

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

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

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd 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



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 Br Farms Subdivision Phases 1 through 4 (81 lots) formerly known as Sr Fields Subdivision, located at 1700 S 4300 W, Ogden.Agenda Date:Wednesday May 8th, 2024Application Type:Subdivision, administrativeApplicant:John Newhall, Authorized RepresentativeFile Number:LVS111423			4 (81 lots) formerly known as Smart 300 W, Ogden.
Property Information			
Approximate Address: Project Area: Zoning: Existing Land Use: Proposed Land Use: Parcel ID:	1700 S 4300 W, Ogden 29 acres R1-15 Agricultural Residential 15-057-0035, 15-054-0092, 15-054-0	009	94
Adjacent Land Use			
North: Agricultural East: Agricultural	South West		Residential 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 pubic meeting held on December 12th, 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

<u>General Plan</u>: 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.

<u>Zoning</u>: 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.

<u>Common and Open Space</u>: This proposal incudes 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.

<u>Culinary, secondary water, and sanitary sewage disposal</u>: The Taylor West Weber Water District provided the final will-servel 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.

<u>Public street infrastructure</u>: 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.

<u>Review Agencies</u>: 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:

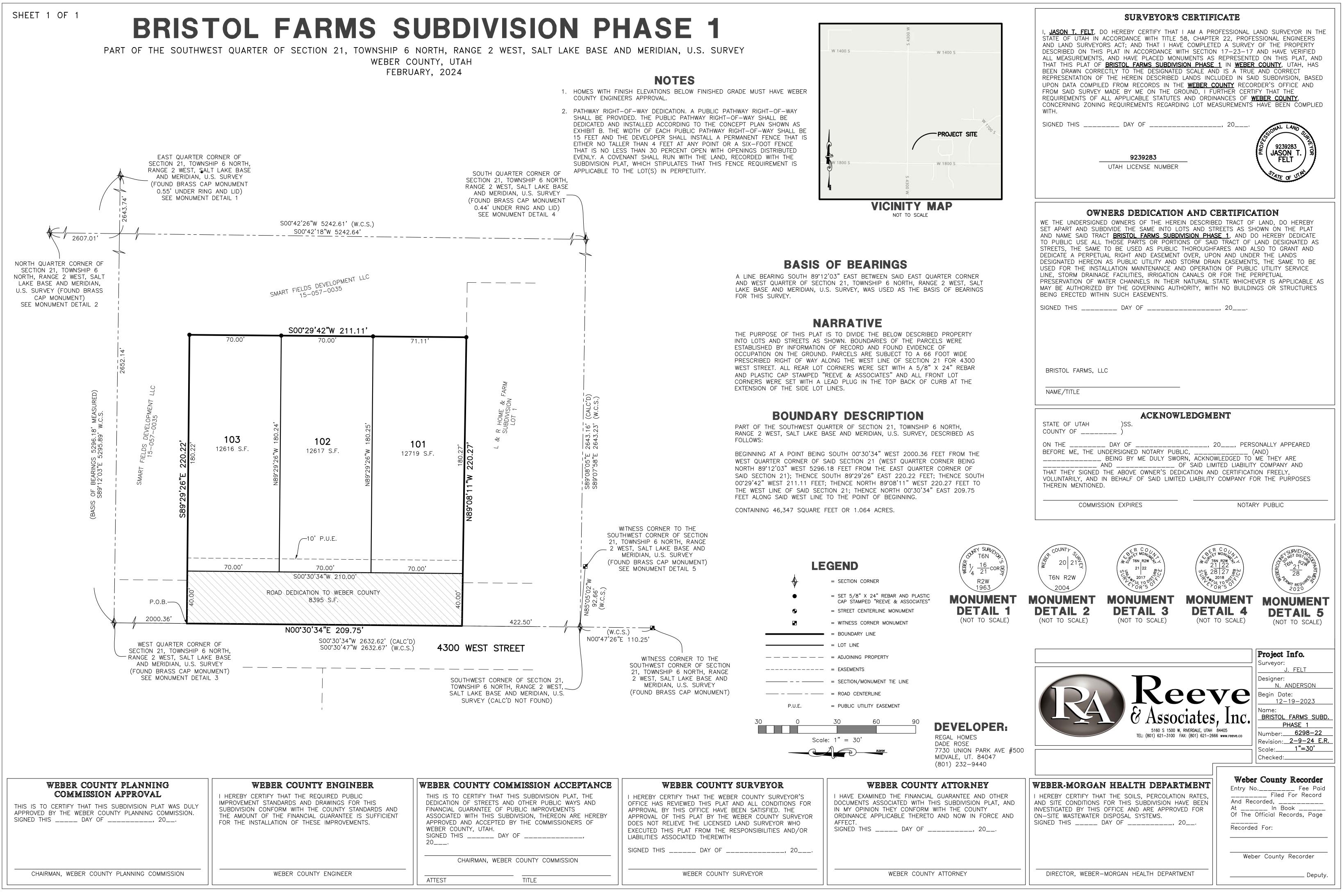
- 1. The proposed subdivision conforms to the Western Weber General Plan.
- 2. The proposed subdivision complies with applicable County ordinances and development agreement.

Exhibits

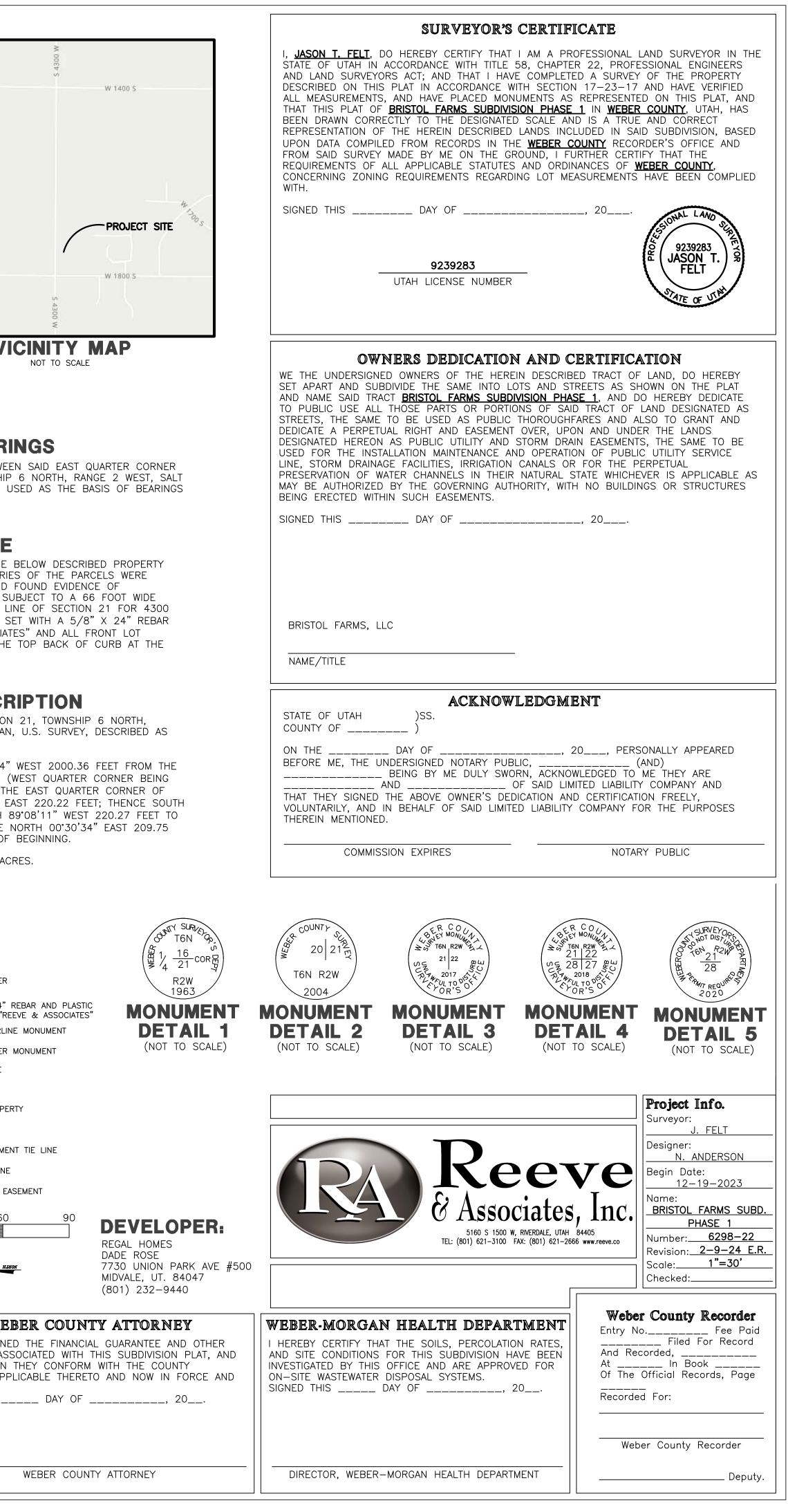
- A. Phase 1 plat
- B. Phase 2 plat
- C. Phase 3 plat
- D. Phase 4 plat
- E. Civil plans (Select pages)
- F. Final will-serve culinary
- G. Will-serve secondary

