



FARR WEST CITY PLANNING COMMISSION AGENDA

October 12, 2023 at 6:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a 6:00 pm work session and their regular meeting at 7:00 pm on Thursday, October 12, 2023

6 pm Work Session – Work session to mixed use re-zone of the River Blacksmith and Petersen Properties

1. Call to Order – Chairwoman Genneva Blanchard
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Comments/Reports
 - a. Public Comments (2 minutes)
 - b. Report from City Council
4. Business Items
 - a. Set a public hearing for October 26, 2023 at 7:00 p.m. to consider the request to re-zone the property located at approximately 1300 N 2000 W, parcel numbers 15-004-0119, 15-004-0076 and 15-004-0077, from the A-1 zone to the C-2 commercial zone – Fisher Family Homestead LLC
 - b. Recommend to the City Council approval or denial of final approval of the Farr West Business Park Subdivision located at 1246 North 2000 West
 - c. Recommend to the City Council approval or denial of site plan of the Farr West Business Park located at 1246 North 2000 West
5. Consent Items
 - a. Approval of minutes dated September 28, 2023
6. Chairman/Commission Follow-up
 - a. Report on Assignments
7. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was mailed to each member of the Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on October 6, 2023.

Lindsay Afuvai
Recorder

Application for Rezoning Real Property



Date Submitted 10/4/23 Applicant's Name The Fisher Family

Applicant's Address _____

Applicant's Phone 80 _____

Fee Schedule (check one):

Up to 5 acres..... \$150.00 ☒

More than 5 acres..... \$200.00 ☐

Commercial or Manufacturing..... \$250.00 ☒

Fee received by McKinzie Date 10/4/2023

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

Tax ID Nos. 1500040119, 150040076, 150040077

Plat & legal descriptions attached

Be rezoned from (present zoning) A-1

To (desired zoning) Commercial

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

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

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

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

This property is in the area labeled for commercial in the zoning plan.

Application for Rezoning Real Property



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

A Dentist is interested in this location and
other similar type businesses.

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

Adjacent to an Assisted Living Facility
to be built -

Signature of Petitioner(s):

Dennis & Fisher

Address:

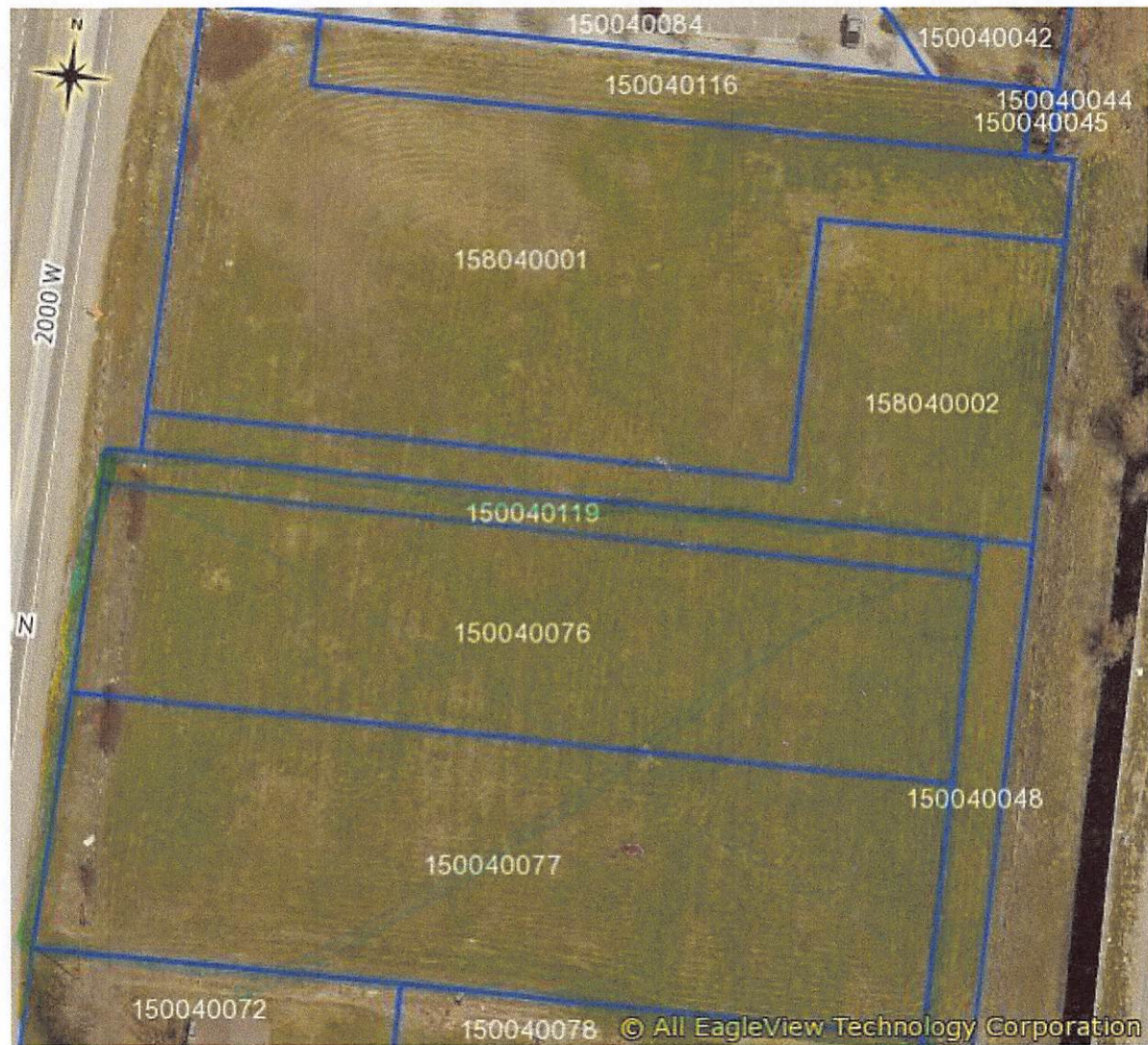
6467 S 1850E
OGDEN, UT 84405

✓ Checklist:

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

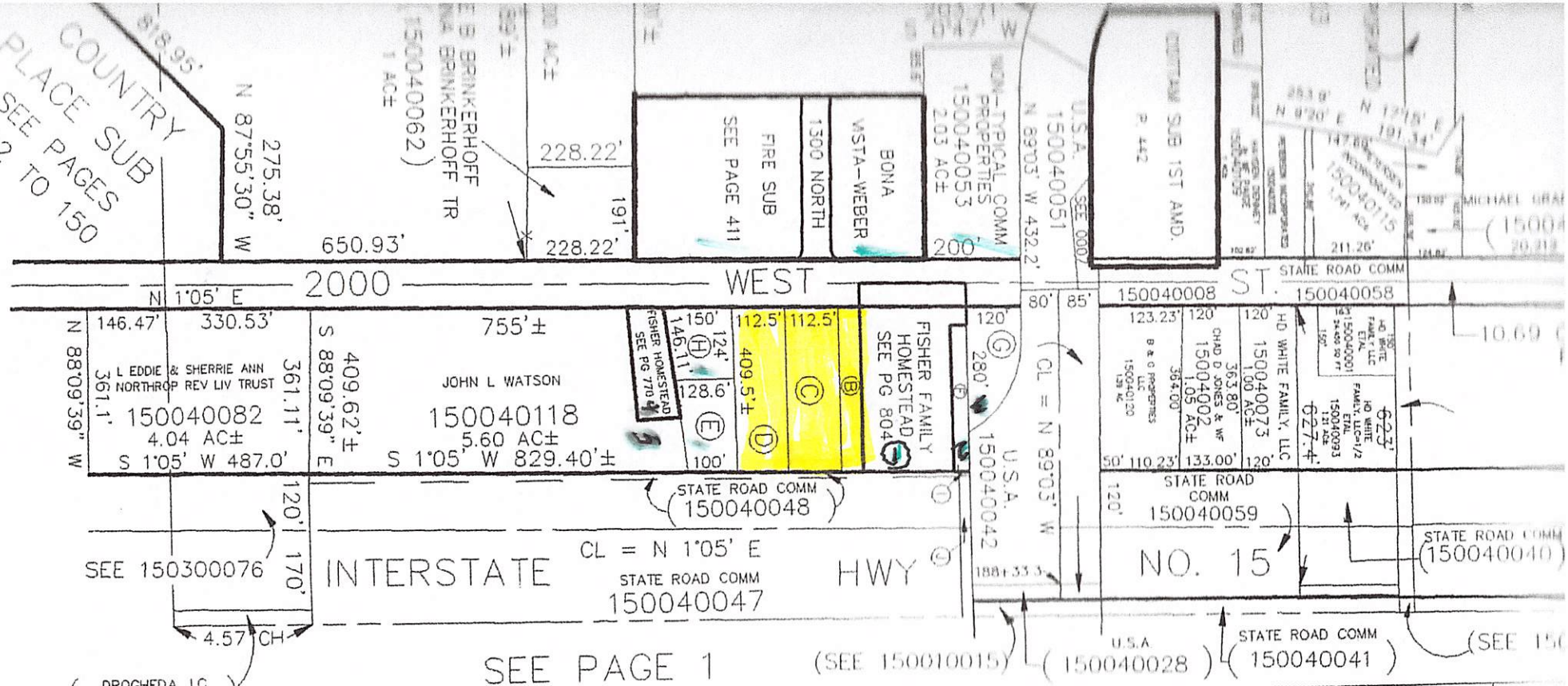
- ☐ Notice Advertised on: _____
- ☐ Public Hearing Held on: _____
- PC Recommendation:
- ☐ Approve ☐ Reject Date: _____
- CC Action:
- ☐ Approve ☐ Reject Date: _____

Farr West Lots



04/27/2023

COUNTRY
PLACE SUB
SEE PAGES
142 TO 150



SEE PAGE 1

(SEE 150010015)

(150040028)

(150040041)

(SEE 150040040)

	FISHER FAM HOMESTEAD LLC ① 150040076 1.05 AC±	BOYD & JOSEPHINE FISHER REVOCABLE LIVING TRUST ② 150040078 24,775 SQ FT	JSB BUILDING II LLC ③ 150040084 25,265 SQ FT	④
FISHER FAM HOMESTEAD LLC ⑤ 150040119 9,558 SQ FT	FISHER FAM HOMESTEAD LLC ⑥ 150040077 1.05 AC±	JSB BUILDING II LLC ⑦ 150040116 10,934 SQ FT	BOYD & JOSEPHINE FISHER REVOCABLE LIVING TRUST ⑧ 150040072 20,000 SQ FT	⑨



Ownership Info for 150040119 as of Oct-04-2023 10:18:58am

3

Property Owner as of Oct-04-2023 10:18:58am

Property Address

FISHER FAMILY HOMESTEAD LLC

Mailing Address

FISHER FAMILY HOMESTEAD LLC

6467 S 1850 E

OGDEN UT

844059704

Parcel Number:

150040119

Tax Area:

145

No Dedication Plats found

Entry #	Current References Book	Page	Recorded Date
3145974			April 20, 2021

Kind of Instrument PERSONAL REP DEED

Prior Parcels

[150040075](#) (Dead)

Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT 1096.23 FEET SOUTH AND 310 FEET WEST OF
THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING
THENCE WEST 409.5 FEET; THENCE SOUTH 112.5 FEET; THENCE EAST
409.5 FEET; THENCE NORTH 112.5 FEET TO THE PLACE OF BEGINNING.
EXCEPT THOSE PORTIONS THEREOF, IF ANY, LYING WITHIN 2000
WEST STREET AND THE INTERSTATE HIGHWAY.
TOGETHER WITH AND SUBJECT TO RIGHT OF WAY AND EASEMENT
FOR IRRIGATION DITCH OVER THE EAST 10 FEET (1460-10).
LESS AND EXCEPTING: THE FISHER FAMILY HOMESTEAD PG 804.



Ownership Info for 150040076 as of Oct-04-2023 10:20:13am

C

Property Owner as of Oct-04-2023 10:20:13am

Property Address

FISHER FAMILY HOMESTEAD LLC

Mailing Address

FISHER FAMILY HOMESTEAD LLC

6467 S 1850 E

OGDEN UT

844059704

Parcel Number:

150040076

Tax Area:

145

No Dedication Plats found

Entry #	Current References Book	Page	Recorded Date
3146823			April 22, 2021

Kind of Instrument PERSONAL REP DEED

Prior Parcels

150040046 (Dead)

Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT 1208.73 FEET SOUTH AND 310 FEET WEST
OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING
THENCE WEST 409.5 FEET; THENCE SOUTH 112.5 FEET, THENCE EAST
409.5 FEET, THENCE NORTH 112.5 FEET TO THE PLACE OF BEGINNING.
EXCEPT THOSE PORTIONS THEREOF, IF ANY, LYING WITHIN
2000 WEST STREET AND THE INTERSTATE HIGHWAY.
TOGETHER WITH AND SUBJECT TO RIGHT OF WAY AND EASEMENT
FOR IRRIGATION DITCH OVER THE EAST 10 FEET (1460-10).



Ownership Info for 150040077 as of Oct-04-2023 10:21:16am

7

Property Owner as of Oct-04-2023 10:21:16am

Property Address

FISHER FAMILY HOMESTEAD LLC

Mailing Address

FISHER FAMILY HOMESTEAD LLC

6467 S 1850 E

OGDEN UT

844059704

Parcel Number:

150040077

Tax Area:

145

No Dedication Plats found

Entry #	Current References Book	Page	Recorded Date
3146823			April 22, 2021

Kind of Instrument PERSONAL REP DEED

Prior Parcels

[150040046](#) (Dead)

Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT POINT 1321.23 FEET SOUTH AND 310 FEET WEST OF
THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING
THENCE WEST 409.5 FEET; THENCE SOUTH 112.5 FEET TO A POINT
WHICH IS SOUTH 89D21' WEST FROM THE NORTHWEST CORNER OF THE
PROPERTY CONVEYED TO BOYD M FISHER AND WIFE BY DEED RECORDED
IN BOOK 1340 OF RECORDS, PAGE 538; THENCE NORTH 89D21' EAST
409.5 FEET; THENCE NORTH 112.5 FEET, MORE OR LESS, TO THE
PLACE OF BEGINNING.
EXCEPT THOSE PORTIONS THEREOF LYING WITHIN 2000 WEST
STREET AND THE INTERSTATE HIGHWAY.
TOGETHER WITH AND SUBJECT TO RIGHT OF WAY AND EASEMENT
FOR IRRIGATION DITCH OVER THE EAST 10 FEET (1460-10).

1

PART OF THE SE. 1/4, OF SECTION 2, T.6N., R.2W., S.L.B. & M.

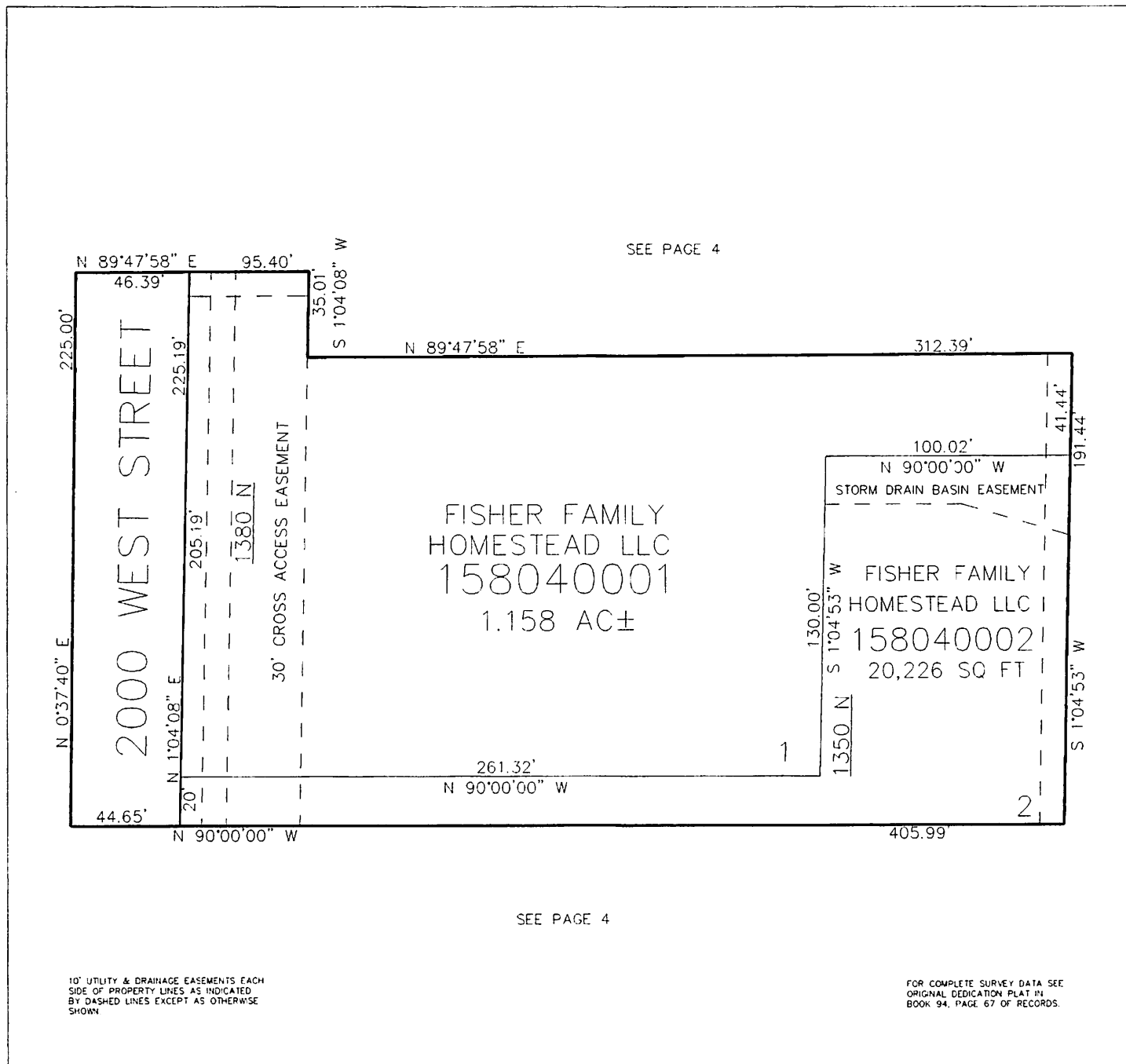
804

THE FISHER FAMILY HOMESTEAD

IN FARR WEST CITY

TAXING UNIT: 145

SCALE 1" = 30'



MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **FARR WEST BUSINESS PARK SUBDIVISION & SITE PLAN**
Final Plat and Site Plan Review

Date: October 6, 2023

Our office has completed a review of the final subdivision plat and the site plan improvement drawings 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.

One item to note on this site is that the calculated landscaped area (12.5%) includes the detention basins. Without the detention basins included, the landscaped area is about 7% which is less than the 10% requirement. The new commercial landscaping ordinance states that detention basins are not allowed in the landscape area calculation. This ordinance was adopted on July 6th of this year and is listed in the municipal code online as pending codification. The plans for this development were submitted in August but they were unaware of this change. The proposed detention basin areas are narrow, shallow basins around the perimeter of the site and have some shrubs and plants planned along the top of the basins. We would recommend allowing the landscape plan to remain as-is due to the close timing of the code change, and since these detention areas have plant materials and blend in well with the overall site landscaping.

