



FARR WEST CITY COUNCIL AGENDA

November 16, 2023 at 7 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

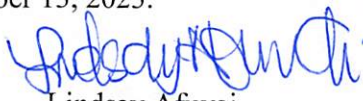
Notice is hereby given that the City Council of Farr West City will hold a 6:30 p.m. work session and their regular meeting at 7:00 pm on Thursday, November 16, 2023 at the Farr West City Hall, 1896 North 1800 West, Farr West

6:30 p.m. Work Session – Discussion on updates to Personnel Policy

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Opening Prayer
2. Comments/Reports
 - a. Public Comments (*2 minutes*)
 - b. Report from the Planning Commission
3. Consent Items
 - a. Assignments and direction for Planning Commission
 - b. Consider approval of minutes dated November 2, 2023
 - c. Consider approval of bills dated November 15, 2023
4. Business Items
 - a. Consider approval of the re-zone of the Fisher Family Homestead property located at approximately 1300 North 2000 West, parcel numbers 15-004-0119, 15-004-0076 and 15-004-0077, from the A-1 zone to the C-2 commercial zone
 - b. Consider approval of a conditional use permit for a 2,552 square foot accessory building for Steven Sexton, located at 2841 West 3375 North
 - c. Consider final approval of the Farr West Business Park Subdivision located at 1246 North 2000 West
 - d. Consider approval of the site plan of the Farr West Business Park located at 1246 North 2000 West
 - e. Consider approval of Interlocal Agreement with Weber County for Guaranteed Waste Stream
5. Mayor/Council Follow-up
 - a. Report on Assignments
6. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on November 13, 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

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:

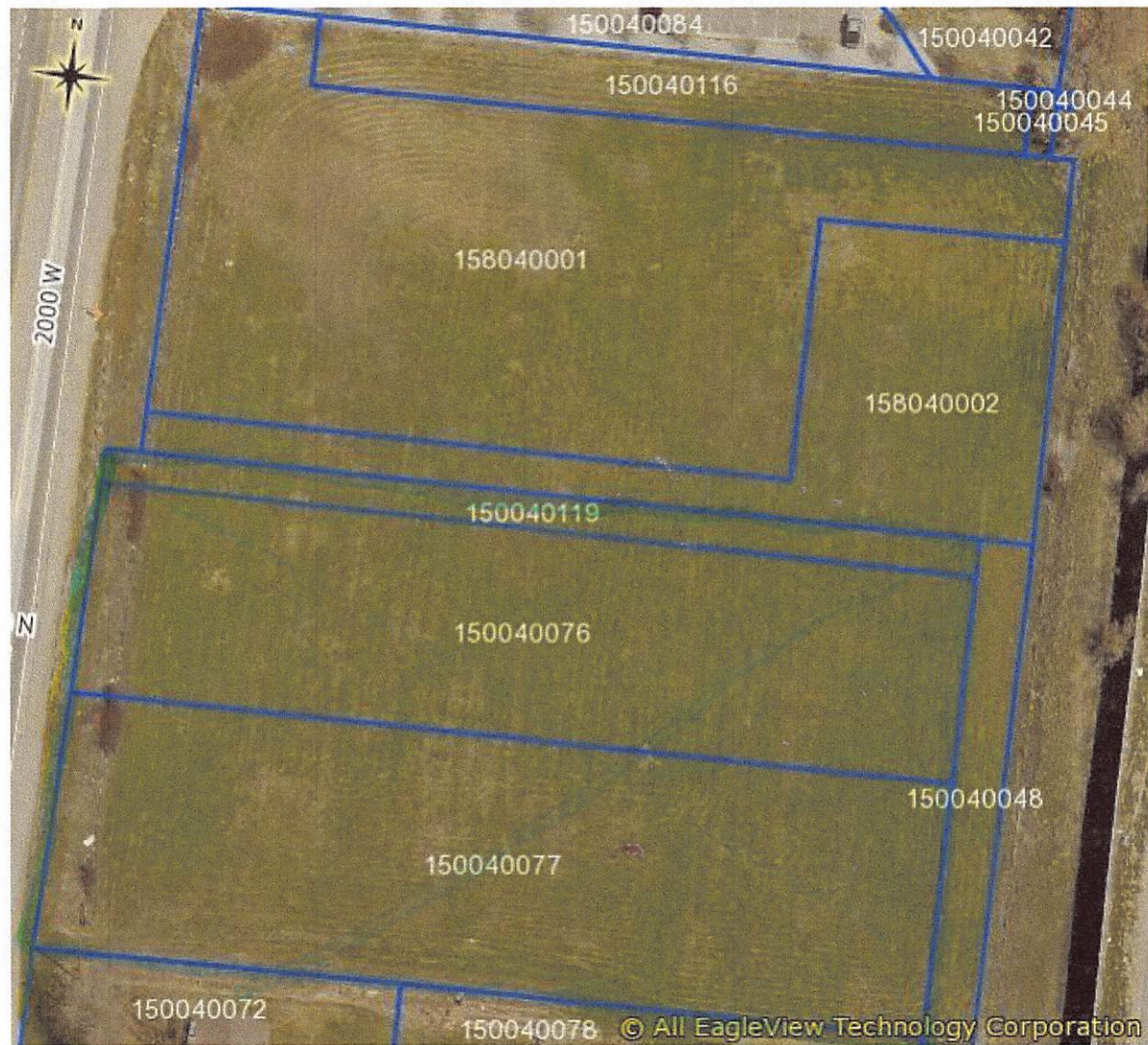
6467 S 1850E
OGDEN, UT 84405

✓ Checklist:

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

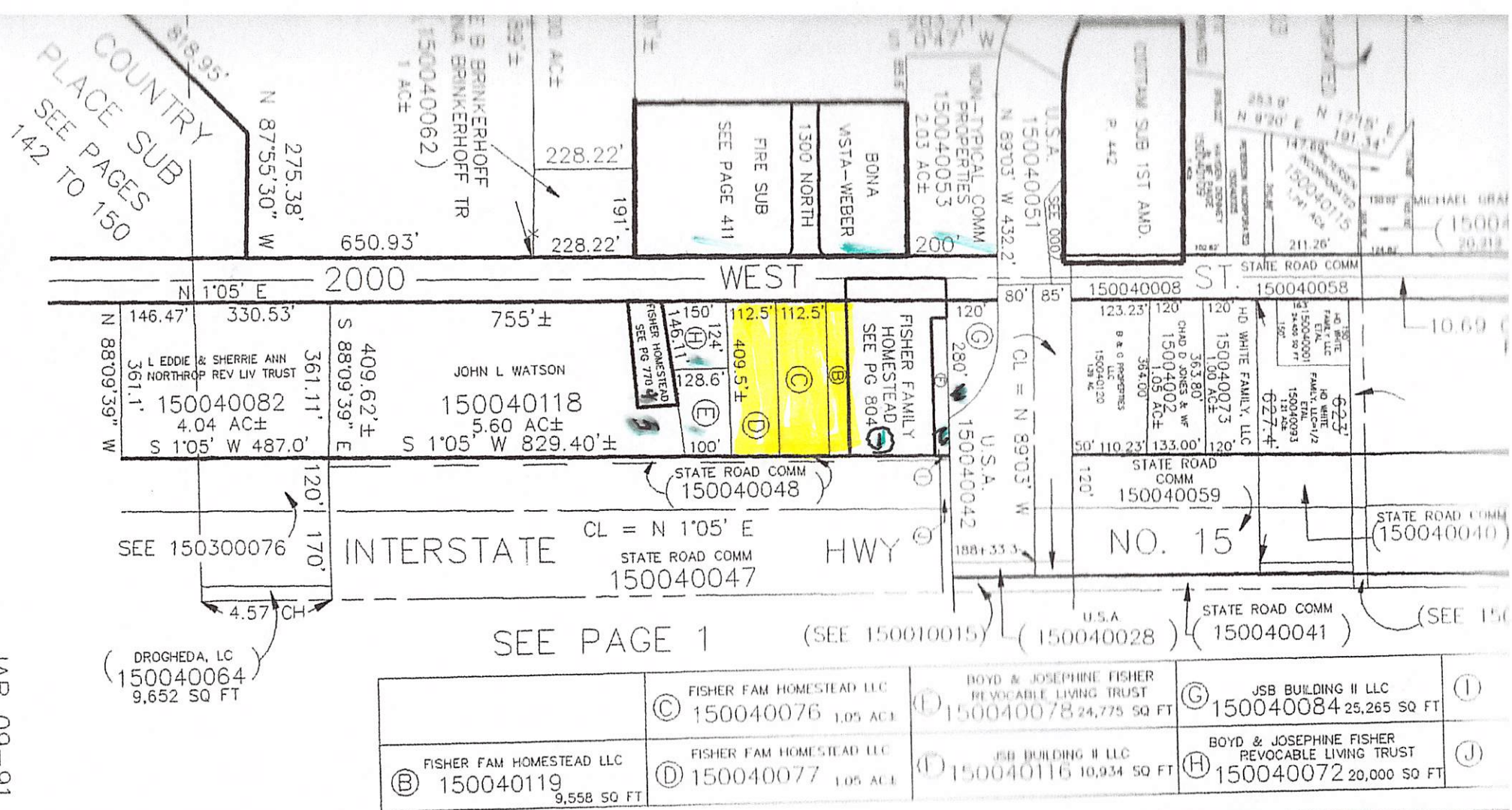
- ☐ Notice Advertised on: _____
- ☐ Public Hearing Held on: _____
- PC Recommendation:
- ☐ Approve ☐ Reject Date: _____
- CC Action:
- ☐ Approve ☐ Reject Date: _____

Farr West Lots



04/27/2023

JAB 09-91





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.

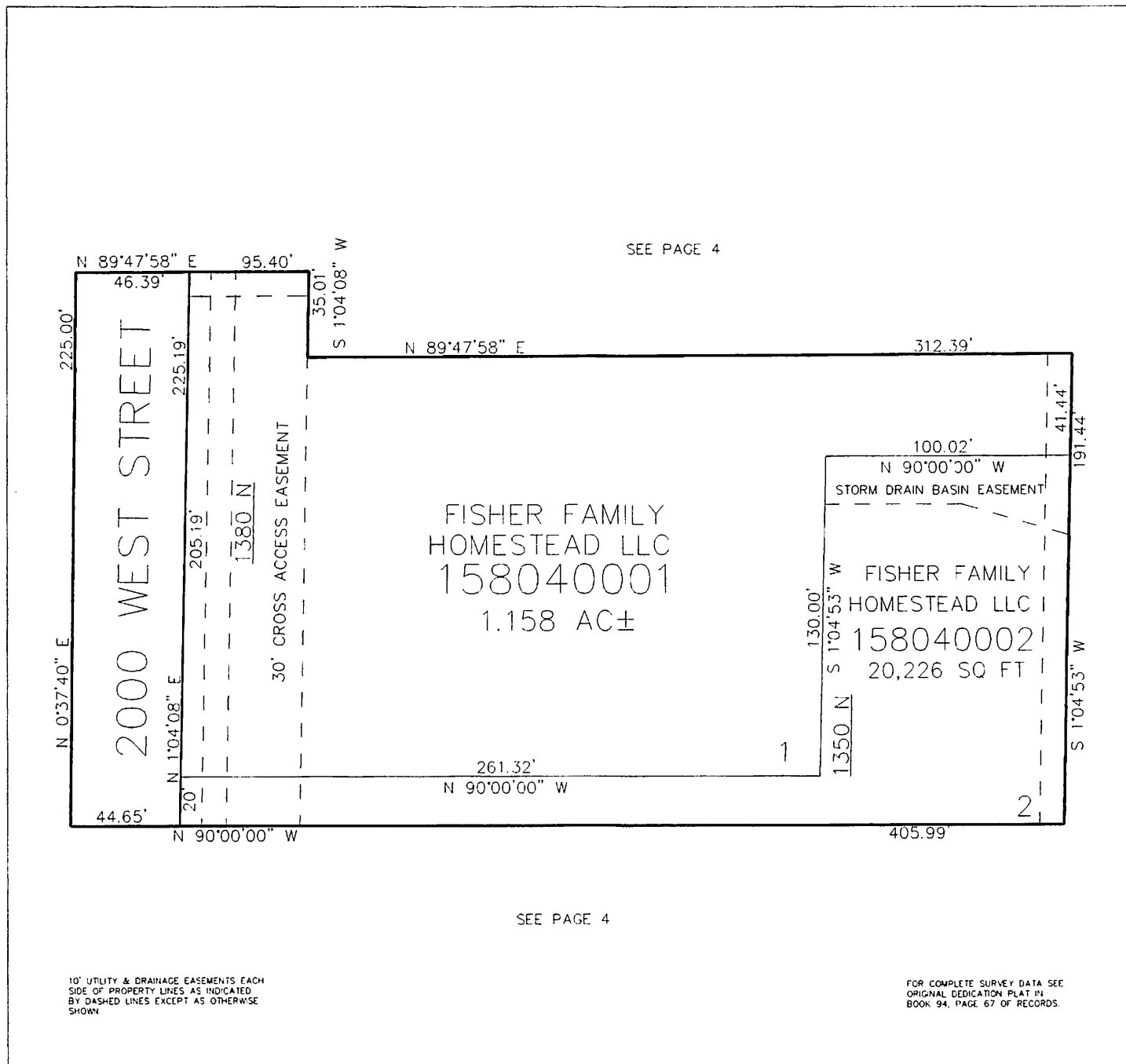
804

THE FISHER FAMILY HOMESTEAD

IN FARR WEST CITY

TAXING UNIT: 145

SCALE 1" = 30'





Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 10-13-23 Applicant Name Steven Sexton

Mailing Address 2851 w 3375 n Farr West UT 84404

Phone Number [REDACTED]

Property address of proposed conditional use 2851 w 3375 n Current Zoning: R15

Please list the requested conditional use as listed within the city zoning ordinance 17.48.020

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

Residential

For private use

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

Residential shop to store RV trailer

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

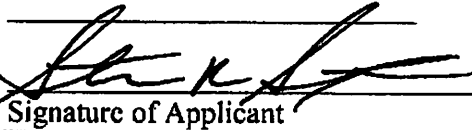
Will be built in accordance to Farr West city and building codes

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

Residential shop for private use.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

Will be built in accordance to Farr West city and Building codes



Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received 10/16/23

Received by Mckinzie Tams

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

Conditions/Reasons

Date application was _____ Approved _____ Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor



PROFESSIONAL CONSTRUCTION SERVICES

Project: Steve Sexton

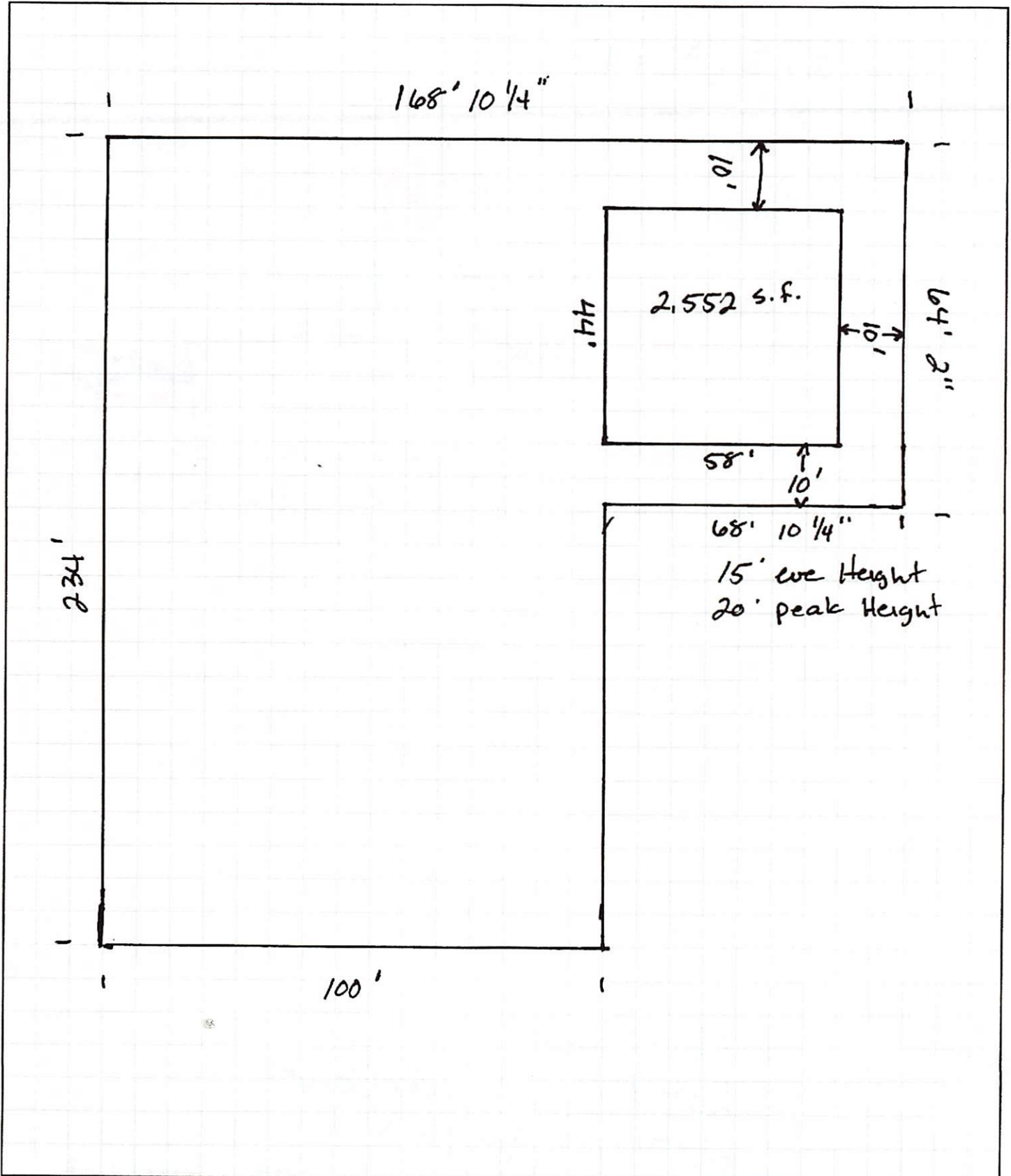
Date: 10-10-23

Job: Accessory Building

Page: of

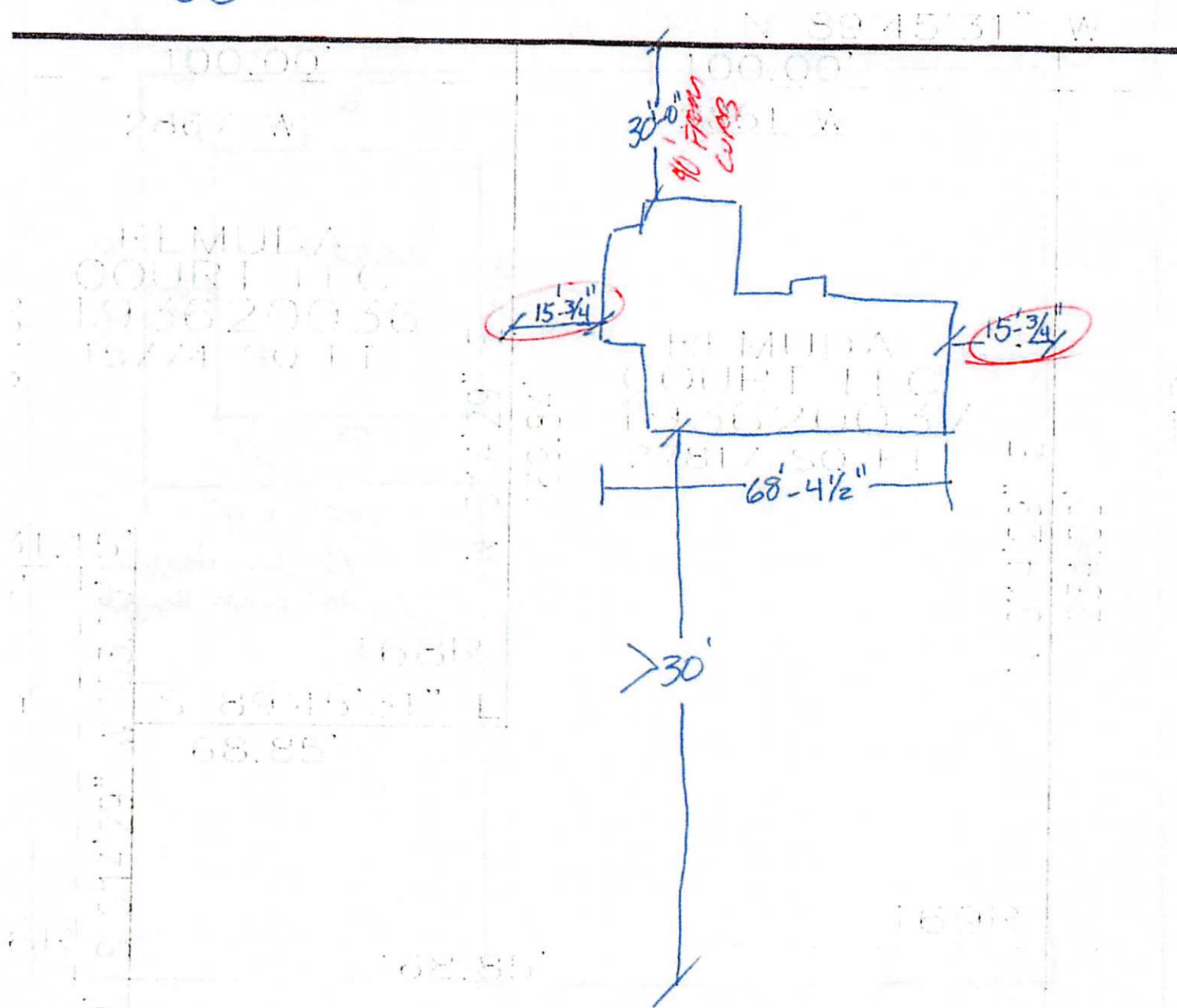
RE: (Shop)

By:

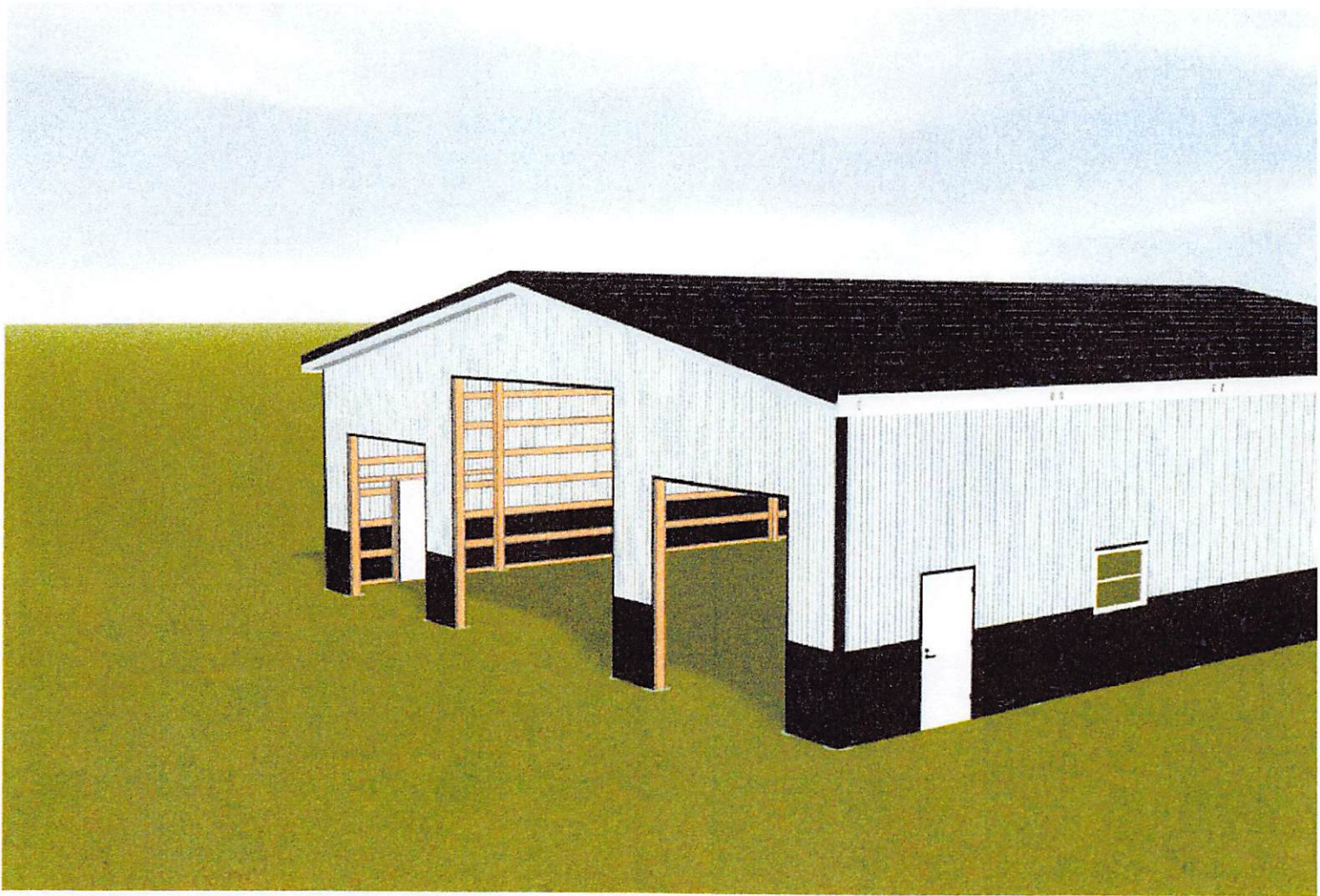


9/27/18

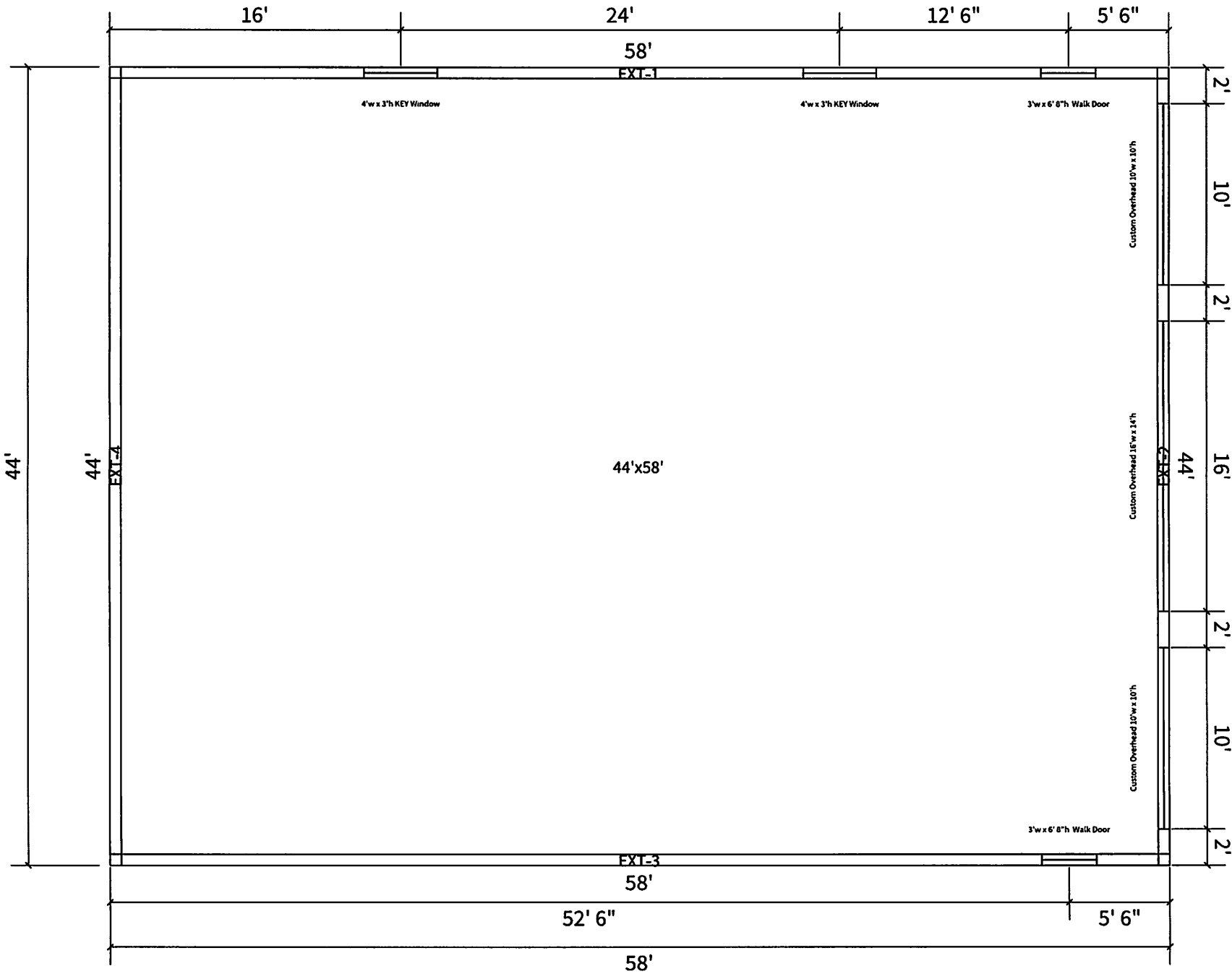
N



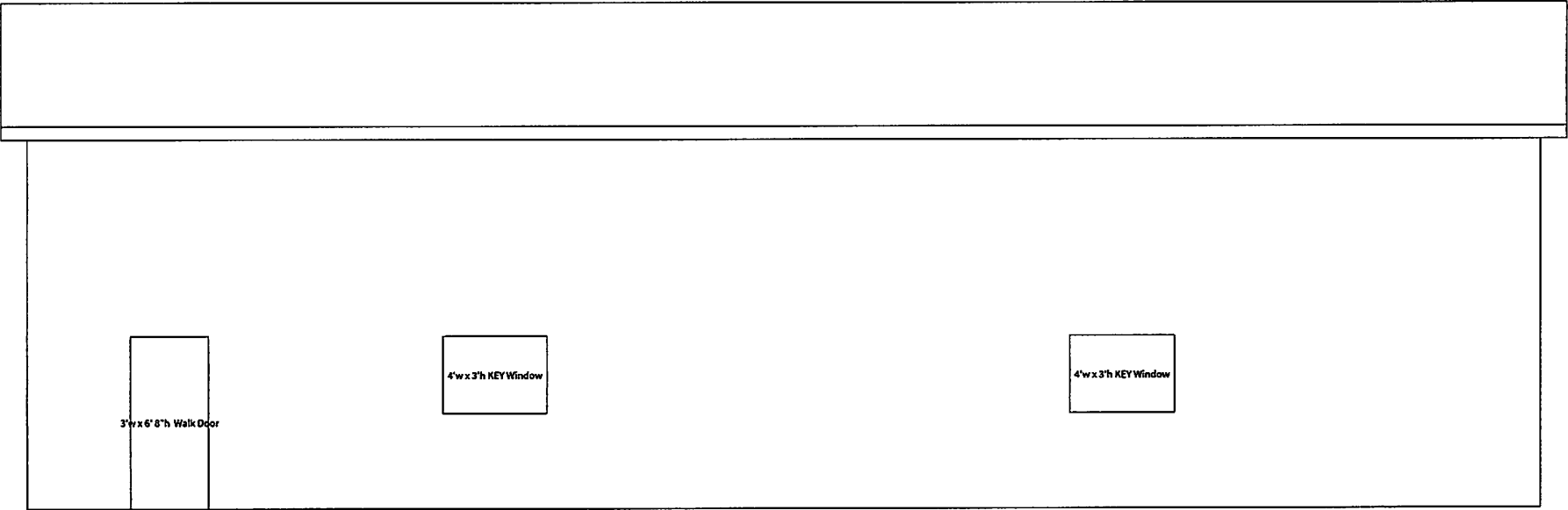
Plot Plan
Lot 169 Remuda Court
2851 W 3375 N
Farm West City. UT 84404



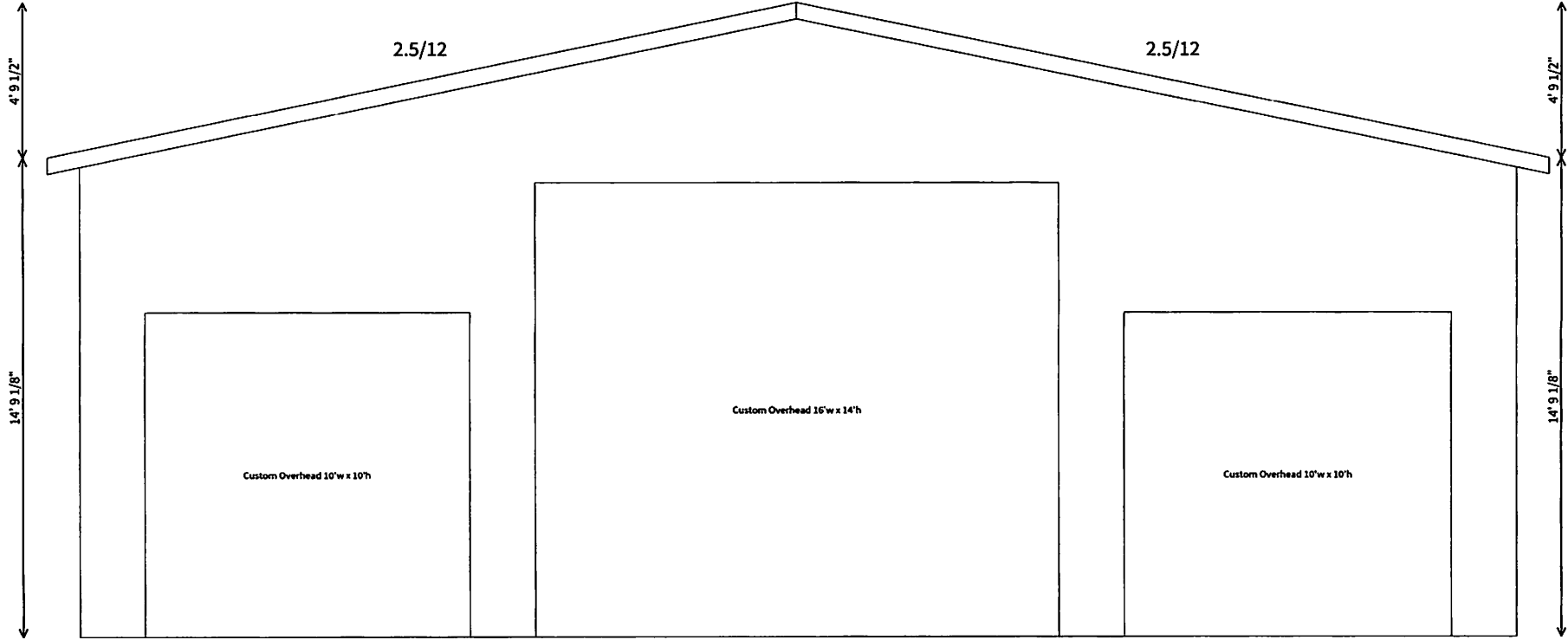
Wall Layout



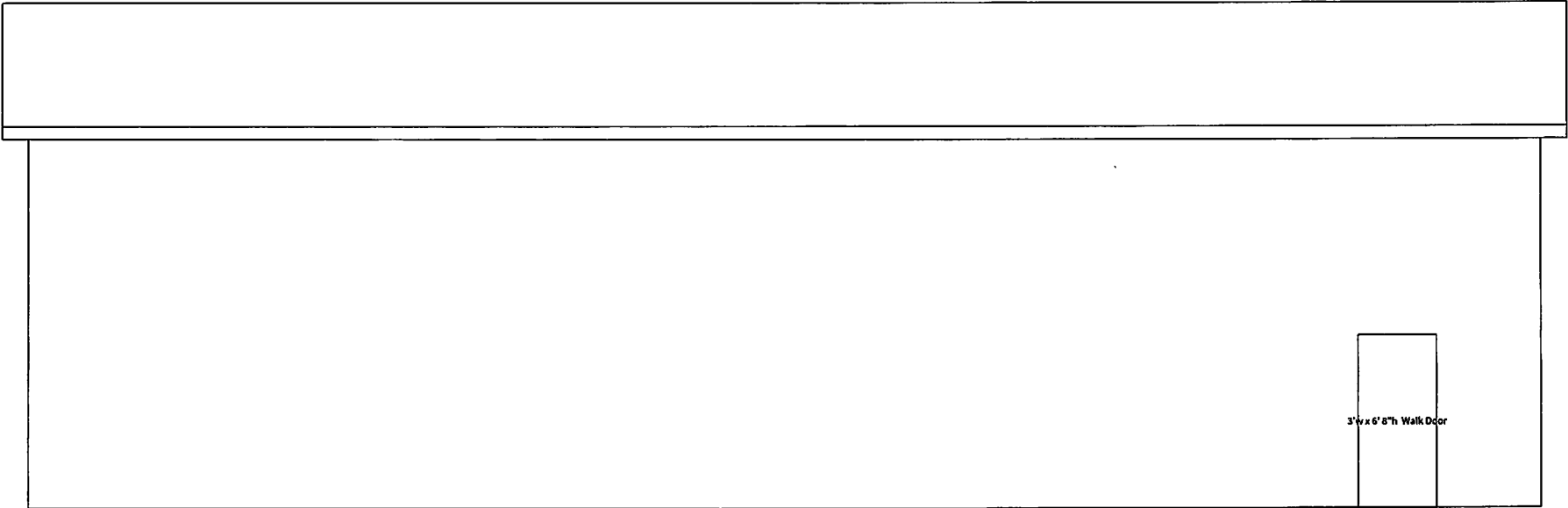
Left Elevation



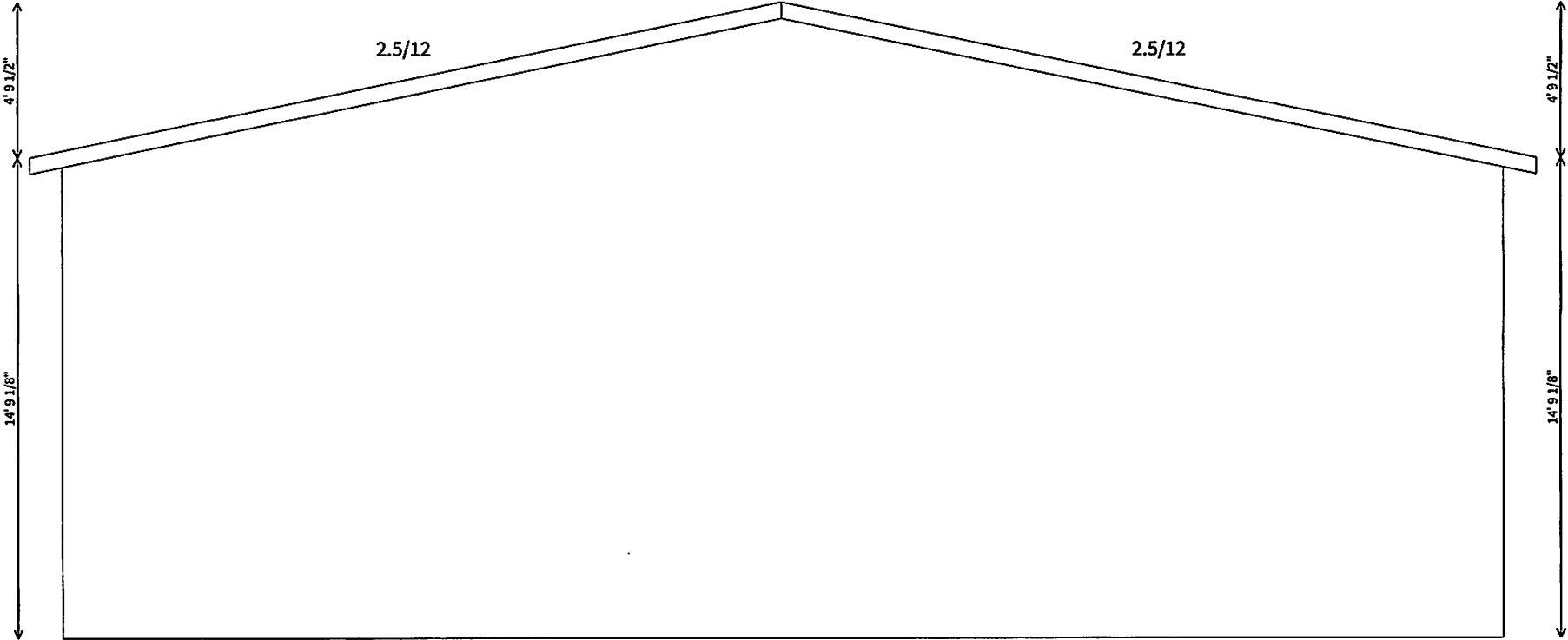
Front Elevation



Right Elevation



Back Elevation



Application for Subdivision



Date Submitted 8/16/23

Developer's Name Triad Land Development

Developer's Mailing Address

Developer's Daytime Phone

Subdivision Name Farr West Business Park Phase 1

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

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

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

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

Title Search Completed

☒ Y

N

*Attach Documentation

Available Utilities and Services:

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

Application for Subdivision



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

Lowest Elevation of Property: 4,240.43"

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

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

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

Previous Farm and Residential Home.
General Plan allows Commercial.

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

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

Signed Jordan Watson Date 8/16/23

FEE SCHEDULE

Subdivision Plan Processing:

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

Engineering Fee Deposit: \$125.00/lot/phase

Application Fee \$ 100- Developer User Fee \$ 125- Total \$ 225-
Receipt # 2013460 Date Paid 8.18.23 Received by A. Ziental

Application for Site Plan Approval



1896 North 1800 West
Farr West, UT 84404
Phone – (801)731-4187
Fax – (801) 731-7732

Date Submitted: _____

Applicant Name: Jordan Watson Applicant Address: _____

Phone: _____

Business Name: Triad Land Development Application Number: _____

Business Address: _____

Address and description of site being considered: 1246 N 2000 W FARRWEST UT 84404

Previous farm and residential home. General Plan allows commercial development. Development will cater to small businesses needing commercial flex space.

Tax ID number of site being considered: 15-110-0001, 15-004-0118

Current zoning of site: C2, R-1-15

FEE SCHEDULE

Application: \$100.00 Engineering Deposit: \$1,000.00

Site Plan approval is required for the following conditions. Please indicate all conditions associated with this application:

- ☒ All proposed new development except single-family detached residences.
- ☐ All additions of alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- ☒ Issuance of a conditional use permit for new construction.
- ☒ New signs
- ☐ Modified site plan review shall be required for any change of use in a existing structure or site or addition, except single-family detached residences.
- ☐ All plans for earth sheltered dwellings.

The following information is required for site plan approval (check box next to all items submitted with application):

(Note: Not providing the required information will result in a delay of approval by the planning commission)

- ☒ A site plan (or set of plans as needed) showing all the required information listed below drawn accurately to an engineering scale. The plan needs to be submitted on 11x17, or larger paper, and in an electronic PDF format.
- ☒ Lot dimensions and orientations: North arrow, etc.
- ☒ Existing and proposed buildings with their dimensions and the locations of all opening in exterior walls.
- ☒ Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- ☒ Indication of proposed use of buildings.
- ☒ All off street parking, locations and size of points of entry and exists, loading facilities, internal traffic circulation patterns, location of handicapped parking and handicapped access to building(s).
- ☒ Height of all existing and proposed walls and fences and type of construction.
- ☒ Location and type of landscaping.
- ☒ All existing easements (dedicated and prescriptive), irrigation ditches, alleys and street rights of ways. Locations and height of any overhead power and communication and transmission lines, and all utility easements which may affect the property.
- ☒ All existing and proposed improvements. Improvements include: curb and gutter, sidewalks, sanitary and storm sewer lines, fire hydrants and driveway approaches. Grades must be shown for curb and gutter, sidewalks, sanitary and storm sewer lines.
- ☒ Location, type, lighting and size of proposed and existing signs.
- ☒ Location, type and size of proposed and existing light poles.
- ☒ A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown.
- ☒ One copy of a current county ownership plat showing the property and adjacent properties.
- ☒ Approval letter from Weber Fire District (801-782-3580).
- ☒ Approval letter from Bona Vista Water (801-621-0474).

If any of the above information is not being provided please indicate reasoning:

Answer the following questions as applicable: (Attach additional paper if needed.)

1. State in detail what is intended to be done on or with the property? Development will be a business Park consisting of 4 identical commercial flex buildings for sale and lease to small businesses.

2. How will the proposed use be compatible with existing surrounding uses, buildings, and structures, when considering traffic generation, parking, building design, location and landscaping?

The development and use is consistent with surrounding area on 2000 W and are in line with what the general plan allows in this area. Building design, landscaping, and parking will meet city requirements for permit.

Signature of Applicant:

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the members of the planning commission and city council. **All** property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.

John L. Watson

Owner Signature

[Signature]

Owner Signature

JOHN L. WATSON

Print Name

CAMERON WATSON

Print Name

I/We authorize Jordan Watson to act as my/our agent in all matters relating to this application.
(Print name)

John L. Watson

Owner Signature

[Signature]

Owner Signature

JOHN L. WATSON

Print Name

CAMERON WATSON

Print Name

Authorized Agent Signature

Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

§

County of Weber)

On this 22nd day of August, in the year 2023, before me Braxton Buckway, a notary public, personally appeared John Watson and Cameron Watson, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



[Signature]
NOTARY PUBLIC

E
A
L

State of Utah)

§

County of _____)

On this _____ day of _____, in the year _____, before me _____, a notary public, personally appeared _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.

NOTARY PUBLIC

S
E
A
L

For City Use:

Fee received by: MTAMS Date received: 8/22/2023
Receipt number: 9.002536 Cash/Check (circle one) card
Date site plan received: 8.22.23 Received by: McKinzie
Date met with city engineer: 10.6.23 Signed: McH Robertson
Date engineer approved plan: 10.6.23 Signed: McH Robertson
Date planning commission approved: October 12, 2023
Date city council approved (conditional use permit only): _____

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.

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**
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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 88, 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
801-664-7701

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) 663-1644 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

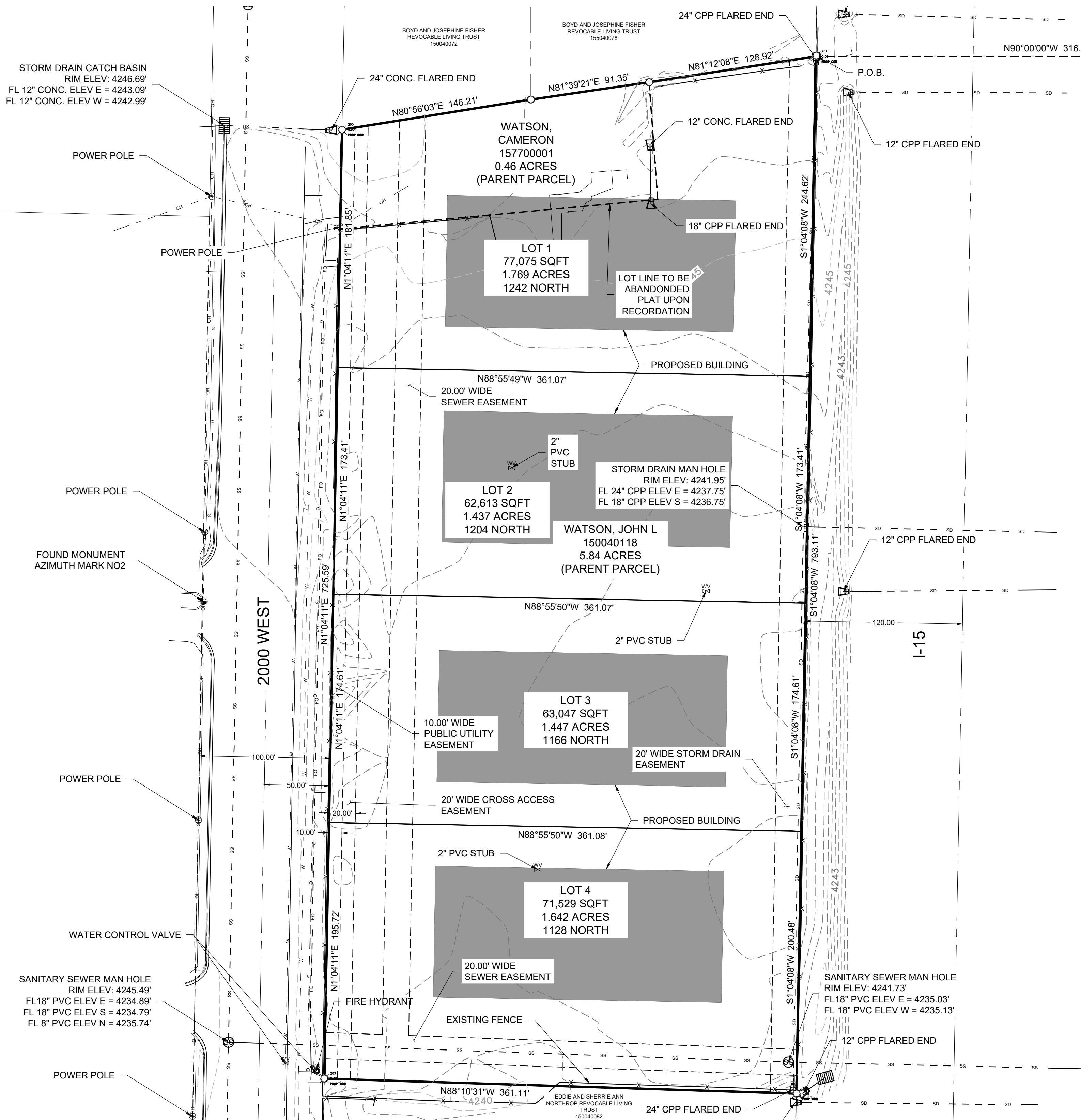


HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

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

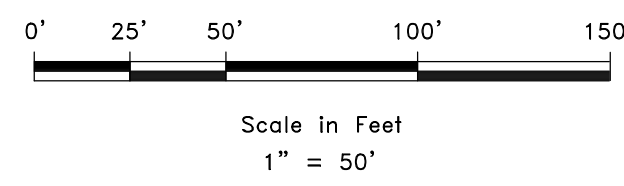
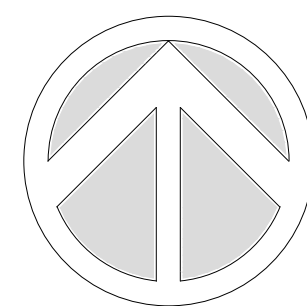
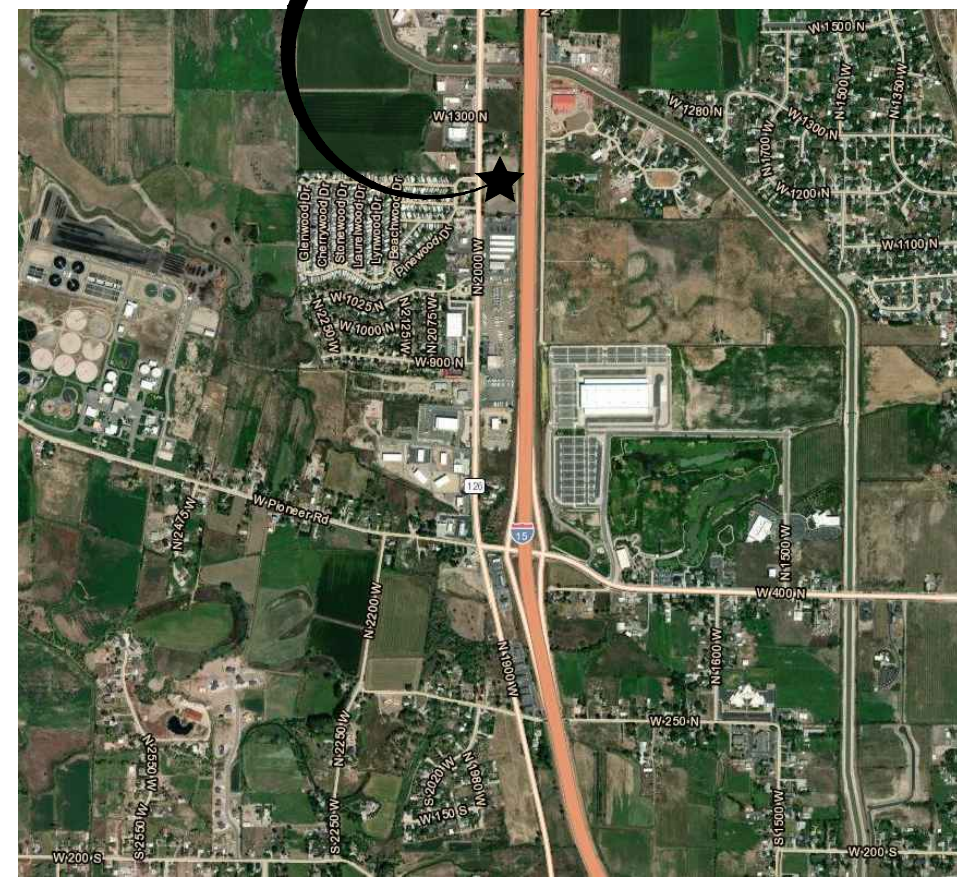


NOTES

- 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.