Location map









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BRISTOL FARM

PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST Q

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BASIS OF BEARINGS

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

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED P INTO LOTS AND STREETS AS SHOWN. BOUNDARIES OF THE PARCELS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. PARCELS ARE SUBJECT TO A 66 FOO PRESCRIBED RIGHT OF WAY ALONG THE WEST LINE OF SECTION 21 WEST STREET. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 2 AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" AND ALL FRONT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT BEING 989.98 FEET SOUTH 00°30'34" WEST WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER NORTH 89°12'03" WEST 5296.18 FEET FROM THE EAST QUARTER COF SAID SECTION 21); THENCE SOUTH 00°30'34" WEST 326.33 FEET ALC WEST LINE OF SAID SECTION 21; THENCE SOUTH 89°10'04" EAST 188 THENCE SOUTH 20°06'56" EAST 106.48 FEET; THENCE SOUTH 04°36' 64.02 FEET; THENCE SOUTH 00°30'34" WEST 240.00 FEET; THENCE 89°29'26" WEST 232.19 FEET; THENCE SOUTH 00°30'34" WEST 322.8 THENCE NORTH 88°57'43" WEST 526.14 FEET; THENCE NORTH 00°29' 143.92 FEET; THENCE NORTH 04°06'24" WEST 60.19 FEET; THENCE 00°30'34" EAST 524.88 FEET; THENCE SOUTH 88°48'42" EAST 77.90 THENCE NORTH 00°48'25" EAST 320.96 FEET; THENCE SOUTH 89°29'2 451.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 623276 SQUARE FEET OR 14.308 ACRES.

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__.

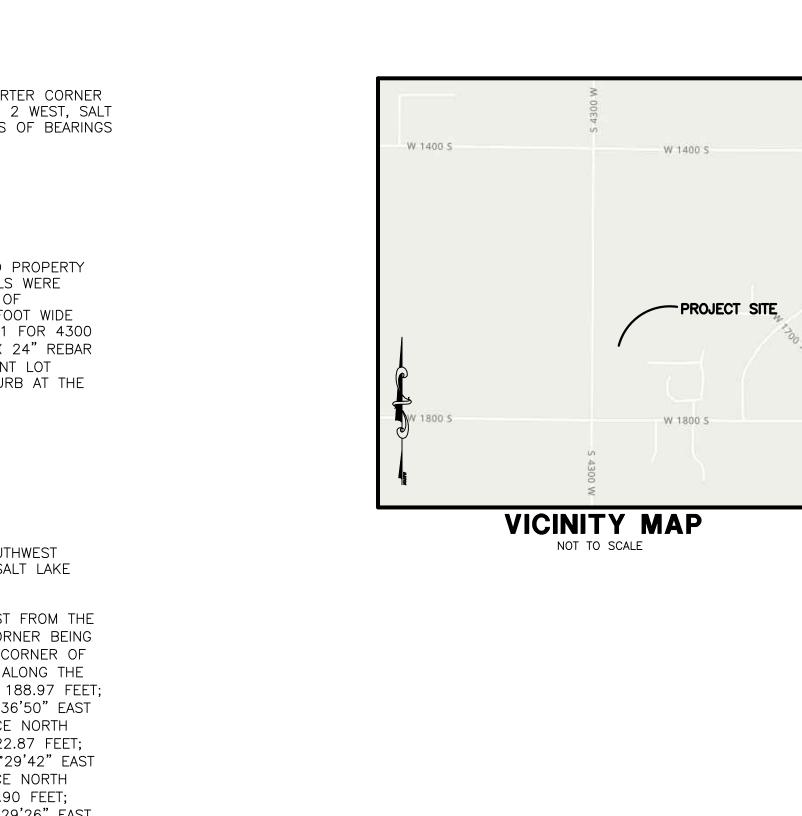
WEBER COUNTY ENGINEER

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.