Our previous comments on the subdivision plat and site plan drawings have been addressed and we recommend final approval at this time subject to the following comments:

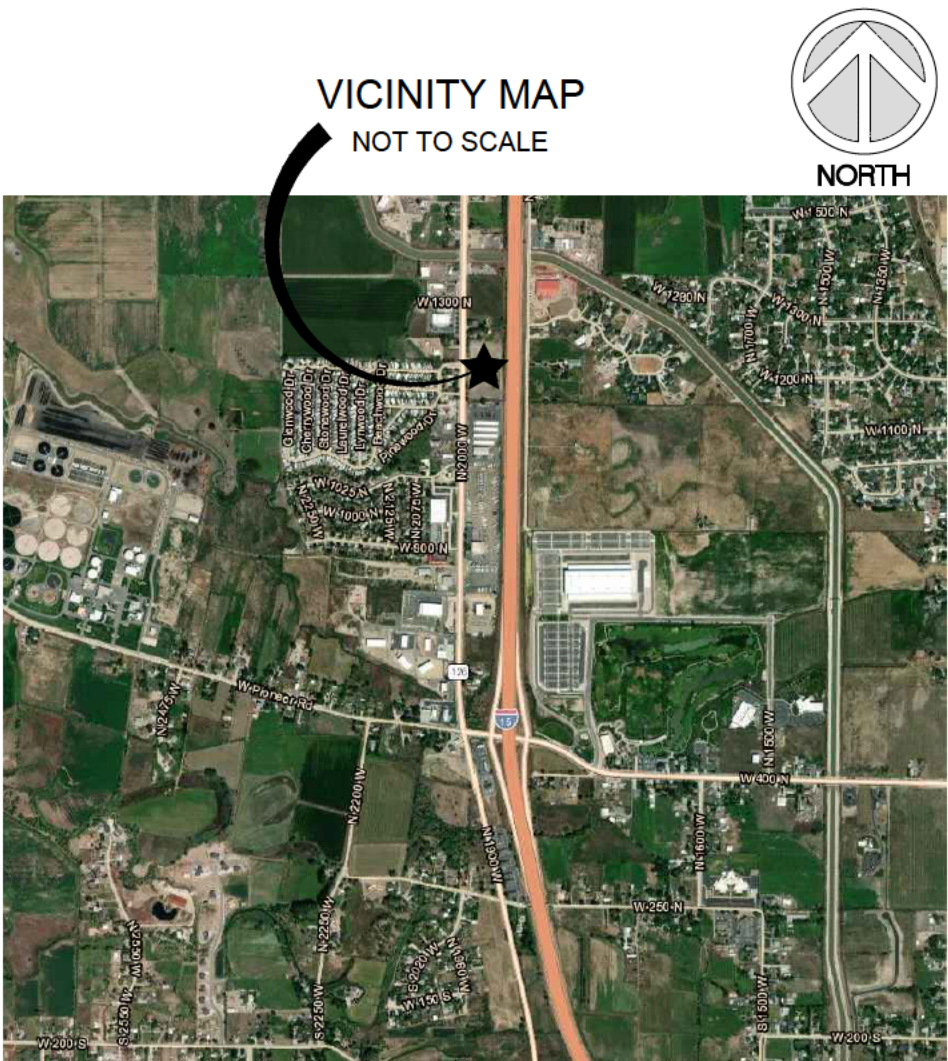
1. Obtain final UDOT approval for access to 2000 West.
2. Obtain a will serve (plan approval) letter from Bona Vista Water.
3. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
4. Enter into a Long-Term Storm Water Maintenance Agreement with the City and record that with the property. This agreement will commit the property owner to maintain their storm drain system and will give the City the authority to inspect the system and enforce proper maintenance.
5. 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.

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



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 IN ACCORDANCE WITH TITLE 98, 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 VERIFIED 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 INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 5TH DAY OF OCTOBER, 2023.



Willis D. Long, PLS NO. 10708886

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S00°37'40"W 1524.78 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 RECORDED 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 N81°39'21"E 91.35 FEET; THENCE N81°12'08"E 128.92 FEET TO THE WEST RIGHT OF WAY OF INTERSTATE 15 AND THE POINT OF BEGINNING.
CONTAINS 274,262 SQFT OR 6.296 ACRES

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS 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, A 4 LOT COMMERCIAL SUBDIVISION

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:

BY:

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY HUNT ENGINEERING. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°37'40" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 2023, personally appeared before me _____, 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 (WATSON, JOHN L) of (150040118), and that said document was signed by him/her, and said _____ acknowledged to me that they executed the same.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of ____, 2023, personally appeared before me _____, 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 (WATSON, CAMERON) of (157700001), and that said document was signed by him/her, and said _____ acknowledged to me that they 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 HIGHWAY 89, SUITE 200
PLEASANT VIEW, UTAH, 84404
CONTACT: JORDAN WATSON
801-864-7701

S1
2

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 WOODS CROSS, UT 84010

FARR WEST CITY ATTORNEY

I CERTIFY 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 ____, 2023.

SIGNATURE

FARR WEST CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT 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.

CHAIR

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

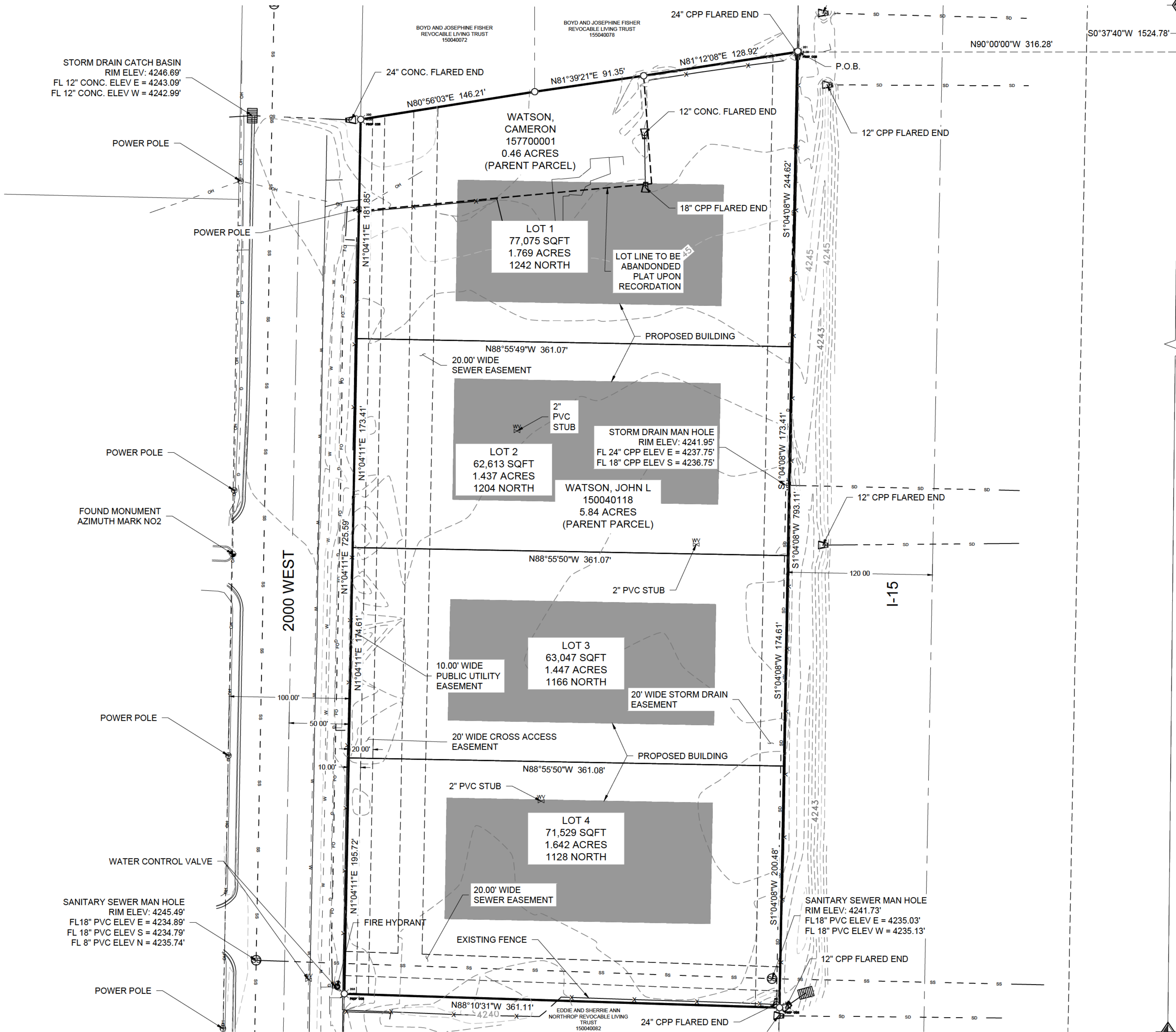


HUNT & DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

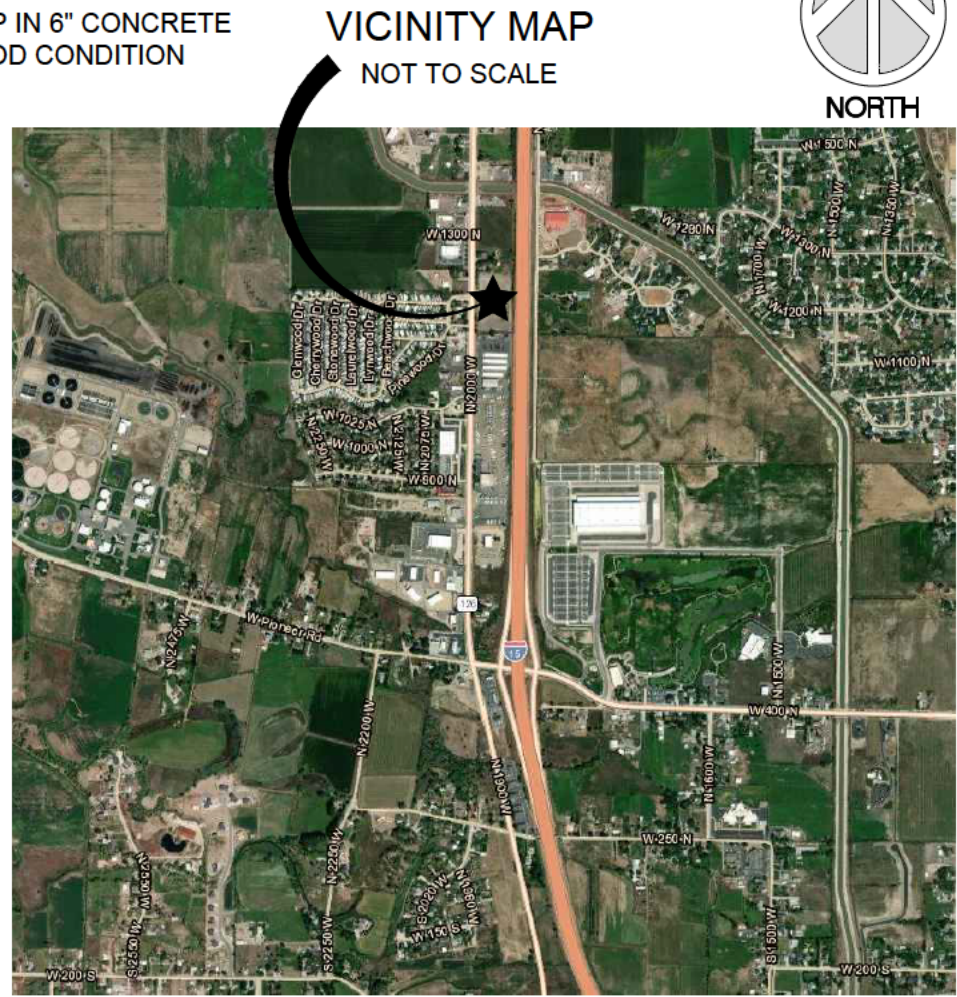
FARR WEST BUSINESS PARK
A 4 LOT COMMERCIAL SUBDIVISION
PRELIMINARY PLAT

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

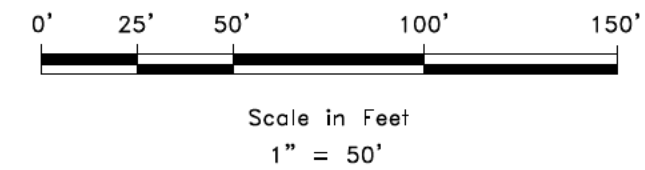
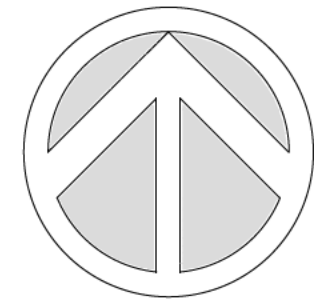
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



EAST QUARTER CORNER
SECTION 2,
TOWNSHIP 6 NORTH,
RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
3" BRASS CAP IN 6" CONCRETE
COLUMN GOOD CONDITION



VICINITY MAP
NOT TO SCALE



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

- 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.O.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.
- 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.



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 IN ACCORDANCE WITH TITLE 98, 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 VERIFIED 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 INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 5TH DAY OF OCTOBER, 2023.



Willis D. Long, PLS NO. 10708886

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S00°37'40"W 1524.78 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 RECORDED 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 N81°39'21"E 91.35 FEET; THENCE N81°12'08"E 128.92 FEET TO THE WEST RIGHT OF WAY OF INTERSTATE 15 AND THE POINT OF BEGINNING. CONTAINS 274,262 SQFT OR 6.296 ACRES

NARRATIVE

THE PURPOSE OF THIS PLAT IS DIVIDE THE PARCEL INTO 4 LOTS. THE PLAT WAS ORDERED BY HUNT ENGINEERING. 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.

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 HIGHWAY 89, SUITE 200
PLEASANT VIEW, UTAH, 84404
CONTACT: JORDAN WATSON
801-664-7701

S2
2

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____



Professional Land Surveying
837 S 500 W #201
WOODS CROSS, UT 84010

CIVIL CONSTRUCTION SET - AUGUST 2023

SITE DATA

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)

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.

AGENCY / UTILITY CONTACTS

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
PH: (801) 663-1641

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
PH: (801) 664-4724

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

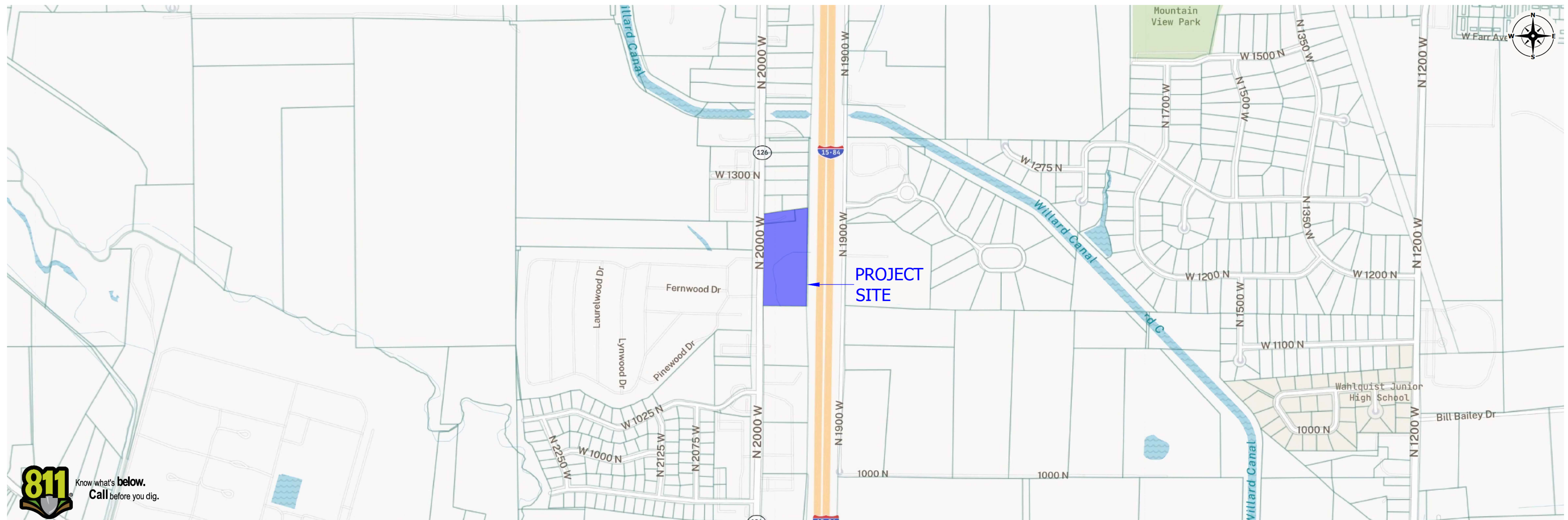
WATER COMPANY:
BONA VISTA WATER
PHONE: (801) 621-0474

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/DISCREPANCIES 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



HUNT · DAY
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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

TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

<u>REVIEWS</u>	REV.	DATE	DESCRIPTION	BY
	0	06-26-2023	INITIAL SUBMITTAL TO CITY	TP

SEAL



VERIFY SCALES

AR IS ONE INCH ON ORIGINAL DRAWING

0 1"

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-CA\01-LA\AutoCAD\Title Land Development_2023\004_1 10/6/2023 8:52 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 FOLLOWING:
 - 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, CURB/WALLS, 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
	PROPERTY LINE ABUTTING ROW
	PROPERTY LINE
	CENTERLINE
	ADJACENT LOT LINE
	EASEMENT
	SETBACK
	CHAINLINK FENCE
	WOODEN FENCE
	VINYL FENCE
	RAILROAD
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	UTILITY FLOW DIRECTION
	EX UNKNOWN UTILITY
	EX OVERHEAD POWER
	EX UNDERGROUND POWER
	OVERHEAD POWER
	POWER
	EX NATURAL GAS
	NATURAL GAS
	EX CABLE TV
	CABLE TV
	EX COMMUNICATIONS
	COMMUNICATIONS
	EX FIBER OPTIC
	FIBER OPTIC
	EX TRAFFIC SIGNAL
	TRAFFIC SIGNAL
	EX TELEPHONE
	TELEPHONE
	EX CULINARY WATER
	EX x" CULINARY WATER
	CULINARY WATER
	x" CULINARY WATER
	EX FIRE SERVICE
	FIRE SERVICE
	x" FIRE SERVICE
	EX SANITARY SEWER
	EX FORCE MAIN
	SS
	FORCE MAIN
	x" SANITARY SEWER
	EX STORM DRAIN
	STORM DRAIN
	RD
	x" STORM DRAIN
	x" ROOF DRAIN
	EX IRRIGATION
	EX LAND DRAIN
	EX SECONDARY WATER
	EX x" IRRIGATION
	IRRIGATION
	LD
	SECONDARY WATER
	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
	SPOT ELEVATION

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

Detail Identification

	DETAIL NUMBER
	SHEET NUMBER
	Detail Name
	Scale: NTS
	SHEET NUMBER
	TYPICAL DETAIL NUMBER
	Typical Detail Name
	Scale: NTS
	TYPICAL DETAIL NUMBER
	SECTION LETTER
	SHEET NUMBER



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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

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1" = 1' 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

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



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

0 1"

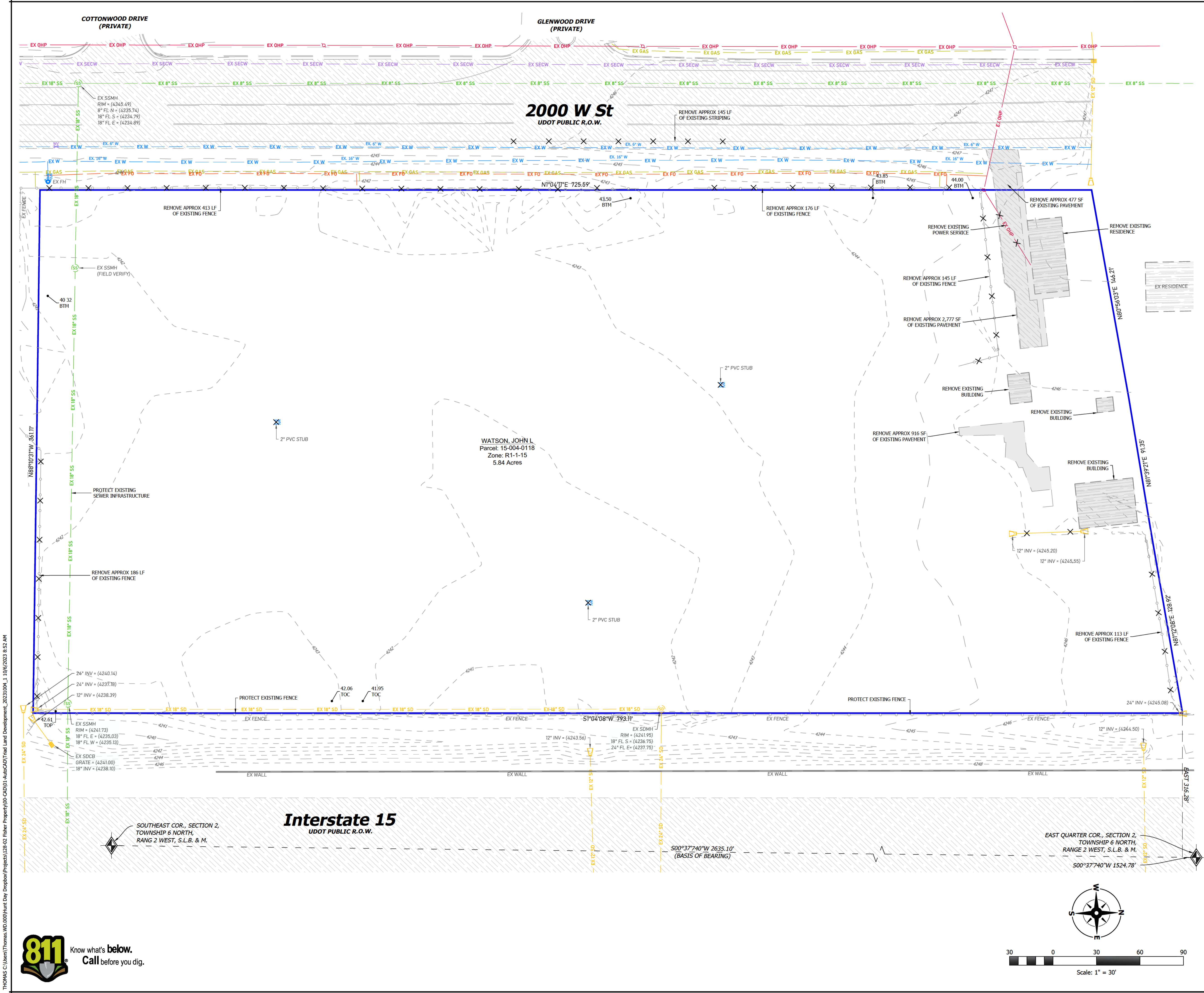
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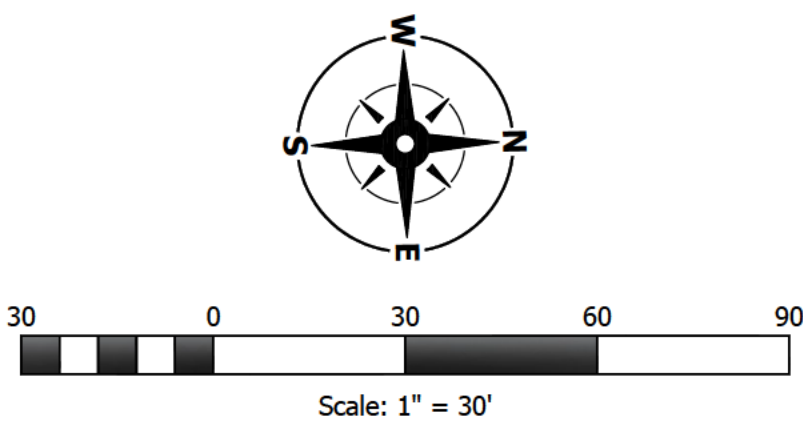
SHEET TITLE

SHEET NO.