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



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 88, 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: _____



LAYTON SURVEYS LLC
Professional Land Surveying
(801) 663-1641 Willis.Long@laytonsurveys.com WOODS CROSS, UT 84010

FARR WEST, UTAH

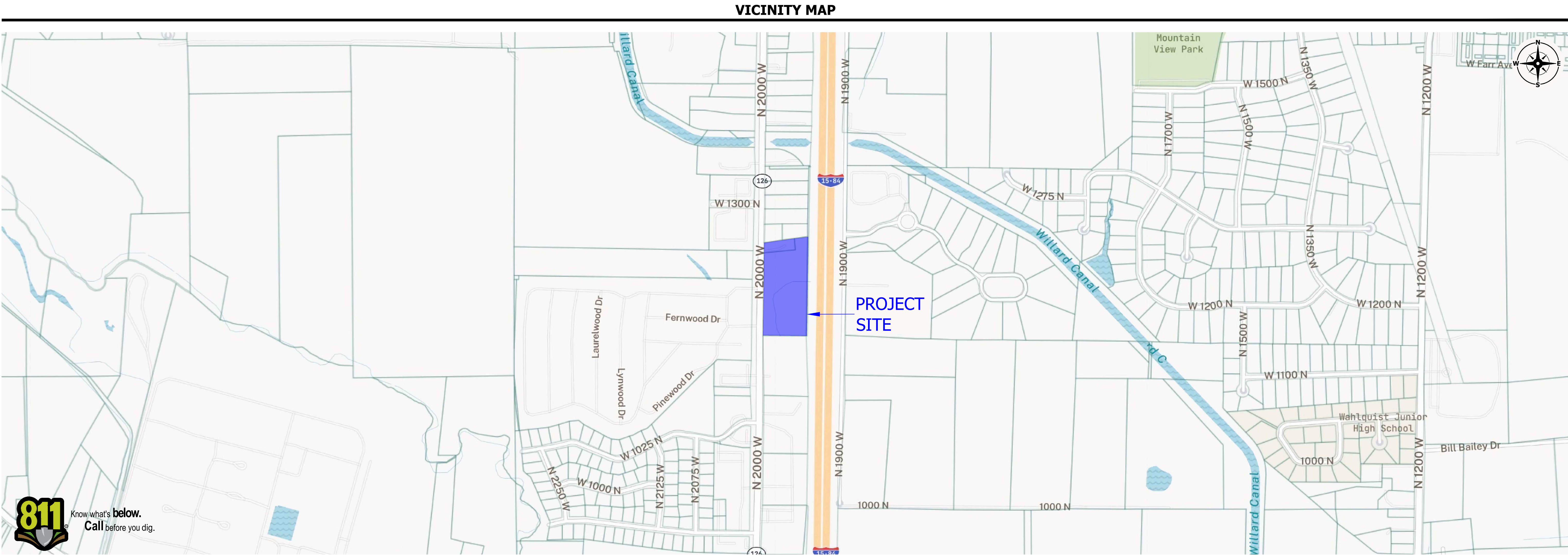
FARR WEST BUSINESS PARK

CIVIL CONSTRUCTION SET - AUGUST 2023

SHEET INDEX			SITE CALCULATIONS		SITE DATA		FIRE DEPARTMENT:	
1 of 13	C001	COVER SHEET	LOCATION:	FARR WEST, WEBER COUNTY	AFFECTED PARCEL NO.:	CLEARFIELD, UT 84015	FIRE DEPARTMENT:	
2 of 13	C002	NOTES, LEGEND & ABBREVIATIONS	EX ZONING:	R-1-15, RESIDENTIAL	15-770-0001, 15-004-0118	PH: (801) 663-1641	WEBER FIRE DISTRICT	
3 of 13	C100	DEMOLITION PLAN	NEW ZONING:	C-2, COMMERCIAL			2023 WEST 1300 NORTH	
4 of 13	C200	SITE PLAN	INTENDED USE:	WAREHOUSING			FARR WEST, UTAH 84404	
5 of 13	C201	STRIPING PLAN	PROPERTY SIZE:	274,262 SF / 6.296 ACRES			PHONE: (801) 782-3580	
6 of 13	C300	GRADING PLAN	BUILDING FOOTPRINT:	88,000 SF (32.1%) (TOTAL)	PROJECT LOCATION:		GAS COMPANY:	
7 of 13	C400	UTILITY PLAN	HARD SURFACE AREA:	151,793 SF (55.4%)	LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,		DOMINION ENERGY	
8 of 13	C600	CIVIL DETAILS	LANDSCAPE AREA:	34,469 SF (12.5%)	TOWNSHIP 6 NORTH, RANGE 2 WEST,		PHONE: (800) 323-5517	
9 of 13	C601	CIVIL DETAILS			SALT LAKE BASE AND MERIDIAN			
10 of 13	C602	CIVIL DETAILS	PARKING:	(1 STALL / 1,000 SF)	CITY OF FARR WEST, WEBER COUNTY, UTAH		POWER COMPANY:	
11 of 13	C700	EROSION CONTROL PLAN		88,000 SF / 1,000 SF = 88 STALLS			ROCKY MOUNTAIN POWER	
12 of 13	C701	EROSION CONTROL DETAILS		88 STALLS REQUIRED	FLOOD INFORMATION:		PHONE: (888) 221-7070	
13 of 13	L100	LANDSCAPE PLAN		230 STALLS PROVIDED	THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X"			
				(INCLUDING 6 ADA + 4 VAN ADA)	PER MAP NUMBER 49057C0200E WITH AN EFFECTIVE DATE OF		WATER COMPANY:	
					DECEMBER 16, 2005.		BONA VISTA WATER	
					BENCHMARK INFORMATION:		PHONE: (801) 621-0474	
					FOUND MONUMENT, AZIMUTH MARK NO2. ELEV = 4246.08'			
					HORIZONTAL DATUM: UT83-NF		SECONDARY WATER COMPANY:	
					VERTICAL DATUM: NAVD88		PINEVIEW WATER SYSTEMS	
							PHONE: (801) 621-6555	
					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.			

NOTICE TO CONTRACTORS

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



THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\128-02_Fisher_Property\00-CAD\01-AutoCAD\Tried Land Development_2023\004_1_10/6/2023 8:52 AM

General Notes

1.0 COMPLIANCE

- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALTY'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
 - ASPWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
 - ADA ACCESSIBILITY GUIDELINES.
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

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

4.0 SAFETY AND PROTECTION

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

5.0 MATERIALS

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

6.0 GRADING & SOILS

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

7.0 UTILITIES

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

8.0 SURVEY CONTROL

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

9.0 AMERICAN DISABILITIES ACT

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

10.0 EROSION CONTROL

- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- 11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKED ONTO PAVED ROADWAYS 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
	SANITARY SEWER
	FORCE MAIN
	x" SANITARY SEWER
	EX STORM DRAIN
	STORM DRAIN
	ROOF DRAIN
	x" STORM DRAIN
	x" ROOF DRAIN
	EX IRRIGATION
	EX LAND DRAIN
	EX SECONDARY WATER
	EX x" IRRIGATION
	IRRIGATION
	LAND DRAIN
	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 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

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)



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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
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

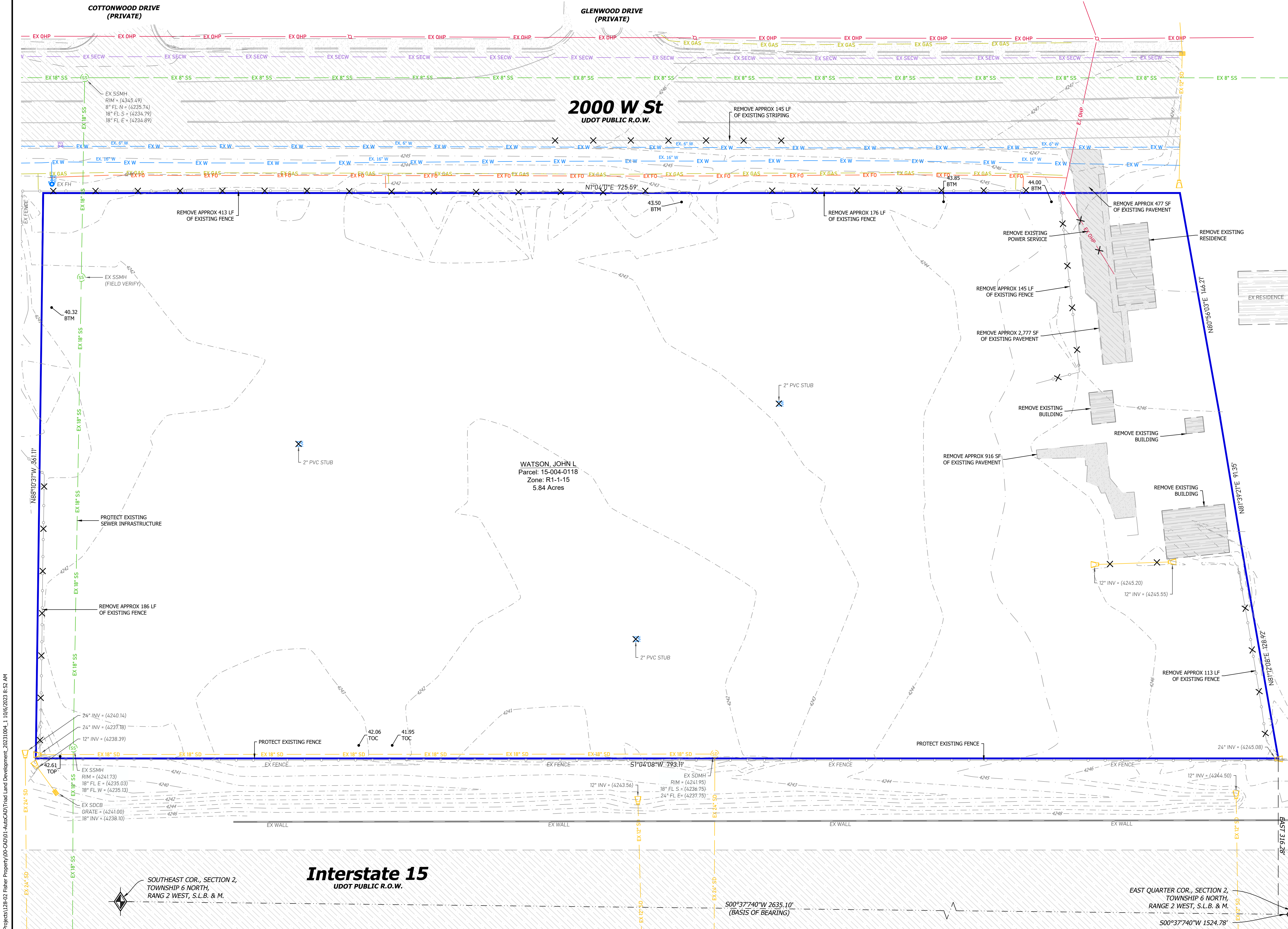
Engineer: T. Hunt
Drawn: T. Pridemore
Date: 06 / 16 / 2023
Proj. No. 128 - 02

SHEET TITLE

**Existing
Site Plan**

SHEET NO.

C001



Legend

- = EXISTING FEATURE TO BE DEMOLISHED
- = AREA OF DEMOLITION

Benchmark and Datum

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

Flood Zone

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

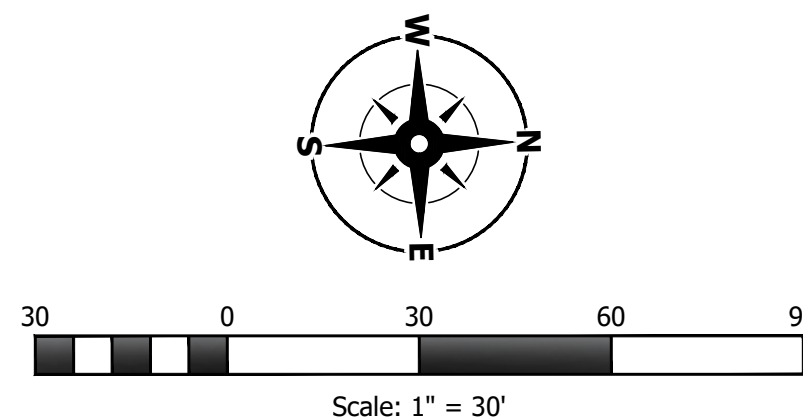
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Notice To Contractors

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MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



Know what's below.
Call before you dig.





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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

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IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

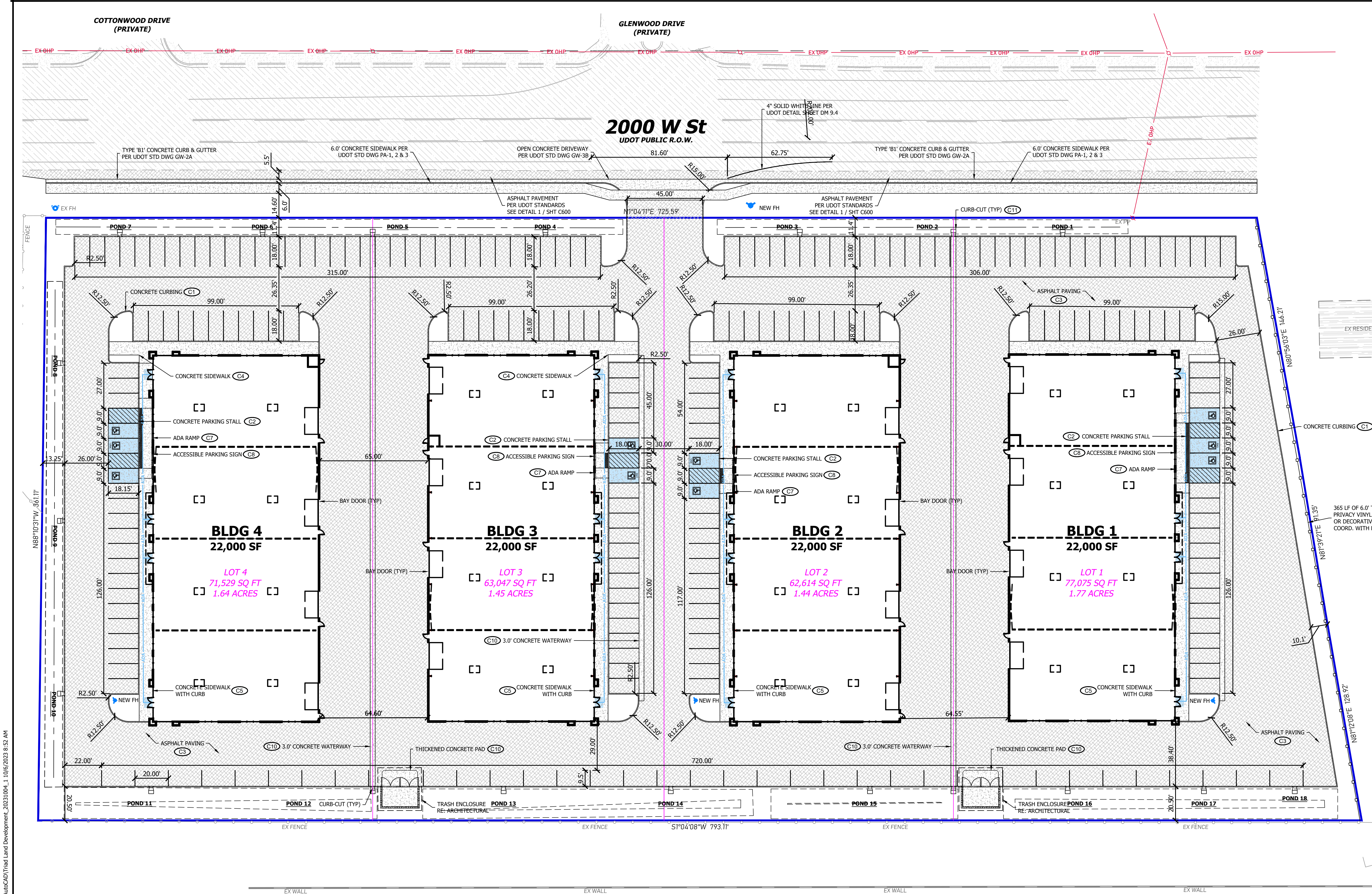
PROJECT INFO.

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

**Proposed
Site Plan**

SHEET NO.

C200



Interstate 15
UDOT PUBLIC R.O.W.

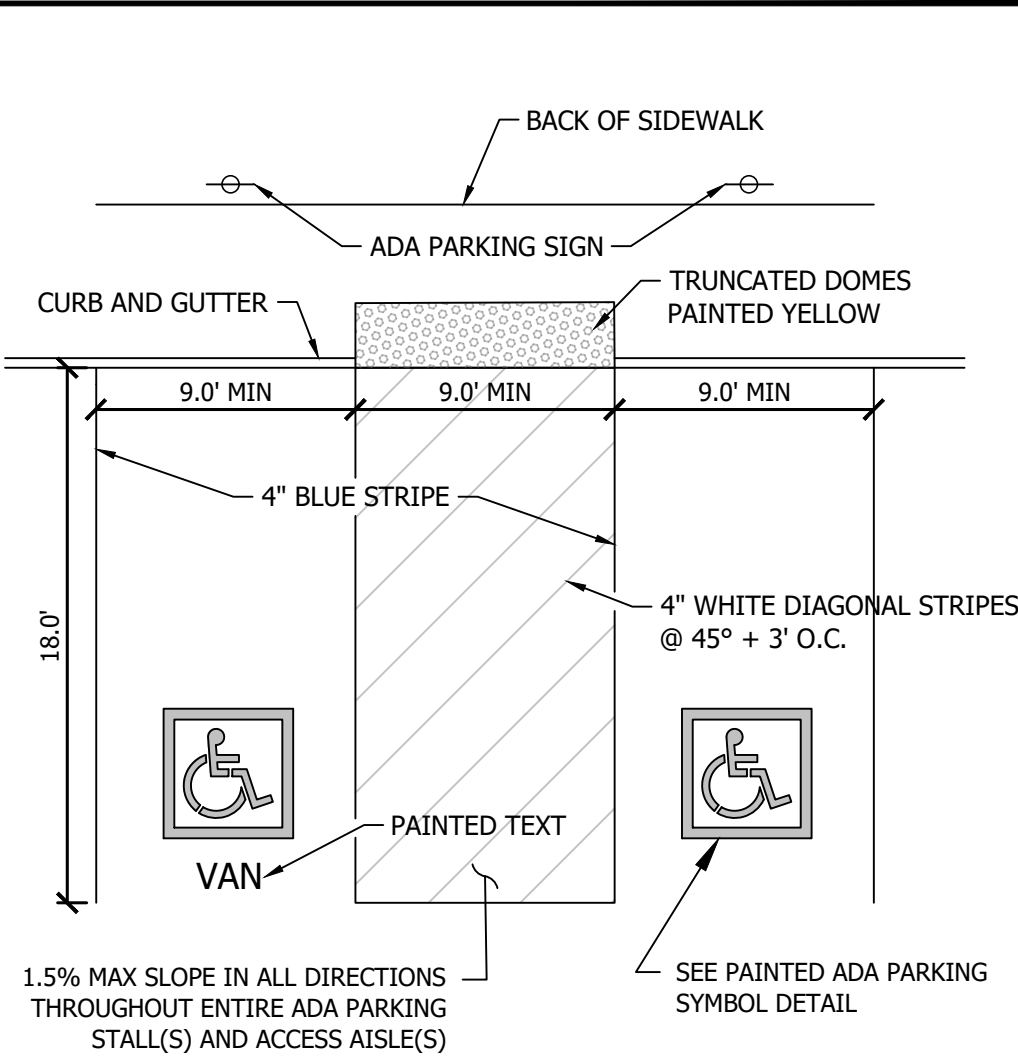
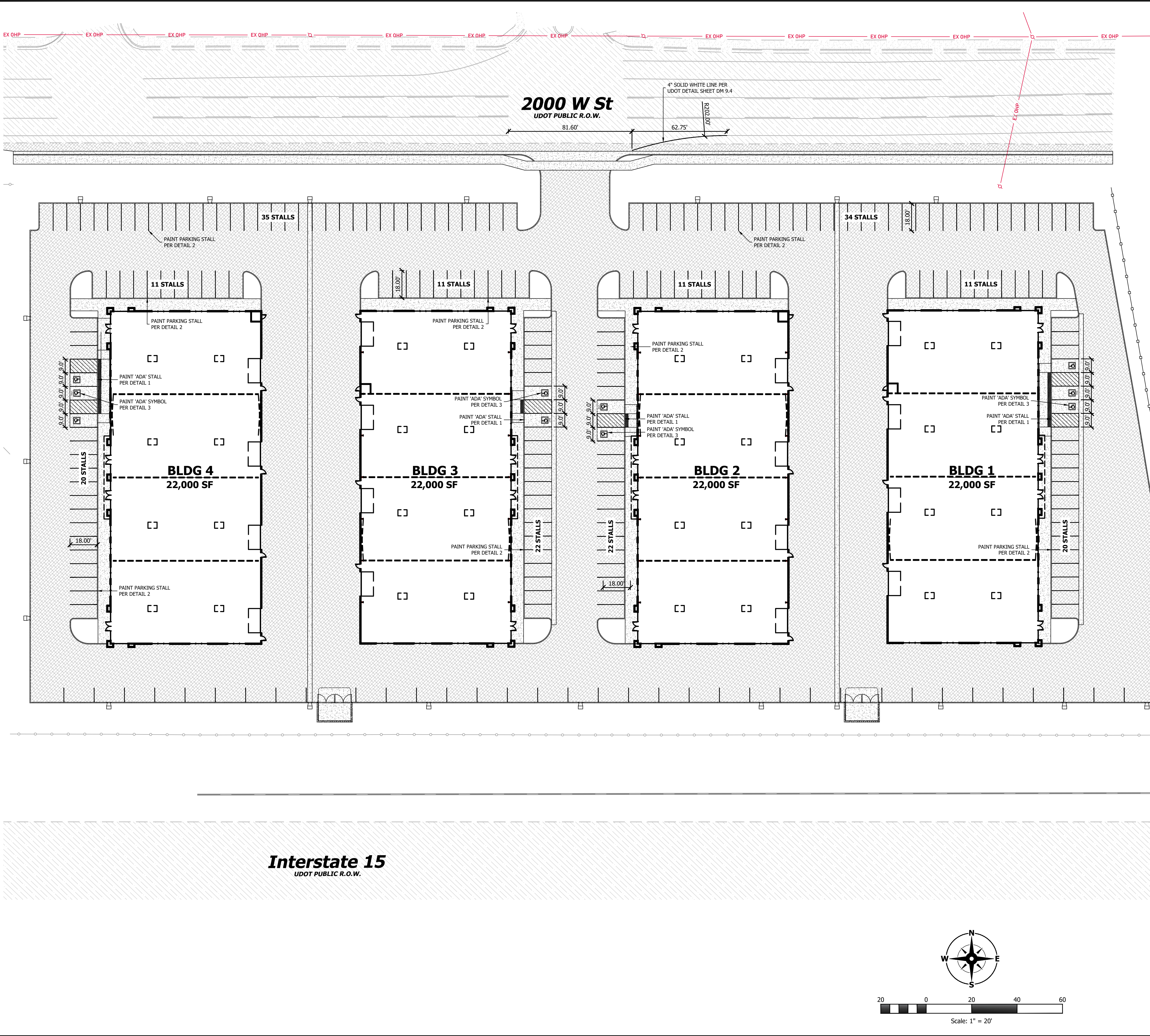


30 0 30 60 90
Scale: 1" = 30'

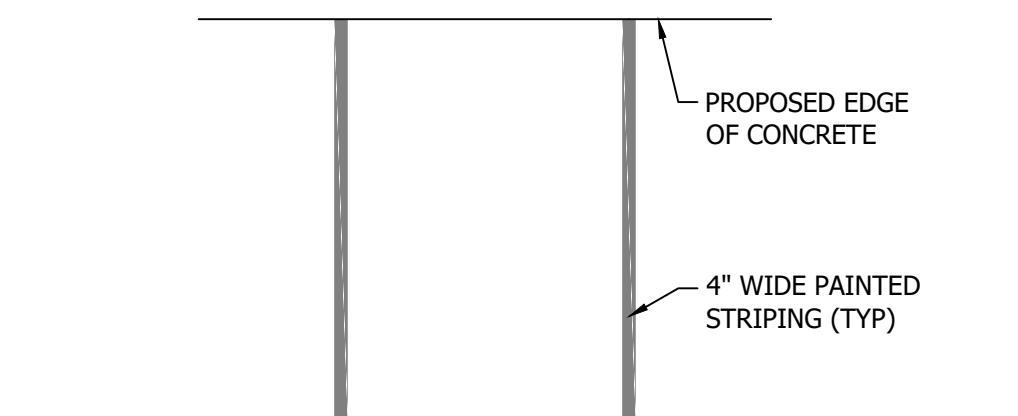


Know what's below.
Call before you dig.