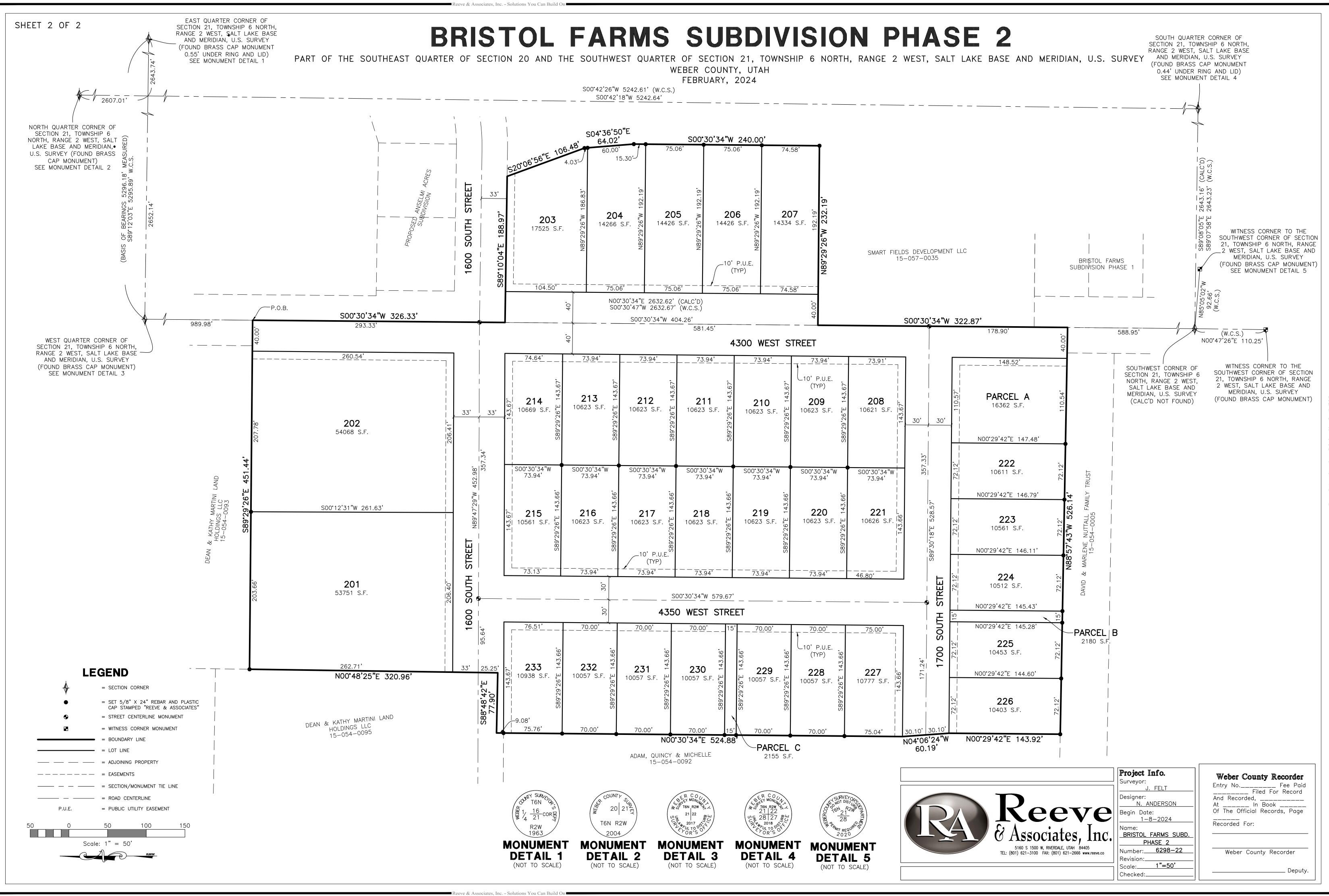
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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	SION PHASE 2 6 NORTH, RANGE 2 WEST, SALT LAKE BASE		I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROSTATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETE DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS THAT THIS PLAT OF BRISTOL FARMS SUBDIVISION PHASE BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCL UPON DATA COMPILED FROM RECORDS IN THE WEBER CO FROM SAID SURVEY MADE BY ME ON THE GROUND, I FU REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDIN	DESSIONAL LAND SURVEYOR IN THE R 22, PROFESSIONAL ENGINEERS D A SURVEY OF THE PROPERTY 17–23–17 AND HAVE VERIFIED REPRESENTED ON THIS PLAT, AND 2 IN WEBER COUNTY , UTAH, HAS D IS A TRUE AND CORRECT UDED IN SAID SUBDIVISION, BASED DUNTY RECORDER'S OFFICE AND RTHER CERTIFY THAT THE
			Indexisting control and condimination of all applied bill statutes and onder one of the with. SIGNED THIS DAY OF 9239283 UTAH LICENSE NUMBER	ASUREMENTS HAVE BEEN COMPLIED
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N he southwest west, salt lake	VICINITY MAP NOT TO SCALE		NAME/TITLE ACKNOWLEDGME	2NT
S: 47 WEST FROM THE RTER CORNER BEING WARTER CORNER OF 3 FEET ALONG THE 7 EAST 188.97 FEET; JTH 04°36'50" EAST 5 THENCE NORTH WEST 322.87 FEET;			STATE OF UTAH)SS. COUNTY OF) ON THE DAY OF BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, , 2 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, , 2 ME DAY OF AND OF SAID LIMI THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY THEREIN MENTIONED.	0, PERSONALLY APPEARED (AND) /LEDGED TO ME THEY ARE TED LIABILITY COMPANY AND) CERTIFICATION FREELY,
RTH 00°29'42" EAST THENCE NORTH AST 77.90 FEET; JTH 89°29'26" EAST			COMMISSION EXPIRES	NOTARY PUBLIC
		DEVELOPER. LYNC CONSTRUCTION PAT BURNS 1946 W. 5600 S. ROY, UT. 84067 (801) 710–2234	Image: state of the state	Inc.Name: BRISTOL FARMS SUBD.84405 5 www.reeve.coPHASE 2Number:6298-22Revision:Scale:1"=50'
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.	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	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-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	Checked: Weber County Recorder Entry No Fee Paid Filed For Record And Recorded, At In Book Of The Official Records, Page Recorded For:
SIGNED THIS DAY OF, 20	EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH SIGNED THIS DAY OF, 20			Weber County Recorder
CHAIRMAN, WEBER COUNTY COMMISSION	. WEBER COUNTY SURVEYOR	WEBER COUNTY ATTORNEY	DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT	Deputy.



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

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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.

WEBER COUNTY PLANNING	WEBER COUNTY E
COMMISSION APPROVAL	I HEREBY CERTIFY THAT THE REQUIRE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.	SUBDIVISION CONFORM WITH THE COL
SIGNED THIS DAY OF, 20	THE AMOUNT OF THE FINANCIAL GUAR

ENGINEER

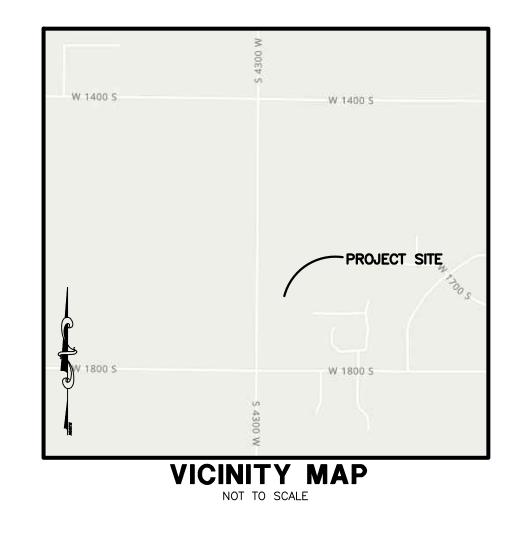
RED PUBLIC INGS FOR THIS OUNTY STANDARDS AND ARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

