FARR WEST CITY COUNCIL AGENDA

September 21, 2023 at 7 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold the regular meeting at 7:00 pm on Thursday, September 21, 2023 at the Farr West City Hall, 1896 North 1800 West, Farr West

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
   a. Pledge of Allegiance
   b. Opening Prayer
2. Comments/Reports
   a. Public Comments (*2 minutes)*
   b. Report from the Planning Commission
3. Consent Items
   a. Assignments and direction for Planning Commission
   b. Consider approval of minutes dated September 7, 2023
   c. Consider approval of bills dated September 20, 2023
4. Business Items
   a. Consider approval of Business Licenses – TEK Systems Solutions – Scott Chandler
      Connmann Creative LLC – Eric Conn
      Wasatch La Sal Adventure Rentals LLC – Brady Kohli
      Aesthetics by Eliza – Elizabeth Castaneda
   b. Set a public hearing to consider the request of a residential facility for persons with a disability for North Eastern Services located at 1631 West Harrisville Rd
   c. Consider final approval of the Ben Lomond Business Park Subdivision located at 1500 West 2350 North – Black Pine, LLC
   d. Consideration and action on preliminary approval of the Farr West Business Park Subdivision located at approximately 1246 North 2000 West – Jordan Watson
   e. Consider approval of Ordinance No. 2023-11, amendments to the zoning ordinance of Farr West City, establishing a Senior Housing Residential Zone
   f. Consider approval of Ordinance No. 2023-12, amendments to the conditional uses in the A-1 and A-1-R zones
5. Mayor/Council Follow-up
   a. Report on Assignments
6. 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 emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on September 15, 2023.

Lindsay Afuvai
Recorder

Application for Residential Business License

Application date: 8-29-23

Owner Name: Scott Chandler

Owner Address: 2656 Remuda Dr City: Farr West State: UT Zip: 84404

Telephone: 801-680-1415 Fax: _____ Email: 4scottchandler@gmail.com

Business Name: Teq Holdings, LLC DBA: TEK systems Solutions

State Sales Tax ID # FEIN 93-2410984 State License # _____

If a daycare of preschool, number of own children: _____; number of other children: _____

Describe your type of business in detail: Design, Estimating, and installation of Low voltage systems (fiber optics, data cabling, access control, surveillance, AV, GPON

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # _____ or check if not applicable _____

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- [X] Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- [X] The business shall not physically change or alter the exterior of the dwelling.
- [X] No business signs or advertising will be on the premises.
- [X] **The business will not cause an increase in vehicular traffic.**
- [X] **The business will not require additional off street parking beyond that normally required for residential uses.**
- [X] The business will meet all applicable safety, fire, building and health codes.
- [X] The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.

☒ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.

☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee
$30.00

Residential businesses conducted entirely within the primary residence are not subject to the $30.00 fee.

Is this business conducted entirely within the primary residence? No

If no, is it conducted in a garage and/or accessory building? Throughout the tate

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: Scott Chandler Date: 8-29-23

For office use only:

Amount paid: $15.00 Date paid: 08/30/2023 Receipt Number: 2.013466

City Council Date: 09/07/2023 Approved: _____ Disapproved: _____

License number: _____ Date issued: _____

Application for Residential Business License

Application date: 8/18/23

Owner Name: ERIC CONN

Owner Address: 2556 W 2575 N City: FARR WEST State: UT Zip: 84404

Telephone: 970-319-7398 Fax: N/A Email: CONNMANN5000@GMAIL.COM

Business Name: CONNMANN CREATIVE LLC DBA: N/A

State Sales Tax ID # 15718972-002-STC State License # 13333141-0160

If a daycare of preschool, number of own children: N/A ; number of other children: n/a

Describe your type of business in detail: FFL, gun reviews for print and online publications.

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # _____ or check if not applicable ✓

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- EC Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- EC The business shall not physically change or alter the exterior of the dwelling.
- EC No business signs or advertising will be on the premises.
- EC **The business will not cause an increase in vehicular traffic.**
- EC **The business will not require additional off street parking beyond that normally required for residential uses.**
- EC The business will meet all applicable safety, fire, building and health codes.
- EC The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

- ☑ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☑ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☑ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee
$30.00

Residential businesses conducted entirely within the primary residence are not subject to the $30.00 fee.

Is this business conducted entirely within the primary residence? YES.
If no, is it conducted in a garage and/or accessory building? N/A

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: _____ Date: 8/18/23

For office use only:

Amount paid: _____ Date paid: _____ Receipt Number: _____
City Council Date: _____ Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Utah State Tax Commission
TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134-9000 Website: tax.utah.gov

alt012 03/2018

Sales Tax License and/or Use Tax Certificate of Registration

CONNMANN CREATIVE LLC
CONNMANN CREATIVE LLC
1025 29TH ST
OGDEN UT 84403-0328

Account Number: **15718972-002-STC**

This business is registered to make taxable sales from the incorporated city of:
Ogden

Outlet: 0001 Issued: April 1, 2023 Valid until revoked or cancelled. Post in a noticeable place.

This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.

ABOVE IS YOUR

SALES TAX LICENSE

TEAR OFF AT PERFORATION AND POST IN A NOTICEABLE PLACE
Keep this portion for your records.

Account Number: **15718972-002-STC** <<< Use this number for all correspondence or contact with the Utah State Tax Commission.

Jurisdiction: **Ogden**
Issued: **April 1, 2023**

TAXPAYER ACCESS POINT UTAH TAP tap.utah.gov

Your Personal Identification Number (PIN) will be sent in a different notice in a few days.
You are required to register your account at **tap.utah.gov** for electronic filing, paying and managing your account. Your PIN is needed to register.

NOTICE OF LIABILITY

If you are purchasing a business, have the former business owner provide you a notice/receipt from the Tax Commission stating the sales and use taxes are paid in full. If the notice/receipt is not provided, Utah law requires you keep enough of the purchase money to pay the unpaid taxes. You may be held personally liable for any taxes not paid by the former owner.

TAX FREE PURCHASES

Merchandise purchased tax free, but used or consumed by your company, must be reported on your sales and use tax return. You must pay sales and use tax on goods that you or your company consume.

Federal Firearms Licensing Center
JUL 31
Received

Application for Residential Business License

Application date: 8.28.2023

Owner Name: Brady Kohli

Owner Address: 1246 N 2000 W City: Farr West State: UT Zip: 84404

Telephone: 801-866-3778 Fax: _____ Email: Bfaden.Kohli@gmail.com

Business Name: Wasatch La Sal Adventure Rentals LLC DBA: _____

State Sales Tax ID # 115811683-002-STC State License # 13487888

If a daycare of preschool, number of own children: N/A ; number of other children: N/A

Describe your type of business in detail: Renting a single UTV

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # _____ or check if not applicable N/A

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

BK ☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.

BK ☒ The business shall not physically change or alter the exterior of the dwelling.

BK ☒ No business signs or advertising will be on the premises.

BK ☒ **The business will not cause an increase in vehicular traffic.**

BK ☒ **The business will not require additional off street parking beyond that normally required for residential uses.**

BK ☒ The business will meet all applicable safety, fire, building and health codes.

BK ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

- [x] The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- [x] Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- [x] If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee
$30.00

Residential businesses conducted entirely within the primary residence are not subject to the $30.00 fee.

Is this business conducted entirely within the primary residence? Yes

If no, is it conducted in a garage and/or accessory building? _____

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: _____ Date: 8.28.2023

For office use only:

Amount paid: _____ Date paid: _____ Receipt Number: _____

City Council Date: _____ Approved: _____ Disapproved: _____

License number: _____ Date issued: _____

Application for Business License

Application date: 9-11-23

Owner Name: Elizabeth Castaneda

Owner Address: [redacted]

Telephone: [redacted]

Business Name: Aesthetics by Eliza DBA: N/A

Business Address: 1812 N 2000 W #4 City: Farr West State: UT Zip: 84404

Mailing Address: 1801 N 4400 W City: Plain City State: UT Zip: 84404

Business Phone Number: 8013899908 Number of employees: 1

Manager Name: Elizabeth Castaneda Contact Phone: 8013899908

**If business is commercial or manufacturing/warehousing, please list square footage: N/A

State Sales Tax ID # 93-3178687 State License # RN license: 12071014-310 State business: 13554316-0160

If a daycare of preschool, number of own children: Ø; number of other children: Ø

Describe your type of business in detail: Registered nurse trained in Aesthetic injections. Performing neurotoxin, dermal filler, and vitamin injections w/ medical director authorization/ approval.

Businesses that require Health Department inspection and permit: ANY business that is selling food, tattoo and piercing salons, tanning salons, day cares, nursing and assisted livings.

Health Department Permit # _____ or check if not applicable ✓

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
$100.00	$200.00	$300.00

MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
$100.00	$150.00	$200.00

OTHER

Contractor	Professional	Interstate Commerce
$100.00	$50.00	$50.00

ALCOHOL

Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
$200.00	$200.00	$200.00	$200.00	$200.00

*If you are renewing an alcohol license:
Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? no

Type of License Applying For: Commercial License fee due: $50

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: _____ Date: 9-12-2023

For office use only:

Amount paid: 50- Date paid: 9/12/2023 Receipt Number: _____
City Council Date: 9/21/2023 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Application for Business License

Application date: 9/13/23

Owner Name: John Chugg

Owner Addre[redacted]

Telephone: 8[redacted]

Business Name: North Eastern Services DBA: _____

Business Address: 1631 N Harrisville RD City: Farr West State: Ut Zip: 84404

Mailing Address: 278 Mountain Way Dr City: Orem State: Ut Zip: 84058

Business Phone Number: 8019790267 Number of employees: 8-10

Manager Name: David Carlson Contact Phone: 801-979-0267

**If business is commercial or manufacturing/warehousing, please list square footage: _____

State Sales Tax ID # N/A State License # _____

If a daycare of preschool, number of own children: N/A ; number of other children: N/A

Describe your type of business in detail: Residental services for disabled males. 4-5 males

Businesses that require Health Department inspection and permit: ANY business that is selling food, tattoo and piercing salons, tanning salons, day cares, nursing and assisted livings.

Health Department Permit # N/A or check if not applicable ✓

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
$100.00	$200.00	$300.00

MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
$100.00	$150.00	$200.00

OTHER

Contractor	Professional	Interstate Commerce
$100.00	$50.00	$50.00

ALCOHOL

Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
$200.00	$200.00	$200.00	$200.00	$200.00

*If you are renewing an alcohol license:
Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? _____

Type of License Applying For: professional License fee due: $25 (pro-rated)

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: _____ Date: 9-13-23

For office use only:

Amount paid: 25- Date paid: 9/13/2023 Receipt Number: 9.0002561
City Council Date: _____ Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Application for Subdivision

Date Submitted **4/10/2023**

Developer's Name **BlackPine, LLC**

Developer's Mailing Address [redacted]

Developer's Daytime Phone [redacted]

****

Subdivision Name **Ben Lomond Business Park** Phase **n/a**

Subdivision Address **1500 W 2350 N, Farr West, UT 84404**

Is this a Re-Subdivision **No** Current Property Zone **Yes** Is Re-Zoning Required **No**

Acreage of property being divided **28.05** Acreage of entire land parcel **28.05**

Number of proposed lots in Subdivision **2** In Phase **1** Number of Phases **1**

Title Search Completed [Y] N *Attach Documentation

Available Utilities and Services:

Culinary Water	[Y]	N	
Secondary Water	[Y]	N	Company:_____
Secondary System	[Y]	N	
Adequate Storm Sewer/Drainage	[Y]	N	
Sewer	[Y]	N	
Electric Power	[Y]	N	
Natural Gas	[Y]	N	
Telephone Service	[Y]	N	
Broadband/Fiber Internet	[Y]	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connext: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	[Y]	N	Company:

Application for Subdivision

Property is in which Flood Zone: **X** Panel Number: **490255**

Lowest Elevation of Property: **4278'**

Access Road above 4,215' Elevation: **Yes** Source: **CIR Engineering**

Does the property contain Wetlands: **No** Source: **National Wetland Inventory**

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

Agricultural land recently rezoned as M-1 to be part of Weber Industrial Park.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). **n/a**

****

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed (Developer) _____ Date 4/13/2023

Signed (Owner) John L Watson Date 4/13/2023

FEE SCHEDULE **Engineering Fee Deposit: $125.00/lot/phase**

Subdivision Plan Processing:

1-4 lots	**$100.00**
5-9 lots	**$100.00 plus $10/lot**
10-24 lots	**$150.00 plus $10/lot**
25 lots +	**$250.00 plus $10/lot**

Application Fee $ 100 - Developer User Fee $ 250 Total $ 350

Receipt # T.002367 Date Paid 4/13/2023 Received by McKenzie

BEN LOMOND BUSINESS PARK

LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH
MAY 2023

NARRATIVE

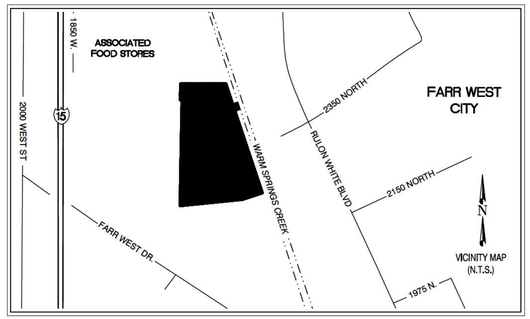
This plat has been prepared to subdivide a parcel of land owned by LM Partners LLC and described in that Warranty Deed recorded February 7, 2022 as Entry No. 3216213 in the Office of the Weber County Recorder. Also, in order to connect to 2350 South Street with the proposed westerly extension, this plat includes a portion of a parcel of land owned by Tesoro Logistics Northwest Pipeline LLC described in that Utah - Special Warranty Deed recorded July 11, 2013 as Entry No. 2644918 in the Office of said Recorder so that the. Said parcels of land are located within Lots 12 & 22 in the South Half of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian.

PLAT NOTES

1) By graphic plotting only, this property is in zone(s) X (Other Flood Areas) of the Flood Insurance Rate Map, Community Panel No. 49057C0200E, which bears an Effective Date of December 16, 2005.

2) PUE's are 10.0' feet northerly and southerly of the westerly extension of 2350 North Street shown hereon.

3) This Surveyor has re-traced and agrees with that certain Record of Survey filed as #7121 in the Office of the Weber County Surveyors Office.



OWNER'S DEDICATION

The chair of the Weber County Commission has been duly authorized to execute this plat in a public regular commission meeting his day of ,20

ATTEST:_____
Ricky Hatch, Weber County Clerk/Auditor

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20 _, before me, _____a Notary Public, personally appeared Ricky Hatch the Weber County Clerk/Auditor of Weber County Commission proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **BEN LOMOND BUSINESS PARK** and was signed by him/her on behalf of said Weber County Commision and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

I/We 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:

BEN LOMOND BUSINESS PARK

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 nature state whichever is applicable as may be authorized by Farr West City, Utah, with no buildings or structures being erected within such easements.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

LM Partners, LLC, a Utah limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20 _, before me, _____a Notary Public, personally appeared _____ the _____ of LM Partners, LLC, a Utah limited liability company proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **BEN LOMOND BUSINESS PARK** and was signed by him/her on behalf of said LM Partners, LLC, a Utah limited liability company and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

OWNER'S DEDICATION

I/We 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:

BEN LOMOND BUSINESS PARK

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 nature state whichever is applicable as may be authorized by Farr West City, Utah, with no buildings or structures being erected within such easements.

In witness whereof, I have hereunto set my hand this _____ day of _____, 2023.

TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of _____)

On this _____ day of _____, in the year 20_____, before me, a Notary Public, personally appeared _____ the _____ of TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **BEN LOMOND BUSINESS PARK** and was signed by him/her on behalf of said TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 made a survey of the property described on this plat in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **BEN LOMOND BUSINESS PARK** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20_____

PROFESSIONAL LAND SURVEYOR
05/02/2023
BRIAN FAY MITCHELL
No. 5707871
STATE OF UTAH

PRELIMINARY

BOUNDARY DESCRIPTION

A parcel of land being part all or part of the following entire tracts described in that Warranty Deed recorded February 7, 2022 as Entry No. 3216213 and that Utah - Special Warranty Deed recorded July 11, 2013 as Entry No. 2644918 in the Office of the Weber County Recorder. Said parcel of land is located within Lots 12 & 22 in the South Half of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at an existing railroad tie fence post described as the southwesterly corner of said entire tract in Entry No. 32162113, which is 923.27 feet N. 00°03'07" E. along the Section line and 1668.26 feet S. 89°56'53" E. from the Southwest Corner of said Section 36; thence along an existing 21.5' alley the following two (2) courses: 1) N. 01°01'58" E. 1347.07 feet; 2) S. 89°40'00" W. 21.50 feet; thence N. 01°01'58" E. 206.76 feet to the South half of said Lot 12; thence N. 89°56'58" E. 574 51 feet along said South Half of Lot 12 to an existing yellow rebar and cap stamped "Weber County Survey" marking the westerly boundary of Warm Springs Creek Drainage and old railroad right of way line; thence S. 18°28'00" E. 285.03 feet along said old westerly railroad right-of-way line to a point of non-tangency with a 235 00 - foot radius curve to the left, concave northerly (Radius point bears N. 24°33'37" W.); thence easterly 42.31 feet along the arc of said curve, through a central angle of 10°19'00", (Chord bears N. 70°35'53" E. 42.26 feet); thence N. 65°26'23" E. 8 50 feet to the intersection of the westerly line of Weber Industrial Park - Plat "A" recorded April 2, 1976 as Entry No. 661691 in Book 19 of Plats, at Page 44 in the Office of said Recorder and the northwesterly right-of-way line of 2350 North Street; thence S. 18°27'00" E. 70.40 feet to the intersection of said westerly line of Weber Industrial Park - Plat "A" and southeasterly right-of-way line of said 2350 North Street; thence S. 65°26'23" W. 1.02 feet to a point of tangency with a 305.00 - foot radius curve to the right, concave northerly; thence westerly 49.75 feet along the arc of said curve, through a central angle of 09°20'46" (Chord bears S. 70°06'46" W. 49 70 feet) to a said westerly boundary of Warm Springs Creek Drainage and old railroad right of way line; thence S. 18°28'00" E. 1111.35 feet along said westerly boundary of Warm Springs Creek Drainage and old railroad right of way line to an existing fence; thence S. 71°42'15" W. 263.74 feet along said existing fence and extension thereof; thence S. 84°14'37" W. 799.16 feet to and along and existing wire fence to the **Point of Beginning**.

The above-described parcel of land contains 1,225,440 sq. ft. in area or 28.132 acres more or less.

SHEET
1
2

OWNER:
LM Partners, LLC, a Utah limited liability company
1623 Farr West Drive
Ogden UT, 84404-2613

TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company
191 Ridgewood Parkway
San Antonio, TX 78259

Weber County
2380 Washington Blvd # 370,
Ogden, UT 84401

DEVELOPER:
BlackPine
BlackPine, LLC
Daniel Stephens
Phone: 801-675-8809
Email: daniel@theblackpinegroup.com

PREPARED BY:
CIR CIVIL ENGINEERING +SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ___ day of _____A.D. 2023.

_____
Weber County Commission

_____
By: Deputy

FARR WEST CITY ATTORNEY

This plat that the requirements of all applicable statutes and ordinances prerequisite by the State of Utah and the ordinances of Farr West City of the foregoing plat and dedications have been complied with.
Signed this__ day of_____A.D. 20__.

_____ _____
Farr West City Attorney Date

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.

_____ _____
Farr West City Engineer Date

FARR WEST CITY COUNCIL ACCEPTANCE

This is to certify that this plat, the dedication of streets and other public ways and financial guarantee of the 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_____A.D. 20__.

_____ _____
Attest: City Recorder Mayor

FARR WEST CITY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Farr West City Planning Commission.
Signed this__ day of_____A.D. 20__.

_____ _____
Farr West City Planning Commission Date

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this __ day of _____A.D. 20_____.

_____
Weber County Engineer

WEBER COUNTY RECORDER

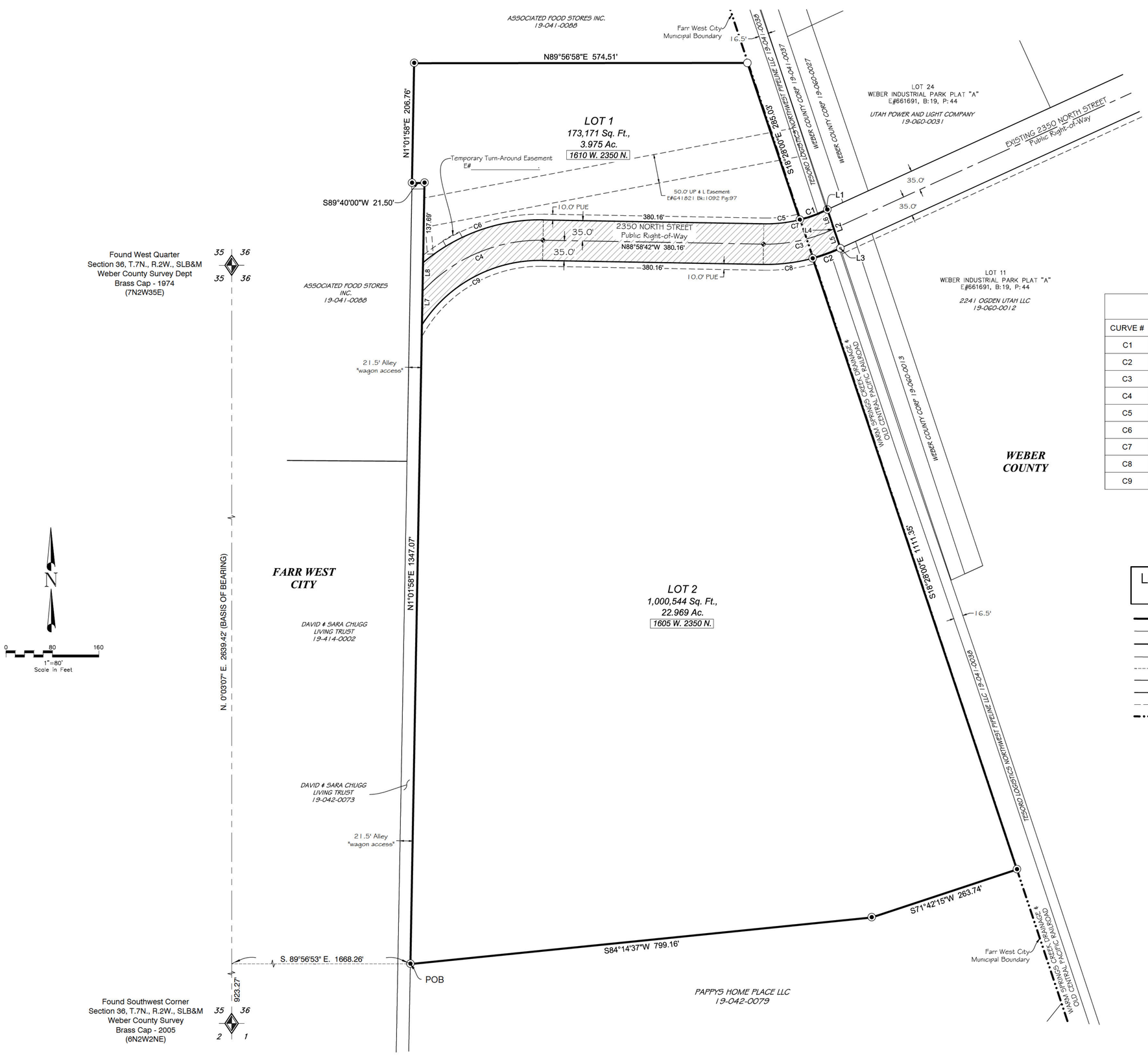
Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

_____

Date: _____ Time: _____ Book: _____ Page: _____

_____ _____
Fee $ Weber County Recorder

BEN LOMOND BUSINESS PARK
LOCATED IN THE SOUTH HALF OF SECTION 36,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH



LINE TABLE

LINE #	LENGTH	BEARING
L1	8.50	N65° 26' 23"E
L2	70.40	S18° 27' 30"E
L3	1.02	S65° 26' 23"W
L4	4.76	S65° 26' 23"W
L5	35.20	S18° 27' 30"E
L6	35.20	S18° 27' 30"E
L7	58.23	N1° 01' 58"E
L8	49.16	N1° 01' 58"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.31	235.00	10°19'00"	N70° 35' 53"E	42.26
C2	49.75	305.00	9°20'46"	S70° 06' 46"W	49.70
C3	120.56	269.52	25°37'42"	S78° 13' 51"W	119.55
C4	232.35	277.00	48°03'35"	S66° 59' 31"W	225.60
C5	62.61	235.00	15°15'56"	S83° 23' 21"W	62.43
C6	225.05	312.00	41°19'41"	S70° 21' 28"W	220.20
C7	104.93	235.00	25°34'55"	N78° 13' 51"E	104.06
C8	86.43	305.00	16°14'09"	S82° 54' 14"W	86.14
C9	246.55	242.00	58°22'19"	S61° 50' 09"W	236.02

Legend of Symbols & Abbreviations

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Section Line
- Section Tie
- Road Center Line
- Road Right of Way Line
- PUE (Public Utility Easement)
- Municipal City Boundaries
- Street Monument to be set
- Set Yellow Rebar & Cap stamped "CIR"
- Found Yellow Rebar & Cap stamped "GARDNER ENGINEERING" (Held)
- Found Yellow Rebar & Cap stamped "Weber County Survey" (Held)

SHEET 2 / 2

PREPARED BY:
CIR CIVIL ENGINEERING +SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

BEN LOMOND BUSINESS PARK

LOCATED IN THE SOUTH HALF OF SECTION 36,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

_____

Date: _____ Time: _____ Book: _____ Page: _____

_____ _____
Fee $ Weber County Recorder

MEMORANDUM

JONES & ASSOCIATES CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: BEN LOMOND BUSINESS PARK
Subdivision Plat and Plans Review

Date: May 18, 2023

Our office has completed a review of the subdivision plat and infrastructure plans for the proposed Ben Lomond Business Park located on the old Papageorge farm at approximately 1600 West 2350 North. This new subdivision includes a new public road that connects to the Weber County Road in the industrial park and two new manufacturing lots. The infrastructure is being completed in both the City limits and in Unincorporated Weber County; everything from the Western Drain to the east will be in the County and work in that area will need to be coordinated with the County.

Previous comments on the plans have been addressed and we recommend final approval of the subdivision with the following comments and items to complete prior to construction:

1. Obtain final approval of the proposed culvert under the roadway for the Union Ditch from the irrigation company/users.
2. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
3. 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.
4. 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 further questions.

BEN LOMOND BUSINESS PARK - INFRASTRUCTURE

1500 WEST 2350 NORTH, FARR WEST, UTAH

MAY 03, 2023

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
EASEMENT LINE		PROPOSED FIRE HYDRANT	
4240.0 PROPOSED GRADE CONTOURS		EXISTING STREET LIGHT	
4240.0 EXISTING GRADE CONTOURS		PROPOSED STREET LIGHT	
EXISTING CURB		PROPOSED PARKING LOT LIGHT	
PROPOSED CURB AND GUTTER			
PROPOSED CURB WALL	WM	EXISTING WATER METER	
REVERSE PAN CURB & GUTTER	WV	EXISTING WATER VALVE	
SS EXISTING SEWER	GV	EXISTING GATE VALVE	
SS PROPOSED SEWER		EXISTING OVERHEAD POWER POLE	
W EXISTING WATER	TBC	TOP BACK CONCRETE	
W PROPOSED WATER	FF	FINISHED FLOOR	
F EXISTING FIRE LINE	HW	HIGH WATER	
F PROPOSED FIRE LINE	TOG	TOP OF GRATE	
SD EXSITING STORM DRAIN	TOL	TOP OF LID	
SD PROPOSED STORM DRAIN	IE	INVERT ELEVATION	
RD PROPOSED ROOF DRAIN	EX	EXISTING	
G EXISTING GAS	NG	NATURAL GROUND	
G PROPOSED GAS	TA	TOP OF ASPHALT	
OHP EXISTING OVERHEAD POWER	TC	TOP OF CONCRETE	
UGP EXISTING UNDERGROUND POWER	EC	EDGE OF CONCRETE	
UGP PROPOSED UNDERGROUND POWER	EA	EDGE OF ASPHALT	
T EXISTING TELEPHONE LINE	TOW	TOP OF WALL	
T PROPOSED TELEPHONE LINE	TG	TOP OF GRAVEL	
FO EXISTING FIBER OPTIC LINE	TL	TOP OF LANDSCAPING	
FO PROPOSED FIBER OPTIC LINE	TS	TOP OF SIDEWALK	
	PROP	PROPOSED	
PROPOSED CONCRETE	39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED	
PROPOSED ASPHALT			
PROPOSED LANDSCAPING			



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
1	SUBDIVISION PLAT
2	SUBDIVISION PLAT
C1.0	OVERALL PLAN
C1.1	ROADWAY SECTIONS
C2.1	2350 NORTH ROADWAY PLAN AND PROFILE (STA: 30+00 TO 36+00)
C2.2	2350 NORTH ROADWAY PLAN AND PROFILE (STA: 36+00 TO 41+62)
C2.3	2350 NORTH ROADWAY PLAN AND PROFILE (STA: 41+62 TO 46+00)
C3.1	2350 NORTH UTILITY PLAN AND PROFILE (STA: 30+00 TO 36+00)
C3.2	2350 NORTH UTILITY PLAN AND PROFILE (STA: 36+00 TO 41+62)
C3.3	2350 NORTH UTILITY PLAN AND PROFILE (STA: 41+62 TO 46+00)
C4.0	DETAIL SHEET
C5.0	DETAIL SHEET
C5.1	DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPPP)
C6.1	EROSION CONTROL DETAIL SHEET

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIRMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
8. INSTALL ALL SIDEWALKS PER CITY STANDARDS
9. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS.
10. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
11. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
12. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
13. ALL WATER LINES TO HAVE A MINIMUM 4' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 6" OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
14. THRUST BLOCKS TO BE INSTALLED PER BONA VISTA STANDARDS.
15. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
16. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
17. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4½", AND 2½" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4½" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

CIVIL ENGINEER:

CIR CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

OWNER:

BlackPine
DANIEL A. STEPHENS
MANAGING PARTNER
p: 801.675.8809

ARCHITECT:

CONTRACTOR

NO.	REVISIONS	BY	DATE

DESIGNER:
PROJECT ENGINEER:

CIR CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

BEN LOMOND BUSINESS PARK - INFRASTRUCTURE
1500 WEST 2350 NORTH, FARR WEST, UTAH
COVER SHEET

LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.
CV

PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE: 1"=30'

ASSOCIATED FOOD STORES INC.
19-041-0088

LOT 1
3.97 ACRES

PT: 35+32

PC: 37+12.61
PT: 38+33.06

PI 41

UTAH POWER AND LIGHT COMPANY
19-060-0031

KEVERI HOLDINGS LLC
19-060-0014

NORTH 38

46+00
46+04

42+00
43+00
44+00
45+00
40+00
39+00
38+00
37+00
36+00
35+00
34+00
33+00
32+00

OHP

10' WIDE PUE

32.0'
11.0'

TEMPORARY TURN AROUND EASEMENT

INSTALL RED DIAMOND, END OF ROAD SIGN PER MUTCD OM4-3.

BP: 30+00.00
30.00

2350 NORTH

10' WIDE PUE

FIRE APPARATUS TURN AROUND SEE DETAIL THIS SHEET

FARR WEST CITY PUBLIC RIGHT-OF-WAY

LOT 2
22.97 ACRES

EXISTING POND TO BE EXCAVATED AND FILL PLACED AND COMPACTED AS PER GEOTECHINCAL REQUIREMENTS.

