



FARR WEST CITY PLANNING COMMISSION AGENDA

August 10, 2023 at 6:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a 6:00 pm work session and their regular meeting at 7:00 pm on Thursday, August 10, 2023

6 pm Work Session – Work session to discuss potential mixed use development located at approximately 1800 North 2175 West

1. Call to Order – Chairwoman Genneva Blanchard
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Comments/Reports
 - a. Public Comments (2 minutes)
 - b. Report from City Council
4. Business Items
 - a. Public hearing to consider and take action on the request to re-zone Cameron Watson property, parcel number 15-770-0001, located at approximately 1245 North 2000 W from the R-1-15 zone to the C-2 zone – Jordan Watson
 - b. Recommend to the City Council approval or denial of the request to re-zone Cameron Watson property, parcel number 15-770-0001, located at approximately 1245 North 2000 W from the R-1-15 zone to the C-2 zone – Jordan Watson
 - c. Set a public hearing for September 14, 2023 to consider the request of a re-zone of parcels 15-005-0108 and 15-004-0111 located at approximately 1800 North 2175 West from the R-1-15 and A-1 zones to the Mixed Use Zone; Commercial and Residential – Jared Hadley
5. Consent Items
 - a. Approval of minutes dated August 10, 2023
6. Chairman/Commission Follow-up
 - a. Report on Assignments
7. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was mailed to each member of the Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on August 18, 2023.

Andrea Zweifel
Clerk

Application for Rezoning Real Property



Date Submitted 7/19/23 Applicant's Name Jordan Watson (Triad land development)

Applicant's Address _____

Applicant's Phone _____ E-mail (optional) _____

Fee Schedule (check one):

Up to 5 acres..... \$150.00 []

More than 5 acres..... \$200.00 []

Commercial or Manufacturing..... \$250.00 [X]

Fee received by Mckinzie Tams Date 7.19.2023

I (we), the undersigned property owner (s), request that the following real property (include or attach a legal description and a scale drawing of the real property here):

Attached

Be rezoned from (present zoning) Residential

To (desired zoning) C2

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. [X]

The Planning Commission must review the request from the standpoint that changes in property zoning cannot be made unless it is in the best interest of the citizens of Farr West City generally.

Please answer the following questions: (Attach additional sheets if necessary)

1. How is this request consistent with the policies of Farr West City's General Plan?

This is in accordance with the General Plan.
Adjacent to C2 zoning and Future plan
Zoning on 2000 W.

Application for Rezoning Real Property



2. How will this request benefit the general public and the community?

Removes old residential from 2000 W (What UDOT wants).
Creates C2 on 2000 W (Primary Commercial Corridor)
bringing new business opportunities and tax revenue to FW city.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

This rezone will expand the C2 project we have
on adjacent property, beautify the area, and
bring much needed commercial flex space to FW city.

Signature of Petitioner(s):

Address:

✓ Checklist:

- ☒ Fees Paid
- ☒ Legal Description
- ☒ Scale Drawing
- ☒ Adjacent Property Owners List
- ☐ Public Hearing Set
- ☐ Adjacent Property Owners Notified

- ☐ Notice Advertised on: _____
- ☐ Public Hearing Held on: _____
- PC Recommendation:
- ☐ Approve ☐ Reject Date: _____
- CC Action:
- ☐ Approve ☐ Reject Date: _____



Ownership and Current References

[Print Page](#) [Close Window](#)

Parcel # Township/Range/Section:

15-770-0001 6N/2W/2

Change Dates:
Name: 15-DEC-2021
Tax Unit: 15-DEC-2021

Owner: **WATSON, CAMERON**
Second:
Care of:
Street:
City/State/Zip:

Property Address:
1246 N 2000 W
FARR WEST 84404

Prior Parcels:
15 004 0046

Tax Unit: 145

Additional Names:

Current References:

Seq	Entry Nbr	Book/Page	Kind of Instr
1	3204407		WARRANTY DEED

Deed Date	Record Date
12-14-2021	15-DEC-2021

Comments:

Legal Description:

ALL OF LOT 1, FISHER HOMESTEAD, FARR WEST CITY, WEBER COUNTY, UTAH.

Run Date: July 18, 2023, 11:49 am



W3204407

Tax Notice to Grantee



E# 3204407 PG 1 OF 1
Leann H. Kilts, WEBER COUNTY RECORDER
15-Dec-21 0404 PM FEE \$40.00 DEP TN
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

THIS DEED, is made and entered into by and between, **John L. Watson**, hereinafter ("Grantor"), in favor of

Cameron Watson,
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by the Grantee as a Replacement Property, to the Grantor, in anticipation of the Grantor conveying the property as a Relinquished Property under the terms and conditions of an Exchange Agreement with a Qualified Intermediary in accordance with Section 1031 of the I.R.S.C., the receipt and sufficiency of which are acknowledged. Grantor hereby gives, grants, bargains, sells, conveys, deeds, and warrants unto Grantee against all claiming by through or under to real property located in **Weber County, State of Utah**, more particularly described as follows ("Premises"):

All of Lot 1, Fisher Homestead, Farr West City, Weber County, Utah,
according to the official plat thereof.
Weber County, State of Utah, Tax Parcel Number 15-770-0001

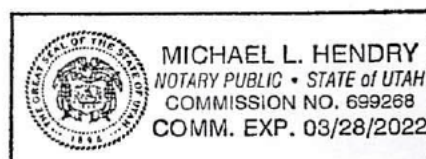
Subject to easements, restrictions, rights of way of record, by decree, or prescription, non-delinquent taxes, assessments, or reservations.

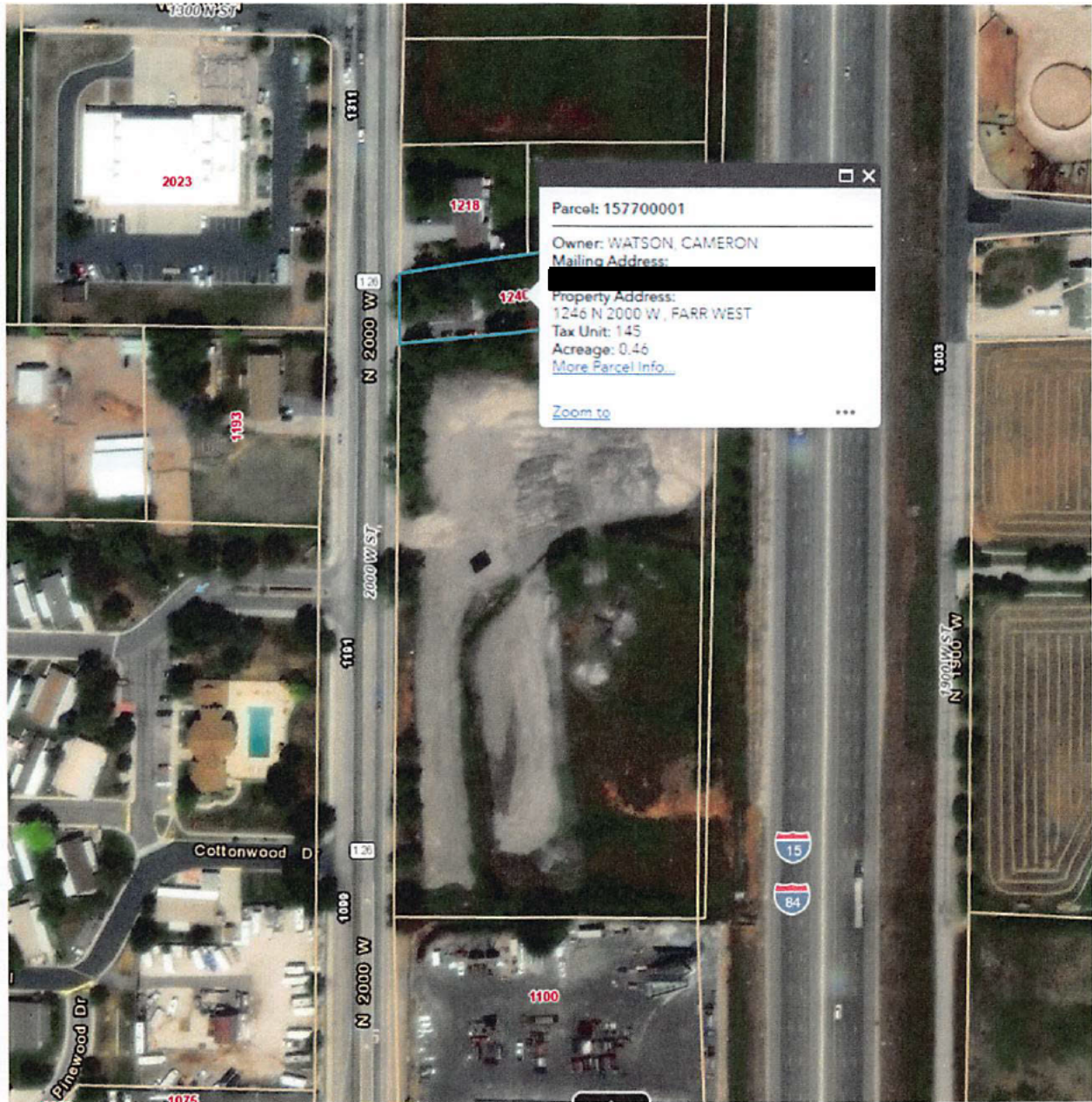
John L. Watson *12/14/2021*
John L. Watson Date

State of Utah
County of Weber

On this the 14th day of December John L. Watson, acknowledged to me, a Notary Public in the State of Utah, that this document was signed by him, on the date stated, and was executed under no duress, express or implied.

[Signature]
Notary Public





Parcel: 157700001

Owner: WATSON, CAMERON

Mailing Address:

Property Address:

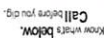
1246 N 2000 W, FARR WEST

Tax Unit: 145

Acreage: 0.46

[More Parcel Info](#)

[Zoom to](#)



C200

Notice To Contractors

PROPERTY SIZE	BLINDING DOOLANDS	UNOCCUPIED AREA	UNOCCUPIED AREA	PROPERTY SIZE
274,217 SF / 6,206 AC	98,000 SF (35.4%)	177,217 SF (64.6%)	37,278 SF (13.7%)	274,217 SF / 6,206 AC

Site Data

AKA RAMP, NOT TO EXCEED SLOPE GREATER THAN 1.5%
 IN ANY DIRECTION

ប្រធាន

1. 5 x 5 footings, not to exceed greater than 1.5% in any direction.

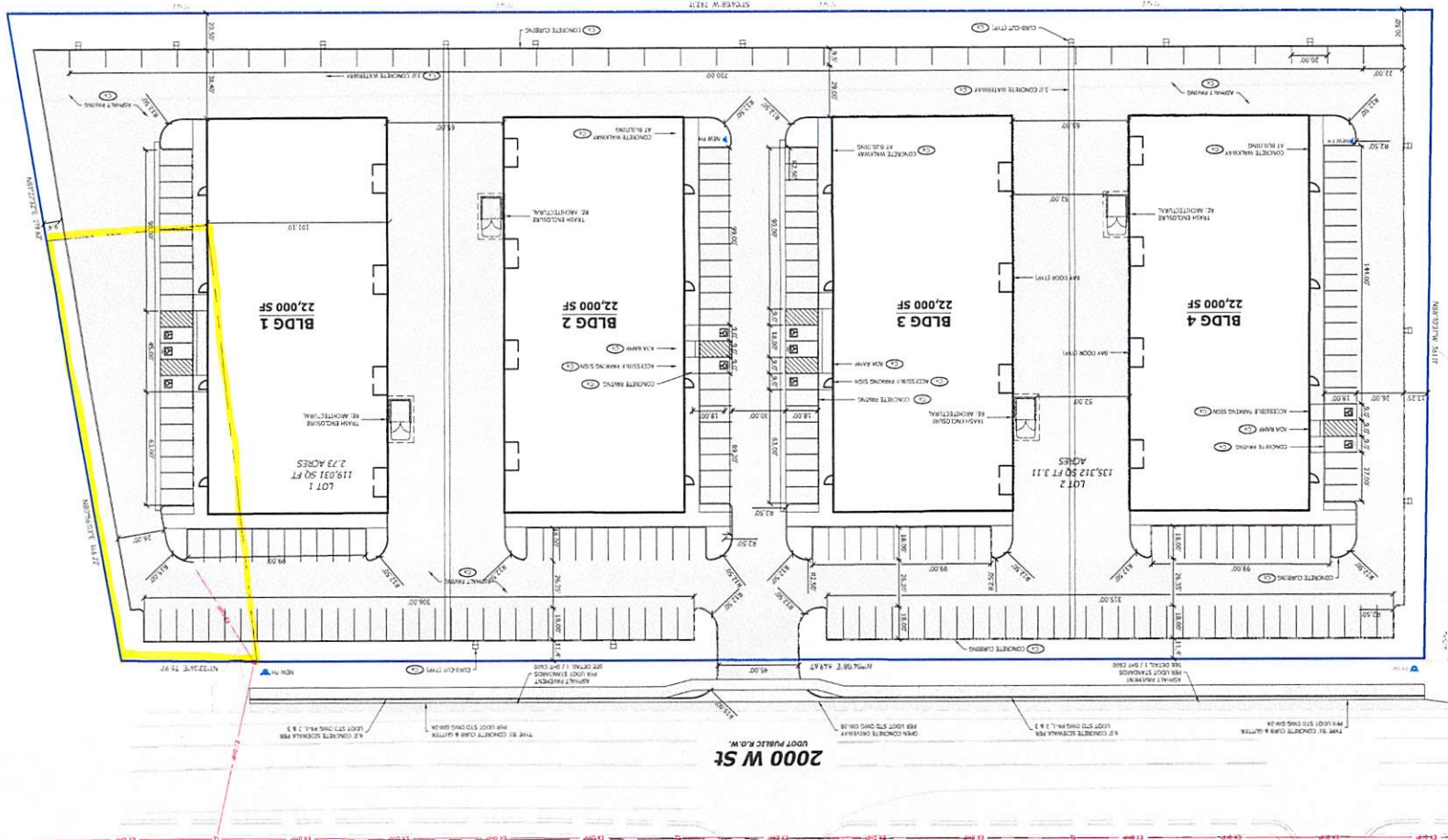
Key Notes

VERIFY SCALES

SCALE IS ONE INCH ON ORIGINAL DRAWING.

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

IS CHAIRMAN, BOARD OF DIRECTORS

[illegible]

Proposed project site plan

REVISIONS

REV. DATE	DESCRIPTION	BY
0 06-16-2013	INITIAL SUBMITAL TO CITY	TP

TRIAD LAND DEVELOPMENT

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN

HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EML: Thomas@HuntDay.co



Application for Rezoning Real Property



Date Submitted 8-18-2023 Applicant's Name Jared Hadley
Applicant's Address [REDACTED]
Applicant's Phone [REDACTED] E-mail (optional) [REDACTED]

.....

Fee Schedule (check one):

Up to 5 acres..... \$150.00 []
More than 5 acres.....\$200.00 []
Commercial or Manufacturing..... \$250.00 [X]

Fee received by McKinzie Tams Date 8/10/2023

.....

I (we), the undersigned property owner (s), request that the following real property (include or attach a legal description and a scale drawing of the real property here):

Parcel 15-005-0108 and 15-004-0111- Legal Descriptions Attached

Be rezoned from (present zoning) R-1-15 & A-1
To (desired zoning) Mixed Use Zone

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. []

The Planning Commission must review the request from the standpoint that changes in property zoning cannot be made unless it is in the best interest of the citizens of Farr West City generally.

Please answer the following questions: (Attach additional sheets if necessary)

1. How is this request consistent with the policies of Farr West City's General Plan?
The Mixed Use zone is proposed on the future land use map in the general plan.