C001



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

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

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

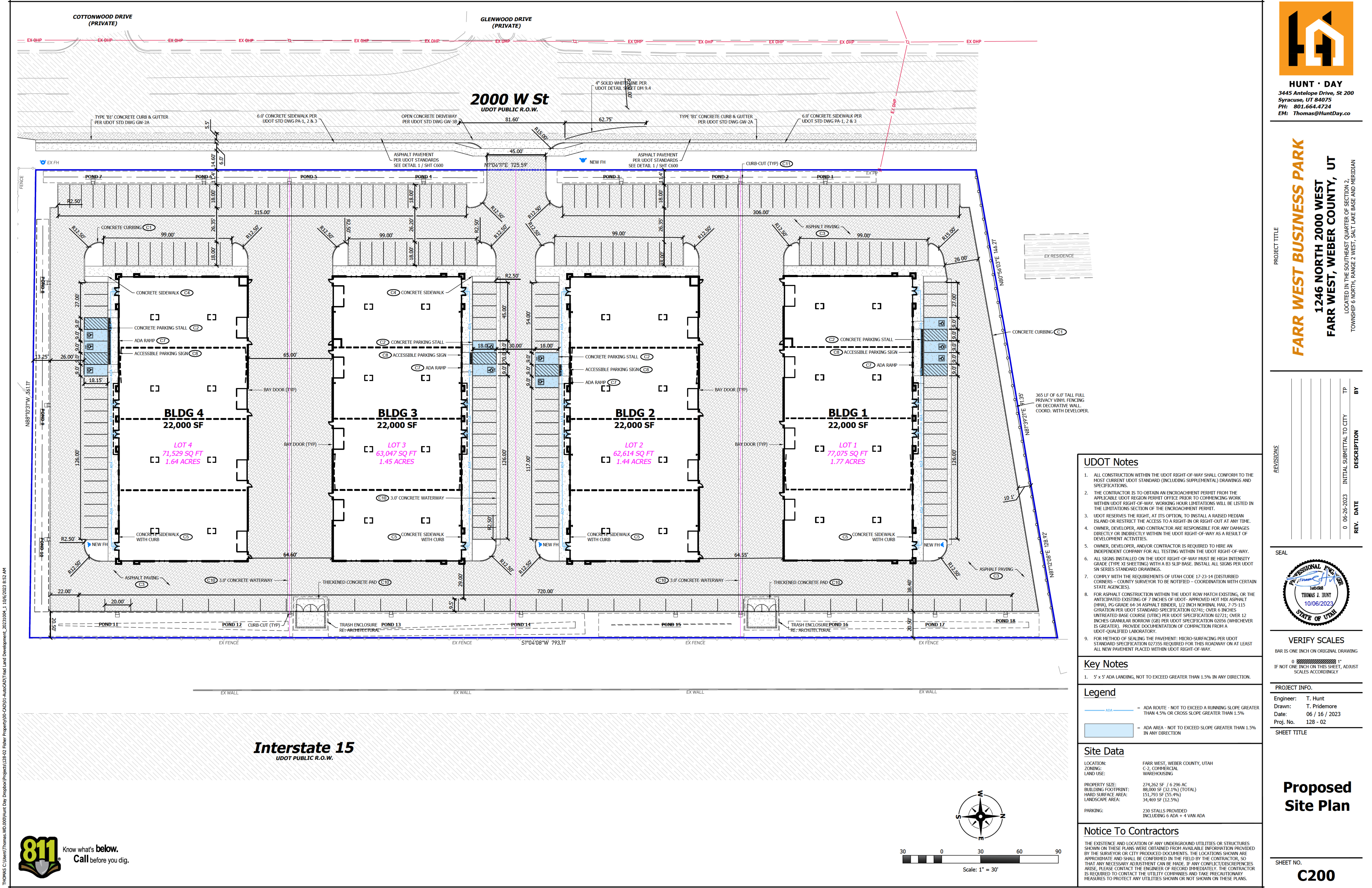
PROJECT INFO.

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

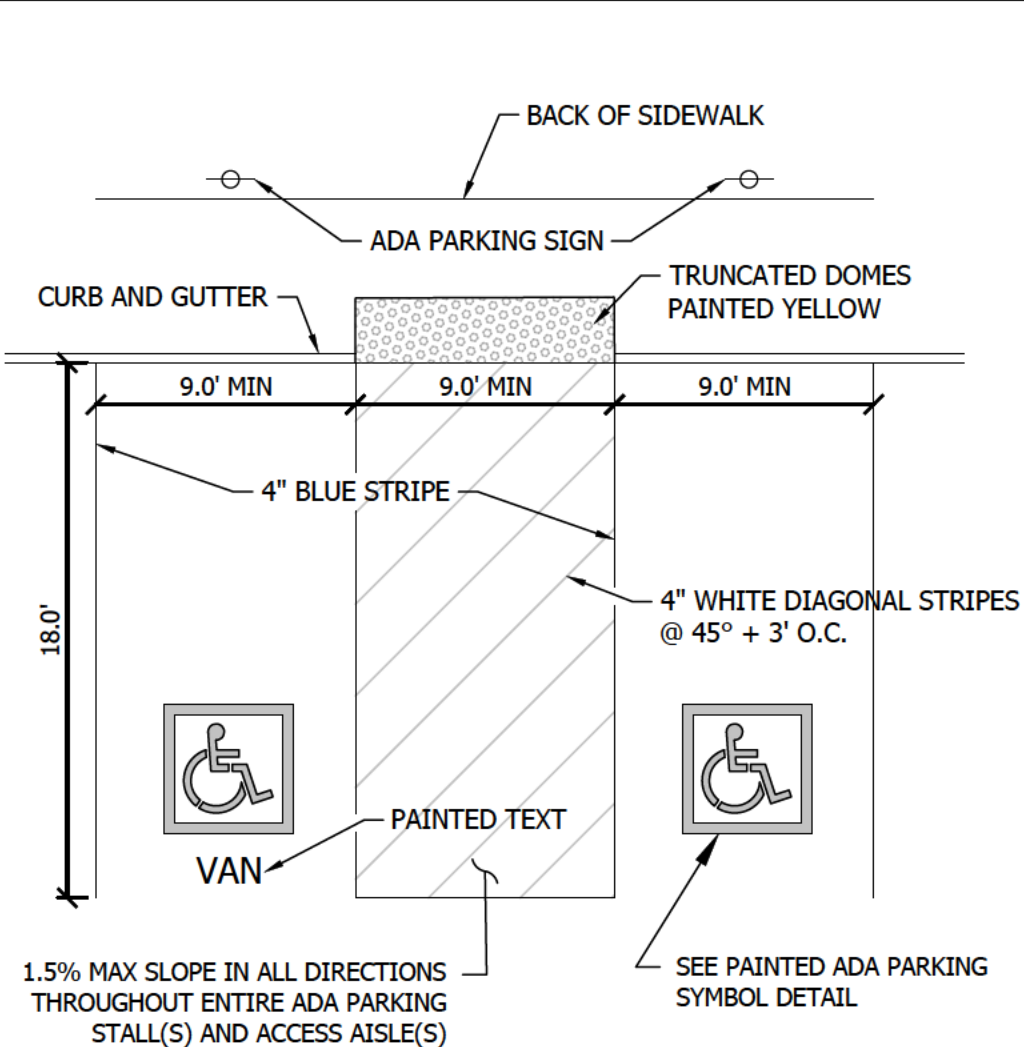
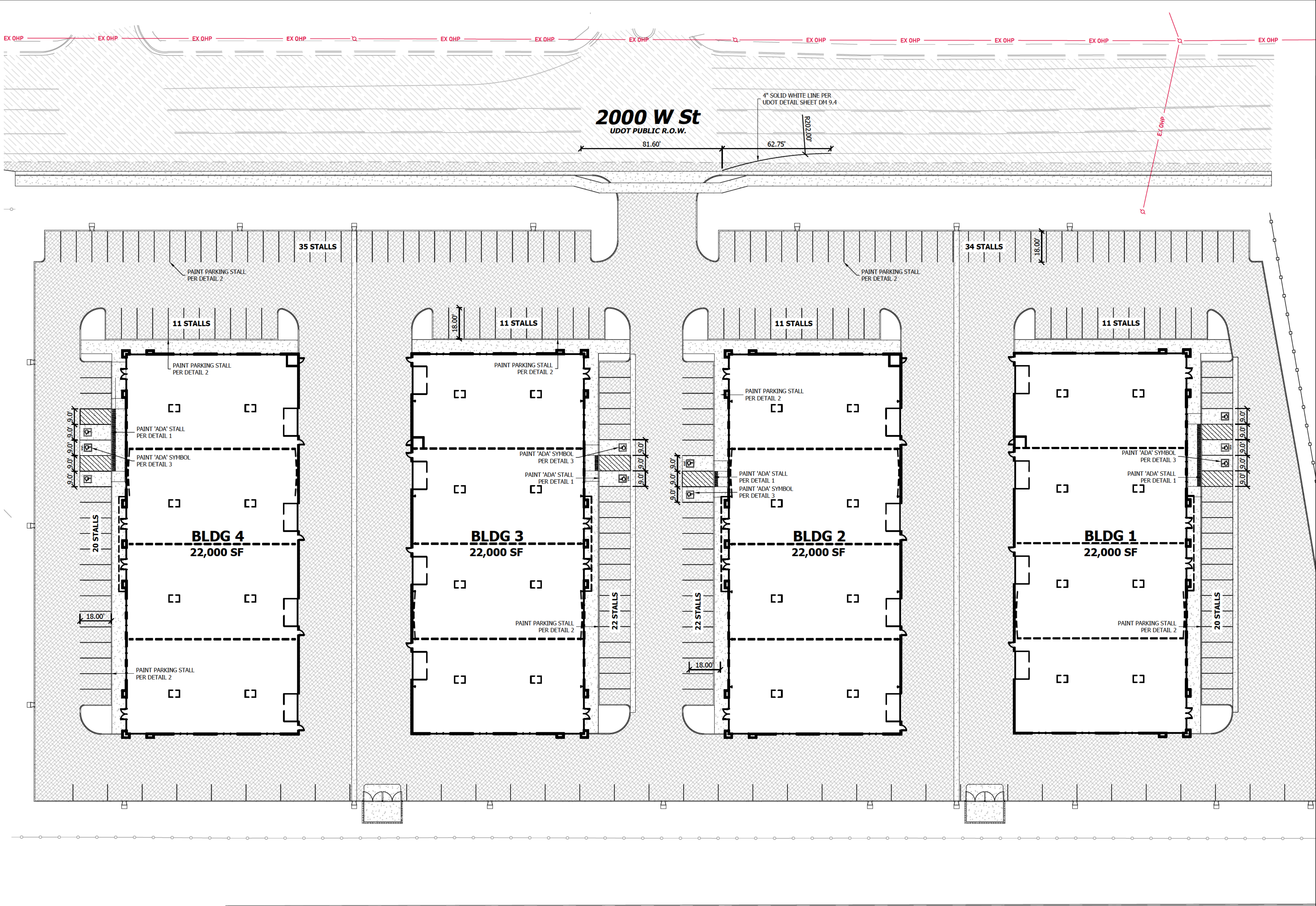
Proposed Site Plan

SHEET NO.

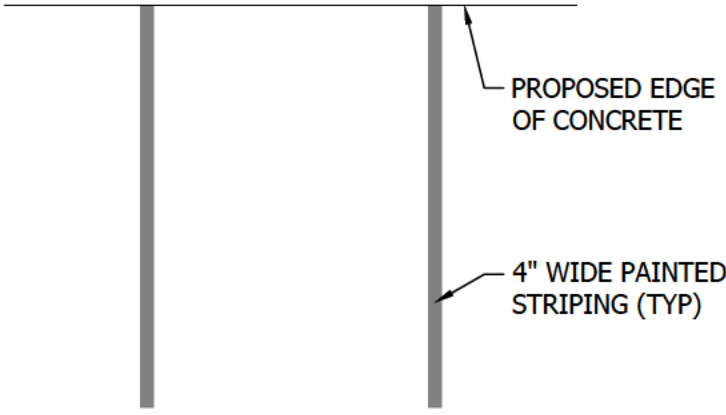
C200



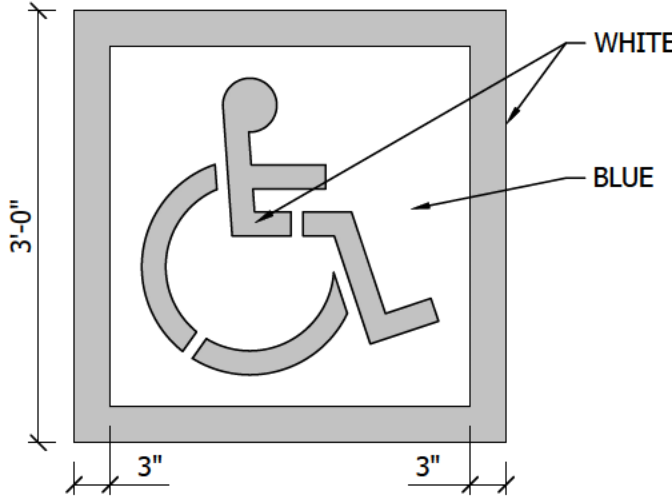
THOMAS C:\Users\Thomas.VD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\00-CAD\01-AutoCAD\Trial Land Development_2023\1004_1 10/6/2023 8:52 AM



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

REVISIONS

SEAL



VERIFY SCALES

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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



HUNT · DAY
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FARR WEST BUSINESS PARK

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PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
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SCALES ACCORDINGLY

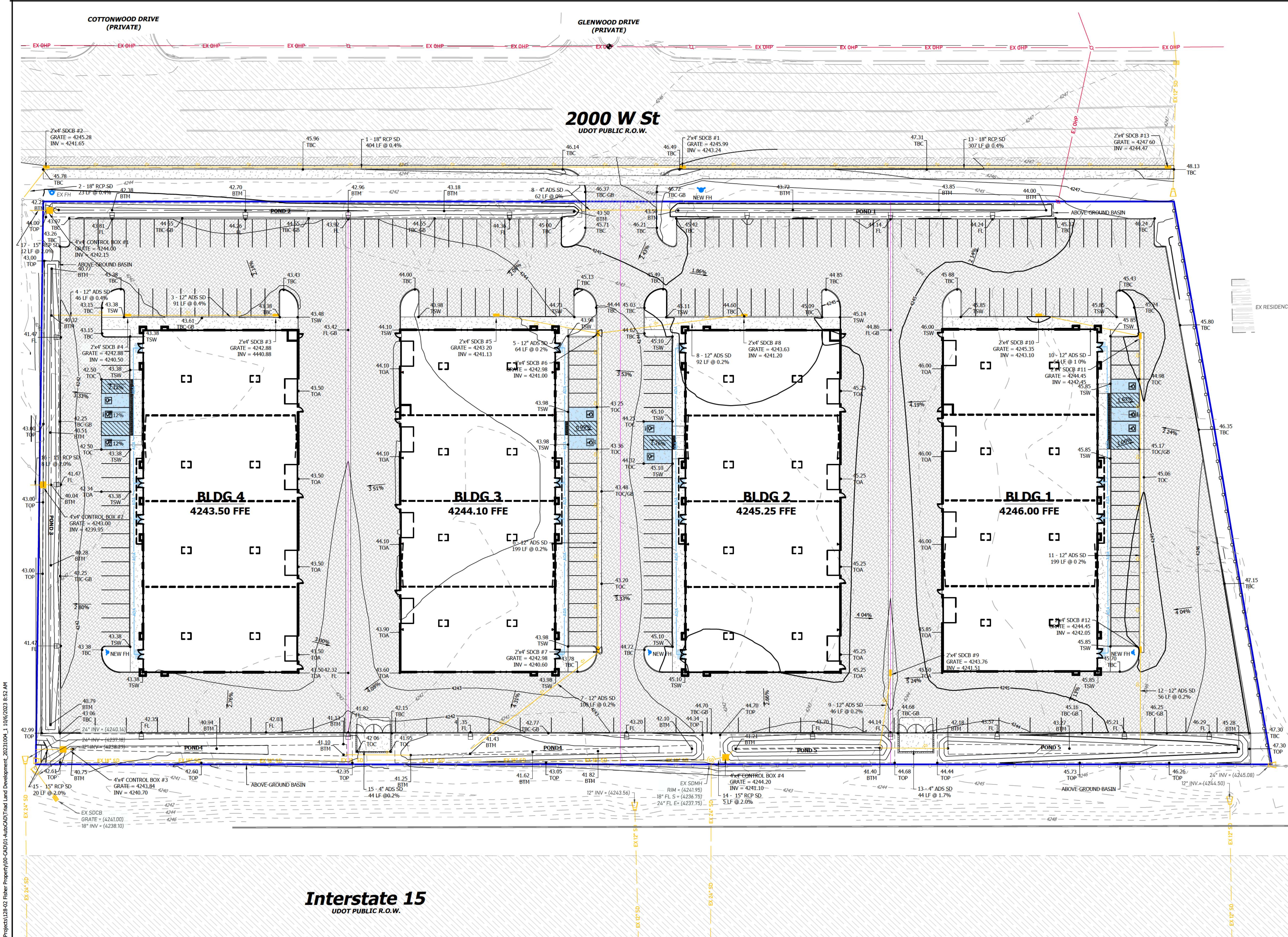
PROJECT INFO.

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

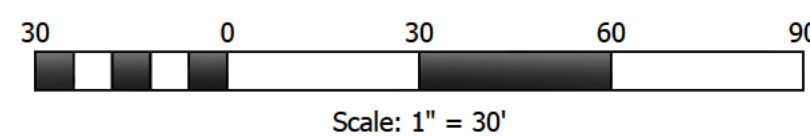
**Grading
Plan**

SHEET NO.

C300



Interstate 15
UDOT PUBLIC R.O.W.



Scale: 1" = 30'



Know what's below.
Call before you dig.

Stage Storage Table

POND NO.	CONIC. VOLUME INCLUDES 6" INTO PARKING
POND 1	3440 C.F.
POND 2	4175 C.F.
POND 3	4915 C.F.
POND 4	7358 C.F.
POND 5	9334 C.F.
TOTAL	29,222 C.F.