WARM SPRINGS CREEK DRAINAGE

WEBER COUNTY PUBLIC RIGHT-OF-WAY
(NEW AREA TO MATCH EXISTING COUNTY ROAD TYPICAL SECTION)

WEBER COUNTY PUBLIC RIGHT-OF-WAY
(EXISTING COUNTY ROAD PAVEMENT SECTION TO BE RECONSTRUCTED)

2241 OGDEN UTAH LLC
19-060-0012

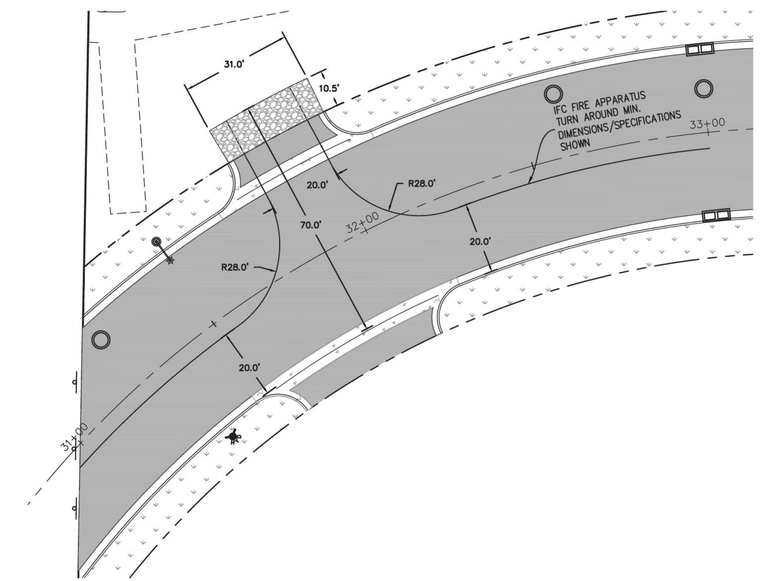
2350 NORTH
SEE SHEETS
C2.1 TO C2.3
C3.1 TO C3.3

PROPOSED 10.0' IRRIGATION EASEMENT

DAVID & SARA CHUGG
LIVING TRUST
19-414-0002

DAVID & SARA CHUGG
LIVING TRUST
19-042-0073

PROPOSED 10.0' IRRIGATION EASEMENT



FIRE APPARATUS TURN AROUND DETAIL
SCALE: 1"=20'

N

0 80 160 240
Scale in Feet

LEGEND
SEE COVER SHEET FOR PROJECT LEGEND.

NO.	REVISIONS	BY	DATE
DESIGNER:		PROJECT ENGINEER:	

CIR CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE

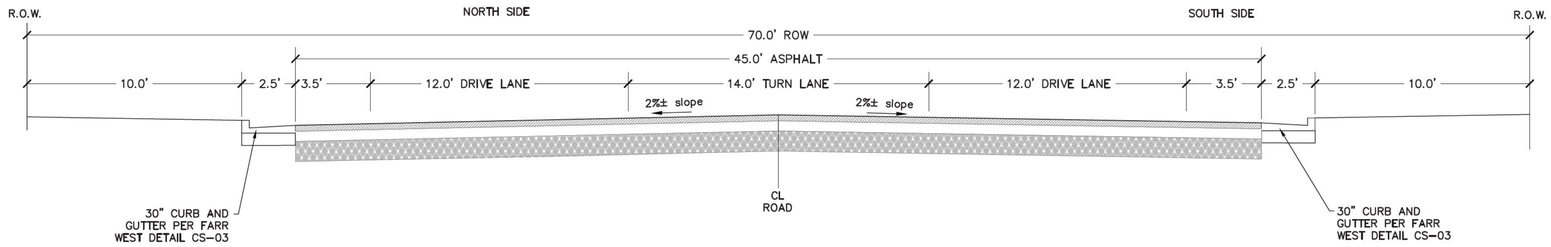
1500 WEST 2350 NORTH, FARR WEST, UTAH

OVERALL PLAN

LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

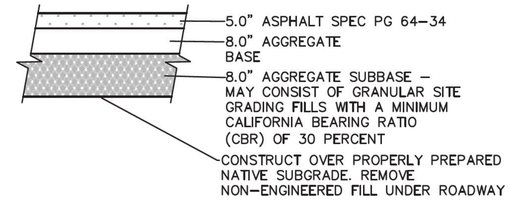
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PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE: 1"=60'



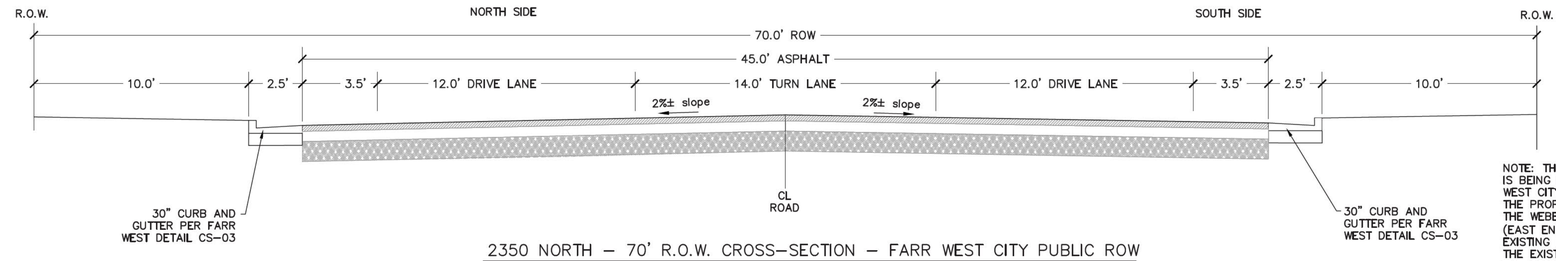
2350 NORTH – 70' R.O.W. CROSS-SECTION – WEBER COUNTY ROW

STA: 38+83 TO 46+00



WEBER COUNTY PAVEMENT SECTION

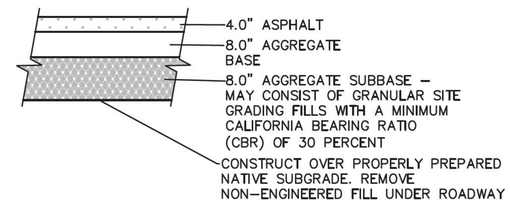
N.T.S.



2350 NORTH – 70' R.O.W. CROSS-SECTION – FARR WEST CITY PUBLIC ROW

STA: 31+00 TO 38+33

NOTE: THIS TYPICAL SECTION IS BEING BUILT FOR THE FARR WEST CITY PUBLIC ROW ONLY. THE PROPOSED WORK FOR THE WEBER COUNTY ROW (EAST END) WILL MATCH THE EXISTING ROAD SECTION OF THE EXISTING ROAD WITHIN THE COUNTY LIMITS



FARR WEST CITY PAVEMENT SECTION

N.T.S.

PAVEMENT SECTION PER GEOTECHNICAL STUDY BY GSH GEOTECHNICAL, INC. DATED DEC. 29, 2022 JOB NO. 3523-010-22

NO.	REVISIONS	BY	DATE
DESIGNER:		PROJECT ENGINEER:	

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE

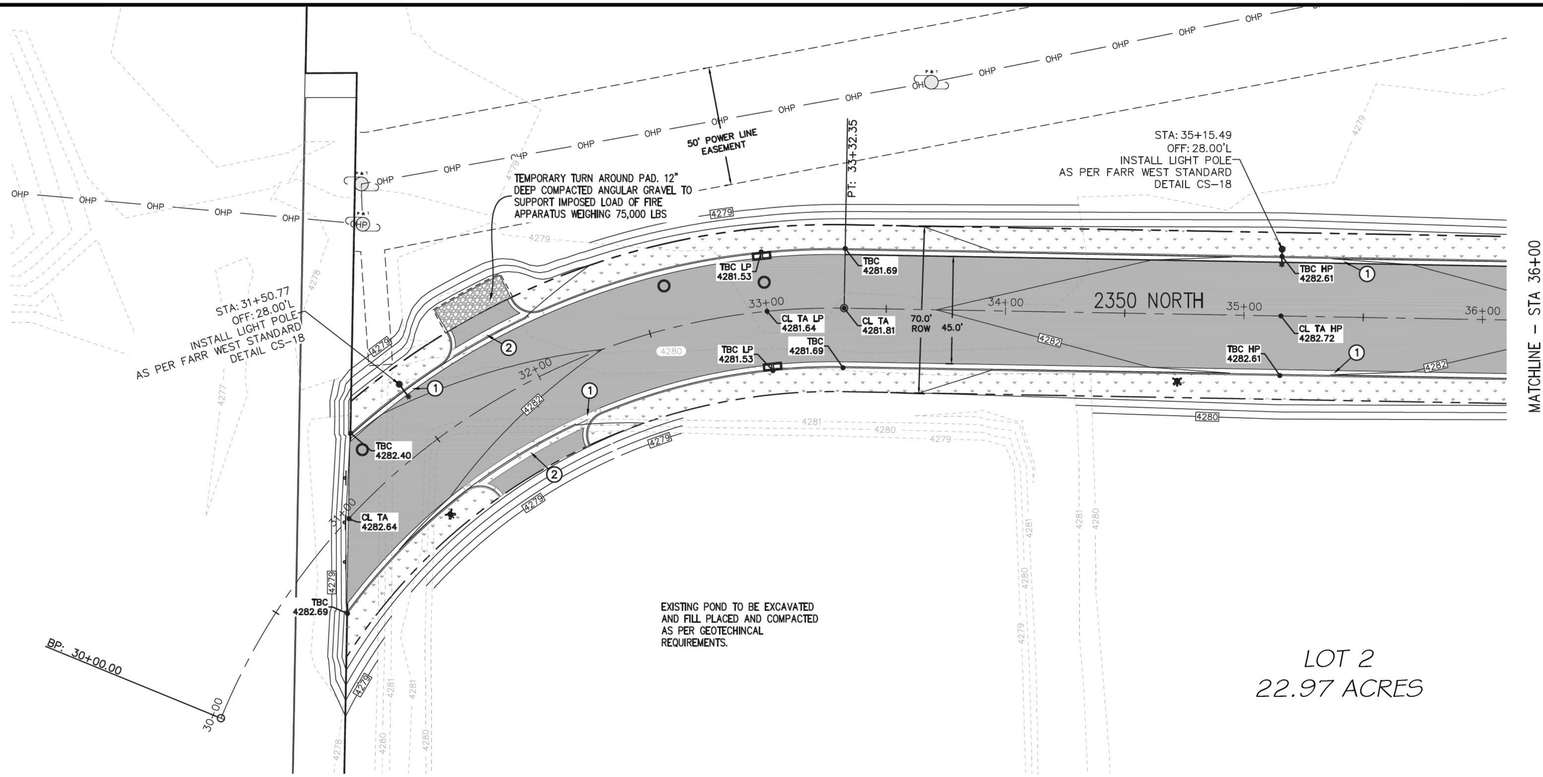
1500 WEST 2350 NORTH, FARR WEST, UTAH

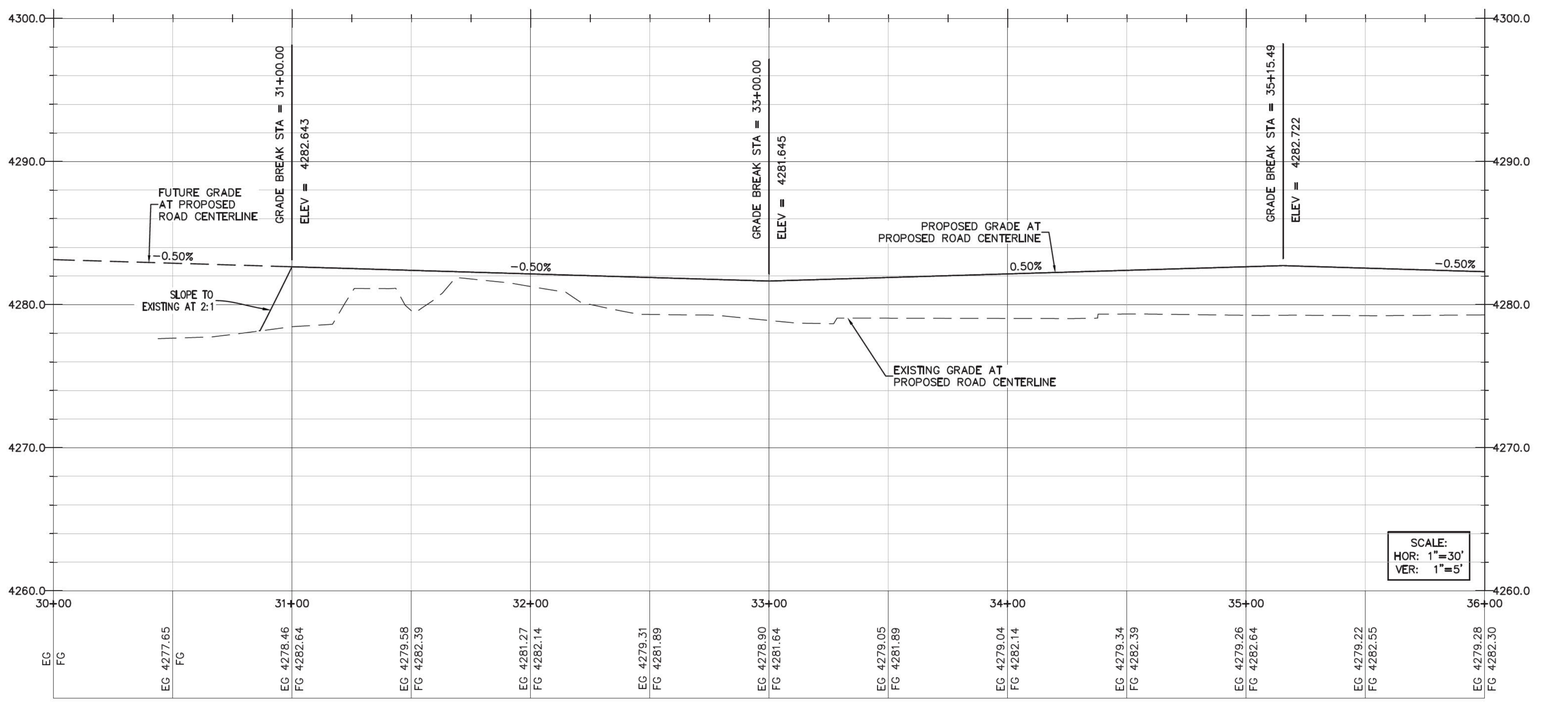
ROAD SECTIONS

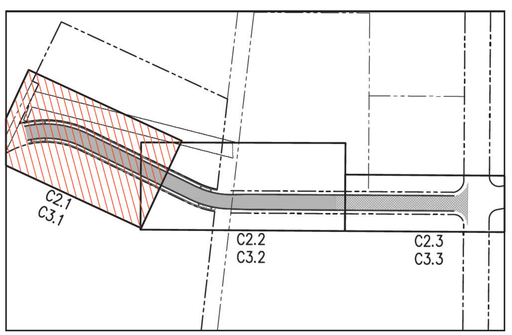
LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.
C1.0

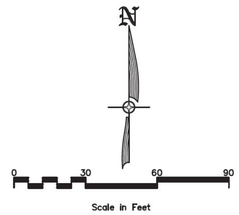
PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE: 1"=60'







KEYMAP



LEGEND

SEE COVER SHEET FOR PROJECT LEGEND.

ROADWAY KEYNOTES

1. PROPOSED 30" CURB AND GUTTER PER FARR WEST DETAIL CS-03.
2. PROPOSED 5' WATERWAY / CROSS DRAIN SECTION PER FARR WEST DETAIL CS-04.

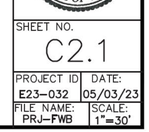
NO.	REVISIONS	BY	DATE
DESIGNER:		PROJECT ENGINEER:	

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

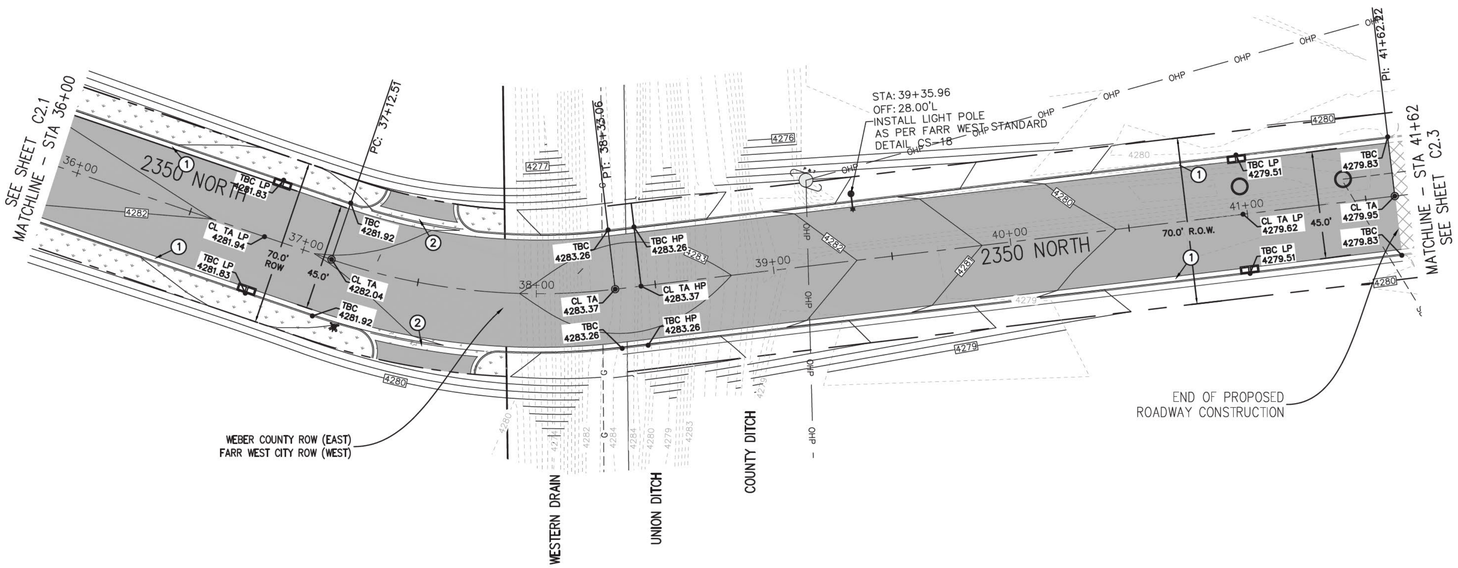
BEN LOMOND BUSINESS PARK - INFRASTRUCTURE

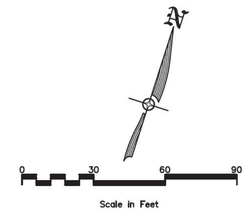
1500 WEST 2350 NORTH, FARR WEST, UTAH

2350 NORTH ROADWAY PLAN AND PROFILE
STA: 30+00 TO 36+00



SHEET NO.	
C2.1	
PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE: 1"=30'



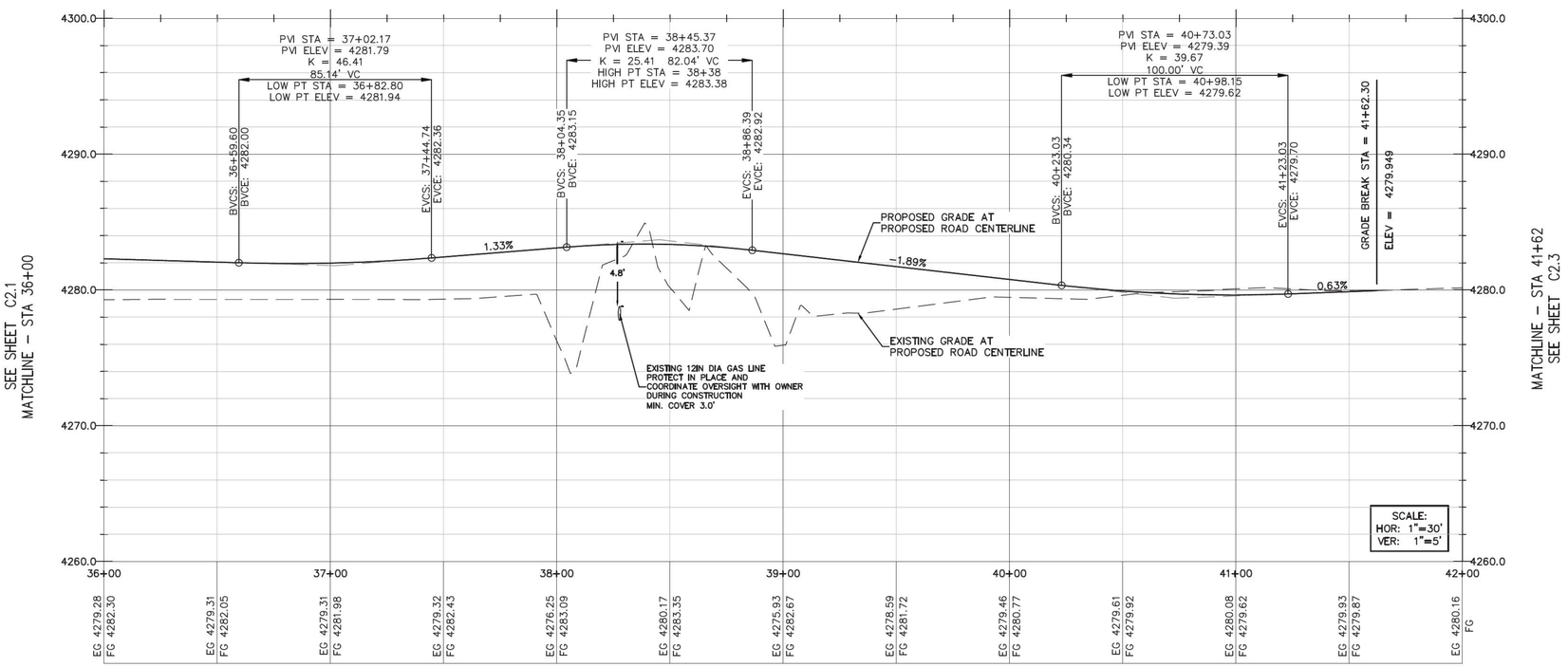


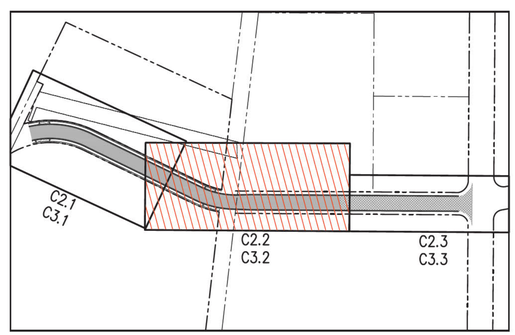
LEGEND

SEE COVER SHEET FOR PROJECT LEGEND.

ROADWAY KEYNOTES

1. PROPOSED 30" CURB AND GUTTER PER FARR WEST DETAIL CS-03.
2. PROPOSED 5' WATERWAY / CROSS DRAIN SECTION PER FARR WEST DETAIL CS-04.





KEYMAP

NO.	REVISIONS	BY	DATE
DESIGNER:	PROJECT ENGINEER:		

CIR CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE

1500 WEST 2350 NORTH, FARR WEST, UTAH

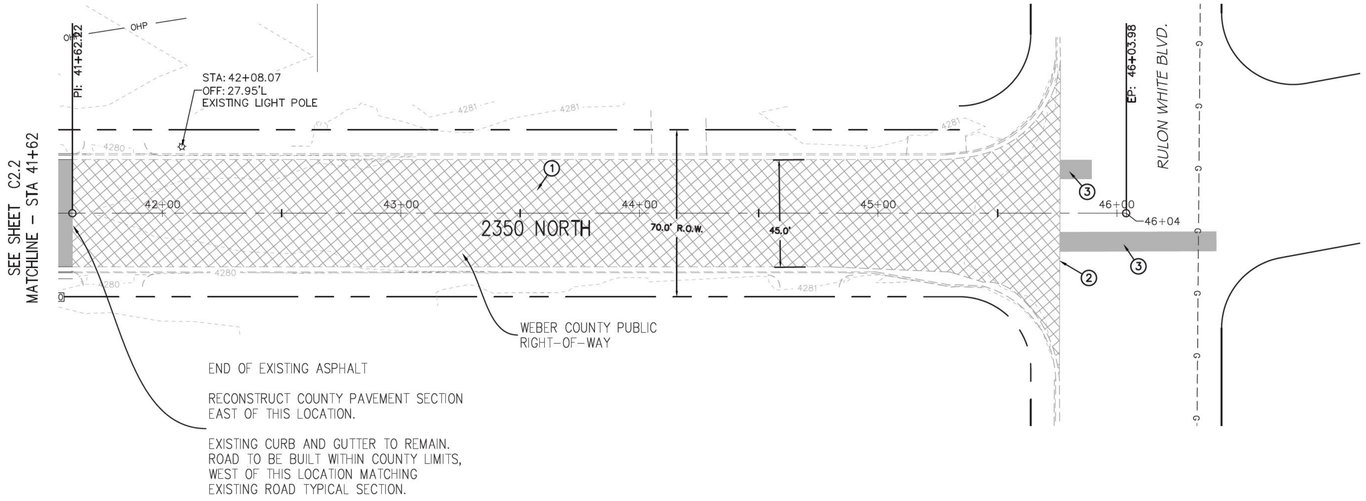
2350 NORTH ROADWAY PLAN AND PROFILE

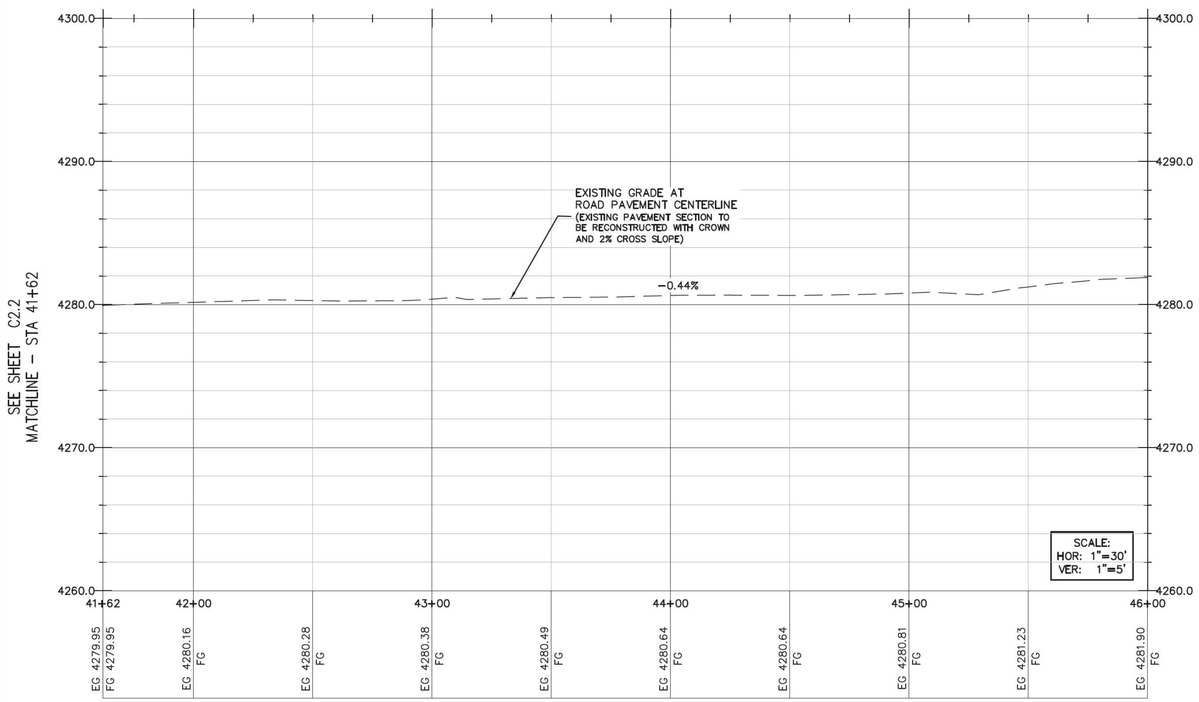
STA: 36+00 TO 41+62

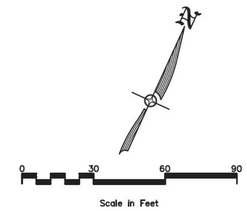
LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.
C2.2

PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE: 1"=30'





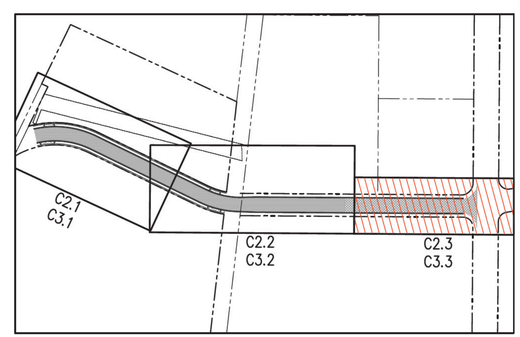


LEGEND

SEE COVER SHEET FOR PROJECT LEGEND.

ROADWAY KEYNOTES

1. EXISTING ROAD PAVEMENT SECTION TO BE REMOVED AND REPLACED PER THE PROVIDED PAVEMENT SECTION. (EXISTING CURB AND GUTTER TO REMAIN).
2. SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
3. SAW CUT EXISTING ASPHALT TO INSTALL LATERAL. WORK TO BE DONE PER APWA PLAN NO 255 (ASPHALT CONCRETE "T" PATCH).