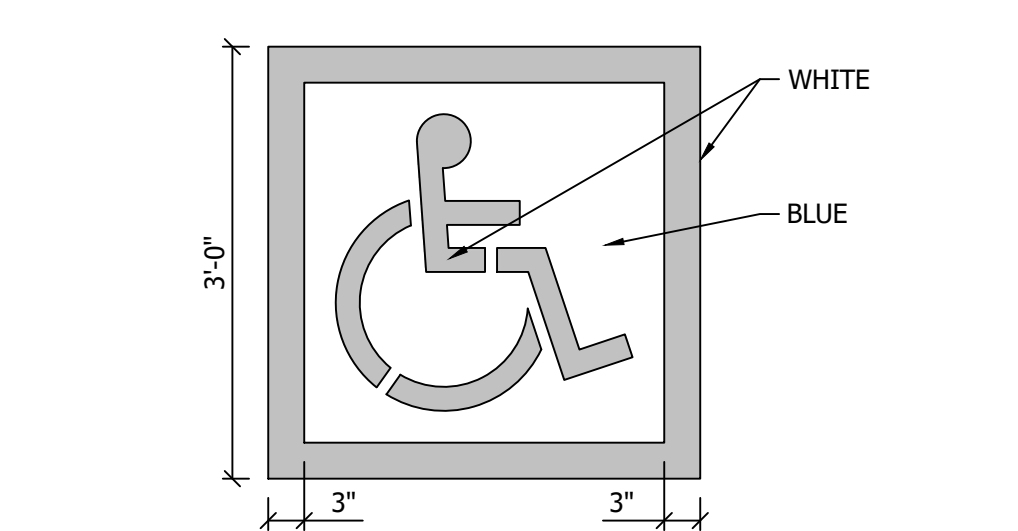
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1 ADA Striping and PED Access
Scale: NTS



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

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

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

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



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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

REVIEWS

SEAL



VERIFY SCALES

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SCALES ACCORDINGLY

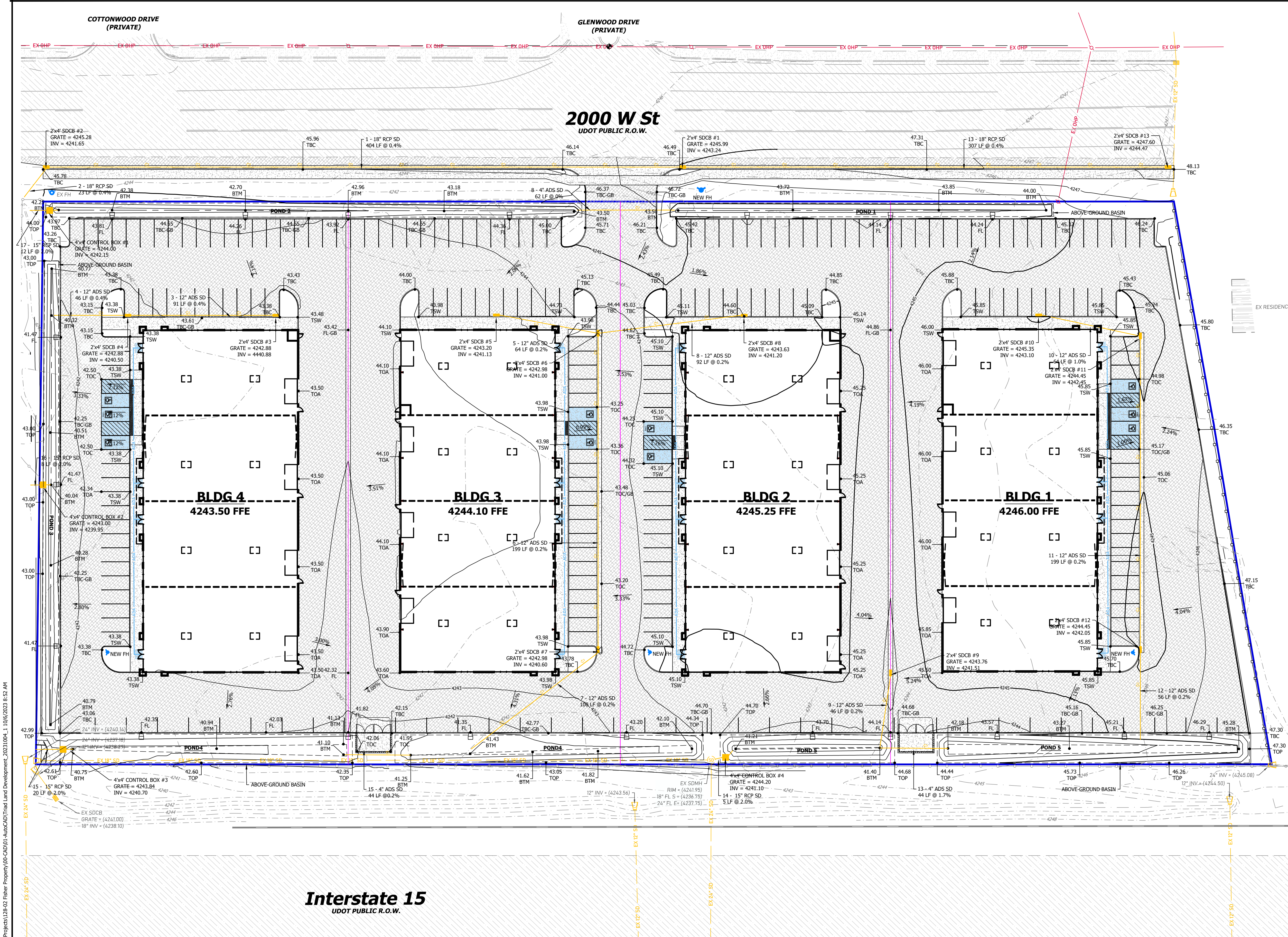
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Date: 06 / 16 / 2023
Proj. No. 128 - 02
SHEET TITLE

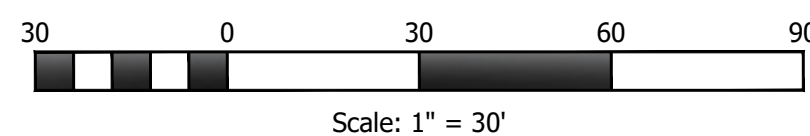
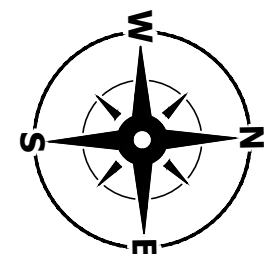
**Grading
Plan**

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

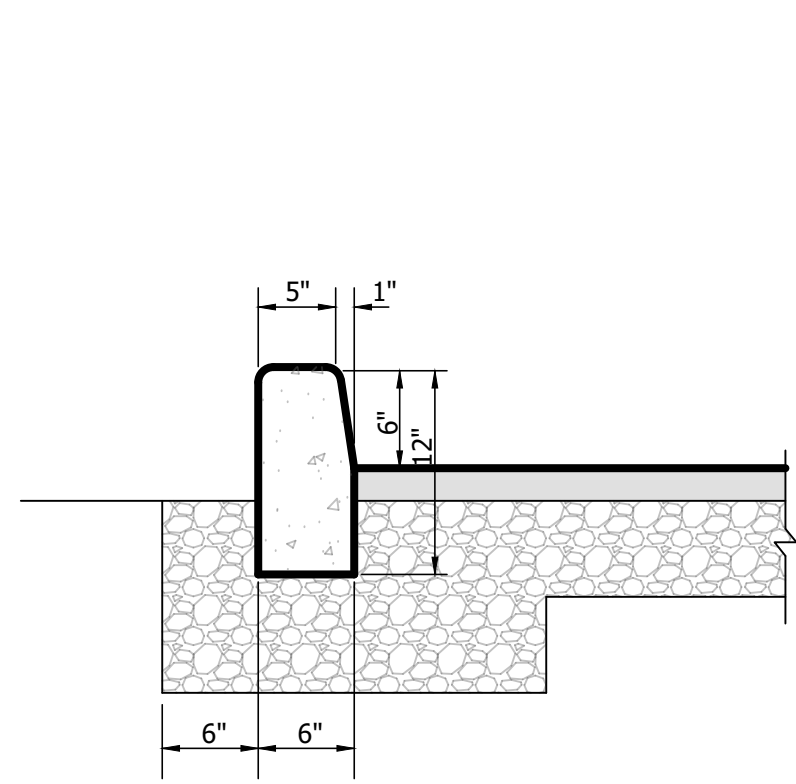
LOCATION: FARR WEST, WEBER COUNTY, UTAH
ZONING: C-2, COMMERCIAL
LAND USE: WAREHOUSING

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

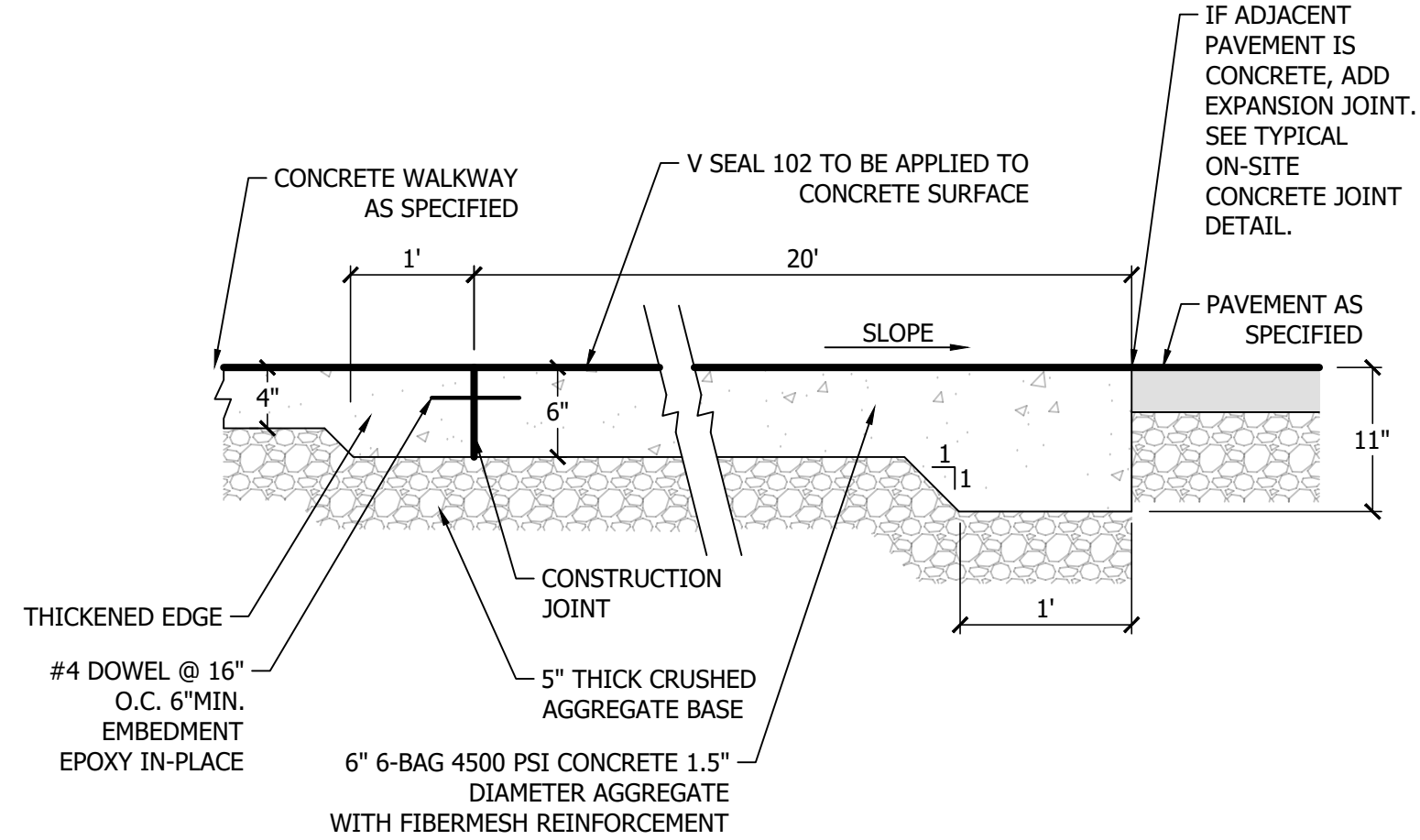
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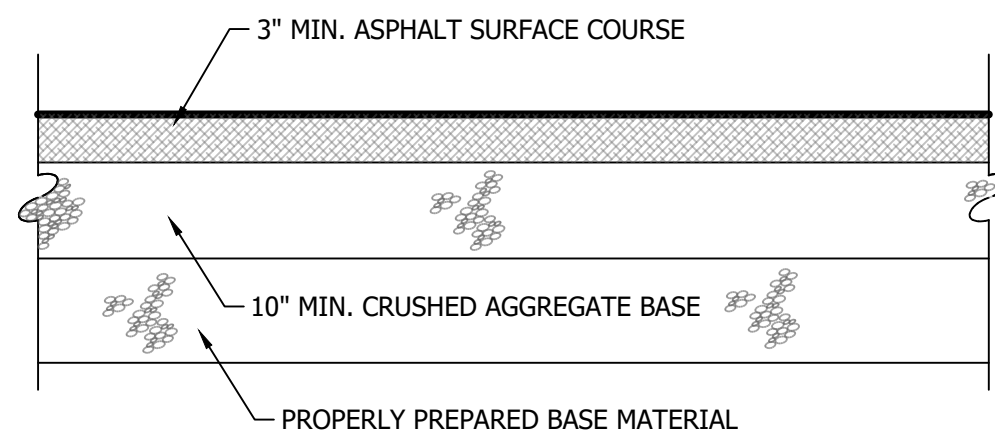


NOTES:
1) PROVIDE 1/8" x 1" DEEP CONTROL JOINTS AT 8' O.C. MAX. JOINTS TO CONTINUE THROUGH CONC. OR CURB & GUTTER. PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C.

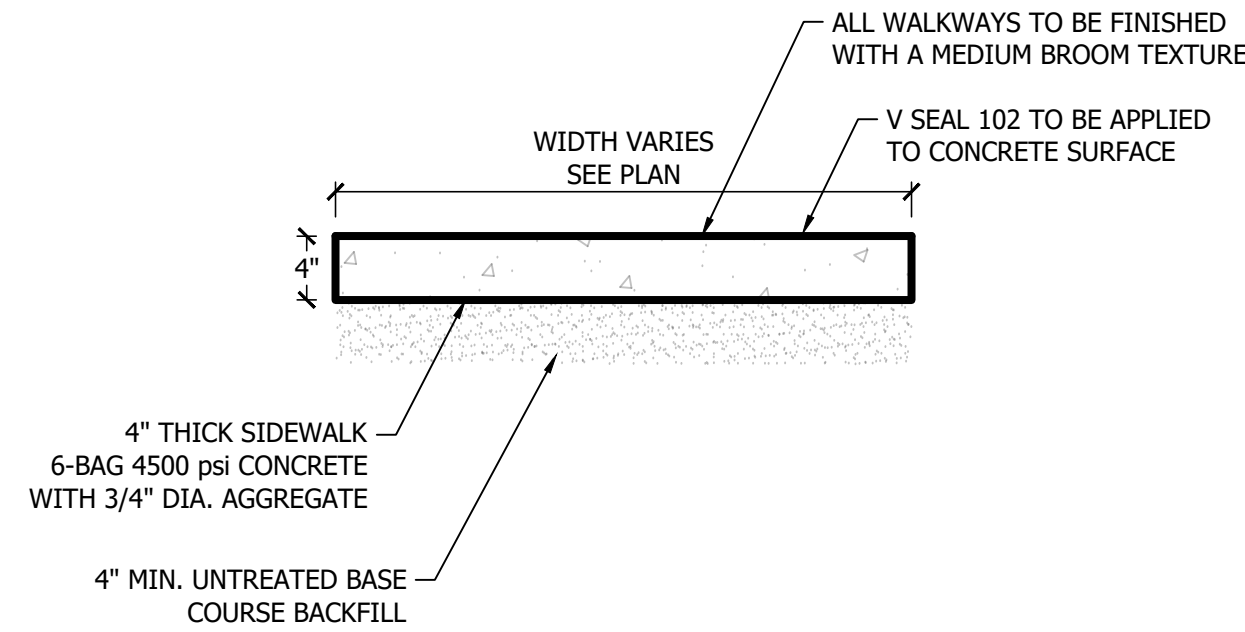
C1 On-Site Concrete Curbing
Scale: NTS



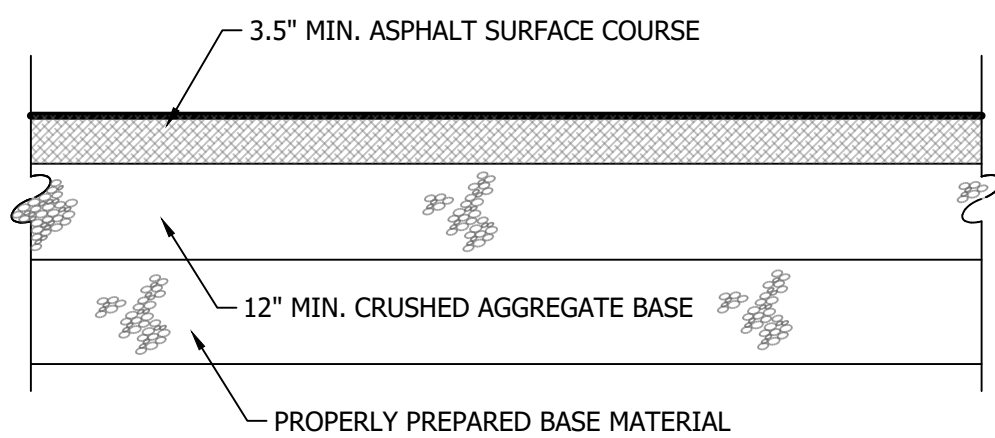
C2 Concrete Parking Stall
Scale: NTS



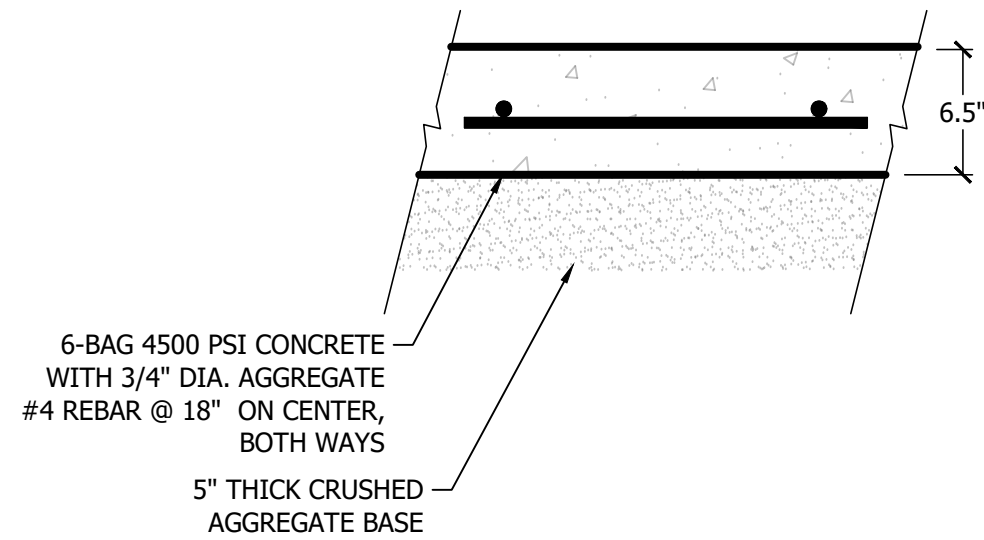
C3 On-Site Asphalt Paving (Parking Areas)
Scale: NTS



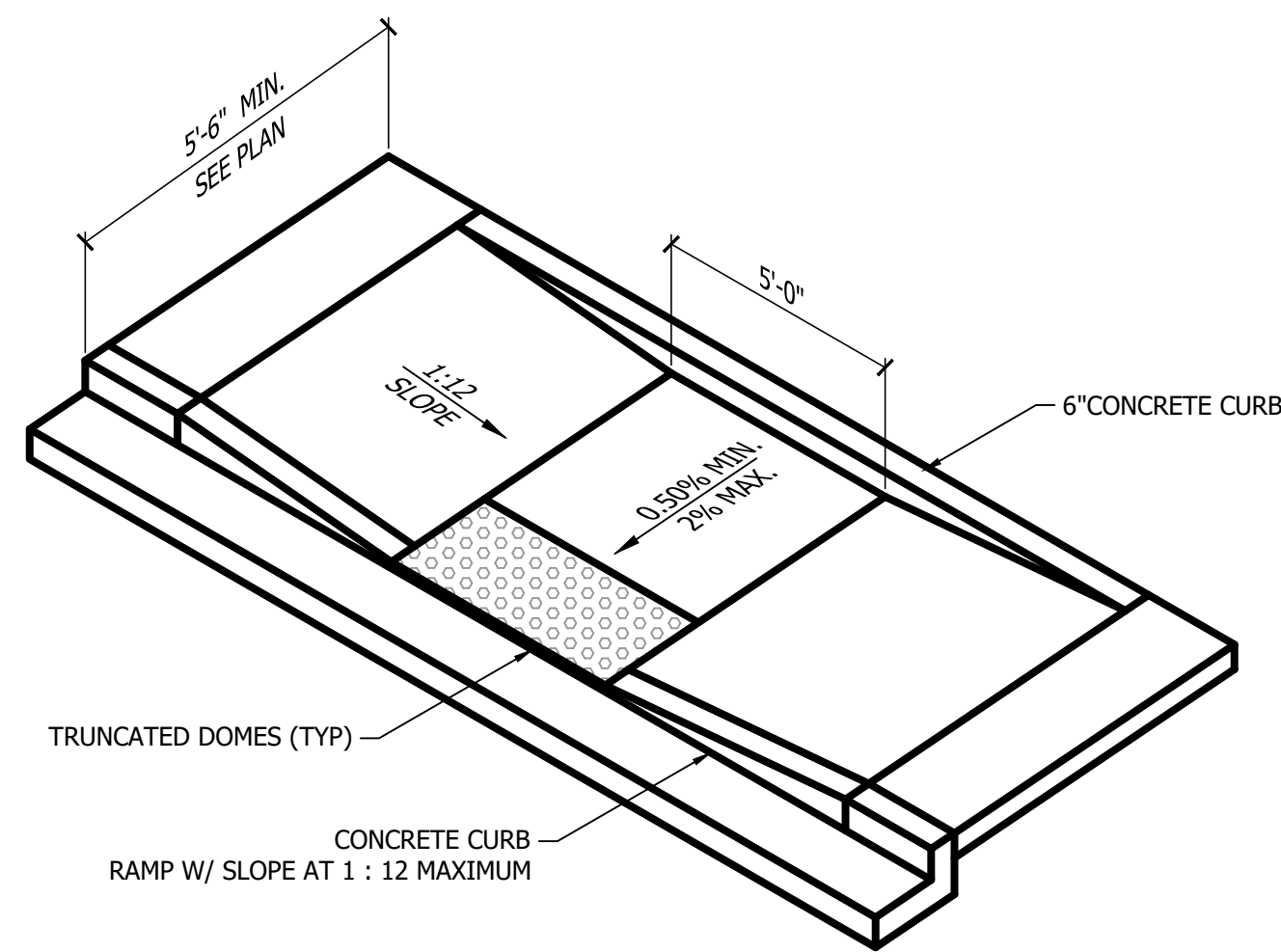
C4 Concrete Sidewalk
Scale: NTS



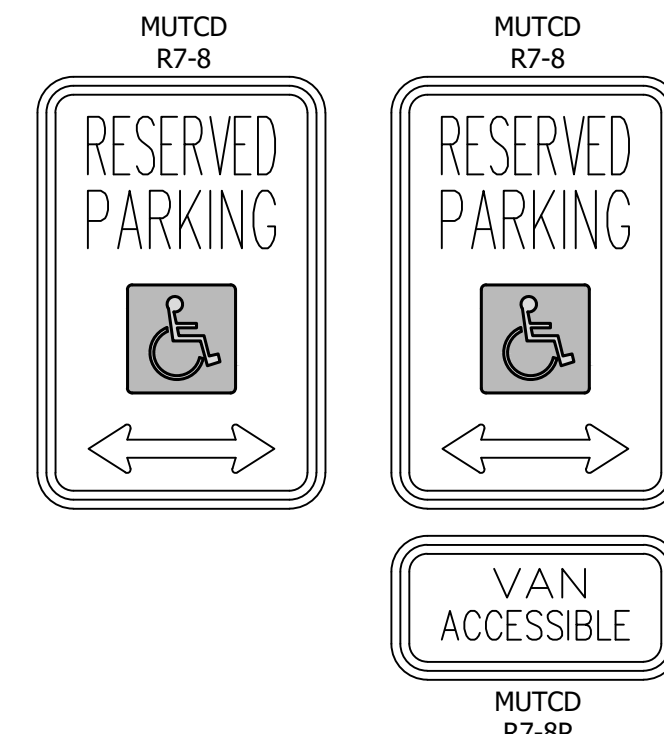
C5 On-Site Asphalt Paving (Drive Areas)
Scale: NTS



