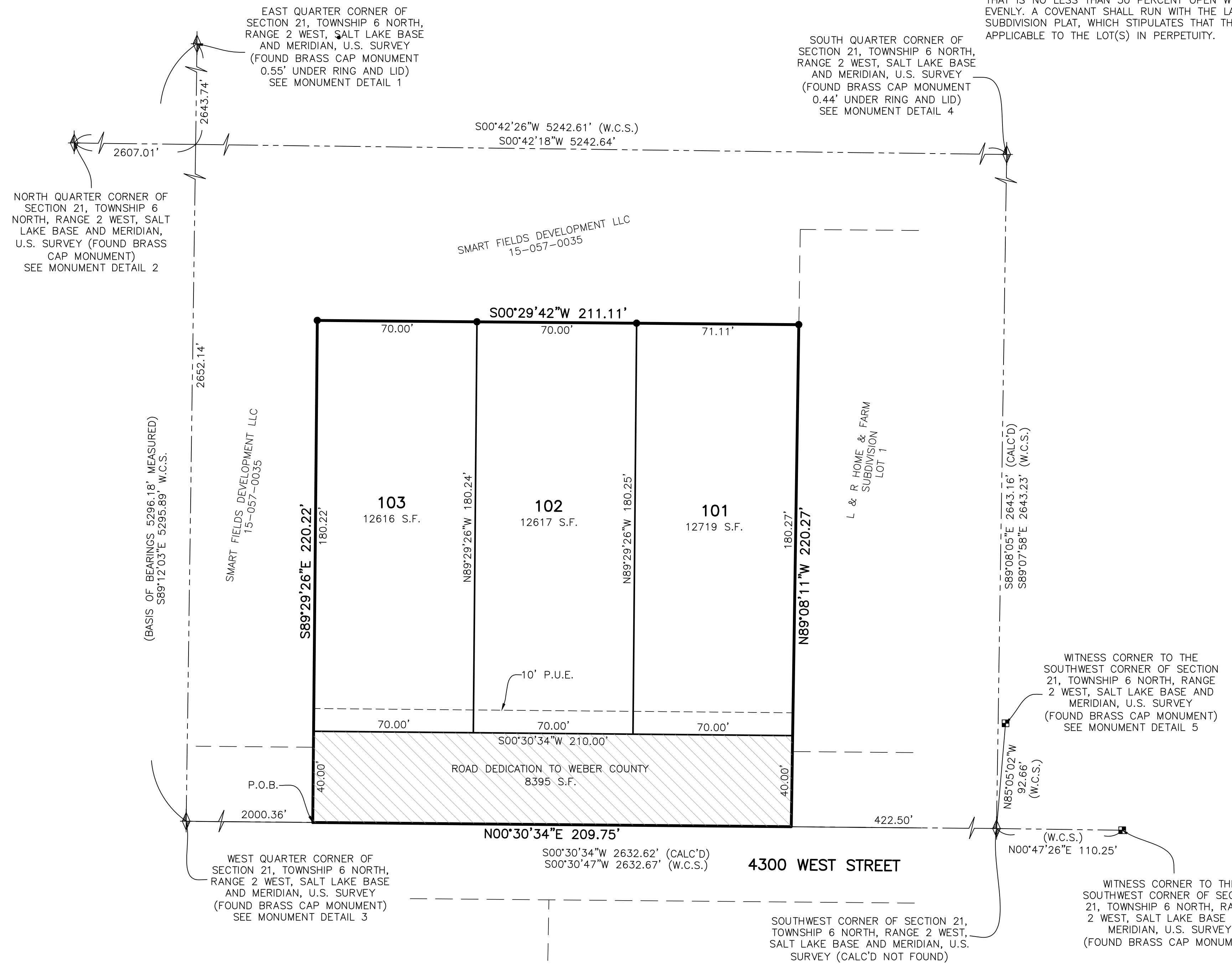
NAME/TITLE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_



### BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID EAST QUARTER CORNER AND WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. PARCELS ARE SUBJECT TO A 66 FOOT WIDE PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 21 FOR 4300 WEST STREET. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

### BOUNDARY DESCRIPTION

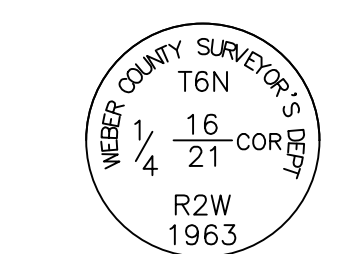
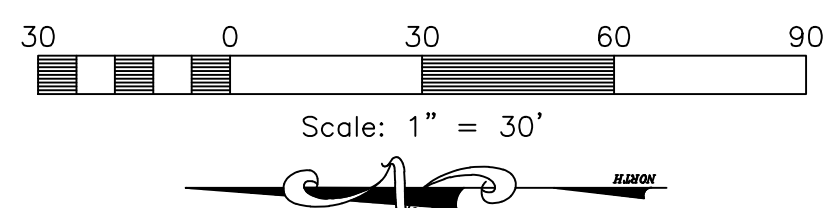
PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00°30'34" WEST 2000.36 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5296.18 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 89°29'26" EAST 220.22 FEET; THENCE SOUTH 00°29'42" WEST 211.11 FEET; THENCE NORTH 89°08'11" WEST 220.27 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE NORTH 00°30'34" EAST 209.75 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

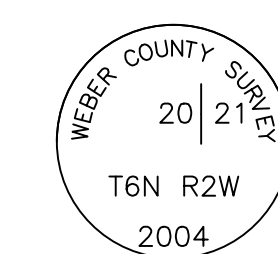
CONTAINING 46,347 SQUARE FEET OR 1.064 ACRES.

### LEGEND

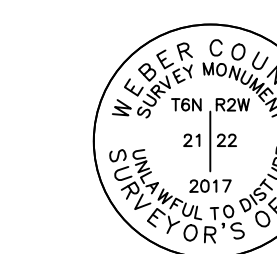
- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = WITNESS CORNER MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE
- = PUBLIC UTILITY EASEMENT



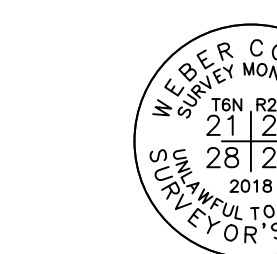
MONUMENT DETAIL 1  
(NOT TO SCALE)



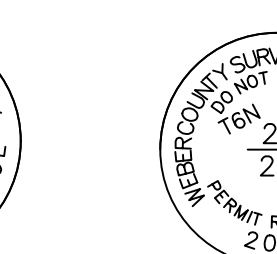
MONUMENT DETAIL 2  
(NOT TO SCALE)



MONUMENT DETAIL 3  
(NOT TO SCALE)



MONUMENT DETAIL 4  
(NOT TO SCALE)



MONUMENT DETAIL 5  
(NOT TO SCALE)

### DEVELOPER:

REGAL HOMES  
DADE ROSE  
7730 UNION PARK AVE #500  
MIDVALE, UT. 84047  
(801) 232-9440

### 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION \_\_\_\_\_

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION \_\_\_\_\_

ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

### 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 \_\_\_\_\_, 20\_\_\_\_.

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 AFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY \_\_\_\_\_

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT \_\_\_\_\_

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_

Filed For Record \_\_\_\_\_

And Recorded, \_\_\_\_\_

At \_\_\_\_\_ In Book \_\_\_\_\_

Of The Official Records, Page \_\_\_\_\_

Recorded For: \_\_\_\_\_

\_\_\_\_\_  
Weber County Recorder

\_\_\_\_\_  
Deputy.

# BRISTOL FARMS SUBDIVISION PHASE 2

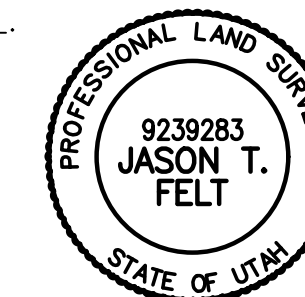
PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 WEBER COUNTY, UTAH  
 FEBRUARY, 2024

### SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **BRISTOL FARMS SUBDIVISION PHASE 2** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**9239283**  
 UTAH LICENSE NUMBER



### OWNERS DEDICATION AND CERTIFICATION

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 **BRISTOL FARMS SUBDIVISION PHASE 2** AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 DO HEREBY DEDICATED PARCEL A TO THE HOME OWNER'S ASSOCIATION FOR DRAINAGE PURPOSES AND DO HEREBY DEDICATE PARCELS B & C TO WEBER COUNTY FOR TRAIL PURPOSES TO MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND DO HEREBY DEDICATED PARCEL A TO THE HOME OWNER'S ASSOCIATION FOR DRAINAGE PURPOSES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SMART FIELDS DEVELOPMENT LLC

NAME/TITLE

### ACKNOWLEDGMENT

STATE OF UTAH )SS.  
 COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

### BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. PARCELS ARE SUBJECT TO A 66 FOOT WIDE PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 21 FOR 4300 WEST STREET. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 989.98 FEET SOUTH 00°30'34" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5296.18 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 00°30'34" WEST 326.33 FEET ALONG THE WEST LINE OF SAID SECTION 21; THENCE SOUTH 89°10'04" EAST 188.97 FEET; THENCE SOUTH 20°06'56" EAST 106.48 FEET; THENCE SOUTH 04°36'50" EAST 64.02 FEET; THENCE SOUTH 00°30'34" WEST 240.00 FEET; THENCE NORTH 89°29'26" WEST 232.19 FEET; THENCE SOUTH 00°30'34" WEST 322.87 FEET; THENCE NORTH 88°57'43" WEST 526.14 FEET; THENCE NORTH 00°29'42" EAST 143.92 FEET; THENCE NORTH 04°06'24" WEST 60.19 FEET; THENCE NORTH 00°30'34" EAST 524.88 FEET; THENCE SOUTH 88°48'42" EAST 77.90 FEET; THENCE NORTH 00°48'25" EAST 320.96 FEET; THENCE SOUTH 89°29'26" EAST 451.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 623276 SQUARE FEET OR 14.308 ACRES.



VICINITY MAP

NOT TO SCALE

### DEVELOPER:

LYNC CONSTRUCTION  
 PAT BURNS  
 1946 W. 5600 S.  
 ROY, UT. 84067  
 (801) 710-2234



5160 S 1500 W, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

### Project Info.

Surveyor: J. FELT  
 Designer: N. ANDERSON  
 Begin Date: 1-8-2024  
 Name: BRISTOL FARMS SUBD. PHASE 2  
 Number: 6298-22  
 Revision:  
 Scale: 1"=50'  
 Checked:

### 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

### 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 \_\_\_\_\_, 20\_\_\_\_.

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 AFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 \_\_\_\_\_ Filed For Record  
 And Recorded, \_\_\_\_\_  
 At \_\_\_\_\_ In Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_  
 Recorded For: \_\_\_\_\_

Weber County Recorder

Deputy.

