FARR WEST CITY PLANNING COMMISSION AGENDA

February 22, 2024 at 5:30 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a 5:30 pm work session and their regular meeting at 6:30 pm on Thursday, February 22, 2024

5:30 pm Work Session – Discuss amendments to the C-2 Commercial zone

1. Call to Order – Chairwoman Genneva Blanchard
2. Opening Ceremony
   a. Pledge of Allegiance
   b. Prayer
3. Comments/Reports
   a. Public Comments (2 minutes)
   b. Report from City Council
4. Business Items
   a. Public hearing to consider the request to amend the general plan to allow for the M-1 zone at 1686 West and 1712 West Farr West Drive
   b. Recommendation to the City Council approval or denial of the Northwest Cascade (Honey Bucket) site plan located at 2990 North 2000 West
   c. Discussion on accessory building setbacks
5. Consent Items
   a. Approval of minutes dated February 8, 2024
6. Chairman/Commission Follow-up
   a. Report on Assignments
7. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was mailed to each member of the Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on February 15, 2024.

Lindsay Afuvai
Recorder

Stewardship. Integrity. Commitment.

DAKOTA PACIFIC
Real Estate

Chugg Farr West Land – Farr West Planning Commission

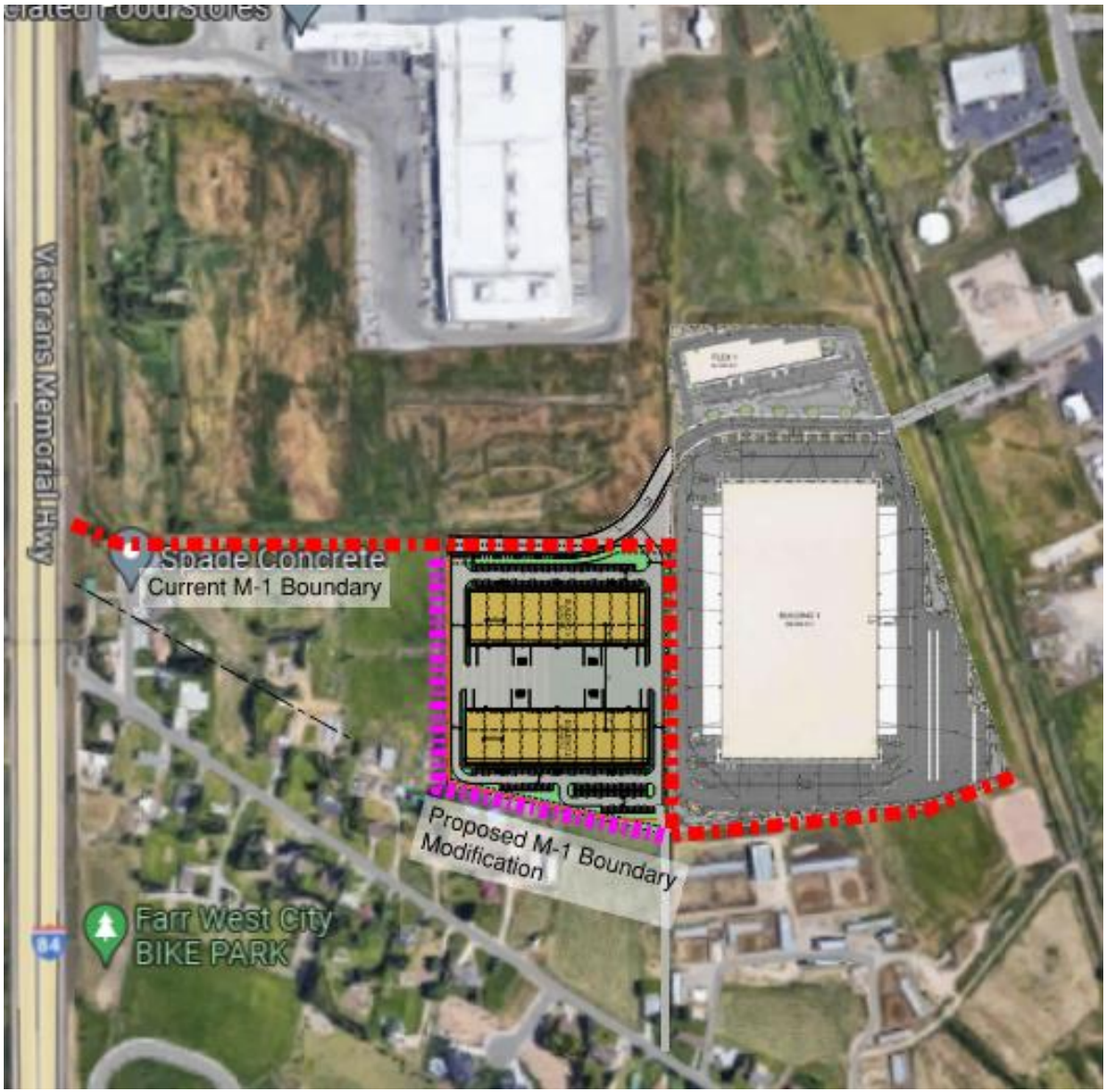
12/14/2023

ZONING REQUEST

Re-zone Parcels

19-414-0001,
19-414-0002, and
19-072-0073

to **M-1** from to **R-1-15**



INFRASTRUCTURE

Transportation

- Extend Road built by Black Pine's Development

- Roadway aligns with General Plan

Zoning Transition

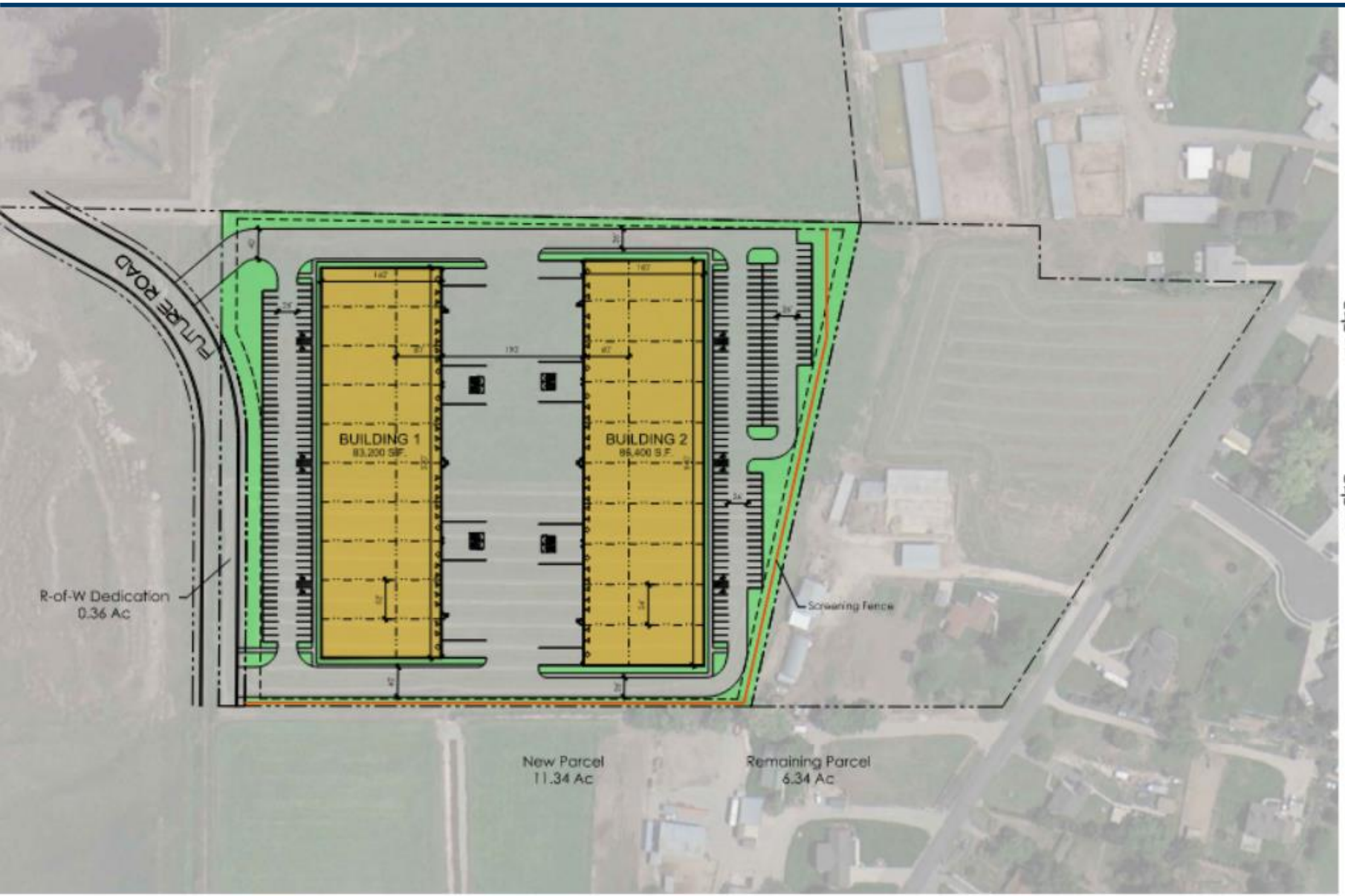
- Comply with setbacks, noise ordinance, fence screening, and light pollution

Utilities

- Extend through new roadway

CONCEPT RENDERING

CONCEPT SITE PLAN



DAKOTA PACIFIC
Real Estate

Stewardship. Integrity. Commitment.

(801) 365 – 6200 / dakotapacific.com

Application for Site Plan Approval

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

Date Submitted: 04/20/2023

Applicant Name: NWC#5 Partnership, LLC Applicant Address: [redacted]

Phone: [redacted]

Business Name: NWC#5 Partnership, LLC Application Number:_____

Business Address: P.O. Box 73390 Puyallup, WA 98373 Phone: 605-922-7368

Address and description of site being considered: 2990 North 2000 West Farr West, Utah 84404

BEGINNING AT A POINT 10 CHAINS SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 586 FEET TO THE STATE ROAD, KNOWN AS U. S. HIGHWAY 84, THENCE SOUTH ALONG HIGHWAY 242 FEET THENCE EAST 580 FEET TO A POINT SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH 242 FEET, TO THE PLACE OF BEGINNING.