KEYMAP

NO.	REVISIONS	BY	DATE
DESIGNER:		PROJECT ENGINEER:	

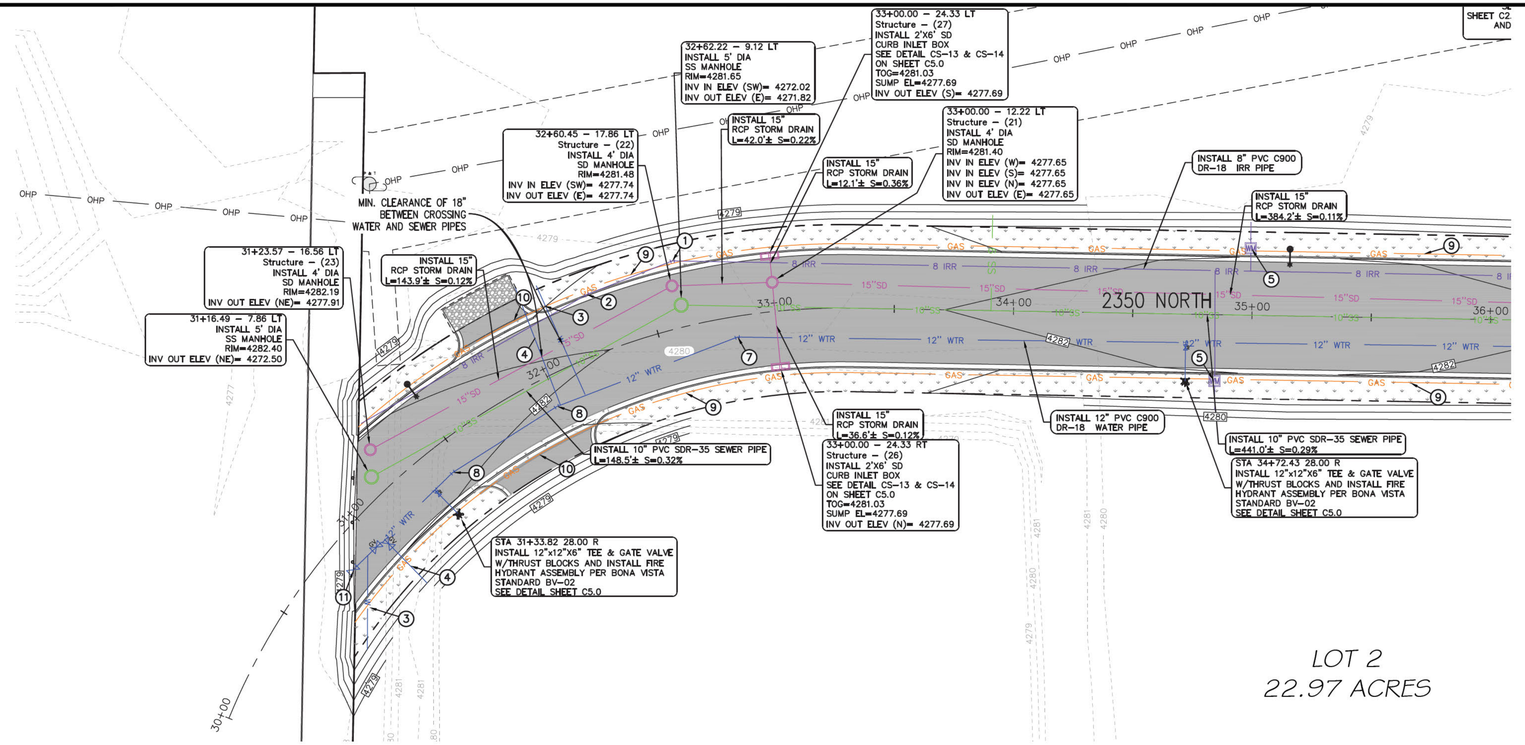
CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

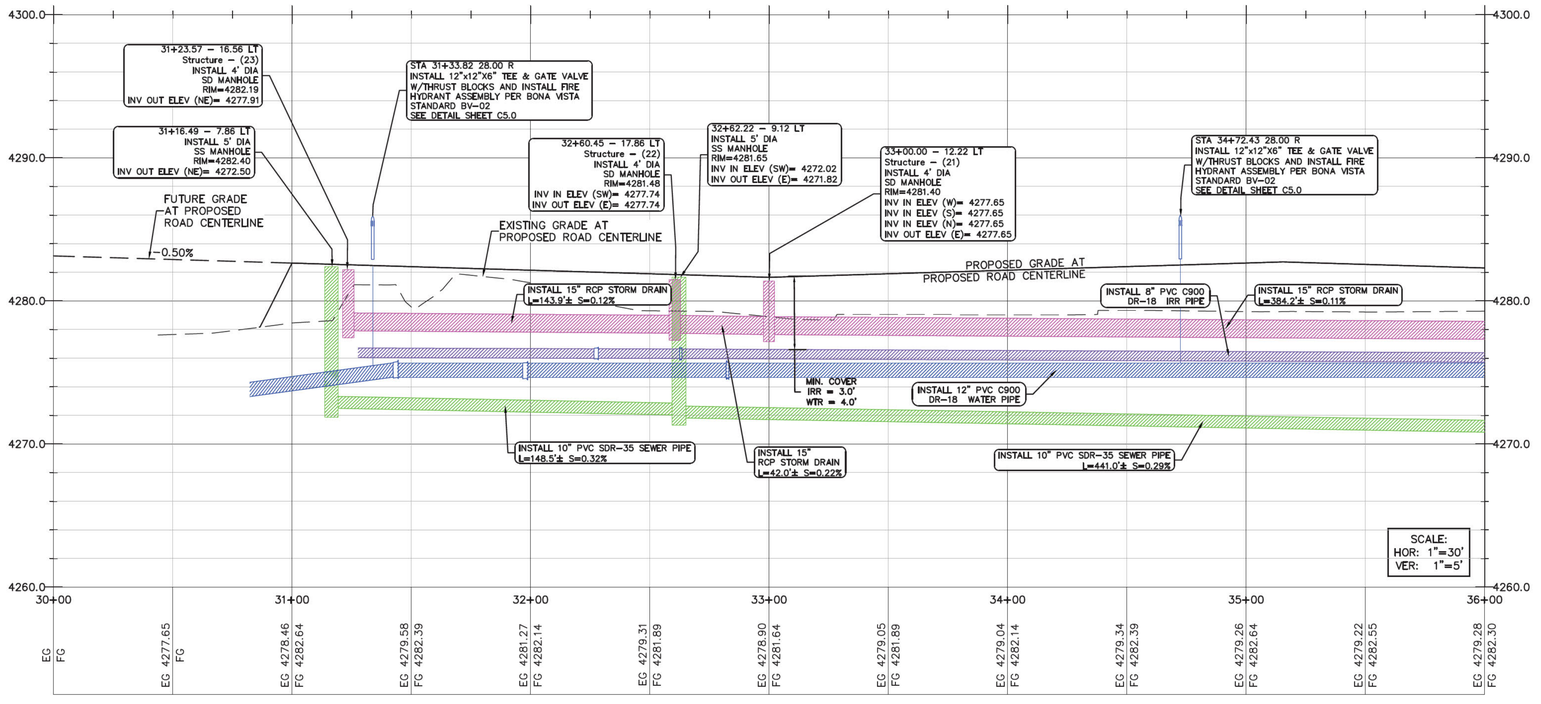
BEN LOMOND BUSINESS PARK – INFRASTRUCTURE
1500 WEST 2350 NORTH, FARR WEST, UTAH
2350 NORTH ROADWAY PLAN AND PROFILE
STA: 41+62 TO 46+00

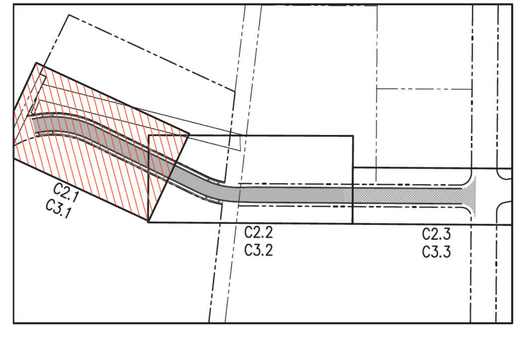
LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.
C2.3

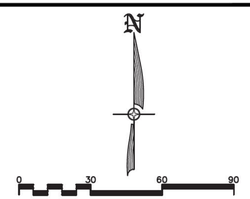
PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE: 1"=30'







KEYMAP



LEGEND

SEE COVER SHEET FOR PROJECT LEGEND.

UTILITY KEYNOTES

1. PROPOSED 8" 22.5° BEND W/THRUST BLOCK
2. PROPOSED 8" 11.25° BEND W/THRUST BLOCK
3. CONNECT TO PROPOSED 12" WATER MAIN AND INSTALL 2" WATER LATERAL AND 2" WATER METER FOR CULINARY PURPOSES. CAP AND MARK LATERAL 5' PAST PROPERTY LINE FOR FUTURE CONNECTION.
4. CONNECT TO PROPOSED 12" WATER MAIN VIA TEE (W/12" GATE VALVE AND 8" GATE VALVE AND THRUST BLOCKS) AND INSTALL 8" FIRE LINE LATERAL. CAP AND MARK LATERAL 5' PAST PROPERTY LINE FOR FUTURE CONNECTION.
5. CONNECT TO PROPOSED 8" IRRIGATION MAIN AND INSTALL 2" IRRIGATION LATERAL AND 2" WATER METER FOR IRRIGATION PURPOSES. CAP AND MARK LATERAL 5' PAST PROPERTY LINE FOR FUTURE CONNECTION. SEE LANDSCAPING PLANS FOR CONTINUATION TO BACKFLOW PREVENTER.
6. CONNECT TO PROPOSED 10" SEWER MAIN (I.E.(10"MAIN)=4271.45, I.E.(6"LAT)=4272.12) AND INSTALL 40' OF 6" PVC SDR-35 SEWER LATERAL, S=1.0% CAP AND MARK LATERAL 5' PAST PROPERTY LINE FOR FUTURE CONNECTION (I.E.(CAP)=4272.52)).
7. PROPOSED 12" 22.5° BEND W/THRUST BLOCK
8. PROPOSED 12" 22.5° BEND W/THRUST BLOCK
9. PROPOSED 4" P-TR GAS LINE (2' BEHIND CURB) SEE GAS LINE DESIGN PLANS FOR MORE INFORMATION.
10. PROPOSED CASINGS 8" NON-GRAY PVC MIN 40" DEEP INSTALLED AT ROAD CROSSING AND DRIVE APPROACHES. MAINTAIN MIN 3' FROM OTHER UTILITIES. SEE GAS LINE DESIGN PLANS FOR MORE INFORMATION.
11. PROPOSED TEMPORARY BLOW-OFF AS PER BONA VISTA STANDARD BV-05 ON SHEET C5.1

NO.	REVISIONS	BY	DATE

DESIGNER:
PROJECT ENGINEER:

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE

1500 WEST 2350 NORTH, FARR WEST, UTAH

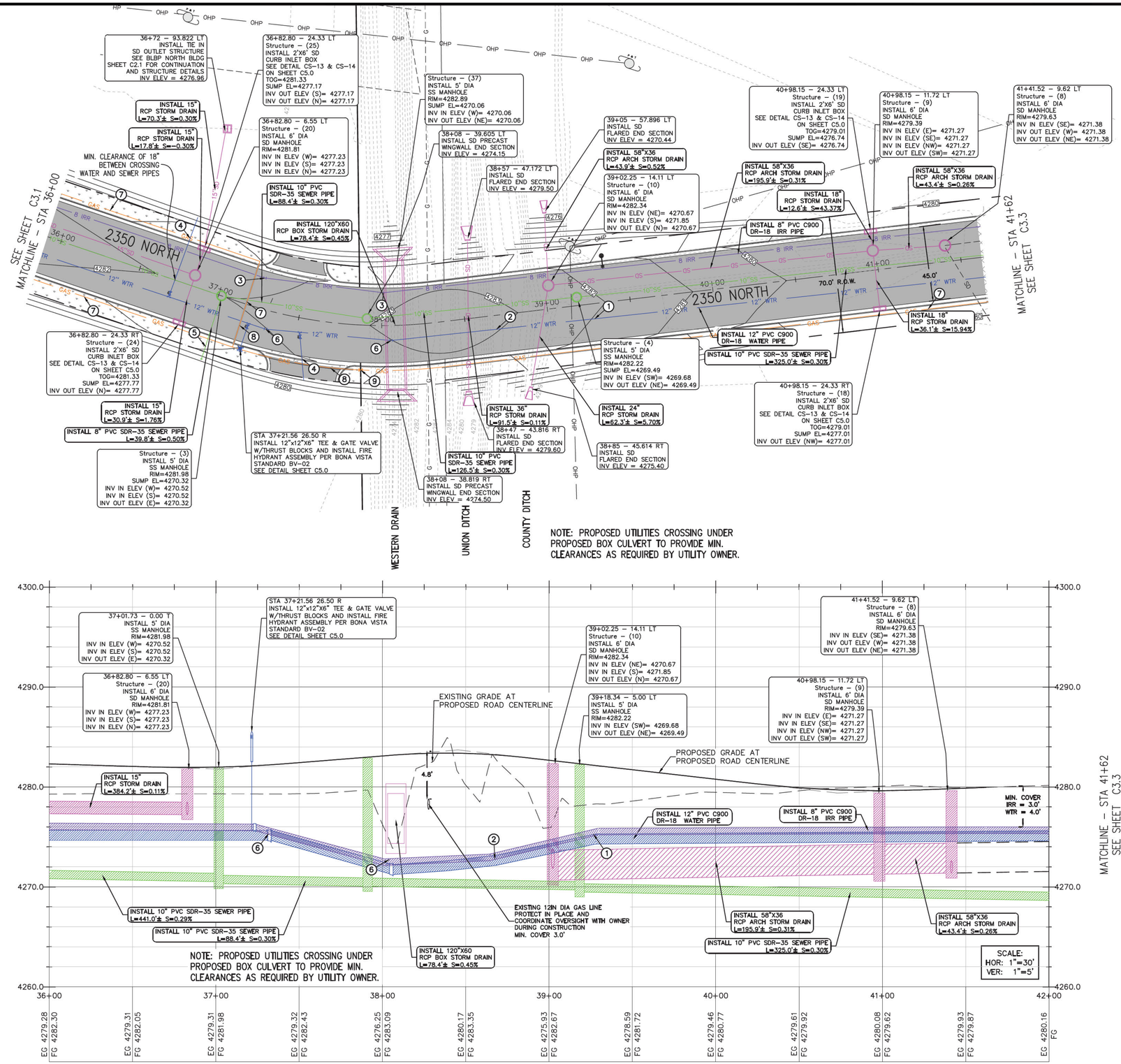
2350 NORTH ROADWAY PLAN AND PROFILE

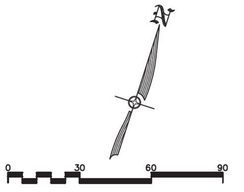
STA: 30+00 TO 36+00

LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.
C3.1

PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE: 1"=30'



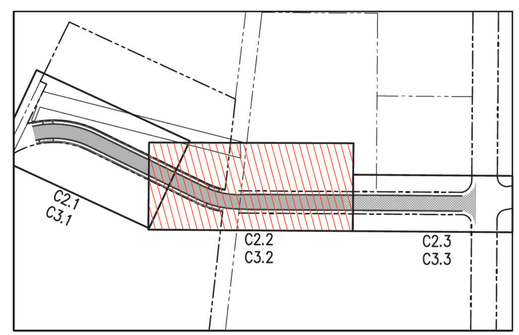


LEGEND

SEE COVER SHEET FOR PROJECT LEGEND.

UTILITY KEYNOTES

1. PROPOSED 12" 22.5° BEND DOWN W/THRUST BLOCK
2. PROPOSED 12" 22.5° BEND UP W/THRUST BLOCK
3. PROPOSED 8" 11.25° BEND W/THRUST BLOCK
4. CONNECT TO PROPOSED 12" WATER MAIN VIA TEE (W/8" GATE VALVE AND THRUST BLOCKS) AND INSTALL 8" FIRE LINE LATERAL CAP AND MARK LATERAL 5' PAST PROPERTY LINE FOR FUTURE CONNECTION.
5. CONNECT TO PROPOSED 10" SEWER MAIN (I.E.(10"MAIN)=4270.52, I.E.(8"LAT)=5070.52) AND INSTALL 40' OF 8" PVC SDR-35 SEWER LATERAL, S=0.5% CAP AND MARK LATERAL 5' PAST PROPERTY LINE FOR FUTURE CONNECTION (I.E.(CAP)=5070.72)).
6. PROPOSED 12" 11.25° BEND W/THRUST BLOCK
7. PROPOSED 4" P-TR GAS LINE (2' BEHIND CURB) SEE GAS LINE DESIGN PLANS FOR MORE INFORMATION.
8. PROPOSED CASINGS 8" NON-GRAY PVC MIN 40" DEEP INSTALLED AT ROAD CROSSING AND DRIVE APPROACHES. MAINTAIN MIN 3' FROM OTHER UTILITIES. SEE GAS LINE DESIGN PLANS FOR MORE INFORMATION.
9. PROPOSED 4" GAS LINE ISOLATION VALVE



KEYMAP

NO.	REVISIONS	BY	DATE

DESIGNER:
PROJECT ENGINEER:

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-8296

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE

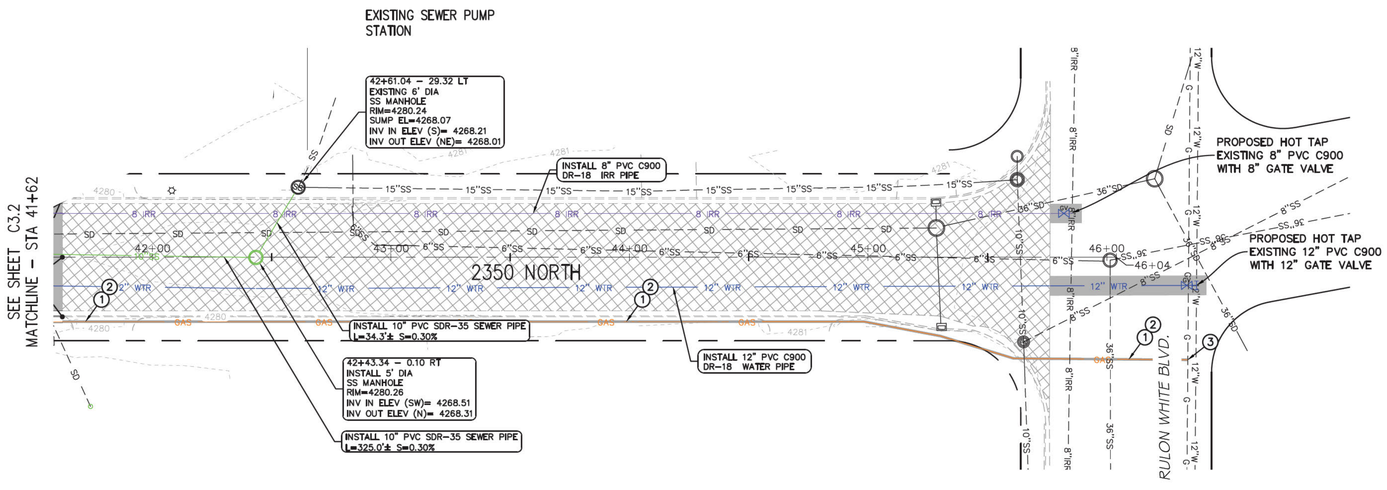
1500 WEST 2350 NORTH, FARR WEST, UTAH

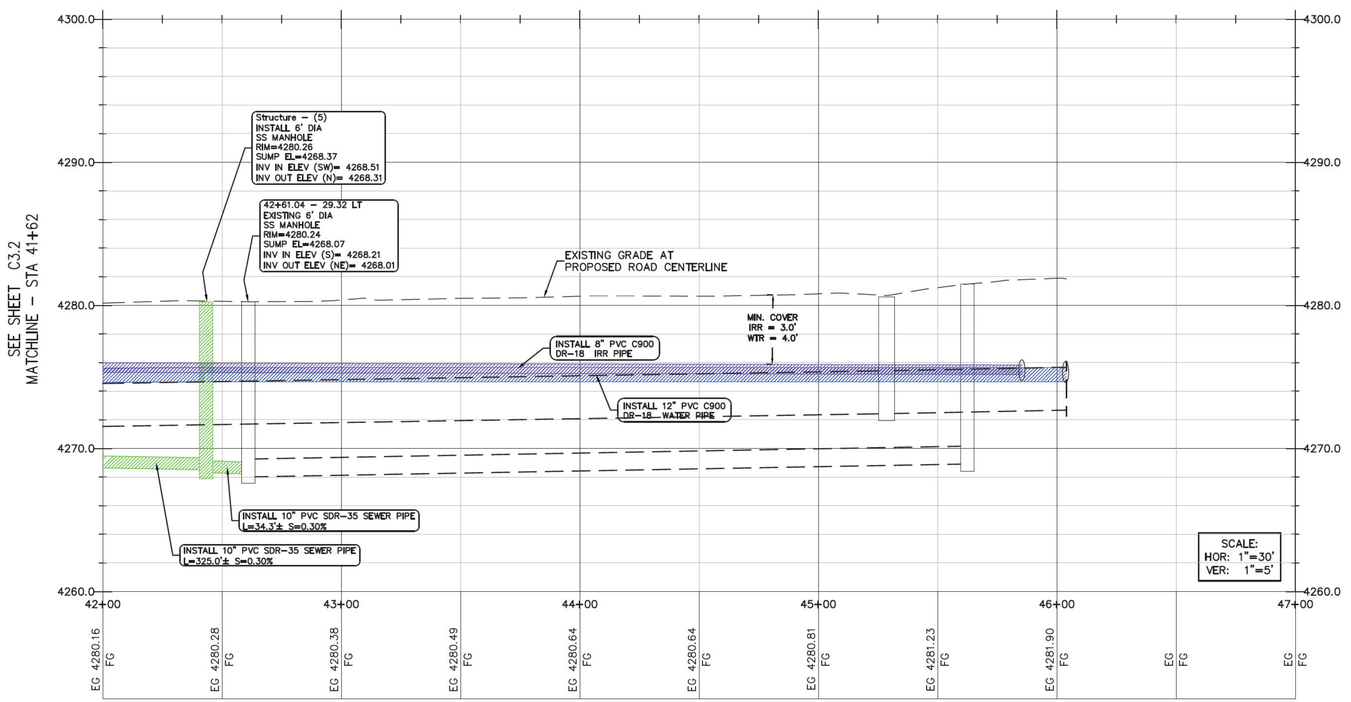
2350 NORTH ROADWAY PLAN AND PROFILE

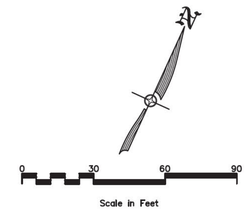
STA: 36+00 TO 41+62

LICENSED PROFESSIONAL ENGINEER
05/04/2023
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.	
C3.2	
PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE: 1"=30'





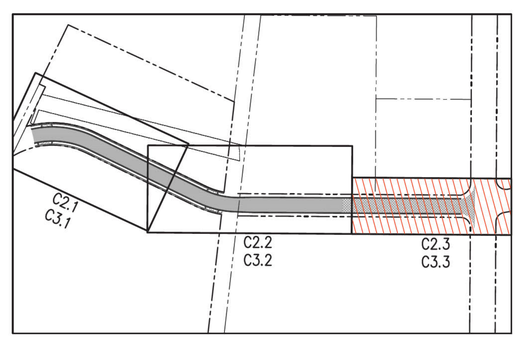


LEGEND

SEE COVER SHEET FOR PROJECT LEGEND.

UTILITY KEYNOTES

1. PROPOSED 4" P-TR GAS LINE (2' BEHIND CURB). SEE GAS LINE DESIGN PLANS FOR MORE INFORMATION.
2. PROPOSED CASINGS 8" NON-GRAY PVC MIN 40" DEEP INSTALLED AT ROAD CROSSING AND DRIVE APPROACHES. MAINTAIN MIN 3' FROM OTHER UTILITIES. SEE GAS LINE DESIGN PLANS FOR MORE INFORMATION.
3. PROPOSED TIE-IN WO 69625 MAIN



KEYMAP

NO.	REVISIONS	BY	DATE
DESIGNER:		PROJECT ENGINEER:	

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South Jordan, Utah - 801-949-6296

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE

1500 WEST 2350 NORTH, FARR WEST, UTAH

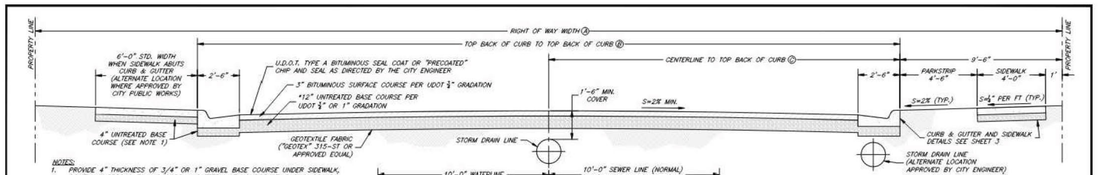
2350 NORTH ROADWAY PLAN AND PROFILE

STA: 41+62 TO 47+00

LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.
C3.3

PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE: 1"=30'



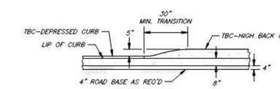
NOTES:
1. PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR AS DIRECTED BY THE CITY ENGINEER.
2. *THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY STANDARDS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 3" AND GRAVEL BASE COURSE LESS THAN 4" THICK.
3. ALL ROAD CUTS SHALL BE PATCHED WITH 12" UNTREATED ROAD BASE AND 3" OF BITUMINOUS SURFACE COURSE AND MUST MEET THE MINIMUM COMPACTION REQUIREMENTS.
4. SIDEWALKS, CURB & GUTTER, AND CROSS DRAINS SHALL BE CONSTRUCTED IN COMPLIANCE WITH FARR WEST CITY TECHNICAL SPECIFICATIONS.

STANDARD STREET SECTION

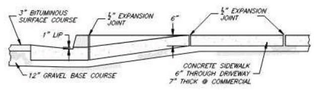
CURBED ROAD SECTION

STREET DESIGNATION	R.O.W. WIDTH Ⓐ	T.B.C. TO T.B.C. Ⓑ	℄ TO T.B.C. Ⓒ
MINOR (STANDARD RESIDENTIAL)	60'	41'	20.5'
COLLECTOR	66'	43'	23.5'
MINOR ARTERIAL	84'	65'	32.5'
MAJOR ARTERIAL	100'	81'	40.5'

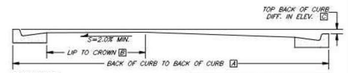
NOTE:
ROAD SECTION USED AS DETERMINED BY THE CITY ENGINEER & PLANNING COMMISSION BASED UPON ZONING, GENERAL PLAN, SIZE OF DEVELOPMENT, ESTIMATED TRAFFIC VOLUME, & AMOUNT OF TURNING MOVEMENTS WHERE DEVELOPMENT IS PROXIMITY TO HIGH VOLUME ROADS AS APPROVED BY ZONING/CITY ENGINEER



SECTION B-B



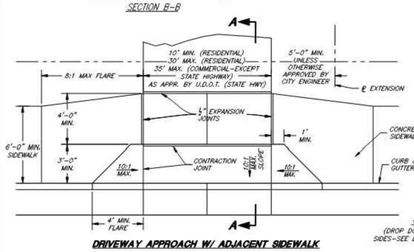
SECTION A-A



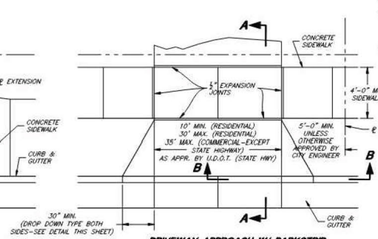
CROWN NOTES:
A. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURBS ON OPPOSITE SIDES OF THE STREET SHALL NOT EXCEED THOSE SHOWN IN DETAIL AND TABLE.
B. ON ARTERIAL STREETS AND CERTAIN STREETS APPROVED BY THE CITY COUNCIL, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF THE CITY ENGINEER.

CROWN LOCATION TABLE		
Ⓐ	Ⓑ	Ⓒ
41'-0"	20'-6"	0'-0"
41'-0"	19'-0"	0'-4"
41'-0"	18'-0"	1'-0"
43'-0"	23'-6"	0'-0"
43'-0"	10'-6"	0'-6"
43'-0"	10'-6"	1'-0"

CROWN LOCATION FOR VARIOUS CROSS SLOPES



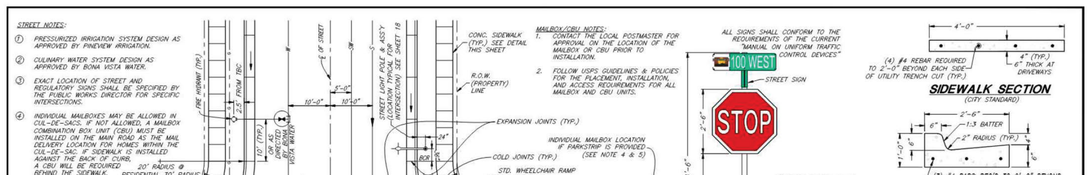
DRIVEWAY APPROACH W/ ADJACENT SIDEWALK



DRIVEWAY APPROACH W/ PARKSTRIP
DROP DOWN STYLE (CITY STANDARD)

DRIVEWAY APPROACH NOTES:
1. IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
2. SIDEWALK ADJACENT TO THESE SAW CUTS MUST BE 6" MIN. THICKNESS THROUGH THE DRIVEWAY WIDTH.
3. SCORE SIDEWALK ½" OF SIDEWALK THICKNESS @ EACH 4'-0" EXPANSION JOINTS @ EACH 32'-0" PROVIDE ADDITIONAL CONTRACTION JOINTS ON OVERSIZE DRIVEWAYS AT 5'-0" MAX. SPACING

PROJECT ENGINEER		SCALE: N.T.S.	DESIGNED: BCB	JONES & ASSOCIATES CONSULTING ENGINEERS 1716 East 5600 South Ogden, Utah 84403 (801) 476-9767	FARR WEST CITY CORPORATION PUBLIC WORKS STANDARD DRAWINGS PUBLIC ROADS - TYPICAL STREET SECTION & DRIVE APPROACH DETAILS
DATE	REV. DATE APPR.		DRAWN: BCB		SHEET: CS-02 OF 18 SHEETS
			CHECKED: JDH		



SIDEWALK SECTION
(CITY STANDARD)

CURB & GUTTER SECTION
(CITY STANDARD)

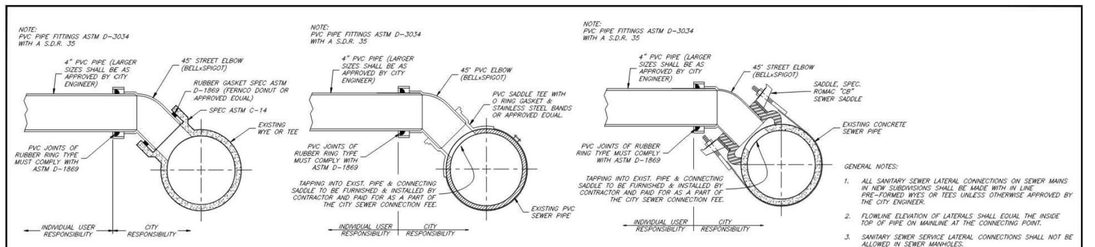
STREET / TRAFFIC SIGN & POST

SURVEY MONUMENT DETAIL

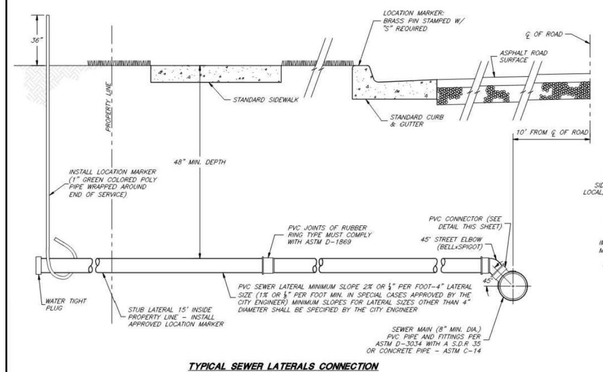
STREET SIGN & POST

PLATE DETAIL

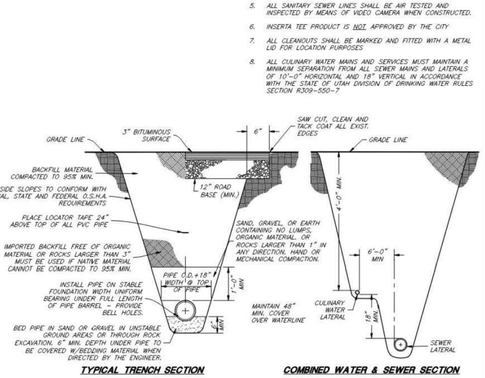
PROJECT ENGINEER		SCALE: N.T.S.	DESIGNED: BCB	JONES & ASSOCIATES CONSULTING ENGINEERS 1716 East 5600 South Ogden, Utah 84403 (801) 476-9767	FARR WEST CITY CORPORATION PUBLIC WORKS STANDARD DRAWINGS PUBLIC ROADS - TYPICAL INTERSECTION DETAILS
DATE	REV. DATE APPR.		DRAWN: BCB		SHEET: CS-03 OF 18 SHEETS
			CHECKED: JDH		



GENERAL NOTES:
1. ALL SANITARY SEWER LATERAL CONNECTIONS ON SEWER MAINS IN NEW SUBDIVISIONS SHALL BE MADE WITH IN LINE PRE-FORMED WYES OR TEES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. FLOWLINE ELEVATION OF LATERALS SHALL EQUAL THE INSIDE TOP OF PIPE ON MAINLINE AT THE CONNECTING POINT.
3. SANITARY SEWER SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
4. SANITARY SEWER PIPES SHALL BE "GREEN" IN COLOR SUB-SURFACE DRAIN LINES SHALL "WHITE" IN COLOR
5. ALL SANITARY SEWER LINES SHALL BE AIR TESTED AND INSPECTED BY MEANS OF VIDEO CAMERA WHEN CONSTRUCTED.
6. INSERTA TEE PRODUCT IS NOT APPROVED BY THE CITY
7. ALL CLEANOUTS SHALL BE MARKED AND FITTED WITH A METAL LID FOR LOCATION PURPOSES.
8. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7



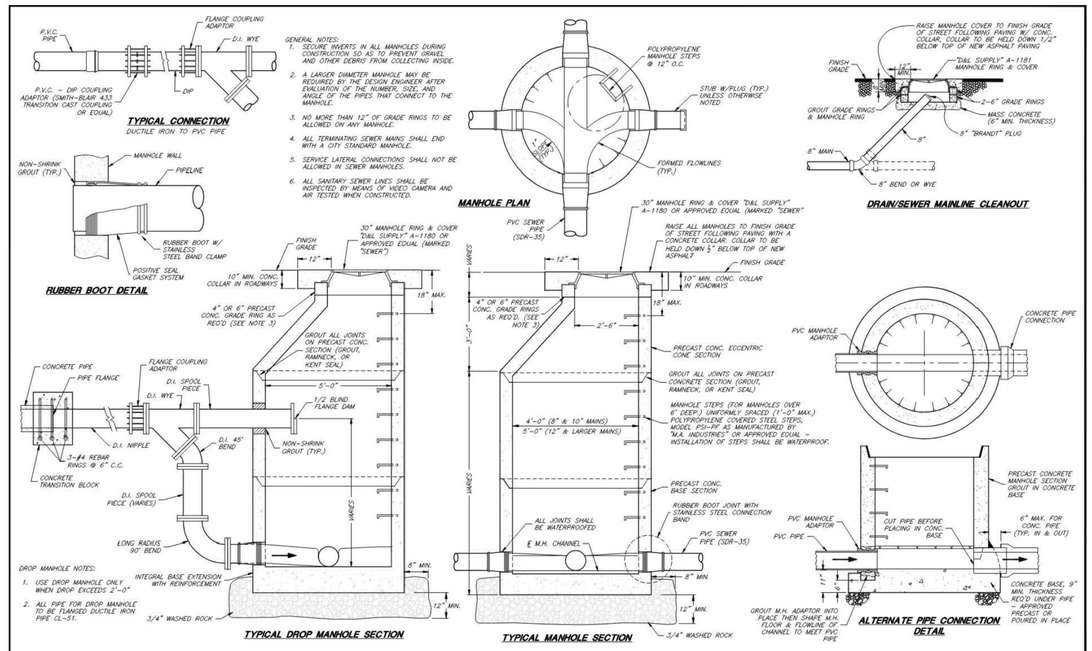
TYPICAL SEWER LATERALS CONNECTION



TYPICAL TRENCH SECTION

COMBINED WATER & SEWER SECTION

PROJECT ENGINEER		SCALE: N.T.S.	DESIGNED: BCB	JONES & ASSOCIATES CONSULTING ENGINEERS 1716 East 5600 South Ogden, Utah 84403 (801) 476-9767	FARR WEST CITY CORPORATION PUBLIC WORKS STANDARD DRAWINGS SANITARY SEWER - LATERAL & CONNECTION DETAILS
DATE	REV. DATE APPR.		DRAWN: BCB		SHEET: CS-06 OF 18 SHEETS
			CHECKED: JDH		