C6 Thickened Concrete Pad
Scale: NTS

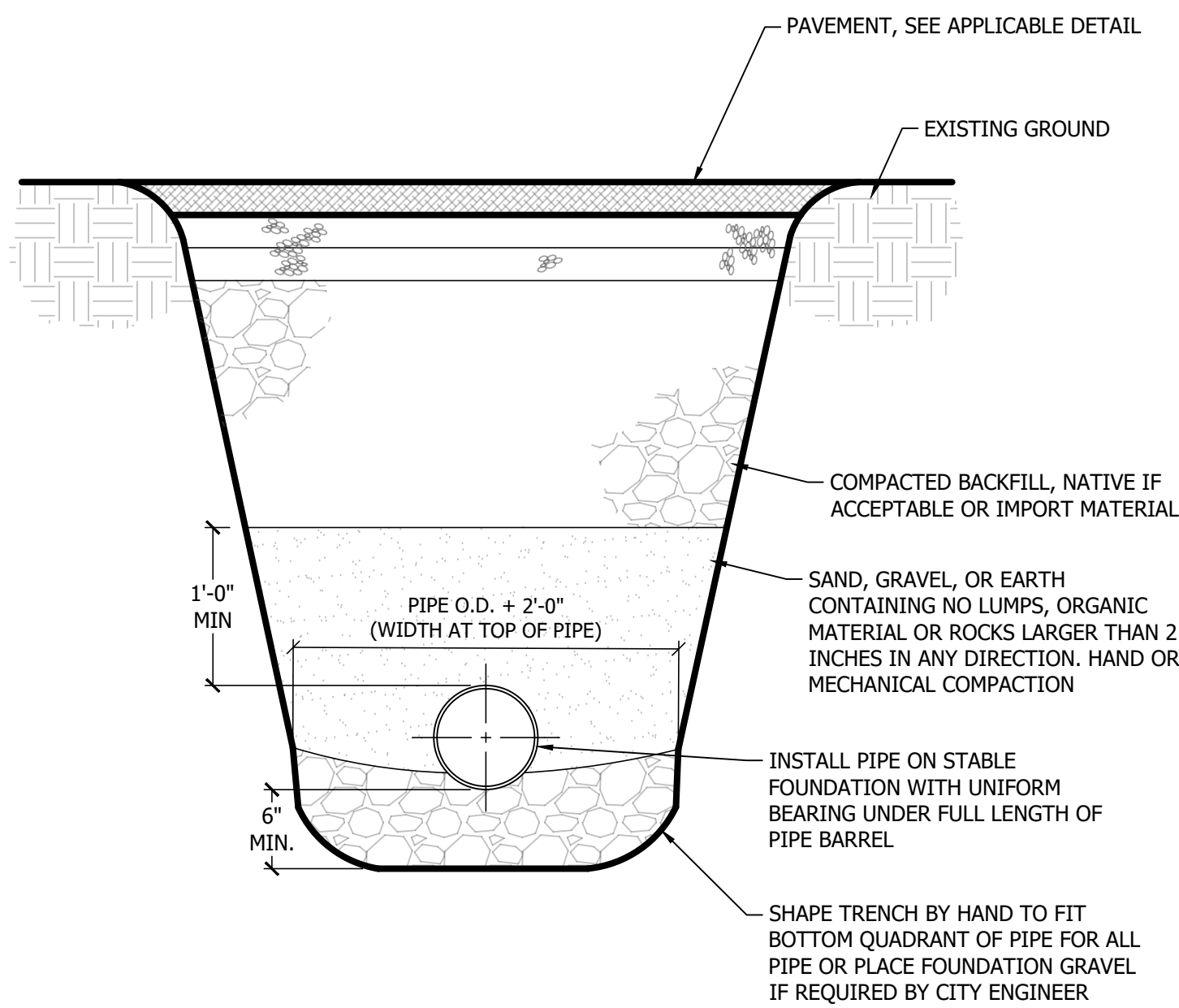


C7 ADA Ramp
Scale: NTS

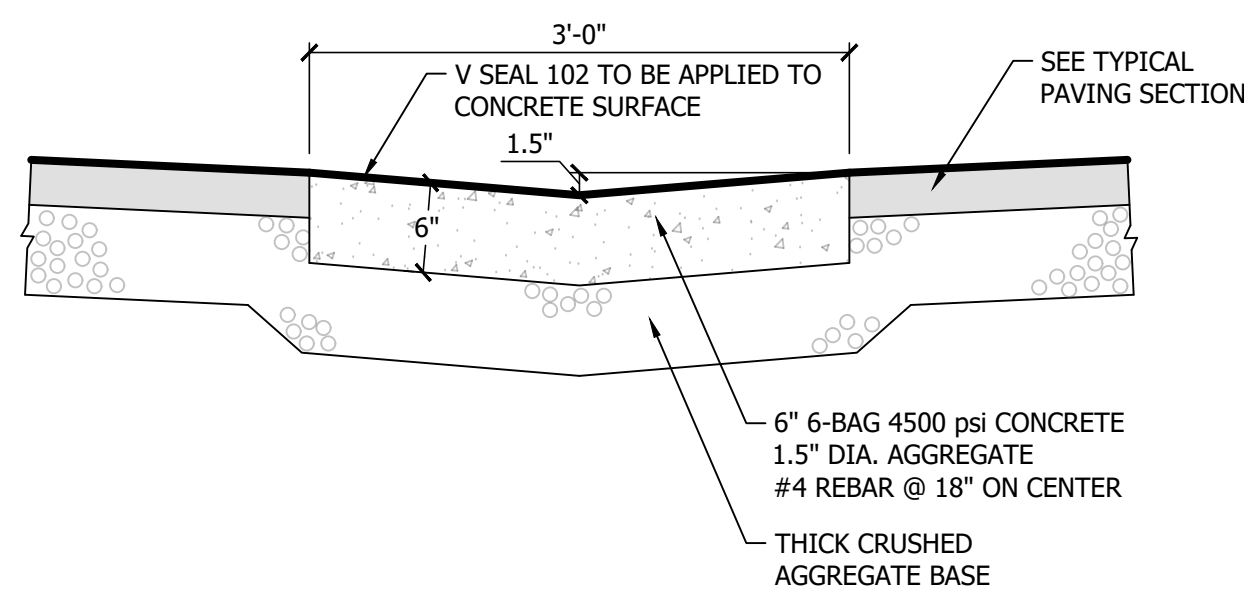


NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL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

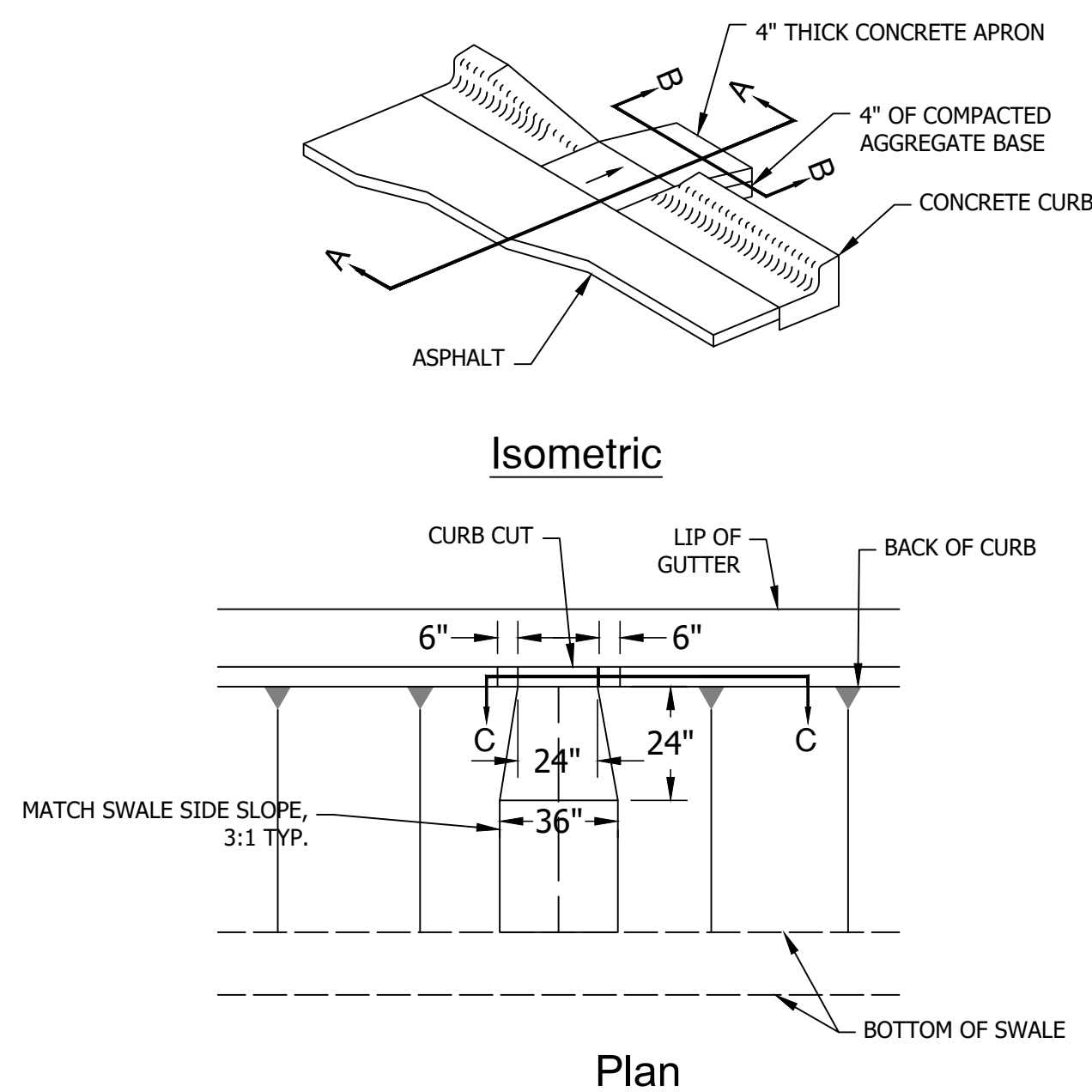
C8 ADA Parking Sign
Scale: NTS



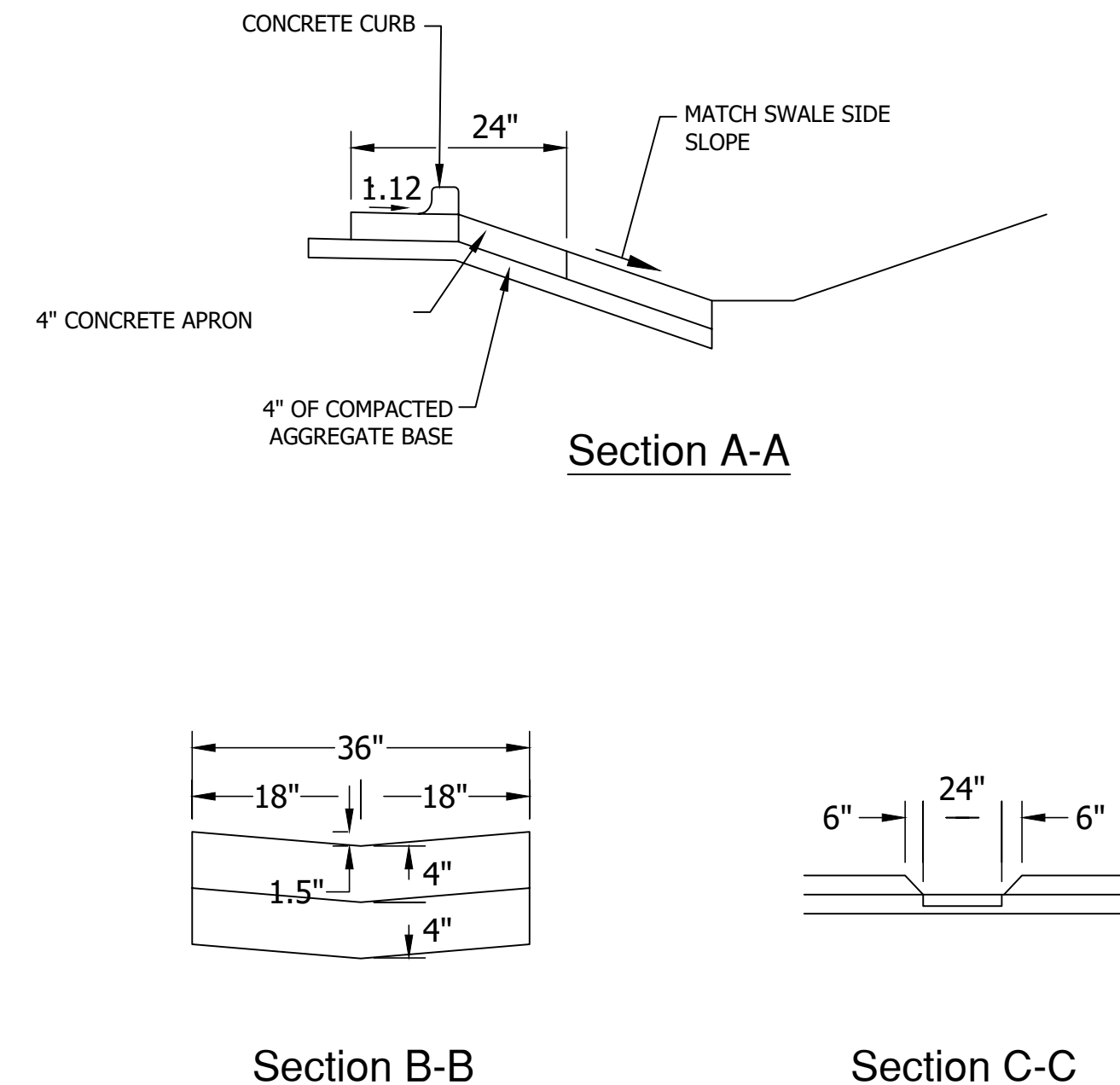
C9 Typical On-Site Pipe Bed Section
Scale: NTS



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

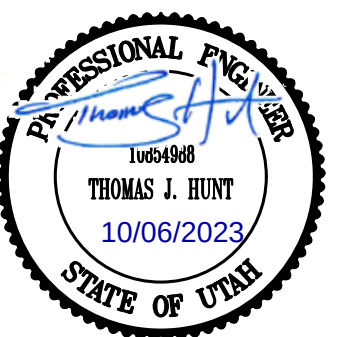
**1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT**

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

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" = 12' 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