Tax ID number of site being considered: 190170009

Current zoning of site: C-2

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:

- x All proposed new development except single-family detached residences.
- n/a All additions of alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- x Issuance of a conditional use permit for new construction.
- n/a New signs
- x 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.
- n/a 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)

- x 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.
- x Lot dimensions and orientations: North arrow, etc.
- x Existing and proposed buildings with their dimensions and the locations of all opening in exterior walls.
- x Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- x Indication of proposed use of buildings. (SEE ARCHITECTURAL PLANS)
- x 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).
- x Height of all existing and proposed walls and fences and type of construction.
- x Location and type of landscaping. (SEE ARCHITECTURAL PLANS)
- x 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.
- x 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.
- x Location, type, lighting and size of proposed and existing signs. (SEE ARCHITECTURAL PLANS
- x Location, type and size of proposed and existing light poles.
- x A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown.
- x One copy of a current county ownership plat showing the property and adjacent properties.
- x Approval letter from Weber Fire District (801-782-3580). (WILL BE PROVIDED SHORTLY)
- x Approval letter from Bona Vista Water (801-621-0474). (WILL BE PROVIDED SHORTLY)

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

Water company letters will be provided as soon as they have been provided.

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?

A CUP has been approved by the City of Farr West to utilize this site as a staging area for clean portable toilets, sinks and similar equipment to serve the construction and special events industry.

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?

To be compatible with and complimentary to the existing surrounding uses we are proposing and willing to buffer the perimeter of this property with an 8-ft tall decorative concrete fence as approved and conditioned with the Conditional Use 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.

mark perry — Mark Perry, Owner

Owner Signature — Print Name

Owner Signature — Print Name

I/We authorize Larson and Associates, Inc. & Woolsey Design to act as my/our agent in all matters relating to this application.

(Print name)

Owner Signature — Mark Perry, Owner

Print Name

Owner Signature — Print Name

Authorized Agent Signature
Larson and Associates, Inc.

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

State of ~~Utah~~ WASHINGTON)

§

Count of PIERCE)

On this 20TH day of APRIL, in the year 2023, before me MELINDA WELLS, a notary public, personally appeared MARK PERRY, 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
State of Washington
MELINDA R WELLS
LICENSE # 143631
MY COMMISSION EXPIRES
MARCH 1, 2025

Melinda R Wells
NOTARY PUBLIC

S

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: McKinzie Date received: 6.12.2023

Receipt number: 9.002462 Cash/Check (circle one)

Date site plan received: 6.12.23 Received by: McKinzie

Date met with city engineer: 2.15.2024 Signed: McH Robertson

Date engineer approved plan: _____ Signed: _____

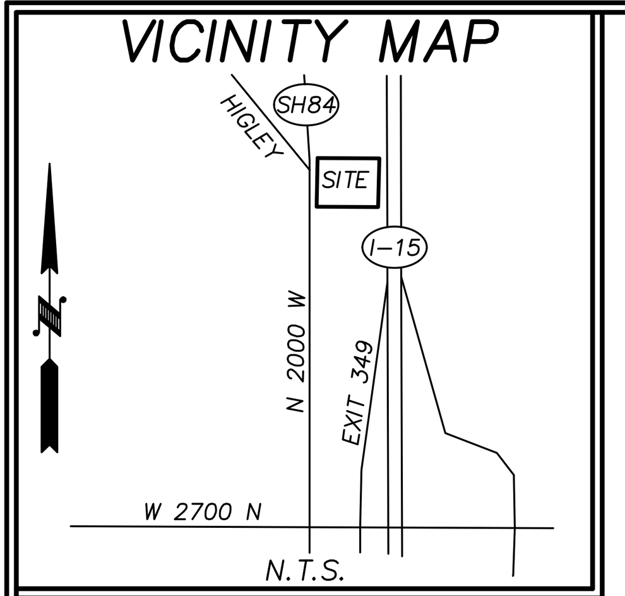
Date planning commission approved: _____

Date city council approved (conditional use permit only): _____

NWC - FARR WEST UTAH

SE 1/4, SEC. 26, TWN. 07 N., RNG. 2 W., S.L.B. AND M.
CITY OF FARR WEST, WEBER COUNTY, UTAH
COMMERCIAL SITE PLAN

VICINITY MAP



SHEET INDEX

VERTICAL DATUM
WEBER COUNTY

BM:
THE ELEVATION BASE IS DETERMINED BY THE FIELD G.P.S. PROJECTION BASED ON UTAH NORTH NAD 1983 PROJECTION THEN ROUNDED OFF TO MATCH THE GEOID 12B ELEVATION AS REFERENCED IN THE SECTION CORNER SHEET FOR THE SOUTHEAST CORNER OF SECTION 26, T. 7 N, R 2 W, S.L.B. & M FOR A MORE EFFICIENT BENCH MARK BASE. THE PROJECT BENCH MARK IS 4272.70' = FOUND AND ACCEPTED BRASS CAP IN THE INTERSECTION OF 2700 NORTH AND I-15 ONRAMP.
ELEV: 4272.70

CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY JOHANSON SURVEYING

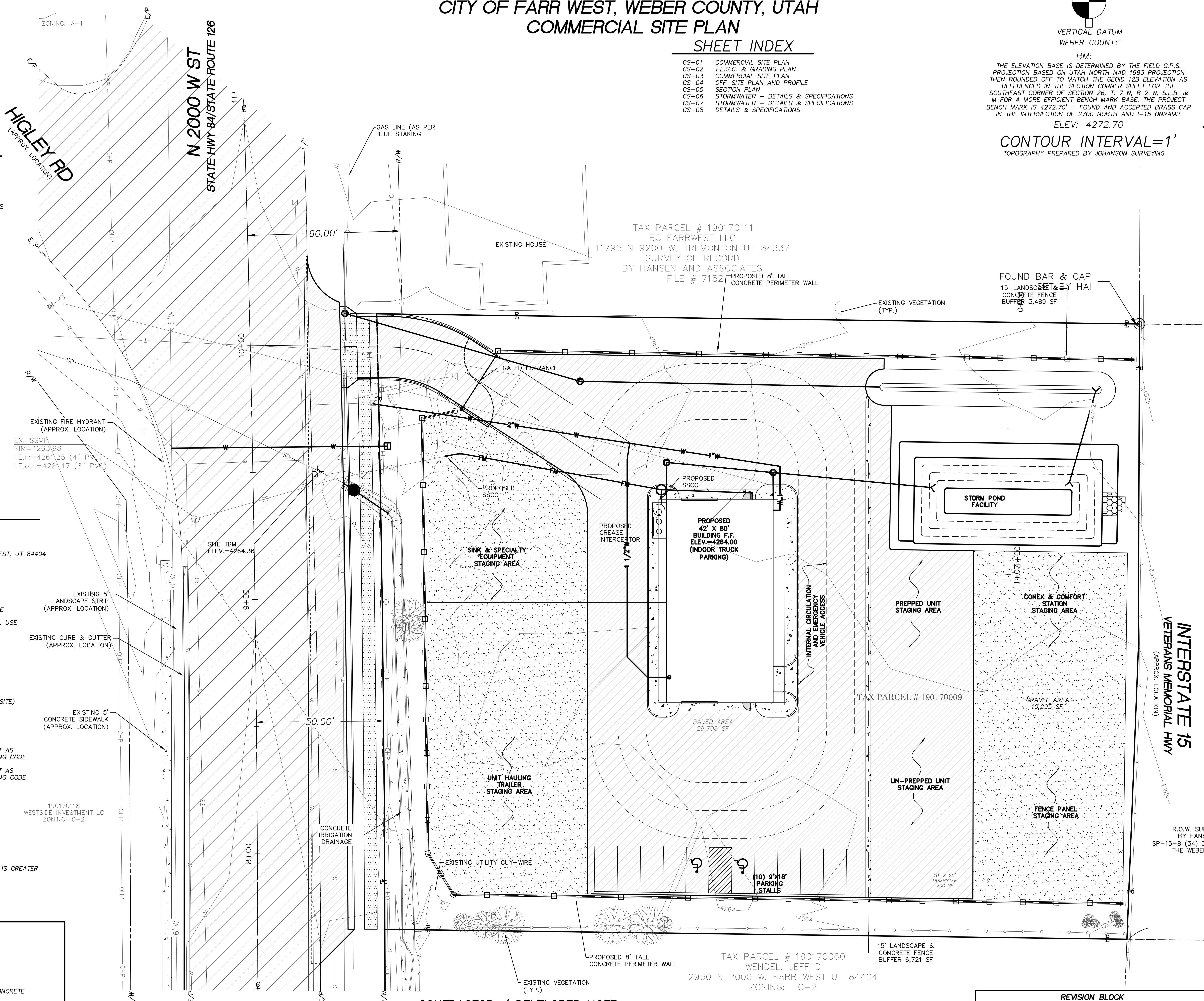
SCALE: 1"=20'
0 15 20 40

SURVEY NOTE

TOPOGRAPHIC SITE SURVEY PROVIDED BY JOHANSON SURVEYING ON 8/23/2022

PROPERTY DESCRIPTION

BEGINNING AT A POINT 10 CHAINS SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 586 FEET TO THE STATE ROAD, KNOWN AS U. S. HIGHWAY 84, THENCE SOUTH ALONG HIGHWAY 242 FEET THENCE EAST 580 FEET TO A POINT SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH 242 FEET, TO THE PLACE OF BEGINNING.
CONTAINING 1.65 +/- ACRES