ATTEST

BRISTOL FARMS SUBDIVISION PHASE 3



CURVE TABLE

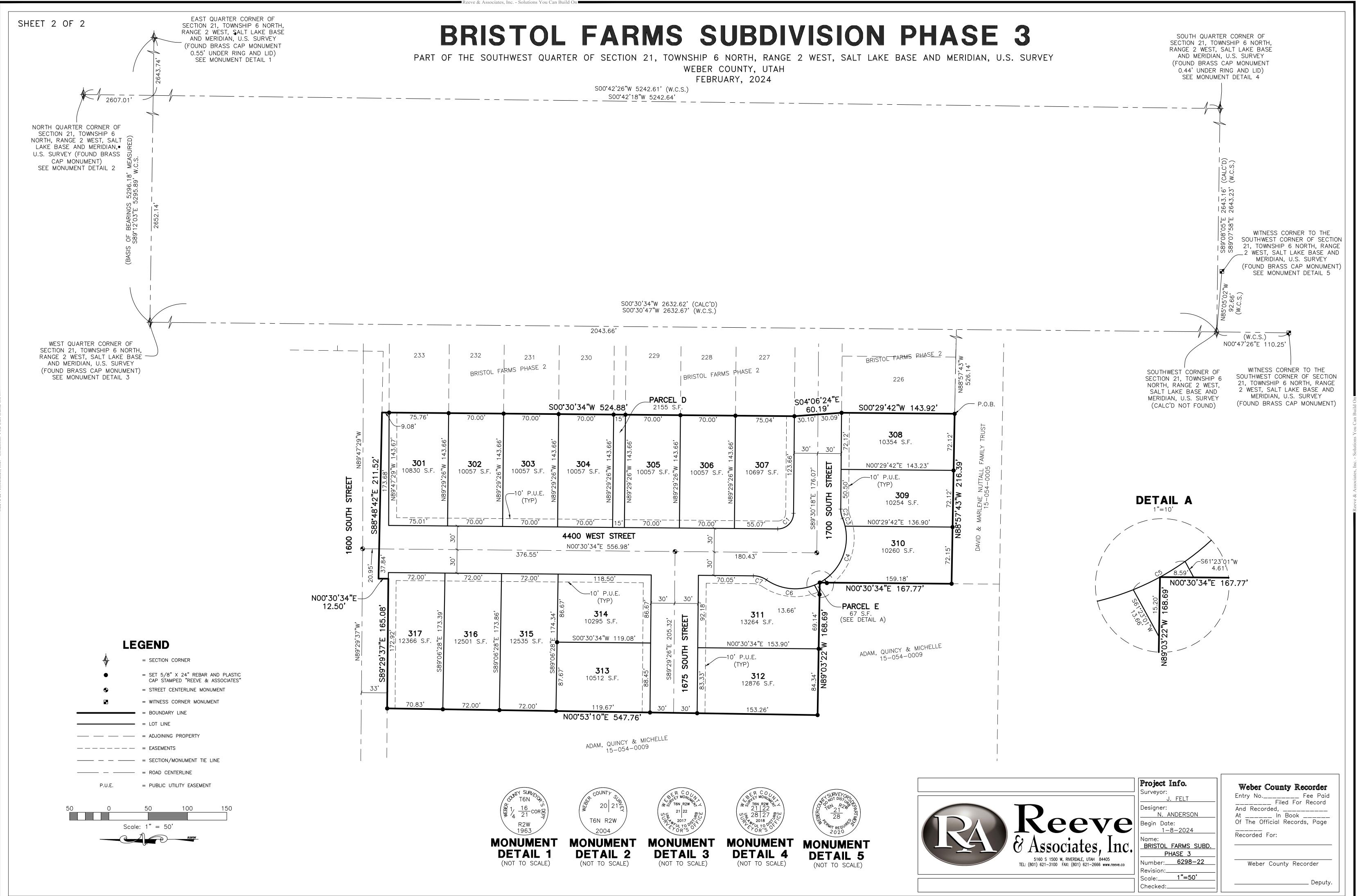
_							
Γ	#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
	C1	20.00'	31.42'	28.29'	20.01'		90°00'52"
	C2	30.00'	11.98'	11.90'	6.07'		22°52'56"
Γ	C3	65.00 '	10.49'	10.48'	5.26'	S72°14'15"W	9°14'58"
	C4	65.00'	77.03'	72.60'	43.76'	N69°11'24"W	67°53'44"
Γ	C5	65.00 '	15.03'	15.00'	7.55'	N28°36'59"W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

WEBER COUNTY COMMISSION ACCEPTANCE	WEBER COUNTY SURVEYOR	WEBER COUNTY ATTORNEY
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	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	I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTH DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AFFECT. SIGNED THIS DAY OF, 20
CHAIRMAN, WEBER COUNTY COMMISSION		
ATTEST TITLE	WEBER COUNTY SURVEYOR	WEBER COUNTY ATTORNEY

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	SURVEYOR'S CERTIFIC	CATE
	I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROSINATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS THAT THIS PLAT OF BRISTOL FARMS SUBDIVISION PHASE . BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUPON DATA COMPILED FROM RECORDS IN THE WEBER CO FROM SAID SURVEY MADE BY ME ON THE GROUND, I FUNREQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINAL CONCERNING ZONING REQUIREMENTS REGARDING LOT MEAWITH.	R 22, PROFESSIONAL ENGINEERS D A SURVEY OF THE PROPERTY 17–23–17 AND HAVE VERIFIED REPRESENTED ON THIS PLAT, AND 3 IN <u>WEBER COUNTY</u> , UTAH, HAS D IS A TRUE AND CORRECT UDED IN SAID SUBDIVISION, BASED DUNTY RECORDER'S OFFICE AND RTHER CERTIFY THAT THE ANCES OF <u>WEBER COUNTY</u> , SUREMENTS HAVE BEEN COMPLIED
	SIGNED THIS DAY OF	_, 20
	9239283 UTAH LICENSE NUMBER	20 9239283 JASON T. FELT STATE OF UTIM
	WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBE SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STR AND NAME SAID TRACT BRISTOL FARMS SUBDIVISION PHAS TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFA DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN USED FOR THE INSTALLATION MAINTENANCE AND OPERATIO LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR PRESERVATION OF WATER CHANNELS IN THEIR NATURAL ST MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH BEING ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY WEBER COUNTY FOR TRAIL PURPOSES AND TO BE MAINTA ASSOCIATION. SIGNED THIS DAY OF	D TRACT OF LAND, DO HEREBY REETS AS SHOWN ON THE PLAT E_3 , AND DO HEREBY DEDICATE TRACT OF LAND DESIGNATED AS ARES AND ALSO TO GRANT AND N AND UNDER THE LANDS N EASEMENTS, THE SAME TO BE N OF PUBLIC UTILITY SERVICE FOR THE PERPETUAL FATE WHICHEVER IS APPLICABLE AS NO BUILDINGS OR STRUCTURES Y DEDICATE PARCELS D & E TO INED BY THE HOME OWNER'S
	SMART FIELDS DEVELOPMENT LLC	
	ACKNOWLEDGME	> 7 7 7
	STATE OF UTAH)SS. COUNTY OF	(AND) LEDGED TO ME THEY ARE TED LIABILITY COMPANY AND CERTIFICATION FREELY,
	COMMISSION EXPIRES	NOTARY PUBLIC
DEVELOPER:	Image: Non-State State	BRISTOL FARMS SUBD. PHASE 3 Number 6298-22
PAT BURNS 1946 W. 5600 S. ROY, UT. 84067 (801) 710-2234 TY ATTORNEY	WEBER-MORGAN HEALTH DEPARTMENT	Revision: Scale:1"=50' Checked: Weber County Recorder
L GUARANTEE AND OTHER THIS SUBDIVISION PLAT, AND WITH THE COUNTY TO AND NOW IN FORCE AND , 20	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	Entry No Fee Paid Filed For Record And Recorded, At In Book Of The Official Records, Page Recorded For: Weber County Recorder
TY ATTORNEY	DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT	Deputy.

____ Deputy.



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SHEET 1 OF 2

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

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.

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___.

WEBER COUNTY ENGINEER

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.

20___.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

ATTEST



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'	62.97'	62.84'	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"