Application for Rezoning Real Property



2. How will this request benefit the general public and the community?

____ This request will provide housing that will allow for a more affordable product while still providing a quality product for the residents. The Commercial component of the mixed use will provide opportunities for the public and the community to work and receive services. _____

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

Signature of Petitioner(s):

Address:

✓ Checklist:

- ☐ Fees Paid
- ☒ Legal Description
- ☐ Scale Drawing

- ☐ Notice Advertised on: _____
- ☐ Public Hearing Held on: _____
- PC Recommendation: _____

Application for Rezoning Real Property



☒ Adjacent Property Owners List
☐ Public Hearing Set
☐ Adjacent Property Owners Notified

☐ Approve ☐ Reject Date: _____
CC Action:
☐ Approve ☐ Reject Date: _____

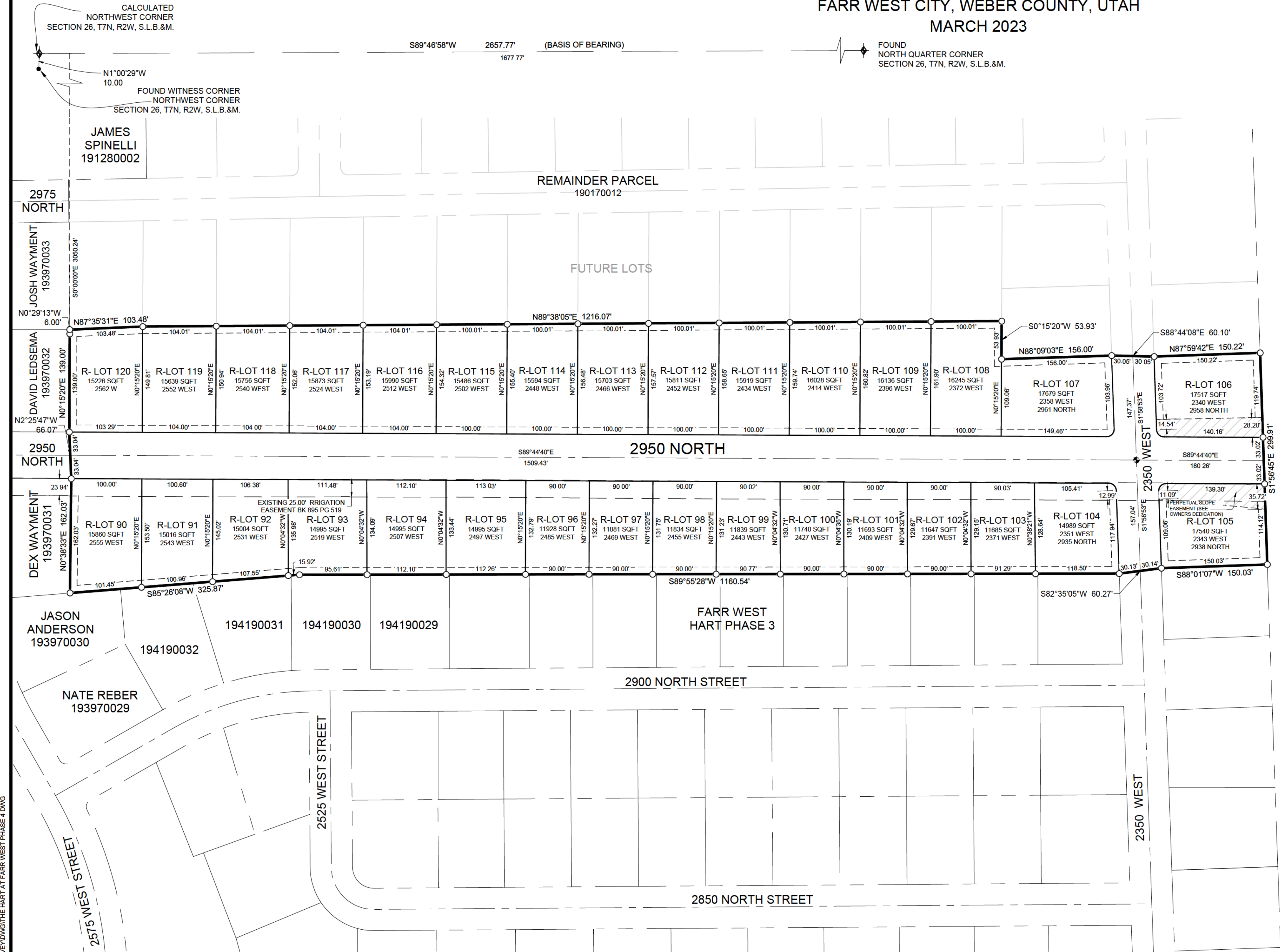
PARCEL 15-005-0108

BEGINNING AT A POINT LOCATED ON THE WEST FENCE LINE OF DESCRIBED PROPERTY, SOUTH 1213.39 FEET AND WEST 17.60 (FEET) FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 00D50'30" WEST 1470.54 FEET ALONG SAID LINE; THENCE SOUTH 88D55'34" EAST 21.00 FEET ALONG A FENCE LINE, THENCE SOUTH 00D24'57" WEST 51.41 FEET ALONG A FENCE LINE TO A POINT ON A FENCE LINE, THENCE NORTH 89D49'21" EAST 789.31 FEET ALONG SAID FENCE LINE, THENCE NORTH 00D44'00" WEST 826.50 FEET, THENCE NORTH 80D43'29" WEST 5.34 FEET ALONG A FENCE LINE, THENCE NORTH 05D21'25" EAST 965.87 FEET TO THE SOUTH RIGHT OF WAYLINE OF 1800 NORTH STREET (A 66' STREET) THENCE NORTH 88D35'18" WEST 285.00 FEET ALONG RIGHT OF WAY, THENCE SOUTH 00D34'03" WEST 348.48 FEET; THENCE NORTH 88D35'18" WEST 250.00 FEET; THENCE NORTH 00D34'03" EAST 348.48 FEET; THENCE NORTH 88D35'18" WEST 25.00 FEET, THENCE SOUTH 00D34'03" WEST 348.48 FEET, THENCE NORTH 88D35'18" WEST 150.00 FEET, THENCE NORTH 00D34'03" EAST 58.08 FEET, THENCE NORTH 88D35'18" WEST 150.00 FEET TO THE POINT OF BEGINNING. EXCEPTING: BEGINNING AT A POINT SOUTH 1213.48 FEET ALONG THE SECTION LINE AND SOUTH 88D56'02" EAST 16.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 88D56'02" EAST 123.55 FEET; THENCE SOUTH 00D13'19" WEST 66.30 FEET; THENCE NORTH 88D56'02" WEST 124.39 FEET; THENCE NORTH 00D57'07" EAST 66.29 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING: BEGINNING AT A POINT SOUTH 1213.48 FEET ALONG THE SECTION LINE AND SOUTH 88D56'02" EAST 16.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 00D57'07" WEST 71.38 FEET, THENCE NORTH 89D31'00" WEST 25.88 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE NORTH 00D29'28" EAST 71.65 FEET ALONG SAID EXISTING FENCE LINE, THENCE SOUTH 88D56'02" EAST 26.45 FEET TO THE POINT OF BEGINNING. [NOTE: THIS DIVISION DOES NOT COMPLY WITH UTAH CODE SECTION 10-9A-605(3).] [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]

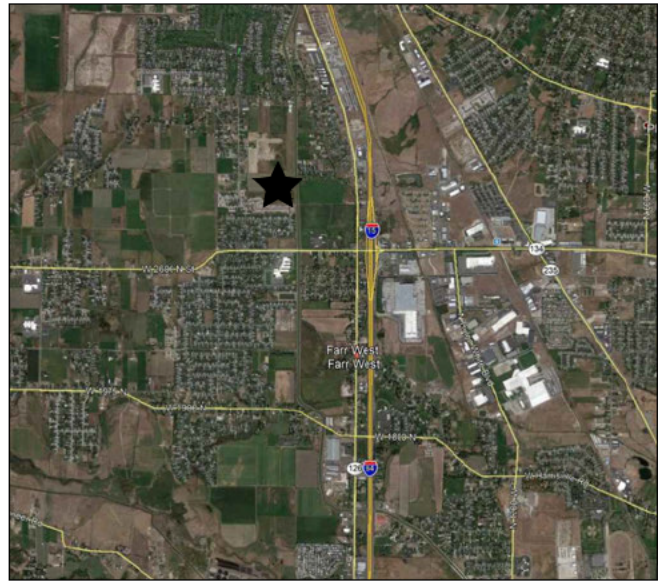
PARCEL 15-004-0111

BEGINNING AT THE CENTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°04'12" WEST 51.72 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE TO THE SOUTH LINE OF THE RIVER BLACKSMITH PROPERTIES LLC PARCEL; THENCE NORTH 89°48'48" EAST 787.53 FEET TO THE WEST LINE OF THE WILLARD CANAL (USA PROPERTY); THENCE FIVE (5) COURSES ALONG THE WEST LINE AS FOLLOWS: (1) NORTH 89°50'07" EAST 21.85 FEET; (2) SOUTH 15°56'36" EAST 412.38 FEET TO A POINT OF NON-TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH 74°06'16" EAST; (3) SOUTHEASTERLY ALONG THE ARC OF A 279.67 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 211.86 FEET (CENTRAL ANGLE EQUALS 43°24'16", AND LONG CHORD BEARS SOUTH 37°35'52" EAST 206.83 FEET); (4) SOUTH 59°17'12" EAST 321.00 FEET TO A POINT OF NON-TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH 30°42'19" EAST; AND (5) EASTERLY ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 192.84 FEET (CENTRAL ANGLE EQUALS 23°01'08", AND LONG CHORD BEARS SOUTH 70°48'15" EAST 191.55 FEET) TO THE WEST LINE OF THE PARKER VENABLE PARCEL; THENCE TWO (2) COURSES ALONG THE WEST AND SOUTH LINE OF SAID PARCEL AS FOLLOWS: (1) SOUTH 01°04'08" WEST 204.36 FEET TO A FOUND REBAR WITH A "MTN WEST" CAP; AND (2) SOUTH 89°03'00" EAST 85.60 FEET TO THE WEST BOUNDARY LINE OF THE BONA VISTA WEBER FIRE DISTRICT SUBDIVISION (BK 62 PG 080); THENCE SOUTH 01°04'08" WEST 610.35 FEET ALONG SAID WEST BOUNDARY LINE; THENCE NORTH 88°44'08" WEST 1,578.41 FEET TO SAID NORTH-SOUTH QUARTER SECTION LINE; THENCE NORTH 00°04'12" EAST 1,535.57 FEET ALONG SAID QUARTER SECTION LINE; THENCE NORTH 89°28'55" WEST 60.00 FEET; THENCE NORTH 00°04'12" EAST 82.00 FEET TO THE EAST-WEST QUARTER SECTION LINE; THENCE NORTH 89°28'55" WEST 55.88 FEET ALONG SAID QUARTER SECTION LINE; THENCE NORTH 01°39'38" WEST 1,034.50 FEET; THENCE NORTH 88°20'08" EAST 119.90 FEET; THENCE NORTH 02°29'57" WEST 361.43 FEET TO THE SOUTH BOUNDARY LINE OF THE 2300 WEST STREET CHURCH SUBDIVISION (BK 69 PG 046); THENCE SOUTH 89°09'37" EAST 50.47 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE NORTH-SOUTH QUARTER SECTION LINE; THENCE SOUTH 00°21'23" WEST 1,398.98 FEET ALONG SAID NORTH-SOUTH QUARTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 50.3061 ACRES, MORE OR LESS.

FARR WEST HART SUBDIVISION PHASE 4
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
FARR WEST CITY, WEBER COUNTY, UTAH
MARCH 2023



VICINITY MAP
NOT TO SCALE



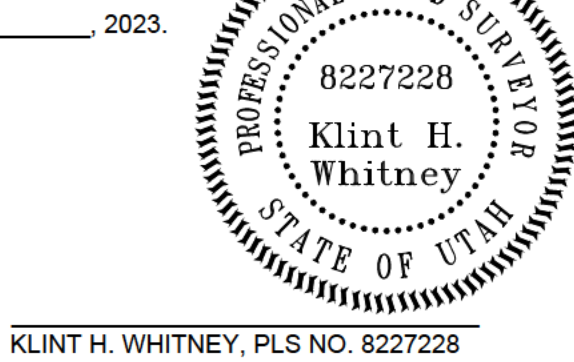
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT THE NORTHEAST CORNER OF LOT 32R, FARR WEST HART SUBDIVISION PHASE 1, BEING LOCATED SOUTH 89°46'58" WEST 1677.77 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AND SOUTH 00°00'00" EAST 3050.24 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26; RUNNING THENCE NORTH 87°35'31" EAST 103.48 FEET; THENCE NORTH 89°38'05" EAST 1216.07 FEET; THENCE SOUTH 00°15'20" WEST 53.93 FEET; THENCE NORTH 88°09'03" EAST 156.00 FEET; THENCE SOUTH 88°44'08" EAST 60.10 FEET; THENCE NORTH 87°58'42" EAST 150.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°56'45" EAST 299.91 FEET TO THE NORTH LINE OF THE FARR WEST HART SUBDIVISION PHASE 3; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 88°01'07" WEST 150.03 FEET; (2) SOUTH 82°35'05" WEST 60.27 FEET; (3) SOUTH 89°55'28" WEST 1160.63 FEET; (4) SOUTH 85°26'08" WEST 325.87 FEET TO THE EAST LINE OF THE FARR WEST HART SUBDIVISION PHASE 1; THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°38'33" EAST 162.03 FEET; (2) NORTH 02°25'47" WEST 66.07 FEET; (3) NORTH 00°15'20" EAST 139.00 FEET; (4) NORTH 00°29'13" WEST 6.00 FEET TO THE POINT OF BEGINNING. CONTAINING 13.410 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS FARR WEST HART SUBDIVISION PHASE 4 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY REESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2023.



KLINT H. WHITNEY, PLS NO. 8227228

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING IRR. EASEMENT
- PERPETUAL SLOPE EASEMENT

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

FARR WEST HART SUBDIVISION PHASE 4

AND HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY FARR WEST CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO FARR WEST CITY A PERPETUAL SLOPE EASEMENT AS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 2023.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2022, personally appeared before me JEFF JACKSON, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of VISIONARY HOMES 2020, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JEFF JACKSON acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

NOTES

- ZONE (R-1-15) CURRENT YARD SETBACKS: FRONT AND REAR - 30' //
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- REBAR AND CAP MARKED "GARDNER ENGINEERING" SET AT ALL REAR LOT CORNERS. COPPER RIVET SET IN CURB AT FRONT LOT LINE EXTENSION.
- ALL "R" OR "RESTRICTED LOTS" HAVE A RESTRICTION THAT THE LOWEST FINISH FLOOR ELEVATION IN THE DWELLING SHALL NOT BE LOWER THAN THE ADJACENT TOP BACK OF CURB ELEVATION OR IF CURB IS NOT PRESENT, NO LOWER THAN THE EXISTING GROUND SURFACE. EXCEPTION TO THIS RESTRICTION IS FOUND IN THE FARR WEST CITY MUNICIPAL CODE TITLE 15 - BUILDINGS AND CONSTRUCTION 15.04.020, ADDITIONAL REQUIREMENTS, PARAGRAPH (K).
- 10 FOOT PUBLIC UTILITY EASEMENT SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS SUBDIVIDE THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRETT SATTERTHWAITE. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°46'58" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

FARR WEST CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE FARR WEST CITY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2023.

CITY ATTORNEY

FARR WEST CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____, 2023.

CITY ENGINEER

FARR WEST CITY COUNCIL 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 CITY COUNCIL OF FARR WEST CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2023.

MAYOR, FARR WEST CITY
ATTEST: _____
CITY RECORDER

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2023.

CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **HART SUBDIVISION PHASE 4**
Final Plan Review

Date: July 21, 2023

Our office has completed a review of the final plat and improvement drawings for the Hart Subdivision Phase 4 located at 2950 North 2350 West. Phase 4 of this development includes the development of 31 single family homes.

There is a Bureau of Reclamation (BOR) easement which runs down the south side of 2950 North and the Developer has now obtained all necessary approvals to cross that easement with the new utility services. Also, 2950 North is identified as a collector road which could potentially cross the Willard Canal in the future. The right-of-way for that future road going over the canal is being dedicated on this plat but the road will not be constructed at this point.

We recommend approval at this time with the following items to be completed before construction begins:

1. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
2. An engineer's estimate for the cost of the public improvements will need to be submitted and approved by our office before the pre-construction meeting. This estimate will be the basis for the developer's agreement and the associated construction guarantee.
3. Prior to construction, the Developer and their Contractor must hold a pre-construction meeting with City staff to review construction requirements.

Please let me know if you have any questions.