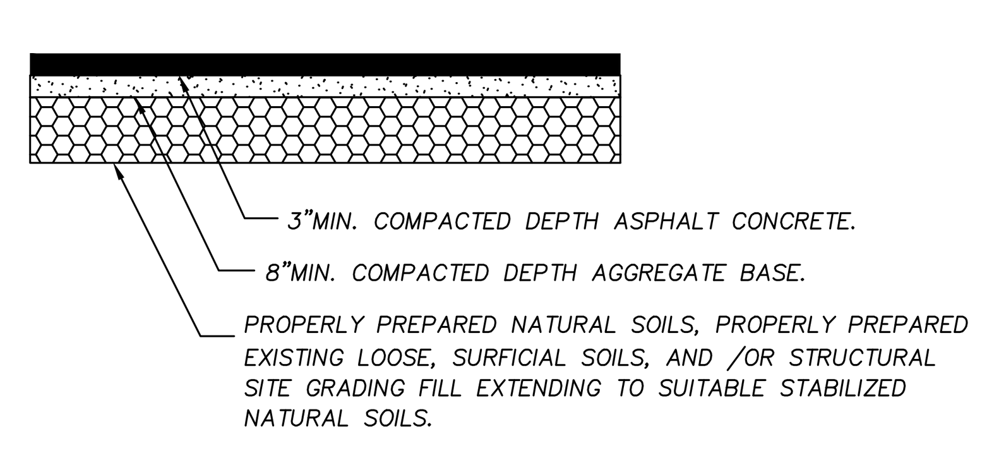


LEGEND

PROPERTY LINE
EXISTING CONTOUR
RIGHT OF WAY LINE
PROPERTY ADJOINER LINE
EXISTING WIRE FENCE
EXISTING WROUGHT IRON FENCE
EXISTING SANITARY SEWER PIPE
EXISTING WATER MAIN
EXISTING GAS/OIL LINE
EXISTING STORM DRAIN/IRRIGATION PIPE
EXISTING PHONE/COMMUNICATION LINE
EXISTING OVERHEAD POWER LINE
EXISTING IRRIGATION VALVE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING HOSE BIB
EXISTING GAS METER
EXISTING TELEPHONE RISER
EXISTING SANITARY SEWER MANHOLE
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING WATER METER
PROPOSED WATER SERVICE LINE
PROPOSED SANITARY SEWER PIPE
PROPOSED CLEANOUT
EXISTING PAVEMENT
EXISTING CONCRETE
PROPOSED PAVEMENT
PROPOSED GRAVEL
PROPOSED FUTURE EASEMENT
PROPOSED 8' TALL CONCRETE WALL
EXISTING VEGETATION

COMMERCIAL SITE DATA

PARCELS:	190170009
PROPERTY OWNER:	BAXTER LIVING TRUST
SITE ADDRESS:	2990 N 2000 W FARR WEST, UT 84404
ASSESSOR'S REPORTED ACREAGE:	2.10 AC±
ACREAGE:	71,743 SF (1.65 AC)
EXISTING ZONING:	C-2
EXISTING USE:	SINGLE-FAMILY RESIDENCE
PROPOSED USE:	COMMERCIAL CONDITIONAL USE
NUMBER OF LOTS:	1
PROPOSED DWELLING UNITS:	NONE
DEDICATION AREAS:	NONE
CRITICAL AREAS:	NONE KNOWN
LANDSCAPE REQUIREMENT:	10% OF SITE
PROPOSED LANDSCAPING:	10,090 SF (~14.1%± OF SITE)
SETBACK REQUIREMENTS:	
FRONT SETBACK AND SIDE SETBACK FROM A PUBLIC DEDICATED STREET:	TWENTY FEET (20')
SIDE YARD SETBACK, ADJACENT TO COMMERCIALLY ZONED PROPERTY:	NO REQUIREMENT EXCEPT AS REQUIRED IN THE BUILDING CODE
REAR YARD SETBACK ADJACENT TO COMMERCIALLY ZONED PROPERTY:	NO REQUIREMENT EXCEPT AS REQUIRED IN THE BUILDING CODE
SIDE YARD SETBACK, ADJACENT TO RESIDENTIALLY ZONED PROPERTY:	TEN FEET (10')
REAR YARD SETBACK, ADJACENT TO RESIDENTIALLY ZONED PROPERTY:	TEN FEET (10')
MIN. LOT AREA AND WIDTH:	NO REQUIREMENT
MAXIMUM HEIGHT:	NO REQUIREMENT
MINIMUM HEIGHT:	EIGHT FEET (8') OR ONE STORY WHICHEVER IS GREATER
PARKING REQUIREMENTS:	SEE SECTION 17.44.150



FLEXIBLE ASPHALT PAVING SECTION

CONTRACTOR / DEVELOPER NOTE:

THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED MATERIAL TESTING, COMPACTION TESTING, AND APPLICABLE INSPECTIONS AS REQUIRED BY THE CITY AND THE PROJECT ENGINEER. THE CONTRACTOR SHALL SUPPLY CERTIFYING ENGINEER WITH DOCUMENTATION SIGNED BY A PROFESSIONAL SOILS AND/OR MATERIALS ENGINEER SHOWING THAT THE ROAD SECTION WAS BUILT ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, THE BACKFILL MATERIAL MEETS MINIMUM COUNTY/STATE REQUIREMENTS, COMPACTION WAS ACHIEVED IN ALL TRENCHES AND ROAD SECTION, AND ALL CONSTRUCTION MATERIALS AND CONSTRUCTION METHODS SHOWN ON THESE PLANS HAVE BEEN FOLLOWED.

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER No. 9064048 GRANT JOHN MIDDLETON STATE OF UTAH
2/13/24

JOB NUMBER	9819
SCALE	HOR. 1"=20' VERT. 1"=5'
DESIGNED SC	DRAWN PB
CHECKED GJM	

PROPONENT: NMC #5 PARTNERSHIP
PO.BOX 73399
PUYALLUP, WA 98373-0399
CONTACT: MARK PERRY PH: (253)848-2371

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404

COMMERCIAL SITE PLAN

DATE	2/13/24
DRAWING NO.	9819BASE
CS-01	SHEET 1 OF 8

NWC - FARR WEST UTAH

SE 1/4, SEC. 26, TWN. 07 N., RNG. 2 W., S.L.B. AND M.
CITY OF FARR WEST, WEBER COUNTY, UTAH
COMMERCIAL SITE PLAN

CONSTRUCTION NOTES

1. CONTRACTOR TO UTILIZE EXISTING ACCESS TO THE PROPERTY FOR CONSTRUCTION ENTRANCE PER BMP: STABLIZED CONSTRUCTION ENTRANCE ON PAGE CS-5.
2. CONTRACTOR TO INSTALL MIRAFI SILT FENCE AS SHOWN AND PER FARR WEST BMP: SILT FENCE AND DETAIL ON SHEET CS-5.
3. CONTRACTOR TO REMOVE ALL EXISTING TREES WITHIN PROPOSED WALL AS SHOWN.
4. CONTRACTOR TO INSTALL SEDIMENT TRAP AS SHOWN BOTTOM OF TEMP. SEDIMENT TRAP 1 FOOT ABOVE FINAL POND BOTTOM. AND PER FARR WEST BMP: SEDIMENT TRAP AND DETAIL ON SHEET CS-5.

INSPECTION SCHEDULE

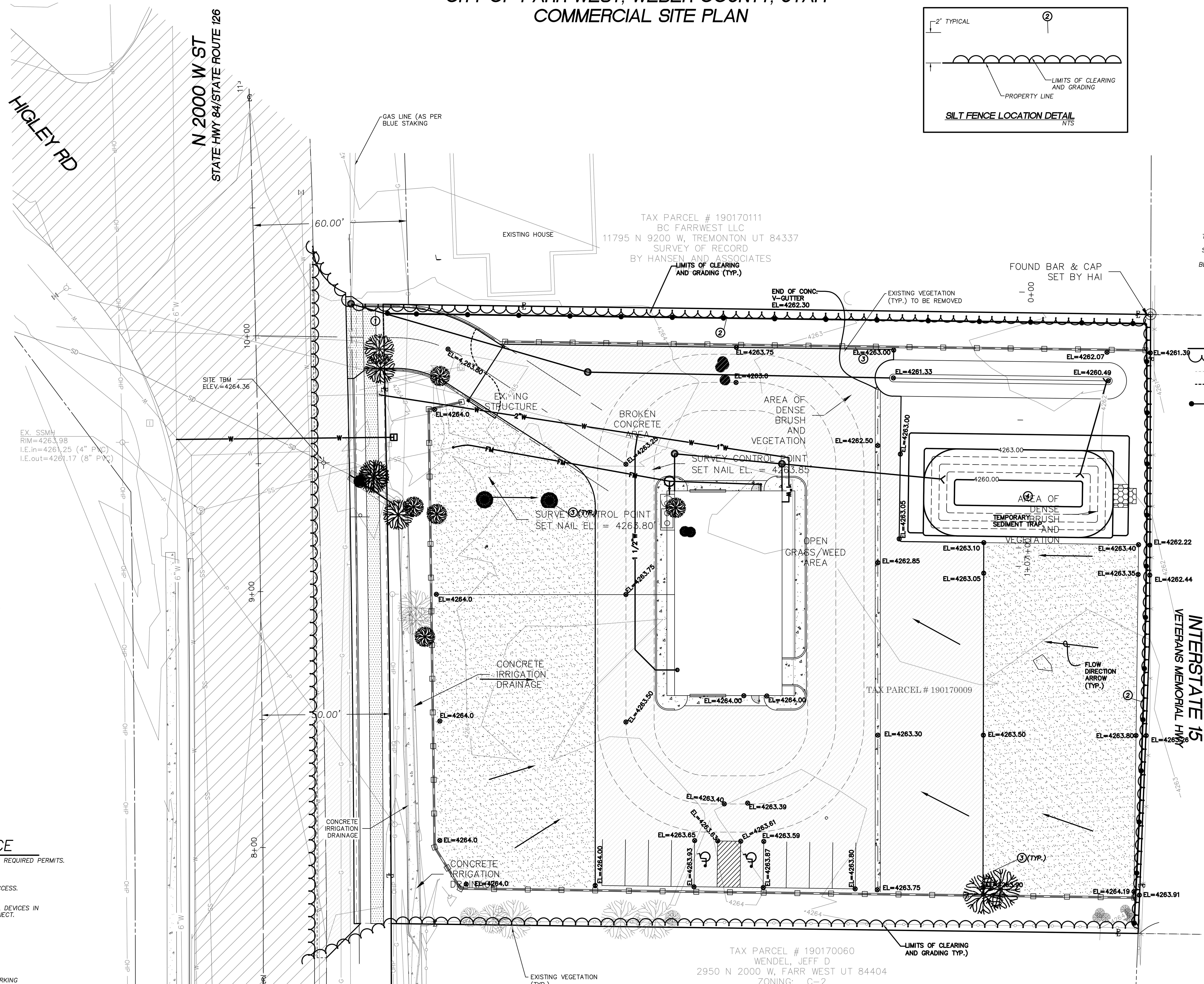
1. CONSTRUCTION ENTRANCE SHALL BE INSPECTED WEEKLY & CLEANED AS NEEDED OR NEW SPALLS ADDED AS NEEDED TO MAINTAIN A ROUGH SURFACE.
2. THE EXISTING ACCESS ROUTES INTO THE PROJECT SITE SHALL BE INSPECTED EVERY 2 DAYS & SWEPT OR CLEANED ON A WEEKLY BASIS OR MORE FREQUENTLY IF NEEDED.
3. ALL CUT & FILL SIDE SLOPES SHALL BE INSPECTED EVERY 2 DAYS AND/OR AFTER EVERY STORM EVENT TO REPAIR ANY EROSION OR SLOPE SCOURING.
4. INSPECT CB. INLET PROTECTION ON A WEEKLY BASIS AND AFTER EVERY MAJOR STORM EVENT.