PROJECT ENGINEER		SCALE: N.T.S.	DESIGNED: BCB	JONES & ASSOCIATES CONSULTING ENGINEERS 1716 East 5600 South Ogden, Utah 84403 (801) 476-9767	FARR WEST CITY CORPORATION PUBLIC WORKS STANDARD DRAWINGS SANITARY SEWER - TYPICAL MANHOLE DETAILS
DATE	REV. DATE APPR.		DRAWN: BCB		SHEET: CS-07 OF 18 SHEETS
			CHECKED: JDH		

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE
1500 WEST 2350 NORTH, FARR WEST, UTAH
DETAIL SHEET

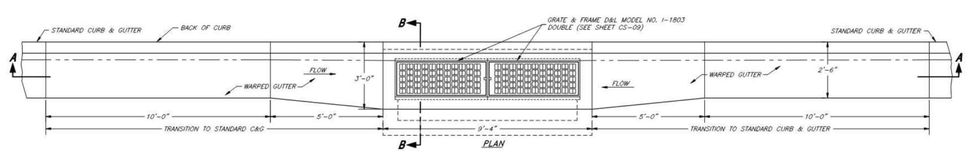
CIR CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE
DESIGNER:		PROJECT ENGINEER:	

LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.
C4.0

PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE:

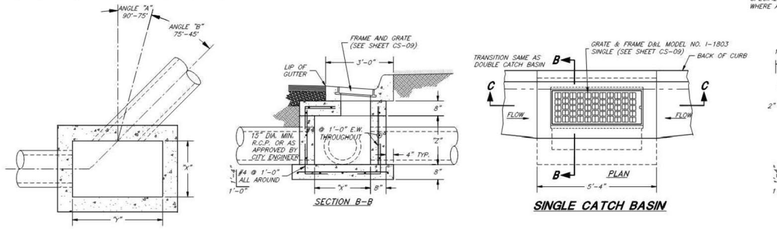


DOUBLE CATCH BASIN

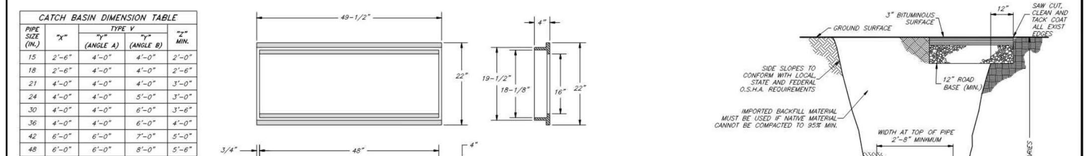
CATCH BASIN DIMENSION TABLE					
PIPE SIZE (IN.)	"X"	TYPE IV "Y" (ANGLE A)	TYPE IV "Y" (ANGLE B)	TYPE V "Y"	"Z" MIN.
15	2'-6"	4'-0"	4'-0"	8'-0"	2'-0"
18	2'-6"	4'-0"	4'-0"	8'-0"	2'-6"
21	4'-0"	4'-0"	4'-0"	8'-0"	3'-0"
24	4'-0"	4'-0"	5'-0"	8'-0"	3'-0"
30	4'-0"	4'-0"	6'-0"	8'-0"	3'-6"
36	4'-0"	4'-0"	6'-0"	8'-0"	4'-0"
42	6'-0"	6'-0"	7'-0"	8'-0"	5'-0"
48	6'-0"	6'-0"	8'-0"	8'-0"	5'-6"

NOTES:

1. ALL CATCH BASIN BOX SIZES REFLECT DIMENSIONS FOR THE MINIMUM 15"ø PIPE SIZE. BOX DIMENSIONS MUST INCREASE PROPORTIONALLY TO ACCOMMODATE LARGER PIPE SIZES.
2. DEPTH MAY VARY FROM 6" TO 10" AS DIRECTED BY THE CITY ENGINEER.
3. CAST-IN-PLACE CONCRETE CATCH BASINS CAN BE REPLACED WITH PRECAST CONCRETE CATCH BASINS WITH HS-20 DECK LOADING AND COMPARABLE SIZE.
4. ALL BOXES SHALL BE FORMED ON THE INSIDE AND OUTSIDE OF THE BOX AND INSPECTED BY THE CITY PRIOR TO THE PLACING OF CONCRETE.
5. DOUBLE CATCH BASINS WILL BE REQUIRED IN LOCATIONS SPECIFIED BY THE CITY ENGINEER (TYPICALLY IN LOW SPOTS OR WHERE ADDITIONAL INLET CAPACITY IS NEEDED).



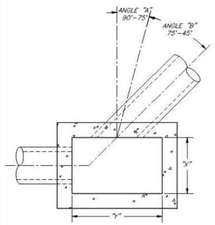
SINGLE CATCH BASIN

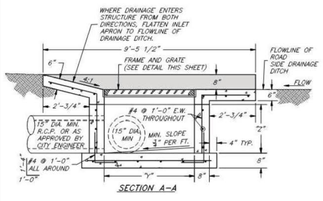


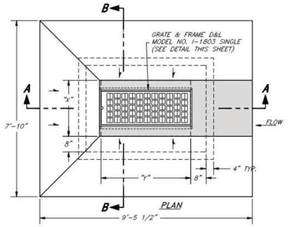
FRAME & GRATE DETAILS

NOTES:

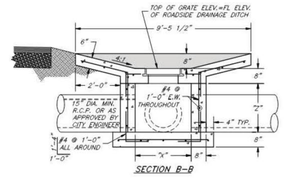
1. GRATE AND FRAME SHALL BE AS MANUFACTURED BY "D&L SUPPLY" I-1803.
2. BICYCLE SAFE GRATE REQUIRED.
3. "OR EQUAL" GRATES AND FRAMES WILL BE CONSIDERED AS APPROVED BY THE CITY ENGINEER.





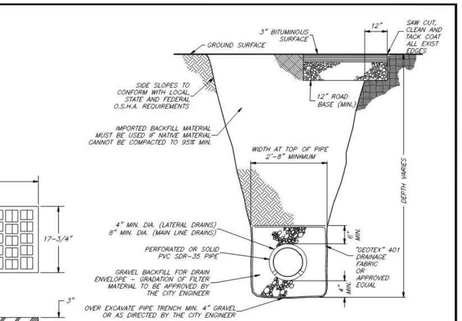


DRAINAGE DITCH INLET BOX



NOTES:

1. ALL CATCH BASIN BOX SIZES REFLECT DIMENSIONS FOR THE MINIMUM 15"ø PIPE SIZE. BOX DIMENSIONS MUST INCREASE PROPORTIONALLY TO ACCOMMODATE LARGER PIPE SIZES. (SEE TABLE THIS SHEET)
2. CAST-IN-PLACE CONCRETE CATCH BASINS CAN BE REPLACED WITH PRECAST CONCRETE CATCH BASINS WITH HS-20 DECK LOADING AND COMPARABLE SIZE.
3. ALL BOXES SHALL BE FORMED ON THE INSIDE AND OUTSIDE OF THE BOX AND INSPECTED BY THE CITY PRIOR TO THE PLACING OF CONCRETE.

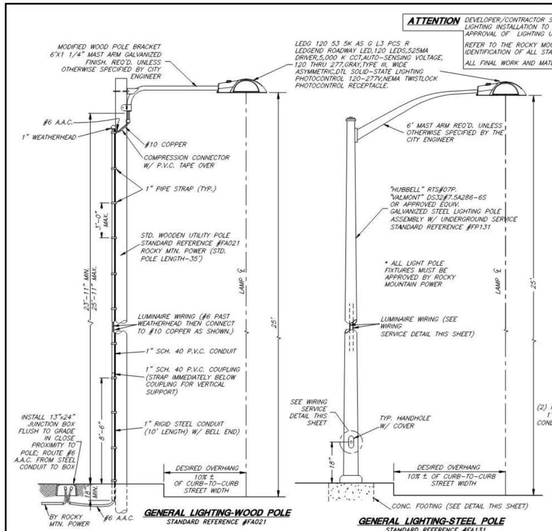


TYPICAL LAND DRAIN TRENCH SECTION

(USE ONLY UPON APPROVAL FROM THE CITY ENGINEER)

NOTES:

1. LAND DRAIN COLLECTION MAINS SHALL BE 6 INCH MINIMUM DIAMETER P.V.C. SDR 35 SEWER PIPE. LAND DRAIN SERVICE LATERALS SHALL BE 4 INCH DIAMETER P.V.C. SDR 35 PIPE. PIPE COLOR FOR BOTH THE MAIN AND THE LATERALS SHALL BE "WHITE."
2. AREAS WHERE PERFORATED OR SOLID PIPE IS TO BE INSTALLED, SHALL BE AS DETERMINED BY THE CITY ENGINEER.
3. REQUIRED SIZE OF MAIN LINE SHALL BE AS DETERMINED BY THE CITY ENGINEER.



GENERAL LIGHTING-WOOD POLE

STANDARD REFERENCE #FA021

WOOD POLE NOTES:

1. STANDARD MAST LENGTH FOR WOODEN UTILITY POLES SHALL BE 6'x1 1/4" UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER. TYPE OF MAST ARM IS DEPENDENT ON LENGTH AND MAY VARY IF SIZE TO BE USED IS CHANGED. FOR VARIOUS SIZES, TYPES AND THEIR MOUNTING HEIGHTS CONSULT STANDARD REFERENCE #S31, TABLES 1.2 AND 3.
2. MAXIMUM HEIGHT MAY BE EXCEEDED ON EXISTING POLES, BUT ONLY IF SPACE ON SUCH POLES IS AVAILABLE AND UNUSED.
3. DUE TO HIGH GLARE CAUSED BY HPS LUMINAIRE, IT IS ESSENTIAL THAT LUMINAIRE ARE NOT MOUNTED AT ANY HEIGHT LOWER THAT THE MINIMUM SPECIFIED.
4. BURY POLE 10ft OF TOTAL LENGTH +24"(5'-6" FOR 35' POLE). BURY POWER RISER MIN. 18".

GENERAL LIGHTING-STEEL POLE

STANDARD REFERENCE #FA131

STEEL POLE NOTES:

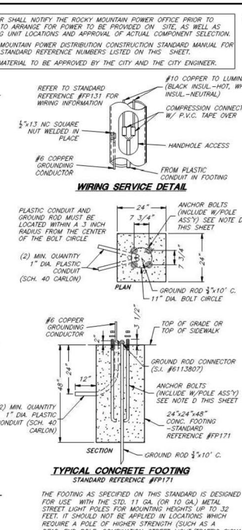
A. ALL STEEL POLES MUST HAVE PROVISIONS FOR GROUNDING AND MUST BE EFFECTIVELY GROUNDED AFTER INSTALLATION. A 1/2 INCH x 13 INC SQUARE NUT SHALL BE WELDED BE INSIDE THE POLE BY THE MANUFACTURER FOR GROUNDING CONNECTION.
B. SPECIFY "HUBBELL" RTS@8P OR "VALMONT" DS32@7.5A286-8S OR APPROVED EQUIV. FOR 8' MAST ARM IF REQ'D.
C. POLES SHALL BE HOT DIP GALVANIZED UNLESS OTHERWISE SPECIFIED.
D. CATALOG NUMBERS INCLUDE HOT DIP GALVANIZED ANCHOR BOLTS AND BASE COVERS.
E. POLE SIZE IS ADEQUATE FOR SINGLE OR TWIN BRACKET APPLICATION. SPECIFY "HUBBELL" RTS@23P OR "VALMONT" DS32@7.5A286-6D FOR 6' TWIN ARM, SPECIFY "HUBBELL" RTS@23P OR "VALMONT" DS32@7.5A286-8D FOR 8' TWIN ARM.
F. MAST ARMS FOR METAL POLES ARE WITH TENON FOR 2 INCH LUMINAIRE SLIP-FITTER.

ATTENTION DEVELOPER/CONTRACTOR SHALL NOTIFY THE ROCKY MOUNTAIN POWER OFFICE PRIOR TO LIGHTING INSTALLATION TO ARRANGE FOR POWER TO BE PROVIDED ON SITE, AS WELL AS APPROVAL OF LIGHTING UNIT LOCATIONS AND APPROVAL OF ACTUAL COMPONENT SELECTION.

REFER TO THE ROCKY MOUNTAIN POWER DISTRIBUTION CONSTRUCTION STANDARD MANUAL FOR IDENTIFICATION OF ALL STANDARD REFERENCE NUMBERS LISTED ON THIS SHEET.

ALL FINAL WORK AND MATERIAL TO BE APPROVED BY THE CITY AND THE CITY ENGINEER.

LEDG 120 53.5K AS G L3 POS. R LEGEND ROADWAY LED,120 LEDS,525MA DRIVER,5,000 K CCT,AUTO-SENSING VOLTAGE, 120 THRU 277,GRAY,TYPE III, WIDE ASYMMETRIC,DTL SOLID-STATE LIGHTING PHOTOCONTROL 120-277VNEMA TWISTLOCK PHOTOCONTROL RECEPTACLE.



WIRING SERVICE DETAIL

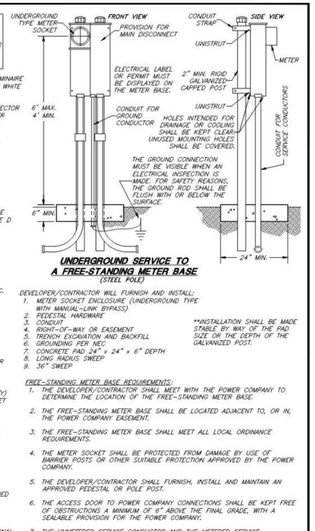
TYPICAL CONCRETE FOOTING

STANDARD REFERENCE #FP171

THE FOOTING AS SPECIFIED ON THIS STANDARD IS DESIGNED FOR USE WITH THE STD. 11 GA. (OR 10 GA.) METAL STREET LIGHT POLES FOR MOUNTING HEIGHTS UP TO 32 FEET. IT SHOULD NOT BE APPLIED IN LOCATIONS WHICH REQUIRE A POLE OF HIGHER STRENGTH (SUCH AS A DEAD-END POLE, COMBINATION STREET LIGHT/TRAFFIC SIGNAL POLE, OR ETC.).

FOOTING NOTES:

A. FOOTINGS WILL GENERALLY BE INSTALLED BY A CONTRACTOR. FOOTINGS SHOULD BE LOCATED WITH THE VERTICAL C_L24" + BACK FROM THE EDGE OF CURB.
B. THE MANUFACTURER SHALL FURNISH (4) ANCHOR BOLTS, (1) GROUND ROD & PLASTIC CONDUITS FOR EACH FOOTING AS REQ'D.
C. NUMBER AND ORIENTATION OF THE PLASTIC CONDUITS ARE INFLUENCED BY THE UNDERGROUND CIRCUIT ROUTE AND SHOULD BE DETERMINED IN EACH LOCATION FOR THE MOST PRACTICAL SOLUTION.
D. ANCHOR BOLTS SHALL BE FURNISHED WITH 6" MIN. THREAD LENGTH AND SHALL BE HOT DIP GALV.



UNDERGROUND SERVICE TO A FREE-STANDING METER BASE

(STEEL POLE)

DEVELOPER/CONTRACTOR WILL FURNISH AND INSTALL:

1. METER SOCKET ENCLOSURE (UNDERGROUND TYPE WITH MANUAL-LINK BYPASS)
2. PEDESTAL HARDWARE
3. CONDUIT
4. RIGHT-OF-WAY OR EASEMENT
5. TRENCH EXCAVATION AND BACKFILL
6. GROUNDING PER NEC
7. CONCRETE PAD 24" x 24" x 6" DEPTH
8. LONG RADIUS SWEEP
9. 36" SWEEP

FREE-STANDING METER BASE REQUIREMENTS:

1. THE DEVELOPER/CONTRACTOR SHALL MEET WITH THE POWER COMPANY TO DETERMINE THE LOCATION OF THE FREE-STANDING METER BASE.
2. THE FREE-STANDING METER BASE SHALL BE LOCATED ADJACENT TO, OR IN, THE POWER COMPANY EASEMENT.
3. THE FREE-STANDING METER BASE SHALL MEET ALL LOCAL ORDINANCE REQUIREMENTS.
4. THE METER SOCKET SHALL BE PROTECTED FROM DAMAGE BY USE OF BARRIER POSTS OR OTHER SUITABLE PROTECTION APPROVED BY THE POWER COMPANY.
5. THE DEVELOPER/CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN AN APPROVED PEDESTAL OR POLE POST.
6. THE ACCESS DOOR TO POWER COMPANY CONNECTIONS SHALL BE KEPT FREE OF OBSTRUCTIONS A MINIMUM OF 6" ABOVE THE FINAL GRADE, WITH A SEALABLE PROVISION FOR THE POWER COMPANY.
7. THE UNMETERED SERVICE CONDUCTOR AND THE METERED SERVICE CONDUCTOR SHALL NO BE RUN IN THE SAME CONDUIT, RACEWAY, OR GUTTER.
8. THE METER SOCKET AND SERVICE EQUIPMENT SHALL BE NEMA TYPE 3R (RAINPROOF), IN GOOD CONDITION WITH NO HOLES, DENTS OR DAMAGE, AND PLUMB IN ALL DIRECTIONS. THE INSTALLATION SHALL BE MADE WITH SUFFICIENT MATERIALS AND INSTALLED SUCH THAT IT REMAINS PLUMB FOR THE DURATION OF THE SERVICE.
9. CONDUIT AND CONDUCTOR TRENCHERS SHALL BE LOCATED AWAY FROM (AND NEVER UNDERNEATH) THE PAD AND FOUNDATION. FOR MOBILE HOMES, TRENCHES SHALL BE LOCATED CLEAR OF THE AREA PROVIDED FOR THE DWELLING.
10. WHERE TWO OR MORE METERS ARE LOCATED SIDE-BY-SIDE (SUCH AS WITH DUPLEXES OR IN MOBILE HOME PARKS), THE METER SOCKET ENCLOSURE SHALL BE PERMANENTLY LABELED WITH THE SPACE OR BERTH NUMBERS.

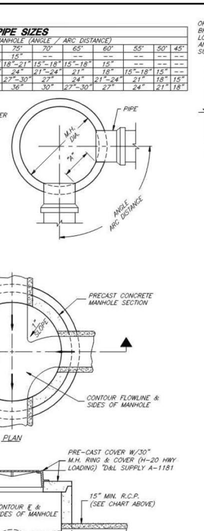
****INSTALLATION SHALL BE MADE STABLE BY WAY OF THE PAD SIZE OR THE DEPTH OF THE GALVANIZED POST.**

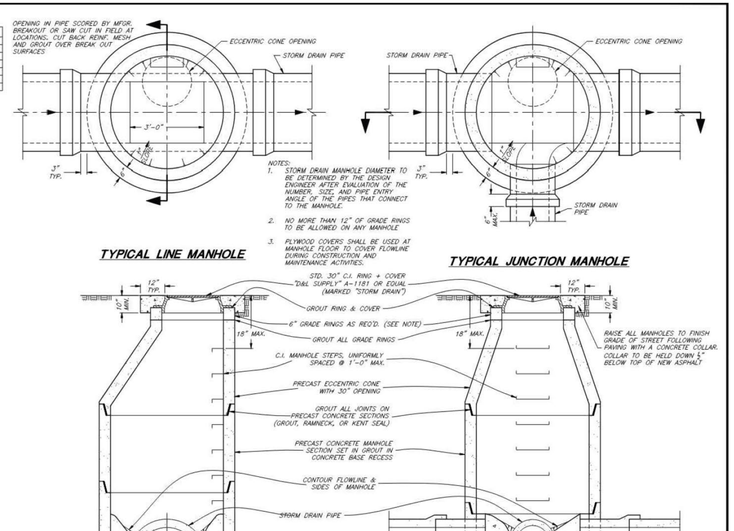
PIPE SIZES

M.H. SIZE	IN-LINE M.H.	JUNCTION MANHOLE (ANGLE / ARC DISTANCE) 90°	85°	80°	75°	70°	65°	60°	55°	50°	45°
4ø M.H.	15"-24"	15"-18"	15"-18"	15"-18"	15"	15"	---	---	---	---	---
5ø M.H.	27"-30"	21"-24"	21"-24"	18"-21"	18"-21"	15"-18"	15"-18"	15"	---	---	---
6ø M.H.	36"-48"	27"-30"	27"-30"	24"-27"	24"	21"-24"	21"	18"	15"-18"	15"	---
7ø M.H.	54"	36"	36"	30"	27"-30"	27"	24"	21"-24"	21"	18"	15"
8ø M.H.	60"	42"	42"	36"	36"	30"	27"-30"	27"	24"	21"	18"

GENERAL NOTES:

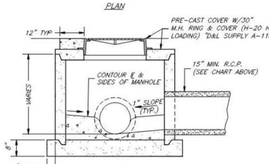
1. SUGGESTED "A" DISTANCE IS 6" OR GREATER FOR 48", 60" AND 72" DIAMETER MANHOLES.
2. SUGGESTED "A" DISTANCE IS 8" OR GREATER FOR 84" AND 96" DIAMETER MANHOLES.





TYPICAL LINE MANHOLE

TYPICAL JUNCTION MANHOLE



CLEANOUT MANHOLE

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

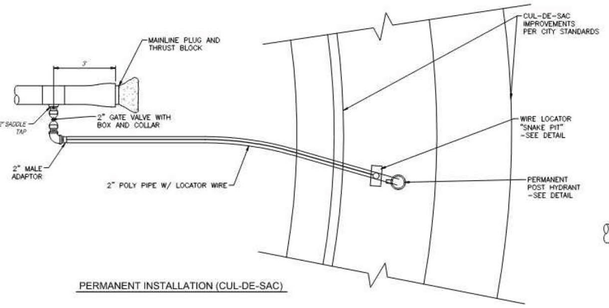
DESIGNER: PROJECT ENGINEER:

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE
1500 WEST 2350 NORTH, FARR WEST, UTAH
DETAIL SHEET

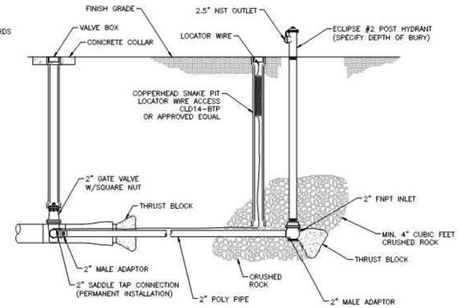
LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO. C5.0

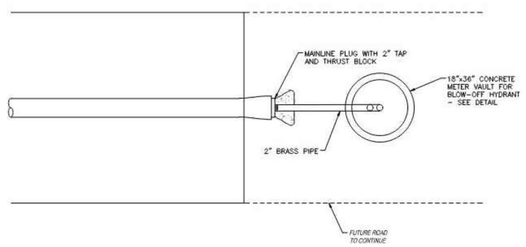
PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE:



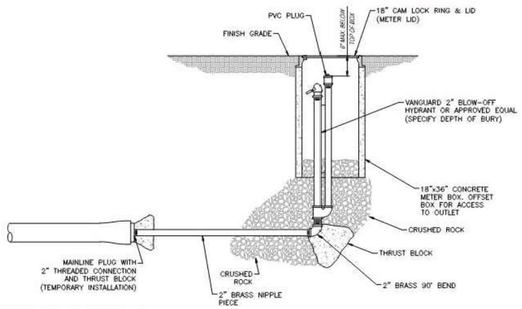
PERMANENT INSTALLATION (CUL-DE-SAC)



PERMANENT BLOW-OFF HYDRANT DETAIL



TEMPORARY INSTALLATION (SUB STREET)



TEMPORARY BLOW-OFF HYDRANT DETAIL

* TEMPORARY B.O. ARE ACCEPTABLE IF, ANTICIPATED CONTINUATION IS LESS THAN ONE YEAR

PERMANENT AND TEMPORARY BLOW-OFF HYDRANT

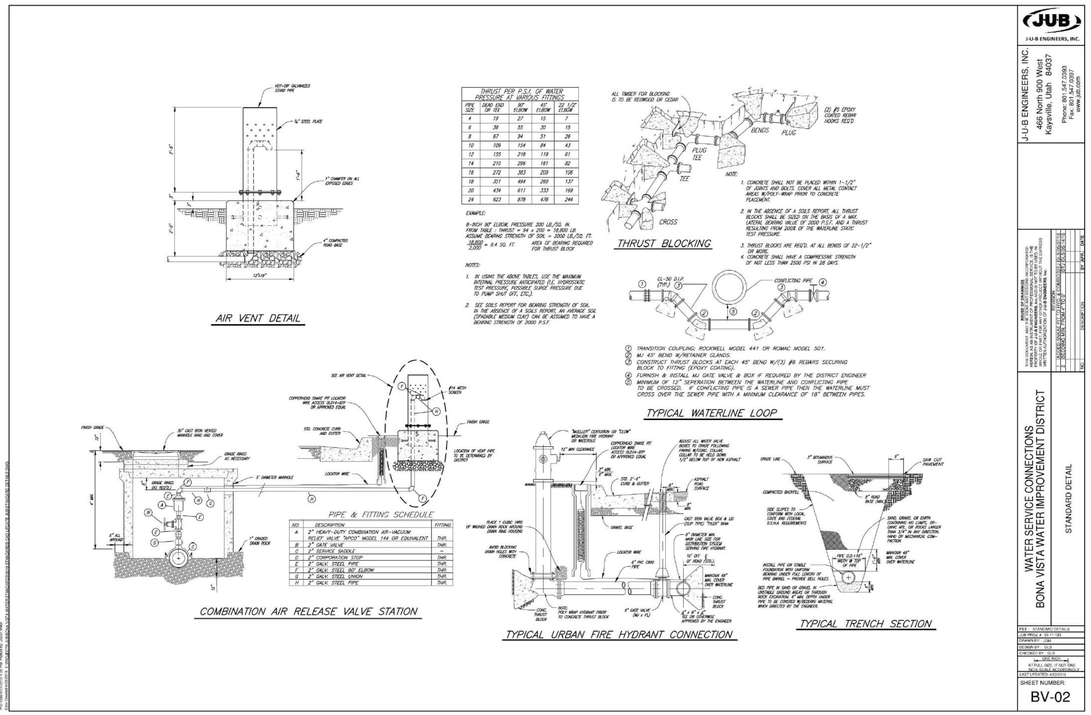
SCALE: N.T.S.

J-U-B ENGINEERS, INC.
466 North 900 West
Kaysville, Utah 84037
Phone: 801.547.0393
Fax: 801.547.0397
www.jub.com

PERMANENT AND TEMPORARY BLOW-OFF HYDRANT
BONA VISTA WATER IMPROVEMENT DISTRICT

STANDARD DETAIL

SHEET NUMBER
BV-05


HOT-DIP GALVANIZED 22SMC PIPE
5/8" STEEL PLATE
1" CHAMFER ON ALL EXPOSED EDGES
4" COMPACTED ROAD BASE
UTAH
THRUST, PSF@ P.S.I. OF WATER PRESSURE AT VARIOUS FITTINGS.
PIPE SIZE | DEAD END OR 90°
22½° ELBOW
45° ELBOW
11¼° ELBOW
4 | 19 | 27 | 15 | 7
6 | 38 | 55 | 30 | 15
8 | 67 | 94 | 51 | 26
10 | 109 | 154 | 84 | 43
12 | 155 | 218 | 119 | 61
14 | 210 | 299 | 161 | 82
16 | 272 | 383 | 209 | 106
18 | 351 | 494 | 269 | 137
20 | 434 | 611 | 333 | 169
24 | 623 | 878 | 478 | 244
EXAMPLE:
8-INCH SDT C900/DR14 PIPE, PRESSURE 200 LB./SQ. IN. FROM TABLE "THRUST" = .94 x 200 = 18,800 LB. ASSUME SOIL BEARING STRENGTH = 2000 LB./SQ. FT. AREA OF BEARING REQUIRED FOR THRUST BLOCK = 18,800 LB. / 2,000 LB./SQ. FT. = 9.4 SQ. FT.
NOTES:
1. IN USING THE ABOVE THRUSTS, USE THE MAXIMUM INTERNAL PRESSURE ANTICIPATED (I.E. HYDROSTATIC TEST PRESSURE, POSSIBLE SURGE PRESSURE DUE TO PUMP SHUT OFF, ETC.).
2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN THE ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (TYPICALLY MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.
ALL TIMBER FOR BLOCKING IS TO BE REDWOOD OR CEDAR
(2) #5 GRADE COATED REBAR HOOKS REQ'D
BENDS
PLUG
PLUG
TEE
TEE
CROSS
NOTE:
1. CONCRETE SHALL NOT BE PLACED WITHIN 1-1/2" OF JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS W/POLY-WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAX. LATERAL BEARING VALUE OF 2000 P.S.F. AND A THRUST AREA EQUAL TO THE UNION SIDE OF THE MAINLINE STATIC TEST PRESSURE.
3. THRUST BLOCKS ARE REQ'D. AT ALL BENDS OF 22-1/2° OR MORE.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 PSI IN 28 DAYS.
AIR VENT DETAIL
THRUST BLOCKING
CONFLICTING PIPE
CL-50 DIP (TYP.)
TRANSITION COUPLING: ROCKWELL MODEL 441 OR ROMAC MODEL 501.
MJ 45° BEND W/RETAINER GLANDS.
CONCRETE THRUST BLOCK (SEE DETAIL) EACH 45° BEND W/(3) #5 REBARS SECURING BLOCK TO FITTING (SEE DETAIL DRAWING).
TURNOUT: INSTALL MJ GATE VALVE @ BOLT 'F' REQUIRED BY THE DISTRICT ENGINEER
MINIMUM OF 12" SEPERATION BETWEEN THE WATERLINE AND CONFLICTING PIPE TO BE CROSSED. IF CONFLICTING PIPE IS A SEWER PIPE, THEN THE WATERLINE MUST CROSS OVER THE SEWER PIPE WITH A MINIMUM CLEARANCE OF 18" BETWEEN PIPES.
TYPICAL WATERLINE LOOP
SEE AIR VENT DETAIL
#14 MESH SCREEN
FINISH GRADE
SEE CONCRETE CURB AND GUTTER
LOCATION OF LOCK PER D.E. OR DETERMINED BY DISTRICT
LOCATOR WIRE
36" CAST IRON MANHOLE RING AND COVER
GRADE RINGS AS NECESSARY
4" MIN.
4' MIN.
4" ALL AROUND
1" GRADED TRAP ROCK
PIPE & FITTING SCHEDULE
NO. | DESCRIPTION | FITTING
A | 2" HOWY-DUTY COMBINATION AIR-VACUUM RELIEF VALVE, "APCO" MODEL 144 OR EQUIVALENT | THR.
B | 2" GATE VALVE | THR.
C | 2" ELBOW, DOUBLE | THR.
D | 2" ONLY, STEEL, STOP | THR.
E | 2" ONLY, STEEL, PIPE | THR.
F | 2" ONLY, STEEL, 90° ELBOW | THR.
G | 2" ONLY, STEEL, UNION | THR.
H | 2" ONLY, STEEL, PIPE | THR.
COMBINATION AIR RELEASE VALVE STATION
"BULLUP" CONVERSION OF "ELOW" MORCLOW FOR HYDRANT OR MUELLER
COPPERHEAD SNAKE PIT LOCATOR WIRE ACCESS CLD14-BTP OR APPROVED EQUAL
ADJUST ALL WATER VALVE BOXES TO GRADE FOLLOWING PAVING. MUSTANG COLLAR COLOR TO BE SELF SEAL 1/2" BELOW TOP OF NEW ASPHALT.
"12" MIN CLEARANCE
4" MIN. 6" MAX.
COIL 2" 1" CURB & GUTTER
ASPHALT PAVE SURFACE
GRAVEL BASE
CAST IRON VALVE BOX & LID "CLD" TYPE "TRUCK" MAIN
4" DIAMETER MIN. MECHANICAL JOINT RESTRAINED OUTLET SEWING FIRE HYDRANT.
12" DIA. (FOR 6" FIRE FLOW)
LOCATOR WIRE
6" PVC C900 PIPE
MINIMUM OF 48" MIN. COVER OVER TOP OF DUCT MATERIAL
PLACE 1 CUBIC YARD OF WASHED GRAVEL ROCK AROUND DOWN RING HOUSING
AVOID BLOCKING DOWN RING HOUSING OPENING
CONC. THRUST BLOCK
NOTE: USE 1 MAP HYDRANT FOR 12 CONCRETE THRUST BLOCK
6" GATE VALVE (No. F #1)
6" x 6" x 6" TEE OR CROSSING APPROVED BY THE ENGINEER
CONC. THRUST BLOCK
TYPICAL URBAN FIRE HYDRANT CONNECTION
GRADE LINE
3" MINIMUM SURFACE
SAW CUT PAVEMENT
COMPACTED BACKFILL
4" SUNG WIDE TRENCH
SIDE SLOPES TO CONFORM WITH LOCAL, STATE AND FEDERAL SAFETY REQUIREMENTS
SAND, GRAVEL OR EARTH BACKFILL FREE OF ROCKS LARGER THAN 3/4" IN ANY DIRECTION. MECHANICALLY COMPACTED.
MINIMUM 48" MIN. COVER OVER TOP OF PIPE
MINIMUM 48" MIN. COVER OVER TOP OF PIPE
MINIMUM PIPE ON SINGLE FOUNDATION WITH LIMITATION BEARING UNDER FULL LENGTH OF PIPE BARREL - PROVIDE BELL HOLES.
SED PIPE IN SAND OR GRAVEL IN TRENCH BOTTOM. WHERE ROCK IS FOUND, NOTE EXCAVATION 4" MIN. DEPTH UNDER PIPE TO BE CORRED W/BEDDING MATERIAL WHEN DIRECTED BY THE ENGINEER.
TYPICAL TRENCH SECTION
THRUST BLOCKING TABLE
PIPE SIZE | 90° BEND | 45° BEND | 22½° BEND | 11¼° BEND
4" | 2 | 1 | 1 | 1
6" | 3 | 2 | 1 | 1
8" | 5 | 3 | 2 | 1
10" | 7 | 4 | 2 | 1
12" | 10 | 5 | 3 | 2
14" | 13 | 7 | 3 | 2
16" | 16 | 8 | 4 | 2
18" | 20 | 10 | 5 | 3
20" | 24 | 12 | 6 | 3
24" | 34 | 17 | 8 | 4
NOTES:
1. THRUST BLOCKING TABLE IS BASED ON 200 PSI WATER PRESSURE AND 2000 PSF SOIL BEARING STRENGTH.
2. THRUST BLOCKING TABLE IS BASED ON 6" DIAMETER C900 PIPE. FOR OTHER PIPE SIZES, CONTACT THE DISTRICT ENGINEER.
3. THRUST BLOCKING TABLE IS BASED ON 1 CUBIC YARD OF CONCRETE PER THRUST BLOCK.