FARR WEST HART SUBDIVISION - PHASE 4

CONSTRUCTION DOCUMENTS FARR WEST CITY, WEBER COUNTY , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT FARR WEST CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE FARR WEST CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE FARR WEST CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE FARR WEST CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE FARR WEST CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL 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 ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH FARR WEST CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE FARR WEST CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE FARR WEST CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER FARR WEST CITY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE FARR WEST CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES 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 LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH FARR WEST CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE FARR WEST CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY FARR WEST CITY AND THE STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

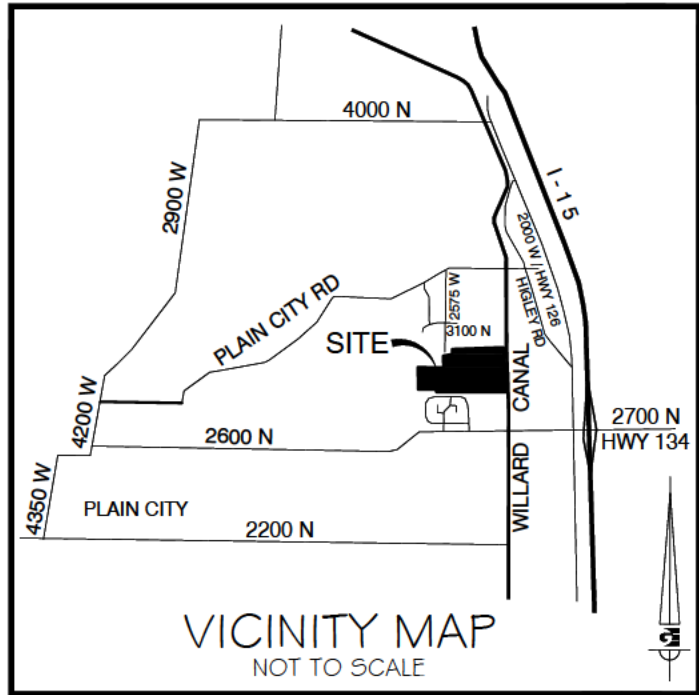
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A)OBTAIN ALL REQUIRED PERMITS FROM THE FARR WEST CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
B)RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
C)VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
D)PROVIDING AS-BUILT DRAWINGS TO FARR WEST CITY AND THE ENGINEER.
E)ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH FARR WEST CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH FARR WEST CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND FARR WEST CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE FARR WEST CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE FARR WEST CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE FARR WEST CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. FARR WEST CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH BONA VISTA WATER IMPROVEMENT DISTRICT TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

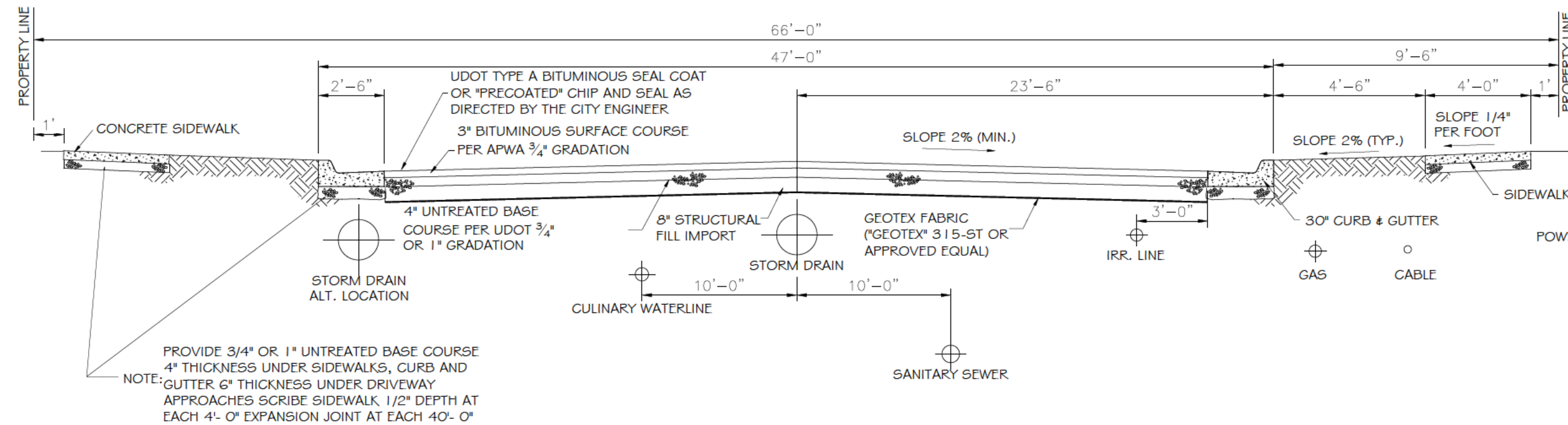
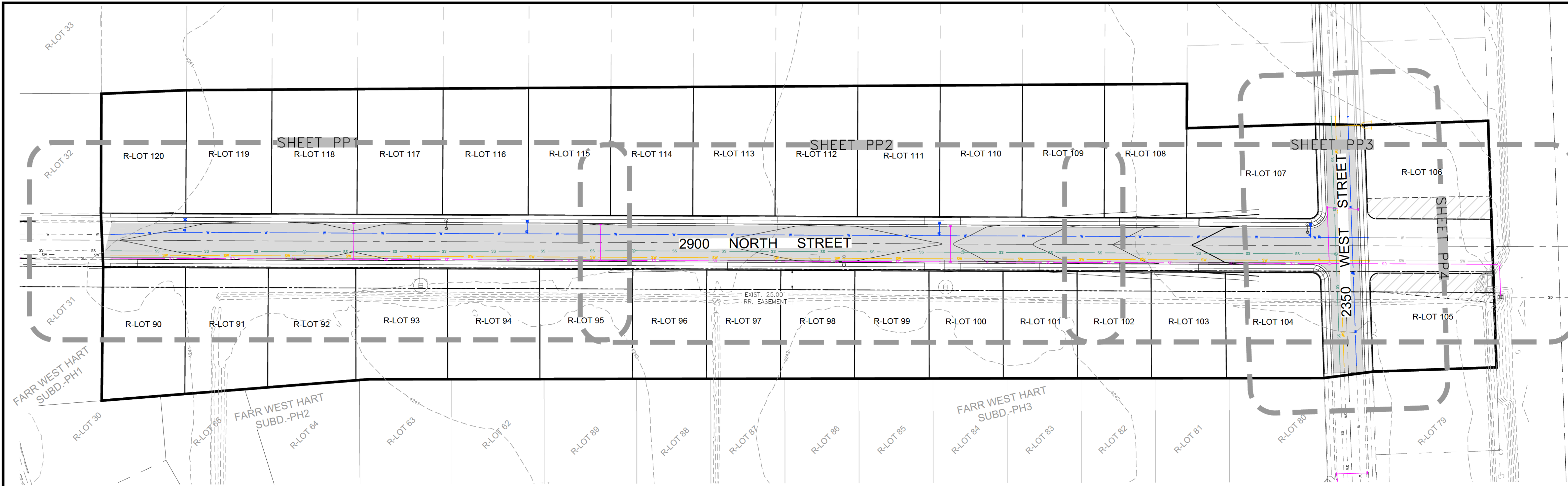
1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO BONA VISTA WATER IMPROVEMENT DISTRICT'S STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONTINUOUS IMPERVIOUS CASING (PVC OR HDPE) OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY BONA VISTA WATER IMPROVEMENT DISTRICT WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO FARR WEST CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY BONA VISTA WATER IMPROVEMENT DISTRICT AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS DR-18.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM BONA VISTA WATER IMPROVEMENT DISTRICT.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. BONA VISTA WATER IMPROVEMENT DISTRICT REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.
12. NRCS WEB SOIL SURVEY DATA FROM AUGUST 5, 2014 INDICATE 2 SOIL TYPES. Gs AND WgA . Gs = GOOCH SILT LOAM, SALINE, SODIC, 0TO 1 PERCENT SLOPES. WgA = WARM SPRINGS FINE SANDY LOAM, SALINE, SODIC, 0 TO 1 PERCENT SLOPES. GROUND WATER DEPTH VARIES 3-4 FEET BELOW GROUND SURFACE.



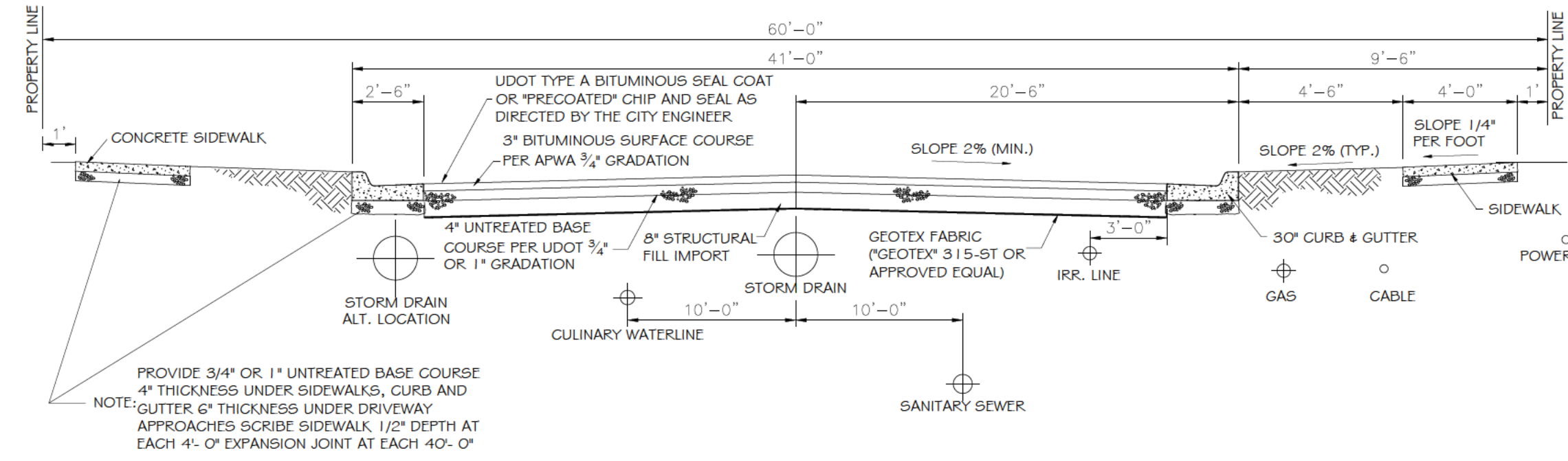
SHEET INDEX

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| C2 | - | OVERALL UTILITY PLAN |
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| PP3 | - | 2950 NORTH STREET - PLAN AND PROFILE |
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| SW1 | - | STORM WATER POLLUTION PREVENTION PLAN |





1 TYPICAL 66' R.O.W. STREET SECTION
Scale: NTS



2 TYPICAL 60' R.O.W. STREET SECTION
Scale: NTS

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tyler@gecivil.com

FARR WEST CITY ENGINEER
JONES & ASSOCIATES
(801) 547-0393

FARR WEST CITY PUBLIC WORKS DIRECTOR
NATHAN CARVER
(801) 731-4187
ncale@farrwestcity.com

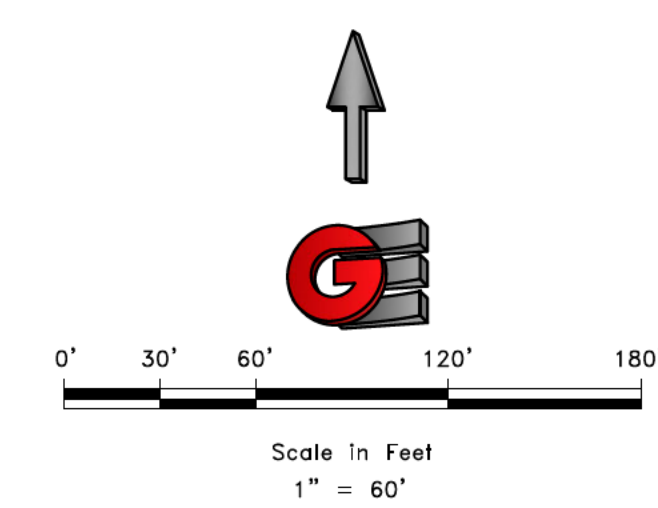
BONA VISTA WATER IMPROVEMENT DISTRICT
BLAKE CARLIN
(801) 430-1080
blake@bonovistawater.com

WEBER COUNTY FIRE MARSHAL
DAVID REED
(801) 782-3580 EXT. 205
dreed@weberfd.com

- GENERAL NOTES:**
1. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.
 2. REFER TO TYPICAL STREET SECTION THIS SHEET.
 3. ALL CULINARY WATER IMPROVEMENTS AS PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS. SERVICE TO BE 3/4" LATERAL AND 3/8" METERS PROVIDED BY BONA VISTA WATER. REFER TO CULINARY WATER DETAILS ON SHEET DT1.
 4. ALL SANITARY SEWER AND STORM SEWER IMPROVEMENTS TO CONFORM TO FARR WEST CITY STANDARDS. REFER TO DETAILS ON SHEET DT1.
 5. ALL INLET GRATES SHALL BE BICYCLE SAFE TYPE COVERS. REFER TO DETAILS ON SHEET DT1.

LEGEND
(NOTE: ALL LINES OR SYMBOLS MAY NOT APPEAR ON EACH SHEET)

BOUNDARY LINE	EXIST NG SANITARY SEWER
PUBLIC UTILITY AND DRAINAGE EASEMENT	EXIST NG SANITARY SEWER MANHOLE
EXIST NG EDGE OF ASPHALT	NEW SANITARY SEWER
EXIST NG 5' CONTOUR AND ELEVATION	NEW SANITARY SEWER MANHOLE
EXIST NG 1' CONTOUR AND ELEVATION	NEW SEWER SERVICE LATERAL
DESIGN CONTOUR AND ELEVATION	EXIST NG STORM DRAIN
ASPHALT PAVING	EXIST NG STORM DRAIN CATCH BAS N
EXIST NG SANITARY SEWER	EXIST NG STORM DRAIN
EXIST NG SANITARY SEWER MANHOLE	NEW STORM DRAIN CATCH BAS N
NEW SANITARY SEWER	EXIST NG CULINARY WATER
NEW SANITARY SEWER MANHOLE	NEW CULINARY WATER
NEW SEWER SERVICE LATERAL	NEW WATER SERVICE LATERAL
EXIST NG STORM DRAIN	NEW WATER METER
EXIST NG STORM DRAIN CATCH BAS N	EXIST NG WATER VALVE
EXIST NG CULINARY WATER	NEW WATER VALVE
NEW CULINARY WATER	EXIST NG FIRE HYDRANT
NEW WATER SERVICE LATERAL	NEW FIRE HYDRANT
NEW WATER METER	NEW STREET LIGHT
EXIST NG WATER VALVE	EXIST NG SECONDARY WATER
NEW WATER VALVE	NEW SECONDARY WATER
EXIST NG FIRE HYDRANT	NEW DUAL SECONDARY WATER LATERAL
NEW STREET LIGHT	