NOTES

1. ALL FILL SHALL BE CLEAN EARTHEN MATERIAL ONLY, WITH NO CONCRETE, GARBAGE, SOLID WASTE OR ANY OTHER UNACCEPTABLE MASS.
2. ALL DEMOLITION MATERIAL MUST GO TO A LICENSED SOLID WASTE HANDLING OR DISPOSAL FACILITY.
3. ALL SEPTIC TANKS SHALL BE PUMPED BY A CERTIFIED SEPTIC HAULER, FILLED WITH SOIL AND A DECOMMISSIONING APPLICATION COMPLETED PER WEBER-MORGAN HEALTH DEPARTMENT REQUIREMENTS.
4. CONTRACTOR SHALL OBTAIN DEMOLITION PERMIT AS REQUIRED PRIOR TO ANY DEMOLITION OR STRUCTURE REMOVAL.
5. ALL SLOPES SHALL MAINTAIN MINIMUM SETBACKS IN ACCORDANCE WITH THE GRADING NOTES ON SHEET C1.1.
6. THE OWNER'S RETAINED GEOTECHNICAL ENGINEER SHALL TEST ALL FILL MATERIAL & OBTAIN SUFFICIENT COMPACTION TESTS TO VERIFY SOIL STABILITY.
7. EROSION CONTROL MEASURES OTHER THAN THOSE SPECIFIED MAY BE NEEDED TO PREVENT MIGRATION OF SEDIMENT. SEE SHEETS C1.1 FOR ADDITIONAL MEASURES.
8. CONTRACTOR TO HAVE EQUIPMENT AND MATERIALS I.E.: STRAW, 12" & 18" CMP, QUARRY SPALLS, TEMP RISER STRUCTURES, ETC. ON-SITE DURING CONSTRUCTION FOR EMERGENCY SITUATIONS. CONTRACTOR TO DEVELOP PLAN OF ACTION FOR EROSION MEASURES PRIOR TO STARTING CONSTRUCTION.
9. TO LIMIT IMPACTS TO NEIGHBORING PROPERTIES, DUST CONTROL WILL BE REQUIRED.

CONSTRUCTION SEQUENCE

1. HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY AND OBTAIN REQUIRED PERMITS.
2. ESTABLISH CLEARING AND GRADING LIMITS.
3. UTILIZE EXISTING GRAVEL ACCESS FOR CONSTRUCTION VEHICLE ACCESS.
4. INSTALL CATCH BASIN INLET PROTECTION AND SEDIMENT CONTROL DEVICES IN ALL EXISTING CATCH BASINS WITHIN DIRECT VICINITY OF THE PROJECT.
5. SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
6. CLEAR AND GRADE SITE AND CONSTRUCT STORM DRAIN SYSTEM PER APPROVED PLANS.
7. PROVIDE C.B. INLET PROTECTION IN NEW CATCH BASINS UNTIL PARKING LOT STORM DRAIN SYSTEM IS COMPLETED AND THE SITE IS COMPLETELY STABILIZED AND PROTECTED FROM EROSION & SEDIMENTATION.
8. NOTE: THE BUILDING CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF STORM SYSTEM DURING BUILDING AND LANDSCAPE CONSTRUCTION.
9. HYDRO SEED AND/OR MULCH SLOPES AND OTHER EXPOSED AREAS IMMEDIATELY AFTER GRADING IS COMPLETED AS OUTLINED IN "EROSION CONTROL NOTES".
10. CLEAN OUT AND TEST ALL STORM DRAIN FACILITIES.
11. INSPECT AND MAINTAIN ALL EROSION CONTROL FACILITIES (I.E. CB INLET PROTECTION BMPs) AT REGULAR INTERVALS & COMPLETE REQUIRED REPORT. CLEAN AS REQUIRED UNTIL RISK OF SEDIMENTATION HAS PASSED.



SCALE: 1"=20'

0 15 20 40

SURVEY NOTE

TOPOGRAPHIC SITE SURVEY PROVIDED BY JOHANSON SURVEYING ON 8/23/2022

VERTICAL DATUM
WEBER COUNTY

BM:

THE ELEVATION BASE IS DETERMINED BY THE FIELD G.P.S. PROJECTION BASED ON UTAH NORTH NAD 1983 PROJECTION THEN ROUNDED OFF TO MATCH THE GEOID 12B ELEVATION AS REFERENCED IN THE SECTION CORNER SHEET FOR THE SOUTHEAST CORNER OF SECTION 26, T. 7 N, R 2 W, S.L.B. & M FOR A MORE EFFICIENT BENCH MARK BASE. THE PROJECT BENCH MARK IS 4272.70' = FOUND AND ACCEPTED BRASS CAP IN THE INTERSECTION OF 2700 NORTH AND I-15 ONRAMP.

ELEV: 4272.70

CONTOUR INTERVAL=1'

TOPOGRAPHY PREPARED BY JOHANSON SURVEYING

LEGEND

- CLEARING LIMITS
- 440 EXISTING CONTOURS
- 440 PROPOSED CONTOURS
- MIRAFI SILT FENCE (2)
- ROCK CHECK DAM (5)
- RIP RAP PAD (6)
- CATCH BASIN INSERT (9)
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER No. 9064948 GRANT JOHN MIDDLETON STATE OF UTAH

2/13/24

JOB NUMBER 9819

SCALE HOR. 1"=20' VERT. 1"=5'