J-U-B ENGINEERS, INC.
466 North 900 West
Kaysville, Utah 84037
Phone: 801.547.0393
Fax: 801.547.0397
www.jub.com

WATER SERVICE CONNECTIONS
BONA VISTA WATER IMPROVEMENT DISTRICT

STANDARD DETAIL

SHEET NUMBER
BV-02

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER:
PROJECT ENGINEER:

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE
1500 WEST 2350 NORTH, FARR WEST, UTAH

DETAIL SHEET

LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.
C5.0

PROJECT ID: E23-032
DATE: 05/03/23
FILE NAME: PRJ-FWB
SCALE:

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

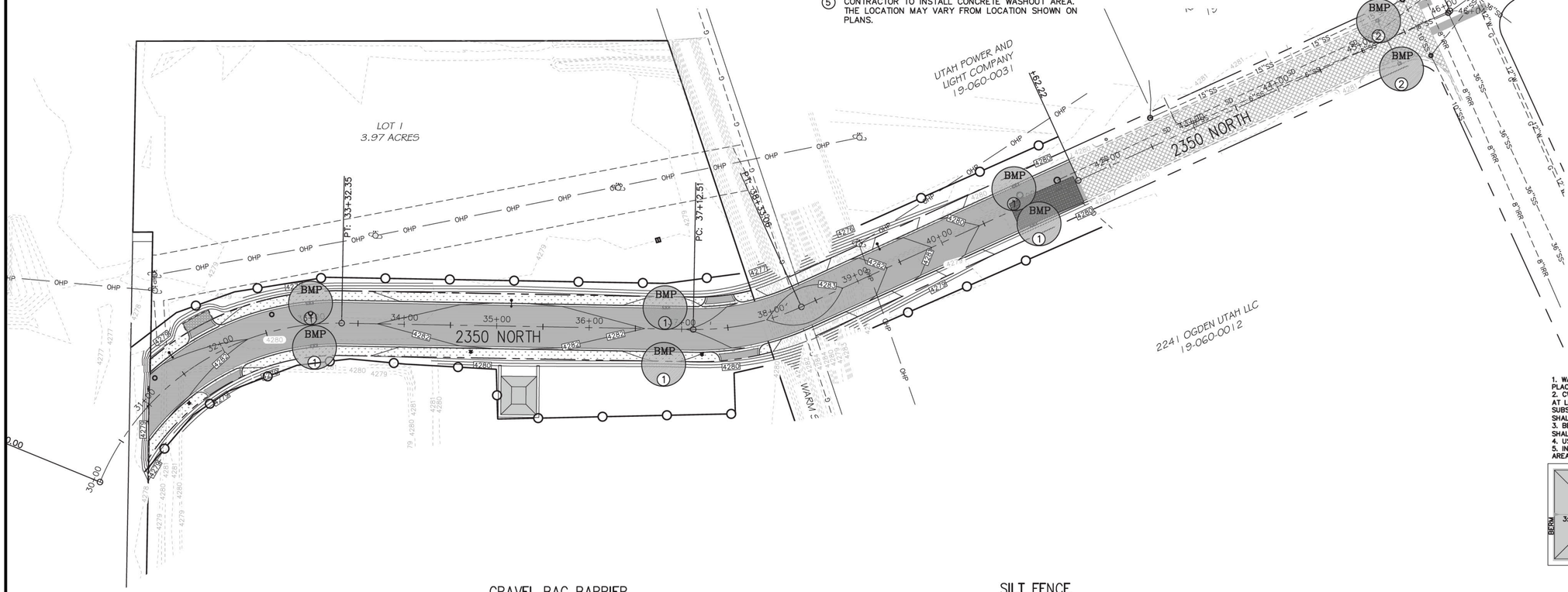
A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

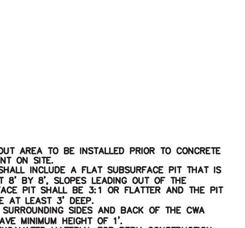
B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

BMP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
   NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
2. PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. ***SEE NOTE IN CALLOUT 1.***
3. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
   NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
4. CONTRACTOR TO INSTALL A MIMIMUM OF 6" DEEP GRAVEL (3" TO 6"") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFISTE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

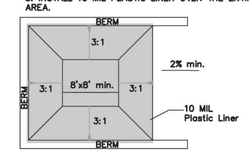




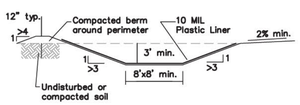
LEGEND

- SILT FENCE
- WHEEL WASH AREA
- BMP AREA (BMP X)

1. WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
2. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8', SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER AND THE PIT SHALL BE AT LEAST 3' DEEP.
3. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
4. USE EXCAVATED MATERIAL FOR BERM CONSTRUCTION.
5. INSTALL 10 MIL PLASTIC LINER OVER THE ENTIRE PIT AREA.



PLAN VIEW



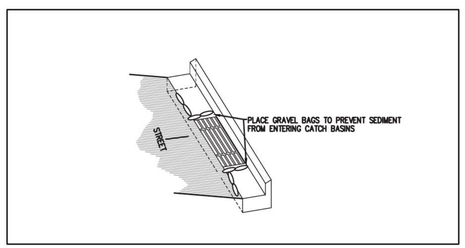
PROFILE VIEW

CONCRETE WASHOUT AREA

GRAVEL BAG BARRIER

DEFINITION: TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF GRAVEL BAGS.

PURPOSE: TO FILTER STORM WATER RUNOFF FROM UP-GRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.



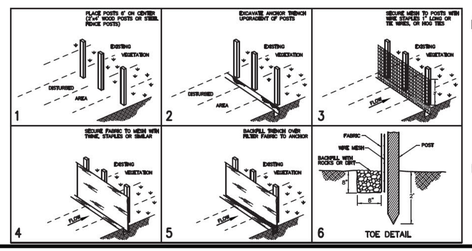
MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REALIGN BAGS AS NECESSARY TO PROVIDE CONTINUOUS BARRIER AND FILL GAPS.

SILT FENCE

DEFINITION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.

PURPOSE: TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.

APPLICATION:
- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT LIMITS OF DISTURBANCE
- SEDIMENT BARRIER: PLACE FENCE AT TOE OF SLOPE OR SOIL STOCKPILE
- PROTECTION OF EXISTING WATERWAYS: PLACE FENCE AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS
- BUILDING SITES: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL BUILDING SITES
- ROADWAYS: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL ROADWAY GRADED AREAS



INSTALLATION:
- PLACE POSTS 6 FOOT ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
- SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.
- SPLICES TO OCCUR ONLY @ POSTS W/A MIN 6" OVERLAP AND SECURE SEAL.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
- REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

NO.	REVISIONS	BY	DATE
DESIGNER:		PROJECT ENGINEER:	

CIR | CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE

1500 WEST 2350 NORTH, FARR WEST, UTAH

EROSION CONTROL PLAN (SWPPP)

LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.	
C6.0	
PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE: 1"=30'

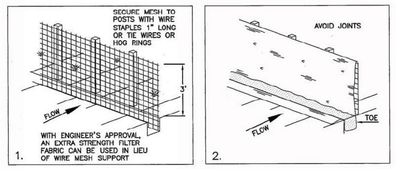
Silt fence

1. **GENERAL**
   - A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   - B. Application. To intercept sediment from disturbed areas of limited extent.
   - C. Perimeter Control: Place barrier at down gradient limits of disturbance.
   - D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   - E. Protection of Existing Waterways: Place barrier at top of stream bank.
   - F. Inlet Protection.

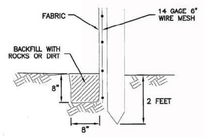
2. **PRODUCTS**
   - A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   - B. Burlap. 10 ounces per square yard of fabric.
   - C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

3. **EXECUTION**
   - A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   - B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   - C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   - D. Maintenance.
     1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
     2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
     3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
     4) Re-anchor fence as necessary to prevent shortcutting.
     5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

February 2006

7

Plan **122**

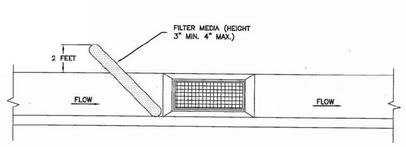
Inlet protection – gravel sock

1. **GENERAL**
   - A. Description. Placement of gravel sock on grade.
     1) Upstream of, or in front of storm drain inlets to filter or pond water runoff.
     2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

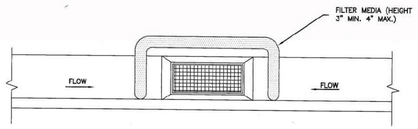
2. **PRODUCTS** (Not used)

3. **EXECUTION**
   - A. On-grade inlet protection:
     1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
     2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
     3) Install filter media just upstream of the inlet box.
     4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb.
     5) Excessive flows will flow either over or around the filter media and into the inlet box.
     6) Expect ponding behind the filter media.
   - B. Drop inlet protection:
     1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results.
     2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
     3) Install filter media around the entire perimeter of the inlet grate.
     4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
     5) Excessive flows will either flow around the media or over the top and into the inlet box.
     6) Expect ponding around the inlet box.
   - C. Maintenance
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 2-inches in depth.
     3) Replace filter media when damage has occurred or when medium is no longer functioning as intended.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL

Inlet protection - gravel sock

September 2006

11

Plan **124** Sheet 1 of 3

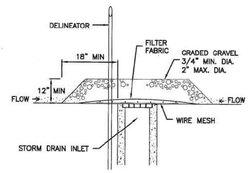
Inlet protection - gravel

1. **GENERAL**
   - A. Description. Placement of gravel filter over storm drain inlet to filter water runoff.
   - B. Application. Used at inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

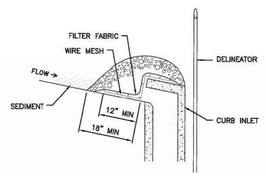
2. **PRODUCT** (Not used)

3. **EXECUTION**
   - A. Place 1/2-inch opening wire mesh over the inlet grate extending one foot past the grate in all directions.
   - B. Place filter fabric over the mesh. Select filter fabric based on soil type.
   - C. Place graded gravel (2-inch to 4-inch in size), to a minimum depth of 12-inches, forming a wall around the grate on all sides. Slope side slopes so that gravel does not spill over the grate.
   - D. The filter fabric immediately over the grate needs to remain exposed so that the grate can be visually inspected.
   - E. Place a delineator at the inlet grate so that the gravel surrounding it will not inadvertently be graded or moved and to protect the inlet from damage.
   - F. Maintenance.
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 4-inches in depth.
     3) Replace filter fabric and clean or replace gravel if clogging is apparent.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



DROP INLET PROTECTION



CURB INLET PROTECTION

Inlet protection - gravel

February 2006

13

Plan **124** Sheet 2 of 3

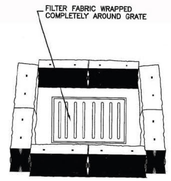
Inlet protection – fence or straw bale

1. **GENERAL**
   - A. Description. A temporary sediment barrier around storm drain inlet.
   - B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

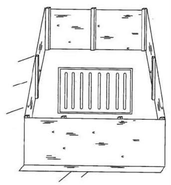
2. **PRODUCT** (Not used)

3. **EXECUTION**
   - A. Installation and application criteria.
     1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
     2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
     3) Install filter fabric completely around grate.
   - B. Maintenance.
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 4-inches in depth.
     3) Repair or re-align barrier or fence as needed.
     4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



STRAW BALE BARRIER
(PLAN No. 121)



SILT FENCE
(PLAN No. 122)

Inlet protection - fence or straw bale

February 2006

15

Plan **124** Sheet 3 of 3

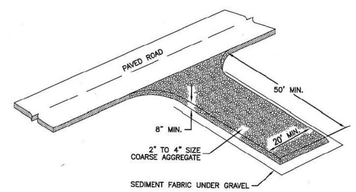
Stabilized roadway entrance

1. **GENERAL**
   - A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
   - B. Application. At any site where vehicles and equipment enter the public right of way.

2. **PRODUCT** (Not used)

3 **EXECUTION**
   - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   - B. Compact subgrade.
   - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
   - D. Maintenance.
     1) Prevent tracking or flow of mud into the public right-of-way.
     2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
     3) Inspect daily for loss of gravel or sediment buildup.
     4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
     5) Expand stabilized area as required to accommodate activities.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

February 2006

19

Plan **126**

CIR CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER:
PROJECT ENGINEER:

BEN LOMOND BUSINESS PARK – INFRASTRUCTURE
1500 WEST 2350 NORTH, FARR WEST, UTAH

EROSION CONTROL DETAIL SHEET

LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

SHEET NO.
C6.1

PROJECT ID	DATE:
E23-032	05/03/23
FILE NAME: PRJ-FWB	SCALE:

Application for Subdivision

Date Submitted 8/16/23

Developer's Name Triad Land Development

Developer's Mailing Address [redacted]

Developer's Daytime Phone [redacted]

****

Subdivision Name Farr West Business Park Phase 1

Subdivision Address 1246 N. 2000 W. Farr West UT 84404

Is this a Re-Subdivision _____ Current Property Zone C2, R-1-15 Is Re-Zoning Required Yes

Acreage of property being divided 6.296 Acreage of entire land parcel 6.296

Number of proposed lots in Subdivision 4 In Phase 1 Number of Phases 1

Title Search Completed (Y) N *Attach Documentation

Available Utilities and Services:

Culinary Water	(Y)	N	
Secondary Water	(Y)	N	Company: Pineview
Secondary System	(Y)	N	
Adequate Storm Sewer/Drainage	(Y)	N	
Sewer	(Y)	N	
Electric Power	(Y)	N	
Natural Gas	(Y)	N	
Telephone Service	(Y)	N	
Broadband/Fiber Internet	(Y)	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connext: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	(Y)	N	Company:

Application for Subdivision

Property is in which Flood Zone: X Panel Number: 49057C0200E

Lowest Elevation of Property: 4,240.43"

Access Road above 4,215' Elevation: 4,246.08" Source: Azimuth Mark NO 2

Does the property contain Wetlands: No Source: National Wetlands Inventory Mapper

Please give a brief history of the property that is being subdivided (attach additional pages if needed).
Previous Farm and Residential Home.
General Plan allows Commercial.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). None that aware of

****

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed [signature] Date 8/16/23

FEE SCHEDULE

Subdivision Plan Processing:

1-4 lots	**$100.00**
5-9 lots	**$100.00 plus $10/lot**
10-24 lots	**$150.00 plus $10/lot**
25 lots +	**$250.00 plus $10/lot**

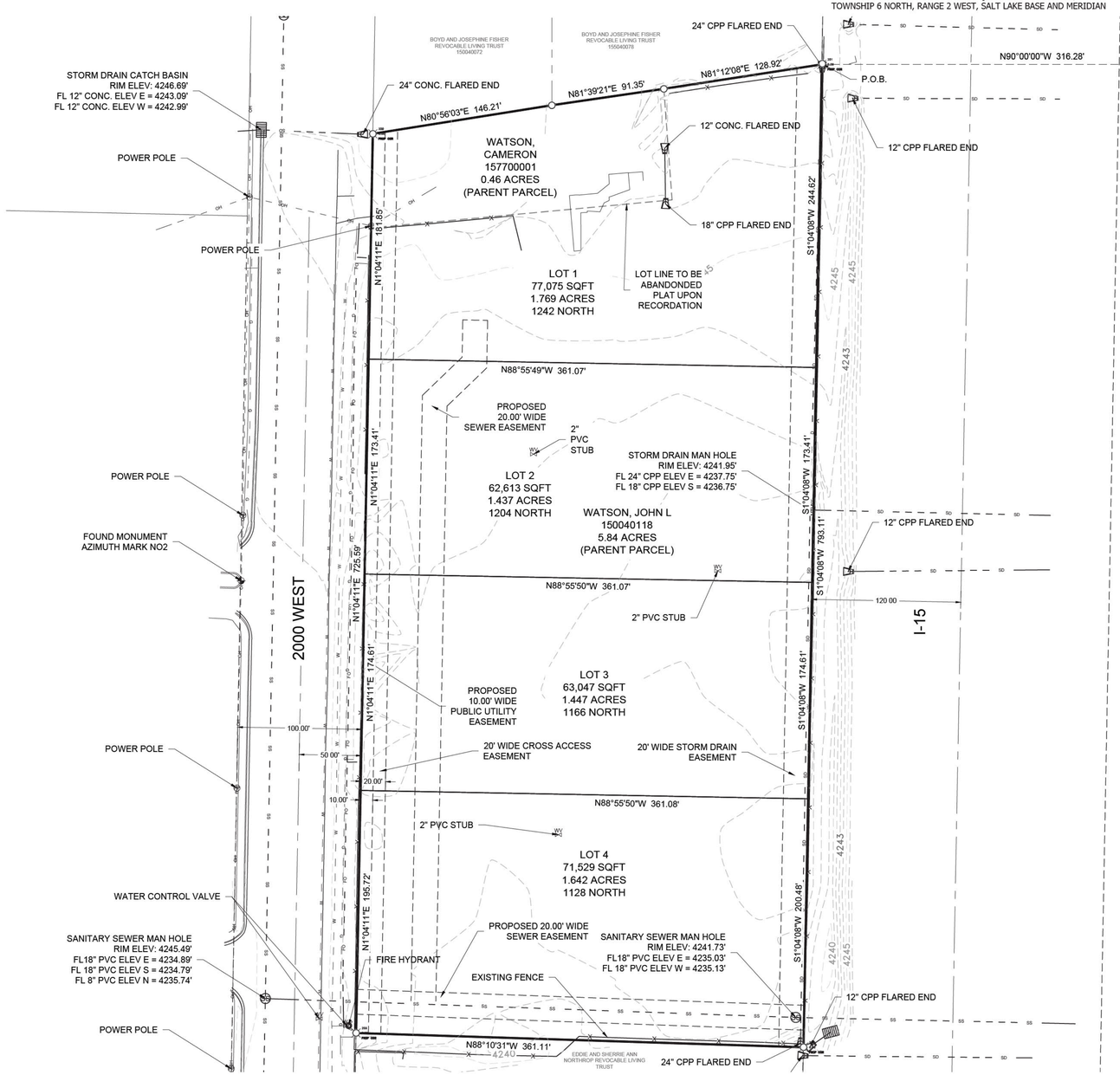
Engineering Fee Deposit: $125.00/lot/phase

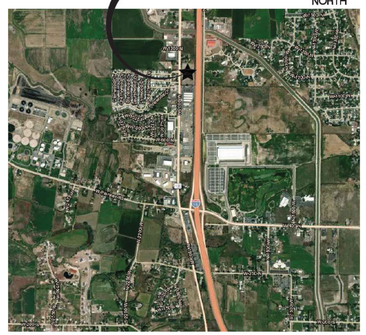
Application Fee $ 100- Developer User Fee $ 125- Total $ 225-
Receipt # 2.01.3460 Date Paid 8.18.23 Received by A. Whitaf

FARR WEST BUSINESS PARK
A 4 LOT COMMERCIAL SUBDIVISION
PRELIMINARY PLAT

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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







0' 25' 50' 100' 150'

Scale in Feet
1" = 50'

S0°37'40"W 2635.10'
BASIS OF BEARING

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED CIR ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

SOUTHEAST COR., SECTION 2,
TOWNSHIP 6 NORTH,
RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
3" BRASS CAP SET IN
CONCRETE
GOOD CONDITION
STAMPED WRONG

NOTES

1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDENCE UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
2. ALL AREAS NOT DESIGNATED AS UNITS (PRIVATE SPACE), LIMITED COMMON AREA, OR RIGHT-OF-WAY, TO BE CONSIDERED COMMON SPACE / OPEN SPACE, AND IS TO BE CONSIDERED A CROSS ACCESS EASEMENT BETWEEN THE LOTS SHOWN HERE ON.

FARR WEST CITY ATTORNEY

I CERTIFY THAT THE REQU REMENTS OF ALL APPLICABLE STATUTES AND ORD NANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF FARR WEST CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS___DAY OF _____, 2023.

_____
SIGNATURE

FARR WEST CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND DEDICATION OF STREET AND OTHER PUBLIC WAYS ARE HEREBY APPROVED AND ACCEPTED.

SIGNED THIS___DAY OF _____, 2023.

_____
MAYOR

_____
ATTEST

FARR WEST CITY PLANNING COMMISSION

APPROVED BY THE FARR WEST CITY PLANNING COMMISSION

SIGNED THIS___DAY OF _____, 2023.

_____
MAYOR

_____
ATTEST

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER FOR FARR WEST CITY .

SIGNED THIS___DAY OF _____, 2023.

_____
CITY ENGINEER

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

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERT FY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR N THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 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 DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VER FIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFIC ENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HERE N IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2023.

UTAH LICENSED PROFESSIONAL LAND SURVEYOR
09/11/2023
WILLIS D. LONG
10708886

Willis D. Long, PLS NO. 10708886

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S00°37'40"W 1524.74 FEET AND WEST 316.28 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, THAT SAME POINT BEING A POINT ON THE WEST SIDE OF THE RIGHT OF WAY FOR INTERSTATE 15; THENCE ALONG THE WEST BOUNDARY OF INTERSTATE 15 S01°04'08"W 793.11 FEET TO THE NORTH LINE OF VALLEY WEST ESTATES NO. 2, A VACATED SUBDIVISION PLAT RECORED IN BOOK 23, PAGE 6; THENCE ALONG THE NORTH LINE OF SAID VACATED SUBDIVISION LINE N88°10'31"W 361.11 FEET TO THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET; THENCE N01°04'11"E 725.59 FEET ALONG THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET TO THE SOUTH LINE OF PARCEL 150040072; THENCE N80°56'03"E 146.21 FEET TO THE SOUTHWEST CORNER OF PARCEL 155040078; THENCE ALONG N81°39'21"E 91.35 FEET; THENCE N81°12'08" 128.92 FEET TO THE WEST RIGHT OF WAY OF INTERESTATE 15 AND THE POINT OF BEGINNING.

CONTAINS 274,262 SQFT OR 6.296 ACRES

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 BUSINESS PARK

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 THORO GHFARES 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 GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____DAY OF _____, 2023.

_____
BY:

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this _____ day of _____ 2023, personally appeared before me (NAME OF DOCUMENT SIGNER), 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 (TITLE OR OFFICE) of (NAME OF CORPORATION), 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 (NAME OF DOCUMENT SIGNER) acknowledged to me that said *Corporation executed the same.

STAMP _____ NOTARY PUBLIC

FARR WEST BUSINESS PARK

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

DEVELOPER:
JORDAN WATSON
ADDRESS
OGDEN, UT 84401
801-XXX-XXX

S1 / 1

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____

_____
COUNTY RECORDER

BY: _____

LAYTON SURVEYS LLC
Professional Land Surveying
(801) 663-1641 Willis.long@laytonsurveys.com
1857 N 1000 W STE. 1 CLEARFIELD, UT 84015

C:\USERS\W.LLLAYTON SURVEYS DROPBOX\LAYTON SURVEYS WORK ITEMS 2020-2022\HUNT ENG NEERING\OUTAH\FISHERSUB PLAT\SUBPLAT.DWG

M E M O R A N D U M

JONES & ASSOCIATES CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: FARR WEST BUSINESS PARK COMMERCIAL SUBDIVISION
Preliminary Plat Review

Date: September 7, 2023

Our office has completed a review of the preliminary plat for the Farr West Business Park Subdivision located at 1246 North 2000 West. This commercial subdivision is in a commercial zone, and they are proposing to subdivide the two existing parcels into four lots. We recommend preliminary approval of the plat at this time with the following comments that will need to be addressed prior to final plat approval:

1. Obtain UDOT approval for access to 2000 West. UDOT will likely only allow one access into the site; a cross access easement between the lots will be required and will need to be shown on the plat.
2. Add addresses to the lots as provided by our office.
3. Provide a sewer easement on behalf of the City for the new sewer main that will be installed on the site. The individual laterals will be private and will not need any easements, but the main line will need to be a public line and an easement over the pipe is necessary.
4. Provide a storm drain easement on behalf of the City for the existing storm drain running along the east side of the property.
5. See the red-line comments on the plat and make sure all comments are addressed.

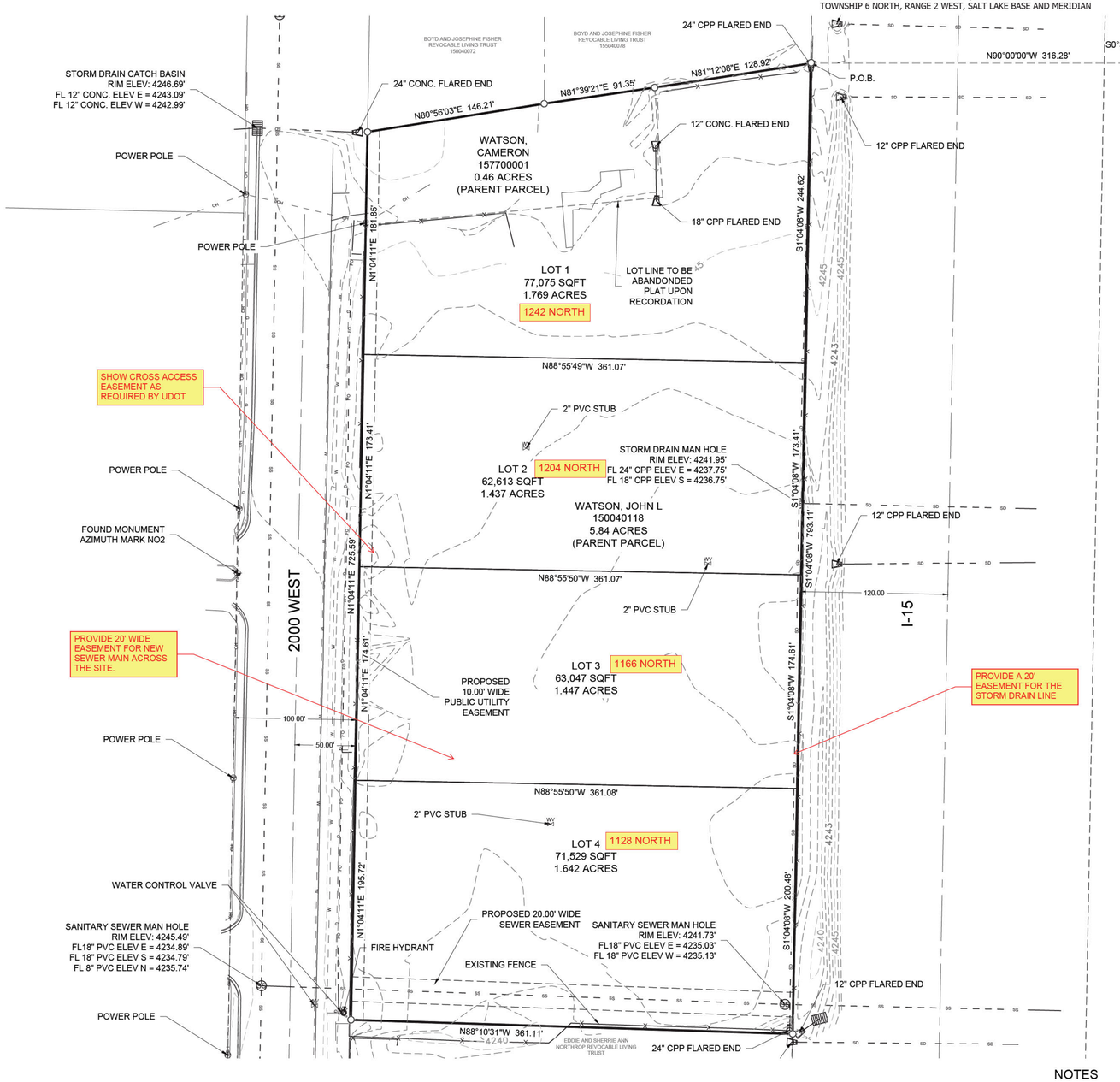
This review and recommendation are for the preliminary subdivision plat only. Final plat approval will still be needed once all comments are addressed, and site plan approval will be required for improvements on the site. Any comments on the site plan drawings will need to be resolved and final approvals from other agencies will need to be submitted (UDOT, Bona Vista, Pineview, and Weber Fire) prior to approval of the site plan.

Please let me know if you have any further questions.

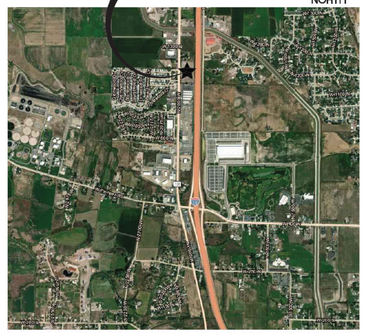
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PRELIMINARY PLAT

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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



VICINITY MAP
NOT TO SCALE



NORTH

NORTH

0' 25' 50' 100' 150'

Scale in Feet
1" = 50'

S0°37'40"W 2635.10'
BASIS OF BEARING

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
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- SUBDIVISION BOUNDARY
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3" BRASS CAP SET IN CONCRETE
GOOD CONDITION
STAMPED WRONG

NOTES

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FARR WEST CITY ATTORNEY

I CERT FY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORD NANCES OF FARR WEST CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS___DAY OF _____, 2023.

_____
SIGNATURE

FARR WEST CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND DEDICATION OF STREET AND OTHER PUBLIC WAYS ARE HEREBY APPROVED AND ACCEPTED.

SIGNED THIS___DAY OF _____, 2023.