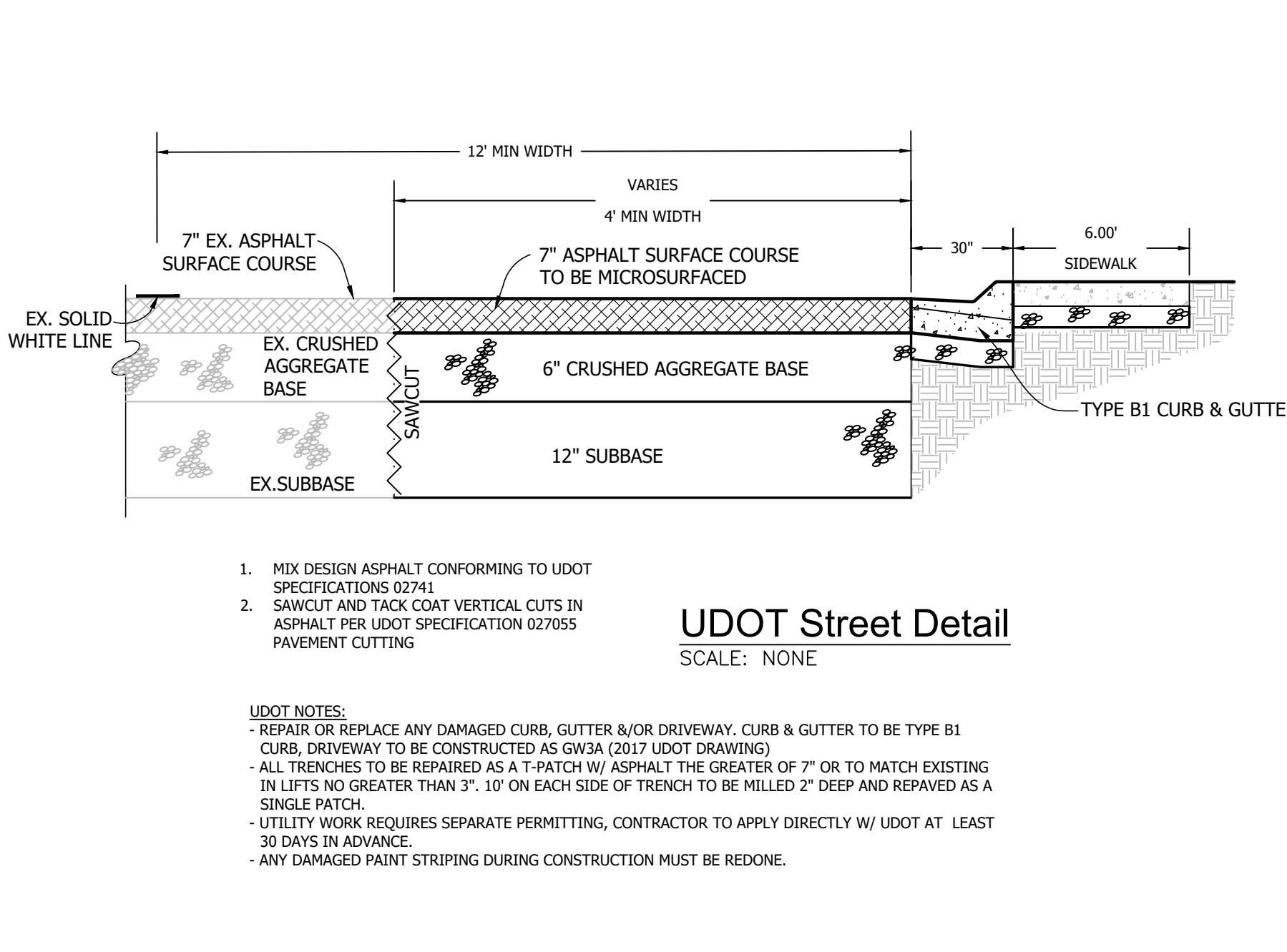
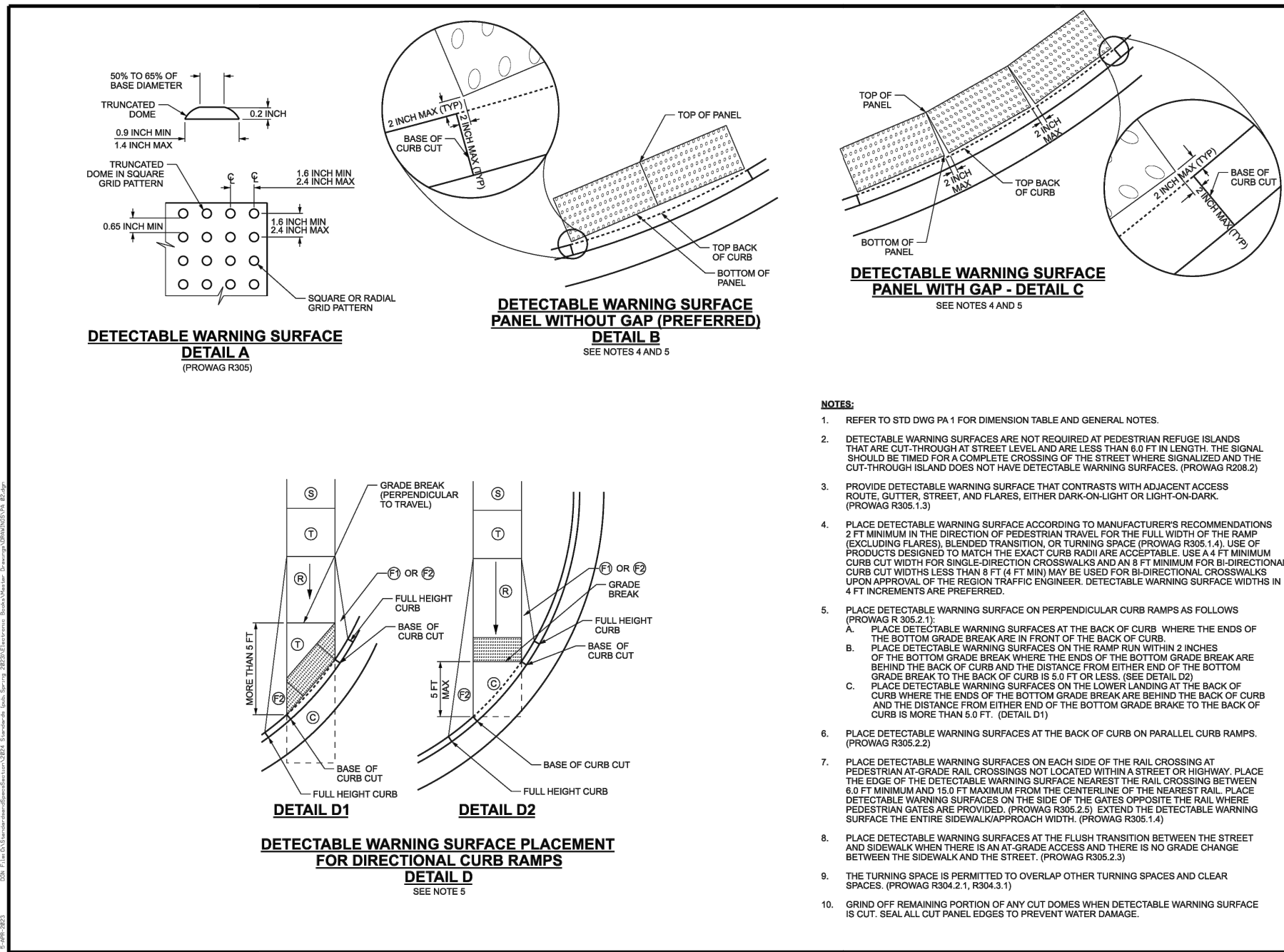
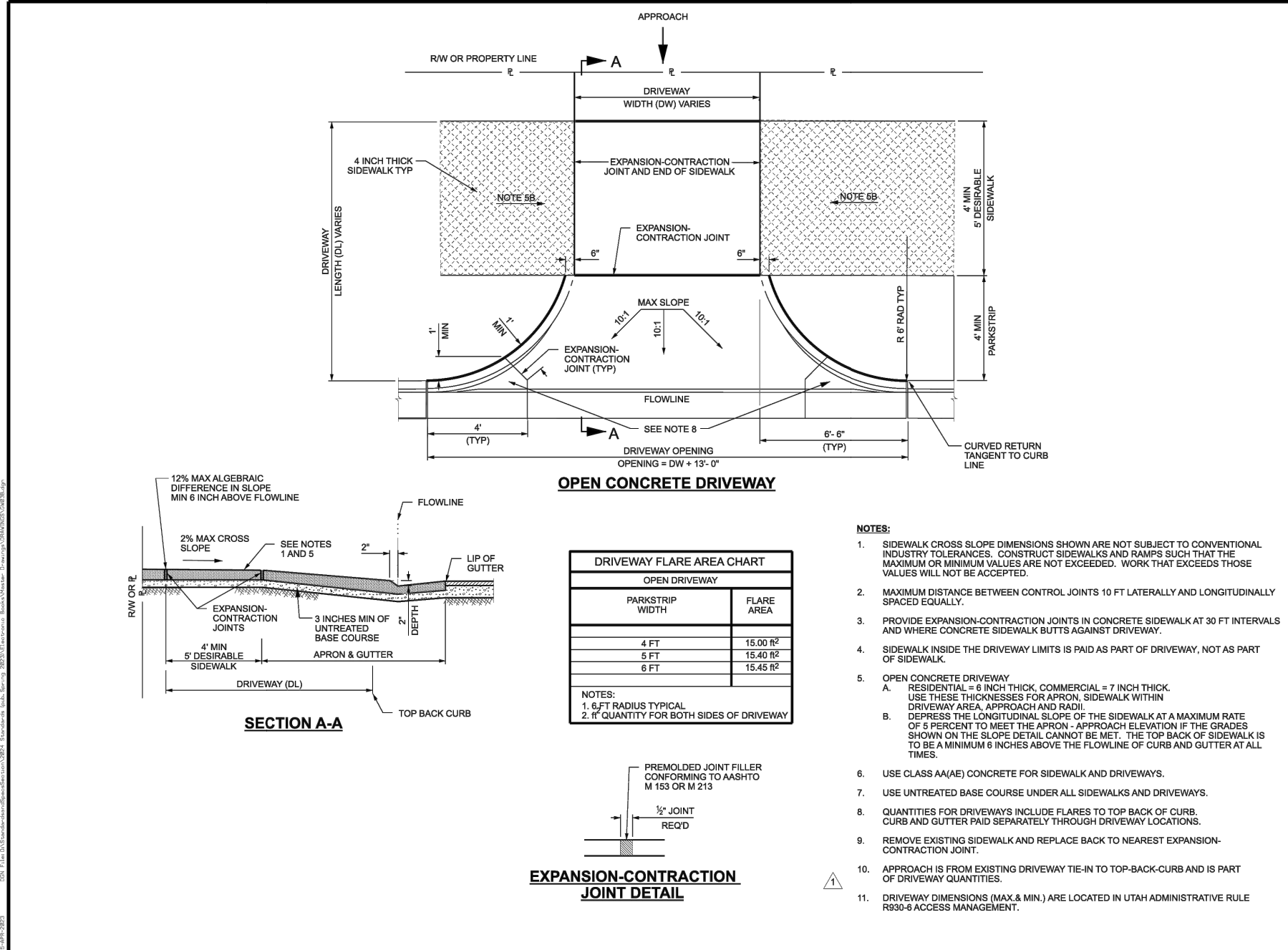
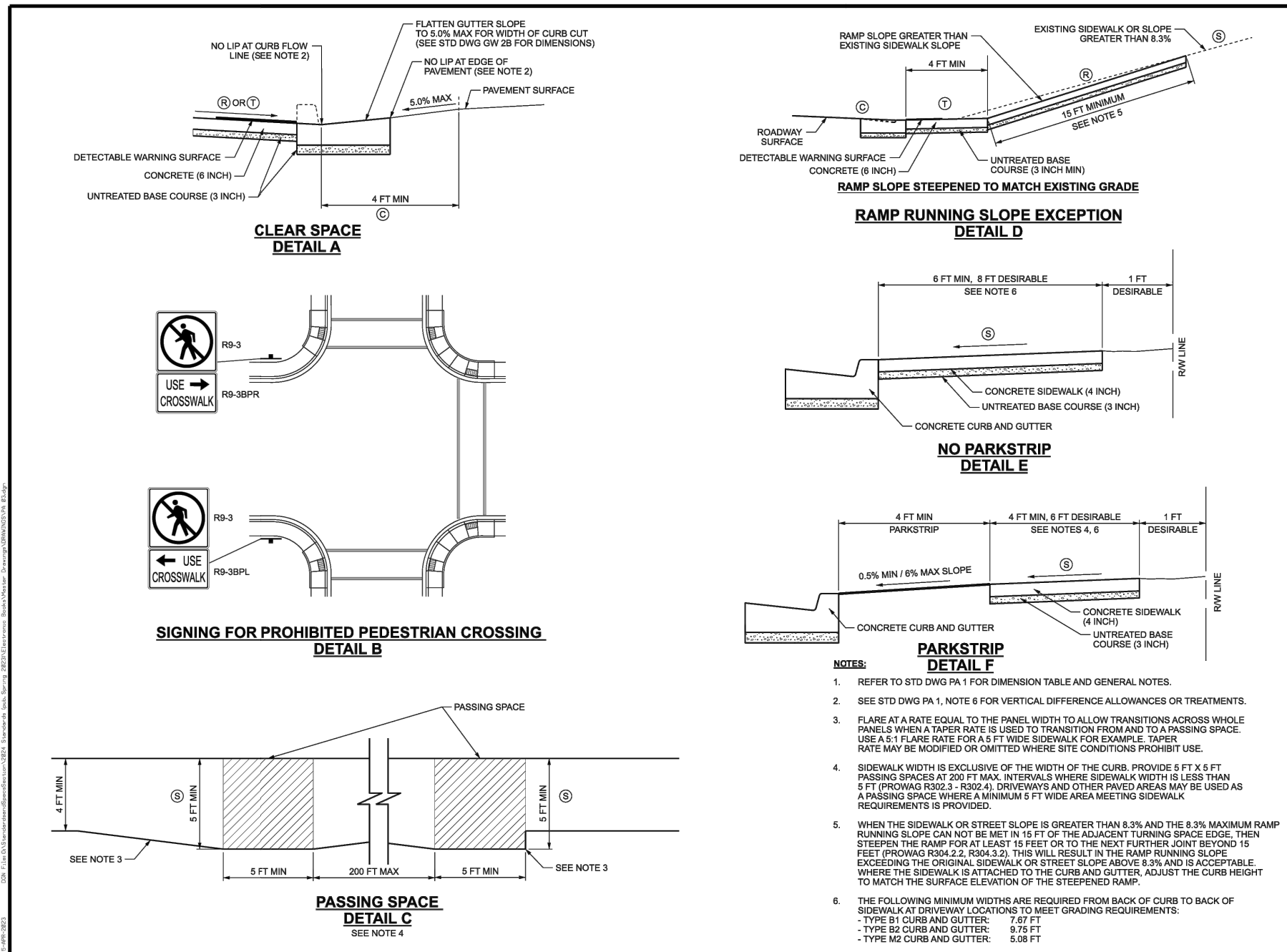
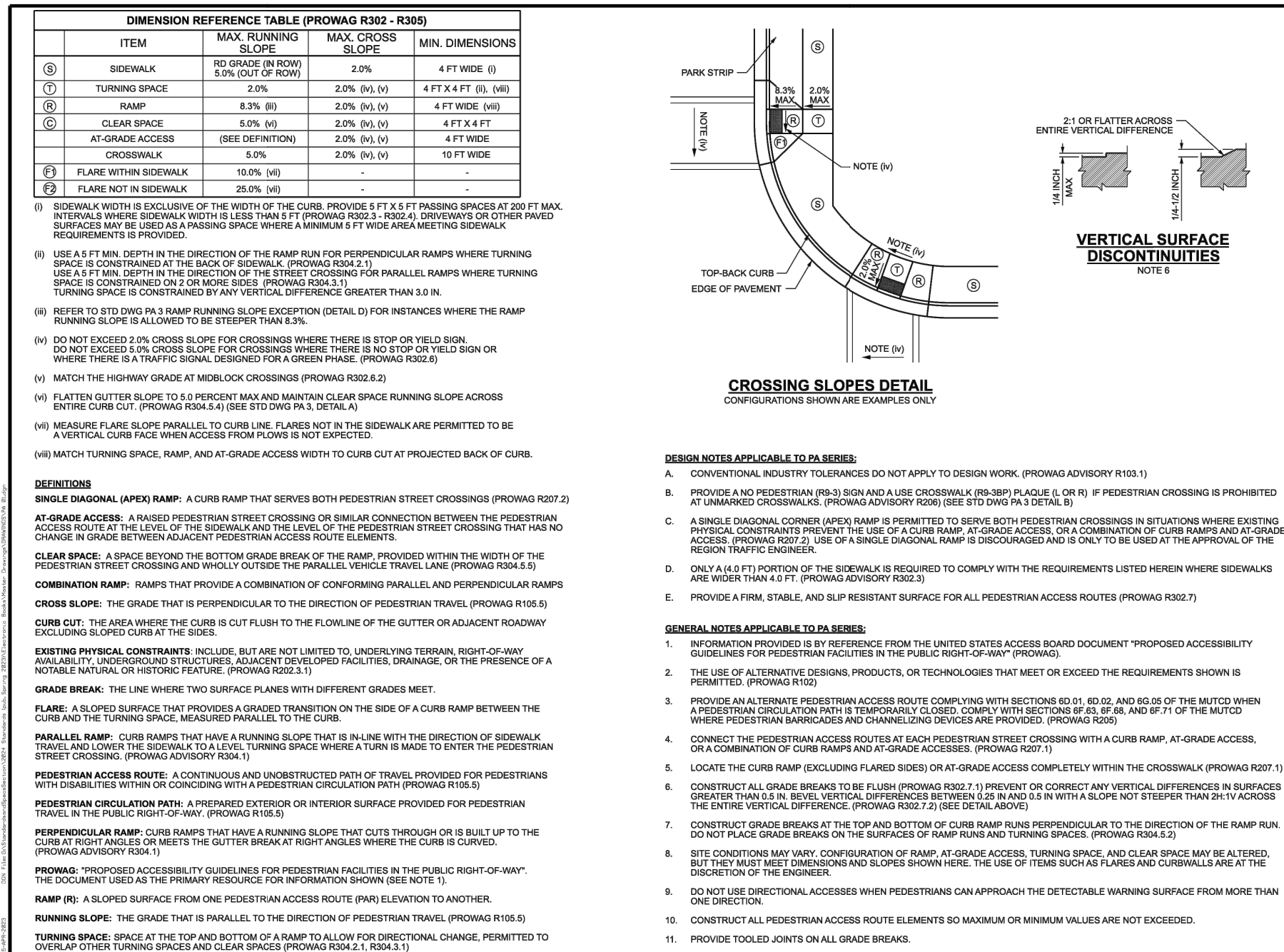
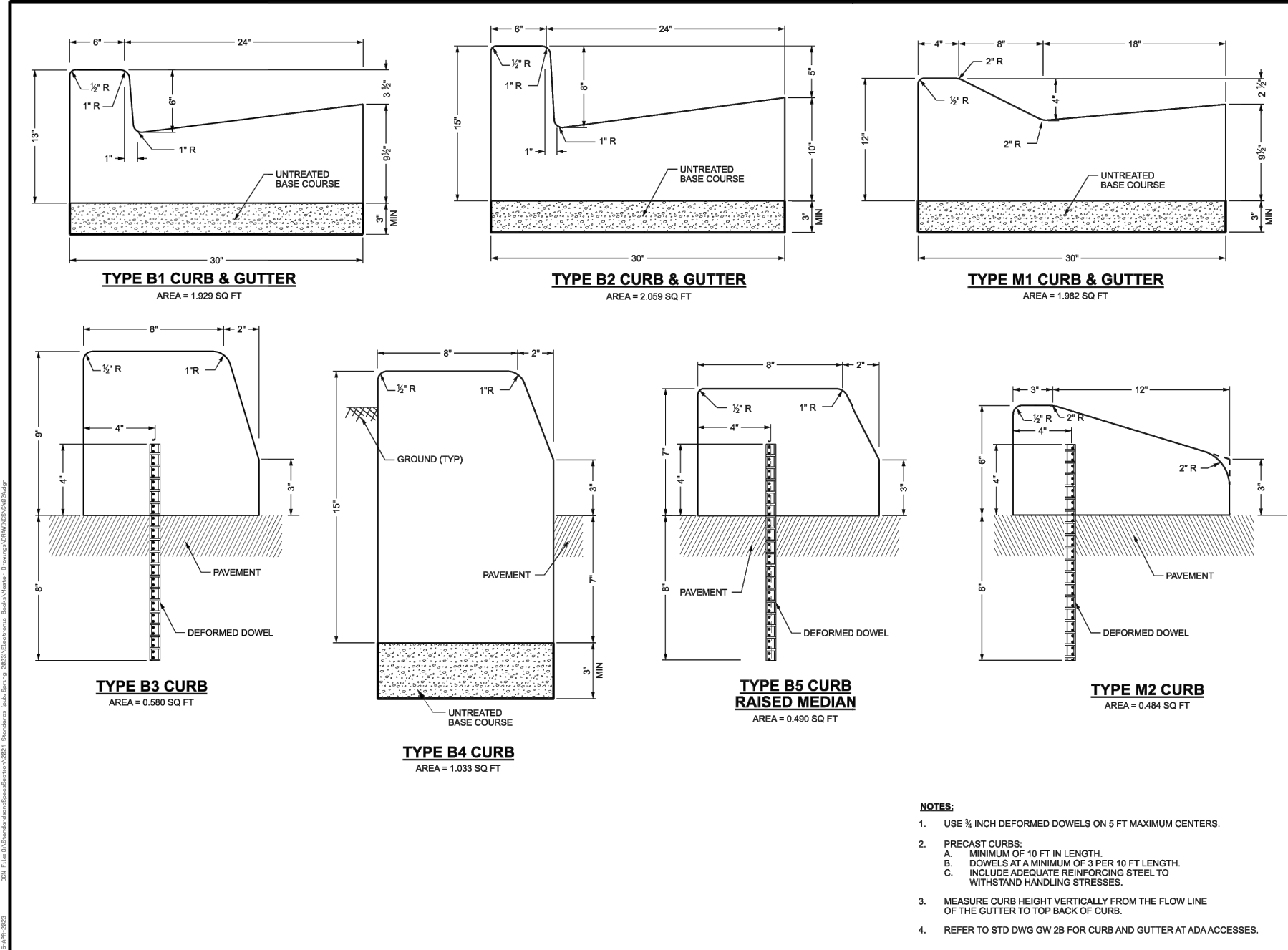
SHEET TITLE

**Civil
Details**

SHEET NO.

C600

THOMAS C:\Users\Thomas.VD\OneDrive\Projects\128-02 Fisher Property\00-CAD\01-AutoCAD\Tried Land Development_2023\104_1 10/6/2023 6:52 AM



UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING FOR ROAD AND AIRSIDE CONSTRUCTION
STANDARD DRAWING EDITION
2024 Standard Drawing
CONCRETE DRIVEWAYS AND SIDEWALKS
STD. DWG. NO. GW 3B

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING FOR ROAD AND AIRSIDE CONSTRUCTION
STANDARD DRAWING EDITION
2024 Standard Drawing
DETECTABLE WARNING SURFACE PEDESTRIAN ACCESS
STD. DWG. NO. PA 2



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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 BASIN AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" = 10' (AS SHOWN)
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

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

**Civil
Details**

SHEET NO.
C601



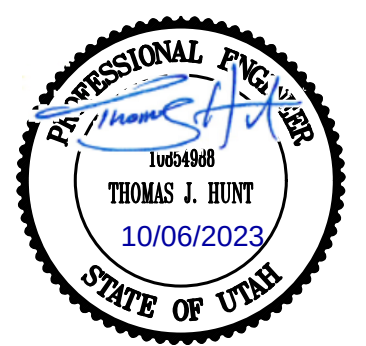
HUNT · DAY
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FARR WEST BUSINESS PARK
1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

PROJECT TITLE

REVISIONS

SEAL



VERIFY SCALES

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

PROJECT INFO.

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

SHEET TITLE

**Civil
Details**

SHEET NO.
C602

Storm Runoff Calculations Farr West Business Complex

10/4/2023 T.J.H.

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	

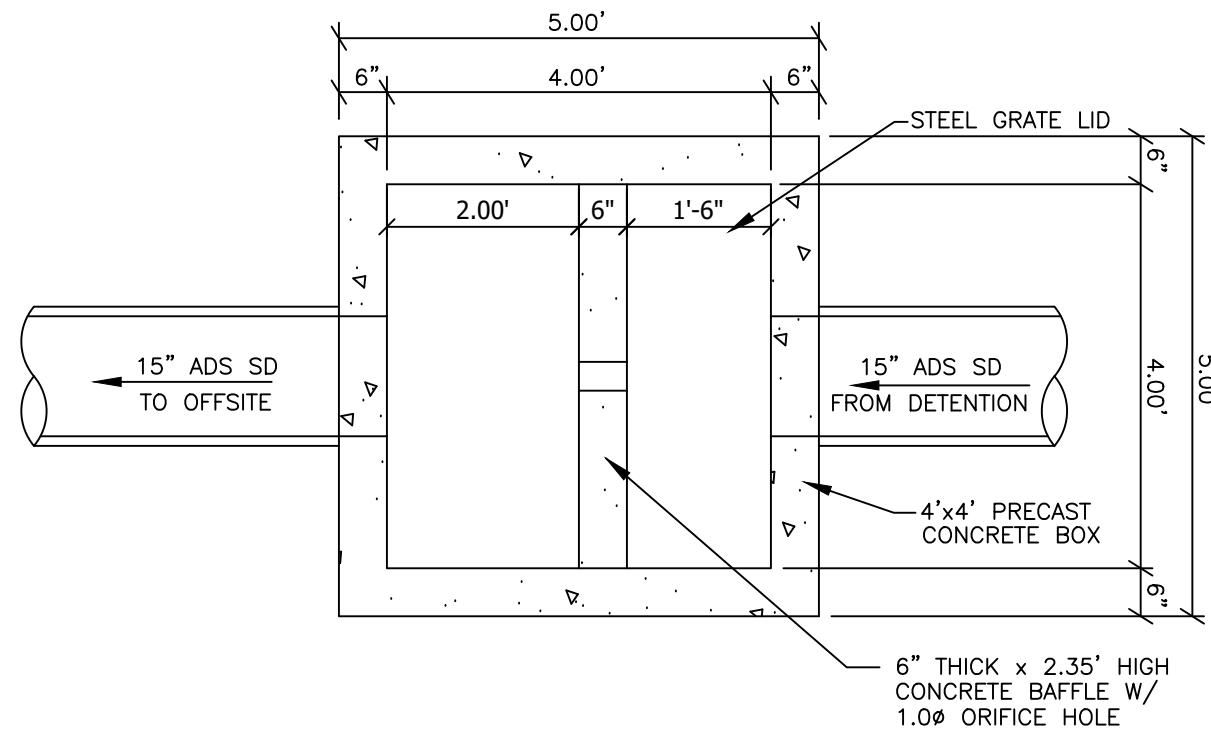
Volume of Run-off for 100-year Storm Event:

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	19580	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

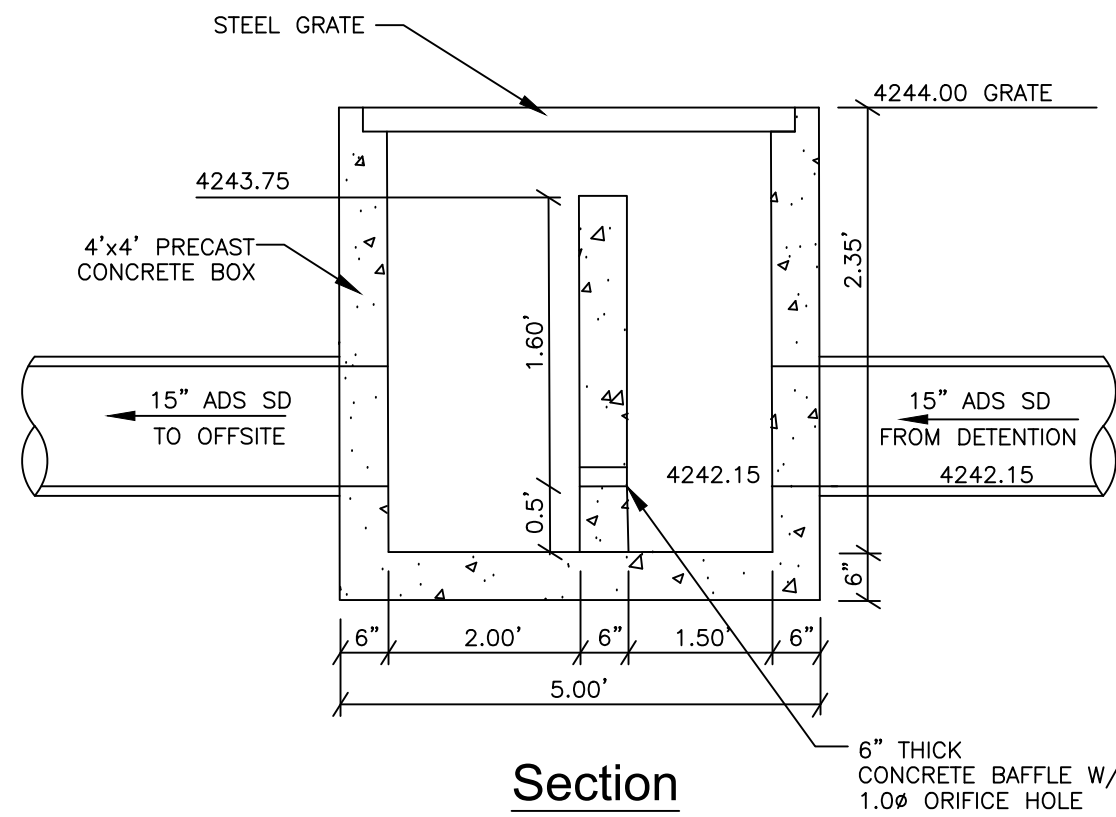
Orifice Sizing	Given:	Q = 0.63 cfs	
		2g = 64.4 ft/s ²	
		H = 3.50 ft	
		Cd = 0.62	for circular openings
		R = SQRT(Q/pi/(0.7*(64.4*H)*0.5))	
		R = 0.15 feet	
		D = 1.76 inches	
		A = 3.52 inches	
		A = 9.75 inches *2	0.0677 ft *2