DESIGNED SC
DRAWN PB
CHECKED GJM

PROPONENT: NMC #5 PARTNERSHIP
PO.BOX 73399
PUYALLUP, WA 98373-0399
CONTACT: MARK PERRY PH: (253)848-2371

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404

T.E.S.C AND GRADING PLAN

DATE 2/13/24

DRAWING NO. 9819BASE

CS-02

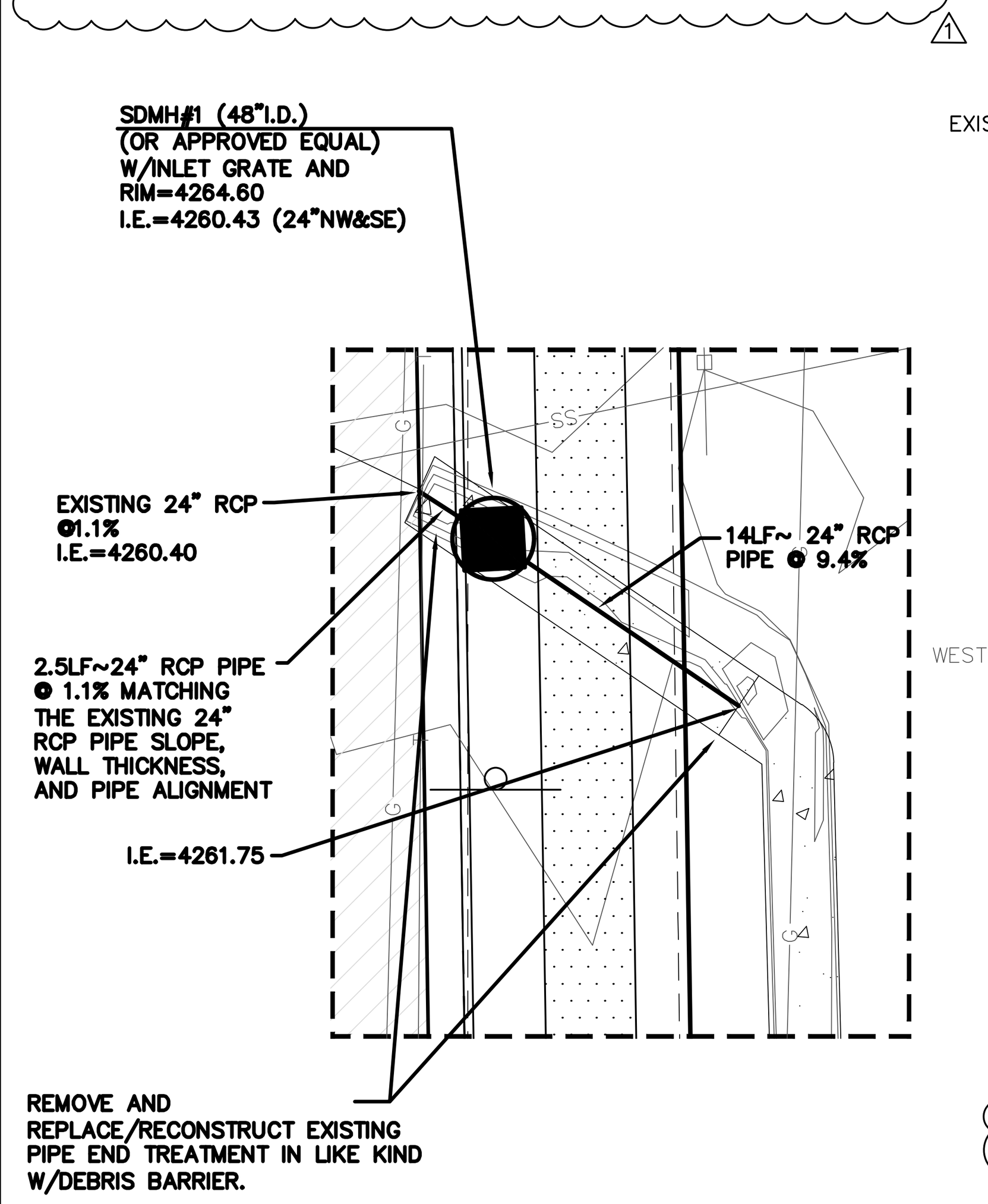
SHEET 2 OF 8

NWC - FARR WEST UTAH

SE 1/4, SEC. 26, TWN. 07 N., RNG. 2 W., S.L.B. AND M.
CITY OF FARR WEST, WEBER COUNTY, UTAH
COMMERCIAL SITE PLAN

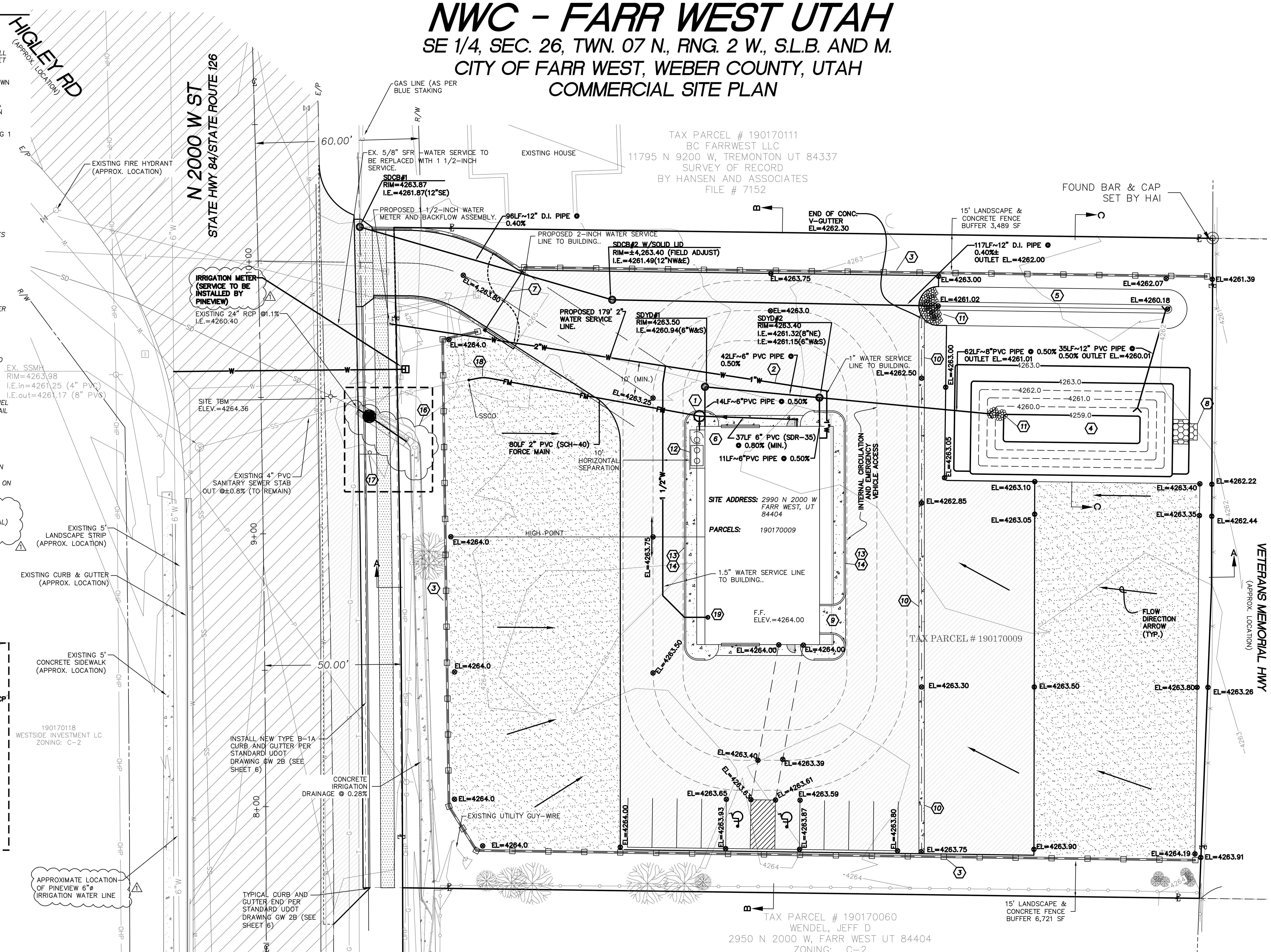
CONSTRUCTION NOTES

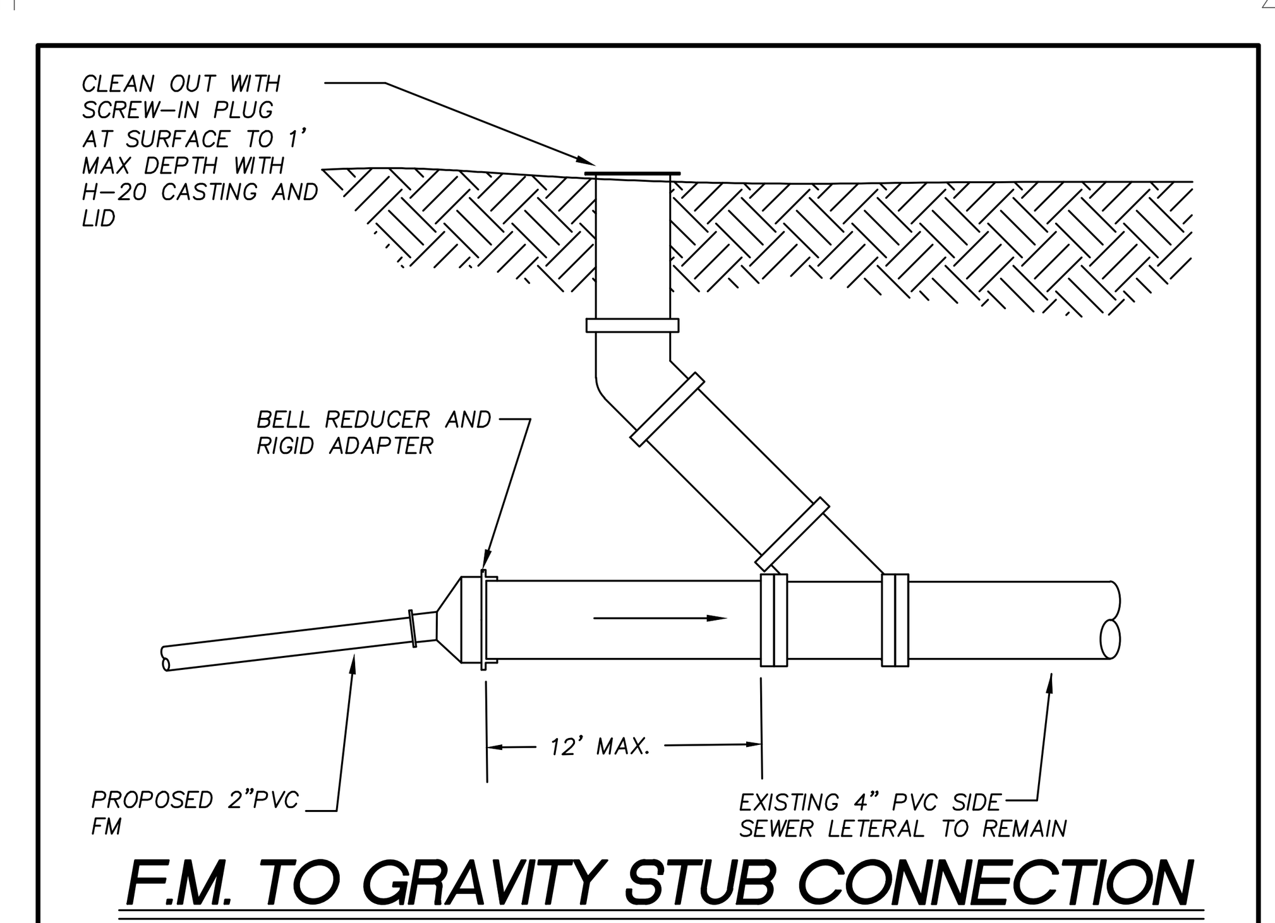
1. CONTRACTOR TO INSTALL LIBERTY PUMPS ESP107719 GRINDER PUMP STATION OR APPROVED EQUAL AS SHOWN & PER DETAIL ON SHEET CS–06.
2. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 1.5 FEET. THE MINIMUM HORIZONTAL SEPARATION SHALL BE 10 FEET FROM EXISTING OR PROPOSED SEWER.
3. CONTRACTOR TO INSTALL 8' TALL CONCRETE PERIMETER WALL AS SHOWN AND PER DESIGN BY OTHERS.
4. CONTRACTOR TO INSTALL STORM POND FACILITY WITH A BOTTOM AREA OF 10 FEET BY 50 FEET WITH 3:1 SIDE SLOPES AND 6 FOOT BERM ON NORTH AND EAST END AS SHOWN.
5. CONTRACTOR TO INSTALL STORM BIOSWALE WITH 3'W BOTTOM 84' LONG 1 FOOT DEEP WITH A LONGITUDINAL SLOPE OF 1.5%.
6. PROPOSED BUILDING DESIGNED BY OTHERS.
7. PROPOSED DOUBLE SWING GATE.
8. CONTRACTOR TO INSTALL EMERGENCY OVERFLOW SPILLWAY AS SHOWN AND PER DETAIL ON SHEET CS–05.
9. CONTRACTOR TO INSTALL DUMPSTER ENCLOSURE AS SHOWN AND PER APPROVED GEOTECHNICAL REPORT BY GORDON GEOTECHNICAL ENGINEERING, INC DATED 9–2–2022. (FOR DUMPSTER PADS, WE RECOMMEND A PAVEMENT SECTION CONSISTING OF THREE AND ONE–HALF INCHES OF PORTLAND CEMENT CONCRETE, FOUR INCHES OF AGGREGATE BASE, OVER PROPERLY PREPARED NATURAL STABILIZED SUBGRADE OR SITE GRADING STRUCTURAL FILLS.)
10. CONTRACTOR TO INSTALL CONCRETE CROSSPAN AS SHOWN AND PER DETAIL ON SHEET CS–05.
11. INSTALL RIP–RAP PADS AS SHOWN WITH 6"–8" QUARRY SPALLS.
12. CONTRACTOR TO INSTALL PROPOSED GREASE TRAP AS SHOWN AND PER ARCHITECT/ STRUCTURAL ENGINEERING PLANS.
13. CONTRACTOR TO INSTALL EXTRUDED CONCRETE CURB W/CURB CUT EVERY 10' AS SHOWN AND PER DETAIL ON SHEET RS2.
14. CONTRACTOR TO INSTALL 3 1/2" THICK X 4 FEET WIDE CONCRETE PAD AS SHOWN AND PER DETAIL ON SHEET RS2.
15. N/A
16. CONTRACTOR TO REMOVE EXISTING PORTION OF 4'W IRRIGATION CHANNEL AND REPLACE IT WITH NEW 48" I.D. MANHOLE AS PER ENLARGED DETAIL BELOW.
17. CONTRACTOR TO RELOCATE EXISTING CITY STREET SIGN TO PROPOSED PARK STRIP PER CITY OF FARR WEST PUBLIC WORKS STANDARD DRAWING CS–03.
18. CONTRACTOR TO CONNECT PROPOSED 2" SANITARY SEWER FORCE MAIN TO EXISTING 4" SEWER STUB CONTRACTOR TO FIELD VERIFY LOCATION, CONDITION AND ELEVATION OF EXISTING 4" SEWER STUB. SEE DETAIL ON THIS SHEET.
19. CONTRACTOR TO INSTALL PROPOSED WATER TO INTERIOR TRUCK FILL STATION INSIDE THE BUILDING WITH ATMOSPHERIC VACUUM BREAKER BACKFLOW PREVENTER (WATTS FEBCO MODEL 710 OR APPROVED EQUAL) INSTALLED 6"MINIMUM ABOVE FIXTURE.