# BRISTOL FARMS SUBDIVISION PHASE 2

PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2024

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.55' UNDER RING AND LID) SEE MONUMENT DETAIL 1

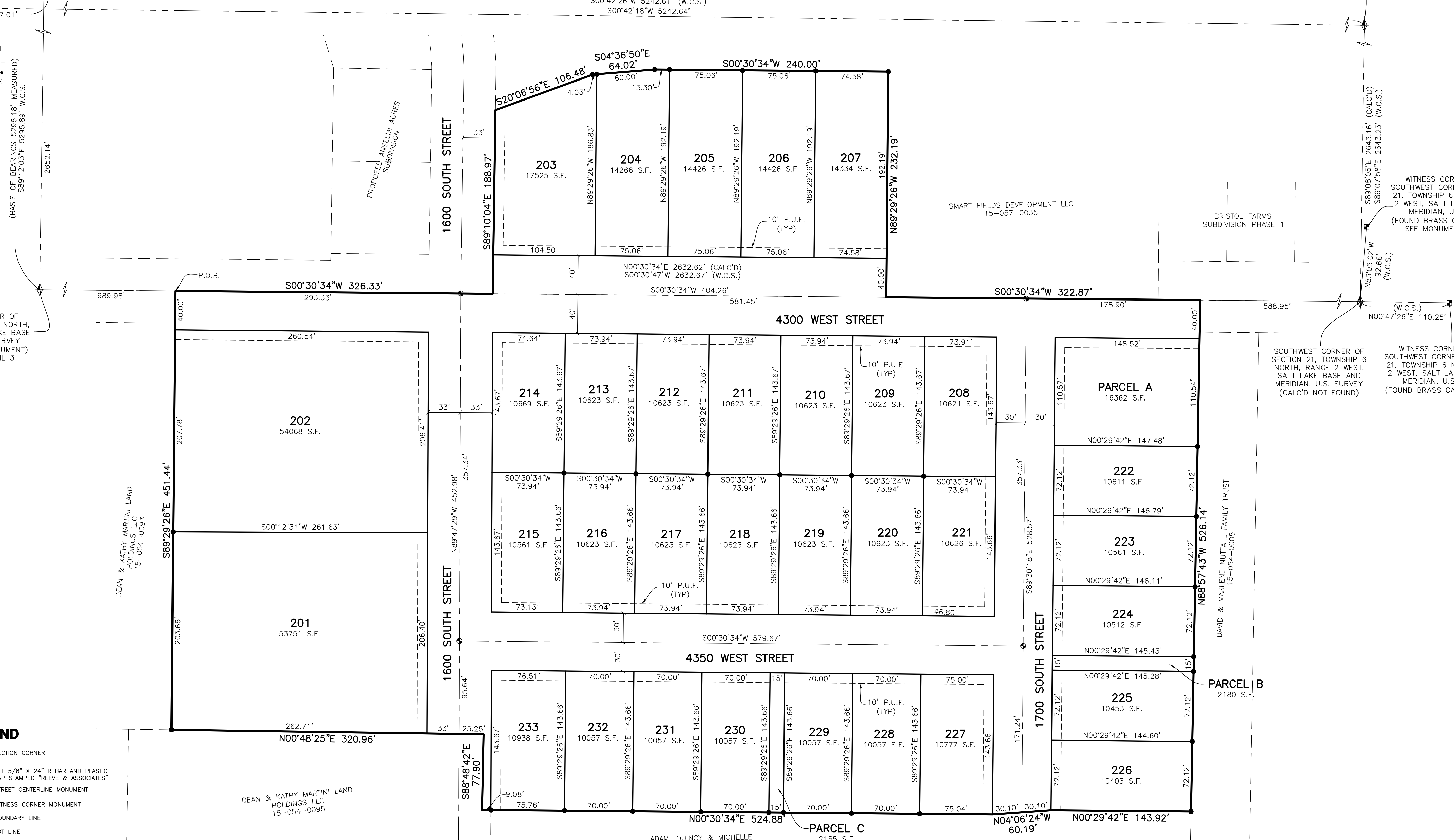
SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.44' UNDER RING AND LID) SEE MONUMENT DETAIL 4

NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 2

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 3

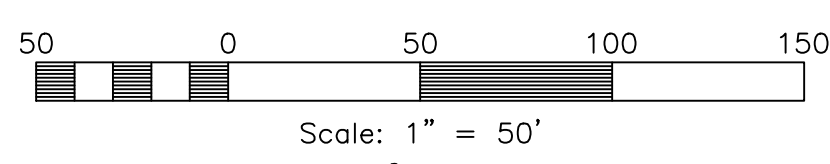
SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALC'D NOT FOUND)

WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT)

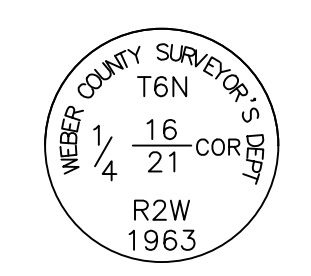


### LEGEND

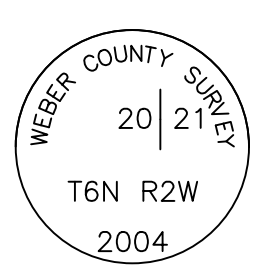
- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = WITNESS CORNER MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE
- = PUBLIC UTILITY EASEMENT



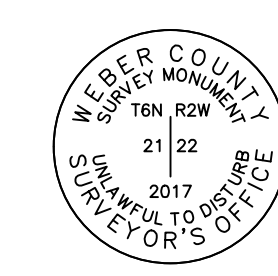
DEAN & KATHY MARTINI LAND HOLDINGS LLC 15-054-0095



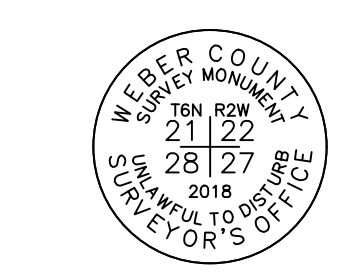
**MONUMENT DETAIL 1**  
(NOT TO SCALE)



**MONUMENT DETAIL 2**  
(NOT TO SCALE)



**MONUMENT DETAIL 3**  
(NOT TO SCALE)



**MONUMENT DETAIL 4**  
(NOT TO SCALE)



**MONUMENT DETAIL 5**  
(NOT TO SCALE)

**Reeve & Associates, Inc.**  
5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

**Project Info.**

Surveyor: J. FELT

Designer: N. ANDERSON

Begin Date: 1-8-2024

Name: BRISTOL FARMS SUBD. PHASE 2

Number: 6298-22

Revision:

Scale: 1"=50'

Checked:

**Weber County Recorder**

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_

At \_\_\_\_\_ Filed For Record \_\_\_\_\_

Of The Official Records, Page \_\_\_\_\_

Recorded For: \_\_\_\_\_

Weber County Recorder \_\_\_\_\_ Deputy \_\_\_\_\_



# BRISTOL FARMS SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2024

## BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. PARCELS ARE SUBJECT TO A 66 FOOT WIDE PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 21 FOR 4300 WEST STREET. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

## BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 226 OF BRISTOL FARMS SUBDIVISION PHASE 2, SAID POINT BEING 2043.66 FEET SOUTH 00°30'34" WEST ALONG THE SECTION LINE AND 526.14 FEET NORTH 88°57'43" WEST ALONG THE SOUTH LINE OF BRISTOL FARMS SUBDIVISION PHASE 2 FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5296.18 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE NORTH 88°57'43" WEST 216.39 FEET; THENCE NORTH 00°30'34" EAST 167.77 FEET; THENCE NORTH 89°03'22" WEST 168.69 FEET; THENCE NORTH 00°53'10" EAST 547.76 FEET; THENCE SOUTH 89°29'37" EAST 165.08 FEET; THENCE NORTH 00°30'34" EAST 12.50 FEET; THENCE SOUTH 88°48'42" EAST 211.52 FEET TO THE WEST LINE OF BRISTOL FARMS SUBDIVISION PHASE 2; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°30'34" WEST 524.88 FEET; (2) SOUTH 04°06'24" EAST 60.19 FEET; (3) SOUTH 00°29'42" WEST 143.92 FEET TO THE SOUTHWEST CORNER OF LOT 226 OF BRISTOL FARMS SUBDIVISION PHASE 2 AND TO THE POINT OF BEGINNING.

CONTAINING 246,555 SQUARE FEET OR 5.660 ACRES.



VICINITY MAP

NOT TO SCALE

## CURVE TABLE

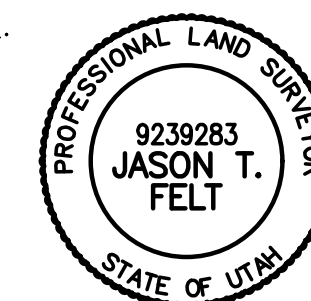
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	20.00'	31.42'	28.29'	20.01'	S44°29'52"E	90°00'52"
C2	30.00'	11.98'	11.90'	6.07'	S79°03'14"W	22°52'56"
C3	65.00'	10.49'	10.48'	5.26'	S72°14'15"W	9°14'58"
C4	65.00'	77.03'	72.60'	43.76'	N69°11'24"W	67°53'44"
C5	65.00'	15.03'	15.00'	7.55'	N28°36'59"W	13°15'06"
C6	65.00'	63.87'	61.33'	34.78'	N06°09'36"E	56°18'05"
C7	30.00'	17.70'	17.44'	9.12'	N17°24'36"E	33°48'04"

## SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **BRISTOL FARMS SUBDIVISION PHASE 3** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9239283  
UTAH LICENSE NUMBER



## OWNERS DEDICATION AND CERTIFICATION

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 **BRISTOL FARMS SUBDIVISION PHASE 3**, AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE PARCELS D & E TO WEBER COUNTY FOR TRAIL PURPOSES AND TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SMART FIELDS DEVELOPMENT LLC

NAME/TITLE

## ACKNOWLEDGMENT

STATE OF UTAH )SS.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

### 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

### 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 \_\_\_\_\_, 20\_\_\_\_.

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 AFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder \_\_\_\_\_  
Deputy. \_\_\_\_\_

### DEVELOPER:

LYNC CONSTRUCTION  
PAT BURNS  
1946 W. 5600 S.  
ROY, UT. 84067  
(801) 710-2234



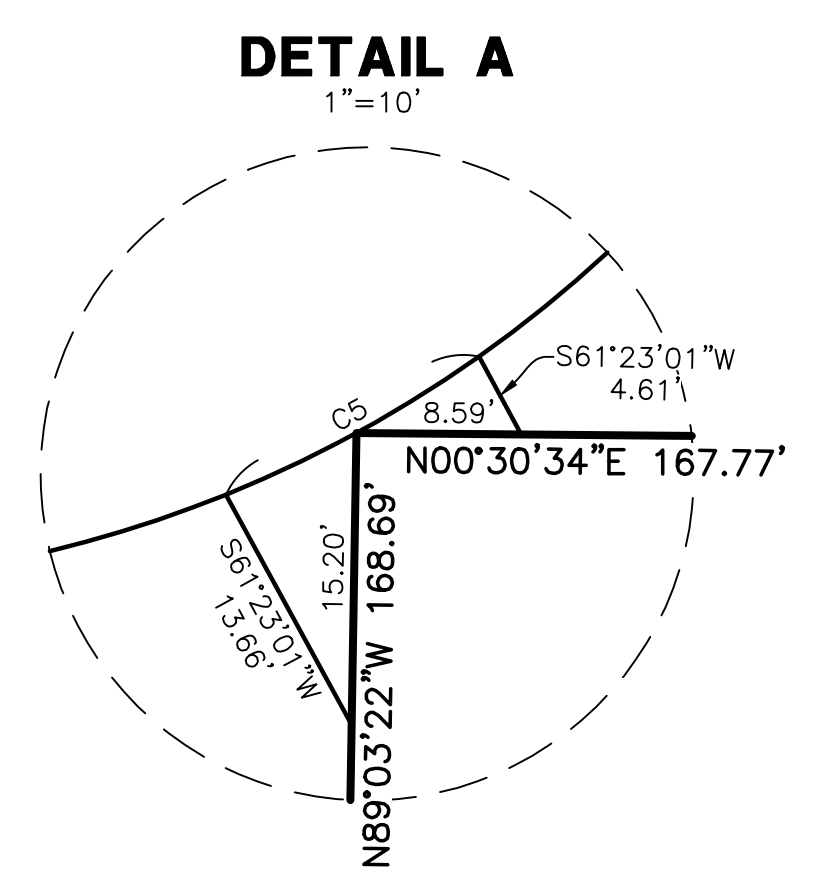
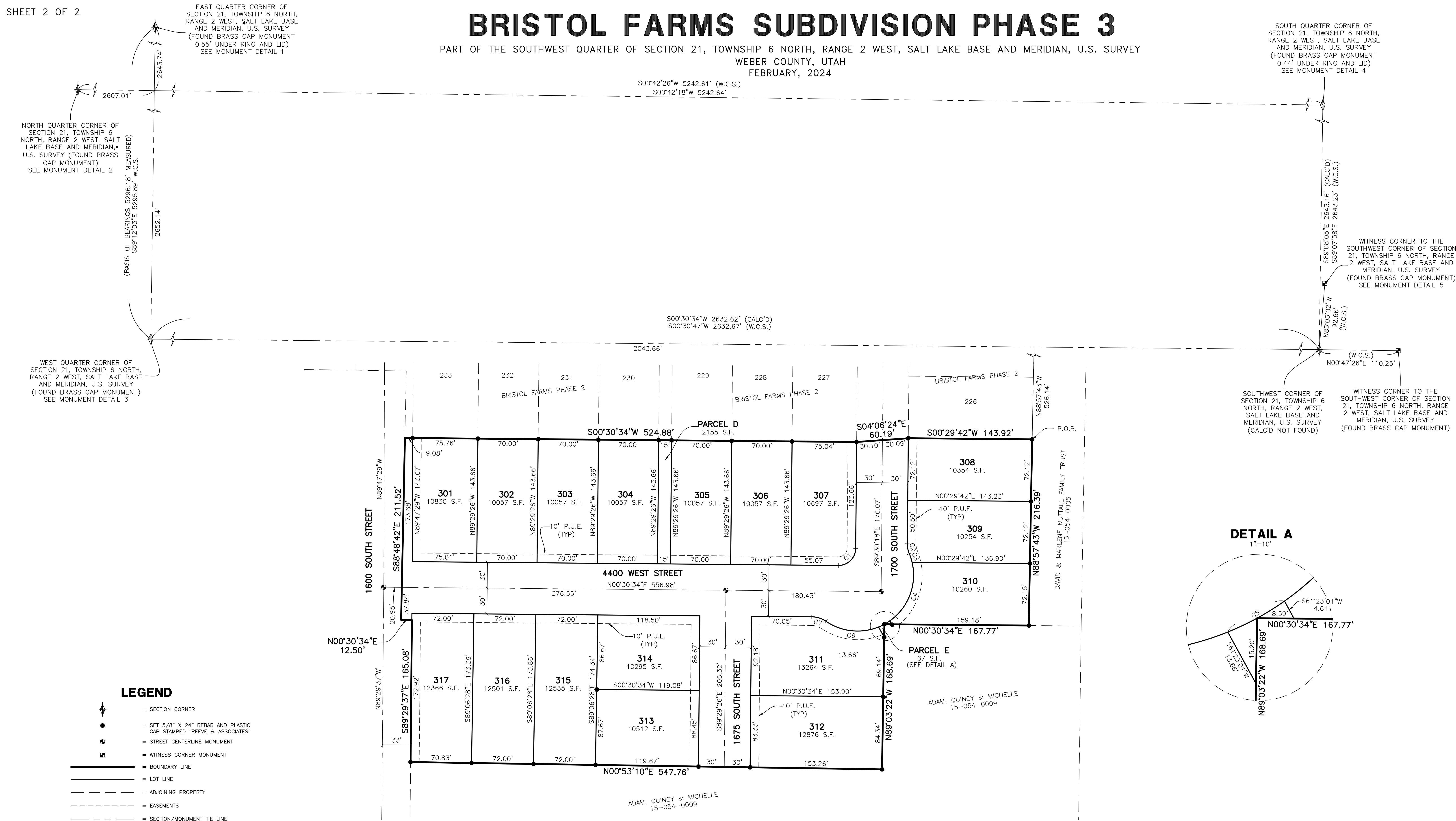
5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