_____
MAYOR

_____
ATTEST

FARR WEST CITY PLANNING COMMISSION

APPROVED BY THE FARR WEST CITY PLANN NG COMMISSION

SIGNED THIS___DAY OF _____, 2023.

_____
MAYOR

_____
ATTEST

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENG NEER FOR FARR WEST CITY .

SIGNED THIS___DAY OF _____, 2023.

_____
CITY ENG NEER

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

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 N 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 DESCRIBED ON THIS RECORD OF SURVEY PLAT N ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIF ED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE NFORMATION SHOWN HEREIN IS SUFFIC ENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDAR ES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2023.

LICENSED PROFESSIONAL LAND SURVEYOR
08/03/2023
WILLIS D. LONG
10708886
UTAH

Willis D. Long, PLS NO. 10708886

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S00°37'40"W 1524.74 FEET AND WEST 316.28 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, THAT SAME POINT BEING A POINT ON THE WEST SIDE OF THE RIGHT OF WAY FOR INTERSTATE 15; THENCE ALONG THE WEST BOUNDARY OF INTERSTATE 15 S01°04'08"W 793.11 FEET TO THE NORTH LINE OF VALLEY WEST ESTATES NO. 2, A VACATED SUBDIVISION PLAT RECORED IN BOOK 23, PAGE 6; THENCE ALONG THE NORTH LINE OF SAID VACATED SUBDIVISION LINE N88°10'31"W 361.11 FEET TO THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET; THENCE N01°04'11"E 725.59 FEET ALONG THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET TO THE SOUTH LINE OF PARCEL 150040072; THENCE N80°56'03"E 146.21 FEET TO THE SOUTHWEST CORNER OF PARCEL 155040078; THENCE ALONG N81°39'21"E 91.35 FEET; THENCE N81°12'08" 128.92 FEET TO THE WEST RIGHT OF WAY OF INTERESTATE 15 AND THE POINT OF BEGINNING.

CONTAINS 274,262 SQFT OR 6.296 ACRES

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FARR WEST BUSINESS PARK

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 GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____DAY OF _____, 2023.

_____
BY:

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this _____day of _____2023, personally appeared before me (NAME OF DOCUMENT SIGNER), 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 (TITLE OR OFFICE) of (NAME OF CORPORATION), 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 (NAME OF DOCUMENT SIGNER) acknowledged to me that said *Corporation executed the same.

STAMP _____ NOTARY PUBLIC

FARR WEST BUSINESS PARK

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

DEVELOPER:
TRIAD LAND DEVELOPMENT
2717 N HWY 89 SUITE 200
PLEASANT VIEW, UT 84401
801-644-7701

S1 / 1

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

_____
COUNTY RECORDER

BY: _____

LAYTON SURVEYS LLC
Professional Land Surveying
(801) 663-1641 Willis.long@laytonsurveys.com
1857 N 1000 W STE. 1
CLEARFIELD, UT 84015

C:\USERS\WILLIS LONG\LAYTON SURVEYS DROPBOX\LAYTON SURVEYS WORK ITEMS 2020-2022\HUNT ENG NEERING\UTAH\FISHER\SUB PLAT\SUBPLAT.DWG

FARR WEST, UTAH

FARR WEST BUSINESS PARK

CIVIL CONSTRUCTION SET - AUGUST 2023

SHEET INDEX

1 of 12	C001	COVER SHEET
2 of 12	C002	NOTES, LEGEND & ABBREVIATIONS
3 of 12	C100	DEMOLITION PLAN
4 of 12	C200	SITE PLAN
5 of 12	C201	STRIPING PLAN
6 of 12	C300	GRADING PLAN
7 of 12	C400	UTILITY PLAN
8 of 12	C600	CIVIL DETAILS
9 of 12	C601	CIVIL DETAILS
10 of 12	C700	EROSION CONTROL PLAN
11 of 12	C701	EROSION CONTROL DETAILS
12 of 12	L100	LANDSCAPE PLAN

SITE CALCULATIONS

LOCATION:	FARR WEST, WEBER COUNTY
EX ZONING:	R-1-15, RESIDENTIAL
NEW ZONING:	C-2, COMMERCIAL
INTENDED USE:	WAREHOUSING
PROPERTY SIZE:	274,262 SF / 6.296 ACRES
BUILDING FOOTPRINT:	88,000 SF (32.1%) (TOTAL)
HARD SURFACE AREA:	151,793 SF (55.4%)
LANDSCAPE AREA:	34,469 SF (12.5%)
PARKING:	(1 STALL / 1,000 SF) 88,000 SF / 1,000 SF = 88 STALLS 88 STALLS REQUIRED 230 STALLS PROVIDED (INCLUDING 6 ADA + 4 VAN ADA)

SITE DATA

AFFECTED PARCEL NO.:
15-770-0001, 15-004-0118

PROJECT LOCATION:
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF FARR WEST, WEBER COUNTY, UTAH

FLOOD INFORMATION:
THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" PER MAP NUMBER 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

BENCHMARK INFORMATION:
FOUND MONUMENT, AZIMUTH MARK NO2. ELEV = 4246.08'
HORIZONTAL DATUM: UT83-NF
VERTICAL DATUM: NAVD88

BASIS OF BEARING:
THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°37'40" WEST.

PROJECT DIRECTORY

DEVELOPER:
TRIAD LAND DEVELOPMENT
2717 N HWY 89 SUITE 200
PLEASANT VIEW, UT 84401
PH: (801) 644-7701

SURVEYOR:
LAYTON SURVEYS
ATTN: WILLIS D. LONG
1857 N 1000 W STE. 1
CLEARFIELD, UT 84015
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CIVIL ENGINEER (PROJECT CONTACT):
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

LANDSCAPE ARCHITECT:
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
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AGENCY / UTILITY CONTACTS

BUILDING DEPARTMENT:
1896 NORTH 1800 WEST
FARR WEST, UT 84404
PHONE: (801) 731-4187

PUBLIC WORKS DEPARTMENT:
1896 NORTH 1800 WEST
FARR WEST, UT 84404
PHONE: (801) 731-4187

FIRE DEPARTMENT:
WEBER FIRE DISTRICT
2023 WEST 1300 NORTH
FARR WEST, UTAH 84404
PHONE: (801) 782-3580

GAS COMPANY:
DOMINION ENERGY
PHONE: (800) 323-5517

POWER COMPANY:
ROCKY MOUNTAIN POWER
PHONE: (888) 221-7070

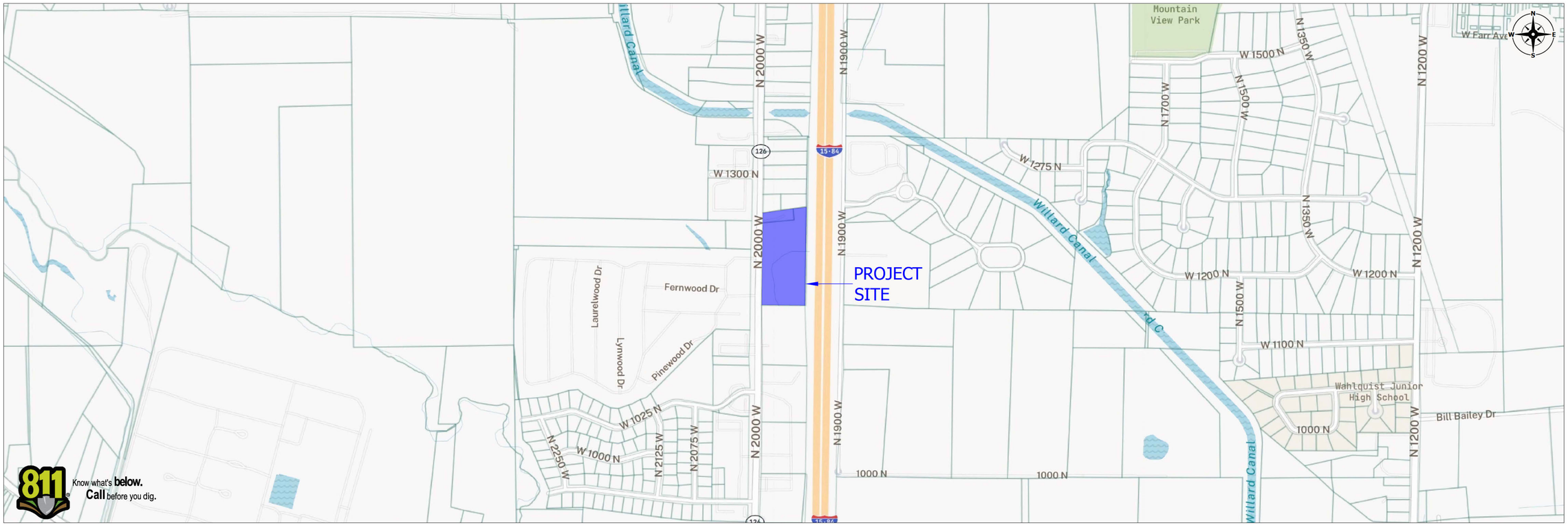
WATER COMPANY:
BONA VISTA WATER
PHONE: (801) 621-0474

SECONDARY WATER COMPANY:
PINEVIEW WATER SYSTEMS
PHONE: (801) 621-6555

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

VICINITY MAP



811 Know what's **below.** **Call** before you dig.

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

PROJECT TITLE

FARR WEST BUSINESS PARK

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER
10601868
THOMAS J. HUNT
09/12/2023
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

SHEET TITLE

Cover Sheet

SHEET NO.

C001

THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\00-CAD\01-AutoCAD\Triad Land Development_20230911 9/12/2023 8:38 AM

General Notes

1.0 COMPLIANCE
- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLOWING:
  - INTERNATIONAL BUILDING CODES (IBC)
  - INTERNATIONAL PLUMBING CODES
  - STATE DRINKING WATER REGULATIONS
  - APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
  - ADA ACCESSIBILITY GUIDELINES.
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS
- 2.1 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.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION
- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
  - LANDSCAPE PLANS
  - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
  - FIRE PROTECTION
  - ARCHITECTURAL SITE PLANS
  - ACCESSIBLE ROUTES
  - ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION
- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS
- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 6 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE.
  - SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
  - CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
  - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
  - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
  - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
  - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 10" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
  - ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
  - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
  - AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
  - THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS
- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
- 6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.3 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.4 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.5 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES
- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL
- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT
- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
  - ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
  - ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
  - RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL
- 10.1 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.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 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.

11.0 MAINTENANCE
- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- 11.2 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.
- 11.3 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.
- 11.4 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.
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
  - SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
  - TRACKING STRAW PERPENDICULAR TO SLOPES
  - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Linetypes

- PROPERTY LINE
- R O W — PROPERTY LINE ABUTTING ROW
- PROPERTY LINE
- CENTERLINE
- ADJACENT LOT LINE
- EASEMENT
- SETBACK
- CHAINLINK FENCE
- WOODEN FENCE
- VINYL FENCE
- RAILROAD
- 4355 — CONTOUR MAJOR
- 4355 — CONTOUR MINOR
- 4355 — EXIST. CONTOUR MAJOR
- 4355 — EXIST. CONTOUR MINOR
- UTILITY FLOW DIRECTION
- UNK — EX UNKNOWN UTILITY
- EX OHP — EX OVERHEAD POWER
- EX UGP — EX UNDERGROUND POWER
- OHP — OVERHEAD POWER
- POWER
- EX GAS — EX NATURAL GAS
- GAS — NATURAL GAS
- EX CATV — EX CABLE TV
- CATV — CABLE TV
- EX COMM — EX COMMUNICATIONS
- COMM — COMMUNICATIONS
- EX FO — EX FIBER OPTIC
- FIBER — FIBER OPTIC
- EX TRAF — EX TRAFFIC SIGNAL
- TRAF — TRAFFIC SIGNAL
- EX TELE — EX TELEPHONE
- TELE — TELEPHONE
- EX W — EX CULINARY WATER
- EX x" W — EX x" CULINARY WATER
- W — CULINARY WATER
- x" W — x" CULINARY WATER
- FIRE — EX FIRE SERVICE
- FIRE — FIRE SERVICE
- x" FIRE — x" FIRE SERVICE
- EX SS — EX SANITARY SEWER
- EX FM — EX FORCE MAIN
- EX x" SS — EX x" SANITARY SEWER
- SS — SANITARY SEWER
- FM — FORCE MAIN
- x" SS — x" SANITARY SEWER
- EX SD — EX STORM DRAIN
- EX x" SD — EX x" STORM DRAIN
- SD — STORM DRAIN
- RD — ROOF DRAIN
- x" SD — x" STORM DRAIN
- x" RD — x" ROOF DRAIN
- EX IRRG — EX IRRIGATION
- EX LD — EX LAND DRAIN
- EX SECW — EX SECONDARY WATER
- EX x" IR — EX x" IRRIGATION
- IRRG — IRRIGATION
- LD — LAND DRAIN
- SECW — SECONDARY WATER
- x" IR — x" IRRIGATION

Abbreviations

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
QTY	= QUANTITY
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

Hatching

- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED GRAVEL

Symbols

- SIGN
- STREET LIGHT
- LIGHT
- SD MH, INLET, AND COMBO BOX
- SEWER MANHOLE
- CLEAN-OUT
- VALVE, TEE, & BEND
- WATER BLOW-OFF
- WATER METER
- FIRE HYDRANT
- POWER POLE
- ELECTRICAL BOX
- TRAFFIC BOX
- TELEPHONE MANHOLE
- IRRIGATION VALVE
- PROP STREET MONUMENT
- EX STREET MONUMENT
- SECTION CORNER
- o XXXX.XX — SPOT ELEVATION

NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE EXISTING OR PROPOSED.

Detail Identification

- X / Cxxx — DETAIL NUMBER / SHEET NUMBER
- X / Cxxx — DETAIL NUMBER, Detail Name, Scale: NTS / SHEET NUMBER
- Cxx — TYPICAL DETAIL NUMBER
- C13 — Typical Detail Name, Scale: NTS, TYPICAL DETAIL NUMBER
- X / Cxxx — SECTION LETTER / SHEET NUMBER

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT PERFORMED BY CMT TECHNICAL, PROJECT NO. 19708. GEOTECHNICAL REPORT TO GOVERN & CONTROL)

HUNT · DAY
3445 Antelope Drive, St 200
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PROJECT TITLE

FARR WEST BUSINESS PARK

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER — 10601938 — THOMAS J. HUNT — 09/12/2023 — STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

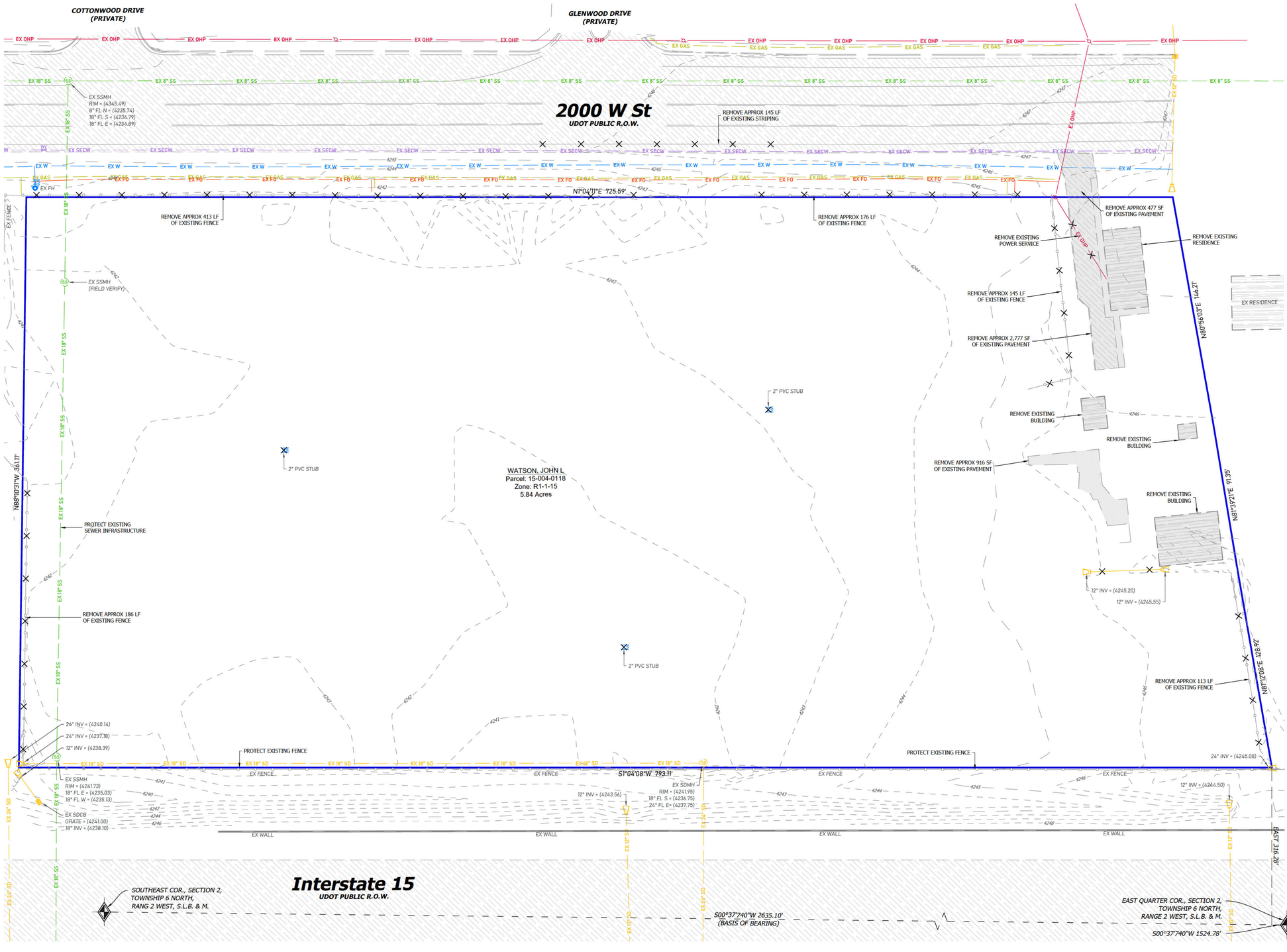
SHEET TITLE

Notes, Legend & Abbrev.

SHEET NO.

C002

THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\00-CAD\01-AutoCAD\Triad Land Development_20230911 9/12/2023 8:39 AM



Know what's **below.**
Call before you dig.

Legend

× = EXISTING FEATURE TO BE DEMOLISHED

= AREA OF DEMOLITION

Benchmark and Datum

DESC: FOUND MONUMENT, AZ NARK NO. 2
N: 3625984.703
E: 1495233.950
ELEV: 4246.08'

UTAH STATE PLANES; NAD83 DATUM, NORTH ZONE, US FOOT ELEVATION DATA NAVD 88

Flood Zone

FLOOD ZONE DESIGN "UNSHADED ZONE X" PER F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 49049C0340F, DATED 06/19/2020.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Notice To Contractors

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

PROJECT TITLE

FARR WEST BUSINESS PARK

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER
10019808
THOMAS J. HUNT
09/12/2023
STATE OF UTAH

VERIFY SCALES

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0 1"

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PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

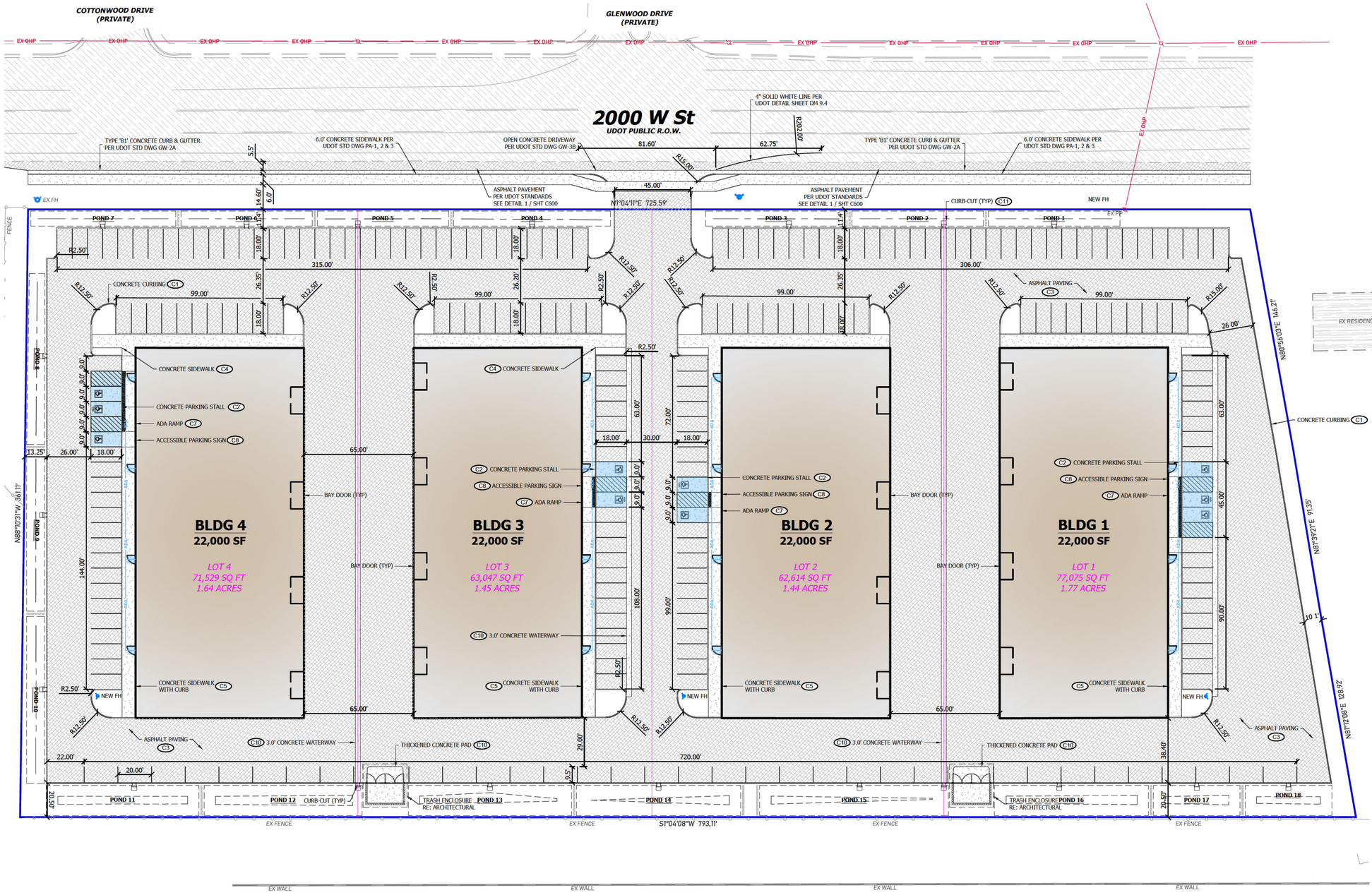
SHEET TITLE

Existing Site Plan

SHEET NO.

C001

THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\00-CAD\01-AutoCAD\Triad Land Development_20230911 9/12/2023 8:38 AM



811 Know what's **below.** **Call** before you dig.

UDOT Notes

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).
8. FOR ASPHALT CONSTRUCTION WITHIN THE UDOT ROW MATCH EXISTING, OR THE ANTICIPATED EXISTING OF 7 INCHES OF UDOT- APPROVED HOT MIX ASPHALT (HMA), PG-GRADE 64-34 ASPHALT BINDER, 1/2 INCH NOMINAL MAX, 7-75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741; OVER 6 INCHES UNTREATED BASE COURSE (UTBC) PER UDOT SPECIFICATION 02721; OVER 12 INCHES GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02056 (WHICHEVER IS GREATER). PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.
9. FOR METHOD OF SEALING THE PAVEMENT: MICRO-SURFACING PER UDOT STANDARD SPECIFICATION 02735S REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.

Key Notes

1. 5' x 5' ADA LANDING, NOT TO EXCEED GREATER THAN 1.5% IN ANY DIRECTION.

Legend

ADA = ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%

= ADA AREA - NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY DIRECTION

Site Data

LOCATION:	FARR WEST, WEBER COUNTY, UTAH
ZONING:	C-2, COMMERCIAL
LAND USE:	WAREHOUSING
PROPERTY SIZE:	274,262 SF / 6 296 AC
BUILDING FOOTPRINT:	88,000 SF (32.1%) (TOTAL)
HARD SURFACE AREA:	151,793 SF (55.4%)
LANDSCAPE AREA:	32,528 SF (12.5%)
PARKING:	230 STALLS PROVIDED INCLUDING 6 ADA + 4 VAN ADA

Notice To Contractors

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30 0 30 60 90

Scale: 1" = 30'

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

PROJECT TITLE

FARR WEST BUSINESS PARK

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER — 7969808 — THOMAS J. HUNT — 09/12/2023 — STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

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PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

SHEET TITLE

Proposed Site Plan

SHEET NO.

C200

THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\00-CAD\01-AutoCAD\Triad Land Development_20230911 9/12/2023 8:38 AM

EX OHP — EX OHP — EX OHP — EX OHP — EX OHP — EX OHP — EX OHP — EX OHP — EX OHP — EX OHP — EX OHP — EX OHP

2000 W St
UDOT PUBLIC R.O.W.

4" SOLID WHITE LINE PER UDOT DETAIL SHEET DM 9.4

81.60' | 62.75' | 2.00'

EX OHP

35 STALLS

34 STALLS

18.00'

PAINT PARKING STALL PER DETAIL 2

11 STALLS

PAINT 'ADA' STALL PER DETAIL 1

PAINT 'ADA' SYMBOL PER DETAIL 3

9.0' | 9.0' | 9.0' | 9.0' | 9.0'

20 STALLS

22 STALLS

BLDG 4
22,000 SF

BLDG 3
22,000 SF

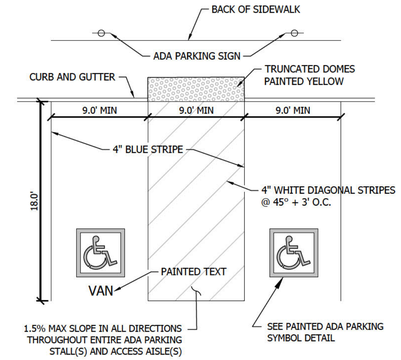
BLDG 2
22,000 SF

BLDG 1
22,000 SF

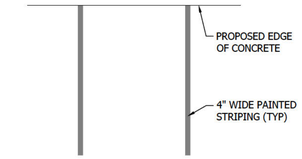
Interstate 15
UDOT PUBLIC R.O.W.

N
W E
S

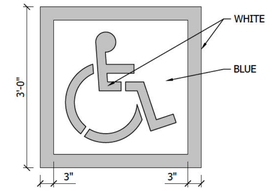
20 0 20 40 60
Scale: 1" = 20'



1 - ADA Striping and PED Access
Scale: NTS



2 - Typical Parking Space
Scale: NTS



NOTES:
- *LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.*
- *PROVIDE TWO COATS OF PAINT*
- *BLUE BACKGROUND WITH WHITE SYMBOL*

3 - ADA Symbol
Scale: NTS

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PROJECT TITLE

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1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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PROJECT INFO.

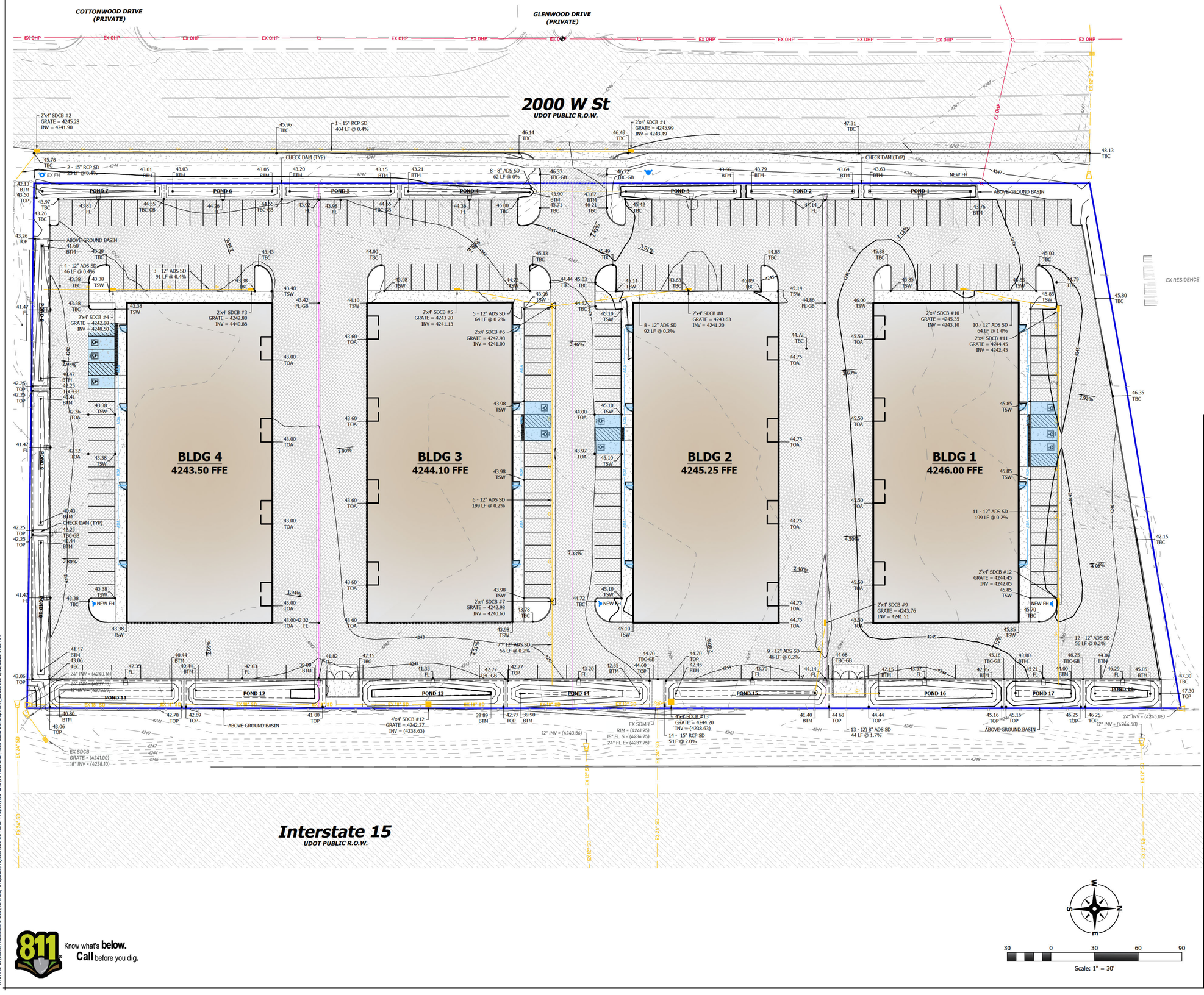
Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

SHEET TITLE

Striping Plan

SHEET NO.
C201

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Stage Storage Table

POND NO.	CONIC TOTAL VOL.
Pond 1	559 cu. ft.
Pond 2	601 cu. ft.
Pond 3	633 cu. ft.
Pond 4	629 cu. ft.
Pond 5	550 cu. ft.
Pond 6	152 cu. ft.
Pond 7	559 cu. ft.
Pond 8	811 cu. ft.
Pond 9	954 cu. ft.
Pond 10	936 cu. ft.
Pond 11	2,109 cu. ft.
Pond 12	2,142 cu. ft.
Pond 13	2,515 cu. ft.
Pond 14	2,287 cu. ft.
Pond 15	3,011 cu. ft.
Pond 16	2,160 cu. ft.
Pond 17	1,092 cu. ft.
Pond 18	1,074 cu. ft.
TOTAL POND VOL.	22,765 cu. ft.

General Notes

1. REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO PROPOSED STORM DRAIN SYSTEM.

Cut / Fill Quantities

CUT = 1,391 CY FILL = 7,023 CY TOTAL = 5,632 CY (FILL)

NOTE: QUANTITIES DO NOT ACCOUNT FOR COMPACTION OR SHRINKAGE, UTILITY TRENCHING, OR BUILDING FOOTINGS.

Legend

ADA = ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%

= ADA AREA - NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY DIRECTION

Benchmark and Datum

DESC: FOUND MONUMENT, AZ NARK NO. 2 *UTAH STATE PLANES; NAD83 DATUM,*
N: 3625984.703 *NORTH ZONE, US FOOT*
E: 1495233.950 *ELEVATION DATA NAVD 88*
ELEV: 4246.08'

Flood Zone

FLOOD ZONE DESIGN "UNSHADED ZONE X" PER F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 49049C0340F, DATED 06/19/2020.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Site Data

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811 Know what's **below.** **Call** before you dig.