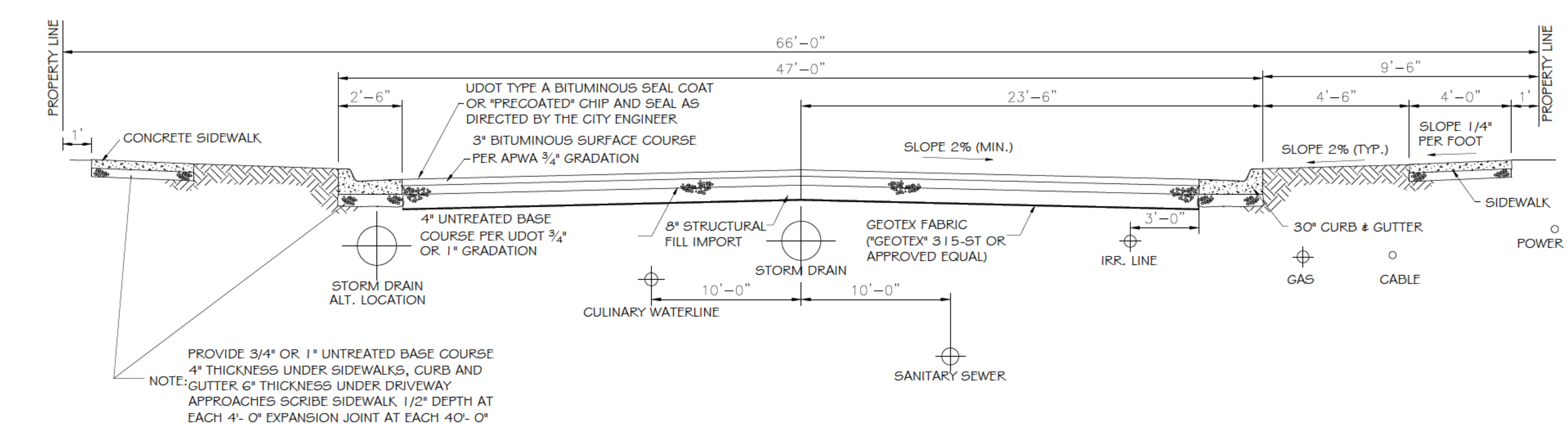
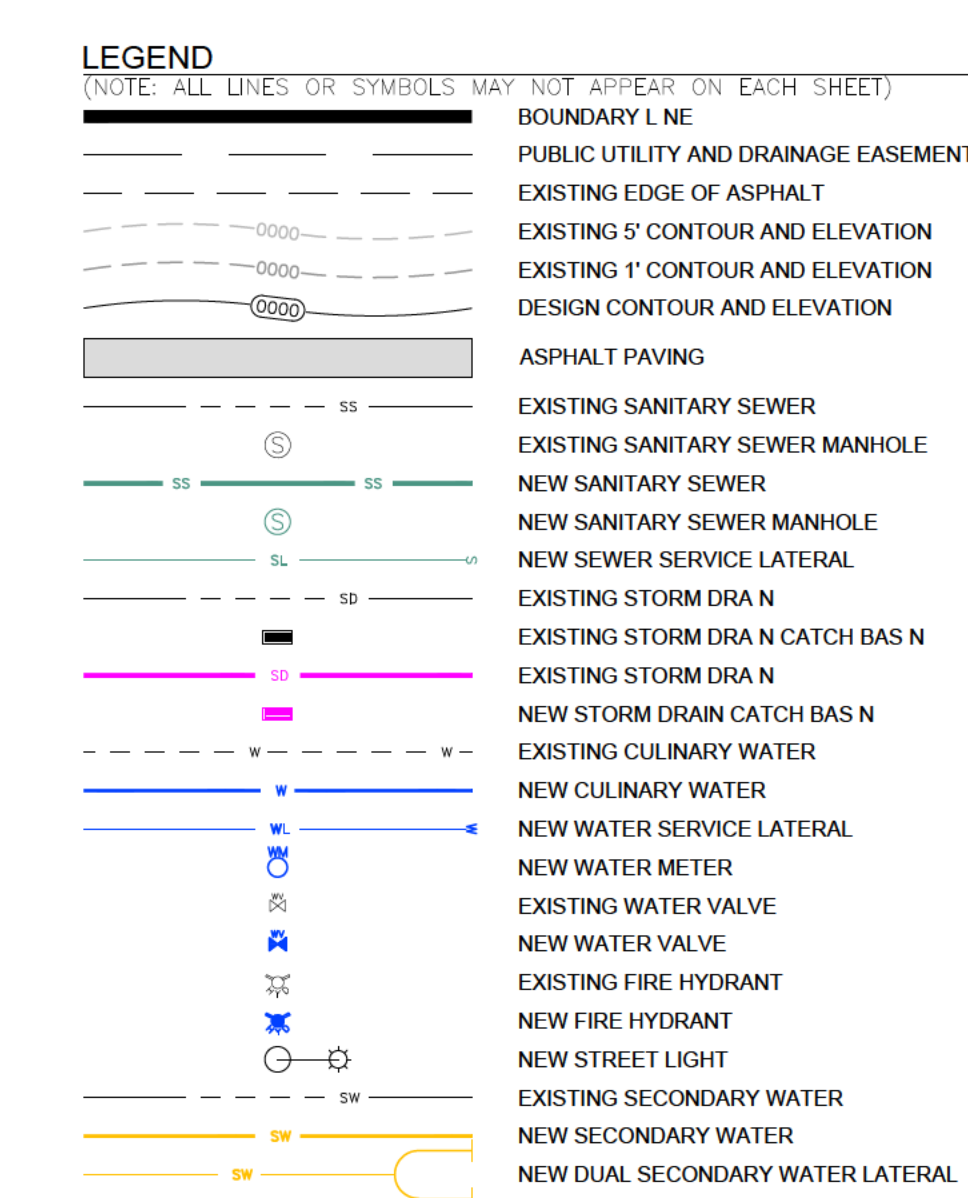
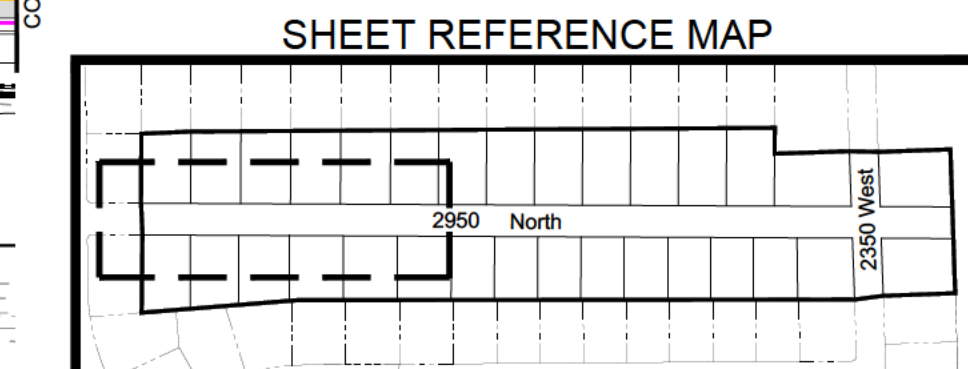
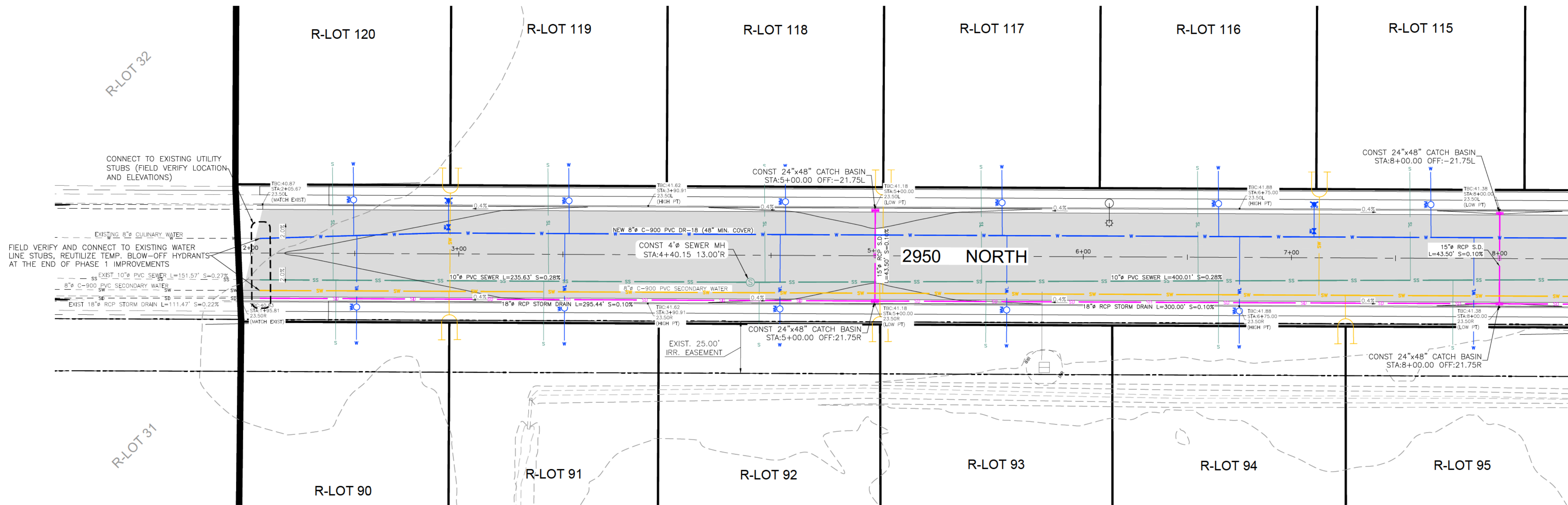


REVISIONS		SCALE	1" = 60'
DATE	DESCRIPTION	DATE	1" = 60'
		DATE	1" = 60'
		DESIGN	1" = 60'
		DRAWN	1" = 60'
		CHECKED	1" = 60'

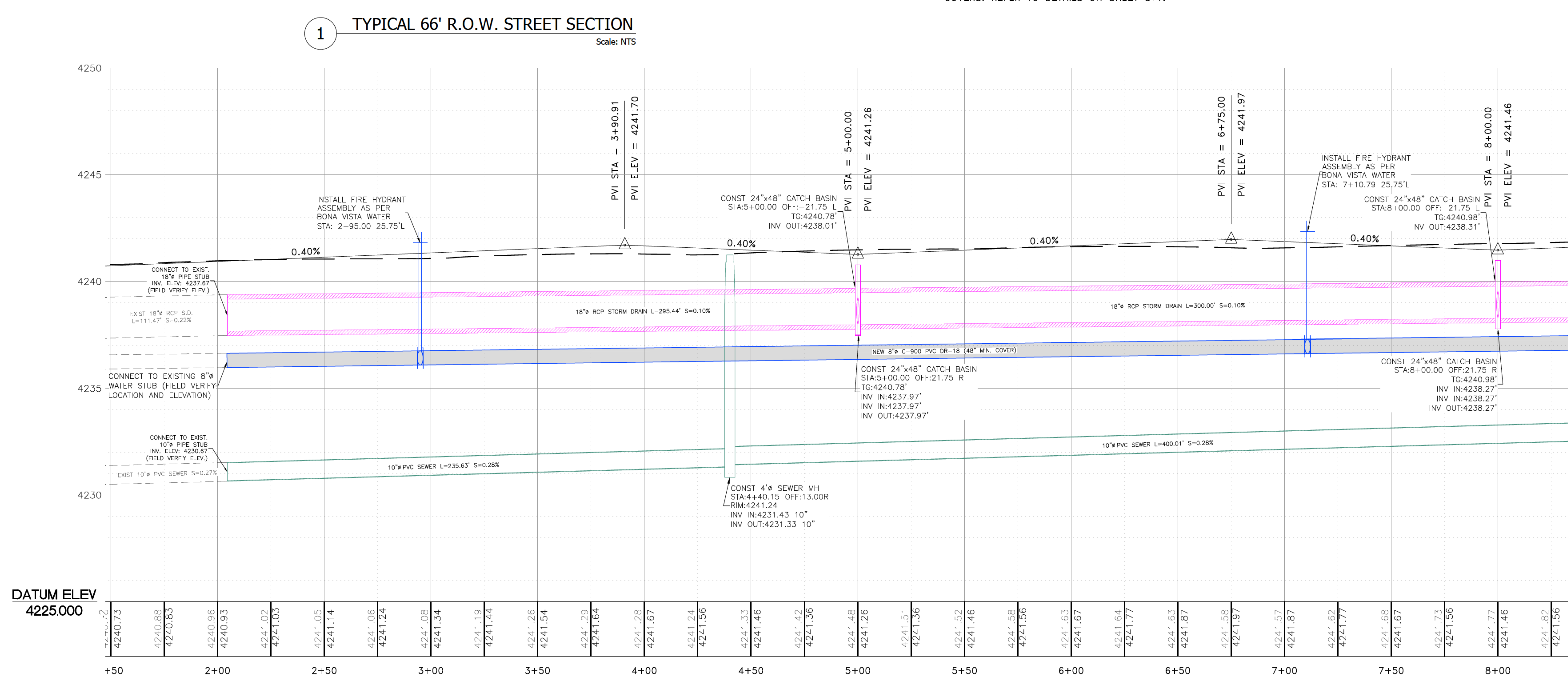
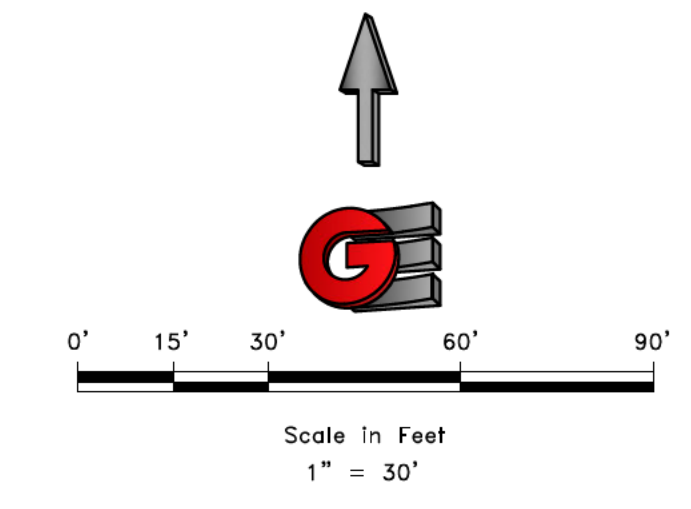
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OVERALL UTILITY PLAN
FARR WEST HART SUBDIVISION - PHASE 4
2950 NORTH 2350 WEST
FARR WEST CITY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING



- GENERAL NOTES:
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 - ALL SANITARY SEWER AND STORM SEWER IMPROVEMENTS TO CONFORM TO FARR WEST CITY STANDARDS. REFER TO DETAILS ON SHEET DT1.
 - ALL INLET GRATES SHALL BE BICYCLE SAFE TYPE COVERS. REFER TO DETAILS ON SHEET DT1.



SCALE: 1" = 30'

DATE: 8-2-2023

DESIGN: TMM

DRAWN: BMD

CHECKED: TMM

REVISIONS

DATE

DESCRIPTION

2950 NORTH STREET - PLAN AND PROFILE

FARR WEST HART SUBDIVISION - PHASE 4

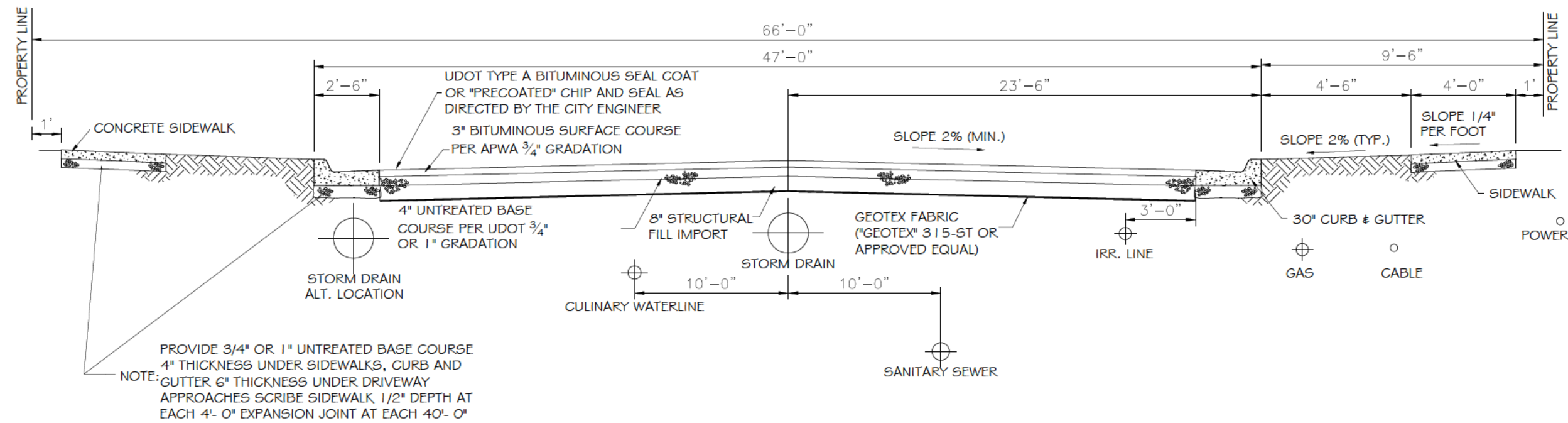
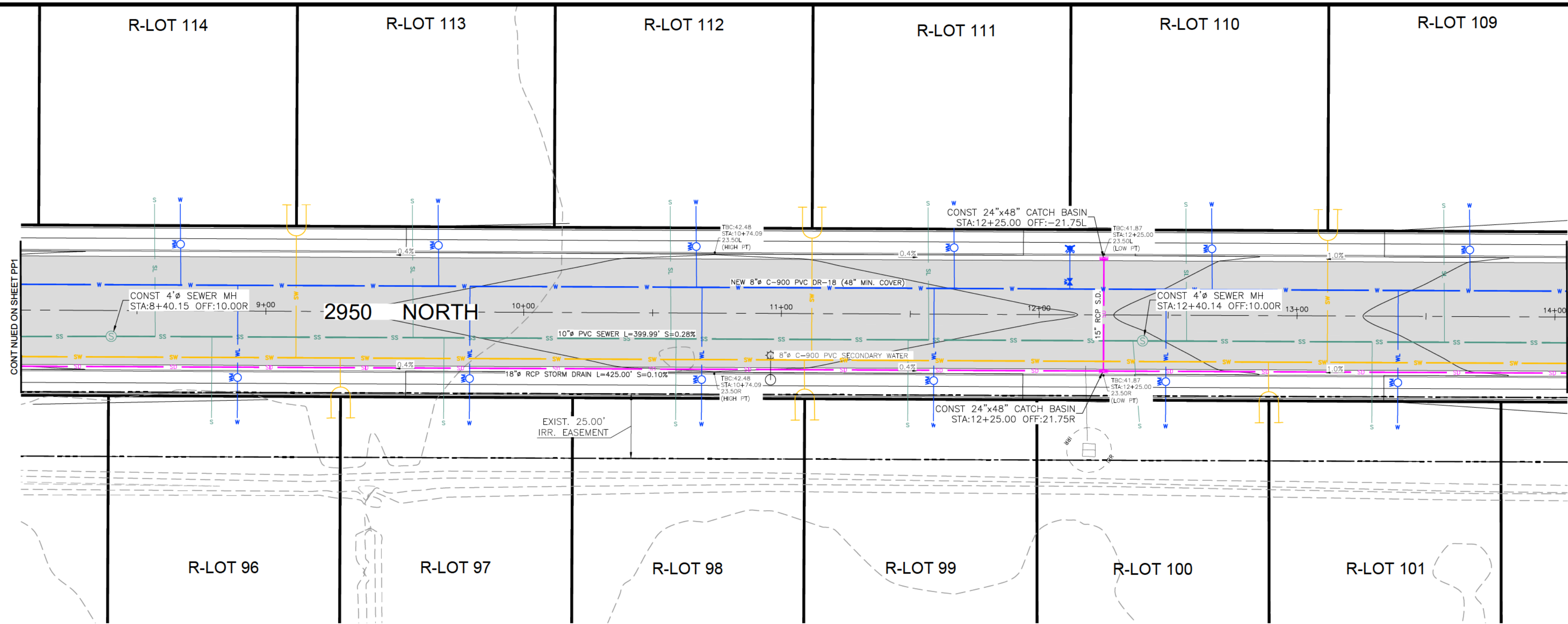
2950 NORTH 2350 WEST