ENLARGED PLAN

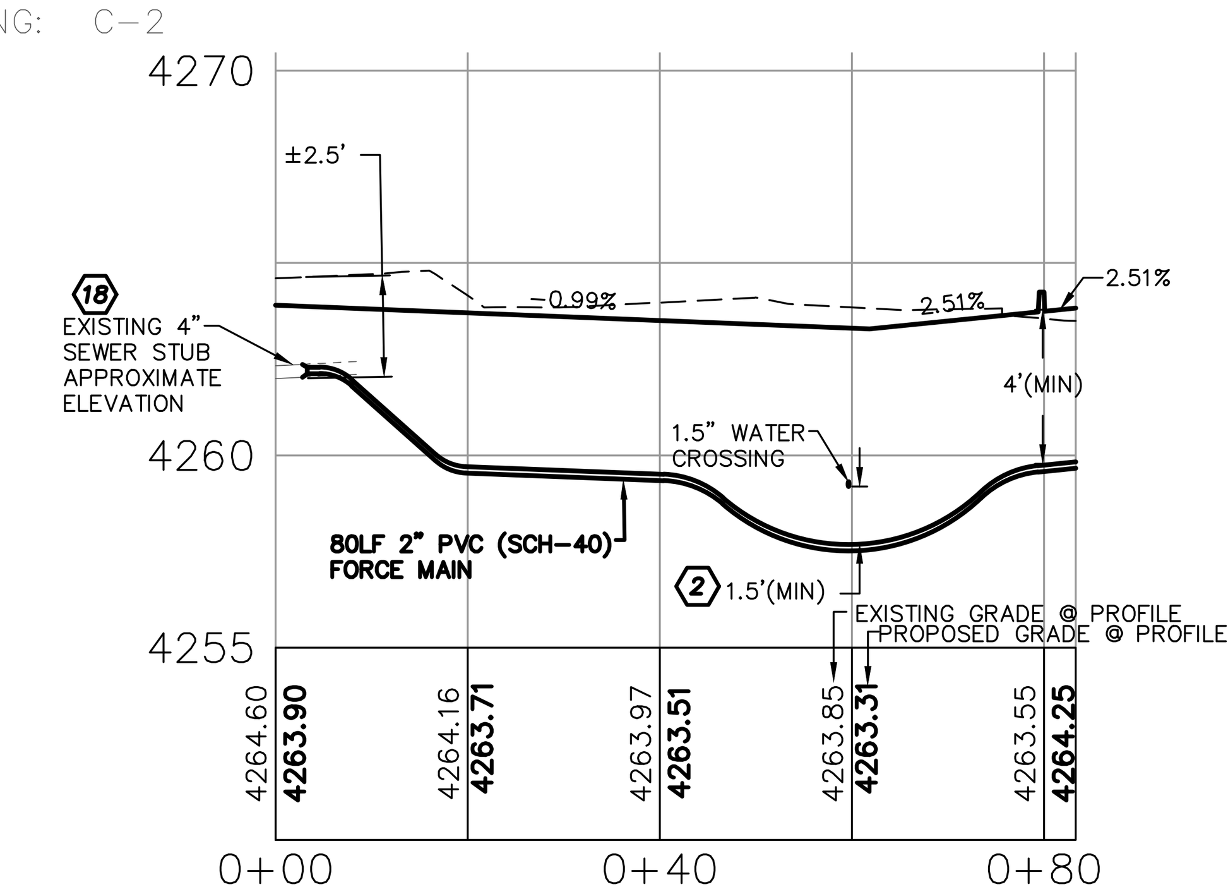
SCALE = 1:10





F.M. TO GRAVITY STUB CONNECTION

N.T.S.



FORCEMAIN PROFILE VIEW

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

WESTERN IRRIGATION CHANNEL MODIFICATION CONSTRUCTION NOTE:

ALL WORK TO BE COMPLETED ON THE IRRIGATION CHANNEL SHALL BE COORDINATED WITH WESTERN IRRIGATION, CONTACT MARVIN FARRELL AT 801–7814834 OR VIA EMAIL AT MARVINFARRELL@MSN.COM PRIOR TO COMMENCING CONSTRUCTION FOR CONSTRUCTION SUPERVISION, OVERSIGHT AND INSPECTION(S).

PLUMBING FIXTURE TABLE

FIXTURE	QUANTITY
TOILET	1
SINK	1
1 ½"Ø TRUCK FILL LINE	1

APPROX. DAILY FLOW VOLUME: 4,000 GPD (SUMMER MONTHS)
APPROX. DAILY FLOW VOLUME: 2,000 GPD (WINTER MONTHS)
ANTICIPATED SUMMER PEAK FLOW: 25–30 GPM

CONTRACTOR / DEVELOPER NOTE:

THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED MATERIAL TESTING, COMPACTION TESTING, AND APPLICABLE INSPECTIONS AS REQUIRED BY THE CITY AND THE PROJECT ENGINEER. THE CONTRACTOR SHALL SUPPLY CERTIFYING ENGINEER WITH DOCUMENTATION SIGNED BY A PROFESSIONAL SOILS AND/OR MATERIALS ENGINEER SHOWING THAT THE ROAD SECTION WAS BUILT ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, THE BACKFILL MATERIAL MEETS MINIMUM COUNTY/STATE REQUIREMENTS, COMPACTION WAS ACHIEVED IN ALL TRENCHES AND ROAD SECTION, AND ALL CONSTRUCTION MATERIALS AND CONSTRUCTION METHODS SHOWN ON THESE PLANS HAVE BEEN FOLLOWED.

SCALE: 1"=20'
0 15 20 40

SURVEY NOTE

TOPOGRAPHIC SITE SURVEY PROVIDED BY JOHANSON SURVEYING ON 8/23/2022

VERTICAL DATUM
WEBER COUNTY

BM:

THE ELEVATION BASE IS DETERMINED BY THE FIELD G.P.S. PROJECTION BASED ON UTAH NORTH NAD 1983 PROJECTION THEN ROUNDED OFF TO MATCH THE GEOID 12B ELEVATION AS REFERENCED IN THE SECTION CORNER SHEET FOR THE SOUTHEAST CORNER OF SECTION 26, T. 7 N, R 2 W, S.L.B. & M FOR A MORE EFFICIENT BENCH MARK BASE. THE PROJECT BENCH MARK IS 4272.70' = FOUND AND ACCEPTED BRASS CAP IN THE INTERSECTION OF 2700 NORTH AND I–15 ONRAMP.

ELEV: 4272.70

CONTOUR INTERVAL=1'

TOPOGRAPHY PREPARED BY JOHANSON SURVEYING

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- RIGHT OF WAY LINE
- PROPERTY ADJOINER LINE
- EXISTING WIRE FENCE
- EXISTING WROUGHT IRON FENCE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING GAS/OIL LINE
- EXISTING STORM DRAIN/IRRIGATION PIPE
- EXISTING PHONE/COMMUNICATION LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING IRRIGATION VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING HOSE BIB
- EXISTING GAS METER
- EXISTING TELEPHONE RISER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED CLEANOUT
- EXISTING PAVEMENT
- EXISTING CONCRETE
- PROPOSED PAVEMENT
- PROPOSED GRAVEL
- PROPOSED FUTURE EASEMENT
- PROPOSED 8' TALL CONCRETE WALL
- EXISTING VEGETATION
- RIP RAP PAD
- PROPOSED CONCRETE

R.O.W. SURVEY FOR INTERSTATE 15 BY HANSEN & ASSOCIATES INC. SP–15–8 (34) 342 FILE # 004267 ON FILE WITH THE WEBER CO. SURVEYORS OFFICE

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY
1	2/13/2024	PER BONA VISTA WATER COMMENTS	GJM

PROFESSIONAL ENGINEER 9064148 GRANT JOHN MIDDLETON STATE OF UTAH 2/13/24

JOB NUMBER: 9819

SCALE: HOR. 1"=20' VERT. 1"=5'