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 = 5,694_CY TOTAL = 4,303_CY (FILL)

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

Legend

- 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 MARK 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

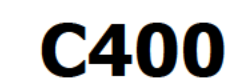
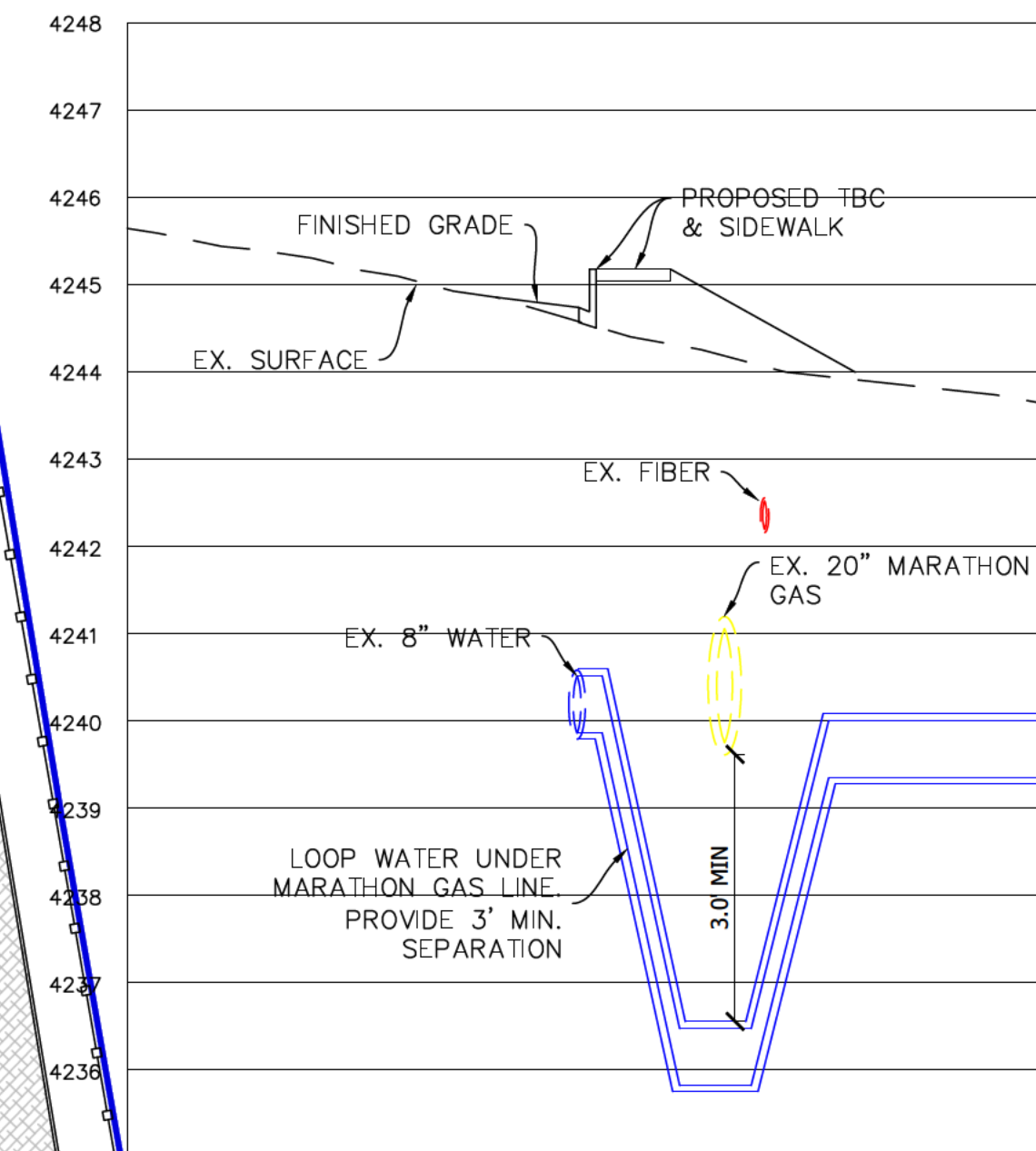
LOCATION: FARR WEST, WEBER COUNTY, UTAH
ZONING: C-2, COMMERCIAL
LAND USE: WAREHOUSING

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: 34,469 SF (12.5%)

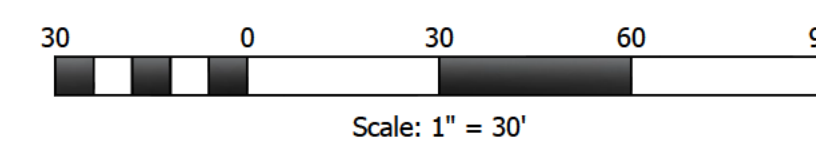
PARKING: 230 STALLS PROVIDED
INCLUDING 6 ADA + 4 VAN ADA

Notice To Contractors

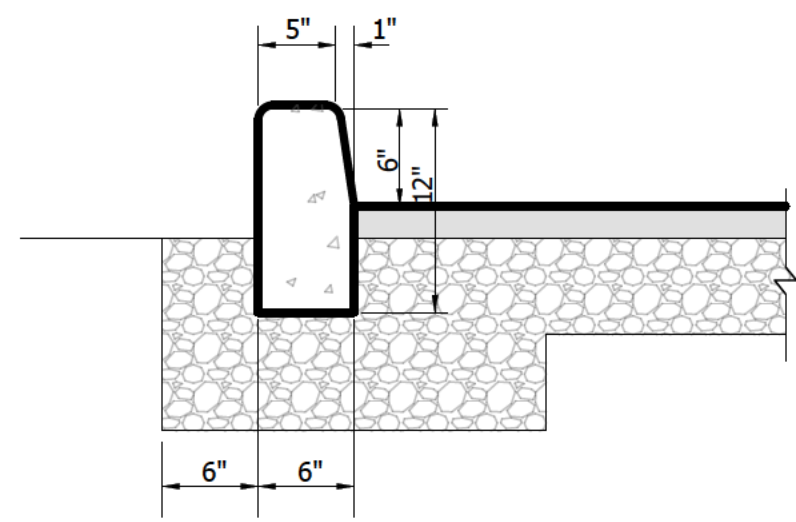
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES
SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED
BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE
APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO
THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES
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.



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. SHOULD ANY NECESSARY ADJUSTMENT CAN BE MADE, IF ANY COMPLETION DISCREPANCIES 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.

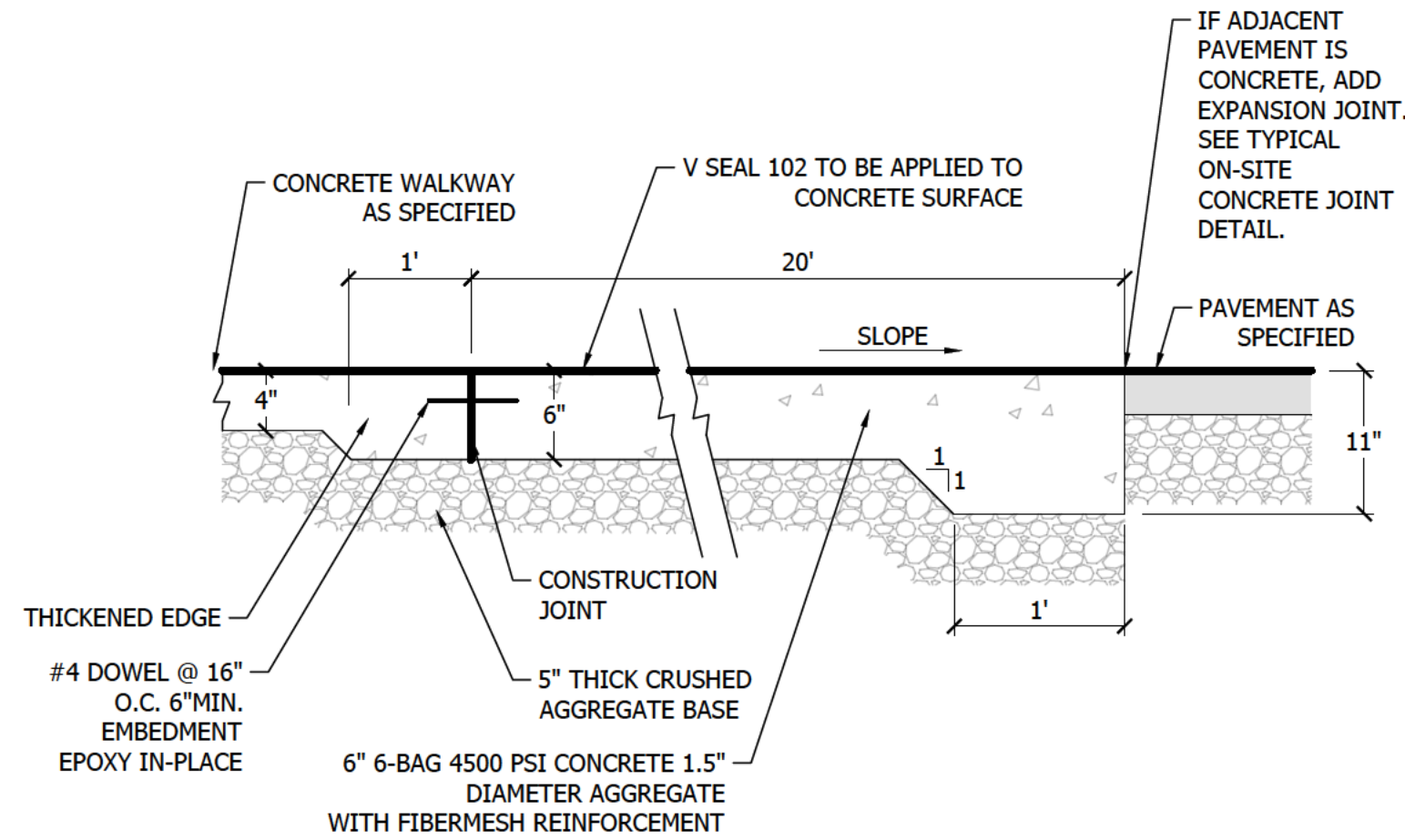


THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\128-02 Fisher Property\00-CA\01-AutoCAD\Trial Land Development_2023\004_1 10/6/2023 8:52 AM

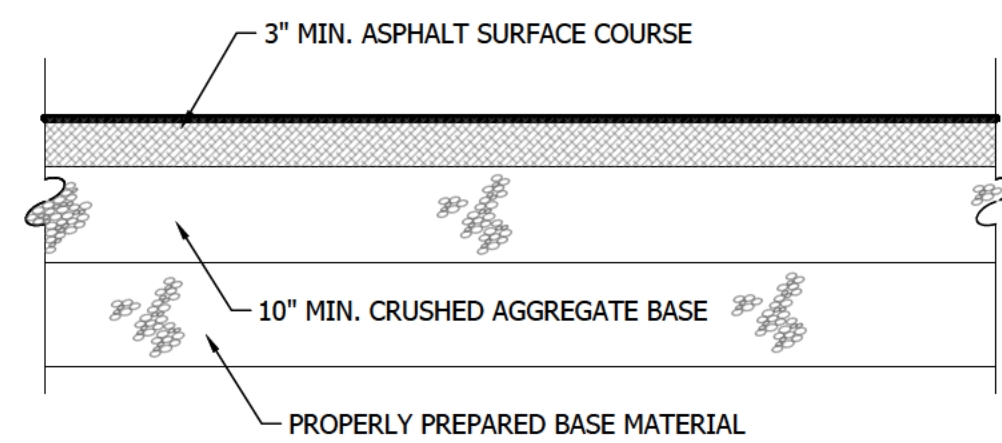


NOTES:
1) PROVIDE 1/8" x 1" DEEP CONTROL JOINTS AT 8' O.C. MAX. JOINTS TO CONTINUE THROUGH CONC. OR CURB & GUTTER. PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C.

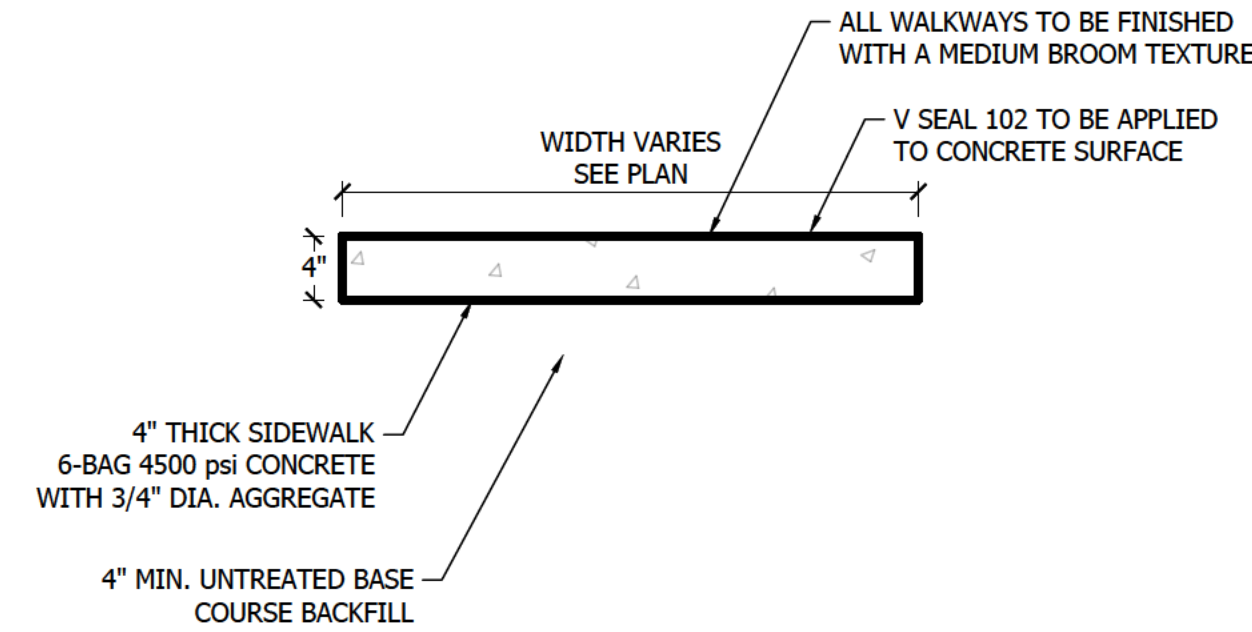
C1 On-Site Concrete Curbing
Scale: NTS



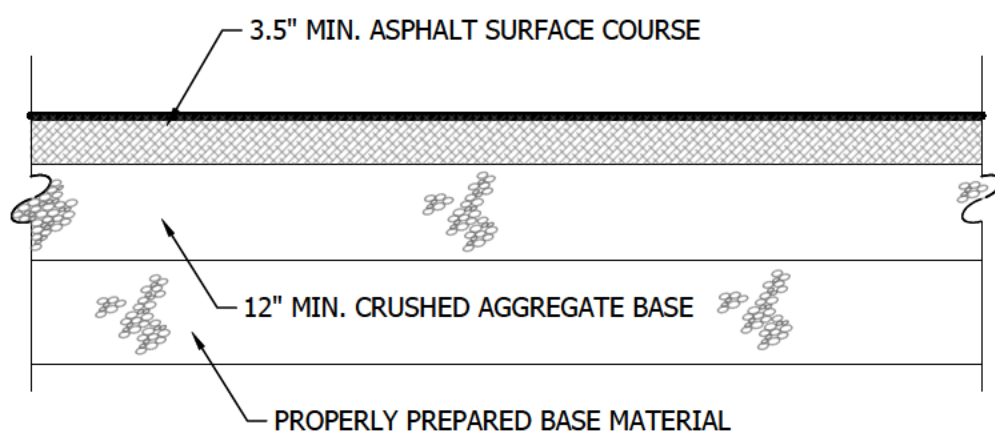
C2 Concrete Parking Stall
Scale: NTS



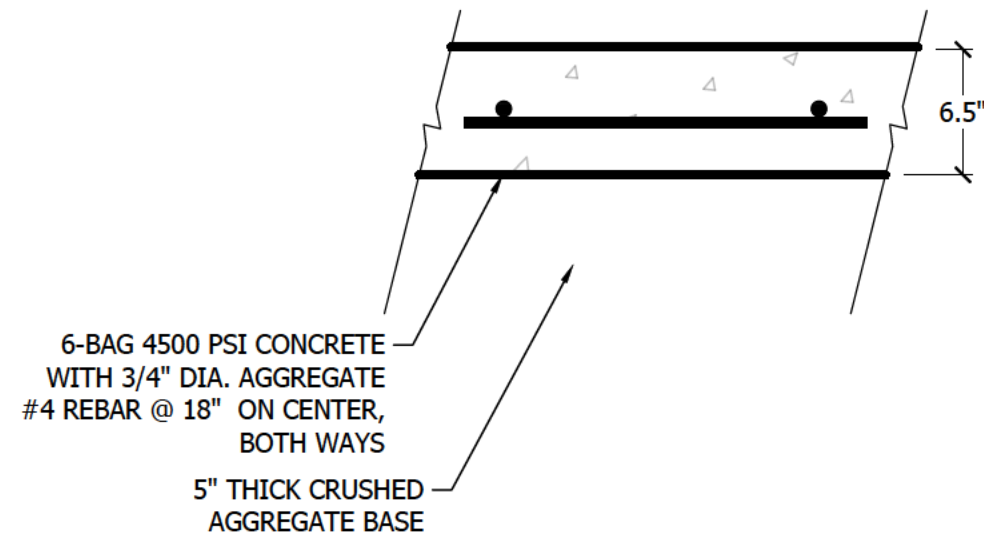
C3 On-Site Asphalt Paving (Parking Areas)
Scale: NTS