FARR WEST CITY, WEBER COUNTY, UTAH

CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

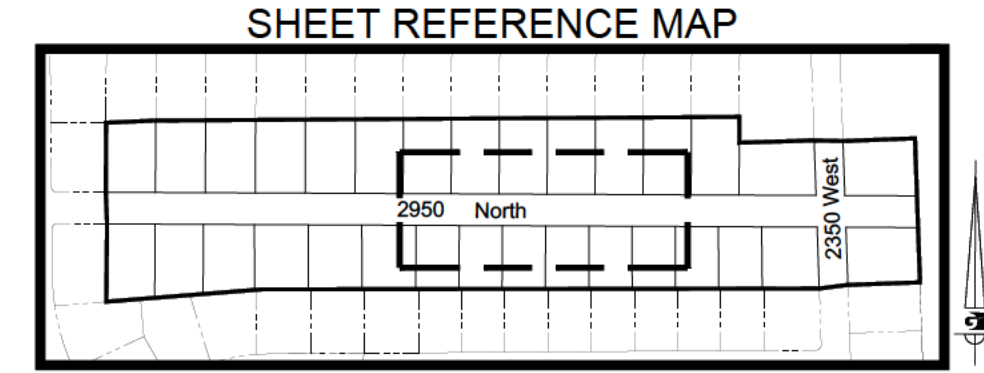
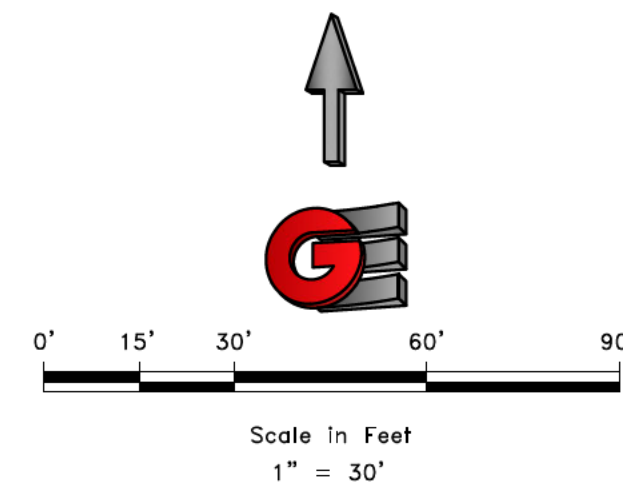
PP1

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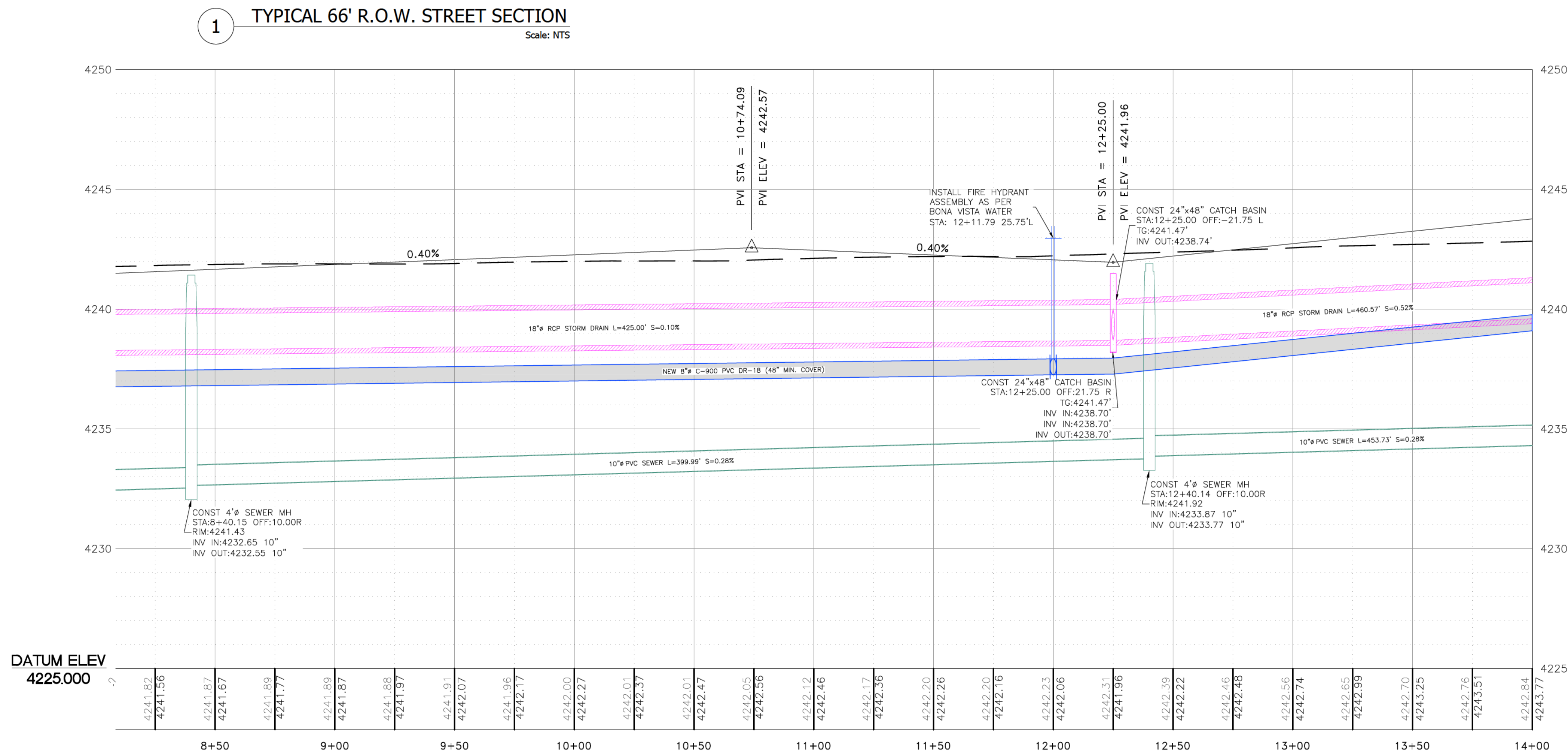


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4. ALL SANITARY SEWER AND STORM SEWER IMPROVEMENTS TO CONFORM TO FARR WEST CITY STANDARDS. REFER TO DETAILS ON SHEET DT1.
5. ALL INLET GRATES SHALL BE BICYCLE SAFE TYPE COVERS. REFER TO DETAILS ON SHEET DT1.



LEGEND	
(NOTE: ALL LINES OR SYMBOLS MAY NOT APPEAR ON EACH SHEET)	
	BOUNDARY LINE
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 5' CONTOUR AND ELEVATION
	EXISTING 1' CONTOUR AND ELEVATION
	DESIGN CONTOUR AND ELEVATION
	ASPHALT PAVING
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER MANHOLE
	NEW SANITARY SEWER
	NEW SANITARY SEWER MANHOLE
	NEW SEWER SERVICE LATERAL
	EXISTING STORM DRAIN N
	EXISTING STORM DRAIN N CATCH BASIN
	NEW STORM DRAIN N
	NEW STORM DRAIN CATCH BASIN
	EXISTING CULINARY WATER
	NEW CULINARY WATER
	EXISTING CULINARY WATER LATERAL
	NEW CULINARY WATER LATERAL
	NEW WATER METER
	EXISTING WATER VALVE
	NEW WATER VALVE
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	NEW STREET LIGHT
	EXISTING SECONDARY WATER
	NEW SECONDARY WATER
	NEW DUAL SECONDARY WATER LATERAL



2950 NORTH STREET - PLAN AND PROFILE

FARR WEST HART SUBDIVISION - PHASE 4

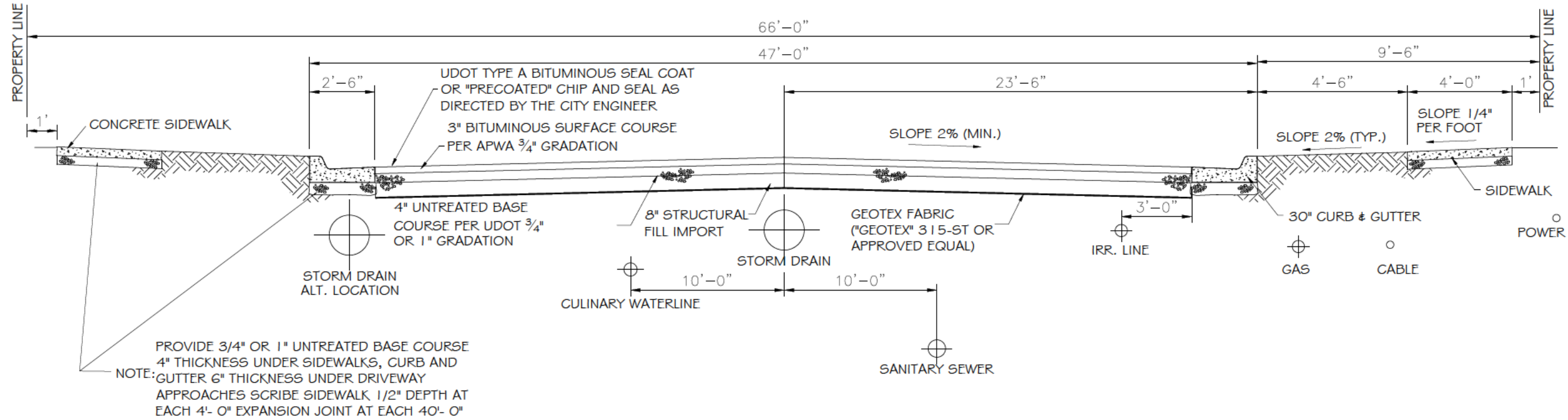
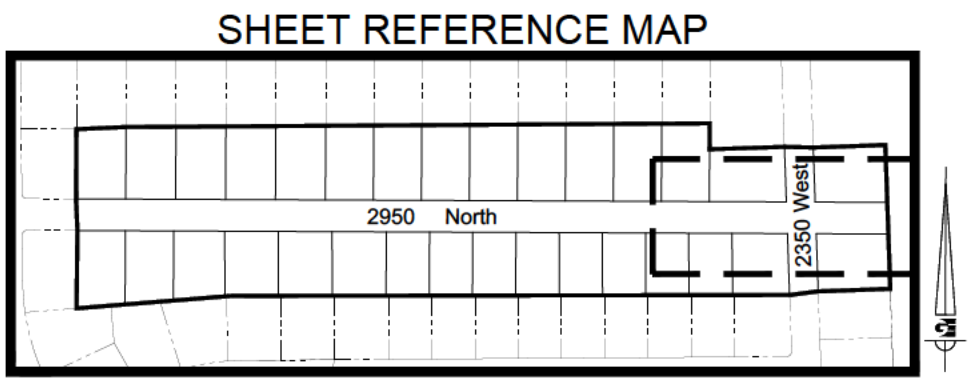
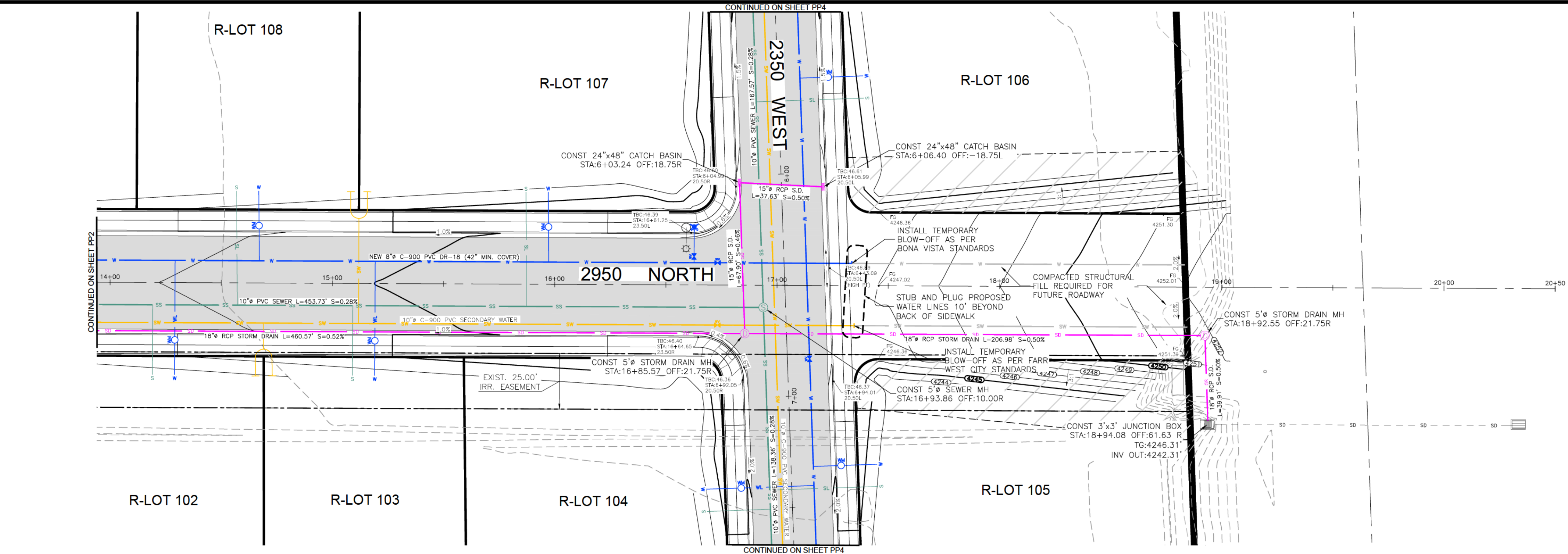
2950 NORTH 2350 WEST