DESIGNED SC | DRAWN PB | CHECKED GJM

PROPONENT: NMC #5 PARTNERSHIP PO.BOX 73399 PUYALLUP, WA 98373–0399 PH: (253)848–2371 CONTACT: MARK PERRY

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474–3404

COMMERCIAL SITE PLAN

DATE: 2/13/24

DRAWING NO.: 9819BASE

CS-03

SHEET 3 OF 8

NWC - FARR WEST UTAH

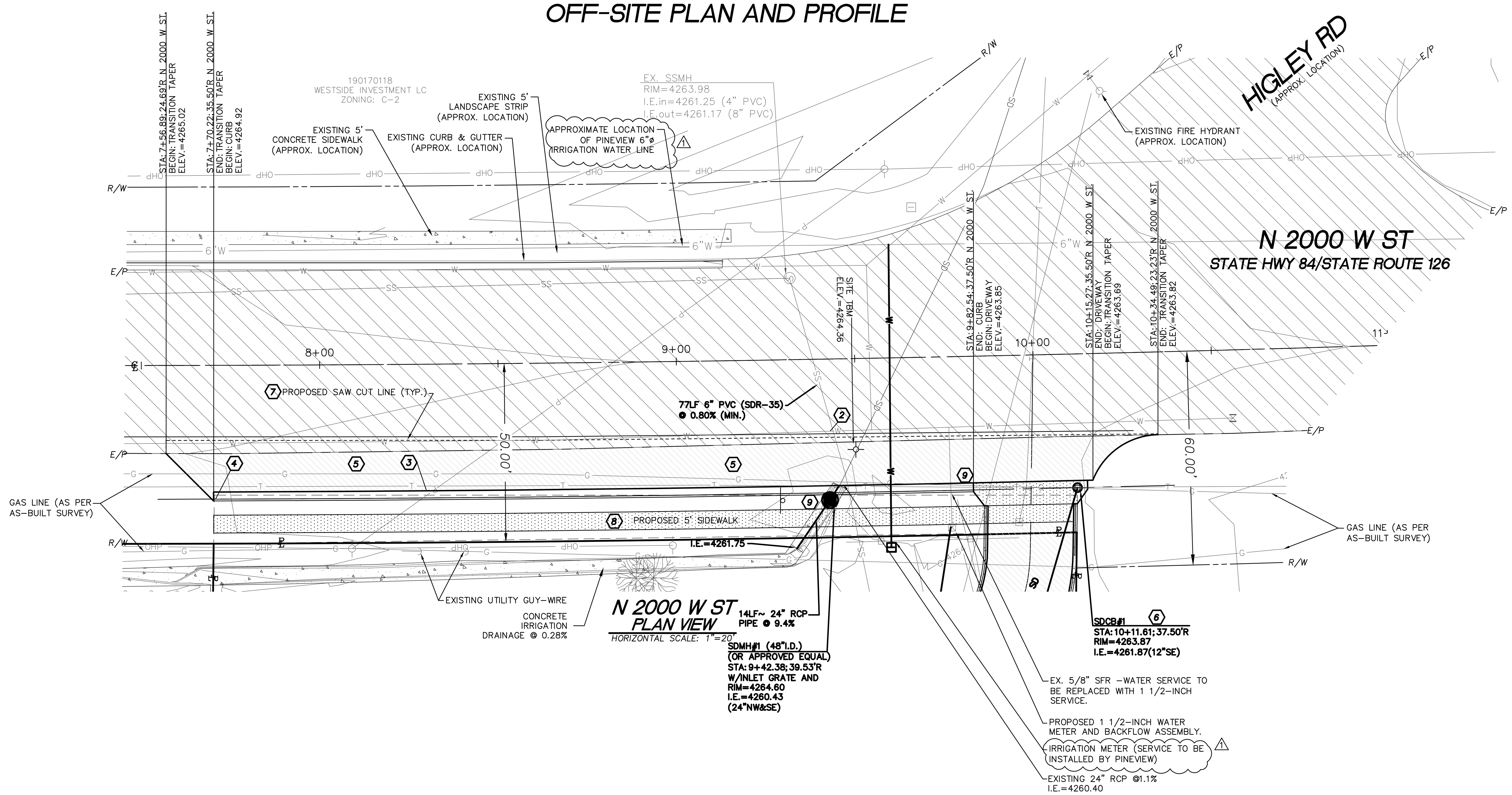
SE 1/4, SEC. 26, TWN. 07 N., RNG. 2 W., S.L.B. AND M.
CITY OF FARR WEST, WEBER COUNTY, UTAH
OFF-SITE PLAN AND PROFILE

CONSTRUCTION NOTES

1. MINIMUM VERTICAL SEPARATION BETWEEN SEWER AND ALL UTILITIES EXCEPT WATER SHALL BE 1.5 FEET. IF MINIMUM CLEARANCE CANNOT BE OBTAINED, THEN A 0.75 FOOT CLEARANCE WILL BE ALLOWED IF THE SANITARY SEWER IS CONCRETE ENCASED AT 10 FEET ON EACH SIDE OF THE CROSSING.
2. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 1.5 FEET. THE MINIMUM HORIZONTAL SEPARATION SHALL BE 10 FEET FROM EXISTING OR PROPOSED SEWER.
3. INSTALL NEW TYPE B-1A CURB AND GUTTER PER STANDARD UDOT DRAWING GW 2B (SEE SHEET 6)
4. TYPICAL CURB AND GUTTER END PER STANDARD UDOT DRAWING GW 2B (SEE SHEET 6)
5. CONTRACTOR TO INSTALL FLEXIBLE ASPHALT PER DETAIL THIS SHEET.
6. SEE DETAIL ON SHEET RS2.
7. CONTRACTOR TO SAWCUT EXISTING PAVEMENT 0.50' BEHIND EDGE LINE/ FOG LINE. REMOVE ASPHALT AND HAUL OFF SITE TO APPROVED DISPOSAL SITE. CONSTRUCT NEW ROAD SECTION PER DETAIL ON THIS SHEET.
8. CONTRACTOR TO INSTALL SIDEWALK AS SHOWN AND PER DETAIL ON SHEET RS2.
9. CONTRACTOR TO POTHOLE AND FIELD VERIFY EX. UNDERGROUND UTILITIES, LOCATION, TYPE, DEPTH, ETC. PRIOR TO CONSTRUCTION ACTIVITIES, NOTIFY ENGINEER IMMEDIATELY IF CONFLICTS EXIST.

STANDARD UDOT NOTES:

- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
- OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS -COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).



N 2000 W ST
PLAN VIEW
HORIZONTAL SCALE: 1"=20'

SCALE: 1"=20'
0 15 20 40

SURVEY NOTE

TOPOGRAPHIC SITE SURVEY PROVIDED BY JOHANSON SURVEYING ON 8/23/2022

VERTICAL DATUM
WEBER COUNTY

BM:

THE ELEVATION BASE IS DETERMINED BY THE FIELD G.P.S. PROJECTION BASED ON UTAH NORTH NAD 1983 PROJECTION THEN ROUNDED OFF TO MATCH THE GEOID 12B ELEVATION AS REFERENCED IN THE SECTION CORNER SHEET FOR THE SOUTHEAST CORNER OF SECTION 26, T. 7 N, R 2 W, S.L.B. & M FOR A MORE EFFICIENT BENCH MARK BASE. THE PROJECT BENCH MARK IS 4272.70' = FOUND AND ACCEPTED BRASS CAP IN THE INTERSECTION OF 2700 NORTH AND I-15 ONRAMP.

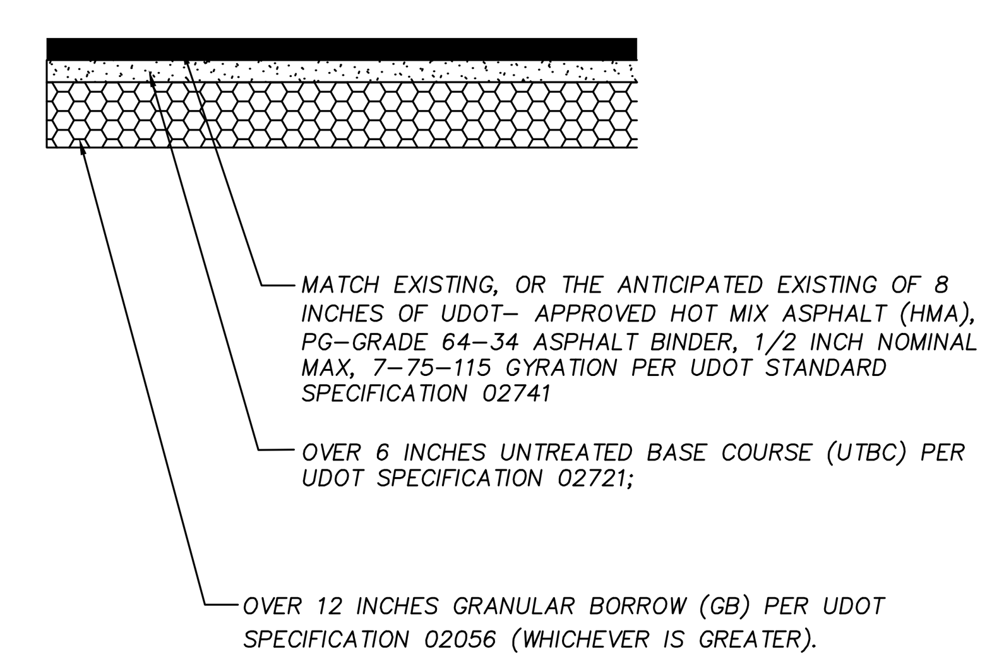
ELEV: 4272.70

CONTOUR INTERVAL=1'