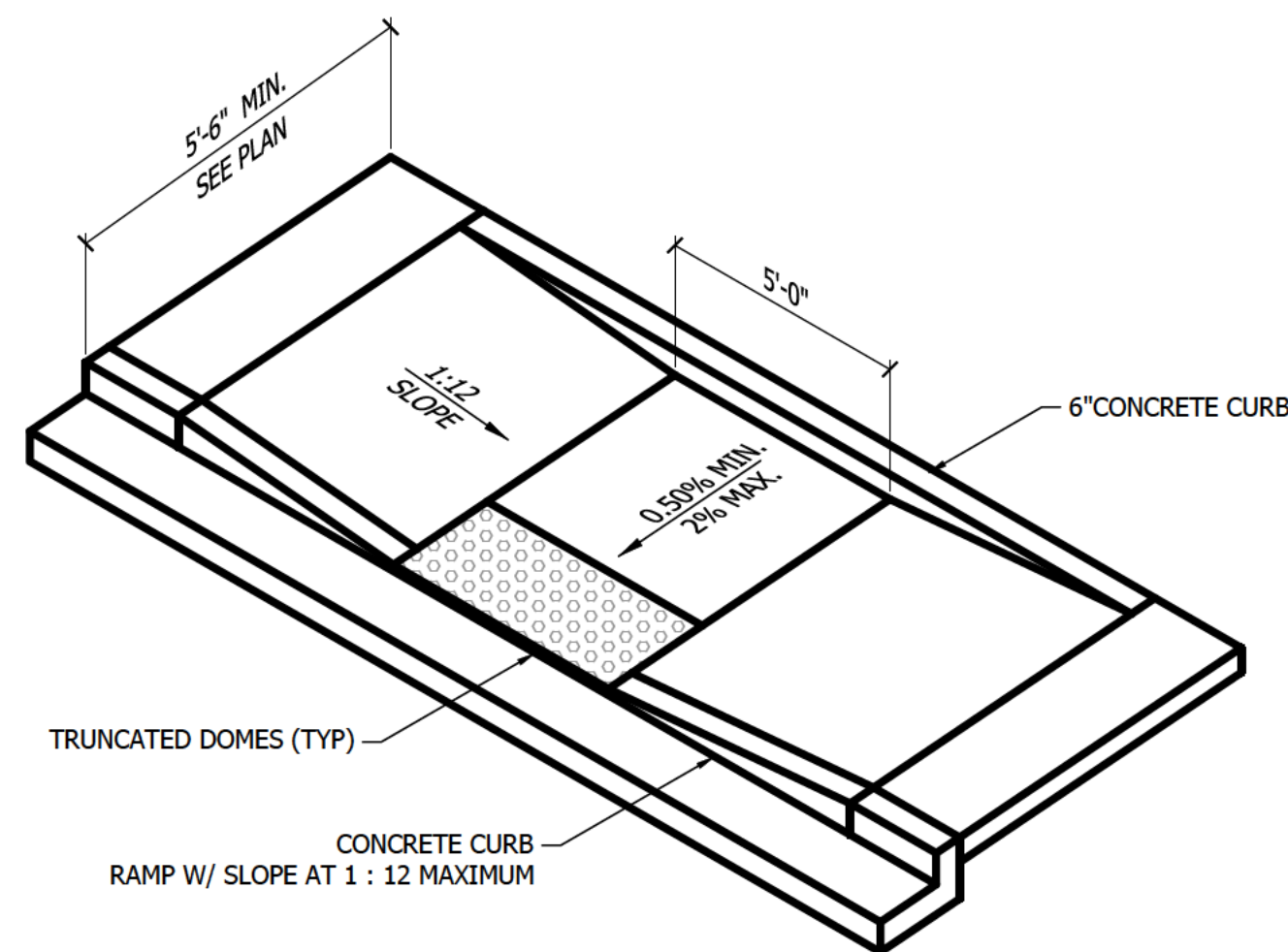
C4 Concrete Sidewalk
Scale: NTS



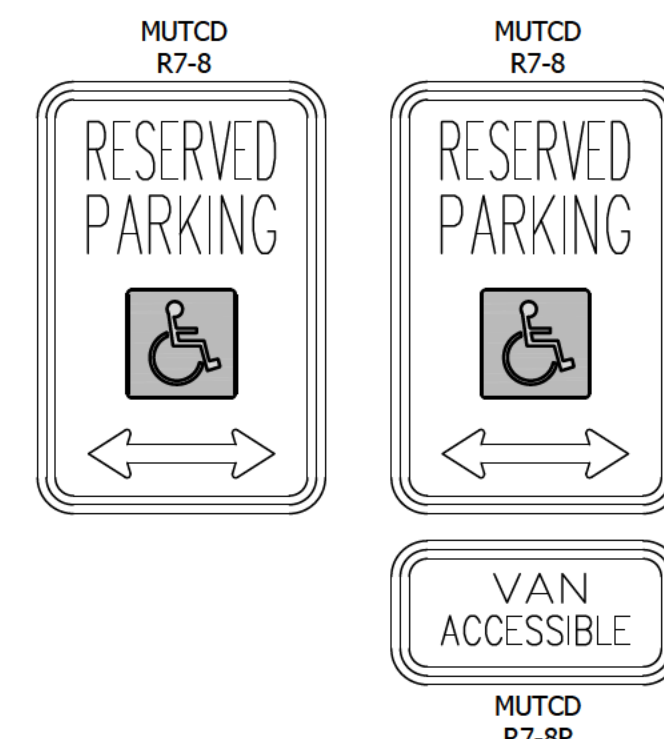
C5 On-Site Asphalt Paving (Drive Areas)
Scale: NTS



C6 Thickened Concrete Pad
Scale: NTS

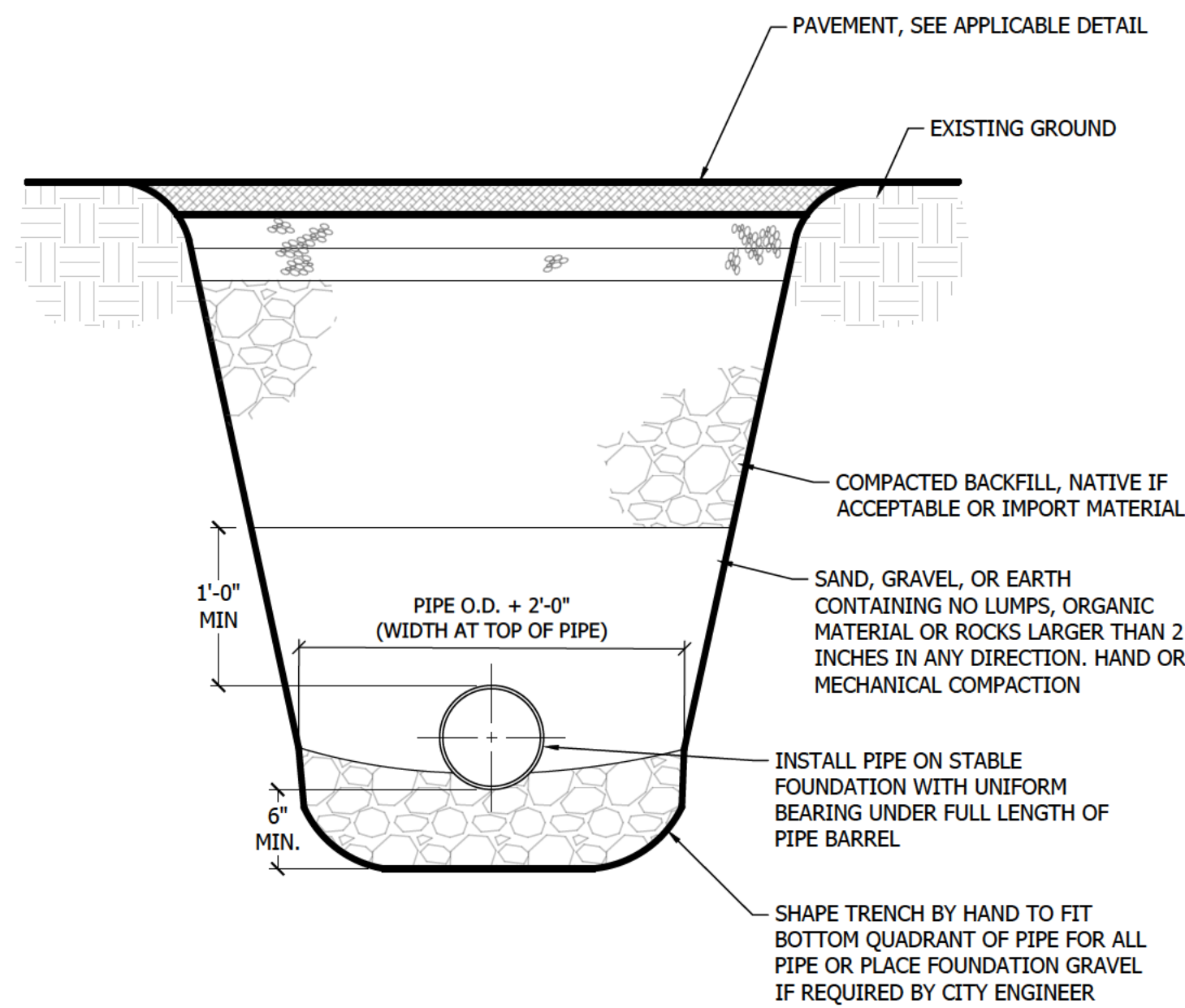


C7 ADA Ramp
Scale: NTS

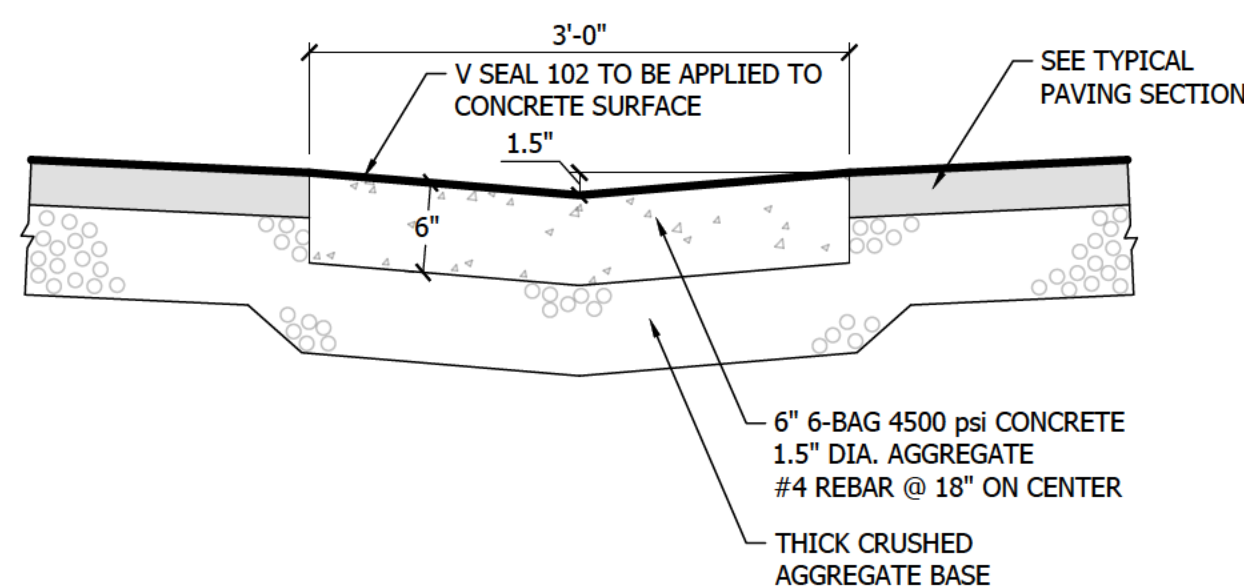


NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL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

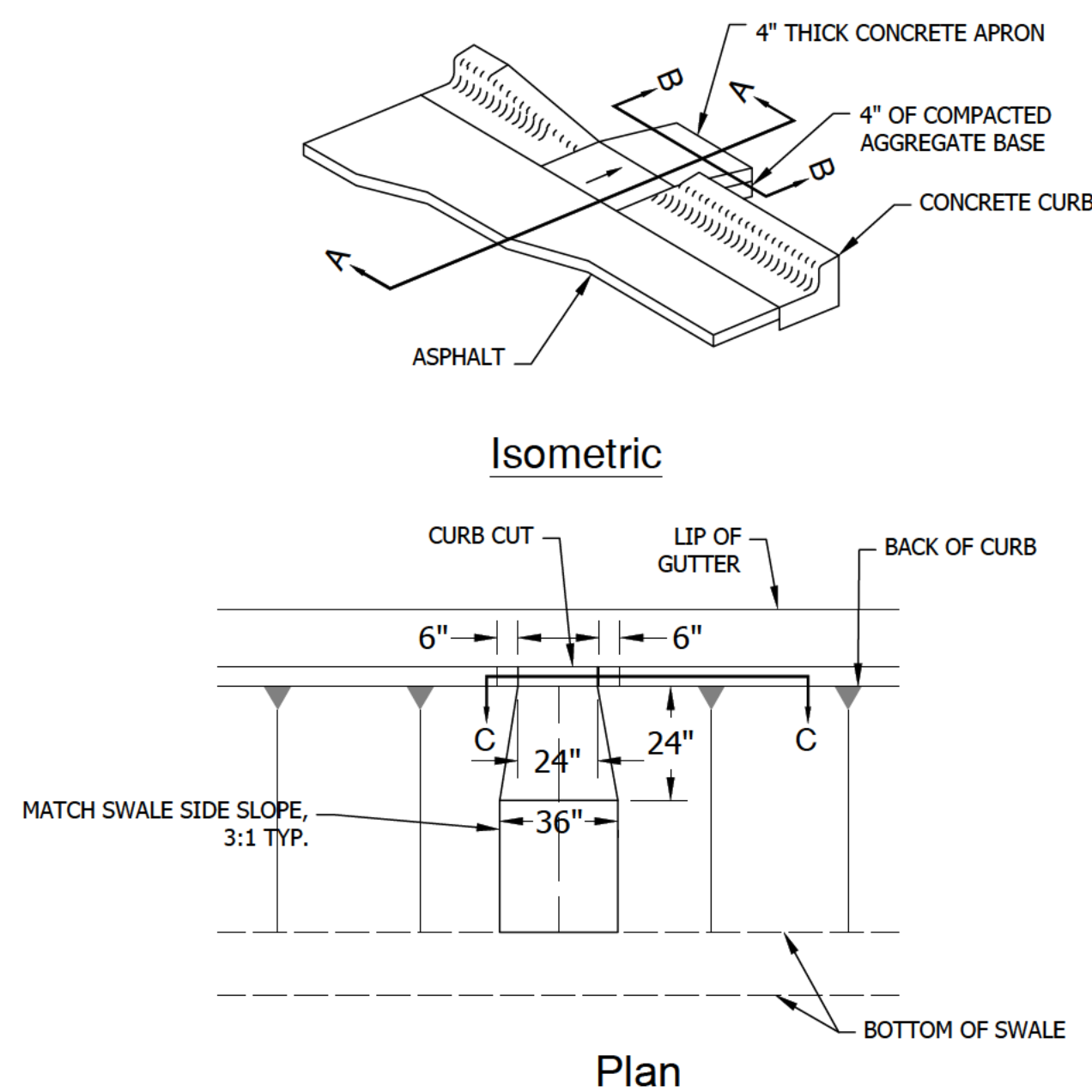
C8 ADA Parking Sign
Scale: NTS



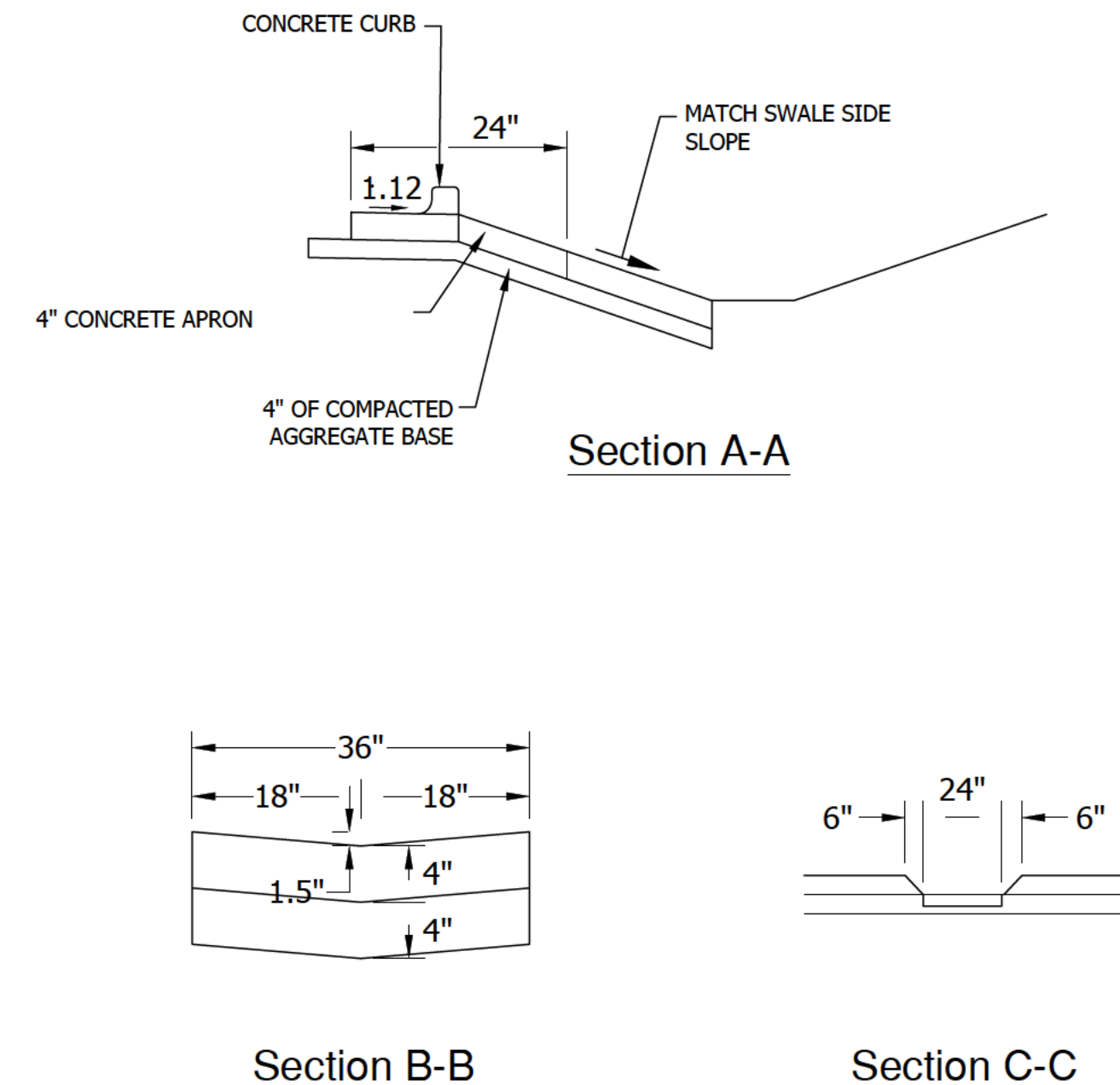
C9 Typical On-Site Pipe Bed Section
Scale: NTS



C10 3 ft Concrete Waterway
Scale: NTS



C11 Curb Cut
Scale: NTS



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



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FARR WEST BUSINESS PARK

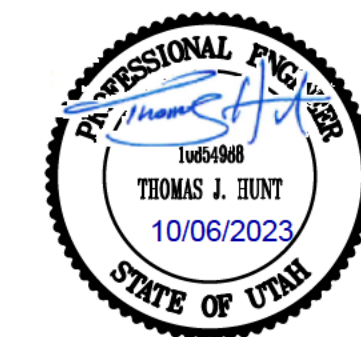
**1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT**

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

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" = 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

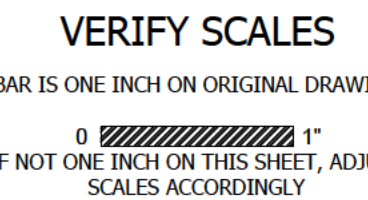
**Civil
Details**

SHEET NO.