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 _____,

TITLE

CHAIRMAN, WEBER COUNTY COMMISSION

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

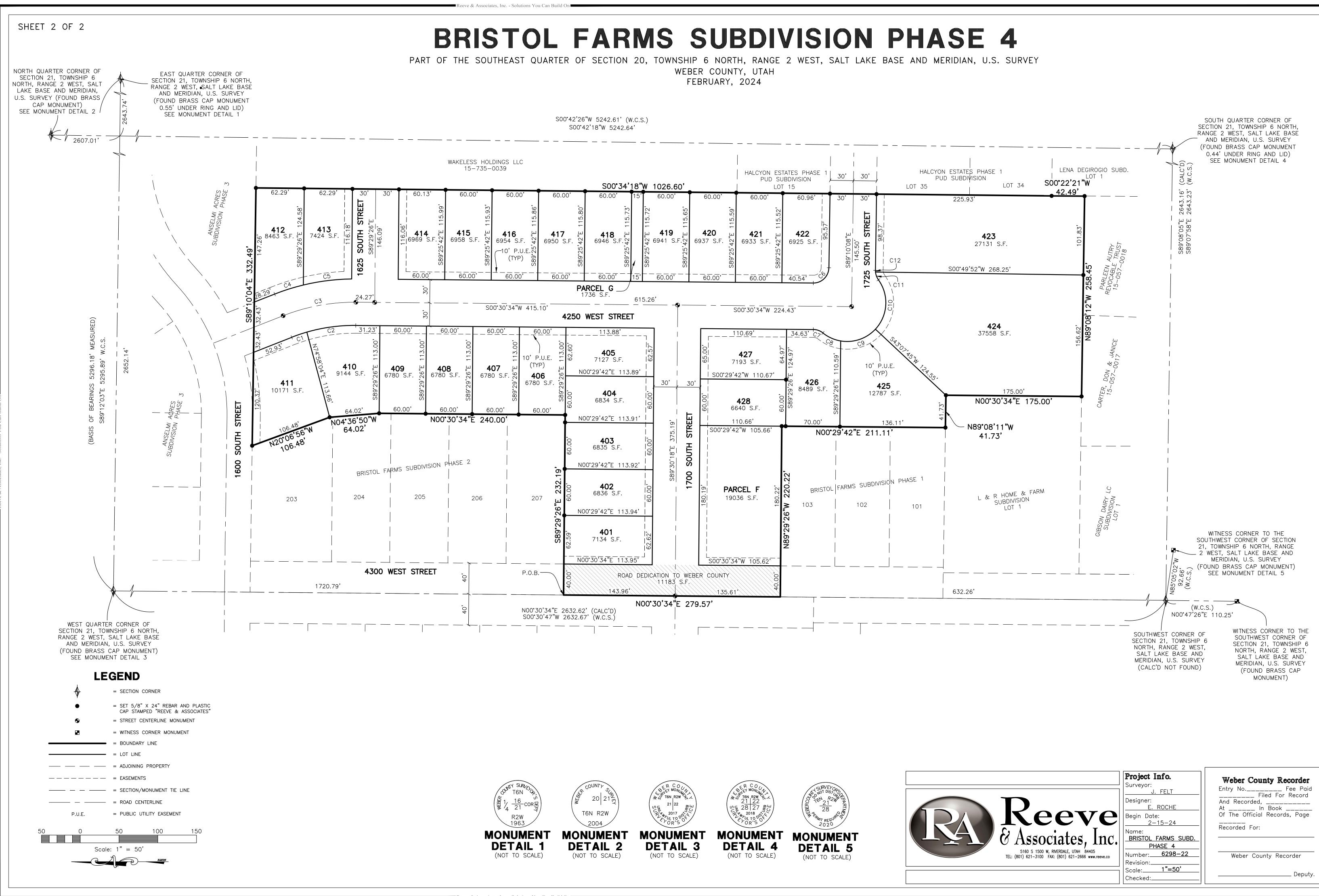
WEBER COUNTY ATTORNEY

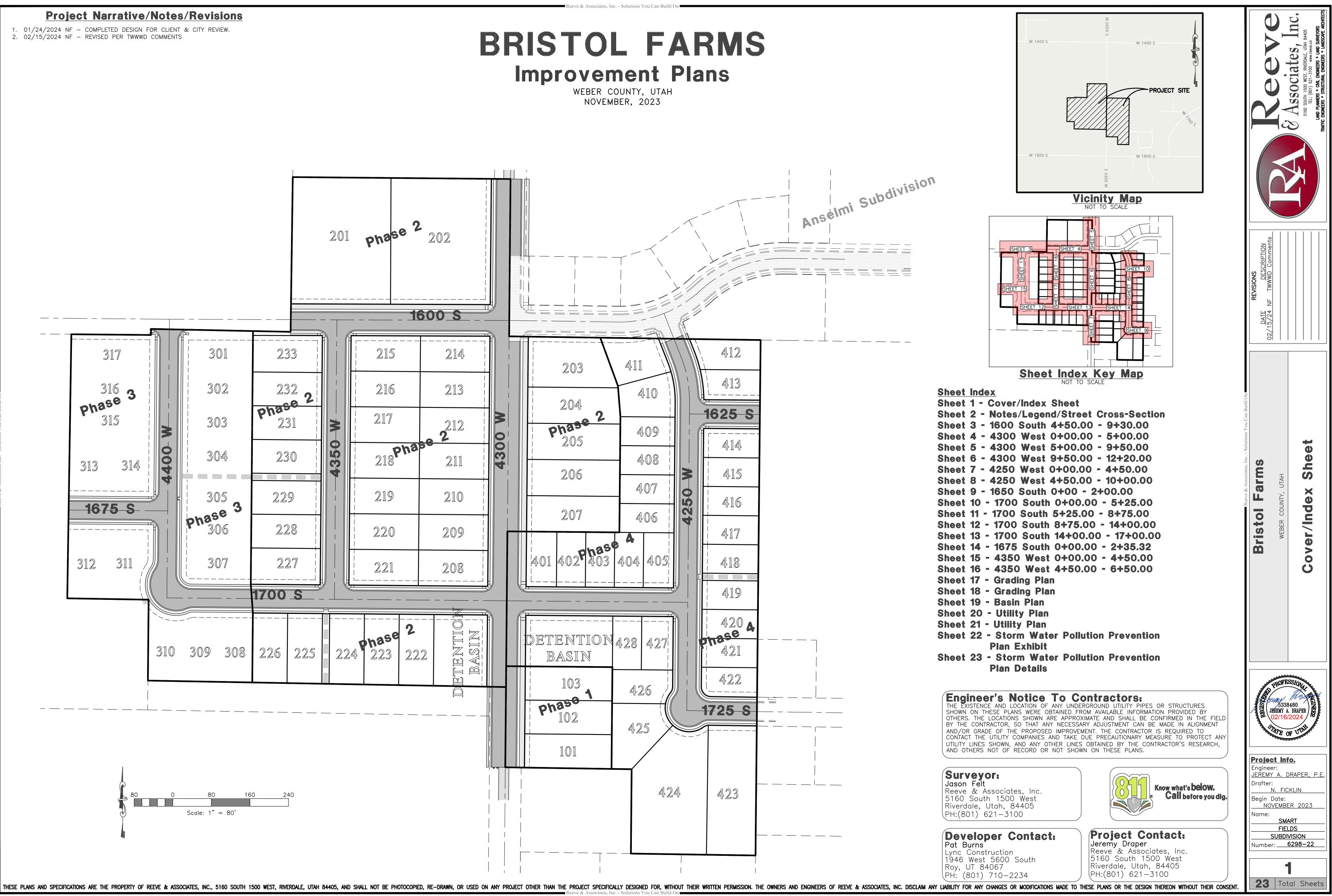
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AN IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AN AFFECT. SIGNED THIS _____ DAY OF _____, 20___.