### Project Info.

Surveyor: J. FELT  
Designer: N. ANDERSON  
Begin Date: 1-8-2024  
Name: BRISTOL FARMS SUBD. PHASE 3  
Number: 6298-22  
Revision: \_\_\_\_\_  
Scale: 1"=50'  
Checked: \_\_\_\_\_

# BRISTOL FARMS SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2024



EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.55' UNDER RING AND LID) SEE MONUMENT DETAIL 1

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.44' UNDER RING AND LID) SEE MONUMENT DETAIL 4

NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 2

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 3

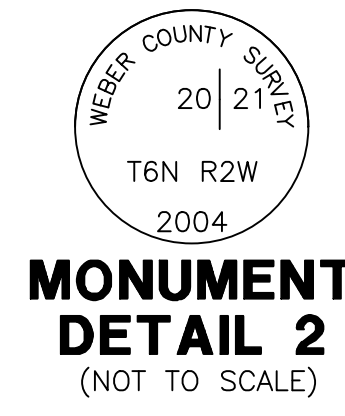
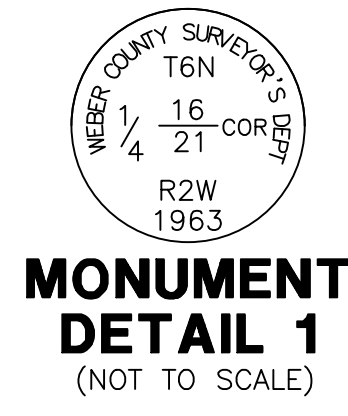
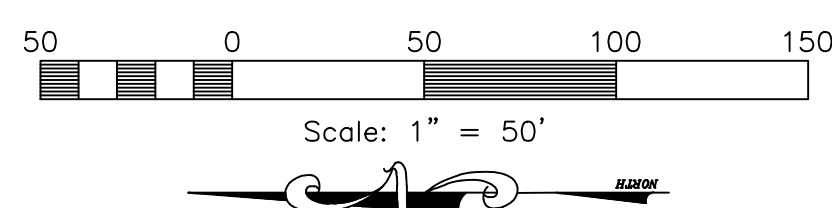
WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 5

SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALC'D NOT FOUND)

WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT)

### LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = WITNESS CORNER MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE
- = PUBLIC UTILITY EASEMENT



<b>Project Info.</b>	
Surveyor:	J. FELT
Designer:	N. ANDERSON
Begin Date:	1-8-2024
Name:	BRISTOL FARMS SUBD. PHASE 3
Number:	6298-22
Revision:	
Scale:	1"=50'
Checked:	

<b>Weber County Recorder</b>	
Entry No. _____	Fee Paid _____
At _____	Filed For Record _____
Of The Official Records, Page _____	
Recorded For: _____	
_____	Weber County Recorder
_____	Deputy.

# BRISTOL FARMS SUBDIVISION PHASE 4

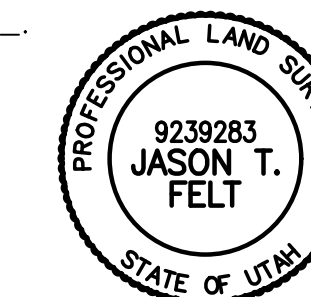
PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2024

### SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **BRISTOL FARMS SUBDIVISION PHASE 4** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**9239283**  
UTAH LICENSE NUMBER



### BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03" EAST BETWEEN SAID EAST QUARTER CORNER AND WEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. PARCELS ARE SUBJECT TO A 66 FOOT WIDE PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 21 FOR 4300 WEST STREET. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1720.79 FEET SOUTH 00°30'34" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5296.18 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 89°29'26" EAST 232.19 FEET; THENCE NORTH 00°30'34" EAST 240.00 FEET; THENCE NORTH 04°36'50" WEST 64.02 FEET; THENCE NORTH 20°06'56" WEST 106.48 FEET; THENCE SOUTH 89°10'04" EAST 332.49 FEET; THENCE SOUTH 00°34'18" WEST 1026.60 FEET; THENCE SOUTH 00°22'21" WEST 42.49 FEET; THENCE NORTH 89°08'12" WEST 258.45 FEET; THENCE NORTH 00°30'34" EAST 175.00 FEET; THENCE NORTH 89°08'11" WEST 41.73 FEET; THENCE NORTH 00°29'42" EAST 211.11 FEET; THENCE NORTH 89°29'26" WEST 220.22 FEET; THENCE NORTH 00°30'34" EAST 279.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 373,441 SQUARE FEET OR 8.573 ACRES.



### VICINITY MAP

NOT TO SCALE

### CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	220.00'	20.61'	20.60'	S18°48'43"E	5°22'06"
C2	220.00'	63.88'	63.66'	S07°48'33"E	16°38'14"
C3	250.00'	96.02'	95.43'	S10°29'36"E	22°00'20"
C4	280.00'	38.83'	38.80'	S17°31'23"E	7°56'45"
C5	280.00'	82.97'	82.84'	S07°06'25"E	12°53'11"
C6	20.00'	31.30'	28.20'	S44°19'47"E	89°40'42"
C7	20.00'	13.34'	13.09'	S19°36'58"W	38°12'48"
C8	50.00'	25.38'	25.11'	S24°10'44"W	29°05'15"
C9	50.00'	49.31'	47.34'	S18°37'04"E	56°30'21"
C10	50.00'	69.29'	63.88'	S86°34'12"E	79°23'55"
C11	20.00'	10.85'	10.71'	N69°16'06"E	31°04'31"
C12	20.00'	2.10'	2.10'	N87°49'07"E	6°01'30"

### OWNERS DEDICATION AND CERTIFICATION

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 **BRISTOL FARMS SUBDIVISION PHASE 4**, AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, 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 DO HEREBY DEDICATED PARCEL F TO THE HOME OWNER'S ASSOCIATION FOR DRAINAGE PURPOSES AND DO HEREBY DEDICATE PARCEL G TO WEBER COUNTY FOR TRAIL PURPOSES AND TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SMART FIELDS DEVELOPMENT LLC

NAME/TITLE

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND \_\_\_\_\_) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

### DEVELOPER:

LYNC CONSTRUCTION  
PAT BURNS  
1946 W. 5600 S.  
ROY, UT. 84067  
(801) 710-2234



### Project Info.

Surveyor: **J. FELT**  
Designer: **E. ROCHE**  
Begin Date: **2-15-24**  
Name: **BRISTOL FARMS SUBD. PHASE 4**  
Number: **6298-22**  
Revision:  
Scale: **1"=50'**  
Checked:

### 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

### 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 \_\_\_\_\_, 20\_\_\_\_.

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 AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Surveyed \_\_\_\_\_ Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Weber County Recorder

Deputy.

# BRISTOL FARMS SUBDIVISION PHASE 4

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2024

NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 2

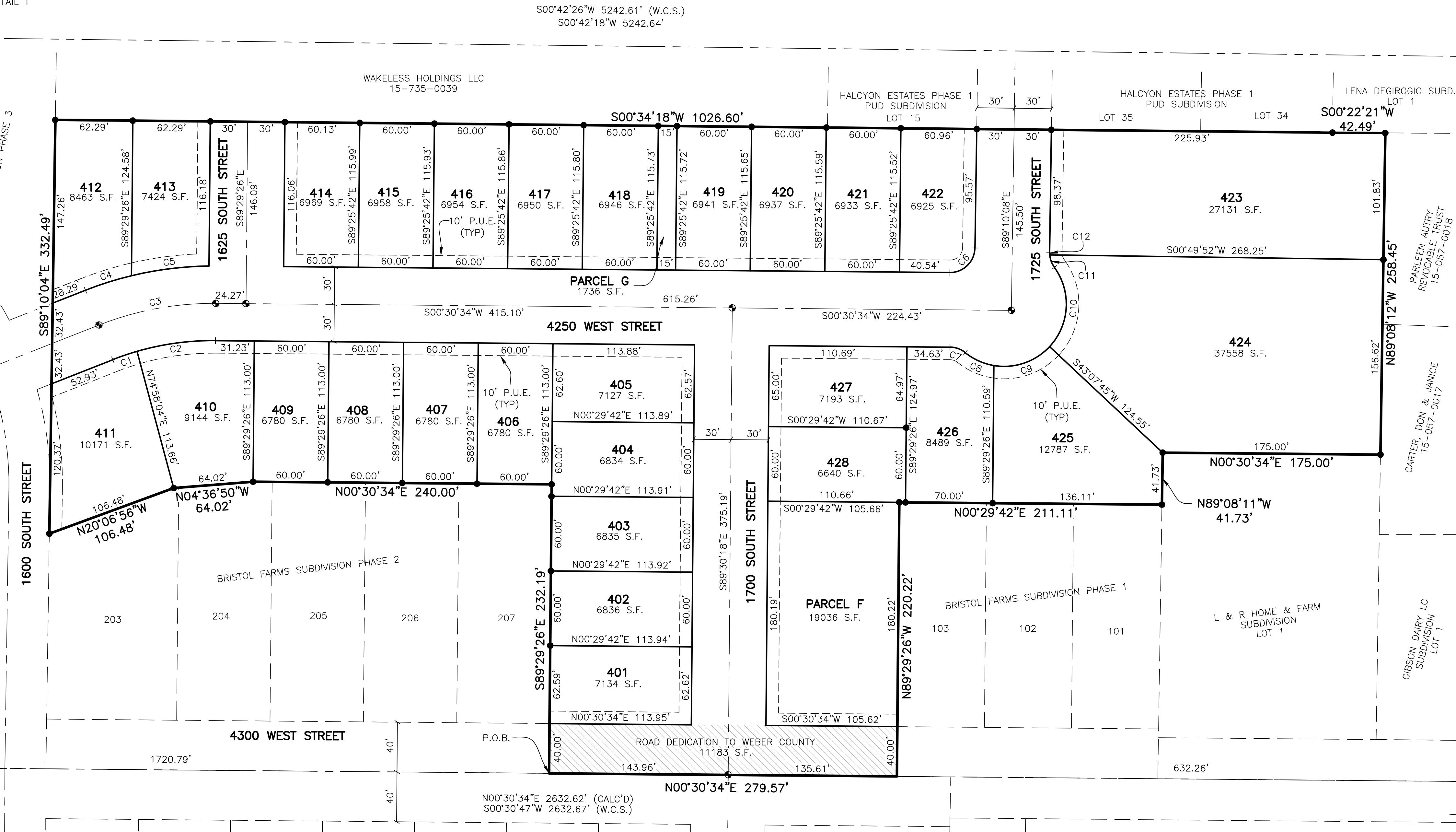
EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.55' UNDER RING AND LID) SEE MONUMENT DETAIL 1

SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT 0.44' UNDER RING AND LID) SEE MONUMENT DETAIL 4

WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 5

SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALC'D NOT FOUND)

WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT)

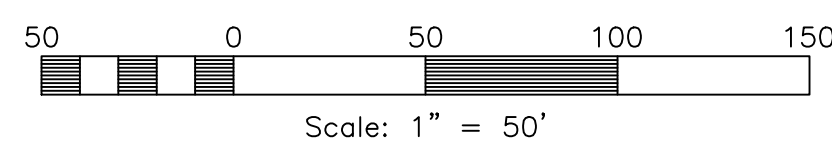


(BASIS OF BEARINGS 5296.18' MEASURED)  
S89°12'03"E 5295.89' W.C.S.  
2652.14'

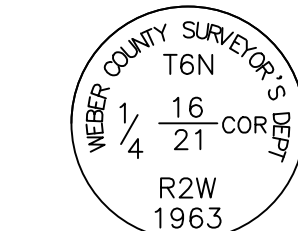
WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT) SEE MONUMENT DETAIL 3

### LEGEND

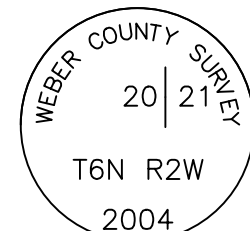
- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = WITNESS CORNER MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION/MONUMENT TIE LINE
- = ROAD CENTERLINE
- = PUBLIC UTILITY EASEMENT



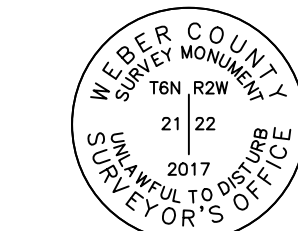
Scale: 1" = 50'



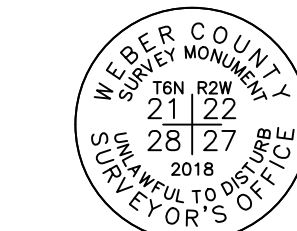
**MONUMENT DETAIL 1**  
(NOT TO SCALE)



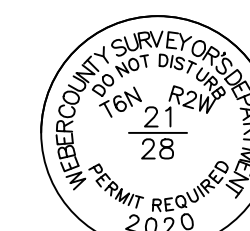
**MONUMENT DETAIL 2**  
(NOT TO SCALE)



**MONUMENT DETAIL 3**  
(NOT TO SCALE)



**MONUMENT DETAIL 4**  
(NOT TO SCALE)



**MONUMENT DETAIL 5**  
(NOT TO SCALE)

5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2656 www.reeve.co

<b>Project Info.</b>	
Surveyor:	J. FELT
Designer:	E. ROCHE
Begin Date:	2-15-24
Name:	BRISTOL FARMS SUBD. PHASE 4
Number:	6298-22
Revision:	
Scale:	1"=50'
Checked:	

<b>Weber County Recorder</b>	
Entry No. _____	Fee Paid _____
At _____	Filed For Record _____
Of The Official Records, Page _____	Recorded For: _____
Weber County Recorder	
Deputy: _____	

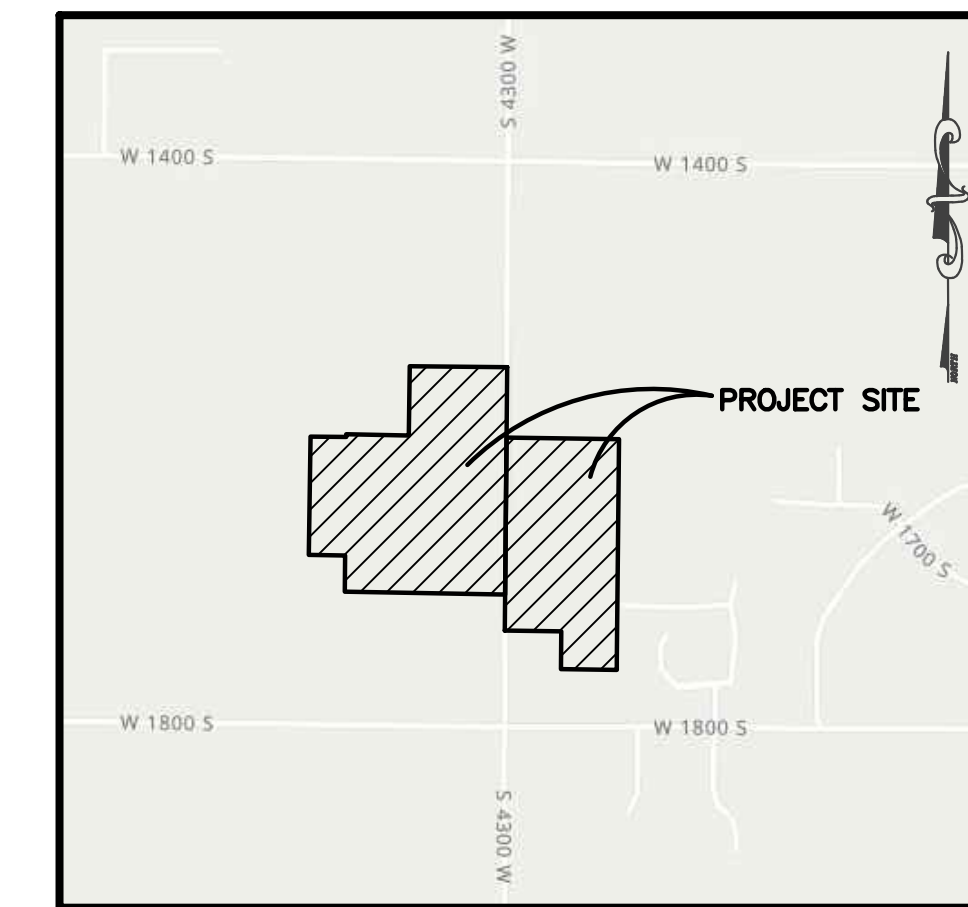
**Project Narrative/Notes/Revisions**

- 01/24/2024 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 02/15/2024 NF - REVISED PER TWWWD COMMENTS

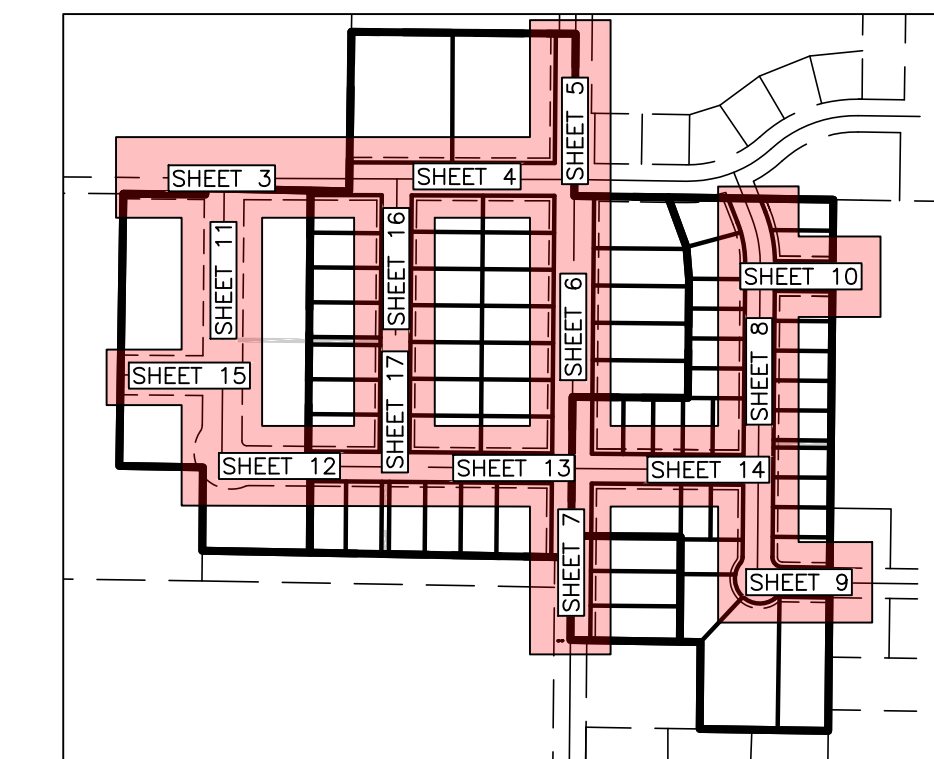
Reeve & Associates, Inc. - Solutions You Can Build On

# BRISTOL FARMS Improvement Plans

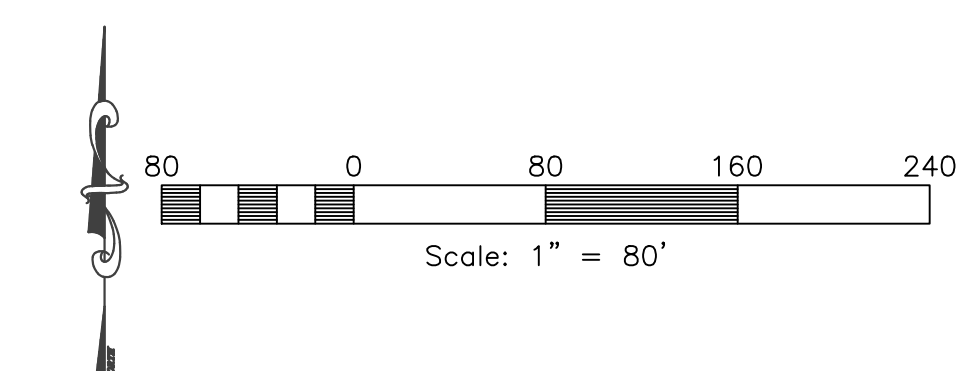
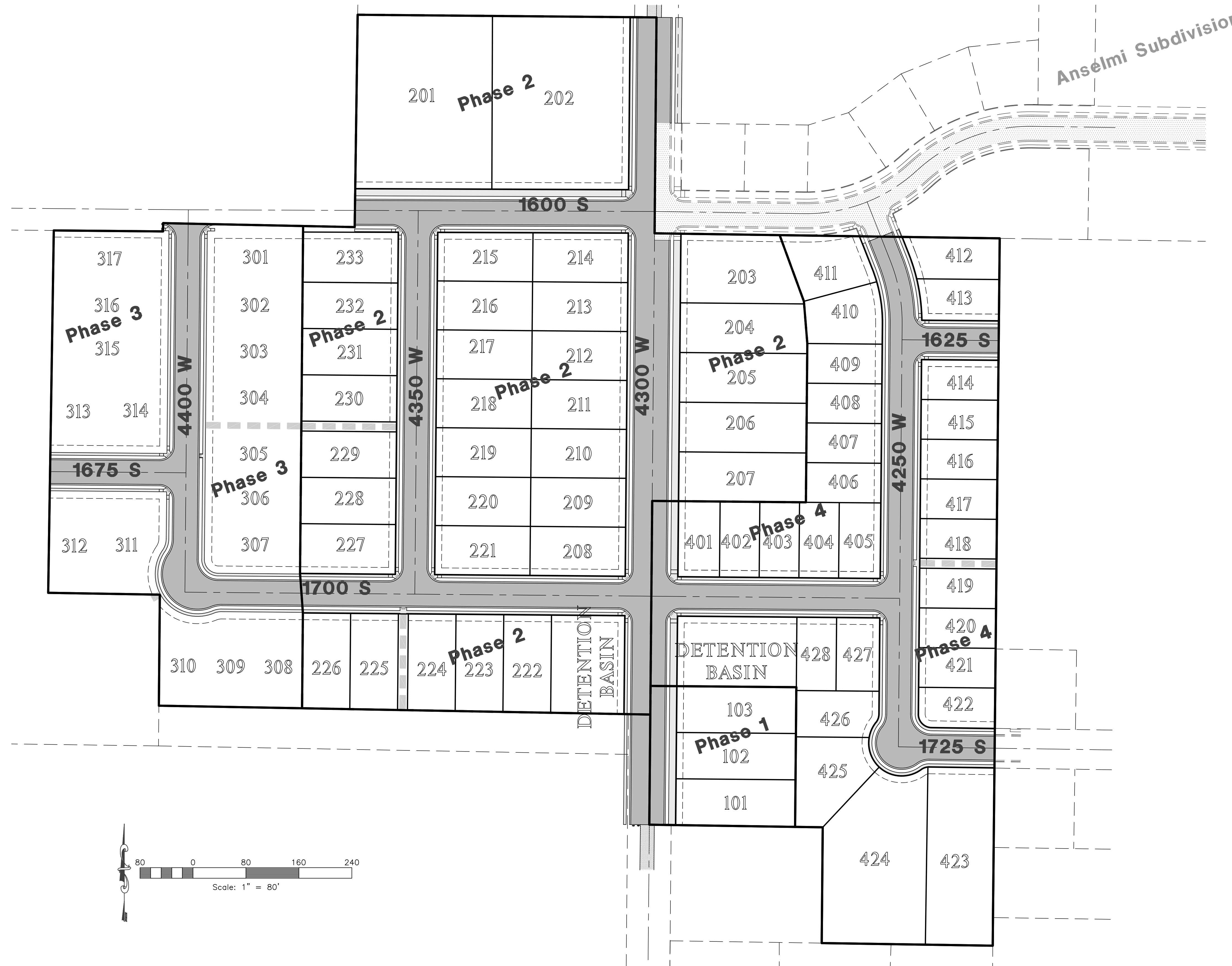
WEBER COUNTY, UTAH  
NOVEMBER, 2023