FARR WEST CITY, WEBER COUNTY, UTAH

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CIVIL - LAND PLANNING
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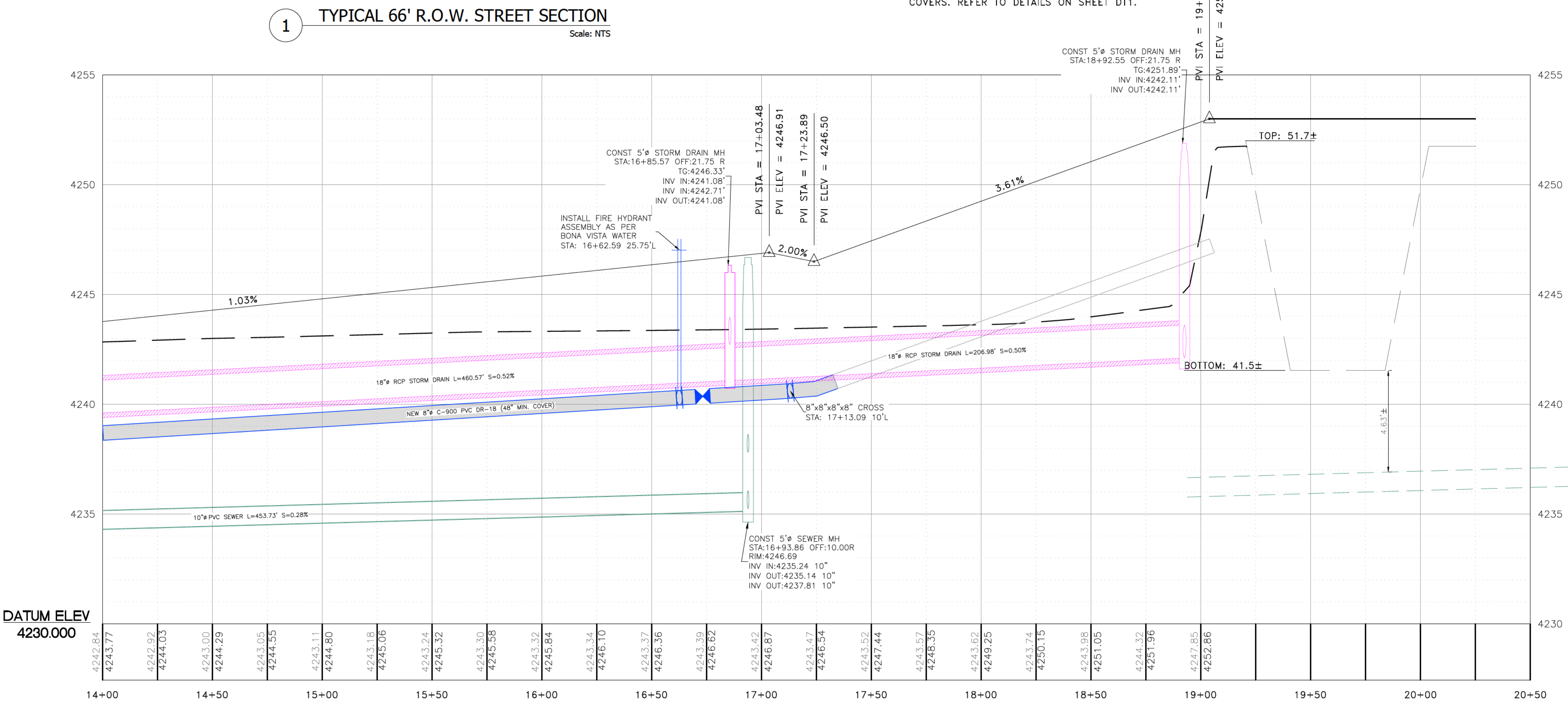
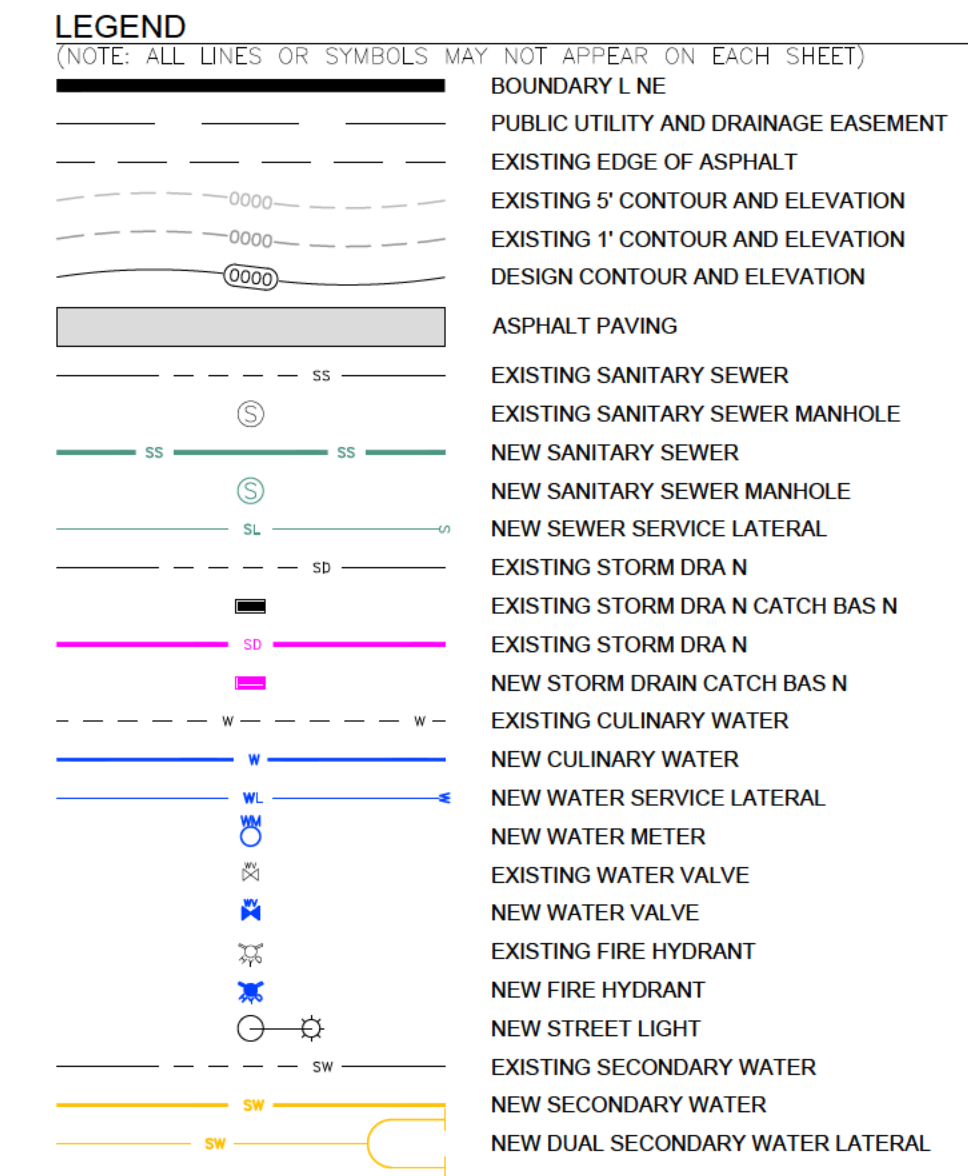
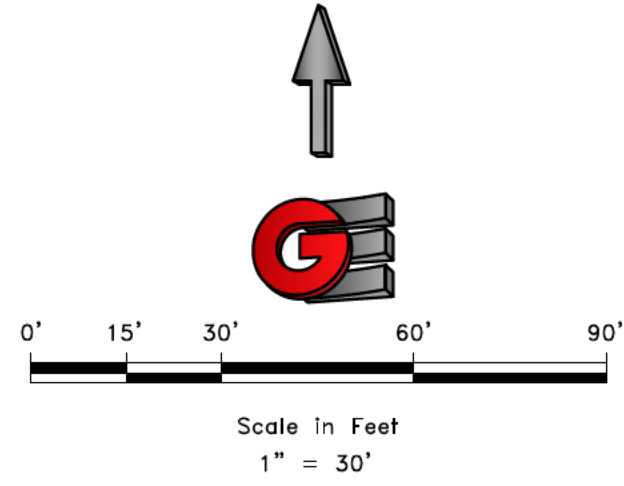


PP2



GENERAL NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.
2. REFER TO TYPICAL STREET SECTION THIS SHEET.
3. ALL CULINARY WATER IMPROVEMENTS AS PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS. SERVICE TO BE 3/4" LATERAL AND 3/8" METERS PROVIDED BY BONA VISTA WATER. REFER TO CULINARY WATER DETAILS ON SHEET DT1.
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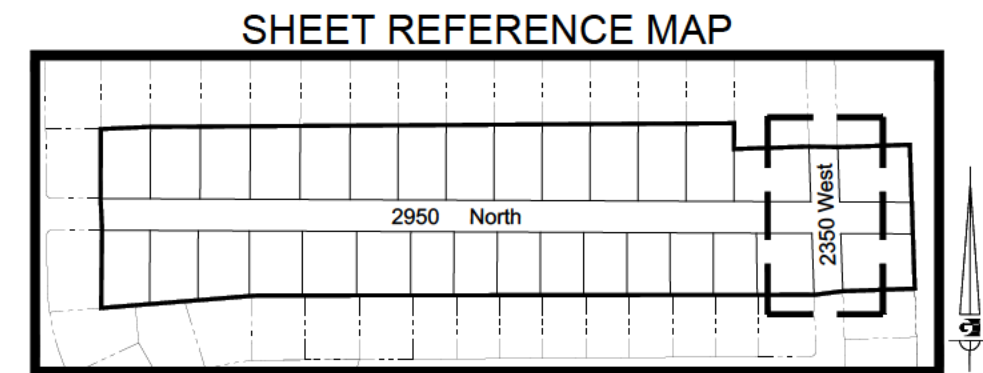
REVISIONS		DATE	DESCRIPTION

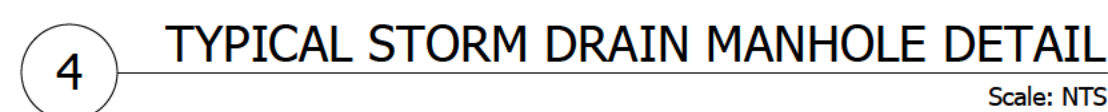
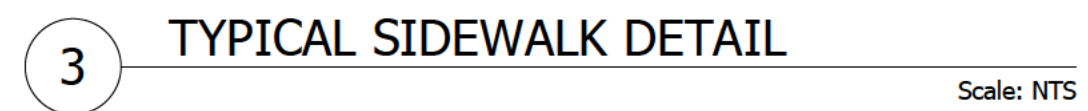
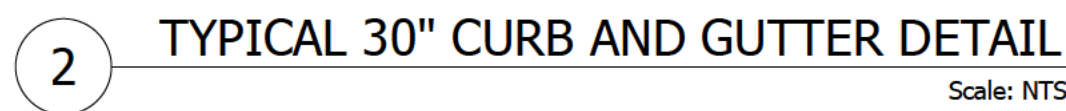
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2950 NORTH STREET - PLAN AND PROFILE
FARR WEST HART SUBDIVISION - PHASE 4
2950 NORTH 2350 WEST
FARR WEST CITY, WEBER COUNTY, UTAH



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DWG: 30.1226 - VALUED MANAGEMENT UNIT PROPERTY PHASE 4 - IMPV SUBMISSION DESIGN DWG(IMPV)PHASE-005_FINAL.DWG

TYPICAL SITE UTILITY DETAILS
FARR WEST HART SUBDIVISION - PHASE 4
2950 NORTH 2350 WEST
FARR WEST CITY, WEBER COUNTY, UTAH

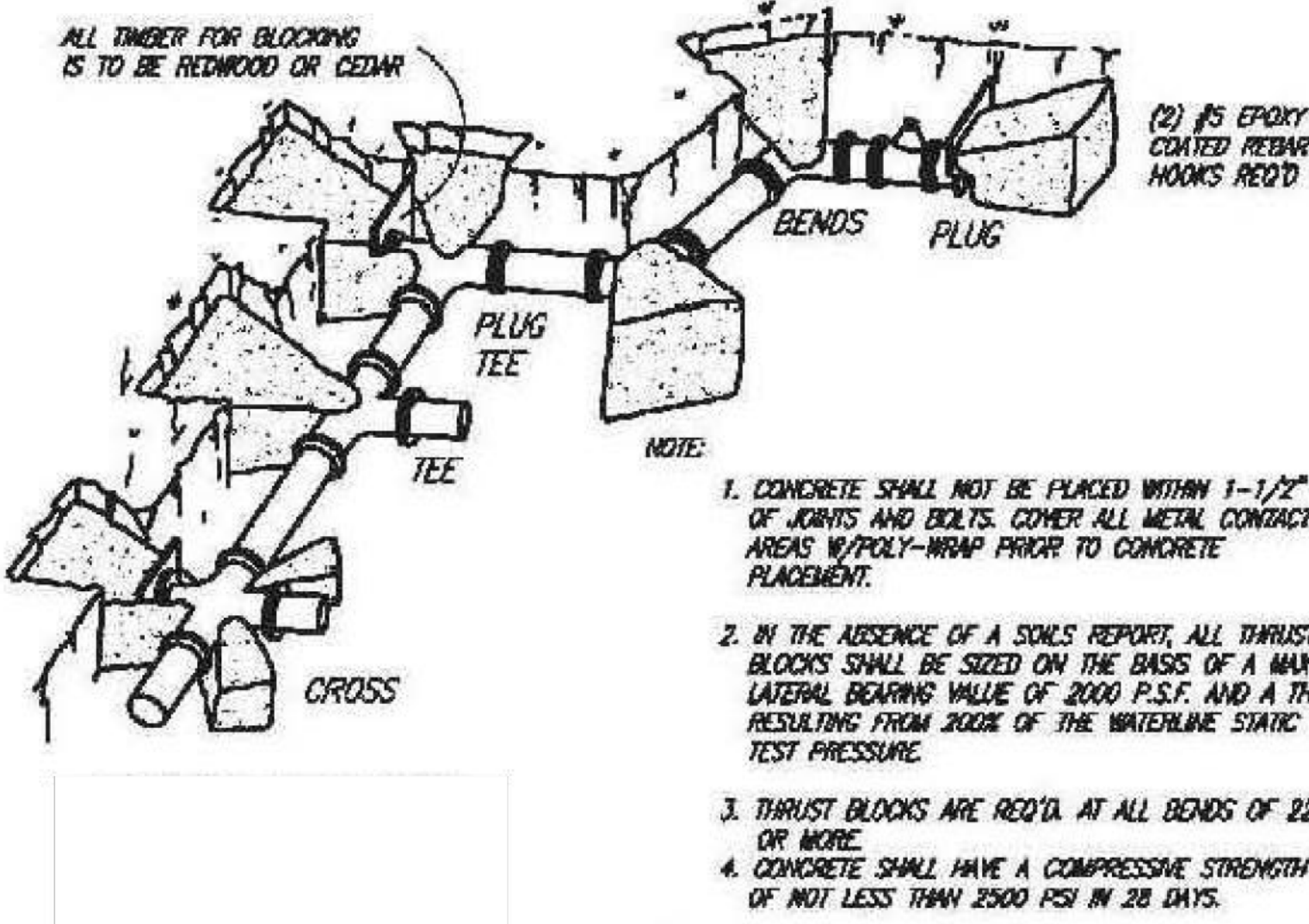
THRUST PER P.S.I. OF WATER PRESSURE AT VARIOUS FITTINGS					
PIPE SIZE	DEAD END OR TEE	90° ELBOW	45° ELBOW	27 1/2° ELBOW	
4	19	27	15	7	
6	39	55	30	15	
8	67	94	51	26	
10	108	154	84	43	
12	155	218	119	61	
14	210	296	161	82	
16	272	385	209	106	
18	351	494	269	137	
20	434	611	333	169	
24	623	878	478	244	

EXAMPLE:

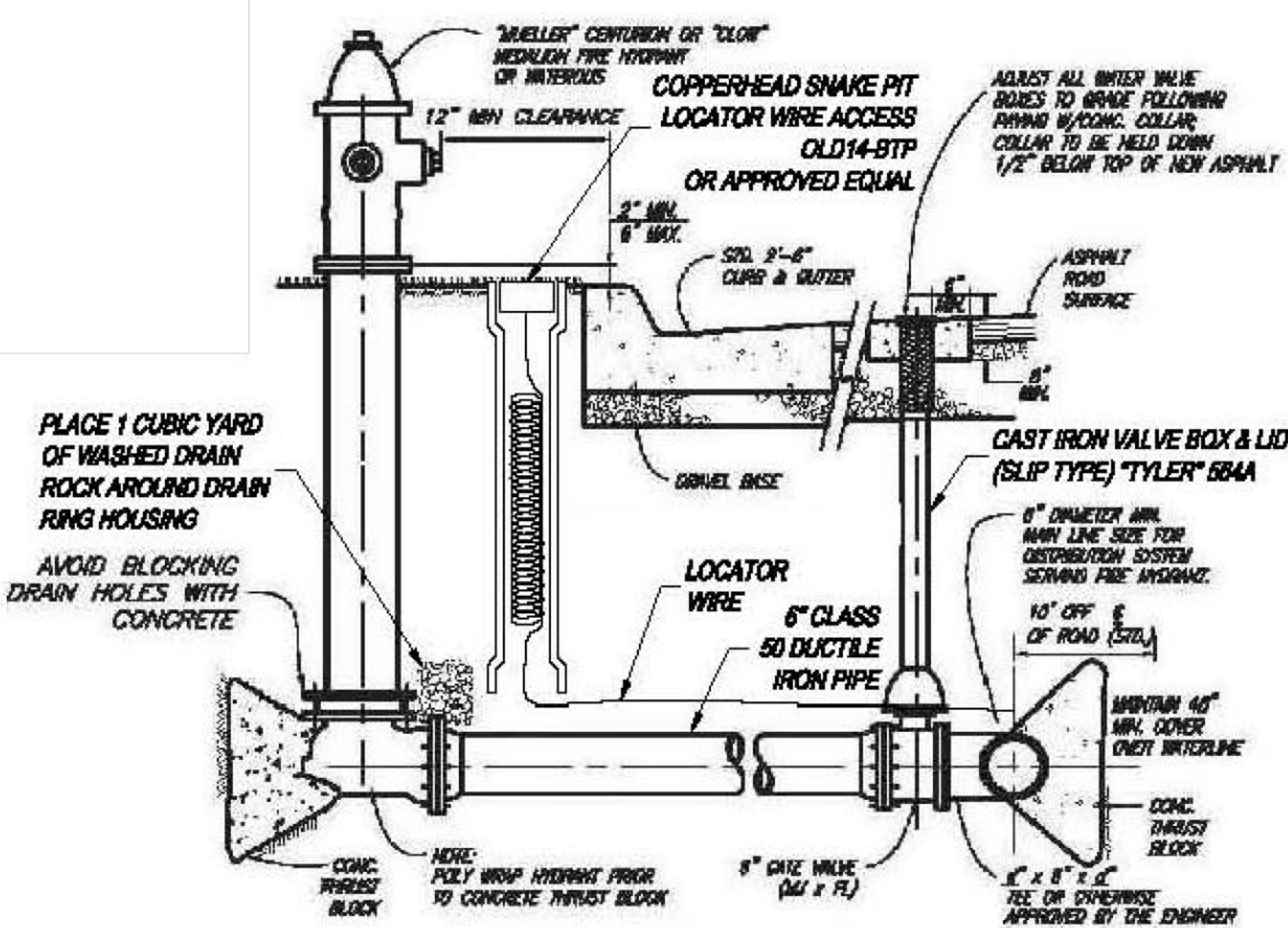
8-INCH 90° ELBOW, PRESSURE 200 LB./SQ. IN.
FROM TABLE : THRUST = 94 x 200 = 18,800 LB.
ASSUME BEARING STRENGTH OF SOIL = 2000 LB./SQ. FT.
 $\frac{18,800}{2,000} = 9.4$ SQ. FT. AREA OF BEARING REQUIRED FOR THRUST BLOCK

NOTES:

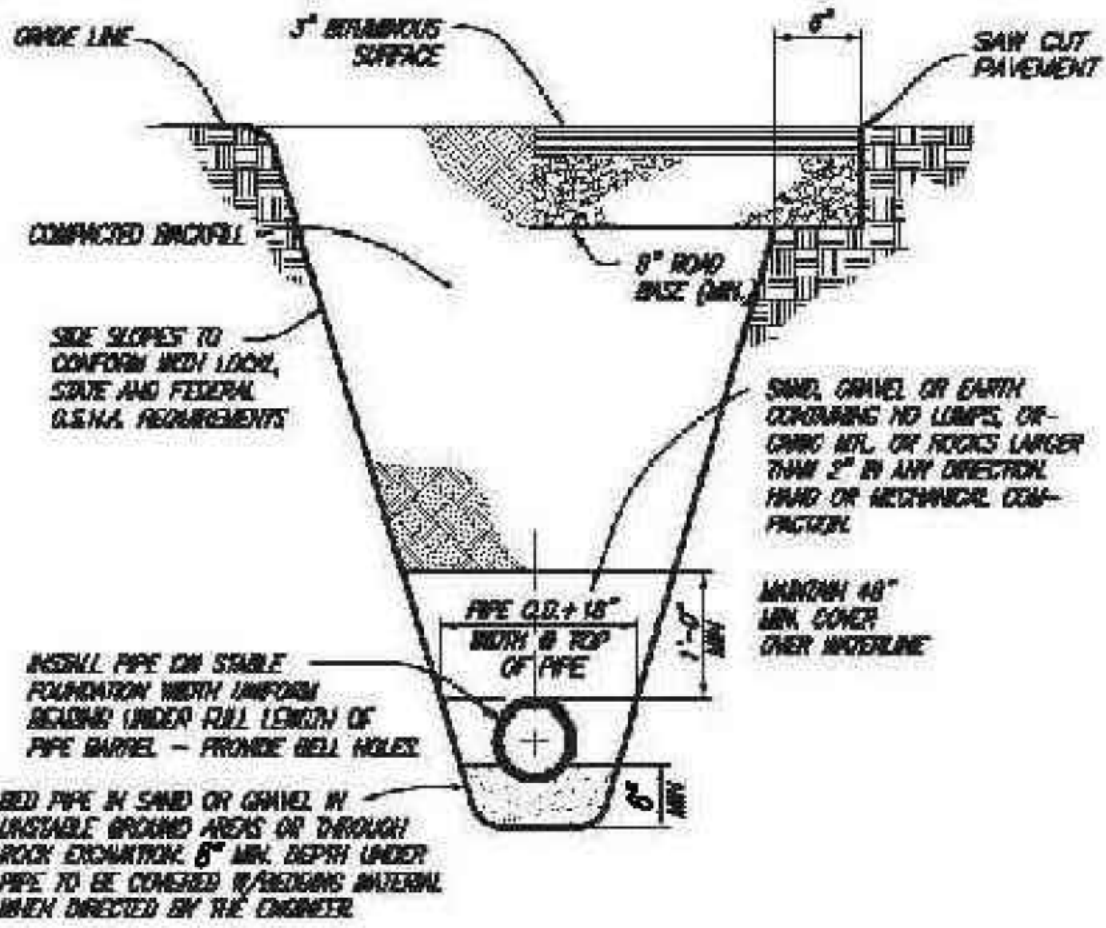
- IN USING THE ABOVE TABLES, USE THE MAXIMUM INTERNAL PRESSURE ANTICIPATED (I.E. HYDROSTATIC TEST PRESSURE, POSSIBLE SURGE PRESSURE DUE TO PUMP SHUT OFF, ETC.).
- SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN THE ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (SPREADABLE MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.



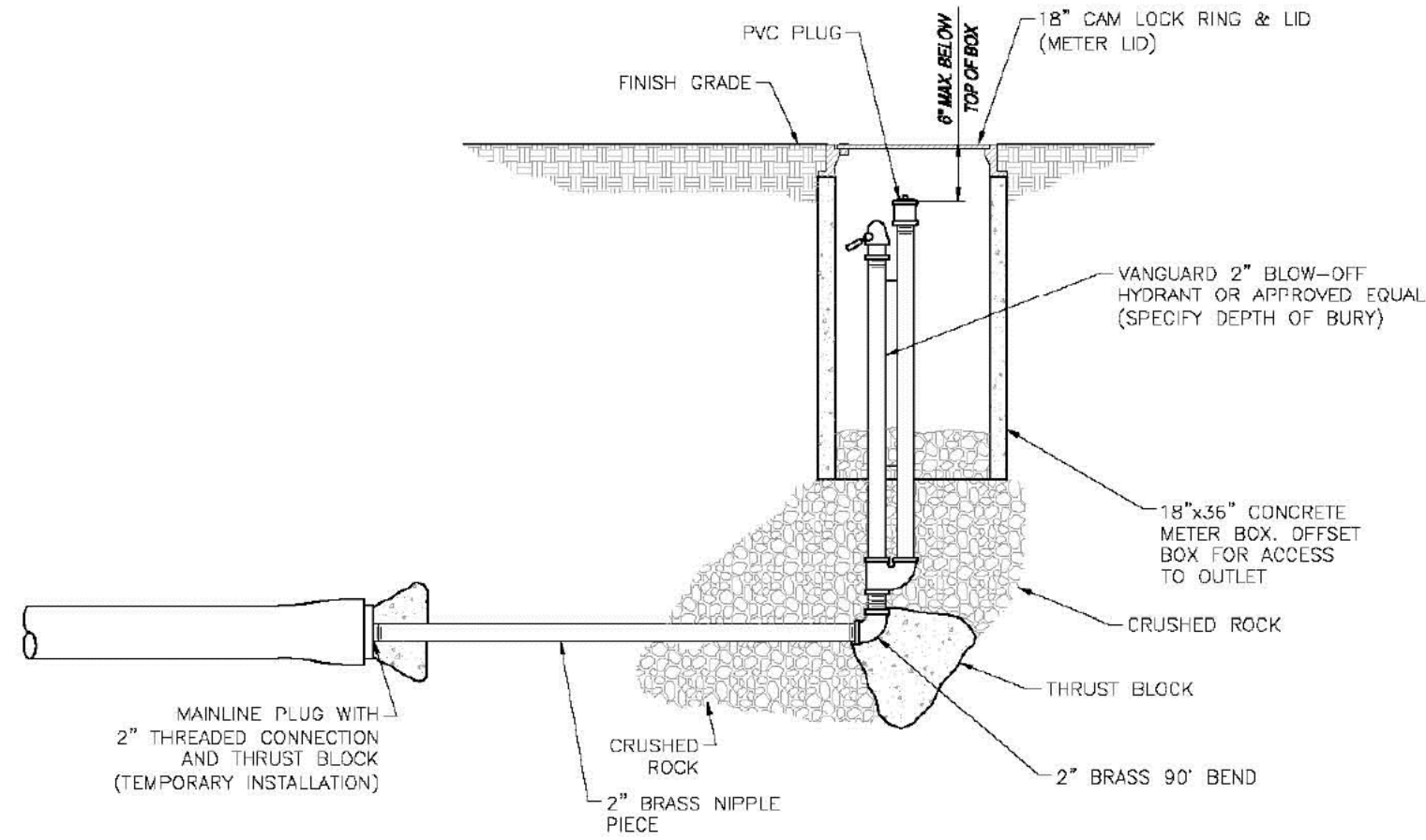
1 THRUST BLOCK DETAIL
Scale: NTS



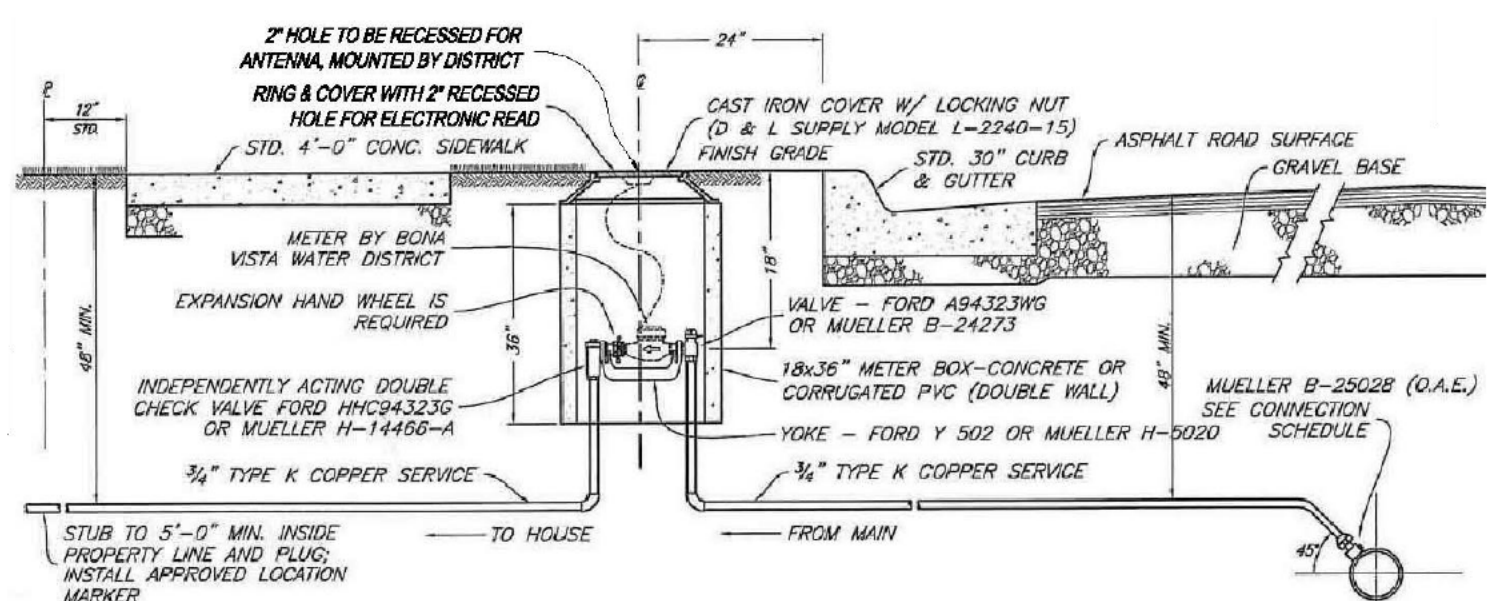
2 FIRE HYDRANT DETAIL
Scale: NTS



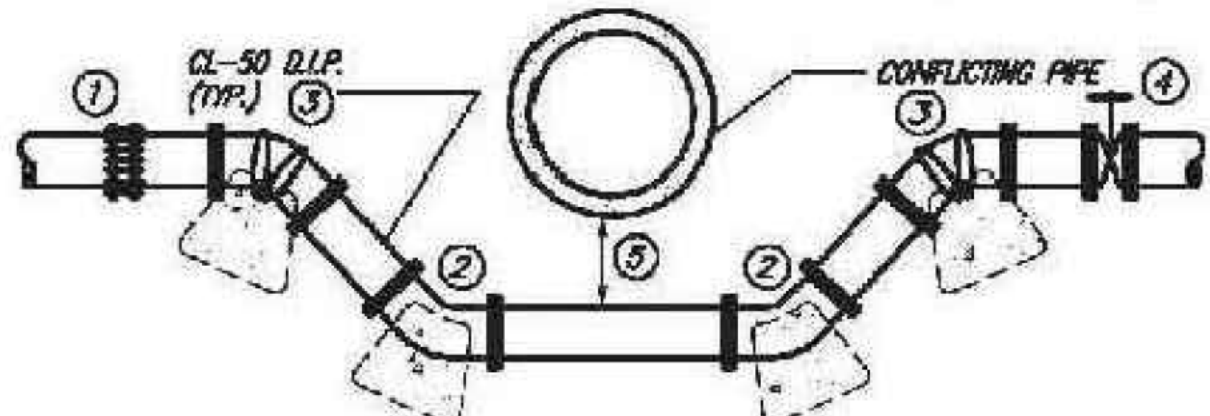
3 TYPICAL TRENCH SECTION
Scale: NTS



4 TEMPORARY BLOW-OFF DETAIL
Scale: NTS



5 TYPICAL CULINARY WATER SERVICE CONNECTION
Scale: NTS



- TRANSITION COUPLING: ROCKWELL MODEL 441 OR ROMAC MODEL 501.
- MJ 45° BEND W/RETAINER GLANDS.
- CONSTRUCT THRUST BLOCKS AT EACH 45° BEND W/(3) #6 REBARS SECURING BLOCK TO FITTING (EPOXY COATING).
- FURNISH & INSTALL MJ GATE VALVE & BOX IF REQUIRED BY THE DISTRICT ENGINEER
- MINIMUM OF 12" COVER BETWEEN THE WATERLINE AND CONFLICTING PIPE TO BE CROSSED.