N E S W

30 0 30 60 90

Scale: 1" = 30'

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Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE

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1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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REVISIONS:

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0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER
THOMAS J. HUNT
09/12/2023
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

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PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

SHEET TITLE

Grading Plan

SHEET NO.

C300

THOMAS C:\Users\Thomas\WD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\04-CAD\01-AutoCAD\Tidal Land Development_20230911 9/12/2023 8:38 AM

COTTONWOOD DRIVE
(PRIVATE)

GLENWOOD DRIVE
(PRIVATE)

2000 W St
UDOT PUBLIC R.O.W.

EX SSMH
RIM = (4345.49)
8" FL S = (4235.74)
18" FL S = (4234.79)
18" FL E = (4234.89)

2'x4' SDCB #2
GRATE = 4245.28
INV = 4241.90

2 - 15" RCP SD
23 LF @ 0.4%

WATER IS PRIVATE
FROM THE VALVE IN.

1 - 15" RCP SD
404 LF @ 0.4%

1" WATER METER PER
BONA VISTA STDS

8 - 8" ADS SD
62 LF @ 0%

2'x4' SDCB #1
GRATE = 4245.99
INV = 4243.49

NEW FIRE HYDRANT
PER BONA VISTA STDS

WATER IS PRIVATE
FROM THE VALVE IN.

1" WATER METER PER
BONA VISTA STDS

1" SECONDARY WATER
CONNECTION PER
PINEVIEW WATER STDS

EX SSMH
(FIELD VERIFY)
INV = (4234.95)
INV IN = 4235.45

4 - 12" ADS SD
46 LF @ 0.4%

3 - 12" ADS SD
91 LF @ 0.4%

BOTTOM WATER = 4238.25
TOP SEWER = 4236.20

8" PVC SS
490 LF @ 0.5%

20' SEWER EASEMENT TO
FARR WEST CITY.

SSMH
GRATE = 4244.45
INV = 4237.90

BOTTOM WATER = 4240.00
TOP SEWER = 4238.35

6" PVC SS
4238.70 INV (MIN)

2'x4' SDCB #4
GRATE = 4242.88
INV = 4240.50

2'x4' SDCB #3
GRATE = 4242.88
INV = 4440.88

2'x4' SDCB #5
GRATE = 4243 20
INV = 4241.13

5 - 12" ADS SD
64 LF @ 0 2%

2'x4' SDCB #6
GRATE = 4242.98
INV = 4241.00

8" PVC SS
4238.35 INV (MIN)

2'x4' SDCB #8
GRATE = 4243.63
INV = 4241.20

8 - 12" ADS SD
92 LF @ 0.2%

2'x4' SDCB #10
GRATE = 4245.35
INV = 4243.10

10 - 12" ADS SD
64 LF @ 1 0%

2'x4' SDCB #11
GRATE = 4244.45
INV = 4242.45

BLDG 4
4243.50 FFE

BLDG 3
4244.10 FFE

BLDG 2
4245.25 FFE

BLDG 1
4246.00 FFE

6 - 12" ADS SD
199 LF @ 0.2%

11 - 12" ADS SD
199 LF @ 0 2%

NEW FIRE HYDRANT
PER FARR WEST CITY STDS

2'x4' SDCB #7
GRATE = 4242.98
INV = 4240.60

NEW FIRE HYDRANT
PER FARR WEST CITY STDS

2'x4' SDCB #9
GRATE = 4243.76
INV = 4241.51

2'x4' SDCB #12
GRATE = 4244.45
INV = 4242.05

NEW FIRE HYDRANT
PER FARR WEST CITY STDS

7 - 12" ADS SD
56 LF @ 0.2%

9 - 12" ADS SD
46 LF @ 0.2%

12 - 12" ADS SD
56 LF @ 0.2%

24" INV = (4240.14)
24| INV = (4237.18)
12" INV = (4236.39)

EX SSMH
RIM = (4241.73)
18" FL E = (4235.03)
18" FL W = (4235.13)

EX SDCB
GRATE = (4241.00)
18" INV = (4238.10)

4'x4' SDCB #12
GRATE = 4242.27
INV = (4238.63)

STORM DRAIN EASEMENT
TO FARR WEST CITY.

12" INV = (4243.56)

EX SDMH
RIM = (4241.95)
18" FL S = (4236.75)
24" FL E= (4237.75)

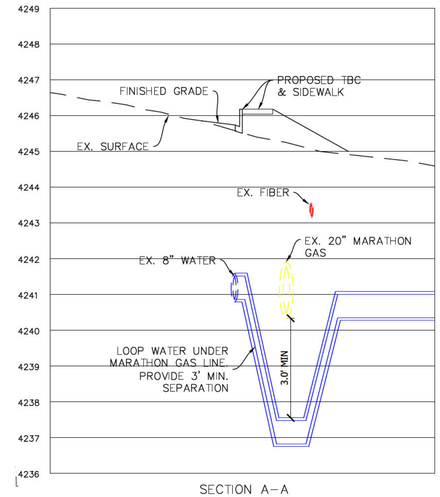
4'x4' SDCB #13
GRATE = 4244.20
INV = (4238.63)

14 - 15" RCP SD
5 LF @ 2.0%

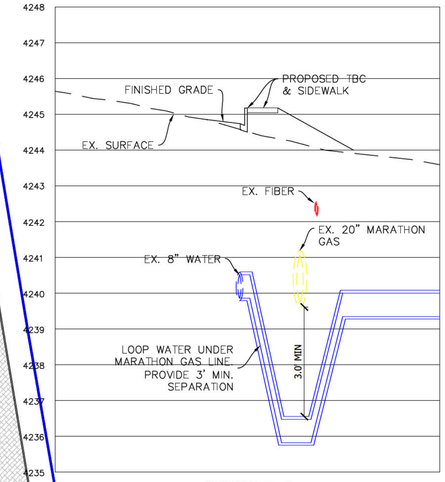
13 - (2) 8" ADS SD
44 LF @ 1.7%

24" INV = (4245.08)
12" INV = (4244.50)

Interstate 15
UDOT PUBLIC R.O.W.



SECTION A–A



SECTION B–B

General Notes

1. REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO PROPOSED STORM DRAIN SYSTEM.
2. SEWER AND WATER CROSSING TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION.

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30 0 30 60 90
Scale: 1" = 30'

811 Know what's **below.** **Call** before you dig.

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Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE

FARR WEST BUSINESS PARK

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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

REVISIONS

BY	DESCRIPTION	DATE	REV.
TP	INITIAL SUBMITTAL TO CITY	06-26-2023	0

SEAL

PROFESSIONAL ENGINEER
10419408
THOMAS J. HUNT
09/12/2023
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

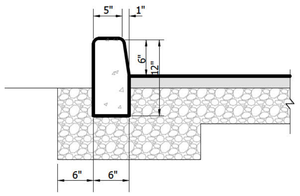
SHEET TITLE

Utility Plan

SHEET NO.

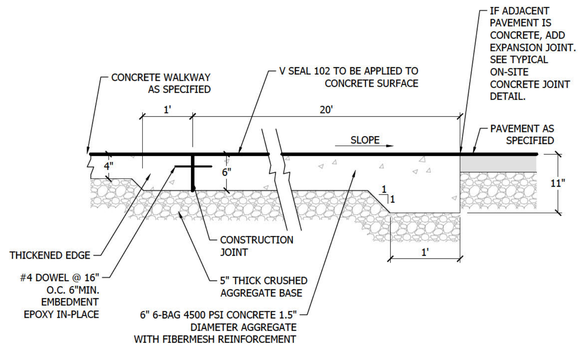
C400

THOMAS C:\Users\Thomas\WD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\00-CAD\01-AutoCAD\Tidal Land Development_20230911 9/12/2023 8:38 AM

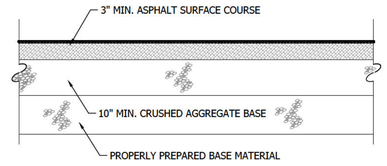


NOTES:
1) PROVIDE 1/8" x 1" DEEP CONTROL JOINTS AT 8" O.C. MAX. JOINTS TO CONTINUE THROUGH CONC. OR CURB & GUTTER. PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C.

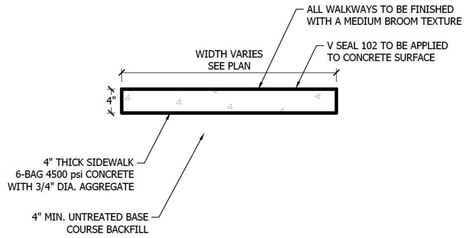
C1 On-Site Concrete Curbing
Scale: NTS



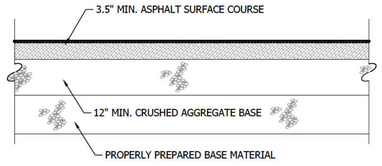
C2 Concrete Parking Stall
Scale: NTS



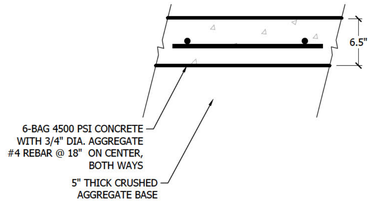
C3 On-Site Ashpalt Paving (Parking Areas)
Scale: NTS



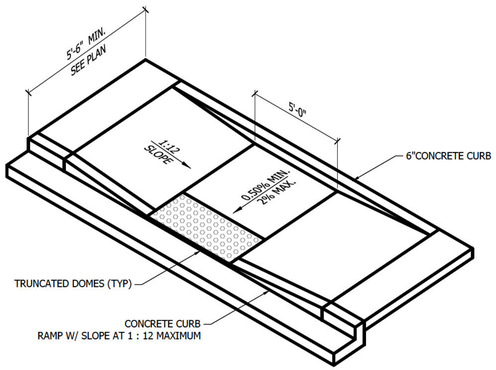
C4 Concrete Sidewalk
Scale: NTS



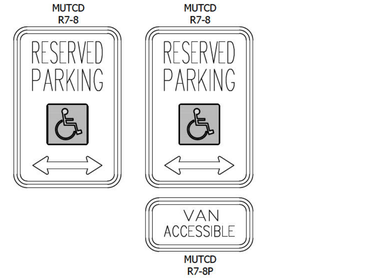
C5 On-Site Ashpalt Paving (Drive Areas)
Scale: NTS



C6 Thickened Concrete Pad
Scale: NTS

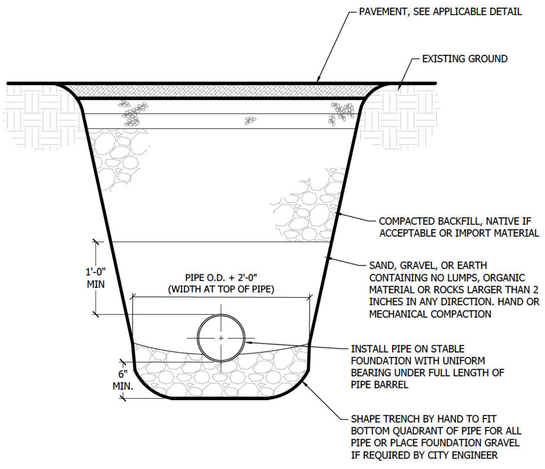


C7 ADA Ramp
Scale: NTS

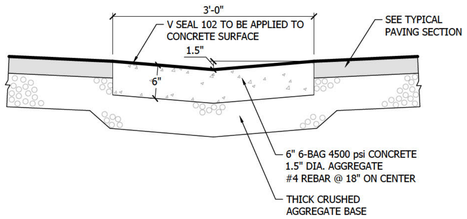


NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

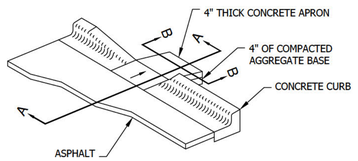
C8 ADA Parking Sign
Scale: NTS



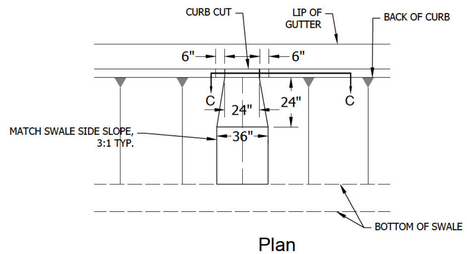
C9 Typical On-Site Pipe Bed Section
Scale: NTS



C10 3 ft Concrete Waterway
Scale: NTS

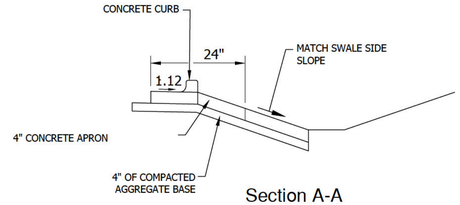


Isometric

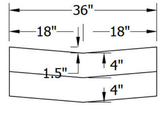


Plan

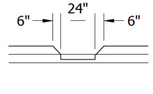
C11 Curb Cut
Scale: NTS



Section A-A



Section B-B



Section C-C

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT PERFORMED BY CMT TECHNICAL, PROJECT NO. 19708. GEOTECHNICAL REPORT TO GOVERN & CONTROL)

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

PROJECT TITLE

FARR WEST BUSINESS PARK

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER — THOMAS J. HUNT — 09/12/2023 — STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

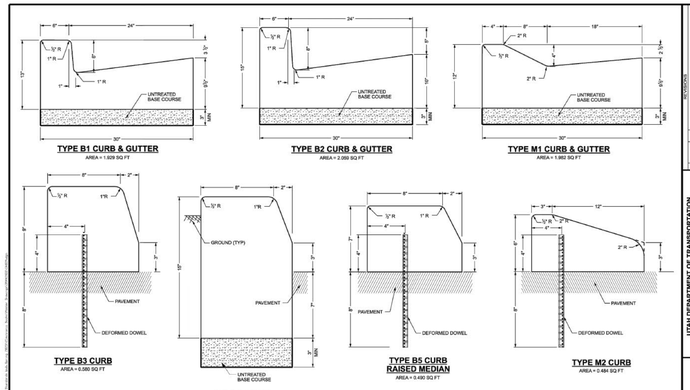
SHEET TITLE

Civil Details

SHEET NO.

C600

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NOTES:

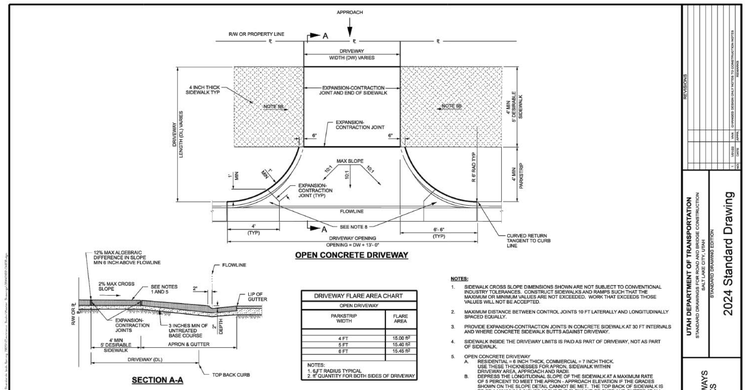
1. USE ½ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS
4501 S 2700 W, CITY, UTAH
STANDARD DRAWING

2024 Standard Drawing

CONCRETE CURB AND GUTTER TYPES

STD. DWG. NO. GW 2A



DRIVEWAY FLARE AREA CHART	
OPEN DRIVEWAY	
PARK/STRIP WIDTH	FLARE AREA
4 FT	18.00 SF
5 FT	15.40 SF
6 FT	15.45 SF

NOTES:
1. SLP TRIDUS TYPICAL
2. 8" QUANTITY FOR BOTH SIDES OF DRIVEWAY

NOTES:

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE DIMENSIONS SHOWN ARE MET. TOLERANCES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK BUTTS AGAINST DRIVEWAY.
4. SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
5. OPEN CONCRETE DRIVEWAY
   A. RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK.
   B. SLOPE OF DRIVEWAY SHALL BE 2% MAX IN SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND RAMP.
   C. DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 12% ALGEBRAIC DIFFERENCE IN SLOPE TO MEET THE TOP BACK OF CURB SHOWN ON THE SLOPE DETAIL CANNOT BE MET - THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
6. USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
7. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
8. QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB, CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
9. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
10. APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP BACK CURB AND IS PART OF DRIVEWAY QUANTITIES.
11. DRIVEWAY DIMENSIONS [MAX & MIN.] ARE LOCATED IN UTAH ADMINISTRATIVE RULE R933-8 ACCESS MANAGEMENT.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS
4501 S 2700 W, CITY, UTAH
STANDARD DRAWING

2024 Standard Drawing

CONCRETE DRIVEWAYS AND SIDEWALKS

STD. DWG. NO. GW 3B

DIMENSION REFERENCE TABLE (PROWAG R302 - R305)				
	ITEM	MAX. RUNNING SLOPE	MAX. CROSS SLOPE	MIN. DIMENSIONS
(S)	SIDEWALK	RD GRADE (IN ROW) 5.0% (OUT OF ROW)	2.0%	4 FT WIDE (i)
(T)	TURNING SPACE	2.0%	2.0% (iv), (v)	4 FT X 4 FT (ii), (viii)
(R)	RAMP	8.3% (ii)	2.0% (iv), (v)	4 FT WIDE (vii)
(C)	CLEAR SPACE	5.0% (v)	2.0% (iv), (v)	4 FT X 4 FT
	AT-GRADE ACCESS	(SEE DEFINITION)	2.0% (iv), (v)	4 FT WIDE
	CROSSWALK	5.0%	2.0% (iv), (v)	10 FT WIDE
(F)	FLARE WITHIN SIDEWALK	10.0% (vii)	-	-
(F)	FLARE NOT IN SIDEWALK	25.0% (vii)	-	-

(i) SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB, PROVIDE 5 FT X 5 FT PASSING SPACES AT 200 FT MAX. INTERVALS WHERE SIDEWALK WIDTH IS LESS THAN 5 FT. DRIVEWAYS AND OTHER PAVED AREAS MAY BE USED AS PASSING SPACE WHERE A MINIMUM 5 FT WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.

(ii) USE A 5 FT MIN. DEPTH IN THE DIRECTION OF THE RAMP RUN FOR PERPENDICULAR RAMPS WHERE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK. (PROWAG R304.2.1) USE A 4 FT MIN. DEPTH IN THE DIRECTION OF THE RAMP RUN FOR PARALLEL RAMPS WHERE TURNING SPACE IS CONSTRAINED ON 2 OR MORE SIDES. (PROWAG R304.3.3) TURNING SPACE IS CONSTRAINED BY ANY VERTICAL DIFFERENCE GREATER THAN 3.0 IN.

(iii) REFER TO STD DWG PA 9 RAMP RUNNING SLOPE EXCEPTION (DETAIL D) FOR INSTANCES WHERE THE RAMP RUNNING SLOPE IS ALLOWED TO BE STEEPER THAN 8.3%.

(iv) DO NOT EXCEED 2.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS STOP OR YIELD SIGN. DO NOT EXCEED 5.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS NO STOP OR YIELD SIGN OR WHERE THERE IS A TRAFFIC SIGNAL DESIGNED FOR A GREEN PHASE. (PROWAG R302.6)

(v) MATCH THE HIGH-WAY GRADE AT MIDBLOCK CROSSINGS (PROWAG R303.6.2)

(vi) FLATTEN GUTTER SLOPE TO 8.0 PERCENT MAX AND MAINTAIN CLEAR SPACE RUNNING SLOPE ACROSS ENTIRE CURB CUT. (PROWAG R304.5.4) (SEE STD DWG PA 5, DETAIL A)

(vii) MEASURE FLARE SLOPE PARALLEL TO CURB LINE, FLARES NOT IN THE SIDEWALK ARE PERMITTED TO BE A VERTICAL CURB FACE WHEN ACCESS FROM FLOWS IS NOT EXPECTED.

(viii) MATCH TURNING SPACE, RAMP, AND AT-GRADE ACCESS WIDTH TO CURB CUT AT PROJECTED BACK OF CURB.

DEFINITIONS

SINGLE DIAGONAL (APD) RAMP: A CURB RAMP THAT SERVES BOTH PEDESTRIAN STREET CROSSINGS (PROWAG R207.2)

AT-GRADE ACCESS: A RAISED PEDESTRIAN STREET CROSSING OR SIMILAR CONNECTION BETWEEN THE PEDESTRIAN ACCESS ROUTE AT THE LEVEL OF THE SIDEWALK AND THE LEVEL OF THE PEDESTRIAN STREET CROSSING THAT HAS NO CHANGE IN GRADE BETWEEN ADJACENT PEDESTRIAN ACCESS ROUTE ELEMENTS.

CLEAR SPACE: A SPACE BEYOND THE BOTTOM GRADE BREAK OF THE RAMP, PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE (PROWAG R304.4.5)

COMBINATION RAMP: RAMPS THAT PROVIDE A COMBINATION OF CONFORMING PARALLEL AND PERPENDICULAR RAMPS

CROSS SLOPE: THE GRADE THAT IS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

CURB CUT: THE AREA WHERE THE CURB IS CUT FLUSH TO THE FLOWLINE OF THE GUTTER ON ADJACENT ROADWAY EXCLUDING SLOPED CURB AT THE SIDES.

EXISTING PHYSICAL CONSTRAINTS: INCLUDE, BUT ARE NOT LIMITED TO: UNDERLYING TERRAIN, RIGHT-OF-WAY AVAILABILITY, UNDERGROUND STRUCTURES, ADJACENT DEVELOPED FACILITIES, DRAINAGE, OR THE PRESENCE OF A NOTABLE NATURAL OR HISTORIC FEATURE. (PROWAG R202.3.1)

GRADE BREAK: THE LINE WHERE TWO SURFACE PLANES WITH DIFFERENT GRADES MEET.

FLARE: A SLOPED SURFACE THAT PROVIDES A GRADED TRANSITION ON THE SIDE OF A CURB RAMP BETWEEN THE CURB AND THE TURNING SPACE, MEASURED PARALLEL TO THE CURB.

PARALLEL RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT IS IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL AND LOWER THE SIDEWALK TO A LEVEL TURNING SPACE WHERE A TURN IS MADE TO ENTER THE PEDESTRIAN STREET CROSSING. (PROWAG ADVISORY R304.1)

PEDESTRIAN ACCESS ROUTE: A CONTINUOUS AND UNOBSTRUCTED PATH OF TRAVEL PROVIDED FOR PEDESTRIANS WITH DISABILITIES WITHIN OR CONNECTING WITH A PEDESTRIAN CIRCULATION PATH (PROWAG R108.3)

PEDESTRIAN CIRCULATION PATH: A PREPARED EXTERIOR OR INTERIOR SURFACE PROVIDED FOR PEDESTRIAN TRAVEL IN THE PUBLIC RIGHT-OF-WAY. (PROWAG R108.3)

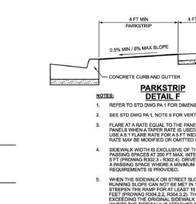
PERPENDICULAR RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT CUTS THROUGH OR IS BUILT UP TO THE CURB AT RIGHT ANGLES OR MEETS THE GUTTER BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. (PROWAG ADVISORY R304.1)

PROWAG: "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY", THE DOCUMENT USED AS THE PRIMARY RESOURCE FOR INFORMATION SHOWN (SEE NOTE 1)

RAMP (R): A SLOPED SURFACE FROM ONE PEDESTRIAN ACCESS ROUTE (PAR) ELEVATION TO ANOTHER.

RUNNING SLOPE: THE GRADE THAT IS PARALLEL TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

TURNING SPACE: SPACE AT THE TOP AND BOTTOM OF A RAMP TO ALLOW FOR DIRECTIONAL CHANGE, PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES (PROWAG R304.2.1, R304.3.1)



CROSSING SLOPES DETAIL
CONFIGURATIONS SHOWN ARE EXAMPLES ONLY



VERTICAL SURFACE DISCONTINUITIES
NOTE 6

DESIGN NOTES APPLICABLE TO PA SERIES:

A. CONVENTIONAL INDUSTRY TOLERANCES DO NOT APPLY TO DESIGN WORK. (PROWAG ADVISORY R103.1)
B. PROVIDE A NO PEDESTRIAN (R9-3)/ 2-SIGN AND A USE CROSSWALK (R9-39P) PLAQUE (L OR R) 'IF' PEDESTRIAN CROSSING IS PROHIBITED AT UNMARKED CROSSWALKS. (PROWAG ADVISORY R306) (SEE STD DWG PA 3 DETAIL B)
C. A SINGLE DIAGONAL CORNER (APD) RAMP IS PERMITTED TO SERVE BOTH PEDESTRIAN CROSSINGS IN SITUATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT THE USE OF A CURB RAMP AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESS. (PROWAG R207.2) THE USE OF A SINGLE DIAGONAL RAMP IS DISCOURAGED AND IS ONLY TO BE USED AT THE APPROVAL OF THE REGION TRAFFIC ENGINEER.
D. ONLY A (I) 5 FT) PORTION OF THE SIDEWALK IS REQUIRED TO COMPLY WITH THE REQUIREMENTS LISTED HEREIN WHERE SIDEWALKS ARE WIDER THAN 4.5 FT. (PROWAG ADVISORY R302.3)
E. PROVIDE A FIRM, STABLE, AND SLIP RESISTANT SURFACE FOR ALL PEDESTRIAN ACCESS ROUTES (PROWAG R302.7)

GENERAL NOTES APPLICABLE TO PA SERIES:

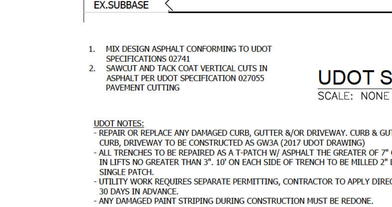
1. INFORMATION PROVIDED IS BY REFERENCE FROM THE UNITED STATES ACCESS BOARD DOCUMENT "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG)
2. THE USE OF ALTERNATIVE DESIGNS, PRODUCTS, OR TECHNOLOGIES THAT MEET OR EXCEED THE REQUIREMENTS SHOWN IS PERMITTED. (PROWAG R102)
3. PROVIDE AN ALTERNATE PEDESTRIAN ACCESS ROUTE COMPLYING WITH SECTIONS 6D.01, 6D.02, AND 6S.05 OF THE MUTCD WHEN A PEDESTRIAN CIRCULATION PATH IS TEMPORARILY CLOSED, COMPLY WITH SECTIONS 6F.58, 6F.59, AND 6F.77 OF THE MUTCD WHERE PEDESTRIAN BARRICADES AND CHANNELIZING DEVICES ARE PROVIDED. (PROWAG R205)
4. CONNECT THE PEDESTRIAN ACCESS ROUTE (PAR) AT EACH PEDESTRIAN STREET CROSSING WITH A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESSES. (PROWAG R207.1)
5. LOCATE THE CURB RAMP (EXCLUDING FLARED SIDES) OR AT-GRADE ACCESS COMPLETELY WITHIN THE CROSSWALK (PROWAG R207.1)
6. CONSTRUCT ALL GRADE BREAKS TO BE FLUSH (PROWAG R302.7.1) PREVENT OR CORRECT ANY VERTICAL DIFFERENCES IN SURFACES GREATER THAN 0.6 IN. BEVEL VERTICAL DIFFERENCES BETWEEN 0.25 IN AND 0.6 IN WITH A SLOPE NOT STEEPER THAN 2V:1V ACROSS THE ENTIRE VERTICAL DIFFERENCE. (PROWAG R302.7.2) (SEE DETAIL ABOVE)
7. CONSTRUCT GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. DO NOT PLACE GRADE BREAKS ON THE SURFACES OF RAMP RUNS AND TURNING SPACES. (PROWAG R304.5.3)
8. SITE CONDITIONS MAY VARY, CONFIGURATION OF RAMP, AT-GRADE ACCESS, TURNING SPACE, AND CLEAR SPACE MAY BE ALTERED, WITHIN THE LIMITS OF THE DIMENSIONS AND SLOPES SHOWN HERE. THE USE OF ITEMS SUCH AS FLARES AND CURBLESS AREA AT THE DISCRETION OF THE ENGINEER.
9. DO NOT USE DIRECTIONAL ACCESSES WHEN PEDESTRIANS CAN APPROACH THE DETECTABLE WARNING SURFACE FROM MORE THAN ONE DIRECTION.
10. CONSTRUCT ALL PEDESTRIAN ACCESS ROUTE ELEMENTS SO MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED.
11. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS
4501 S 2700 W, CITY, UTAH
STANDARD DRAWING

2024 Standard Drawing

GENERAL PEDESTRIAN ACCESS

STD. DWG. NO. PA 1



DETECTABLE WARNING SURFACE DETAIL A
(PROWAG R208)

DETECTABLE WARNING SURFACE PANEL WITHOUT GAP (PREFERRED) DETAIL B
SEE NOTES 4 AND 5



DETECTABLE WARNING SURFACE PANEL WITH GAP - DETAIL C
SEE NOTES 4 AND 5

DETAIL D1 **DETAIL D2**

DETECTABLE WARNING SURFACE PLACEMENT FOR DIRECTIONAL CURB RAMPS DETAIL D
SEE NOTE 5

NOTES:

1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. DETECTABLE WARNING SURFACES ARE NOT REQUIRED AT PEDESTRIAN REFUGE ISLANDS THAT ARE CUT THROUGH AT STREET LEVEL AND ARE LESS THAN 6.0 FT IN LENGTH. THE SIGNAL CABINET, POLE, AND PEDESTRIAN PUSH BUTTON ON A REFUGE ISLAND THAT IS LESS THAN 6 FT CUT THROUGH ISLAND DOES NOT HAVE DETECTABLE WARNING SURFACES. (PROWAG R208.2)
3. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT ACCESS ROUTE, GUTTER, STREET, AND FLANKS, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (PROWAG R305.1.5)
4. PLACE DETECTABLE WARNING SURFACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS 2 FT MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL FOR THE FULL WIDTH OF THE RAMP (EXCLUDING FLARES), BLENDED TRANSITIONS, OR TURNING SPACE (PROWAG R305.1.4). USE OF PRODUCTS DESIGNED TO MATCH THE EXACT CURB RADII ARE ACCEPTABLE. USE A 4 FT MINIMUM WIDTH WHERE CURB RADII ARE GREATER THAN OR EQUAL TO 50 FT. (PROWAG ADVISORY R305.1.4) ADDITIONAL CURB CUT WIDTHS LESS THAN 8 FT (4 FT MIN) MAY BE USED FOR BI-DIRECTIONAL CROSSWALKS UPON APPROVAL OF THE REGION TRAFFIC ENGINEER. DETECTABLE WARNING SURFACE WIDTHS IN 4 FT INCREMENTS ARE PREFERRED.
5. PLACE DETECTABLE WARNING SURFACE ON PERPENDICULAR CURB RAMPS AS FOLLOWS (PROWAG R305.2.2):
   A. PLACE DETECTABLE WARNING SURFACES AT THE BACK OF CURB. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB.
   B. PLACE DETECTABLE WARNING SURFACES BETWEEN 0 INCHES AND 2 INCHES OF THE BOTTOM GRADE BREAK WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 6 FT OR LESS. (SEE DETAIL D1)
   C. PLACE DETECTABLE WARNING SURFACES BETWEEN 2 INCHES AND 6 FT FROM THE BACK OF CURB. WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS MORE THAN 6.0 FT. (DETAIL D1)
6. PLACE DETECTABLE WARNING SURFACES AT THE BACK OF CURB ON PARALLEL CURB RAMPS. (PROWAG R305.2.2)
7. PLACE DETECTABLE WARNING SURFACES ON EACH SIDE OF THE RAIL CROSSING AT PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY. PLACE THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE RAIL CROSSING BETWEEN 6.0 FT MINIMUM AND 15.0 FT MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. PLACE DETECTABLE WARNING SURFACES ON THE SIDE OF THE GATES OPPOSITE THE RAIL WHERE PEDESTRIAN GATES ARE PROVIDED. (PROWAG R306.2.6) EXTEND THE DETECTABLE WARNING SURFACE THE ENTIRE SIDEWALK/APPROACH WIDTH. (PROWAG R305.1.4)
8. PLACE DETECTABLE WARNING SURFACES AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK WHEN THERE IS AN AT-GRADE ACCESS AND THERE IS NO GRADE CHANGE BETWEEN THE SIDEWALK AND THE STREET. (PROWAG R305.2.3)
9. THE TURNING SPACE IS PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. (PROWAG R304.2.1, R304.3.1)
10. GRIND OFF REMAINING PORTION OF ANY CUT DOMES WHEN DETECTABLE WARNING SURFACE IS CUT. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS
4501 S 2700 W, CITY, UTAH
STANDARD DRAWING

2024 Standard Drawing

DETECTABLE WARNING PEDESTRIAN ACCESS

STD. DWG. NO. PA 2

CLEAR SPACE DETAIL A

SIGNING FOR PROHIBITED PEDESTRIAN CROSSING DETAIL B

PASSING SPACE DETAIL C
SEE NOTE 4

RAMP SLOPE STEEPENED TO MATCH EXISTING GRADE

RAMP RUNNING SLOPE EXCEPTION DETAIL D

NO PARKSTRIP DETAIL E

PARKSTRIP DETAIL F

NOTES:

1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. SEE STD DWG PA 1, NOTE 6 FOR VERTICAL DIFFERENCE ALLOWANCES OR TREATMENTS.
3. FLARE AT A RATE EQUAL TO THE PANEL WIDTH TO ALLOW TRANSITIONS ACROSS WHOLE PANELS. USE A 10:1 FLARE RATE FOR A 4 FT WIDE SIDEWALK FOR EXAMPLE. TAPERS RATE MAY BE MODIFIED OR OMITTED WHERE SITE CONDITIONS PROHIBIT USE.
4. SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB. PROVIDE 5 FT X 5 FT PASSING SPACES AT 200 FT MAX. INTERVALS WHERE SIDEWALK WIDTH IS LESS THAN 5 FT. DRIVEWAYS AND OTHER PAVED AREAS MAY BE USED AS A PASSING SPACE WHERE A MINIMUM 5 FT WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.
5. WHEN THE SIDEWALK OR STREET SLOPE IS GREATER THAN 5.0% AND THE 6.0% MAXIMUM RAMP RUNNING SLOPE CANNOT BE MET IN 15 FT OF THE ADJACENT TURNING SPACE EDGE, THEN STEEPEN THE RAMP FOR AT LEAST 15 FEET OR TO THE NEXT FURTHER JOINT BEYOND 15 FEET (PROWAG R304.2.2, R304.3.2). THIS WILL RESULT IN THE RAMP RUNNING SLOPE EXCEEDING THE 6.0% MAXIMUM. (SEE STD DWG PA 9 DETAIL D) USE THIS DETAIL WHERE THE SIDEWALK IS ATTACHED TO THE CURB AND GUTTER. ADJUST THE CURB HEIGHT TO MATCH THE SURFACE ELEVATION OF THE STEEPENED RAMP.
6. THE FOLLOWING MINIMUM WIDTHS ARE REQUIRED FROM BACK OF CURB TO BACK OF SIDEWALK AT DRIVEWAY LOCATIONS TO MEET GRADING REQUIREMENTS:
   - TYPE B1 CURB AND GUTTER: 5.09 FT
   - TYPE B2 CURB AND GUTTER: 6.25 FT
   - TYPE M2 CURB AND GUTTER: 5.08 FT

1. MIX DESIGN ASPHALT CONFORMING TO UDOT SPECIFICATIONS 02741
2. SAWCUT AND TACK COAT VERTICAL CUTS IN ASPHALT PER UDOT SPECIFICATION 027055 PAVEMENT CUTTING

UDOT Street Detail
SCALE: NONE

UDOT NOTES:
- REPAIR OR REPLACE ANY DAMAGED CURB, GUTTER &/OR DRIVEWAY. CURB & GUTTER TO BE TYPE B1 CURB, DRIVEWAY TO BE CONSTRUCTED AS GW3A (2017 UDOT DRAWING)
- ALL TRENCHES TO BE REPAIRED AS A T-PATCH W/ ASPHALT THE GREATER OF 7" OR TO MATCH EXISTING IN LIFTS NO GREATER THAN 3". 10' ON EACH SIDE OF TRENCH TO BE MILLED 2" DEEP AND REPAVED AS A SINGLE PATCH.
- UTILITY WORK REQUIRES SEPARATE PERMITTING, CONTRACTOR TO APPLY DIRECTLY W/ UDOT AT LEAST 30 DAYS IN ADVANCE.
- ANY DAMAGED PAINT STRIPING DURING CONSTRUCTION MUST BE REDONE.