**Vicinity Map**  
NOT TO SCALE



**Sheet Index Key Map**  
NOT TO SCALE



**Sheet Index**

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - 1600 South 4+50.00 - 9+30.00
- Sheet 4 - 4300 West 0+00.00 - 5+00.00
- Sheet 5 - 4300 West 5+00.00 - 9+50.00
- Sheet 6 - 4300 West 9+50.00 - 12+20.00
- Sheet 7 - 4250 West 0+00.00 - 4+50.00
- Sheet 8 - 4250 West 4+50.00 - 10+00.00
- Sheet 9 - 1650 South 0+00 - 2+00.00
- Sheet 10 - 1700 South 0+00.00 - 5+25.00
- Sheet 11 - 1700 South 5+25.00 - 8+75.00
- Sheet 12 - 1700 South 8+75.00 - 14+00.00
- Sheet 13 - 1700 South 14+00.00 - 17+00.00
- Sheet 14 - 1675 South 0+00.00 - 2+35.32
- Sheet 15 - 4350 West 0+00.00 - 4+50.00
- Sheet 16 - 4350 West 4+50.00 - 6+50.00
- Sheet 17 - Grading Plan
- Sheet 18 - Grading Plan
- Sheet 19 - Basin Plan
- Sheet 20 - Utility Plan
- Sheet 21 - Utility Plan
- Sheet 22 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 23 - Storm Water Pollution Prevention Plan Details

**Engineer's Notice To Contractors:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

**Surveyor:**

Jason Felt  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH:(801) 621-3100



**Developer Contact:**

Pot Burns  
Lync Construction  
1946 West 5600 South  
Roy, UT 84067  
PH: (801) 710-2234

**Project Contact:**

Jeremy Draper  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH:(801) 621-3100

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 www.reeve.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	02/15/24	NF TWWWD Comments

**Bristol Farms**  
WEBER COUNTY, UTAH

**Cover/Index Sheet**



**Project Info.**

Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: N. FICKLIN  
 Begin Date: NOVEMBER 2023  
 Name: SMART FIELDS SUBDIVISION  
 Number: 6298-22

General Notes:

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

Utility Notes:

- 1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW 'DRY UTILITIES' WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES 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 THESE PLANS.

THE CONTRACTOR AGREES THAT THEY 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. 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 ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A 'NOTICE OF INTENT' WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

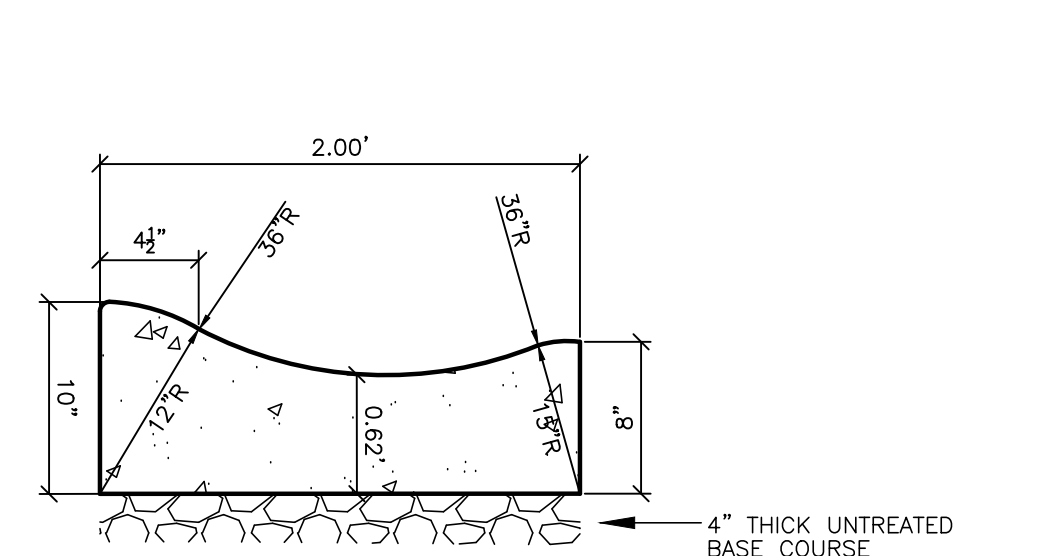
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

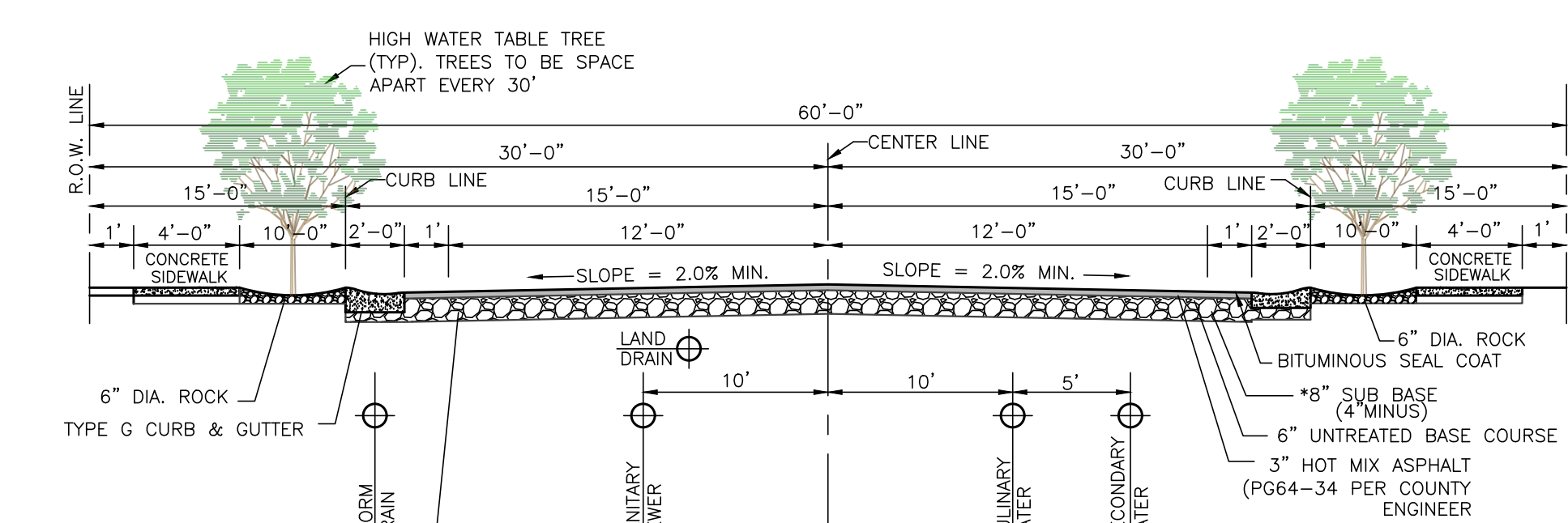
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRIP PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Street Section Notes:

- STREETS HEADING IN A EAST/WEST DIRECTION WILL HAVE A 10' PATH ON THE NORTH SIDE OF THE STREET.
• STREETS HEADING IN A NORTH/SOUTH DIRECTION WILL HAVE A 10' PATH ON THE EAST SIDE OF THE STREET.

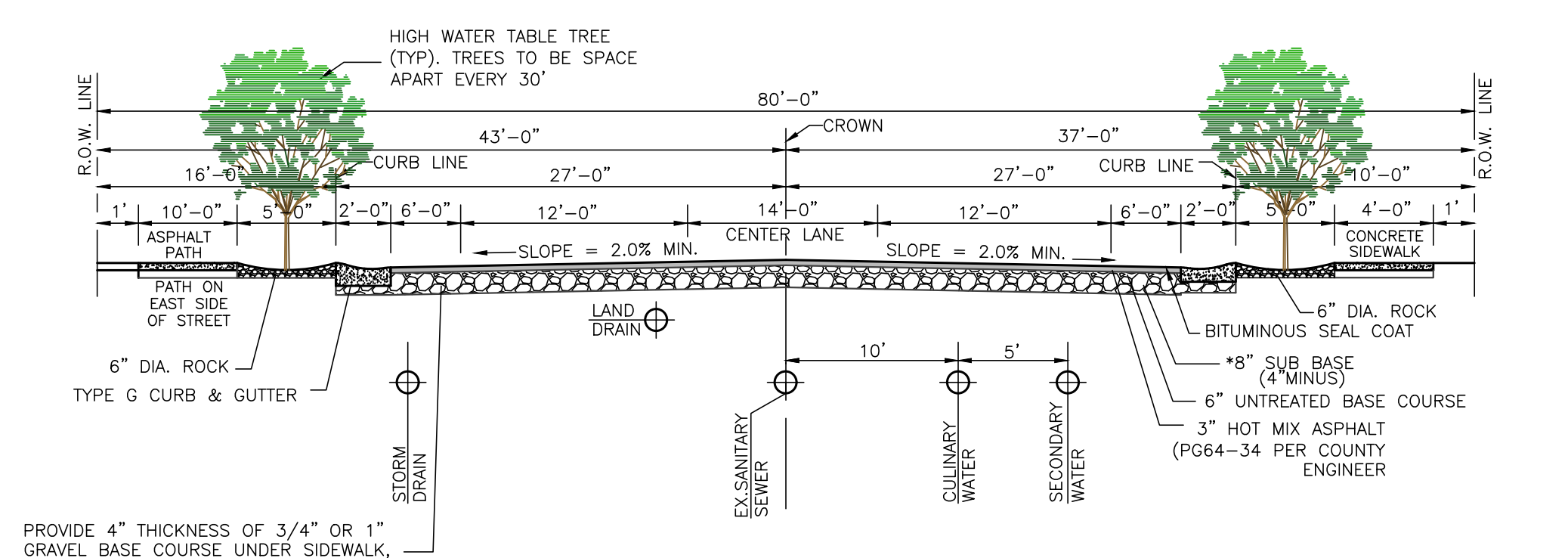


APWA Type 'G' Curb SCALE: NONE



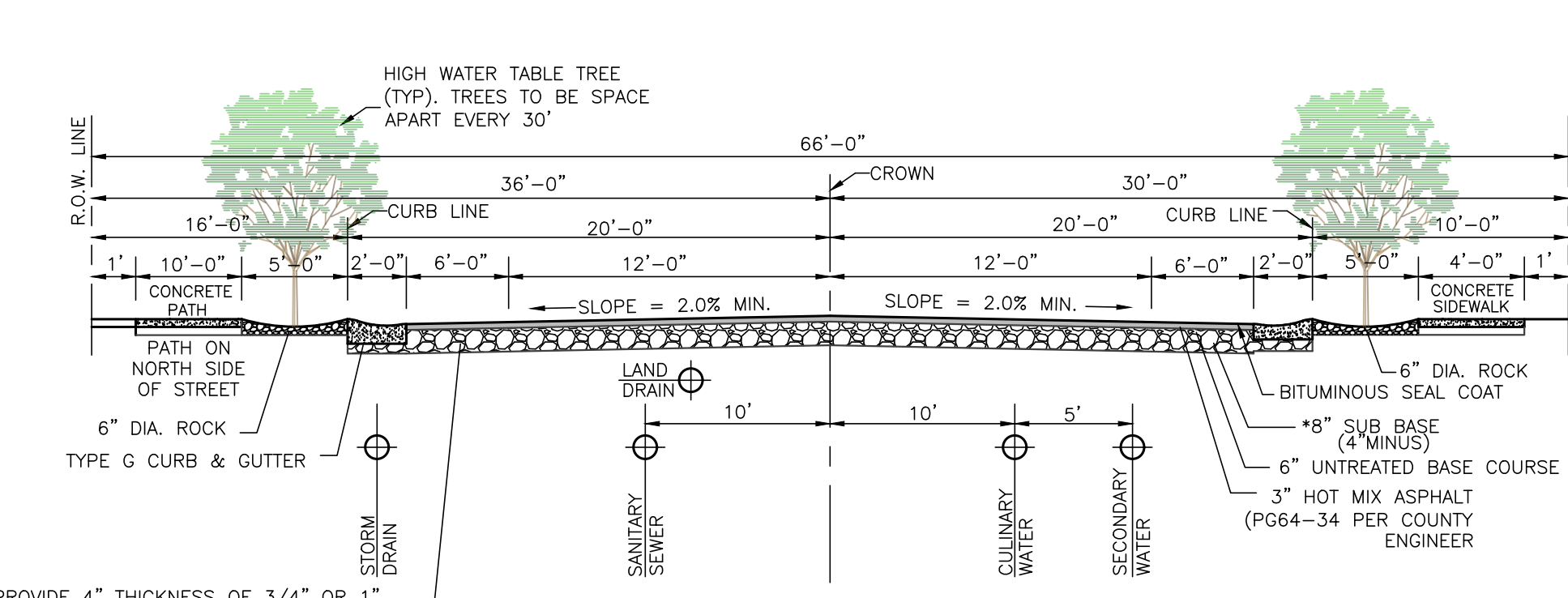
Street Section (60' R.O.W.) SCALE: NONE

\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



Street Section (80' R.O.W.) SCALE: NONE

\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



Street Section (66' R.O.W.) SCALE: NONE

\*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

Legend

Table containing legend symbols and descriptions for various utility lines, structures, and elevations. Includes symbols for water lateral, sewer lateral, fire hydrant, manhole, and various elevations.