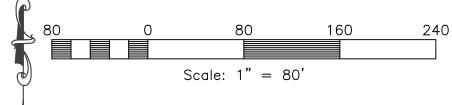
WEBER COUNTY ATTORNEY

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	SURVEYOR'S CERTI	FICATE
	I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A F STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAP AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLE DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTI ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS A THAT THIS PLAT OF BRISTOL FARMS SUBDIVISION PHAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE A REPRESENTATION OF THE HEREIN DESCRIBED LANDS IN UPON DATA COMPILED FROM RECORDS IN THE WEBER FROM SAID SURVEY MADE BY ME ON THE GROUND, I REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORI CONCERNING ZONING REQUIREMENTS REGARDING LOT N WITH.	TER 22, PROFESSIONAL ENGINEERS ETED A SURVEY OF THE PROPERTY ON 17–23–17 AND HAVE VERIFIED AS REPRESENTED ON THIS PLAT, AND SE 4 IN WEBER COUNTY , UTAH, HAS AND IS A TRUE AND CORRECT ICLUDED IN SAID SUBDIVISION, BASED <u>COUNTY</u> RECORDER'S OFFICE AND FURTHER CERTIFY THAT THE DINANCES OF <u>WEBER COUNTY</u> , MEASUREMENTS HAVE BEEN COMPLIED
	SIGNED THIS DAY OF	, 20
	9239283 UTAH LICENSE NUMBER	20, 20 get get get get get get get get get get
	OWNERS DEDICATION AND WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCR SET APART AND SUBDIVIDE THE SAME INTO LOTS AND AND NAME SAID TRACT BRISTOL FARMS SUBDIVISION PH TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF S STREETS, THE SAME TO BE USED AS PUBLIC THOROUG DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, U DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DI USED FOR THE INSTALLATION MAINTENANCE AND OPERA LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS PRESERVATION OF WATER CHANNELS IN THEIR NATURAL MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, W BEING ERECTED WITHIN SUCH EASEMENTS AND AND DO THE HOME OWNER'S ASSOCIATION FOR DRAINAGE PURP PARCEL G TO WEBER COUNTY FOR TRAIL PURPOSES AN OWNER'S ASSOCIATION. SIGNED THIS DAY OF	IBED TRACT OF LAND, DO HEREBY STREETS AS SHOWN ON THE PLAT IASE 4 , AND DO HEREBY DEDICATE AID TRACT OF LAND DESIGNATED AS HFARES AND ALSO TO GRANT AND PON AND UNDER THE LANDS RAIN EASEMENTS, THE SAME TO BE TION OF PUBLIC UTILITY SERVICE OR FOR THE PERPETUAL STATE WHICHEVER IS APPLICABLE AS ITH NO BUILDINGS OR STRUCTURES HEREBY DEDICATED PARCEL F TO OSES AND DO HEREBY DEDICATE ND TO BE MAINTAINED BY THE HOME
	SMART FIELDS DEVELOPMENT LLC	
	NAME/TITLE	
	ACKNOWLEDGN STATE OF UTAH)SS.	IENT
	COUNTY OF DAY OF, ON THE DAY OF, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,, BEING BY ME DULY SWORN, ACKN AND OF SAID L THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION A VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILIT THEREIN MENTIONED.	(AND) IOWLEDGED TO ME THEY ARE IMITED LIABILITY COMPANY AND AND CERTIFICATION FREELY,
	COMMISSION EXPIRES	NOTARY PUBLIC
DEVELOPER: LYNC CONSTRUCTION PAT BURNS 1946 W. 5600 S. ROY, UT. 84067 (801) 710–2234		S, Inc. BRISTOL FARMS SUBD. PHASE 4 Number 6298-22
Y ATTORNEY GUARANTEE AND OTHER HIS SUBDIVISION PLAT, AND WITH THE COUNTY AND NOW IN FORCE AND , 20	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	Filed For Record
		Weber County Recorder
(ATTORNEY	DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT	Deputy.







General Notes:

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), 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.
- . CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER. 3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL
- AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. 4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- 6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY
- GUIDELINES. 8. PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION. 10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY
- CONTROLLING THE ROAD. INCLUDING OBTAINING REQUIRED INSPECTIONS. 11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- 12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. 13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- 14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS. 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER
- DEVICES NECESSARY FOR PUBLIC SAFETY. 16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY
- ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS. 17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF. DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS. HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- 18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION. 19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE
- OWNER, ENGINEER, AND/OR GOVERNING AGENCIES. 20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE
- POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE. 21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE 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. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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. 22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE
- CONTRACTOR. 23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- 24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- 25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER O THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE
- 26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- 27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- 28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING. 29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE
- CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES 30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- 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. 2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO
- COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION. 10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW
- ACCESS 11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- 12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION. 13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- 14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES. 15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- 16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION). 17. ALL CULINARY WATER FACILITIES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH TAYLOR-WEST WEBER WATER
- IMPROVEMENT DISTRICT STANDARD DETAILS AND SPECIFICATIONS, AVAILABLE UPON REQUEST TO RYAN@TAYLORWESTWEBERWATER.COM OR 801.731.1668. THE DISTRICT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO ANY PRECONSTRUCTION MEETINGS OR CONSTRUCTION ACTIVITY.
- 18. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

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.

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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.

SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT 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, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL 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.

CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

TO THE CONTOURS.

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

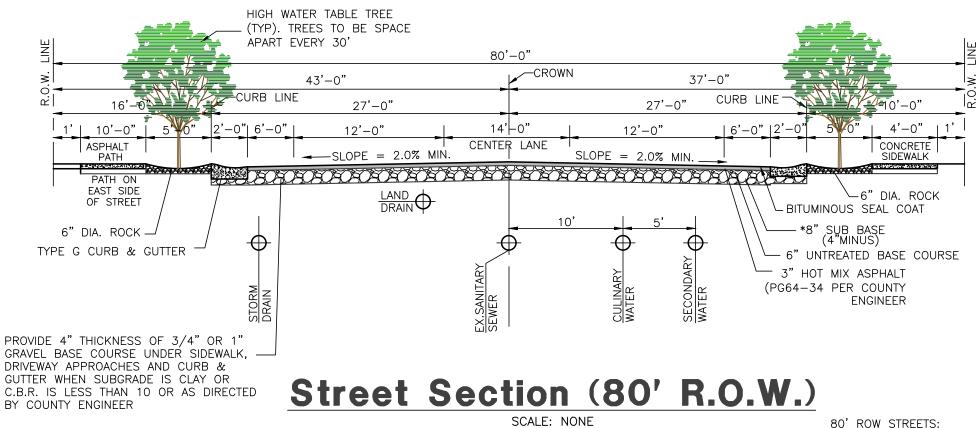
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

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 STRAW PERPENDICULAR TO SLOPES

C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

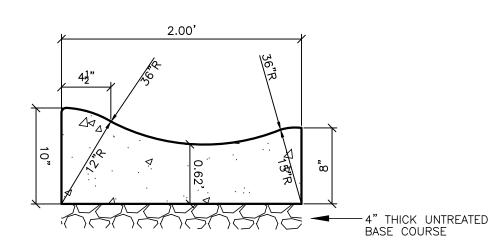
Street Section Notes: STREETS HEADING IN A EAST/WEST DIRECTION WILL HAVE A 10' PATH ON THE NORTH SIDE OF THE STREET. • STREETS HEADING IN A NORTH/SOUTH DIRECTION WILL HAVE A 10' PATH ON THE EAST SIDE OF THE STREET.



BY COUNTY ENGINEER

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER.

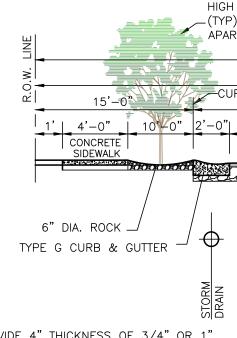
WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL



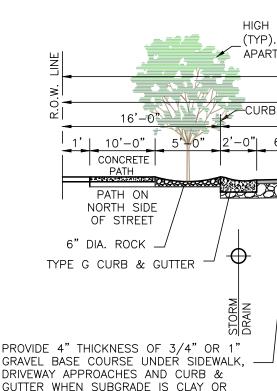


LD LAT =	proposed land drain lateral
W LAT =	PROPOSED WATER LATERAL
SS_LAT =	PROPOSED SEWER LATERAL
W/8 =	PROPOSED CULINARY WATER LINE
— — EX.W — — — =	EXISTING CULINARY WATER LINE
SW/8 =	PROPOSED SECONDARY WATER LINE
— —EX.SW— — =	EXISTING SECONDARY WATER LINE
SS/8 =	proposed sanitary sewer line
— —EX.SS — — =	EXISTING SANITARY SEWER LINE
SD/15 =	PROPOSED STORM DRAIN LINE
— —EX.SD — — =	EXISTING STORM DRAIN LINE
LD/8 =	PROPOSED LAND DRAIN LINE
— —EX.LD — — =	EXISTING LAND DRAIN LINE
——IRR/18—— =	PROPOSED IRRIGATION LINE
— —EX.IRR— — =	EXISTING IRRIGATION LINE
— <u> </u>	EXISTING FENCE LINE
OO=	PROPOSED FENCE LINE
· · =	DRAINAGE SWALE
OHP =	overhead power line
— =	PROPOSED FIRE HYDRANT
= ŭ	EXISTING FIRE HYDRANT
• =	PROPOSED MANHOLE
) =	EXISTING MANHOLE
• =	PROPOSED SEWER CLEAN-OUT
X =	PROPOSED GATE VALVE
⊻ =	EXISTING GATE VALVE
ப் =	PLUG & BLOCK
=	AIR VAC ASSEMBLY

= DUAL SECONDARY METER



PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, ----DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER



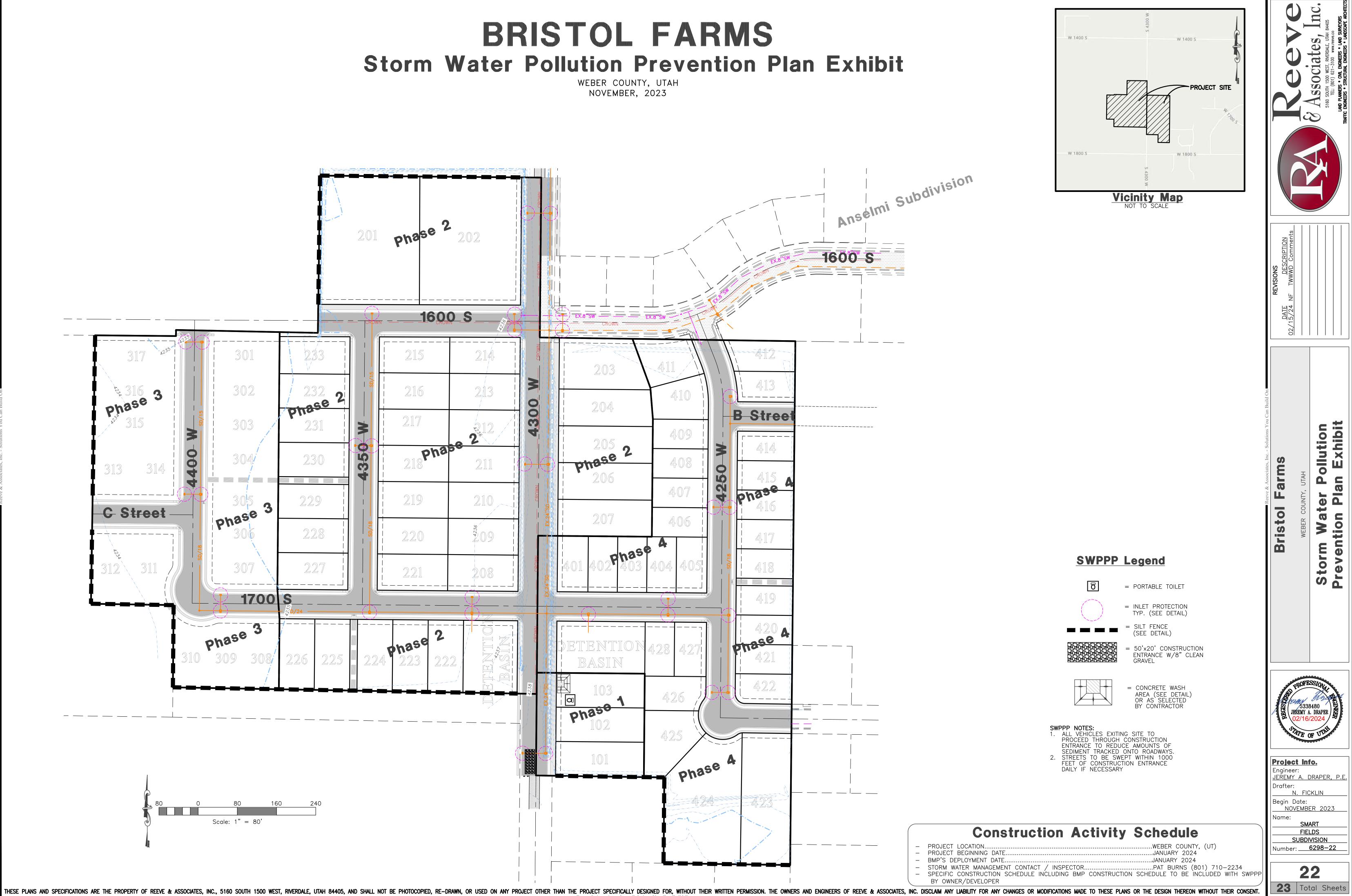
DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

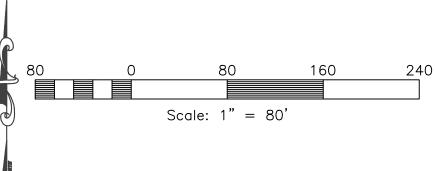
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

80' ROW STREETS: 4300 WEST STREET

	Legend				
	Legend				, LINC. ITAH 84405 We.co D SURFYORS LANDSCAPE ARCHITECTS
L 💽	= proposed water meter	ROW SD	= RIGHT-OF-WAY = STORM DRAIN		AH 84405 a.co surveyors surveyors
()	= EXISTING WATER METER	SL	= STREET LIGHT		
•	= PROPOSED REDUCER	SS	= SANITARY SEWER		at contraction of the second s
	= EXISTING REDUCER	TBC	= TOP BACK OF CURB		OC1 1500 WEST, (801) 621–3 5 * CML ENG STRUCTURAL
-	= PROPOSED CATCH BASIN	TOA TOC	= TOP OF ASPHALT = TOP OF CONCRETE		
	= EXISTING CATCH BASIN	TOFF	= TOP OF FINISHED FLOOR		DOUTH TEL: TEL: PLANNER
€	= PLUG W/ 2° BLOW-OFF	TOS	= TOP OF STAIRS		5160 SOL 5160 SOL TE LAND PLANN TRAFFIC ENGINEERS
	= STREET LIGHT	TOW TSW	= TOP OF WALL = TOP OF SIDEWALK		TRAFF C
	= SIGN	UGP	= IOP OF SIDEWALK = UNDERGROUND POWER		
-0-	= POWER POLE	W	= CULINARY WATER		
BFE	= BASEMENT FLOOR ELEVATION	WM	= WATER METER		
BLDG	= BUILDING		= EXISTING ASPHALT PAVEMENT		
BOS	= BOTTOM OF STAIRS				
BOW BP	= BOTTOM OF WALL = BEGINNING POINT		= PROPOSED ASPHALT PAVEMENT		
df C&G	= BEGINAING FOINT = CURB & GUTTER		= PROPOSED CONCRETE		
CB	= CATCH BASIN				
CF	= CUBIC FEET		= PROPOSED GRAVEL	<u>ents</u>	
CFS	= CUBIC FEET PER SECOND	4800	= EXISTING CONTOUR GRADE	CRIPTION Comments	
EP FF	= ENDING POINT = FINISH FLOOR				
FF	= FINISH FLOOR = FINISH FLOOR ELEVATION	4800	= PROPOSED CONTOUR GRADE	REVISIONS DES TWWWD	
FG	= FINISHED GRADE			Ш Ж	
FH	= FIRE HYDRANT			L Z	
FL GB	= FLOW LINE = GRADE BREAK			DATE 5/24	
INV	= GRADE BREAK = INVERT			02/1	
LF	= LINEAR FEET				
NG	= NATURAL GRADE				
OHP	= OVERHEAD POWER				
PC PP	= POINT OF CURVATURE				
PP PRC	= POWER/UTILITY POLE = POINT OF RETURN CURVATURE			Dn Dn	
PT	= POINT OF TANGENCY			build C	
PUE	= PUBLIC UTILITY EASEMENT			Can B	
RCP	= REINFORCED CONCRETE PIPE				
RIM	= RIM OF MANHOLE			Solutions You Can Build On	ion
RIM WATER TABLE T TREES TO BE T EVERY 30' 30'-0"	= RIM OF MANHOLE TREE	30'-0"		J Farms COUNTY, UTAH	0
RIM WATER TABLE T . TREES TO BE T EVERY 30' <u>30'-0"</u> RB LINE	REE SPACE 15'-0" CENTER LINE		RB LINE	OI Farms county, utah	s/Legend/ Cross-Sectio
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23 | Total Sheets