C600



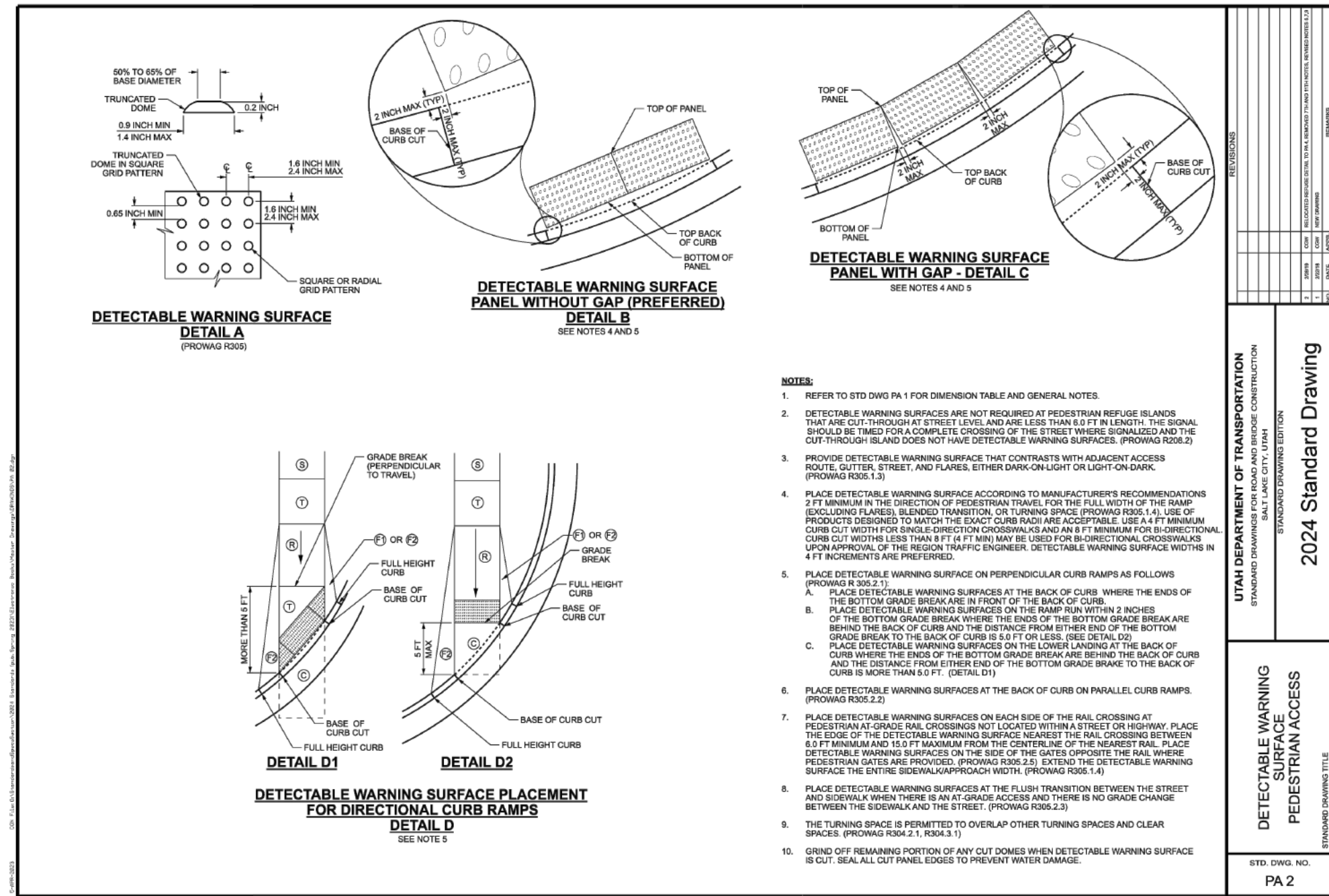
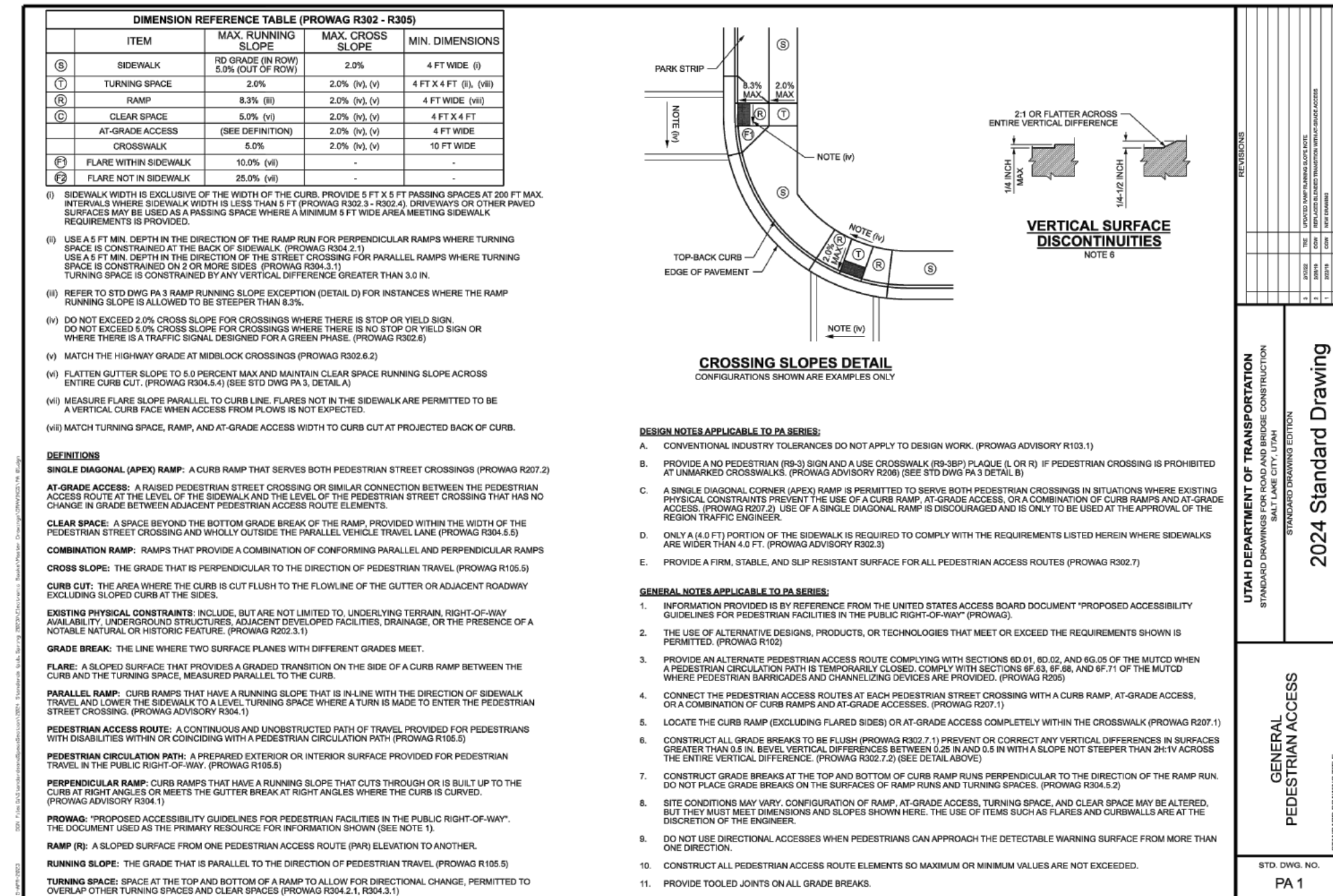
TP	INITIAL SUBMITTAL TO CITY
0	06-26-2023



Civil Details

SHEET NO.

C601





HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
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FARR WEST BUSINESS PARK
1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT
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PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

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PROJECT INFO.

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

SHEET TITLE

**Civil
Details**

SHEET NO.

C602

Storm Runoff Calculations Farr West Business Complex

10/4/2023 T.JH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Farr West area taken from the NOAA Atlas 14 database, using a 100- year storm for detention. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

Drainage Area:			
Total Area =	6.30 acre or	274,262 ft ²	
Runoff Coefficients			
Paved Area	151,793	C = 0.9	
Landscaped Area	34,469	C = 0.2	
Roof	88,000	C = 0.9	
Weighted Runoff Coefficient		C = 0.81	

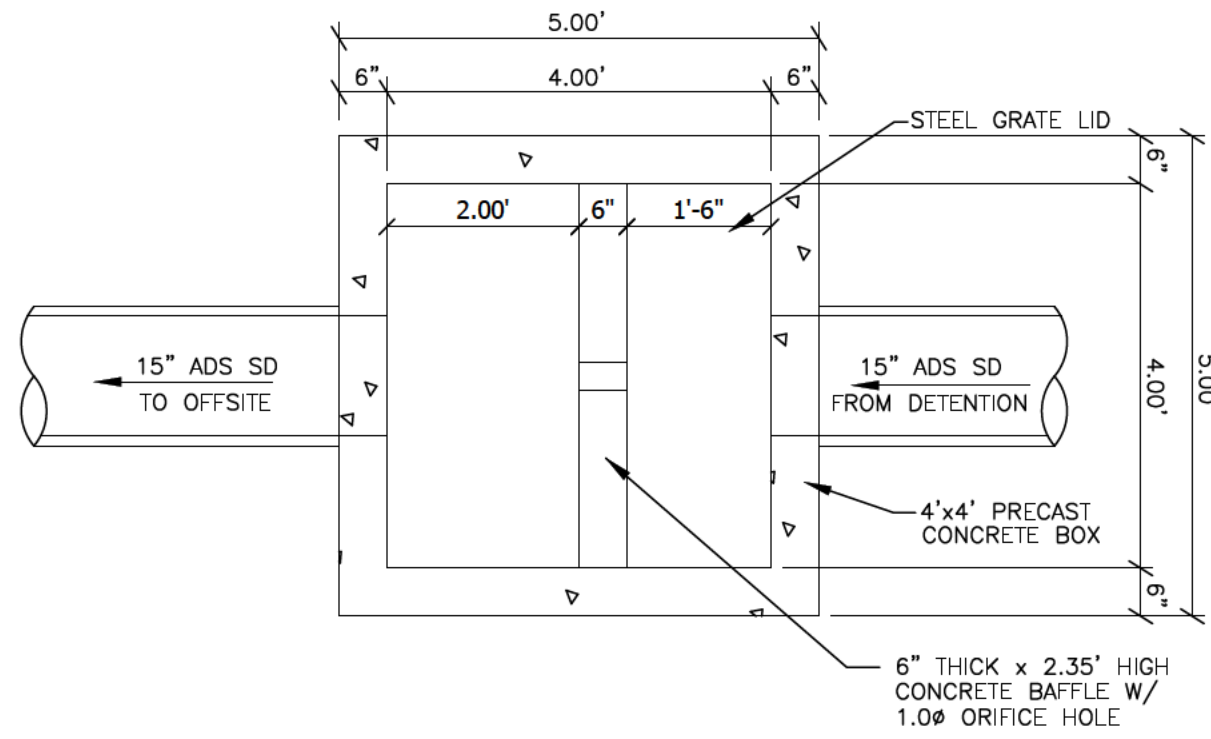
Volume of Run-off for 100-year Storm Event:

C =	0.81					
I =	See Below in/hr					
A =	274262.00 ft ²					
Q(out) =	0.63 ft ³ /s	(0.1 cfs per acre)				
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.71	34.59	10378	189	10189
10	600	5.11	26.34	15806	378	15428
15	900	4.22	21.76	19590	567	19013
30	1800	2.84	14.64	26354	1133	25220
60	3600	1.76	9.07	32664	2267	30397
120	7200	0.97	5.00	35967	4533	31434
180	10800	0.66	3.41	36802	6800	30003
360	21600	0.37	1.90	40978	13600	27378
720	43200	0.23	1.16	50109	27200	22910
1440	86400	0.12	0.64	55231	54399	832

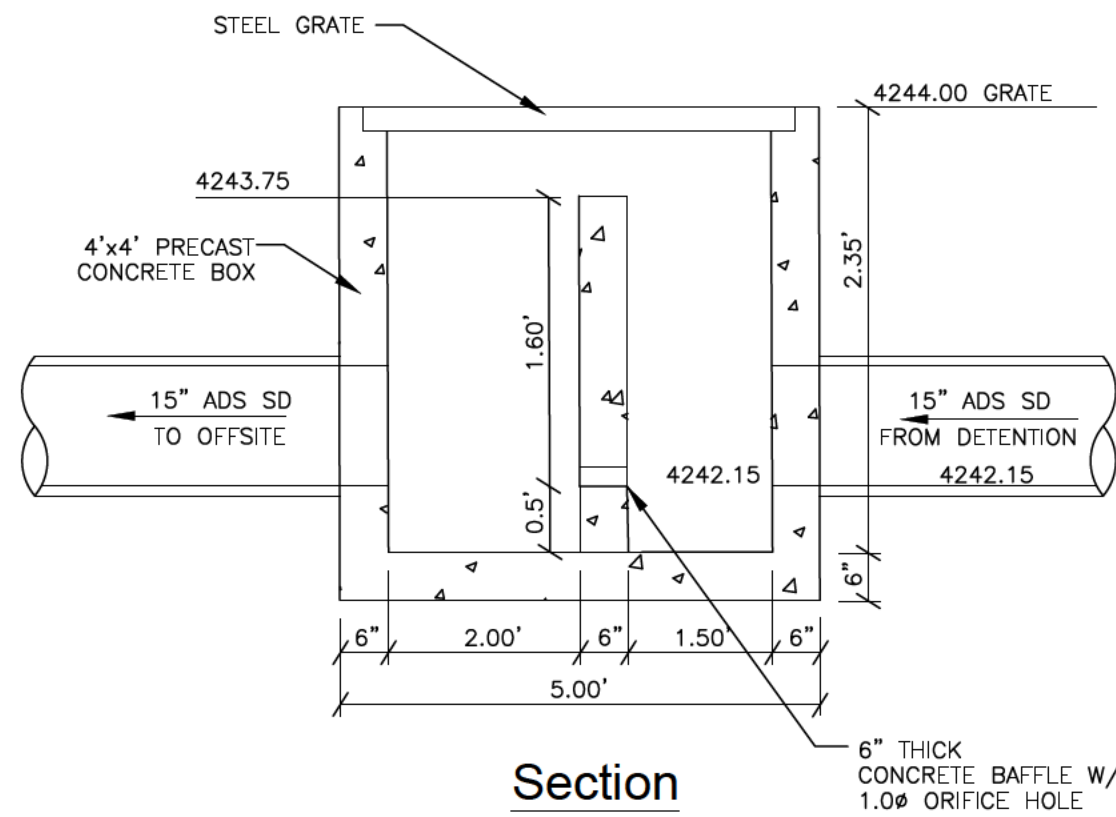
Orifice Sizing	Given:	Q = 0.63 cfs	
		2g = 64.4 ft/s ²	
		H = 3.50 ft	
		Cd = 0.62	for circular openings
		R = SQRT(Q/pi/(0.7*(64.4*H)*0.5))	
		R = 0.15 feet	
		D = 1.76 inches	
		A = 3.52 inches	
		A = 9.75 inches ^2	0.0677 ft ^2

This release rate is distributed to 4 different control boxes. So each orifice is one fourth the size of this diameter, with a 1" diameter orifice at each control box with a combined outler rate of 0.63 cfs.

SUMMARY:			
The required storage volume is	31,434	cubic feet	
Orifice size is	1.0	inches	