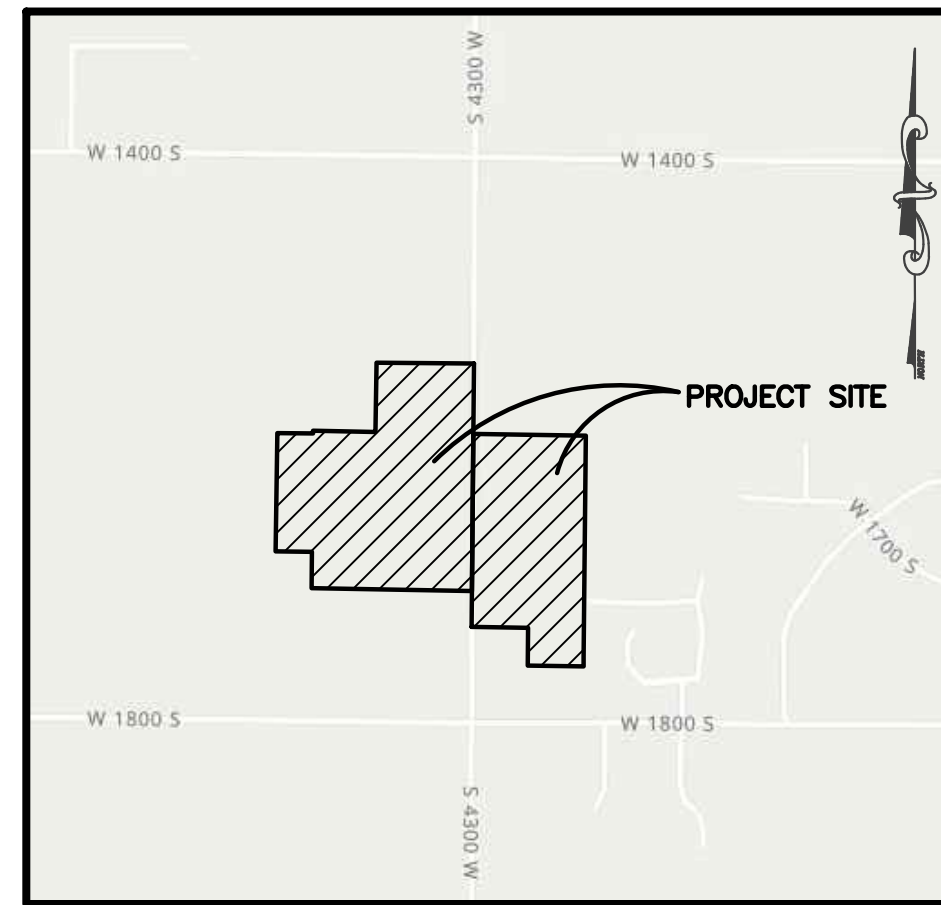
Project information sidebar including: Reeve & Associates, Inc. logo, project title 'Bristol Farms Notes/Legend/Street Cross-Section', location 'WEBER COUNTY, UTAH', revision table, and professional engineer seal for Jeremy A. Draper.

Project Info section: Engineer: JEREMY A. DRAPER, P.E.; Drafter: N. FICKLIN; Begin Date: NOVEMBER 2023; Name: SMART FIELDS SUBDIVISION; Number: 6298-22

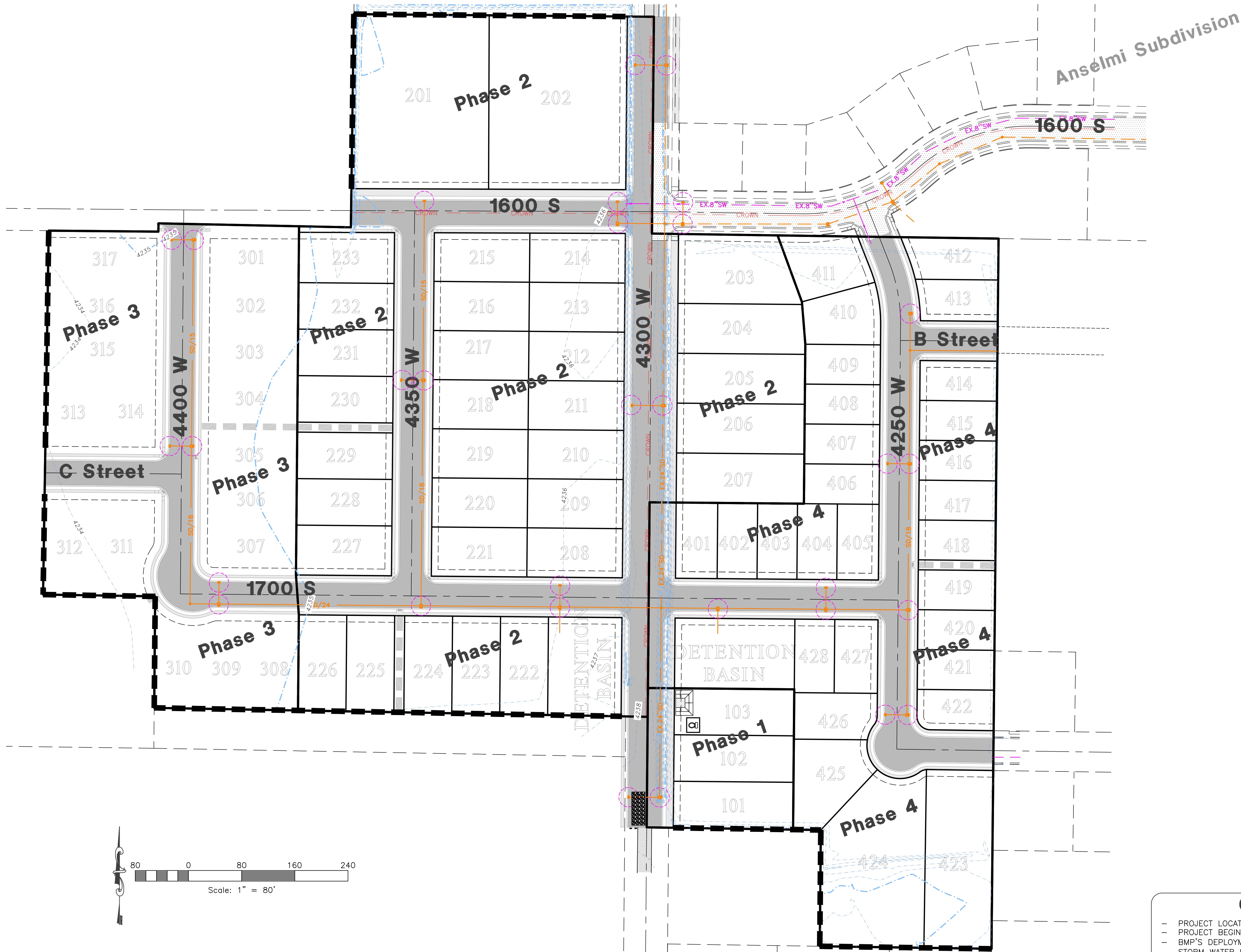
# BRISTOL FARMS

## Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH  
NOVEMBER, 2023



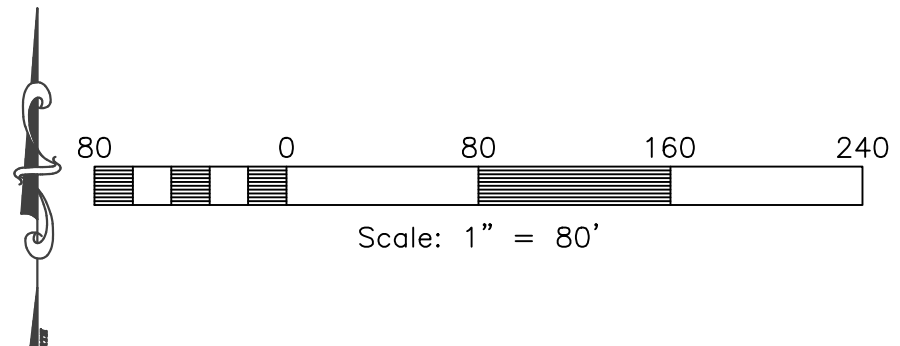
**Vicinity Map**  
NOT TO SCALE



### SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:
1. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
  2. STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY



Construction Activity Schedule	
- PROJECT LOCATION.....	WEBER COUNTY, (UT)
- PROJECT BEGINNING DATE.....	JANUARY 2024
- BMP'S DEPLOYMENT DATE.....	JANUARY 2024
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	PAT BURNS (801) 710-2234
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 www.reeve.co  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • UTILITY ENGINEERS

REVISIONS	DESCRIPTION
DATE	TWWD Comments
02/15/24	NF

**Bristol Farms**  
WEBER COUNTY, UTAH

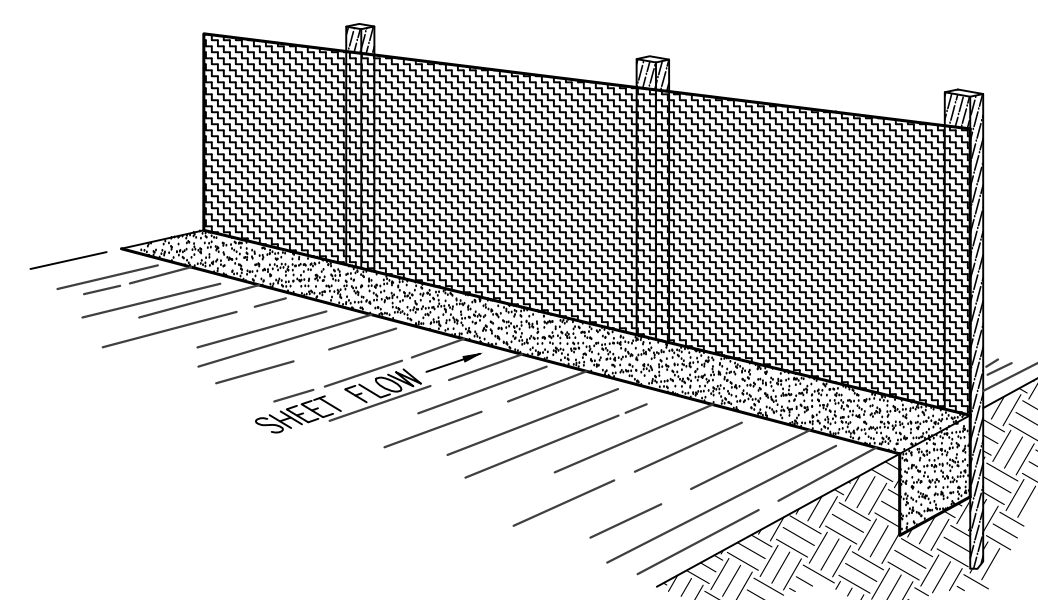
### Storm Water Pollution Prevention Plan Exhibit



Project Info.	
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	N. FICKLIN
Begin Date:	NOVEMBER 2023
Name:	SMART FIELDS SUBDIVISION
Number:	6298-22