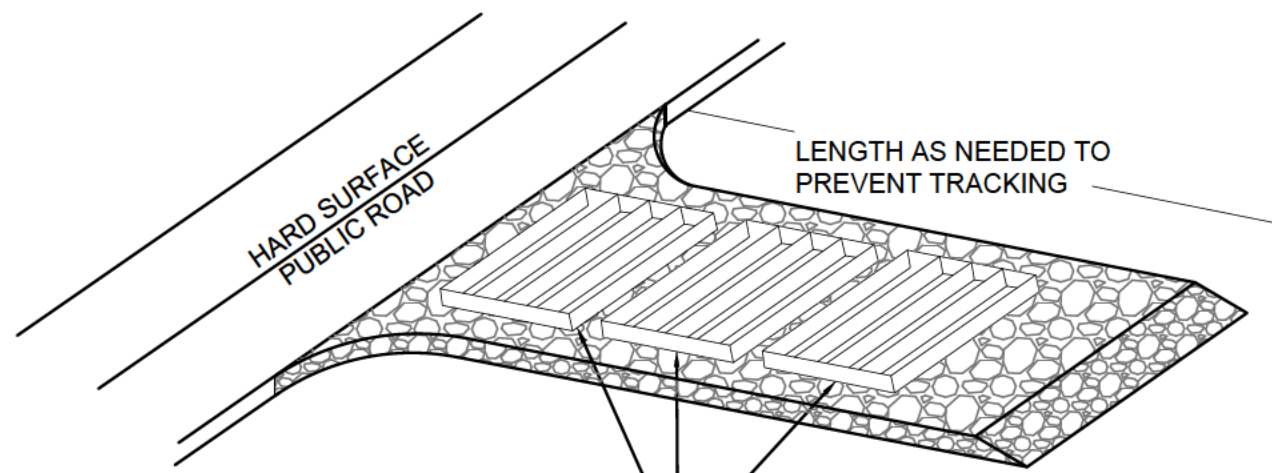
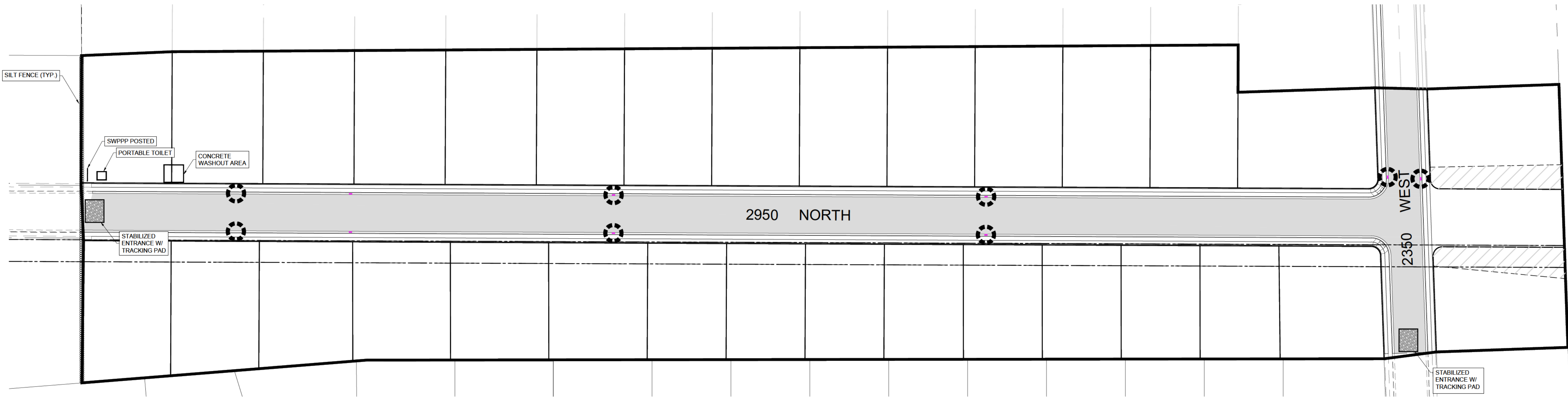
6 TYPICAL WATER LOOP DETAIL
Scale: NTS

TYPICAL SITE UTILITY DETAILS
FARR WEST HART SUBDIVISION - PHASE 4
2950 NORTH 2350 WEST
FARR WEST CITY, WEBER COUNTY, UTAH

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DT2

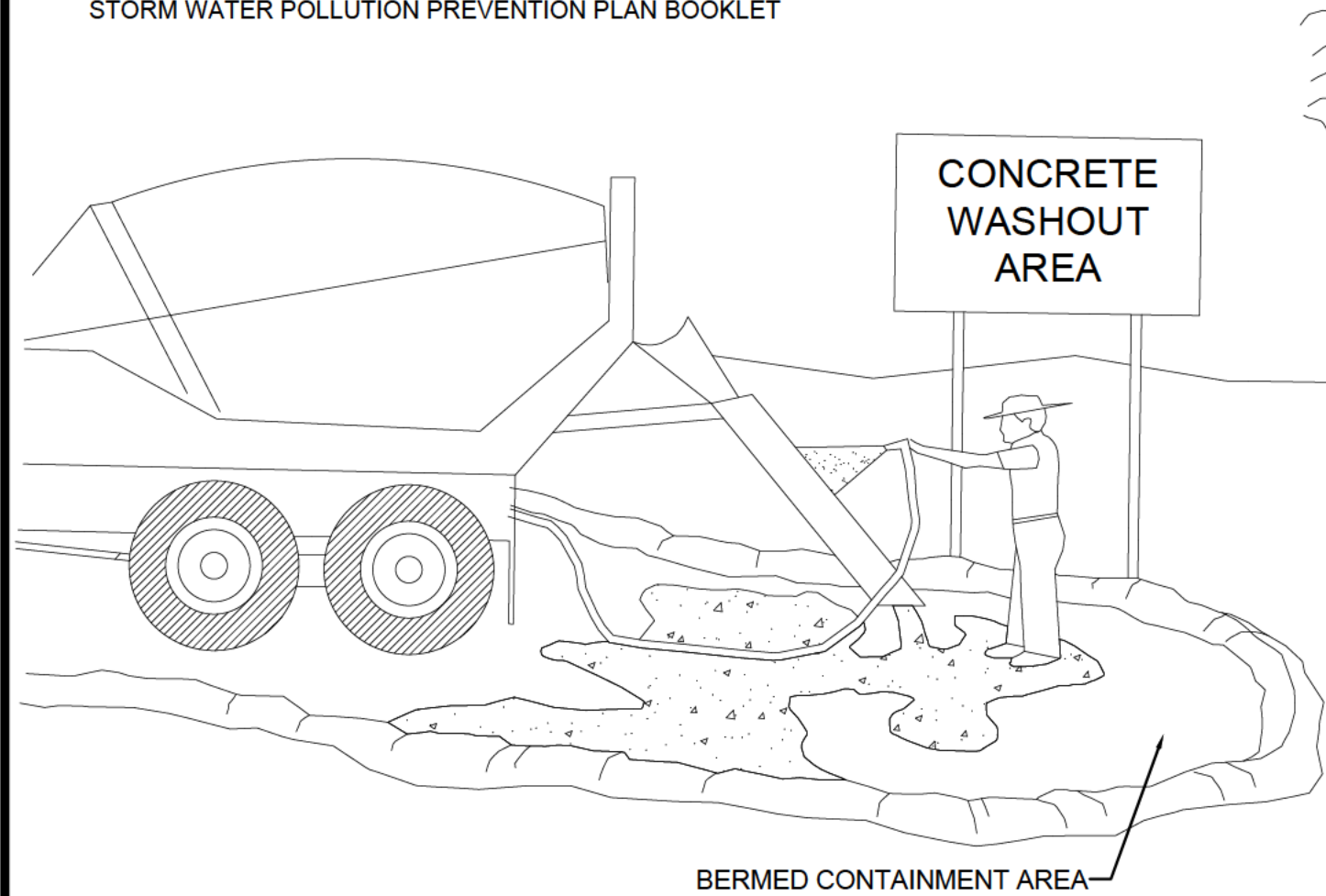


- A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.
- ENTRANCE STABILIZATION NOTES:**
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
 2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
 3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
 4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

- EROSION CONTROL NOTES:**
1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
 2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
 3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
 4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.

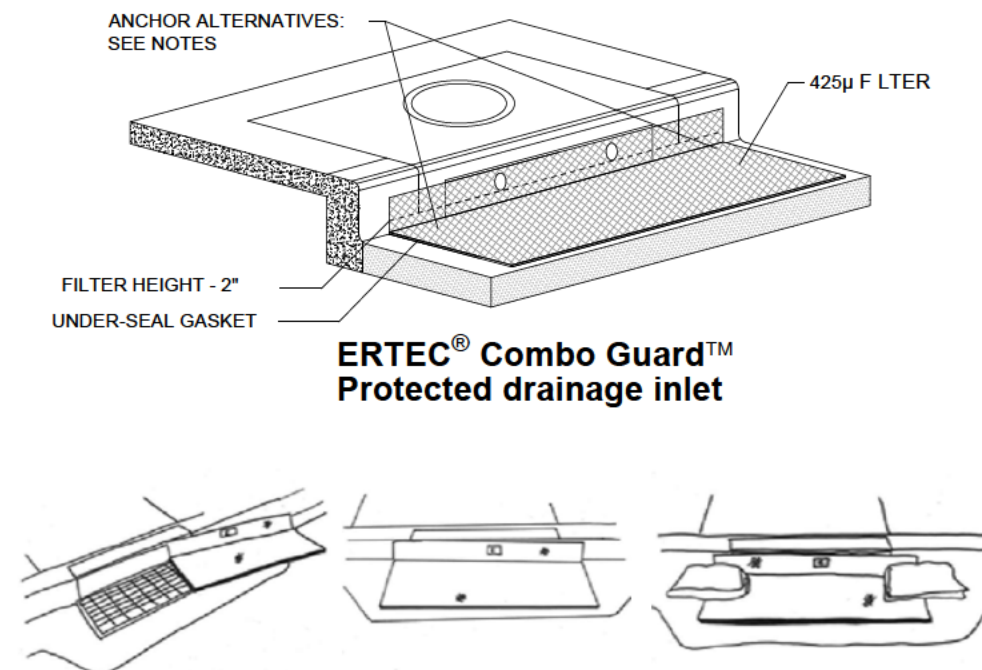
- STREET MAINTENANCE NOTES:**
1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
 2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
 3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

NOTE:
CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



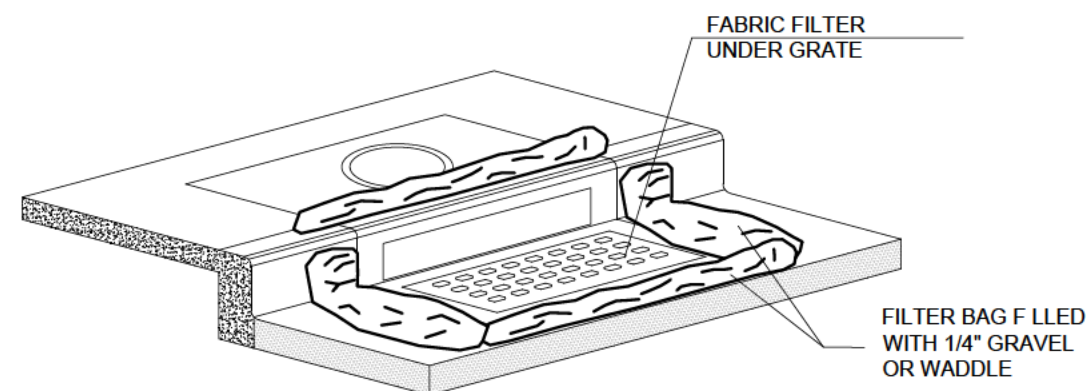
- NOTES:**
1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
 2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
 3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

- INSTALLATION NOTES**
1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
 2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
 3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
 4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.



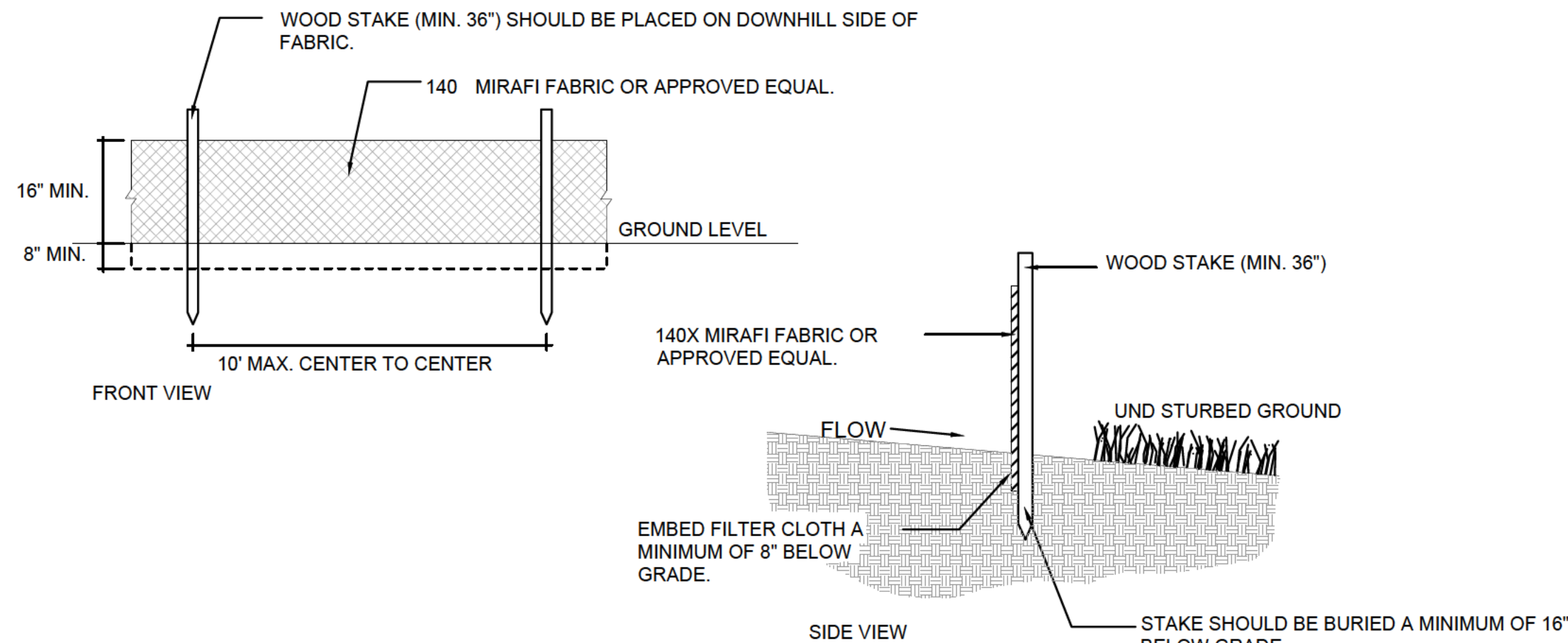
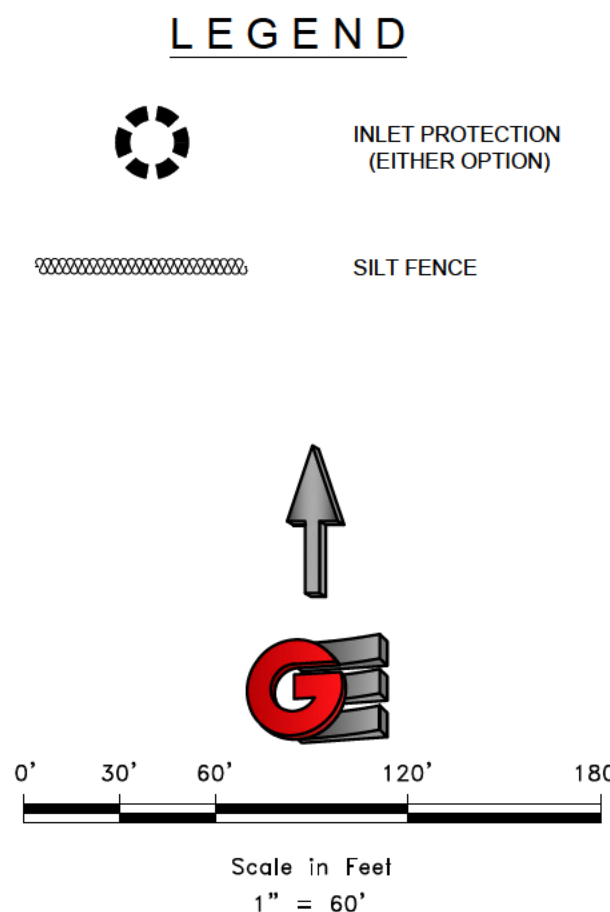
1A INLET PROTECTION - OPTION 1

Scale: NTS



1B INLET PROTECTION - OPTION 2

Scale: NTS



2 SILT FENCE

Scale: NTS

STORM WATER POLLUTION PREVENTION PLAN

FARR WEST HART SUBDIVISION - PHASE 4

2950 NORTH 2350 WEST

FARR WEST CITY, WEBER COUNTY, UTAH

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SW1

REVISIONS		SCALE: 1" = 60'
DATE	DESCRIPTION	DATE: 8-1-2022
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	CHECKED	TMM

DWG: 23-0205 - SILENCE MAINTENANCE UNIT PROPERTY FENCE - FARR WEST SUBDIVISION PHASE 4 - FARR WEST CITY, WEBER COUNTY, UTAH