HUNT · DAY
3445 Antelope Drive, St 200
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PH: 801.664.4724
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PROJECT TITLE

FARR WEST BUSINESS PARK

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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

REVISIONS		
REV.	DATE	DESCRIPTION
0	06-26-2023	INITIAL SUBMITTAL TO CITY

SEAL

PROFESSIONAL ENGINEER
No. 10196988
THOMAS J. HUNT
09/12/2023
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

SHEET TITLE

Civil Details

SHEET NO.

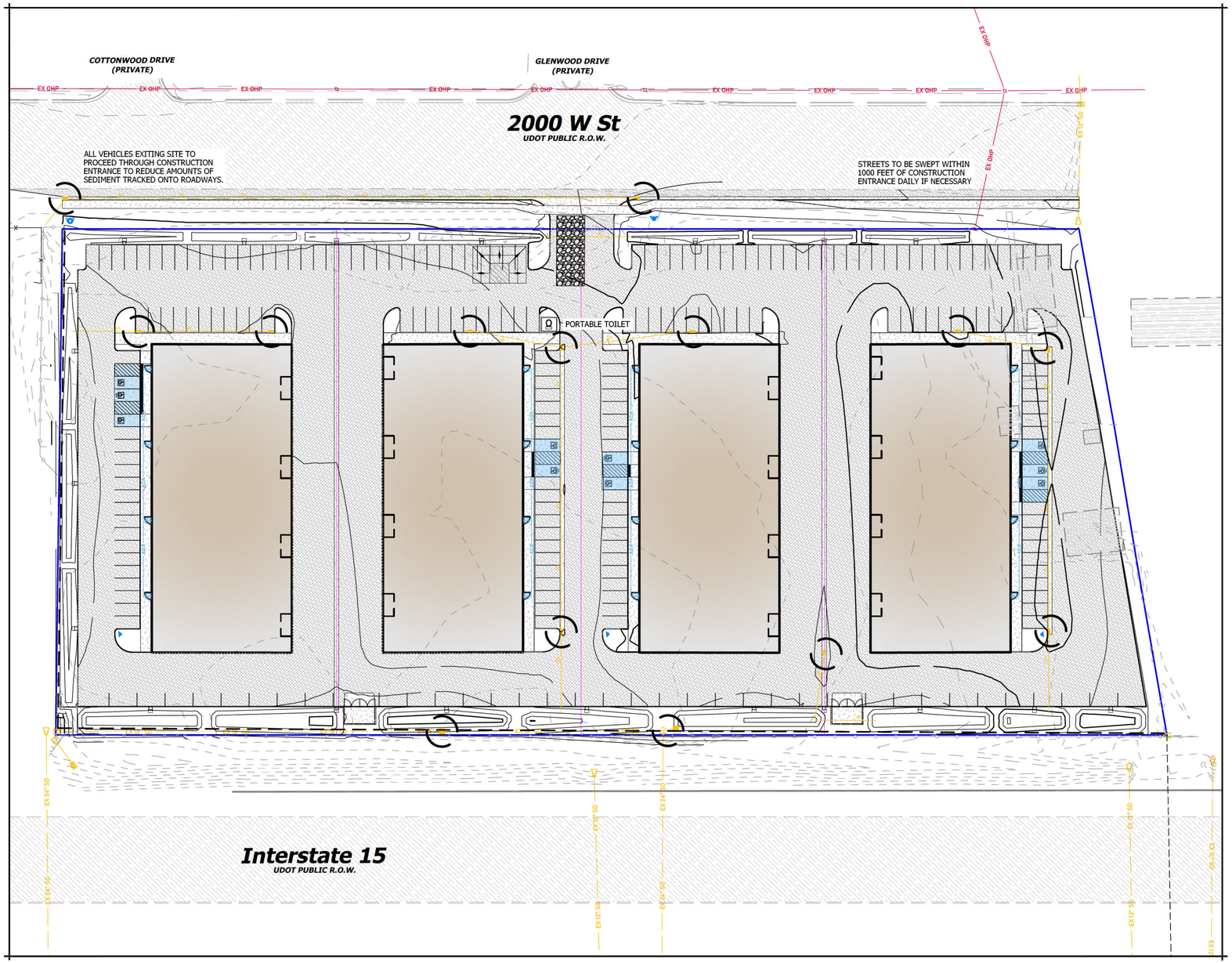
C601

THOMAS C:\Users\Thomas-WD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\00-CAD\01-AutoCAD\Trial Land Development_20230911 9/12/2023 8:38 AM

FARR WEST, UTAH

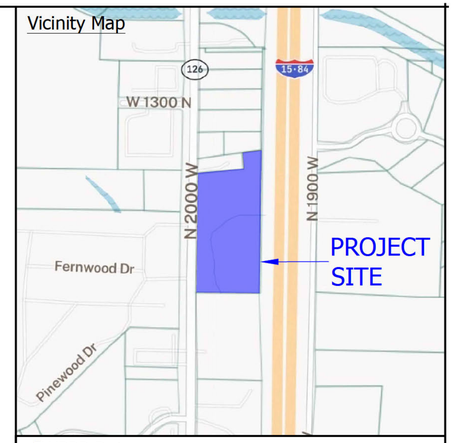
TRIAD LAND DEVELOPMENT

STORMWATER POLLUTION PREVENTION PLAN - AUGUST 2023



Vicinity Map

SCALE: 1" = 20'-0"



SWPPP Data

PROJECT LOCATION (LAT/LONG):
LATITUDE: 41.279401 LONGITUDE: -112.027262

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 6.30 ACRES. AN ESTIMATED 6.30ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE CURRENT SITE IS GRADED TO A CATCH BASIN, WHICH IS THEN TAKEN OFF SITE.
3. THE INITIAL SITE IS APPROXIMATELY 1% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 88% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 1 INDIVIDUALLY GRADED COMMERCIAL LOT. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, BUILDING CONSTRUCTION AND LANDSCAPING . AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
2. THE BMPS AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY:
   HUNT DAY
   345 ANTELOPE DRIVE
   SYRACUSE, UT 84075
   PH: (801) 664-4724

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

Legend

= INLET PROTECTION

= SILT FENCE

= 50' x 20' CONSTRUCTION ENTRANCE WITH 8" CLEAN GRAVEL

= CONCRETE WASH AREA, OR AS SELECTED BY CONTRACTOR

Developer Contact:

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2717 N HWY 89 SUITE 200
PLEASANT VIEW, UT 84401
PH: (801) 644-7701

HUNT · DAY
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EM: Thomas@HuntDay.co

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

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER
THOMAS J. HUNT
09/12/2023
STATE OF UTAH

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PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

SHEET TITLE

EROSION CONTROL PLAN

SHEET NO.

C700

THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\00-CAD\01-AutoCAD\Triad Land Development_20230911 9/12/2023 8:38 AM

SWPPP Notes

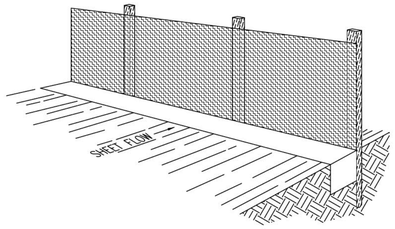
1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A REGULAR BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

   (A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   (B)WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.
   (C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

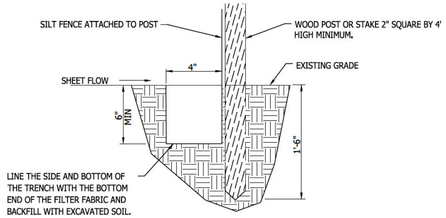
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
11. THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:

    - THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
    - INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVIING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES INDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
    - A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.

12. THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13. THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
14. THE PROJECT SITE IN IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
15. THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
16. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES
17. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
18. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
19. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21. ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
22. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
23. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
24. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
26. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
27. THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
28. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
29. IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
30. THE CONTRACTOR SHALL COMPLETE BI-WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
31. EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



Perspective View

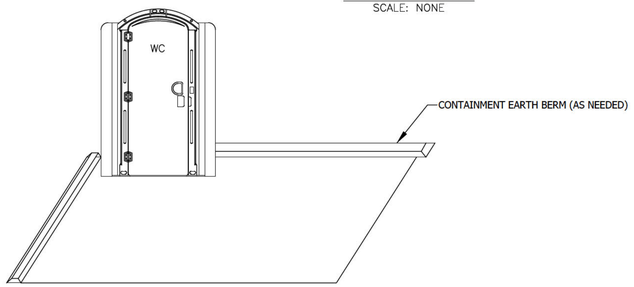


Section

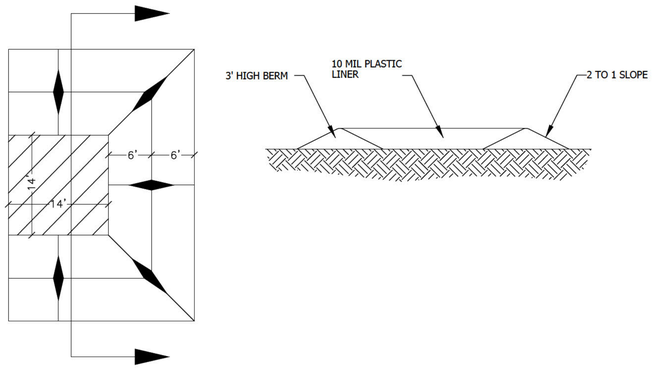
Silt Fence Notes:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

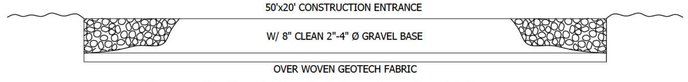
Silt Fence Detail
SCALE: NONE



Portable Toilet
SCALE: NONE

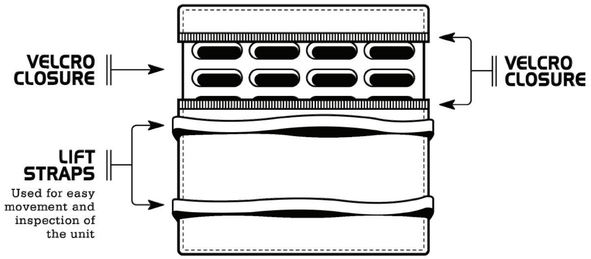


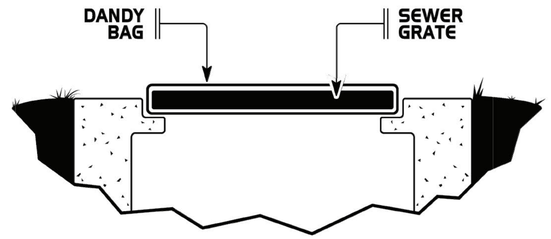
Concrete Washout Area
w/ 10 mil Plastic Liner
SCALE: NONE



Cross Section 50' x 20' Construction Entrance

DANDY BAG®





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

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SEAL

PROFESSIONAL ENGINEER
No. 10691808
THOMAS J. HUNT
09/12/2023
STATE OF UTAH

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Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

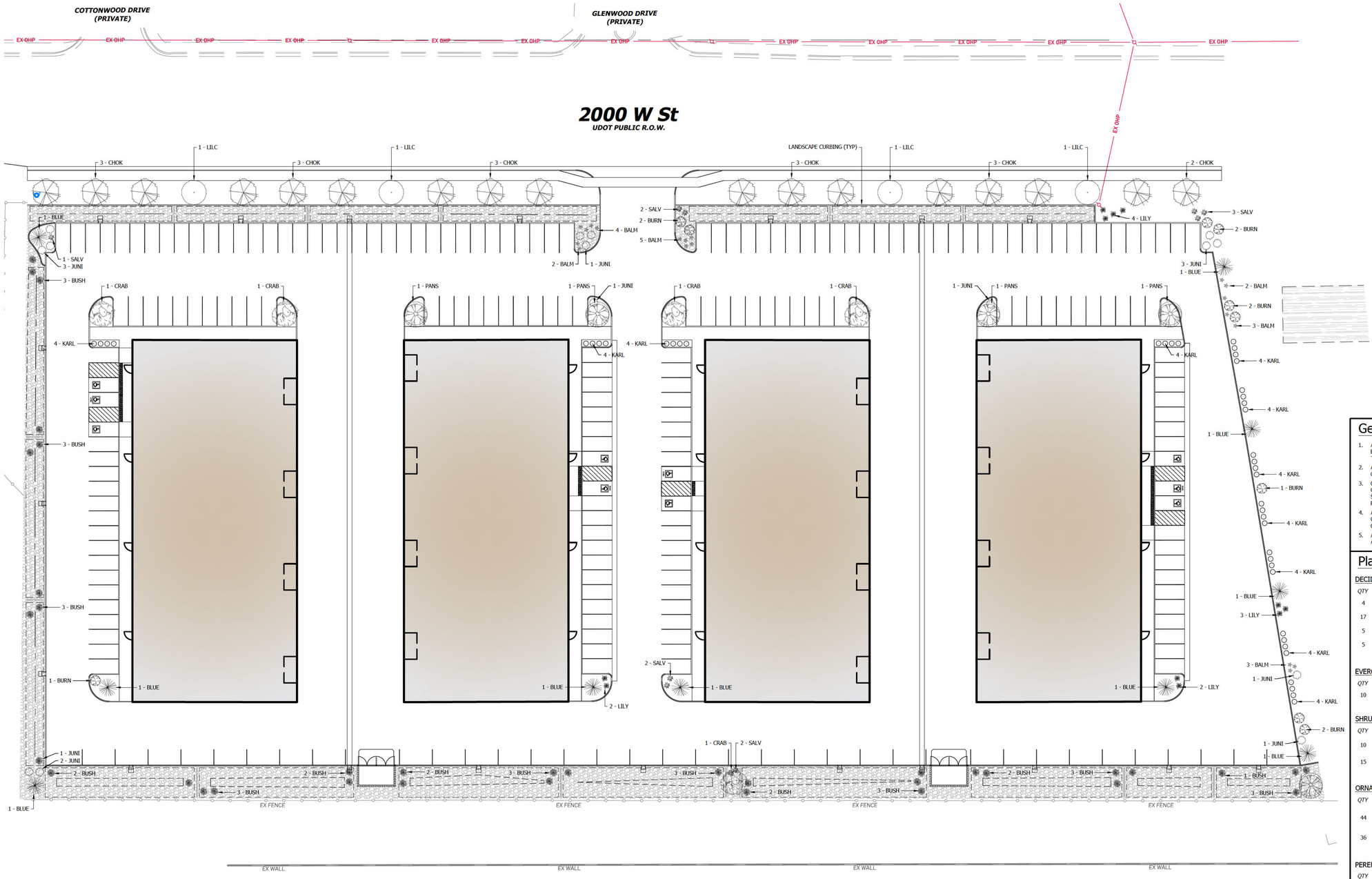
SHEET TITLE

EROSION CONTROL DETAILS

SHEET NO.

C701

THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\00-CAD\01-AutoCAD\Triad Land Development_20230911 9/12/2023 8:38 AM



General Notes

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
2. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED.
3. QUANTITIES LISTED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS.
4. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE .
5. ANY GROUND COVER AREAS SHALL RECEIVE 1 1/2-INCH OF FINE TEXTURED SOIL AID/SOIL PREP.

Planting Schedule

DECIDUOUS TREES

QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE
4	LILC	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL.
17	CHOK	PRUNUS VIRGIANA 'CANADA RED'	CANADA RED CHOKEBERRY	2" CAL.
5	CRAB	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL
5	PANS	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL

EVERGREEN PINES

QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE
10	BLUE	PICEA PUNGENS GLAUCA	BLUE COLORADO SPRUCE	2" CAL.

SHRUBS

QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE
10	BURN	EUONYMUS ALATUS ' COMPACTUS'	COMPACT BURNING BUSH	5 GAL.
15	JUNI	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	5 GAL.

ORNAMENTAL GRASSES

QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE
44	KARL	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.
36	BUSH	ANDROPOGON GLOMERATUS	BUSHY BLUESTEM	1 GAL.

PERENNIALS

QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE
11	LILY	HEMEROCALLIS x 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.
19	BALM	MONARDA DIDYMA 'MARSHALL'S DELIGHT'	MARSHALL'S DELIGHT BEE BALM	1 GAL.
10	SALV	SALVIA x SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	1 GAL.

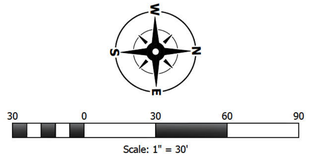
Material Schedule

'BLACK & TAN' DECORATIVE ROCK MULCH, 2" MIX. INSTALL 3" DEEP MIN. ROCK MULCH EQUAL TO HK CONTRACTORS 'BLACK & TAN' (208) 317-8641. INSTALL ROCK MULCH OVER TOP WEED BARRIER FABRIC.

SCREENED ROCK MULCH, 4"-6" MIX. INSTALL SUCH THAT NO BARE GROUND IS VISIBLE. INSTALL ROCK MULCH OVER TOP WEED BARRIER FABRIC.

Site Data

LOCATION:	FARR WEST, WEBER COUNTY, UTAH
ZONING:	C-2, COMMERCIAL
LAND USE:	WAREHOUSING
PROPERTY SIZE:	274,262 SF / 6 296 AC
BUILDING FOOTPRINT:	88,000 SF (32.1%) (TOTAL)
HARD SURFACE AREA:	151,793 SF (55.4%)
LANDSCAPE AREA:	32,528 SF (12.5%)
PARKING:	230 STALLS PROVIDED INCLUDING 6 ADA + 4 VAN ADA



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

PROJECT TITLE

FARR WEST BUSINESS PARK

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER
THOMAS J. HUNT
09/12/2023
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

SHEET TITLE

Landscape Plan

SHEET NO.

L100

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COTTONWOOD DRIVE
(PRIVATE)

GLENWOOD DRIVE
(PRIVATE)

Sewer/water profile 18" vertical seperation

Labeled private from Valve in

Bonneville Standards

Bonneville Standards

Private from Valve in

Bonneville Standards

Plans to Bonneville standards

What GPM does Fire Marshal want for fire Flow

~~Secondary Water~~

Is fire Marshal OK with Meters coming off fireline?

Sewer/water Profiles 18" vertical seperation.

2000 W St
UDOT PUBLIC R.O.W.

2'x4' SDCB #2
GRATE = 4245.28
INV = 4241.90

1 - 15" RCP SD
49 LF @ 0.4%

2'x4' SDCB #1
GRATE = 4245.99
INV = 4243.49

NEW FIRE HYDRANT
PER FARR WEST CITY STDS

2 - 15" RCP SD
23 LF @ 0.4%

1" WATER METER PER
FARR WEST CITY STDS

6 - 8" ADS SD
62 LF @ 6%

1" WATER METER PER
FARR WEST CITY STDS

1" SECONDARY WATER
CONNECTION PER
PINEVIEW WATER STDS

EX SSMH
(FIELD VERIFY)
INV = (4234.55)

4 - 12" ADS SD
46 LF @ 0.4%

3 - 12" ADS SD
91 LF @ 0.4%

8" PVC SS
490 LF @ 7.0%

SSMH #1
GRATE = 4246.45
INV = 4238.45

6" PVC SS
4244.00 INV (MIN)

2'x4' SDCB #4
GRATE = 4242.88
INV = 4240.50

6" PVC SS
4243.50 INV (MIN)

2'x4' SDCB #3
GRATE = 4242.88
INV = 4440.88

2'x4' SDCB #5
GRATE = 4243.20
INV = 4241.13

5 - 12" ADS SD
64 LF @ 0.2%

2'x4' SDCB #6
GRATE = 4242.98
INV = 4241.00

6" PVC SS
4243.30 INV (MIN)

2'x4' SDCB #8
GRATE = 4243.63
INV = 4241.20

8 - 12" ADS SD
92 LF @ 0.2%

2'x4' SDCB #10
GRATE = 4245.35
INV = 4243.10

10 - 12" ADS SD
64 LF @ 1.0%

2'x4' SDCB #11
GRATE = 4244.45
INV = 4242.45

BLDG 4
4243.50 FFE

BLDG 3
4244.10 FFE

BLDG 2
4245.25 FFE

BLDG 1
4246.00 FFE

6 - 12" ADS SD
199 LF @ 0.2%

11 - 12" ADS SD
199 LF @ 0.2%

NEW FIRE HYDRANT
PER FARR WEST CITY STDS

2'x4' SDCB #7
GRATE = 4242.98
INV = 4240.60

NEW FIRE HYDRANT
PER FARR WEST CITY STDS

2'x4' SDCB #9
GRATE = 4243.76
INV = 4241.51

2'x4' SDCB #12
GRATE = 4244.45
INV = 4242.05

NEW FIRE HYDRANT
PER FARR WEST CITY STDS

8" W

7 - 12" ADS SD
56 LF @ 0.2%

9 - 12" ADS SD
46 LF @ 0.2%

12 - 12" ADS SD
56 LF @ 0.2%

EX 18" SD

4'x4' SDCB #12
GRATE = 4242.27
INV = (4238.63)

4'x4' SDCB #13
GRATE = 4244.20
INV = (4238.63)

14 - 15" RCP SD
5 LF @ 2.0%

13 - (2) 8" ADS SD
44 LF @ 1.7%

EX 24" SD

EX 12" SD

Interstate 15
UDOT PUBLIC R.O.W.

Plan Review Fees
$1,000 + $300 per Acre

30 0 30 60 90
Scale: 1" = 30'

General Notes

1. REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO PROPOSED STORM DRAIN SYSTEM.

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

811 Know what's **below.** **Call** before you dig.

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

PROJECT TITLE:
FARR WEST BUSINESS PARK
1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER
INDIANA
THOMAS J. HUNT
08/15/2023
STATE OF UTAH

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	06 / 16 / 2023
Proj. No.	128 - 02

SHEET TITLE
Utility Plan

SHEET NO.
C400

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Storm Water Quality Report – Template

Date: 9/7/2023

Project Name: Farr West Business Complex

Project ID: _____

Design Engineer: Hunt Day | Thomas Hunt

Is the project within a watershed that is 303(d) listed? No

If yes:

Name of receiving water(s): SixMile Creek

Listed Impairment(s): _____

Does the watershed that has an approved TMDL? No

If yes:

Approved TMDL(s): _____

I have reviewed the storm water quality design and find this report to be complete, accurate, and current.

_____

[name], Project Manager

_____

[name], Designate Storm Water Coordinator

_____

[name], Head of Maintenance

[stamp required at final design phase]

_____

[name], Landscape Architect or Equivalent

Project Information

80th Percentile Storm Depth (in): 0.43

New Development

Area of Land Disturbance (ac): 6.30

Project Impervious Area (ac): 5.50

Project Imperviousness (%): 87.4

Project Volumetric Runoff Coefficient, R_V: 0.775

80th Percentile Volume (cf): 7,618

Predevelopment Hydrologic Condition (cf): 9,828

Project Volume Retention Goal, V_{goal} (cf): 9,828

Redevelopment

Existing Project Impervious Area (ac): _____

Proposed Project Impervious Area (ac): _____

Change in Impervious Area (%): _____

If change in impervious area > 10%:

Existing Project Conditions

Imperviousness (%): _____

Volumetric Runoff Coefficient, R_V: _____

80th Percentile Volume, V_1 (cf): _____

Proposed Project Conditions

Imperviousness (%): _____

Volumetric Runoff Coefficient, R_V: _____

80th Percentile Volume, V_2 (cf): _____

$V_{goal} = V_2 - V_1$ = _____

Subsurface Information

Groundwater

Depth to Groundwater (ft): 2.5'

Historical High Depth to Groundwater if known (ft): 2.5'

Source: Geotechnical Report

Groundwater Contamination at Site: No

Soil Information

Infiltration Rate (in/hr): 0.2

Hydrologic Soil Group: CL/SC

Source: Geotechnical Report

Soil Contamination at Site: No

Drinking Water

Within Drinking Water Source Area Protection: ___No_____

Additional Relevant Site Information

Groundwater is very shallow at roughly 2' to 4' across the site. This makes it impossible to provide the required

Separation needed for LID measures.

LID Drainage Areas

Add additional rows as needed.

Contributing Drainage Area	Area (ac)	Impervious Area (ac)	Imperviousness (%)	Volumetric Runoff Coefficient, R_V	Water Quality Volume, WQV (cf)
CDA 1	6.296	5.50	87.4%	0.775	7,618
CDA 2					
CDA 3					
CDA 4					
				Total WQV (cf)	7,618

LID BMP Design

Add additional rows as needed.

Contributing Drainage Area	LID BMP Type	Water Quality Volume, WQV (cf)	Runoff Retained (cf)	Percent of Runoff Captured (%)
CDA1	N/A			
CDA 2				
CDA 3				
CDA 4				
		Total Volume Retained (cf)	0	0%

Percent of V_{goal} captured by LID BMPs: __0__%

If 100% of V_{goal} is not captured, document and provide narrative of technical infeasibilities and/or alternate compliance measures below:

Due to high groundwater, we do not meet the separation requirements for infiltration/LID measures.

This makes it infeasible to retain the requirement amount of water quality volume.

Describe additional storm water quality measures incorporated into the site:

On-site detention basins with check dams are designed to help detain he water and slow its release in to the

Existing storm drain system.

Senior Housing Residential Zone ~~55 AND OLDER RESIDENTIAL PATIO HOME ZONE~~

PURPOSE

The purpose of the Senior Housing Residential ~~55 and older Patio Home~~ Zone is to provide a single-family "empty nest" type housing that is affordable and attractive for adults 55 years of age or older seeking to live in a community with others in the same age group while enjoying an active lifestyle and to provide a sustainable quality product in appropriate city locations where quiet residential neighborhoods may be established and protected while being a positive enhancement to the city of Farr West.

Building Type

Single-family, detached dwelling.

Lot Requirements

(A) *Density*. There shall be no more than five residential units per acre;
(B) *Lot width*. Minimum lot width shall be 55 feet.

Setbacks

(A) *Front Setback*. Twenty feet minimum;
(B) *Side Setback*. Five feet minimum on each side, except 15 feet minimum for side fronting a street;
(C) *Rear setback*. Fifteen feet minimum.

Maximum Structure Height

(A) Dwelling shall be single level. Habitable attic space (bonus room) is permitted over an attached garage area. Dwelling height not to exceed 25 feet;
(B) An attached third-car garage is permitted, provided it meets all setback and height requirements.

Development Agreement

A Development Agreement must be approved by the Farr West City Planning Commission and City Council prior to the initiation of any 55+ Residential Patio Home Development. Items to be included in the Development Agreement include, but are not limited to the following:

(A) Open Space, 15% minimum of the total development must remain open space;
(B) Amenities;
(C) Landscaping;
(D) Fencing;
(E) Conditional uses;
(F) H.O.A.

Age Restrictions

In accordance with applicable state and federal laws, this zone requires a minimum of 80 percent of the occupied units to be occupied by at least one person who is 55 years of age or older.

Commented [K1]: This is immaterial to the substance of the ordinance but I'm just wondering if you want a more attractive name. "Independent Living Zone", "Senior Housing Residential Zone", "Senior Independent Residential Zone" or something like that. It doesn't matter. Just throwing it out.

Commented [K2]: As we discussed earlier, 80% is the minimum. This would be addressed in the Development Agreement but we could make it clear at the fore front that this is the case.

17.44.180: PERMITTED CONDITIONAL USES FOR ALL RESIDENTIAL ZONES:
Permits for conditional uses shall be authorized only after approval thereof has been given by the city council upon recommendation by the planning commission.

The planning commission's review of conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development in accordance with existing and future needs.

In making a recommendation on conditional uses the planning commission shall consider the existing zoning, use of the surrounding property, the present and future requirements for street, off street parking and off street parking in relation to exits and entrances from public streets, pedestrian and vehicular traffic circulation, availability of water and other utilities and other public requirements.

The city council, upon recommendation from the planning commission or on its own motion, may impose reasonable conditions as are necessary to protect the rights of surrounding property owners and tenants and to carry out the purposes of this chapter and characteristics of this zone.

Conditional uses may include, but are not restricted to, the following:

Athletic fields and swimming areas (other than private residential swimming pools).

Churches.

Parks and playgrounds.

Schools, both public and private. (Ord. 2014-02)

In addition to the conditional uses listed above, the following are permitted conditional uses only for the A-1 and A-1-R zones:

Nurseries and greenhouses provided the sale of goods is limited to materials produced only on the premises and there is no retail shop operation where items previously purchased are resold.

Fruit or vegetable stands for fruit or vegetables produced only on the premises and there is no retail shop operation where items previously purchased are resold.

Animals and eggs produced only on the premises and there is no retail shop operation where items previously purchased are resold.

Any signs for the above three uses must comply with the requirements of Section 17.56.050 of the Farr West City Municipal Code.