**Notes:**

- Describe all BMP's to protect storm water inlets:  
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
  - Equipment / building / concrete wash areas:  
To be performed in designated areas only and surrounded with silt fence barriers.
  - Soil contaminated by soil amendments:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Fueling area:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle maintenance areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle parking areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Equipment storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Materials storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Waste containment areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Service areas:  
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
  - Maintenance
    - Maintain all construction equipment to prevent oil or other fluid leaks.
    - Keep vehicles and equipment clean; prevent excessive build-up of oil and grease.
    - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
    - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
    - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
  - Fueling
    - If fueling must occur on-site, use designated areas away from drainage.
    - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
    - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
    - Use drip pans for any oil or fluid changes.
  - Washing
    - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
    - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
    - Use phosphate-free, biodegradable soaps.
    - Do not permit steam cleaning on-site.
- Spill Prevention and Control
  - Minor Spills:  
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
    - Contain the spread of the spill.
    - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
    - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
    - If the spill occurs during rain, cover the impacted area to avoid runoff.
    - Record all steps taken to report and contain spill.
  - Major Spills:  
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
  - Maintain good housekeeping practices.
  - Enclose or cover building material storage areas.
  - Properly store materials such as paints and solvents.
  - Store dry and wet materials under cover, away from drainage areas.
  - Avoid mixing excess amounts of fresh concrete or cement on-site.
  - Perform washout of concrete trucks offsite or in designated areas only.
  - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
  - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
  - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
  - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
  - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
  - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
  - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
  - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
  - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
  - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
  - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
  - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
  - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
  - Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
  - Part III.D.4.C identifies the minimum inspection report requirements.
  - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



**Perspective View**

Figure 2

**INSTALLATION**

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

**PREFABRICATED SILT FENCE ROLLS**

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Unroll the silt fence, positioning the post against the downstream wall of the trench.
- Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

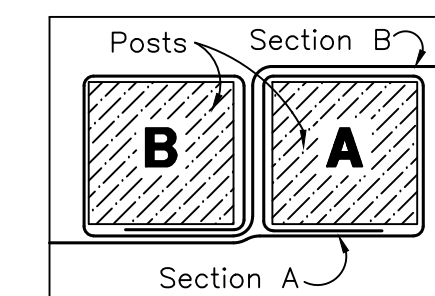


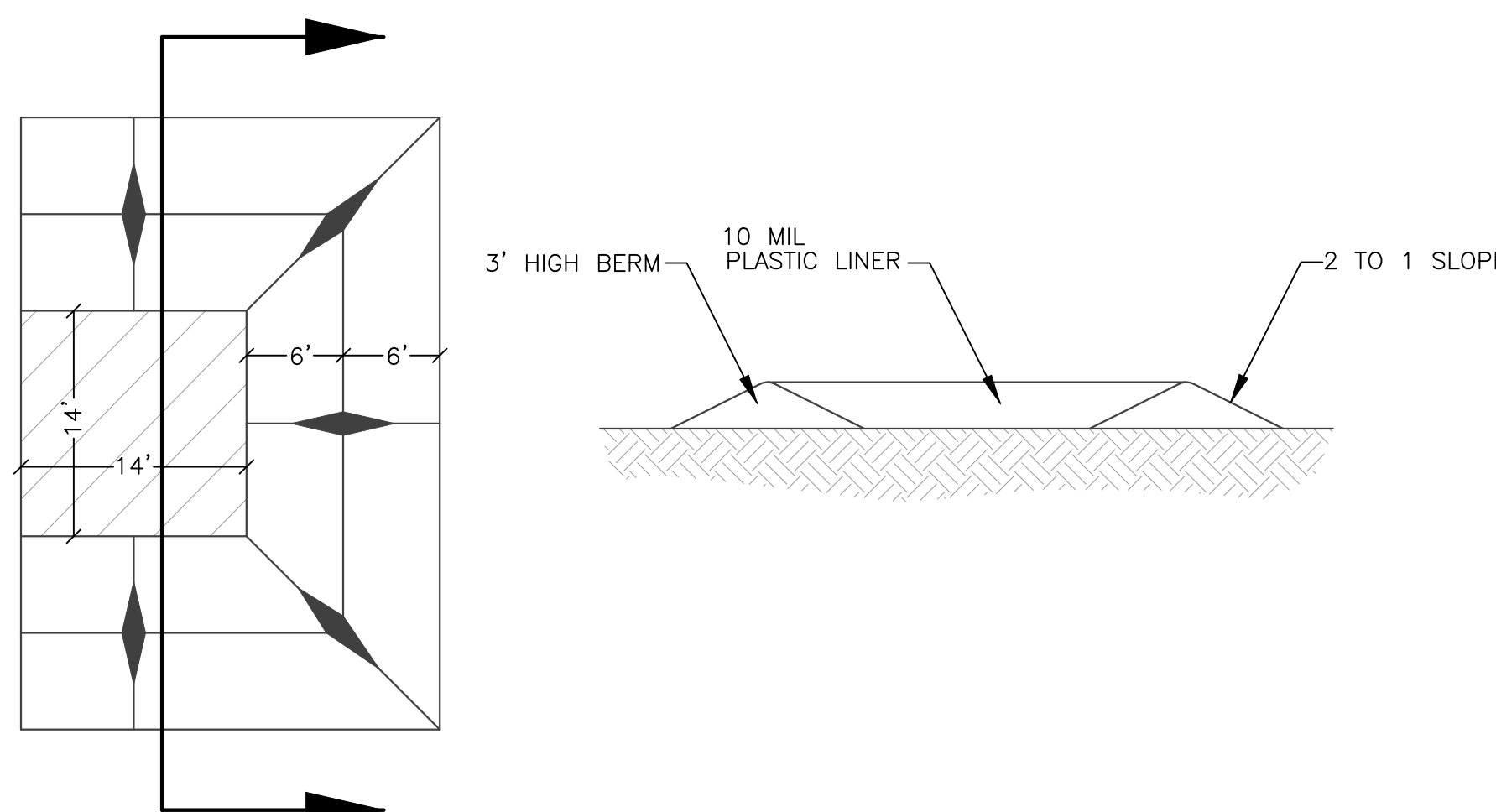
Figure 1: Top View of Roll-to-Roll Connection