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**

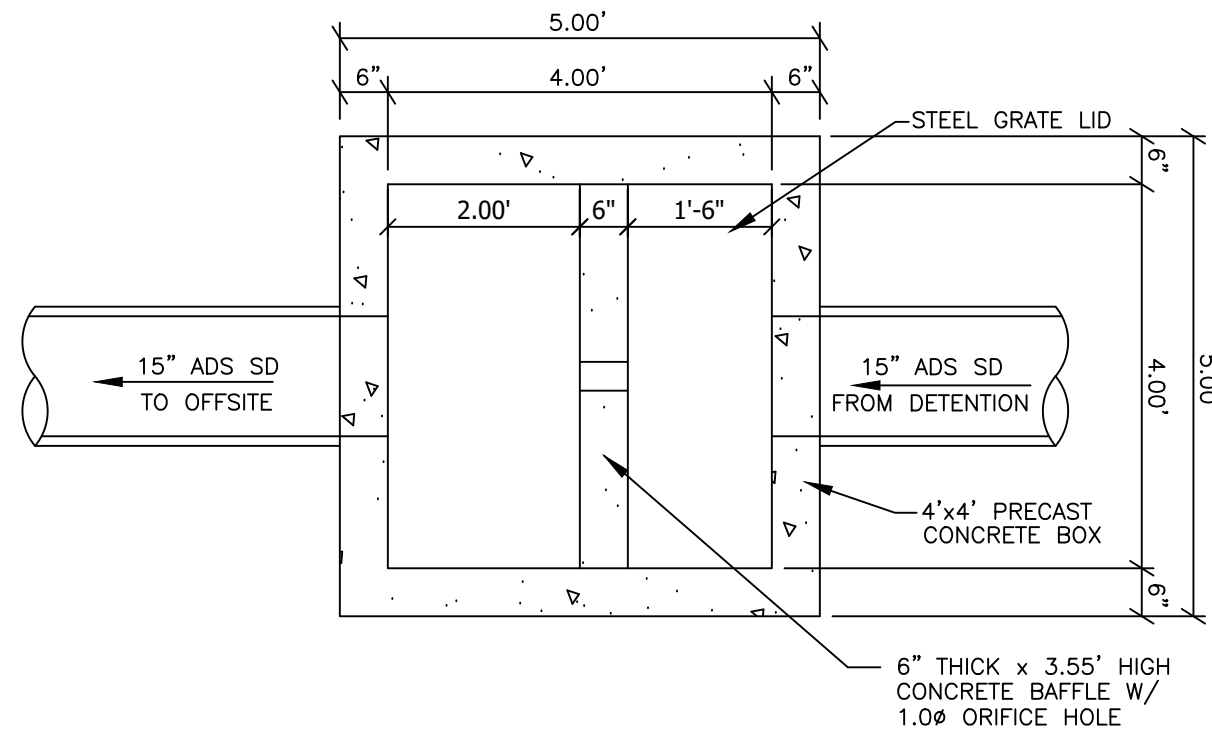


Plan

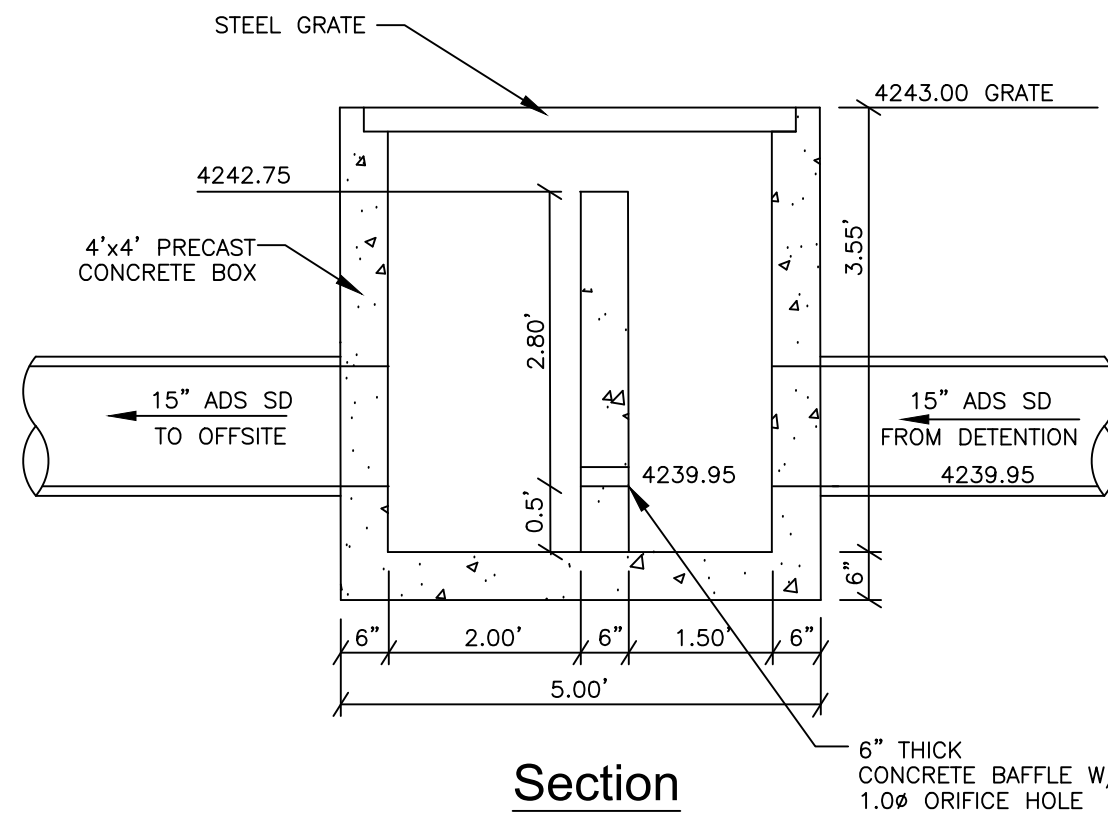


Section

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

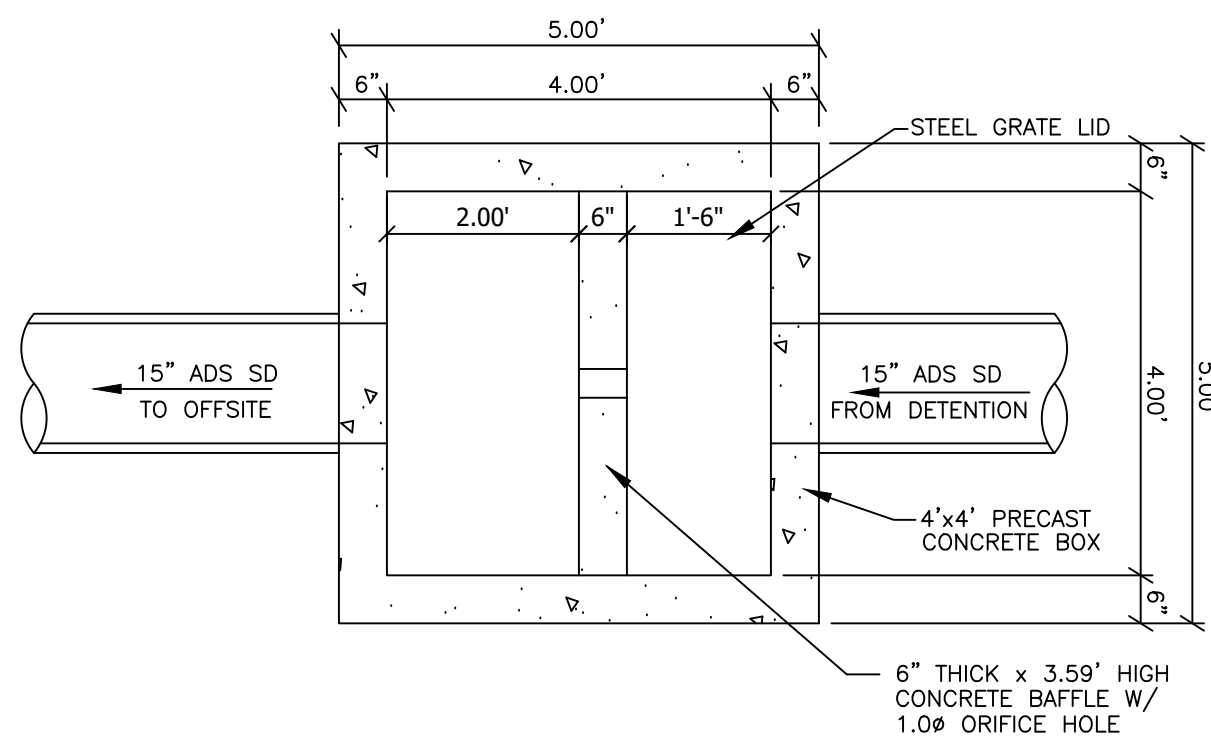


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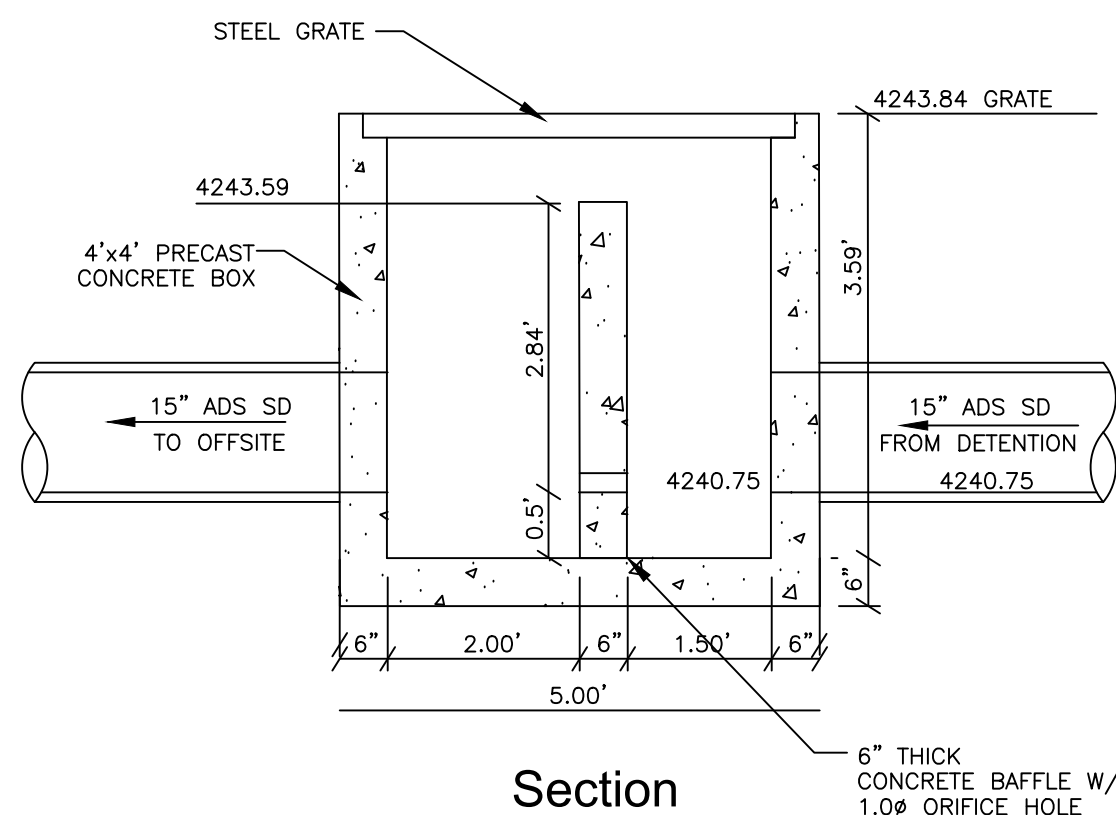


Section

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

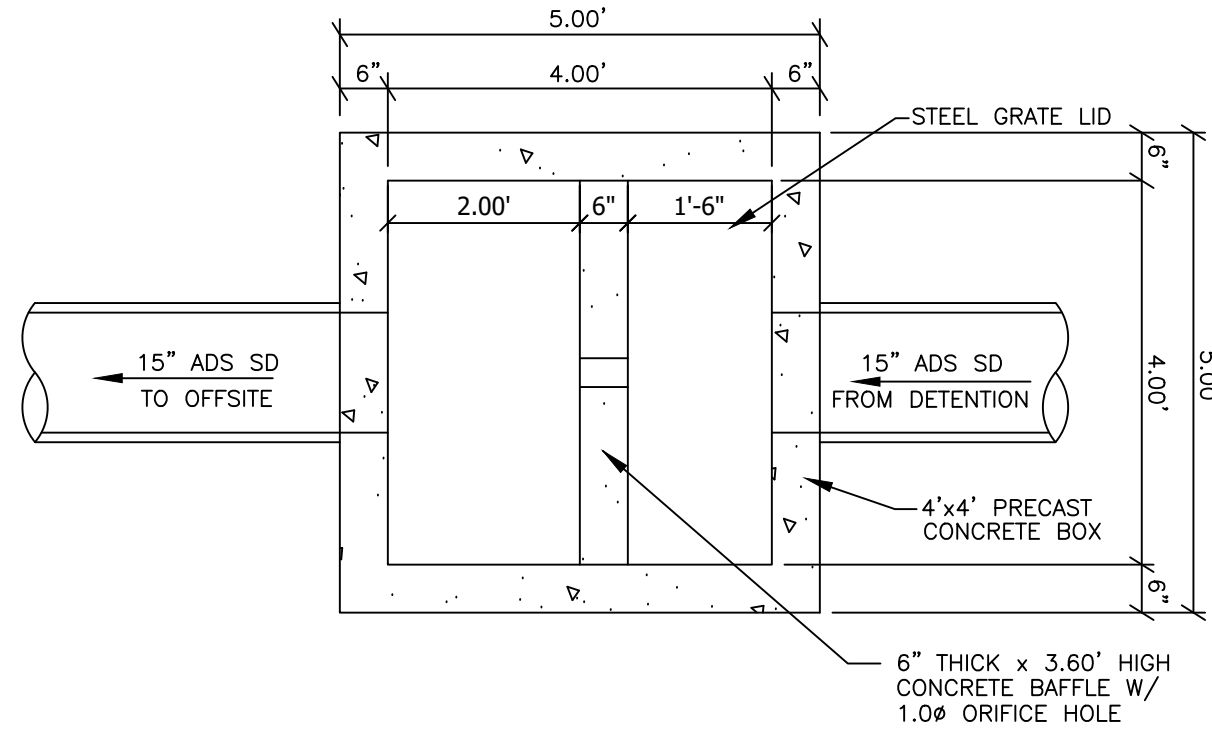


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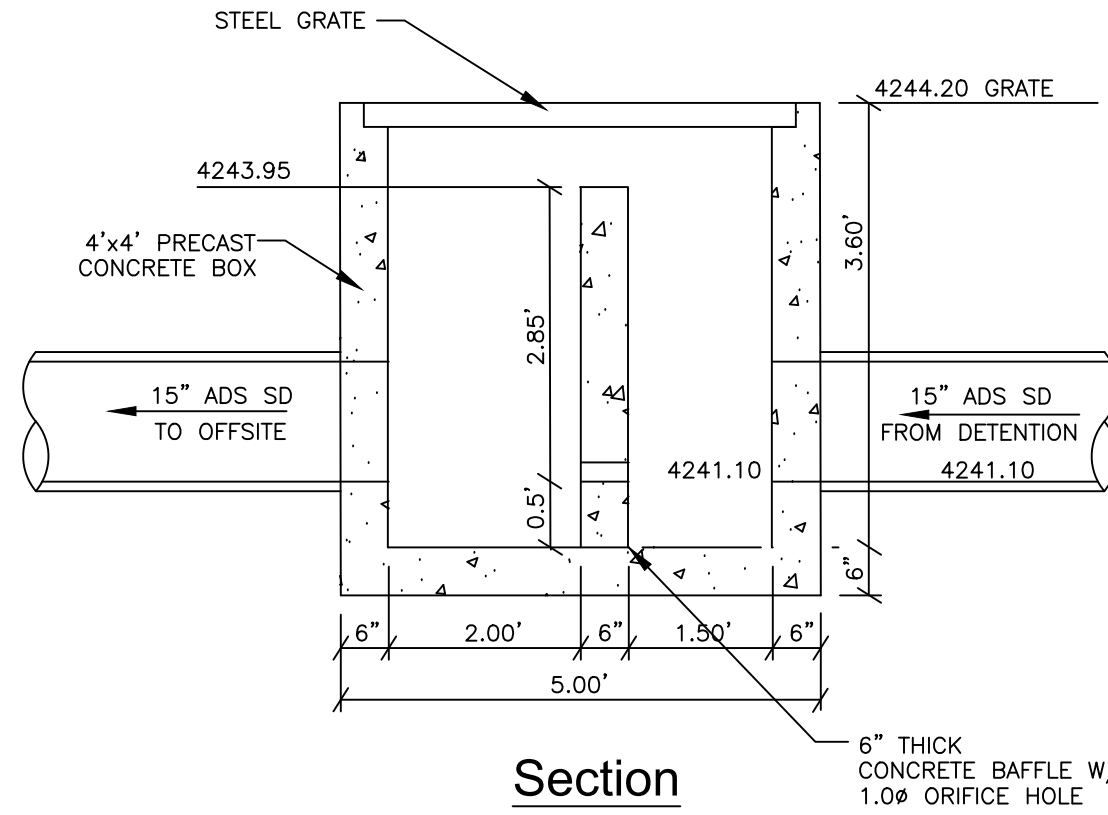


Section

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



Plan



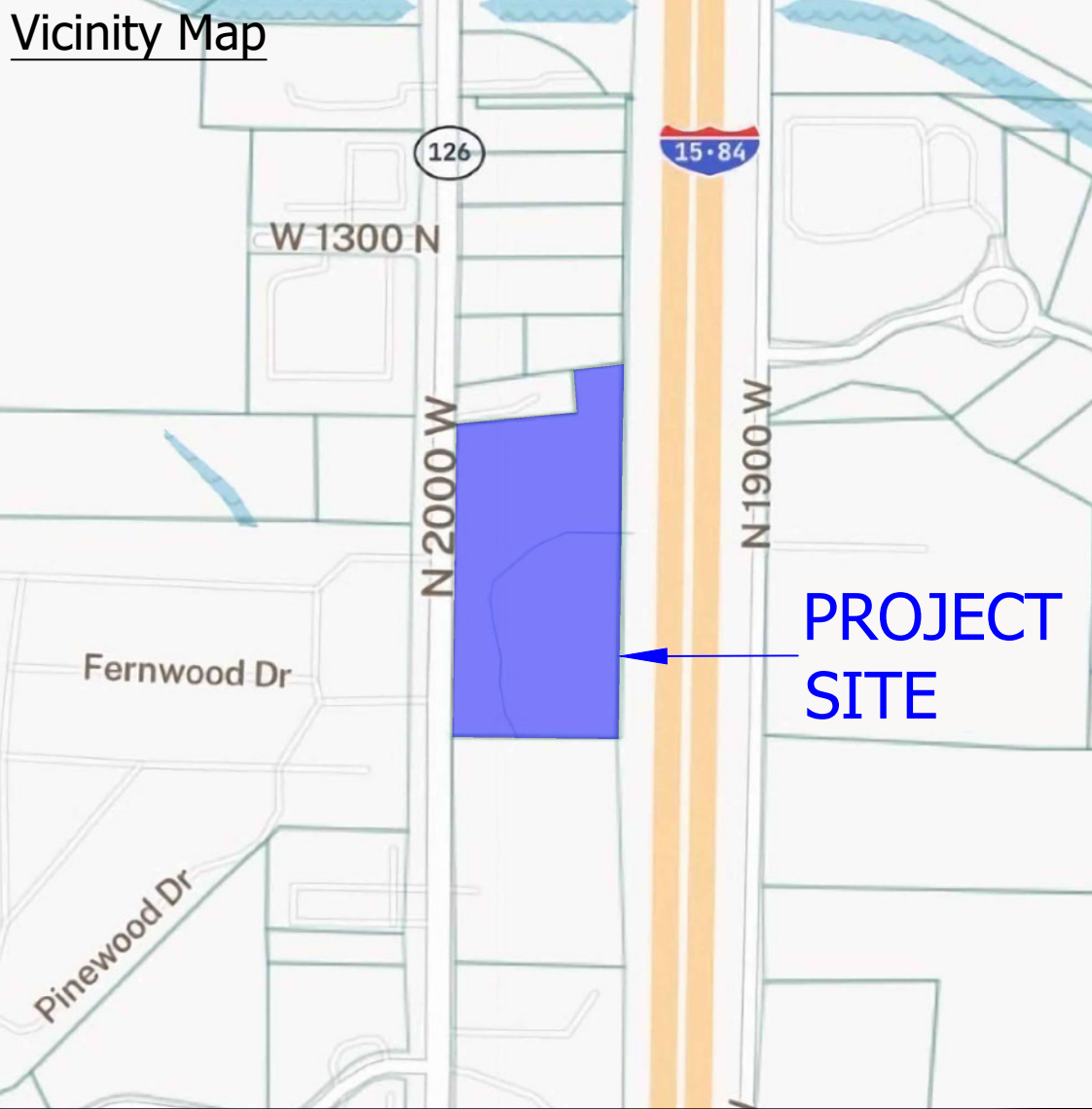
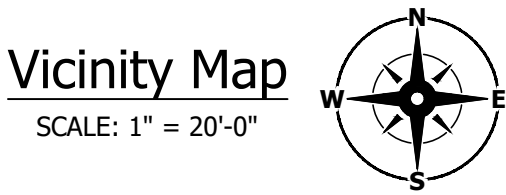
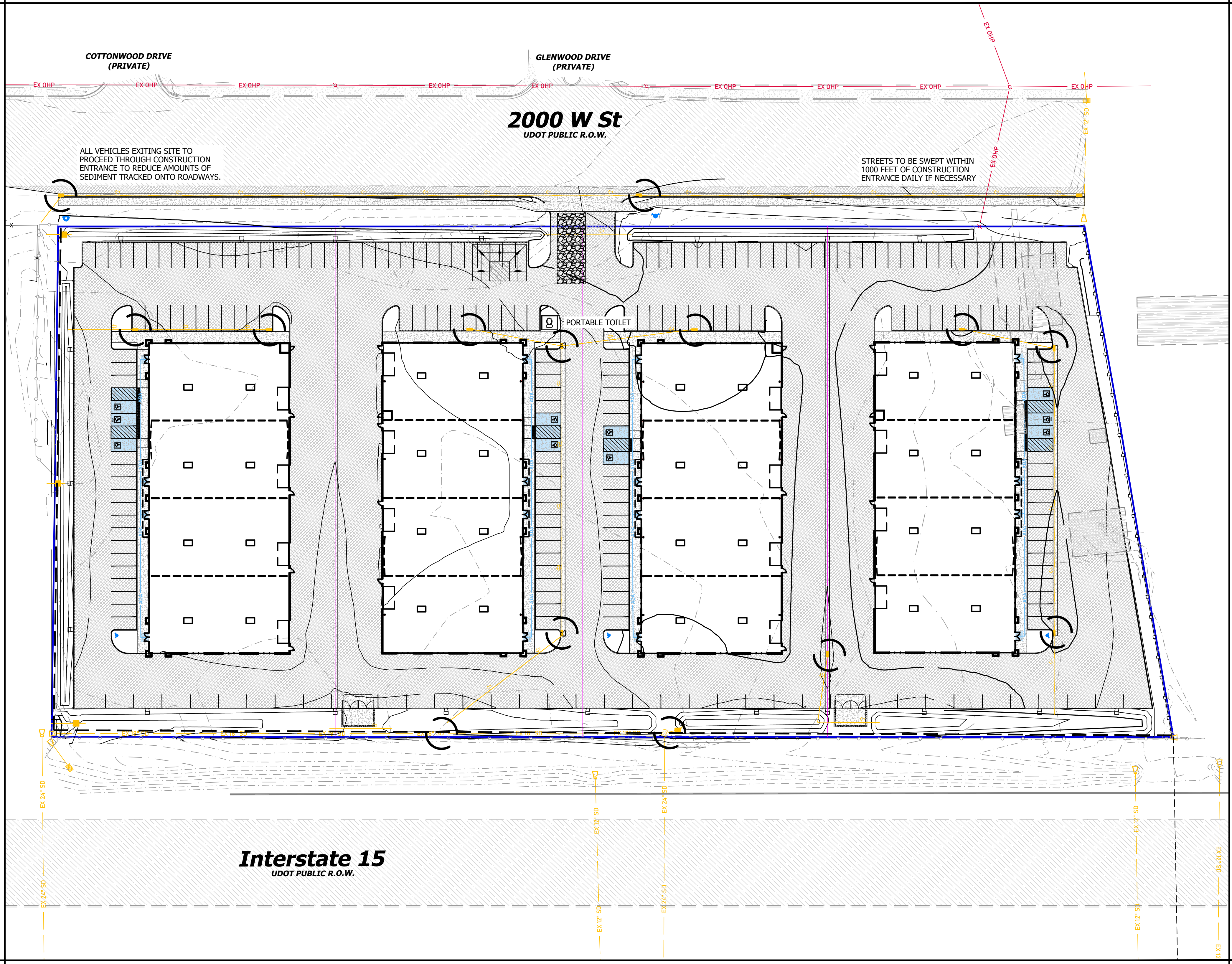
Section

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 3.5.1B 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:

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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

1246 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UT

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

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

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0" = 1" = 128' - 0"

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

SWPPP Notes

1.

AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2.

THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A REGULAR BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3.

CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4.

CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6.

EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

(A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

(B)WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.

(C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

7.

EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8.

ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9.

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10.

THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
11.

THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:

- THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;

- INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING 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 "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
15.

THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
16.

THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
17.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
18.

MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
19.

FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20.

NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21.

ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
22.

ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
23.

IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
24.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
25.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
26.

ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
27.

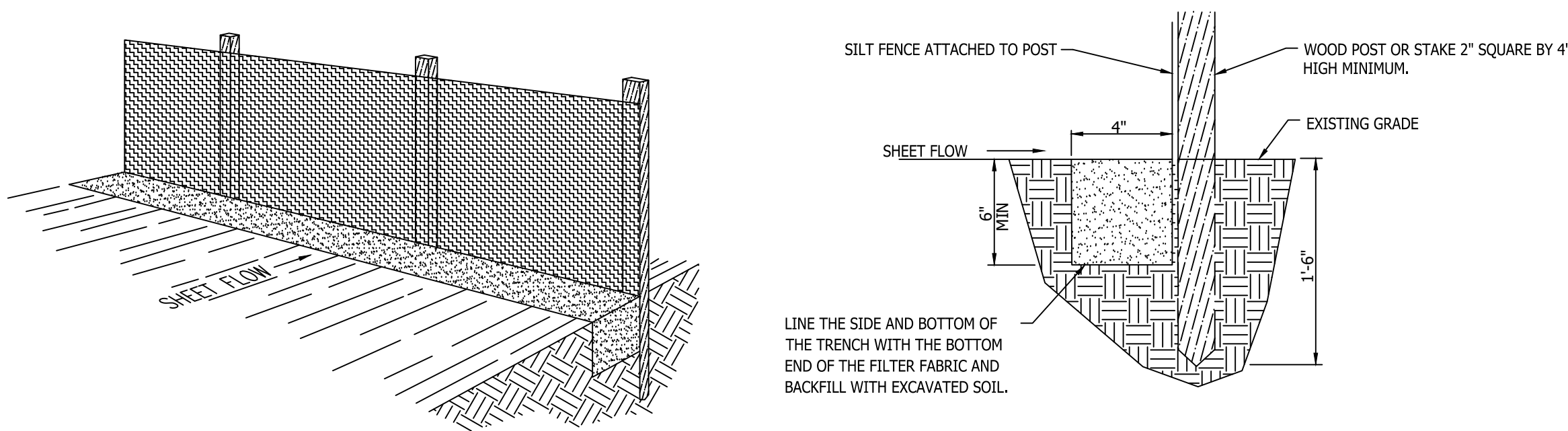
THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
28.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
29.

IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
30.

THE CONTRACTOR SHALL COMPLETE BI-WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
31.

EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



Perspective View

Section

Silt Fence Notes:

1.

WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2.

ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3.

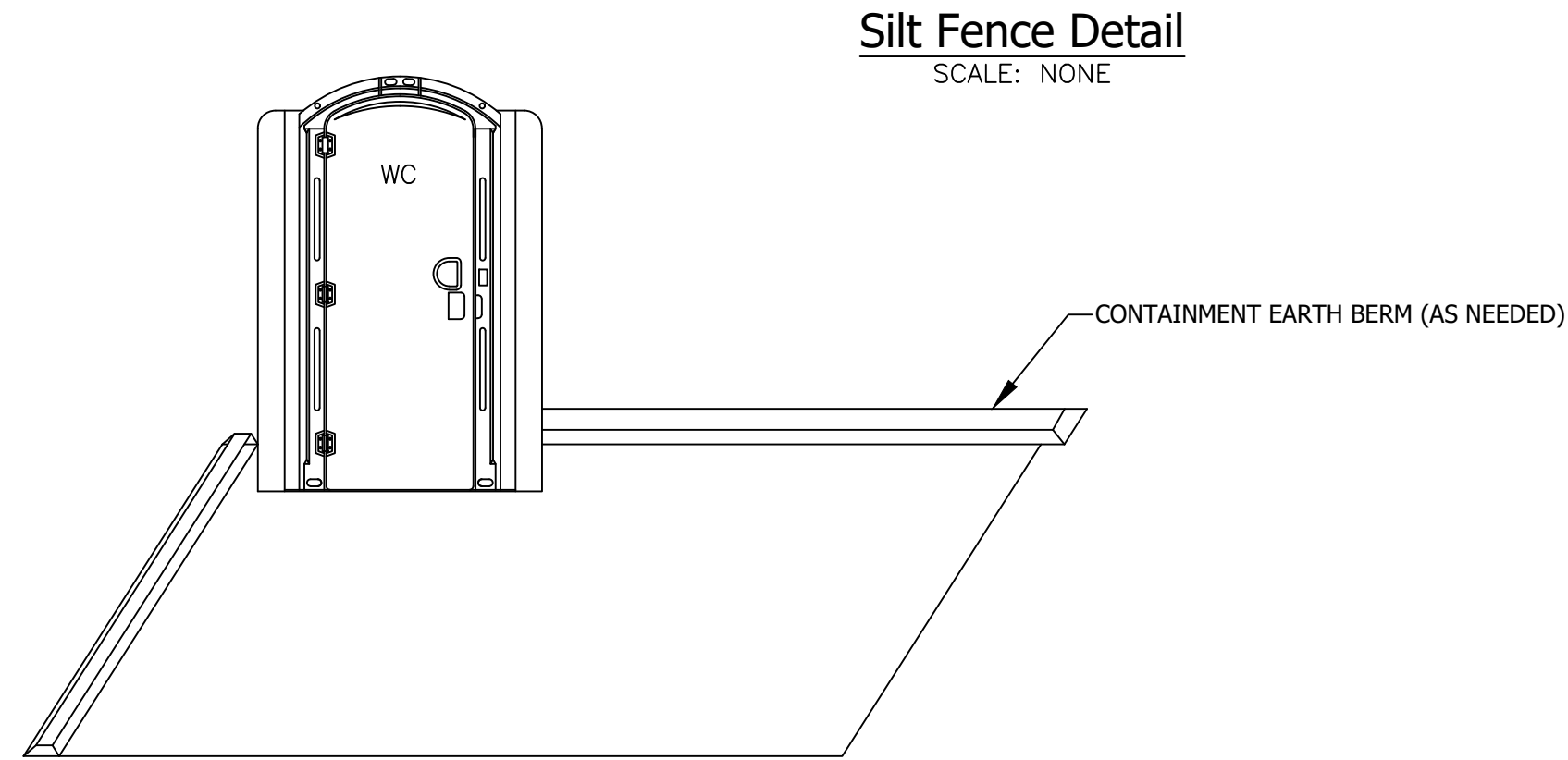
WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4.

AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
5.

MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
6.

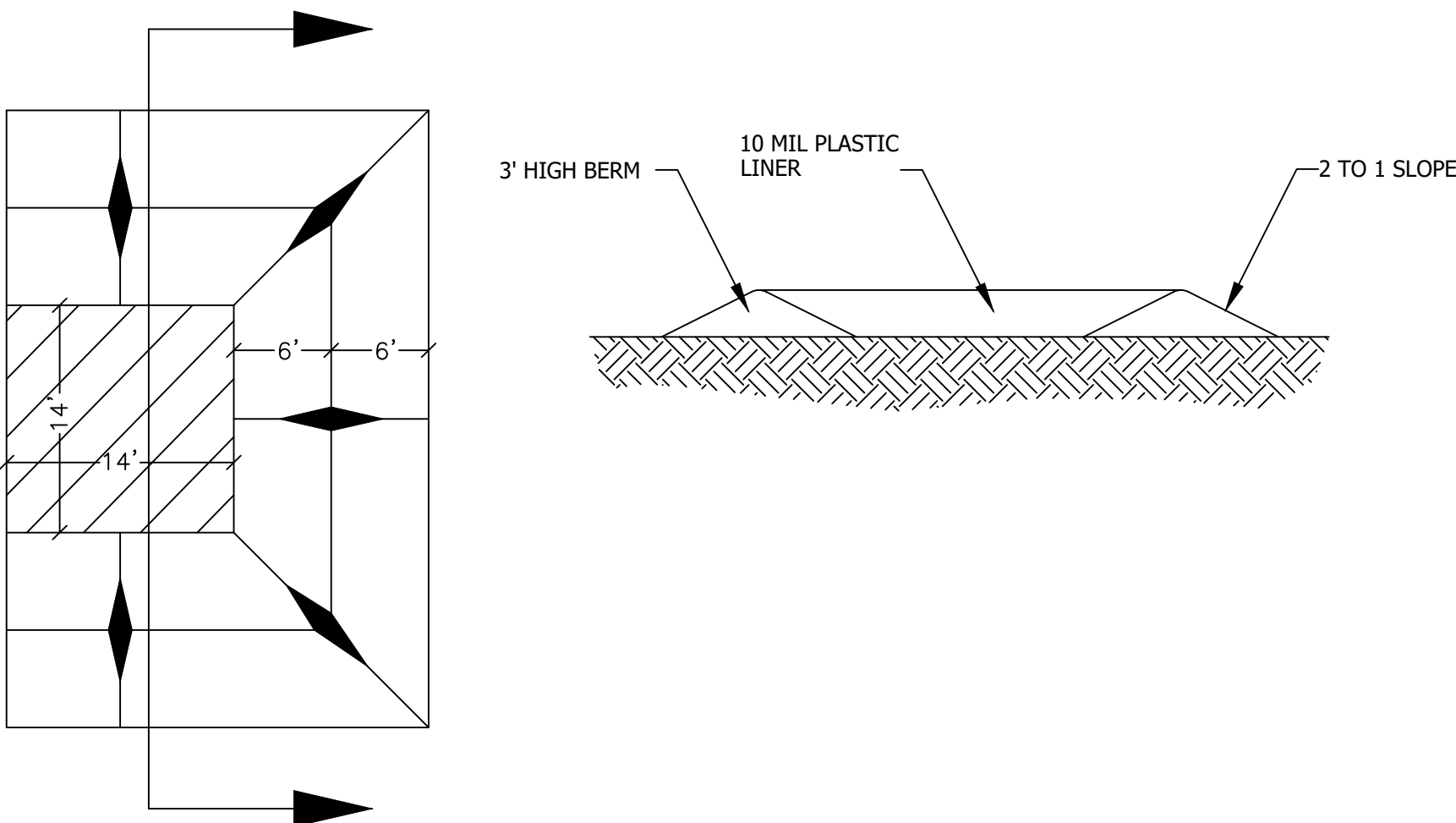
REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7.

WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

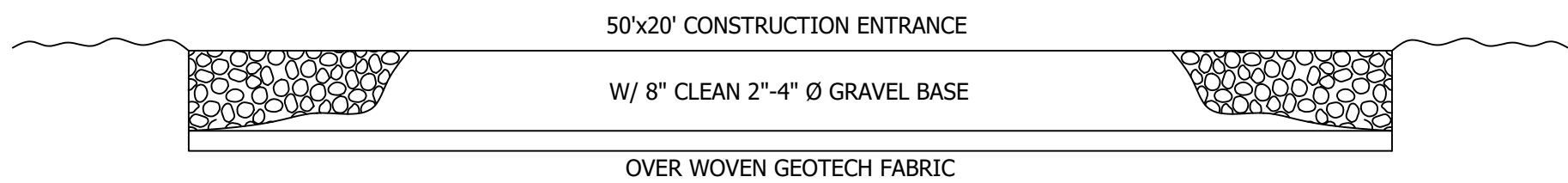


Silt Fence Detail
SCALE: NONE

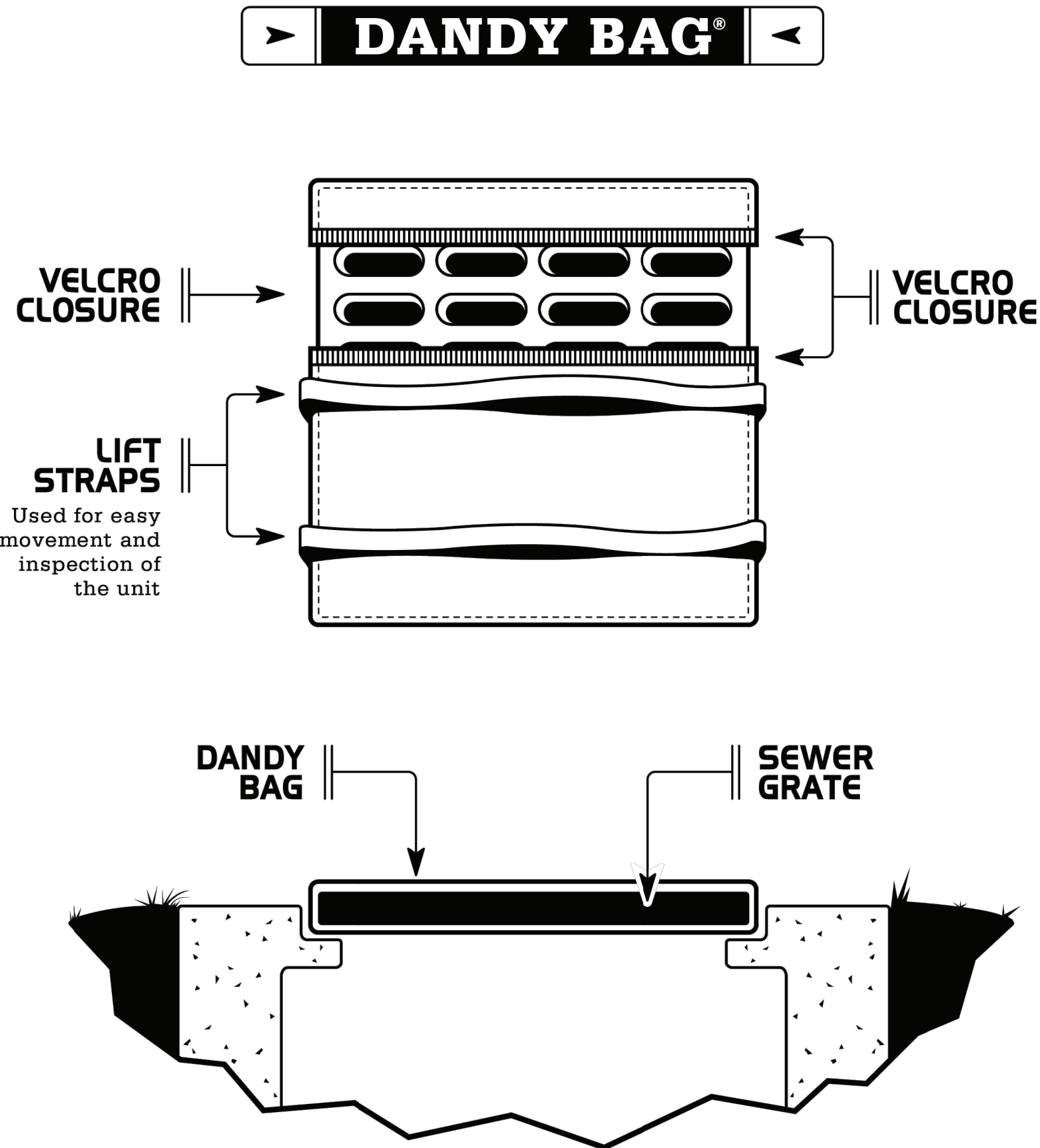
Portable Toilet
SCALE: NONE



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



Cross Section 50' x 20' Construction Entrance



DANDY BAG
SEWER GRATE



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

REVIEWS

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" (scale bar)
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.

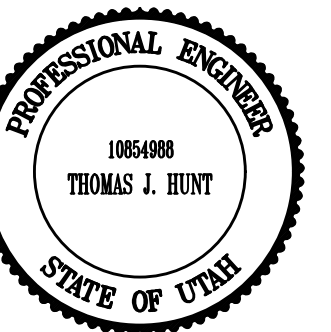
C701



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

[illegible]

L



VERIFY SCALES

0 1"

SUBJECT INFO.

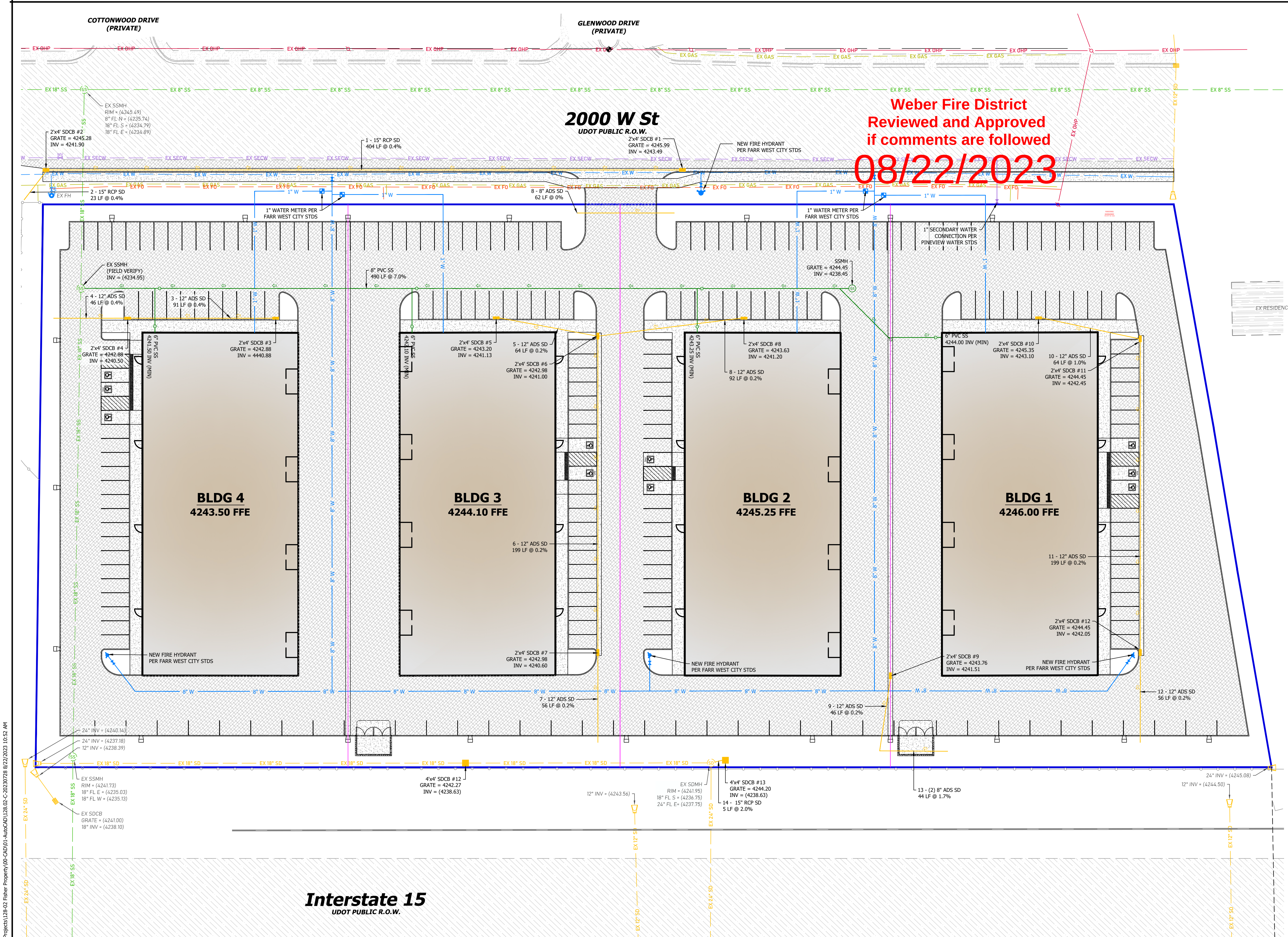
Author: T. Hunt
 Editor: T. Pridemore
 Date: 06 / 16 / 2023
 No. 128 - 02

ET TITLE

Utility Plan

ET NO.

C400

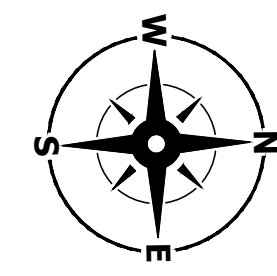


**Weber Fire District
Reviewed and Approved
if comments are followed**

08/22/2023

Interstate 15

UDOT PUBLIC R.O.W.



Scale: 1" = 30'

General Notes

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

Notice To Contractors

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



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



Weber Fire District

2023 W. 1300 N.
Farr West, UT 84404

Invoice

Date	Invoice #
8/22/2023	23-348

Bill To

Triad Land Development
Nate Messerly
2717 N Hwy 89, Ste 200
Pleasant View, UT 84404

PAID
09/27/2023

Terms

Fee #	City	Project
23-348	Farr West	Farr West Business Park

Item	Description	Quantity	Rate	Amount
Plan Review Fee	1246 N 2000 W - Farr West Business Park - **SITE PLAN**	1	100.00	100.00
Plan Review Fee	1246 N 2000 W - Farr West Business Park - **INDUSTRIAL** - 88,000 Sq. Ft.	1	300.00	300.00
	Nate Messerly (801) 814-1857			
	This invoice is for the review fees only Impact Fees will be due before taking out a building permit. Inv: 23-349			
	Please do not pay the card processing fee if you are paying with a check/ Make the check payable to Weber Fire District. Note the invoice number on the check. Mail/deliver the check to 2023 W 1300 N, Farr West, UT 84404			
			Total	\$400.00
			Payments/Credits	-\$400.00
			Balance Due	\$0.00

Phone

801-782-3580



Weber Fire District

2023 W. 1300 N.
Farr West, UT 84404

Invoice

Date	Invoice #
8/22/2023	23-349

Bill To

Triad Land Development
Nate Messerly
2717 N Hwy 89, Ste 200
Pleasant View, UT 84404

PAID
09/27/2023

Terms

Fee #	City	Project
23-349	Farr West	Farr West Business Park

Item	Description	Quantity	Rate	Amount
Impact Fees	1246 N 2000 W - Farr West Business Park - **INDUSTRIAL IMPACT FEES** 88,000 sq. ft.	88	187.00	16,456.00
	Nate Messerly (801) 814-1857			
	This invoice is for Impact Fees. DUE before taking out a building permit Review fees Inv: 23-348			
	Please do not pay the card processing fee if you are paying with a check/ Make the check payable to Weber Fire District. Note the invoice number on the check. Mail/deliver the check to 2023 W 1300 N, Farr West, UT 84404			
			Total	\$16,456.00
			Payments/Credits	-\$16,456.00
			Balance Due	\$0.00

Phone

801-782-3580



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: Nathan Messerly, 801.814.1857

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:

- Building Construction Type
- Available Water for fire-fighting purposes
 - Static Flow Rates
 - Residual Flow Rates
 - Flowing GPM
 - Duration of flowing GPM available.
- 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:



2023 West 1300 North
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



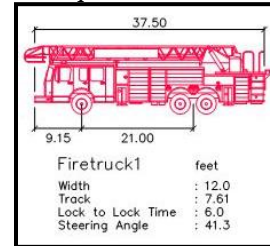
2023 West 1300 North
Farr West Utah, 84404

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.



2023 West 1300 North
Farr West Utah, 84404

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

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.

INTERLOCAL COOPERATION AGREEMENT

by and among

(CITY)

and

WEBER COUNTY

Relating to the delivery of municipal solid waste to the Weber County Transfer Station

INTERLOCAL COOPERATION AGREEMENT

THIS IS AN INTERLOCAL COOPERATION AGREEMENT between (CITY), which is a municipality and political subdivision of the State of Utah (“City”), and WEBER COUNTY, a political subdivision of the State of Utah (“County”).

RECITALS

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, found in Utah Code Title 11, Chapter 13, public agencies are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, the Solid Waste Management Act, found in Utah Code Title 19, Chapter 6, Part 5, specifically authorizes public entities to supervise and regulate the collection, transportation, and disposition of solid waste generated within their jurisdiction, and to require municipal residential waste generated within their jurisdiction to be disposed of at a solid waste management facility owned or operated by a public entity; and

WHEREAS, the County owns and operates a transfer station (“Transfer Station”) where solid waste is collected, processed, and then shipped to appropriate disposal sites; and

WHEREAS, the County has invested a significant amount of money in facilities and equipment to provide solid waste disposal services to county residents; and

WHEREAS, as a public benefit, the County accepts waste transported to the Transfer Station by individual county residents; and

WHEREAS, the County also provides or participates in various additional expanded services, including household hazardous waste collection, green waste recycling and

compost/wood product sales, electronics recycling, tire recycling, chlorofluorocarbon (Freon) recovery, and community education; and

WHEREAS, the services provided by the County constitute a direct benefit to the public good by providing an appropriate disposal facility for waste, thereby reducing the unlawful or inappropriate disposal of waste materials and allowing for some of them to be re-used; and

WHEREAS, the long-term committed delivery of municipal residential curb-side collected waste to the Transfer Station is critical to the funding and amortizing of the Transfer Station and its operational expenses, including expanded services; to the ability of the County to provide solid waste services to the general public in an efficient, cost-effective manner; and to the County's ability to obtain better long-term agreements for the transportation and disposal of the waste, thereby providing a lower long-term cost to the residents of the City and other parts of Weber County;

NOW, THEREFORE, the Parties mutually agree, pursuant to the terms and provisions of the Interlocal Cooperation Act, as follows:

Section 1. Purpose.

This Agreement has been established and entered into for the purpose of facilitating the efficient operation of solid waste services provided by the Parties.

Section 2. Effective Date; Duration.

- a. This Agreement shall become effective upon the completion of all of the following actions:
 - i. The Agreement is reviewed as to proper form and compliance with applicable law by the attorney for each Party;

- ii. The Agreement is approved and signed by each Party; and
- iii. The Agreement is filed with the keeper of records of each Party.
- b. The initial term of this Agreement shall be from the effective date through December 31, 2024.
- c. The Agreement shall automatically renew for additional terms of two years each, unless terminated earlier as provided in this Agreement, for a maximum of 12 years. Either Party shall have the option to terminate this Agreement at any time, by providing written notice of termination to the other Party at least six months before the date the termination will take effect.
- d. This Agreement may also be terminated at any time by mutual written agreement of the Parties.

Section 3. Waste Disposal.

In accordance with the purpose stated above, the Parties agree to the following:

- a. The City agrees to deliver, or cause to be delivered, exclusively to the County's Transfer Station, all of the household waste placed in curb-side containers by the City's residents and picked up by the City or by the company that the City contracts with to collect and dispose of curb-side residential waste. The County agrees to accept such waste, subject to the fee schedules, rules, regulations, and procedures adopted by the County. Other types of waste that are not household waste collected by the City or under a contract with the City, such as curb-side recycling and commercial waste, may be brought to the Transfer Station but are not governed by this agreement.

- b. The County agrees to own and operate the Transfer Station throughout the term of this Agreement.
- c. The City shall elect one of the following billing and payment options:
 - i. The County will bill the City for the tipping fees for curb-side waste generated by the City's residents, and the City agrees to pay each bill within 30 days of receipt.
 - ii. Or, the County will directly charge the haulers of curb-side waste generated by the City's residents. The City shall ensure that the haulers timely pay all appropriate fees.

Section 4. Additional Provisions Required by the Interlocal Cooperation Act.

- a. This Agreement and the actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each Party to this Agreement shall pay for its own obligations arising under this Agreement.
- b. Each Party shall maintain separate ownership and control over its own real and personal property. Therefore, there will be no need for joint disposal of property upon the termination of the Agreement.
- c. Since this Agreement does not establish an interlocal entity, the Parties agree that the County's Community Development Director, or the Community Development Director's successor or designee, shall act as the administrator responsible for the administration of this Agreement.

- d. Since this Agreement relates to the use of the County's Transfer Station, voting shall be weighted in favor of the County, with the County's vote outweighing the City's vote on any vote required by this Agreement.
- e. A copy of this Agreement shall be placed on file in the office of the official keeper of records of each Party.

Section 5. Indemnification.

Each of the Parties is a political subdivision of the State of Utah and claims the privileges, protections, and immunities of the Governmental Immunity Act of Utah. Each of the Parties agrees to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of the indemnifying Party's negligent or intentional errors or omissions in connection with this Agreement.

Section 6. Publication of Notice of Agreement.

Immediately after execution of this Agreement by both Parties, each Party shall cause notice of this Agreement to be published pursuant to Utah Code Section 11-13-219.

Section 7. Notices and Contacts.

Any notice required or permitted to be given under this Agreement shall be deemed sufficient if given by a written communication and shall be deemed to have been received upon personal delivery, actual receipt, or three days after such notice is deposited in the United States Mail, postage prepaid, and certified, and addressed to the Parties as set forth below:

For the County:

Community Development Director
Weber County
2380 Washington Blvd., Ste. 250
Ogden, UT 84401

For the City:
(fill in information)

Section 8. Miscellaneous Provisions.

- a. Integration. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining to this subject.
- b. Waiver. No failure by any Party to insist upon the strict performance of any provision of this Agreement or to exercise any right or remedy based upon a breach thereof shall constitute a waiver of any such breach or of a breach of any other provision.
- c. Rights and Remedies. Any party in breach of this Agreement shall be liable for all damages arising out of such breach, to the fullest extent permitted by applicable law.
- d. Severability. If any provision of this Agreement, or the application thereof to any person or circumstance, shall be invalid or unenforceable to any extent, then the remaining provisions of the Agreement shall remain in full force and effect, unless the invalidation of the provision materially alters the Agreement by interfering with the purpose of the Agreement or by resulting in non-compliance with applicable law. If the invalidation of the provision materially alters the Agreement, then the Parties shall negotiate in good faith to modify the Agreement to match, as closely as possible, the original intent of the Parties. To the extent

permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

- e. Litigation. If any action, suit, or proceeding is brought by a Party with respect to this Agreement, each Party shall bear its own costs, including attorneys' fees.
- f. Recitals. The Recitals, as set forth above, are incorporated into this Agreement.
- g. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- h. Amendments. This Agreement may not be amended except by an instrument in writing, approved and executed in compliance with the requirements of the Interlocal Cooperation Act.
- i. No Third Party Beneficiaries. The Parties do not confer any rights or remedies upon any person other than the Parties to this Agreement.

IN WITNESS WHEREOF, the Parties have signed and executed this Agreement on the dates listed below:

(CITY)

By: _____
(Name)
(Title)

DATED: _____

Approved: _____
Attorney

WEBER COUNTY

By: _____ DATED: _____
Gage Froerer
County Commission Chair

Attest: _____ DATED: _____
Ricky Hatch, CPA
Weber County Clerk/Auditor

Approved: _____
Deputy County Attorney