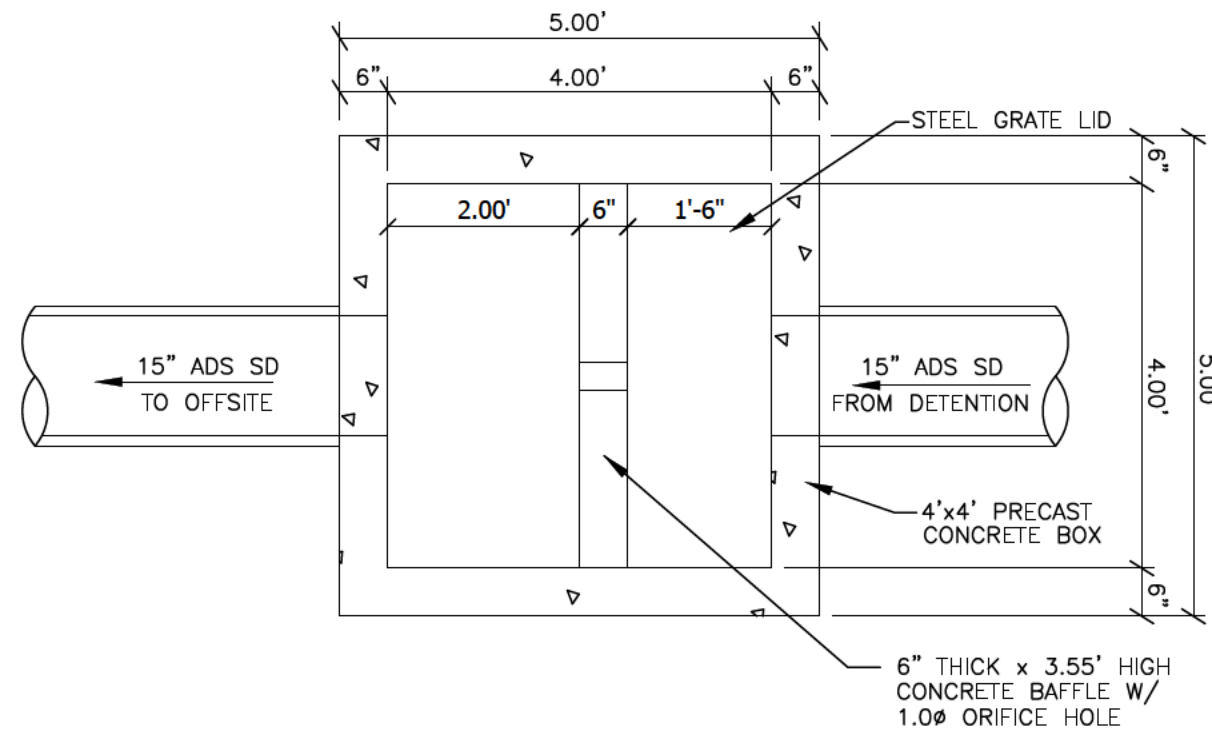


Plan

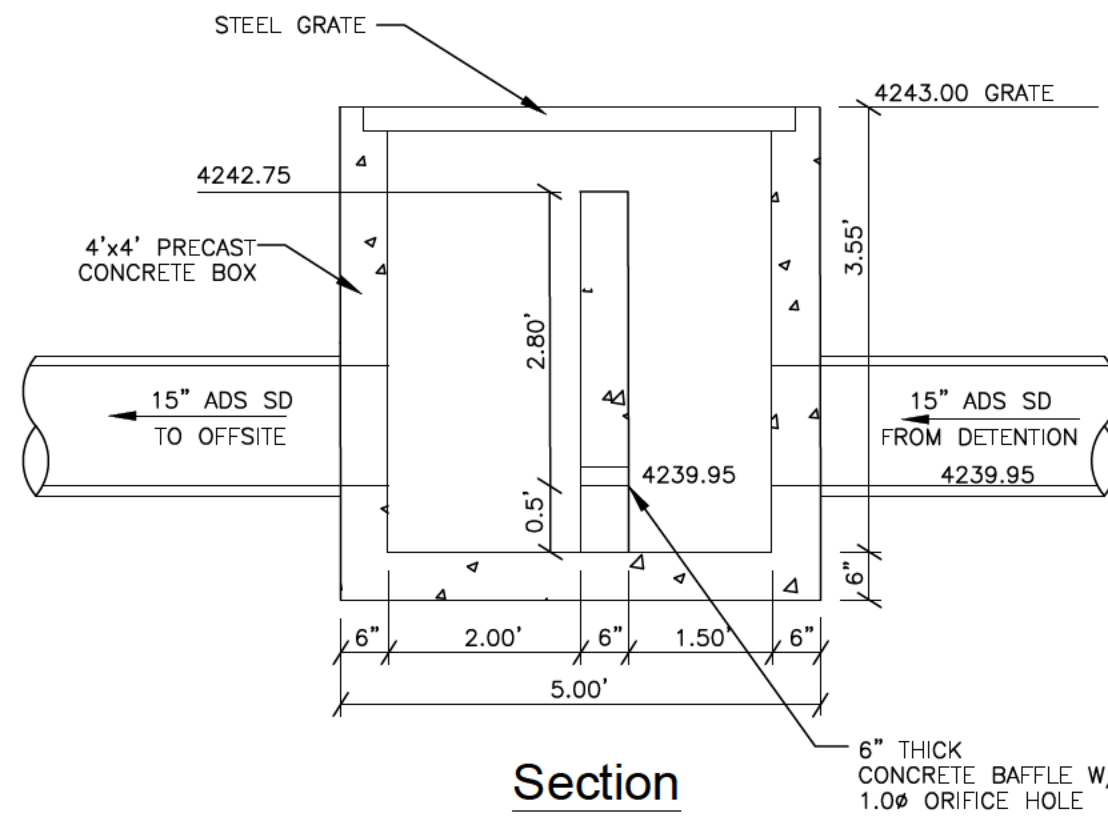


Section

1 4' x 4' Control Box #1
Scale: NTS

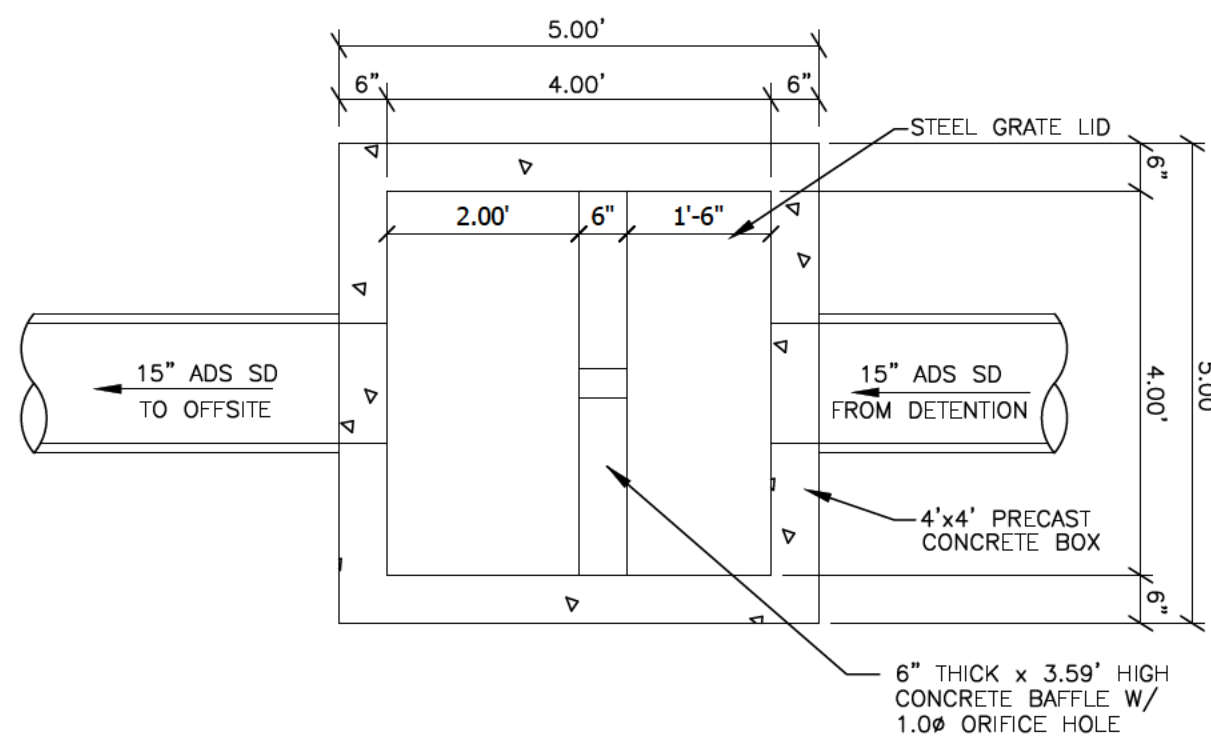


Plan

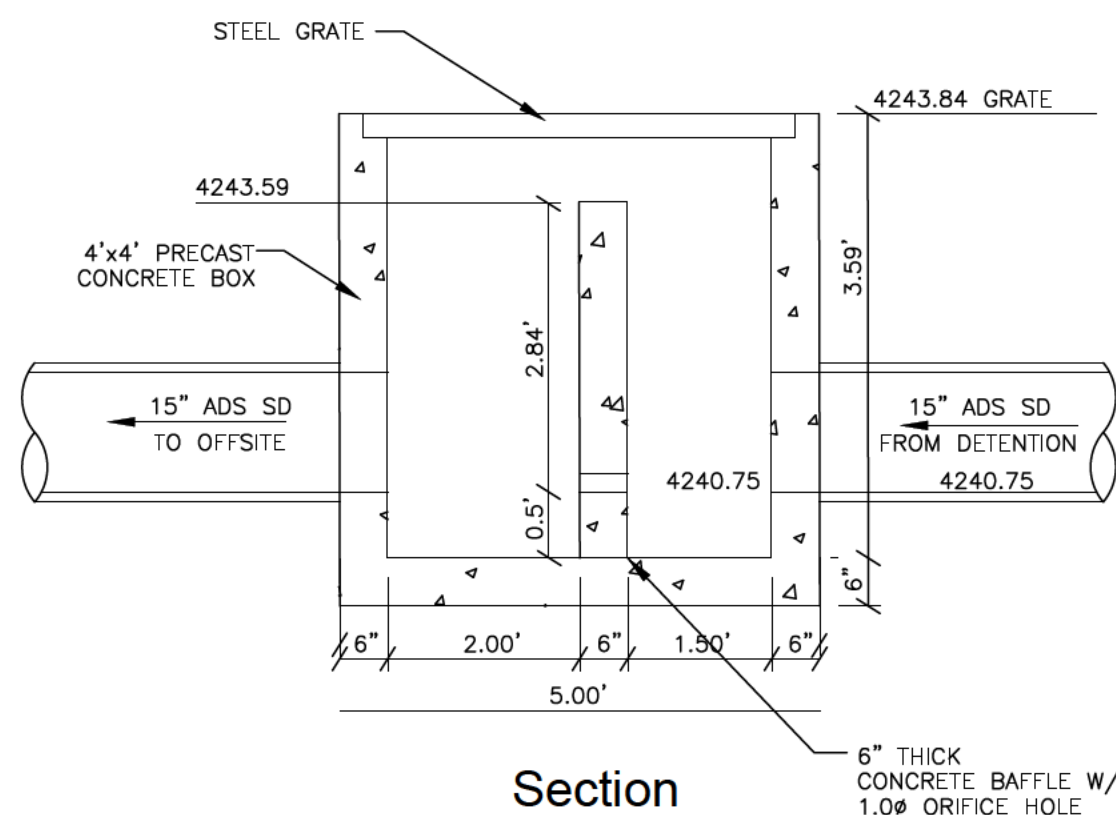


Section

1 4' x 4' Control Box #2
Scale: NTS

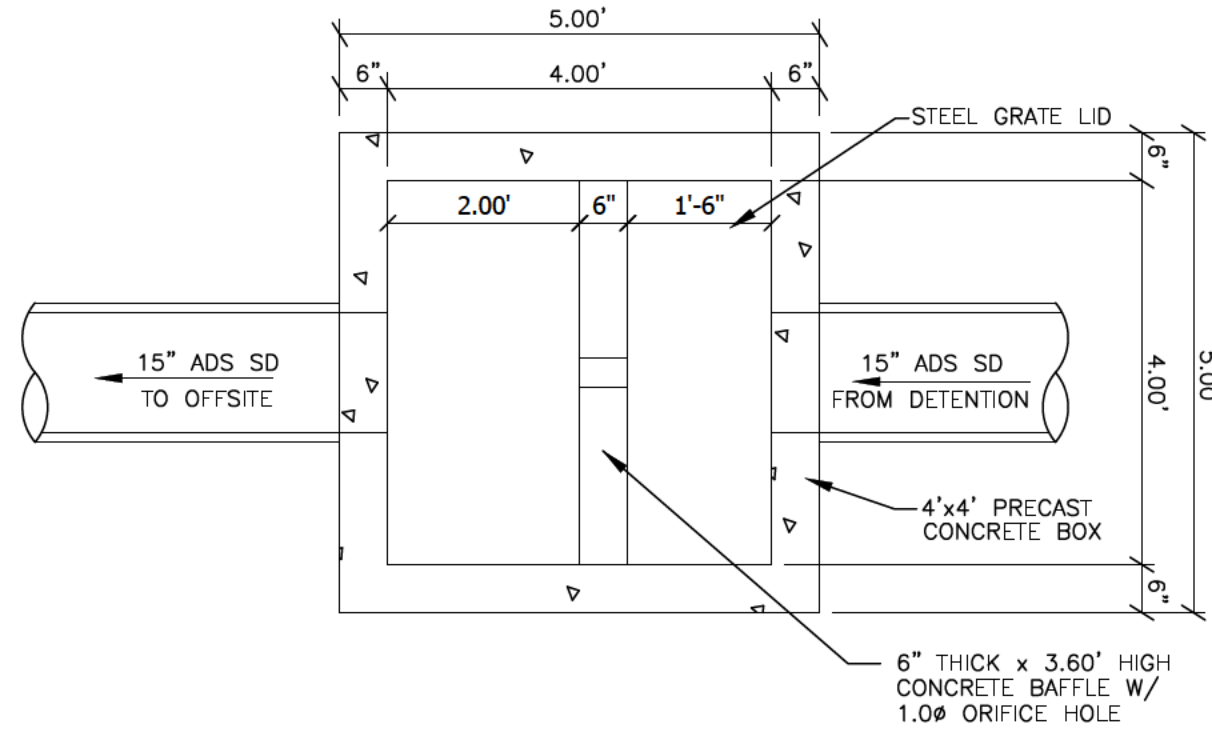


Plan

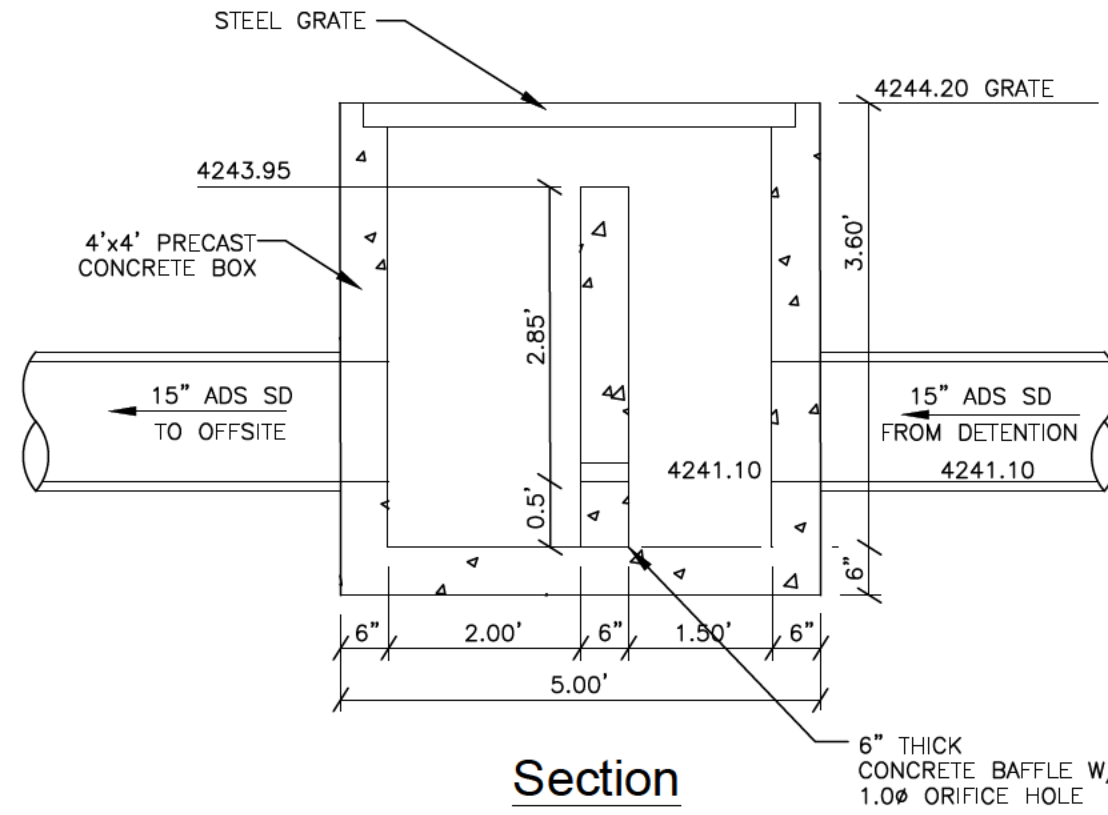


Section

1 4' x 4' Control Box #3
Scale: NTS



Plan



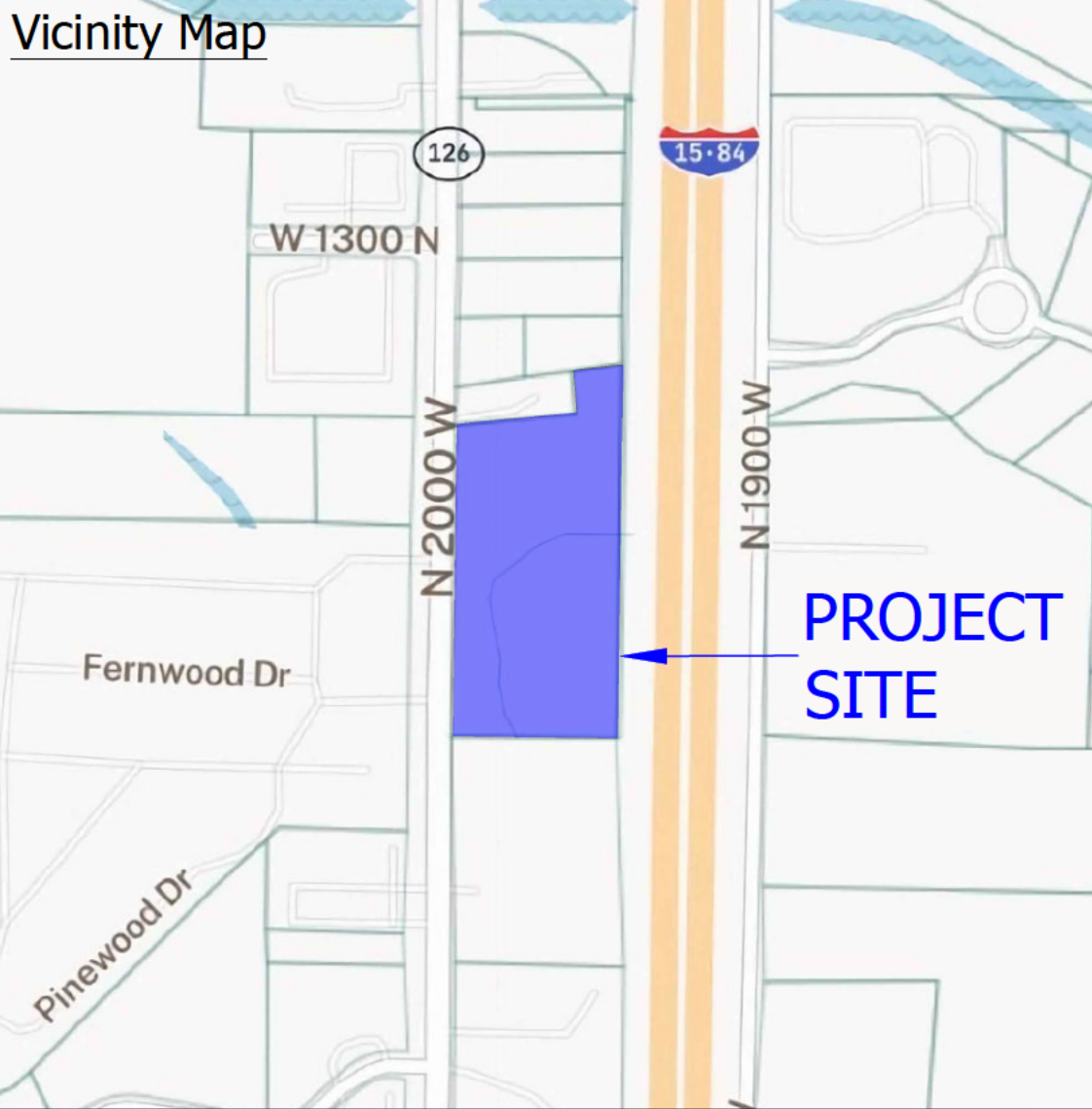
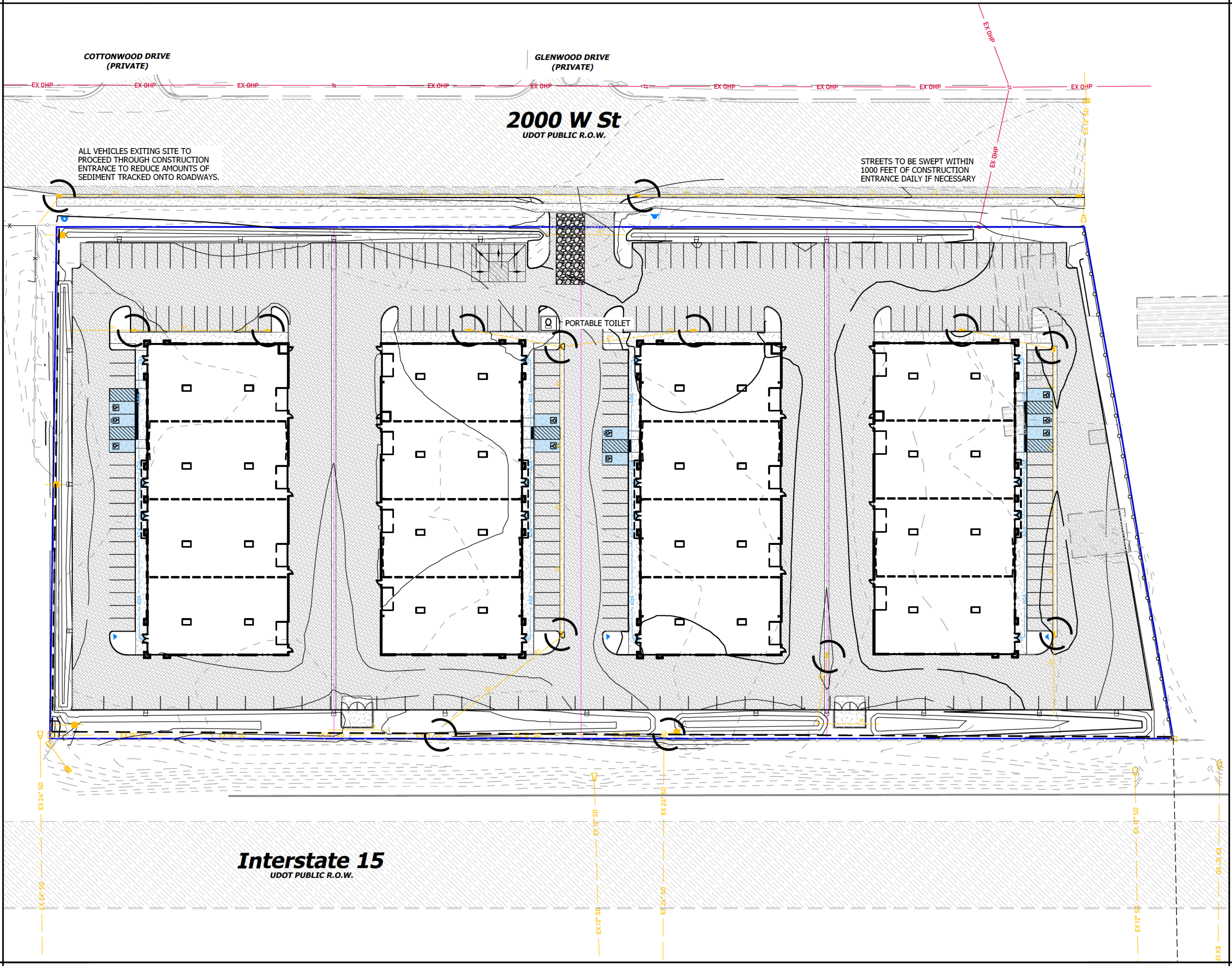
Section

1 4' x 4' Control Box #4
Scale: NTS

FARR WEST, UTAH

TRIAD LAND DEVELOPMENT

STORMWATER POLLUTION PREVENTION PLAN - AUGUST 2023



SWPPP Data

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

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

- 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.
- THE CURRENT SITE IS GRADED TO A CATCH BASIN, WHICH IS THEN TAKEN OFF SITE.
- THE INITIAL SITE IS APPROXIMATELY 1% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 88% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

- 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 "NOT" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
- 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 3.5.18 IN THE UPDES PERMIT REGULATIONS.
- 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.
- 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:

- FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
- THE BMP'S AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMP'S WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
- CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
- 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:

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



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

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

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



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0" = 1" = 1' = 12" = 120" = 1200"
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

EROSION CONTROL PLAN

SHEET NO.
C700

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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 SEEDDED 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 SEEDDED 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 PROVIDING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED 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 "IX" 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.

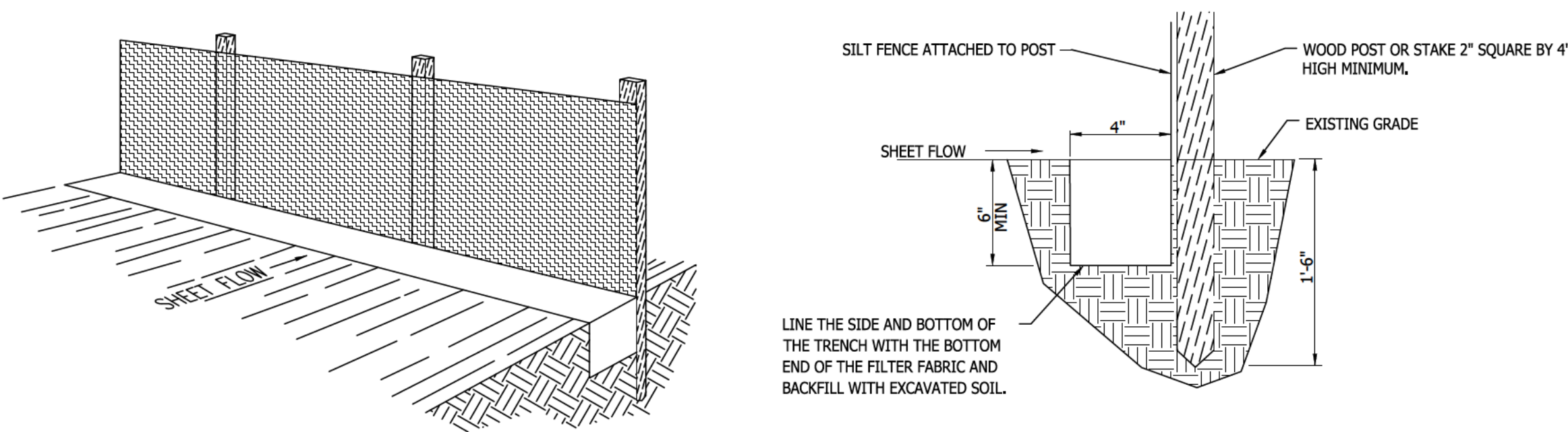
THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
28.