**FIELD ASSEMBLY:**

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

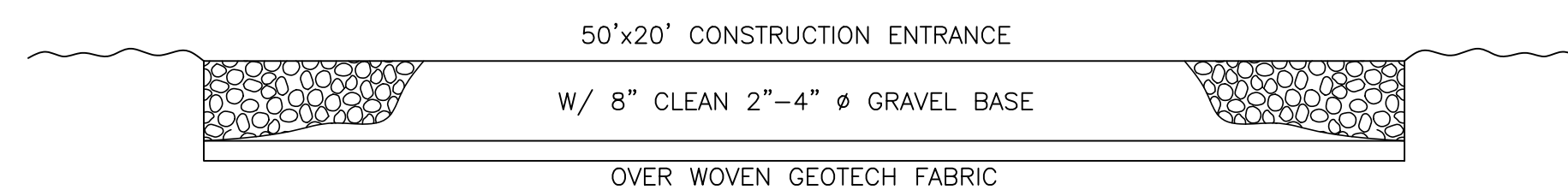
**Silt Fence Detail**

SCALE: NONE

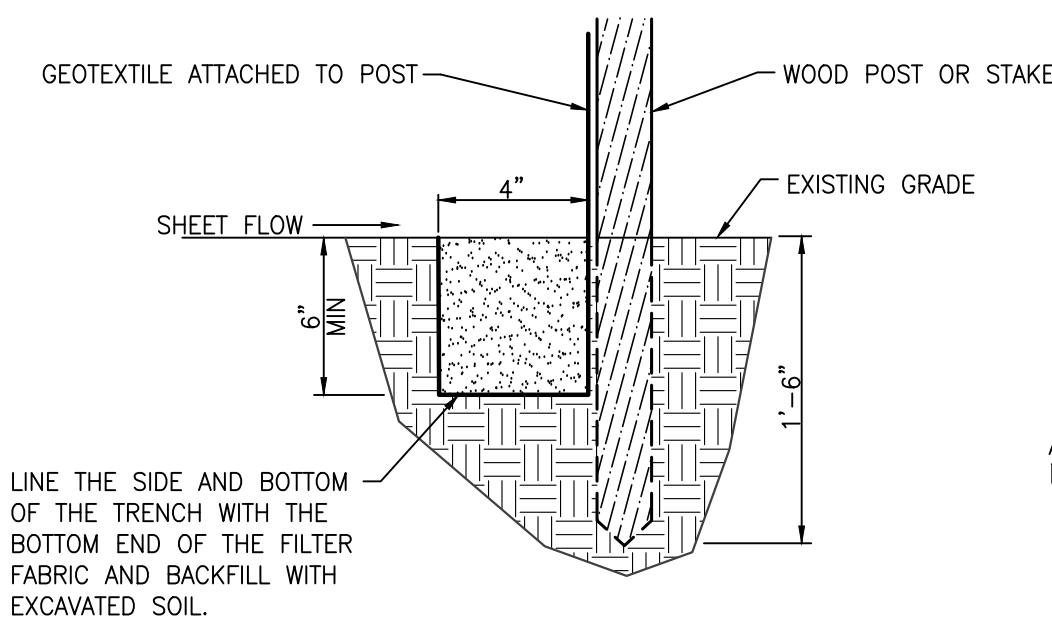


**Concrete Washout Area w/ 10 mil Plastic Liner**

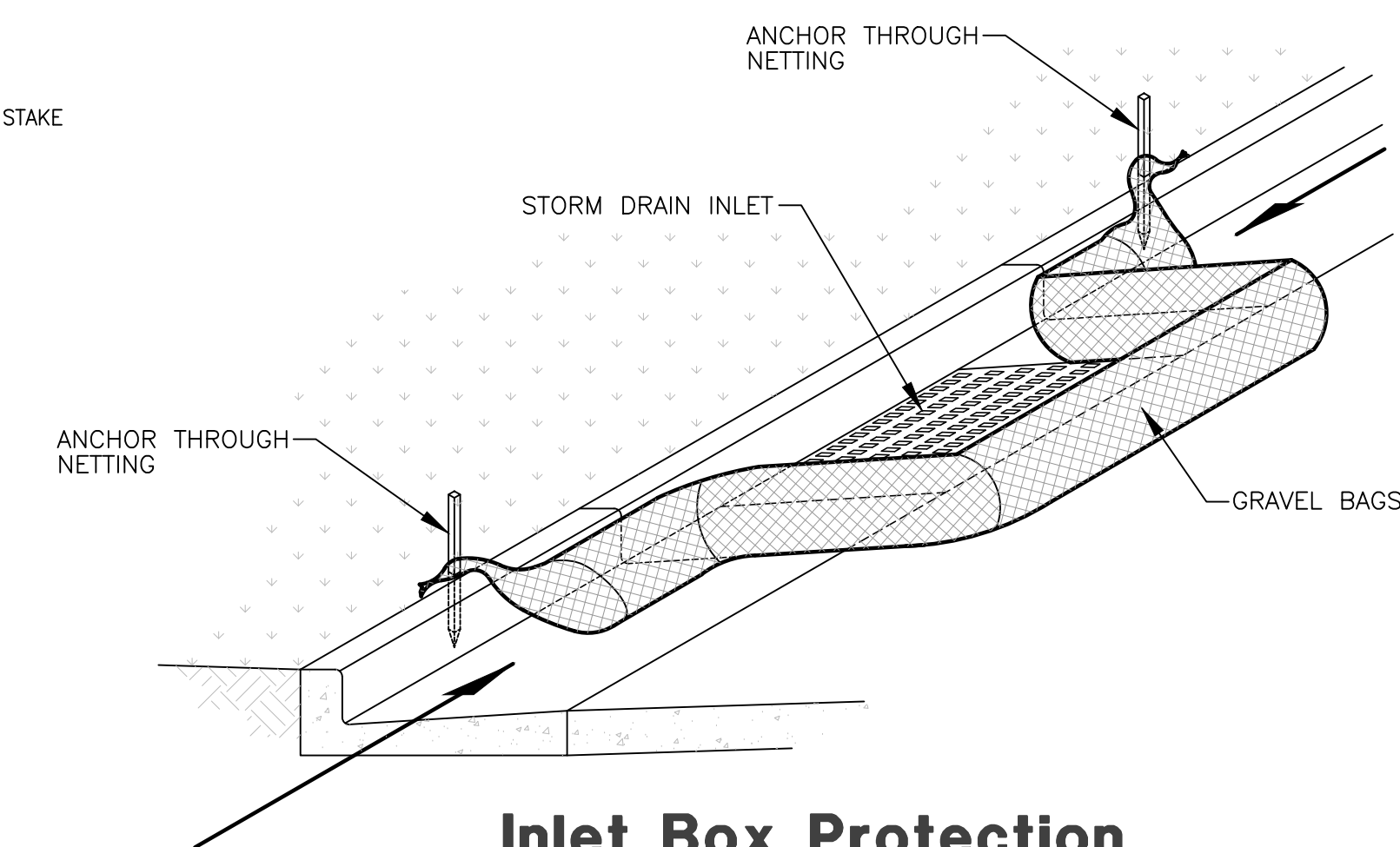
SCALE: NONE



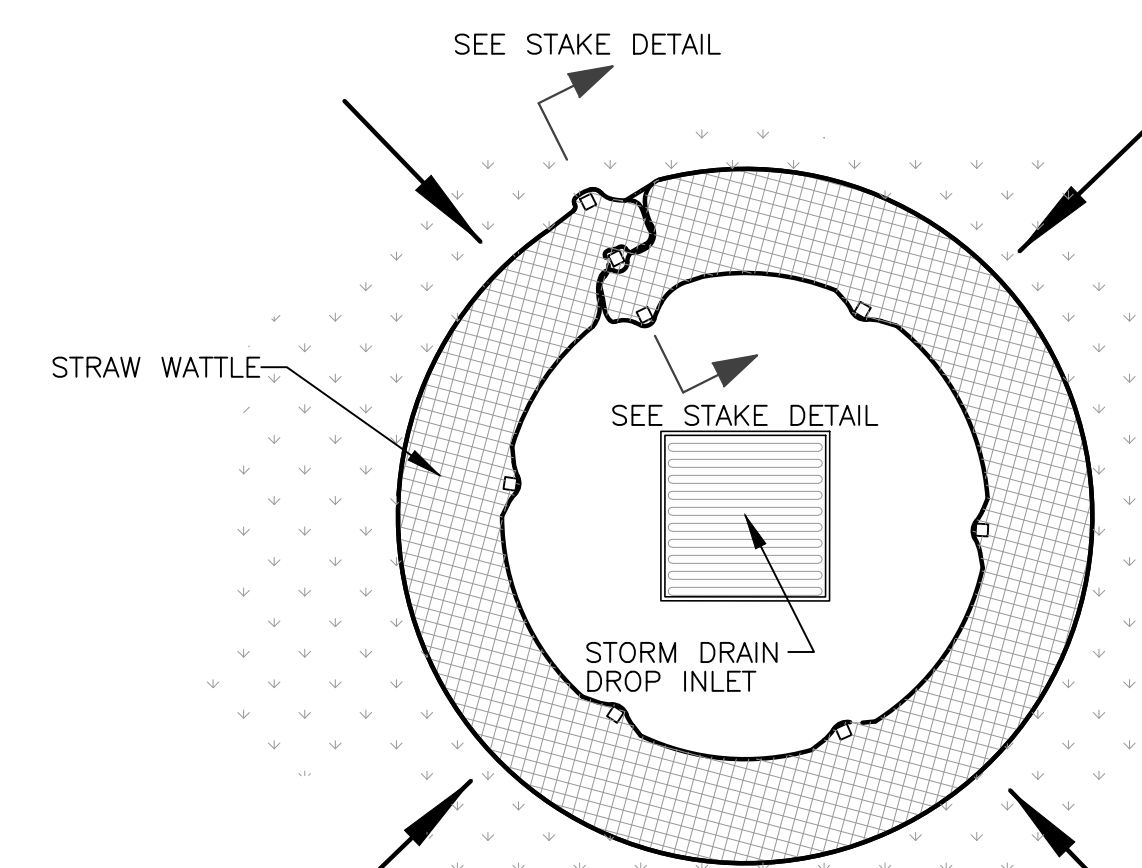
**Cross Section 50' x 20' Construction Entrance**



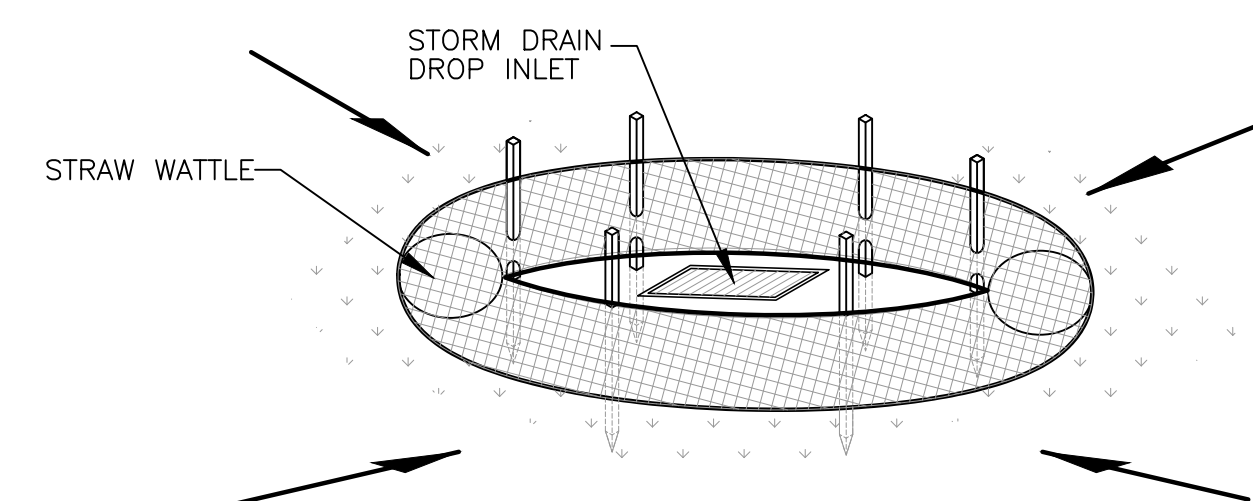
**Section**



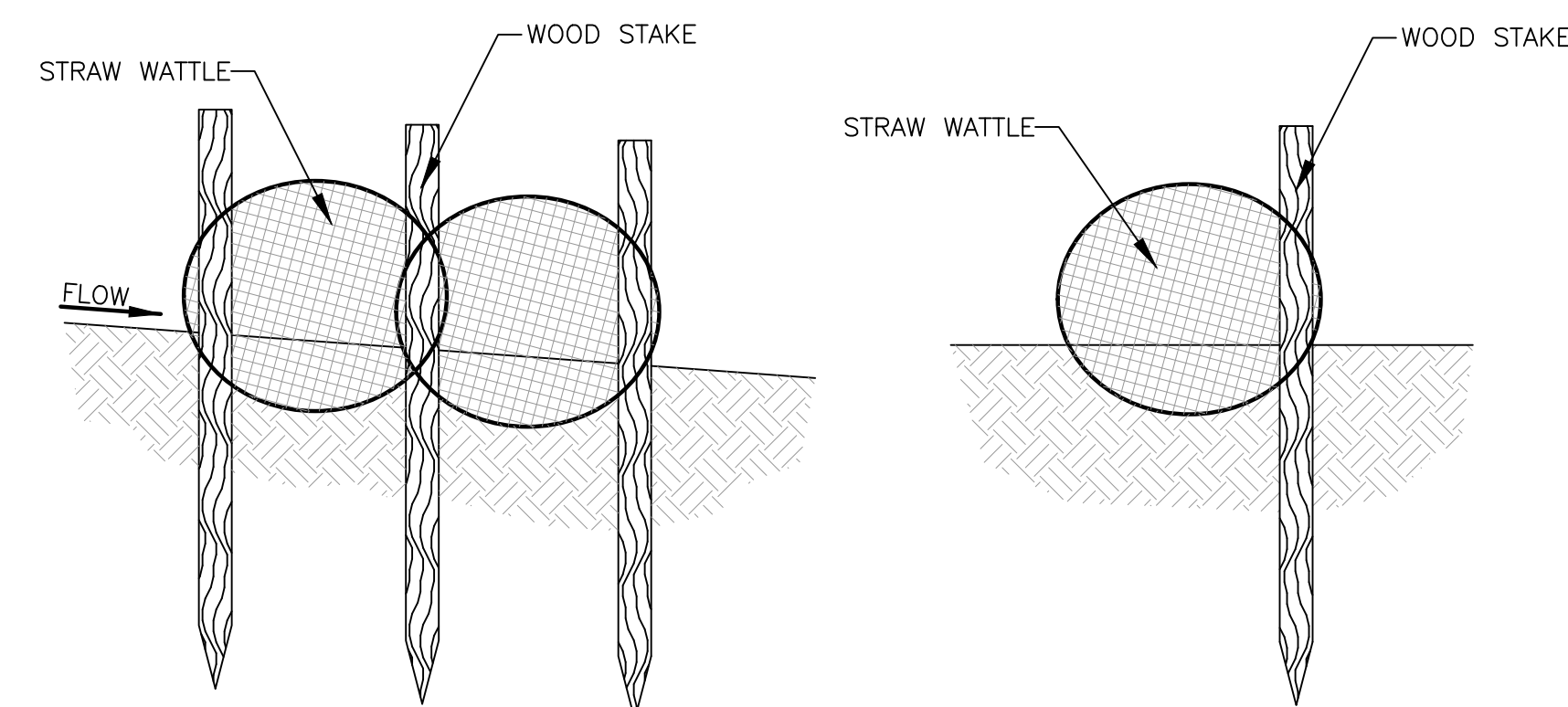
**Inlet Box Protection**



**Plan View**



**Drop Inlet Protection**



**Stake Detail**

**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 www.reeve.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • GEOTECHNICAL ENGINEERS

REVISIONS	DATE	DESCRIPTION
	02/15/24	NF TMMWD Comments

**Bristol Farms**  
 WEBER COUNTY, UTAH  
**Storm Water Pollution Prevention Plan Details**

**REGISTERED PROFESSIONAL ENGINEER**  
 5338480  
 JEREMY A. DRAPER  
 02/16/2024  
 STATE OF UTAH

**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: N. FICKLIN  
 Begin Date: NOVEMBER 2023  
 Name: SMART FIELDS SUBDIVISION  
 Number: 6298-22





**2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668**

2/8/2024

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Smart Fields (Bristol Farms) Subdivision, a 81-lot subdivision. The address is approx. 1700 S 4300 W. Taylor UT. Plan review fees have been paid. The water right fees have been paid. Plans have been reviewed for both culinary and secondary water lines. Taylor West Weber Water will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Requirements met:

- Plan review fee= \$8,100.00
- Water Right Impact fee= \$14,014.00 10/6/2021 \$73,304.00 1/12/2024 **Paid.**
- Plan review is complete.

Requirements for final approval and for building lot approval:

- Secondary water= Must install a pressurized secondary water system according to the agreement and plans. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. Building of any home will not be permitted without a pressurized system in operation.
- Impact fees=\$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. Fees are subject to change.
- Installation of the water line and services Taylor West Weber will need to be notified prior to work on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

**FINAL APPROVAL FOR A BUILDING PERMIT MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT.**

Sincerely,

Ryan Rogers-Manager  
Taylor West Weber Water District

Exhibit G



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	<a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a>

November 15, 2023

Weber County Planning Commission  
2380 Washington Blvd, #240  
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Smart Fields Subdivision, Phase 1

Phase One of the development is located at approximately 1700 South and 4300 West and consists of 36 lots.

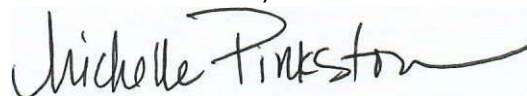
Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address. Hooper Irrigation will provide secondary pressurized water at the time of occupancy.

This letter states that the above project is within the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application have been paid. There are an adequate number of water shares available for the development water use.

The preliminary subdivision utility plans have been reviewed by Hooper Irrigation. Hooper Irrigation is willing and able to take responsibility for the installed lines. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,



Michelle Pinkston  
Office Manager  
Board Secretary

Exhibit G



Hooper Irrigation Co.

PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	<a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a>

December 6, 2023

Weber County Planning Commission  
2380 Washington Blvd, #240  
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Smart Fields Subdivision, Phase 2

Phase One of the development is located at approximately 1700 South and 4300 West and consists of 45 lots.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address. Hooper Irrigation will provide secondary pressurized water at the time of occupancy.

This letter states that the above project is within the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application have been paid. There are an adequate number of water shares available for the development water use.

The preliminary subdivision utility plans have been reviewed by Hooper Irrigation. Hooper Irrigation is willing and able to take responsibility for the installed lines. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston  
Office Manager  
Board Secretary