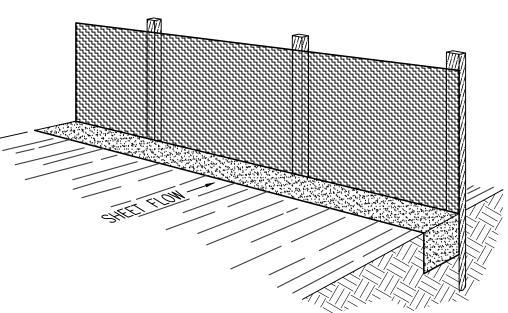


Notes:

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: а. To be performed in designated areas only and surrounded with silt fence barriers. Soil contaminated by soil amendments: If any contaminates are found or generated, contact environmental engineer and contacts listed. Areas of contaminated soil: с. If any contaminates are found or generated, contact environmental engineer and contacts listed. Fueling area: d. To be performed in designated areas only and surrounded with silt fence. Vehicle maintenance areas: e. 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: a. 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. b. 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 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. с. 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 a. 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: b. 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 repor 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. а. b. 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. c. 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 d. 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. а. Part II.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 с. 300000. 50'x20' CONSTRUCTION ENTRANCE

OVER WOVEN GEOTECH FABRIC **Cross Section 50' x 20' Construction Entrance**

W/ 8" CLEAN 2"-4" Ø GRAVEL BASE



Perspective View

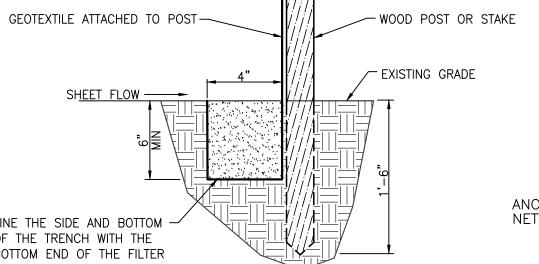
Figure 2

ap	applications.				
	TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)				
	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.

- against the downstream wall of the trench *Adjacent rolls of silt fence should be joined be 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
- fence height and/or anchorage depth is obtained.
- 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.

(6"x6") trench at the desired location. ing projections, against the downstream wall of the trench. Maximum post spacing should

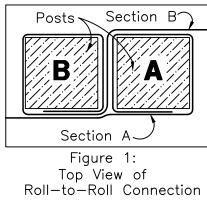


- should generally be less than three (3) times the height of the fence.

rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.

are one-third of the fence height, remove Avoid damage to the fabric during cleanout.

<u>REMOVAL</u>



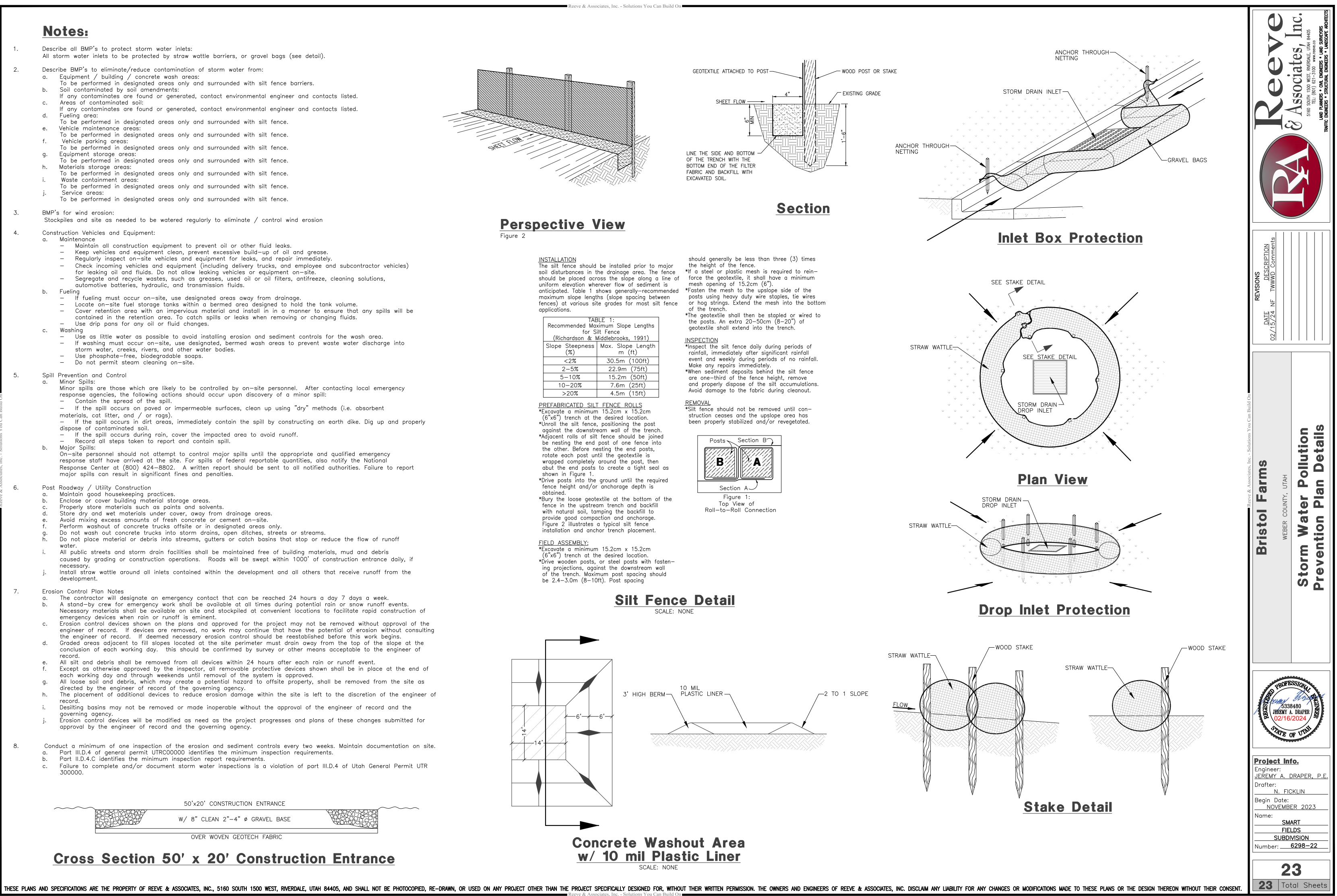


Exhibit F



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 REPRESENATIVE OF THE DISTRICT.

Sincerely,

Ryan Rogers-Manager Taylor West Weber Water District





PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

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



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

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