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\"/>
-
- 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
-
-
- HUNT · DAY**
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co
- 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
- | PROJECT TITLE | | | |
|---------------|------------|---------------------------|----|
| REVISIONS | | | |
| REV. | DATE | DESCRIPTION | BY |
| 0 | 06-26-2023 | INITIAL SUBMITTAL TO CITY | TP |
| SEAL | | | |
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- VERIFY SCALES**
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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 | |
- EROSION
CONTROL
DETAILS**
- SHEET NO.
C701



**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

PROJECT TITLE

CONCLUSIONS

SEAL



VERIFY SCALES

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IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

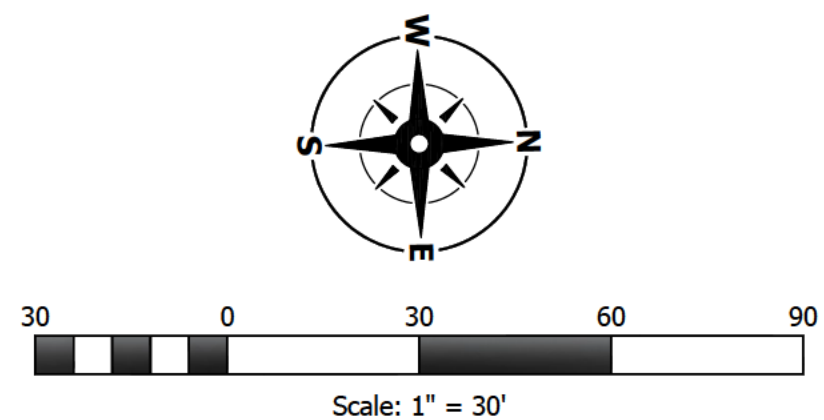
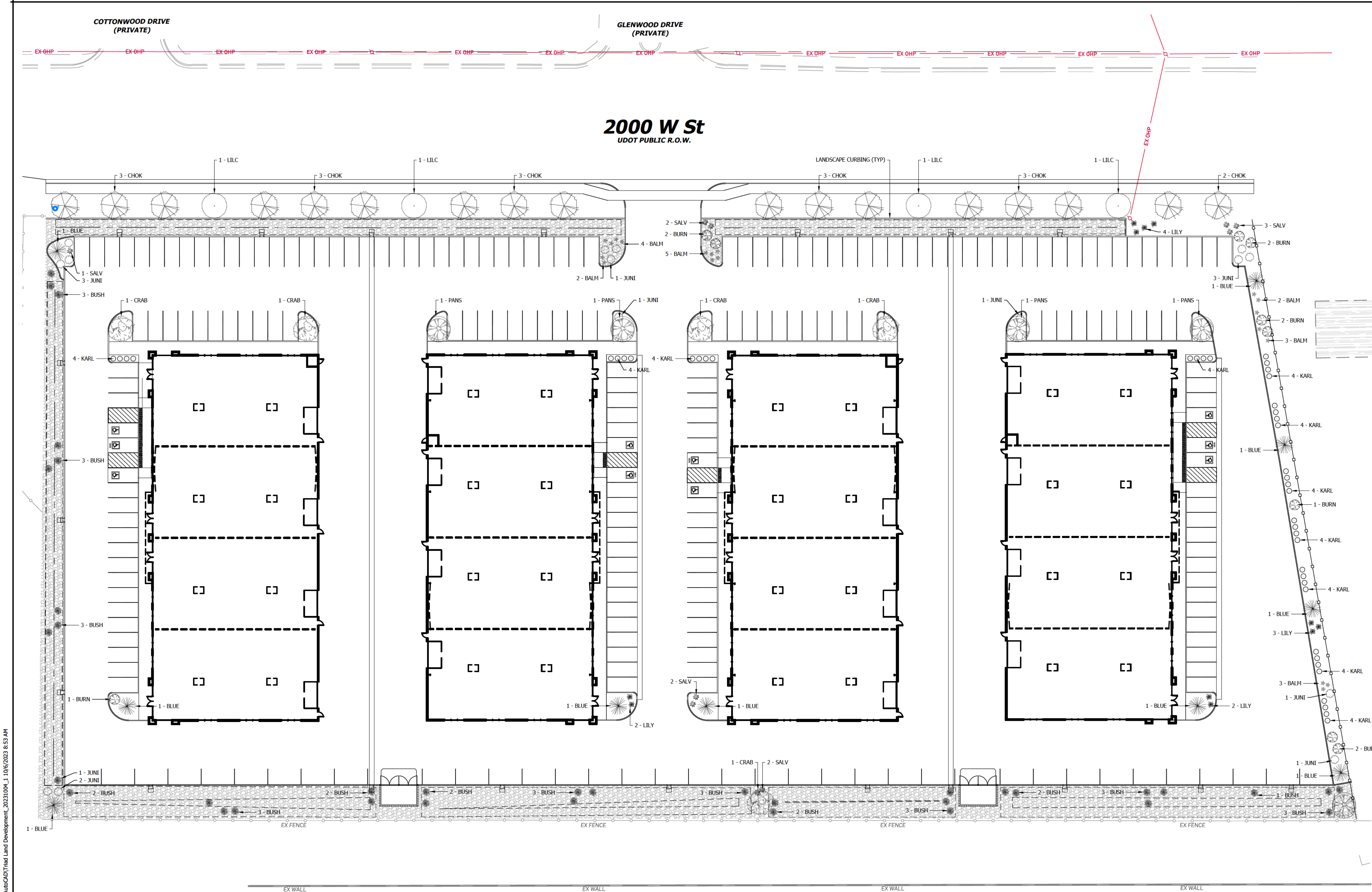
Engineer: T. Hunt
Drawn: T. Pridemore
Date: 06 / 16 / 2023
Proj. No. 128 - 02

SHEET TITLE

Landscape Plan

SHEET NO.

L100



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 A/D/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 VIRGINIANA "CANADA RED"	CANADA RED CHOCBERBERRY	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:	34,469 SF (12.5%)
PARKING:	230 STALLS PROVIDED INCLUDING 6 ADA + 4 VAN ADA

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2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: August 22, 2023

Project Name: Triad Land Development - Farr West Business Park Site

Project Address: 1246 N 2000 W, Farr West

Contractor/Contact: [REDACTED]

Fee(s):

Property Type	Schedule Rates	Rate/1000 Sq Ft	Square Feet or Number of Res. Units	Total
Type	Rate		Sq Ft or # of Units	Total
Plan Review	Industrial			\$300.00
Impact Fee	Industrial	\$187.00	88,000	\$16,456.00
Site Plan				\$100.00
			Total Due	\$16,856.00

Fee Notice:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.

Status: APPROVED WITH CONDITIONS

A Written Response Is Required. Please address each item.

Items **HIGHLIGHTED** in yellow are items that must be specifically addressed by the responsible design professional.

BOTH SPECIFIC AND GENERAL COMMENTS MUST BE READ AND ADHERED TO.

Specific Comments: **The rear of each space will probably require a man door. Please verify with the building official.**

Water Supply:

S1. Water Supply Analysis Required: Prior to any construction being done, a water supply analysis shall be completed and submitted by an engineering firm or a fire protection engineer. This water supply analysis must include:

- a. Building Construction Type
- b. Available Water for fire-fighting purposes
 - i. Static Flow Rates
 - ii. Residual Flow Rates
 - iii. Flowing GPM
 - iv. Duration of flowing GPM available.
- c. Statement of conformance/non-conformance to 2018 International Fire



2023 West 1300 North
Farr West Utah, 84404

Code section 507 and Appendix B as adopted by Weber Fire District (See Resolution 04-2014 at <http://weberfiredistrict.com/services/fire-prevention>).

- d. If deficiency exists, proposed method to obtain conformance with adopted codes and Resolution 04-2014.
- S2. Fire Flow: The required fire flow for this building is based upon the construction type and the square footage. The fire flow shall be 1500 GPM for 2 Hours. Additional hydrants may be required to meet fire flow requirement. (See IFC Appendix B, B105.1(2)).
- S3. Fire Flow Reduction: A 75% reduction in fire flow has been granted for this project due to the building being equipped with a fire suppression system.
- S4. Fire Hydrant(s): Per the approved plans.
- S5. All required fire hydrants and water systems shall be installed, approved and fully functional and on, prior to any combustible construction (IFC section 507.1 and 3312).

Fire Detection and Suppression Systems:

S6. Fire Suppression Systems: Each building will require a NFPA 13 fire suppression system and NFPA 72 alarm system.

S7. SEPARATE SUBMITTAL NOTICE: Fire suppression systems and fire alarm systems require a separate submittal. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West. (See IFC section 901.2 and 907.1.1).

S8. Electronic Supervision and Alarms: Fire suppression system shall be electronically monitored. Monitoring shall include Valves; pumps; tanks; water levels and temperatures; critical air pressures; waterflow. Monitoring shall be electrically supervised by a *listed* fire alarm control unit (See IFC 903.4).

S9. Exterior Notification Device: There shall be a weatherproof horn/strobe device located on the street side of the building or above the FDC as approved by the Fire Prevention Division (coordinate with fire inspector regarding location). Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. (See IFC 903.4.2)

S10. Fire Department Connections:

- a. Locking Knox Fire Department Connection (FDC) caps are required for the FDC. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 912.4.1)
- b. There shall be a cement pad measuring 3 ft. x 3 ft. under the FDC (coordinate with fire inspector regarding this). (See IFC 102.9)
- c. Location: FDC connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. FDC locations shall be approved by the AHJ. (IFC



2023 West 1300 North
Farr West Utah, 84404

912.2)

- d. Access: Immediate access to FDC shall be maintained always without obstruction from fences, trees, walls or other fixed or moveable object. (IFC 912.4)
- e. Signs: A metal sign with raised letters not less than 1 inch in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes, or fire pumps. Such signs shall read: "AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION". (IFC 912.5)

Fire Department Access:

- S11. Provide a temporary address marker at the building site during construction. The address numbers, whether on the building or the sign, shall be legible font. (See IFC 505.1) (See IFC 505.1).
- S12. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width, and imposed loads as permanent roads (See IFC section 503.2.3; 3310; and D102.1).
- S13. Fire Access to buildings and facilities: Fire access roads are required for all facilities, buildings, or portions of buildings. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route. (See IFC 503.1)
- S14. Gates:
 - a. Knox key switches are required for any electronic/electric gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)
 - b. Knox padlock is required for any manually operated mechanical gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)

Building Comments:

- S15. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meet the requirements of the appropriate city/county planning department. The address numbers, whether on the building or the sign, shall be Arabic font with a minimum of 4" (four inches) in height with a .5" (half inch) stroke and be in contrasting colors from the background. All suites shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)
- S16. Provide a working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height in front of electrical service equipment. If the electrical equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. There shall be no storage within the designated working space. (See IFC 605.3)
- S17. Doors into electrical control panel rooms shall be marked with plainly visible and legible sign stating, "ELECTRICAL ROOM". (See IFC 605.3.1)
- S18. Fire Protection and Utility Equipment Rooms:



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Farr West Utah, 84404

- a. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, fire detection or suppression shall be identified with a plainly visible and legible sign. (See IFC 509.1)
- S19. Gas meters shall be protected from vehicular damage. Above ground gas meters, regulators, and piping subject to damage shall be protected by bollards or barriers. (See IFC 603.9 and 312).
- S20. Fire doors shall have a permanent sign with 1-inch-high letters stating, "FIRE DOOR-DO NOT BLOCK". (See IFC 703.2.1)
- S21. Fire Extinguishers:
 - a. Extinguishers shall be provided so that the travel distance to any extinguisher does not exceed 75 feet. Extinguishers shall have a minimum rating of 2A10BC. The fire inspector may require additional extinguishers or higher rated extinguishers. (See IFC 906).
 - b. Extinguishers weighing less than 40 pounds shall be mounted so that the top is not more than 5 feet above the floor. Extinguishers over 40 pounds shall be mounted so that the top is not more than 3.5 feet above the ground. (See IFC 906.9.1 and 906.9.2)
- S22. Storage:
 - a. Ceiling clearance. Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas or not less than 18 inches below sprinkler head deflectors in sprinklered areas. (See IFC 315.3.1)
 - b. Equipment Rooms. Combustible storage shall not be stored in boiler rooms, mechanical rooms, or electrical rooms. (See IFC 315.3.3)
- S23. Occupant Load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place near the main exit. The sign shall be clearly legible.
- S24. A Knox Key Box is required for this building if it is alarmed. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. Only 3200 Series boxes shall be used. (See IFC 506.1)
- S25. Underground fire lines shall be flushed using a minimum 4-inch line. The end of the line shall be secured as to prevent injury or damage to person or property. The fire department shall witness the flush.
- S26. Underground thrust blocks shall be inspected prior to burial. Thrust blocks must meet the load bearing requirements of NFPA 24. Bag mix is not acceptable. Documentation from the supplier shall be submitted indicating the load bearing PSI rating of the concrete.

General Comments:

- G1. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000-pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2021 International Fire Code as adopted by Weber Fire District).
- G2. Roads shall have a maximum grade of 10% unless specifically approved. Approval requires both the Fire Marshal's approval and Weber County



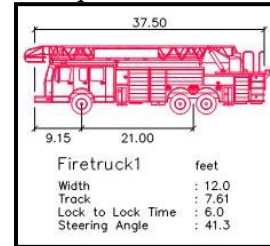
2023 West 1300 North
Farr West Utah, 84404

Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).

G3. Radius on all corners shall be a minimum of 28'-0". Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*

G4. Roundabouts: Roundabouts in roadways shall maintain the required minimum width of 20 feet. Wider roadways may be required to provide turning radius for fire apparatus. An auto-turn model shall be completed and submitted for review. The following vehicle information shall be used for this purpose:

- a. Width: 12.0 Ft
- b. Track: 7.61
- c. Lock to Lock Time: 6.0
- d. Steering Angle: 41.3



G5. Dead end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus constructed with the same requirements as the roads (See IFC section D103.4)

G6. For subdivisions with more than 30 single family residences, a second fire apparatus access road required. Access roads shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the development area/property to be served (See IFC section D106).

G7. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)

G8. All roads shall be designed, constructed, surfaced, and maintained to provide an all-weather driving surface. All weather surfaces may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).

G9. Cul-de-sacs shall be a minimum of 96 feet in diameter, from the face of curb to the face of curb, or there shall be another type of turn around provided. Any islands inside the cul-de-sac shall be such that they do not interfere with the turning capacity of a fire apparatus. (See IFC D103.4)

G10. Fire Prevention During Construction: The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. Where guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved pre-fire plan. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. (see IFC 3308)

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.



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Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

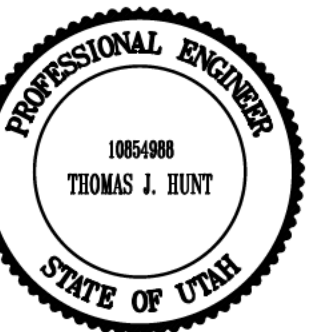
Reviewed By:
David Reed
Office of the Fire Marshal
Weber Fire District
801-782-3580



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

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

L



VERIFY SCALES

1/8" = 1' ON ORIGINAL DRAWING

0 1"

IF ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

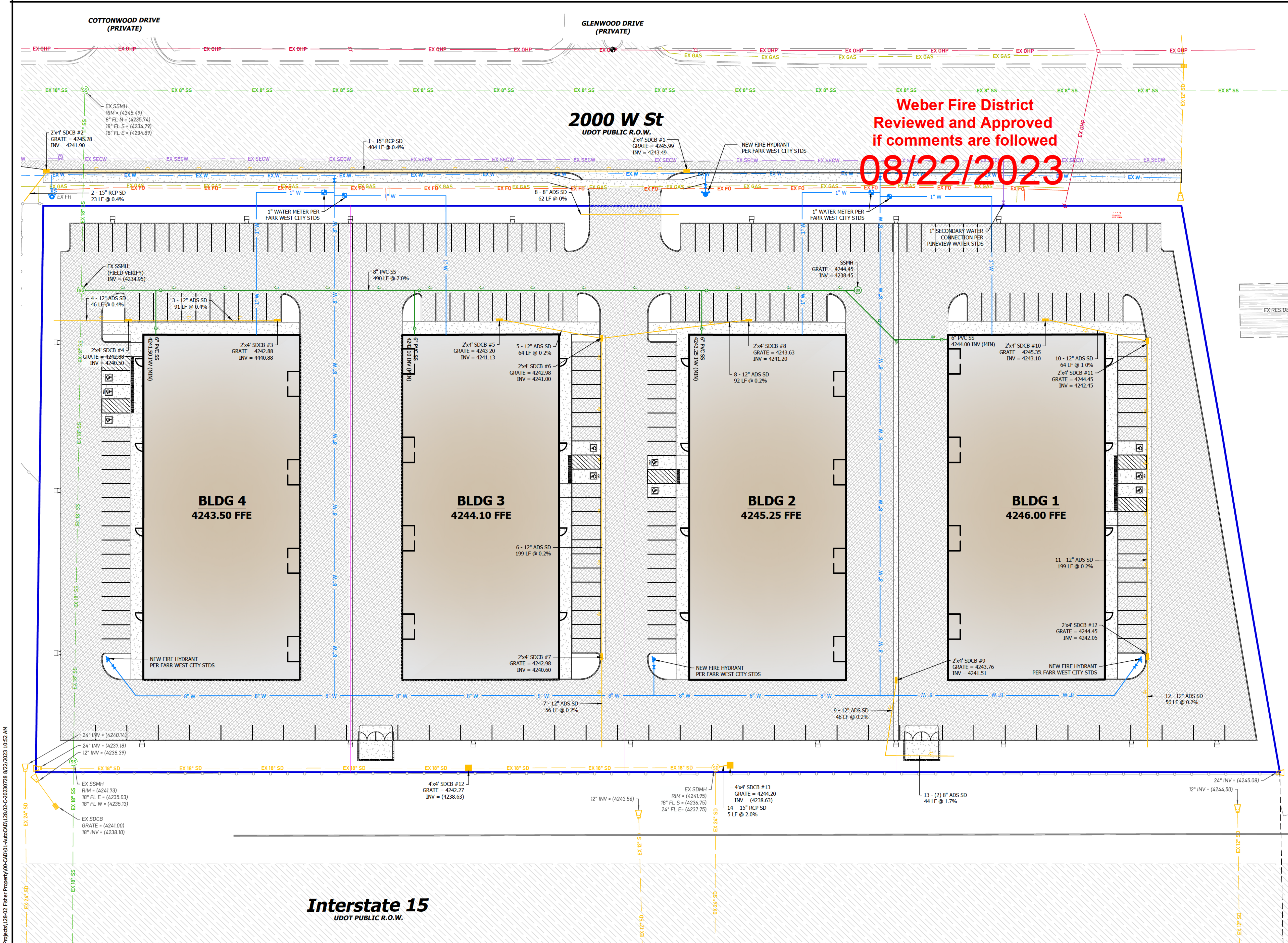
SUBJECT INFO.

Member: T. Hunt
 Town: T. Pridemore
 Date: 06 / 16 / 2023
 No. 128 - 02
 SET TITLE

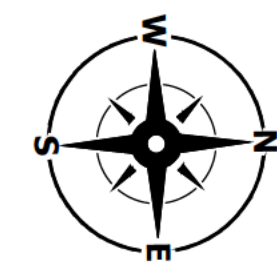
Utility Plan

ET NO.

C400



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



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 AND CITY RECORDS. THE LOCATIONS SHOWN ARE ONLY AN APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES 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.

Required Document Uploads

If the required document items are not broken out into separate documents, and the applicant is uploading the same document multiple times, then make sure the page number where these items can be found is clearly noted in the ¿Document Description¿ text field below for each uploaded document

Access Agreement (Cross) Complete

Plan Set Complete

Variance Request Form Complete

Received Documents

Plan Type Desc	Received Date	Approved Date	Version Number	Document Desc	File Url
Access Agreement (Cross)	08/15/23		1	Cross Access is called out via the Plat	Farr West Business Park Preliminary Plat 8-3-2023 (002).pdf
Correspond. to Customer	09/22/23		1	UDOT Comments	23-073 (140652) SR-126, Farr West Flex Bldgs (UDOT Comments 9-22-2023).pdf
Plan Set	09/27/23		2		Triad Land Development_20230927.pdf
Plan Set	08/15/23		1	Civil Plan Set	Farr West Business Park_Full Civil Set 2023.08.15.pdf
Variance Request Form	08/15/23		1	Variance Request Form	Variance Request Form (003).pdf

1 - 5

Upload Documents

Document Type:

Document Description:

File Name: No file chosen

***IMPORTANT NOTE:** Please click the "Next" button and make sure to click the "Submit to UDOT" button on the following page.
Failing to complete this critical step will prevent UDOT from being notified that this application has been updated or completed.