TOPOGRAPHY PREPARED BY JOHANSON SURVEYING

LEGEND

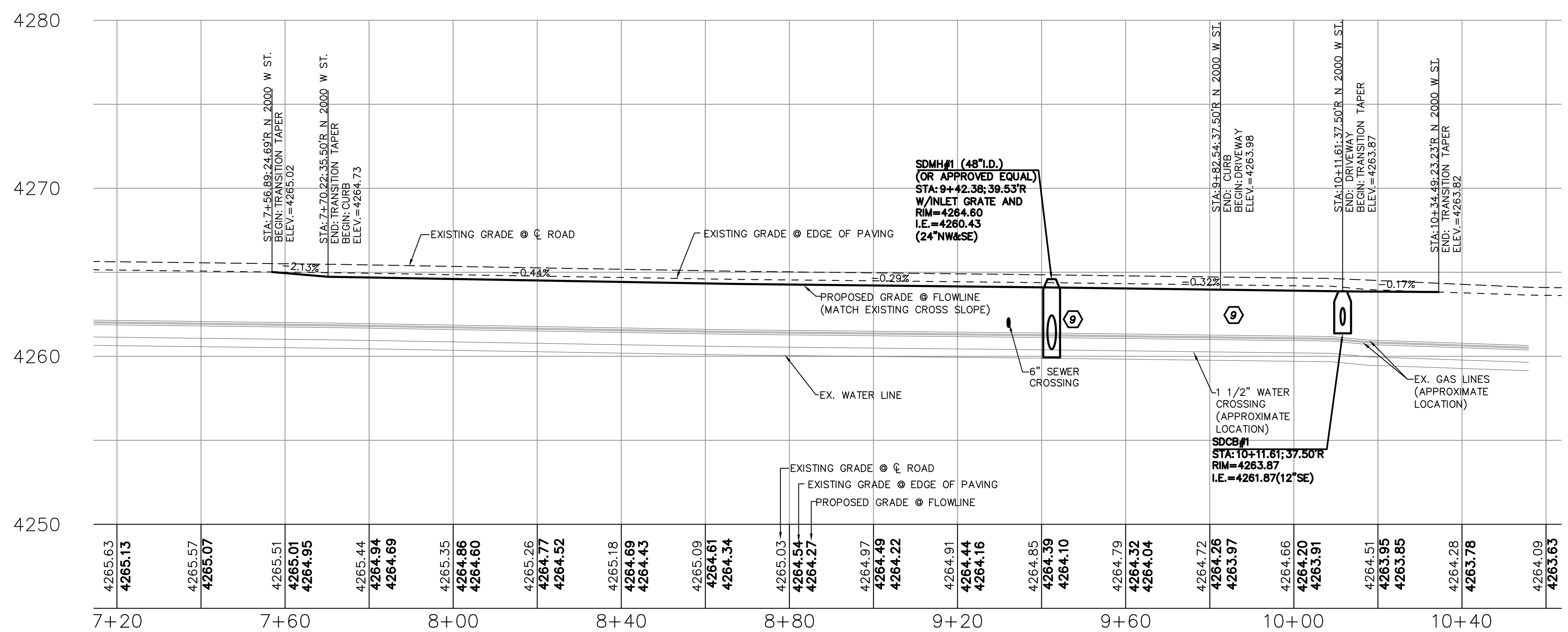
- PROPERTY LINE
- EXISTING CONTOUR
- RIGHT OF WAY LINE
- PROPERTY ADJOINER LINE
- EXISTING WIRE FENCE
- EXISTING WROUGHT IRON FENCE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING GAS/OIL LINE
- EXISTING STORM DRAIN/IRRIGATION PIPE
- EXISTING PHONE/COMMUNICATION LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING IRRIGATION VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING HOSE BIB
- EXISTING GAS METER
- EXISTING TELEPHONE RISER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED CLEANOUT
- EXISTING PAVEMENT
- EXISTING CONCRETE
- PROPOSED PAVEMENT
- PROPOSED GRAVEL
- PROPOSED FUTURE EASEMENT
- PROPOSED 8' TALL CONCRETE WALL
- EXISTING VEGETATION
- RIP RAP PAD
- PROPOSED CONCRETE



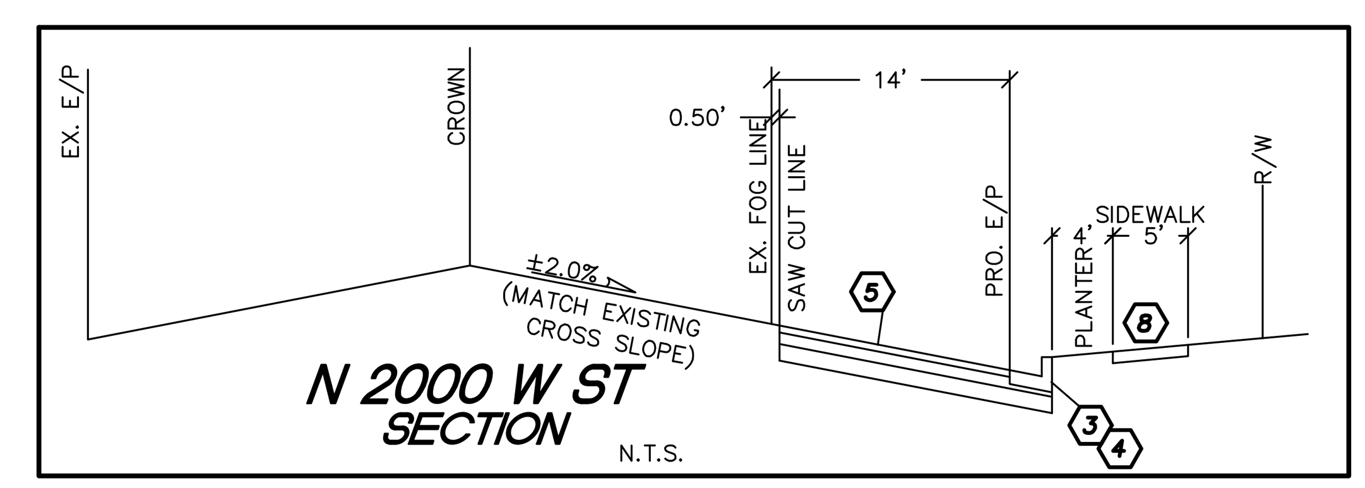
FLEXIBLE ASPHALT PAVING SECTION

PAVEMENT SEALING NOTE:

CHIP SEAL TYPE II WITH EMULSION LMCRS-2 PER UDOT STANDARD SPECIFICATION 02785 (ESTIMATED APPLICATION RATE OF 0.45 GAL/SQ YD) IS REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.



N 2000 W ST
PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



N 2000 W ST
SECTION
N.T.S.

CONTRACTOR / DEVELOPER NOTE:

THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED MATERIAL TESTING, COMPACTION TESTING, AND APPLICABLE INSPECTIONS AS REQUIRED BY THE CITY AND THE PROJECT ENGINEER. THE CONTRACTOR SHALL SUPPLY CERTIFYING ENGINEER WITH DOCUMENTATION SIGNED BY A PROFESSIONAL SOILS AND/OR MATERIALS ENGINEER SHOWING THAT THE ROAD SECTION WAS BUILT ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, THE BACKFILL MATERIAL MEETS MINIMUM COUNTY/STATE REQUIREMENTS, COMPACTION WAS ACHIEVED IN ALL TRENCHES AND ROAD SECTION, AND ALL CONSTRUCTION MATERIALS AND CONSTRUCTION METHODS SHOWN ON THESE PLANS HAVE BEEN FOLLOWED.

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY
1	2/13/2024	PER BONA VISTA WATER COMMENTS	GJM

PROFESSIONAL ENGINEER No. 9084048 GRANT JOHN MIDDLETON STATE OF UTAH 2/13/24

CS-04

JOB NUMBER 9819
SCALE HOR. 1"=20' VERT. 1"=5'
DESIGNED SC
DRAWN PB
CHECKED GJM
PROPONENT: NMC #5 PARTNERSHIP PO.BOX 73399 PUYALLUP, WA 98373-0399
CONTACT: MARK PERRY PH: (253)848-2371
LARSON and ASSOCIATES surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404

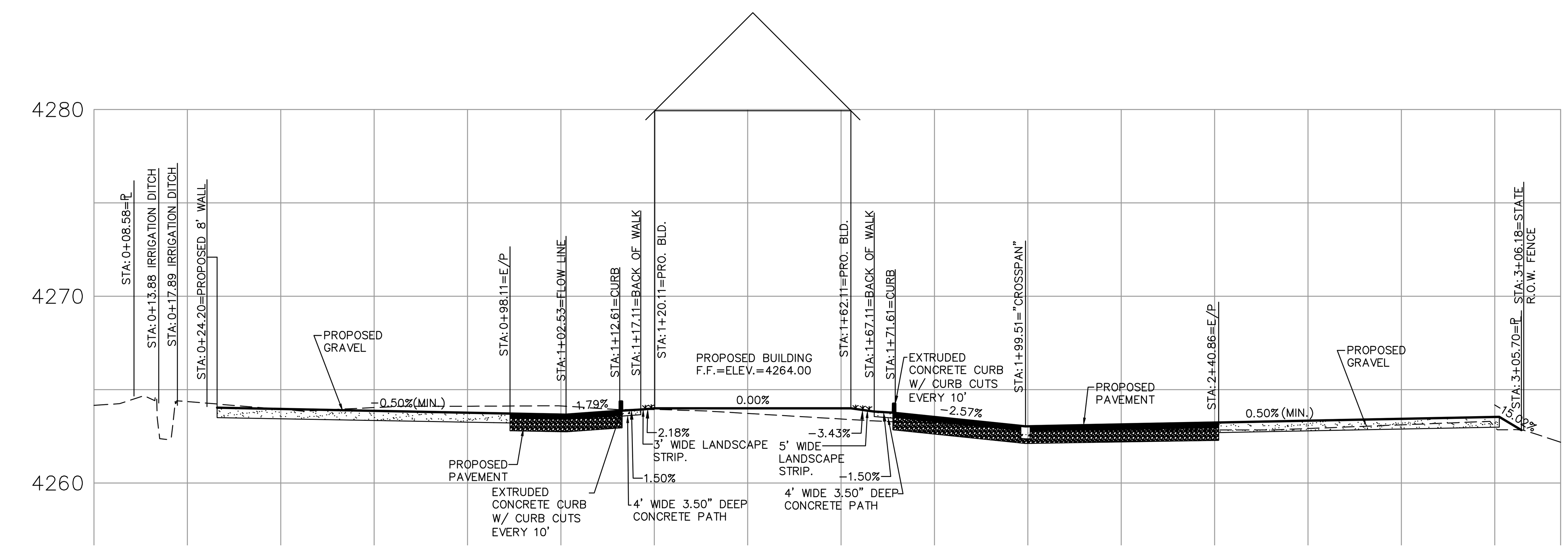
OFF-SITE PLAN AND PROFILE

DATE 2/13/24
DRAWING NO. 9819BASE

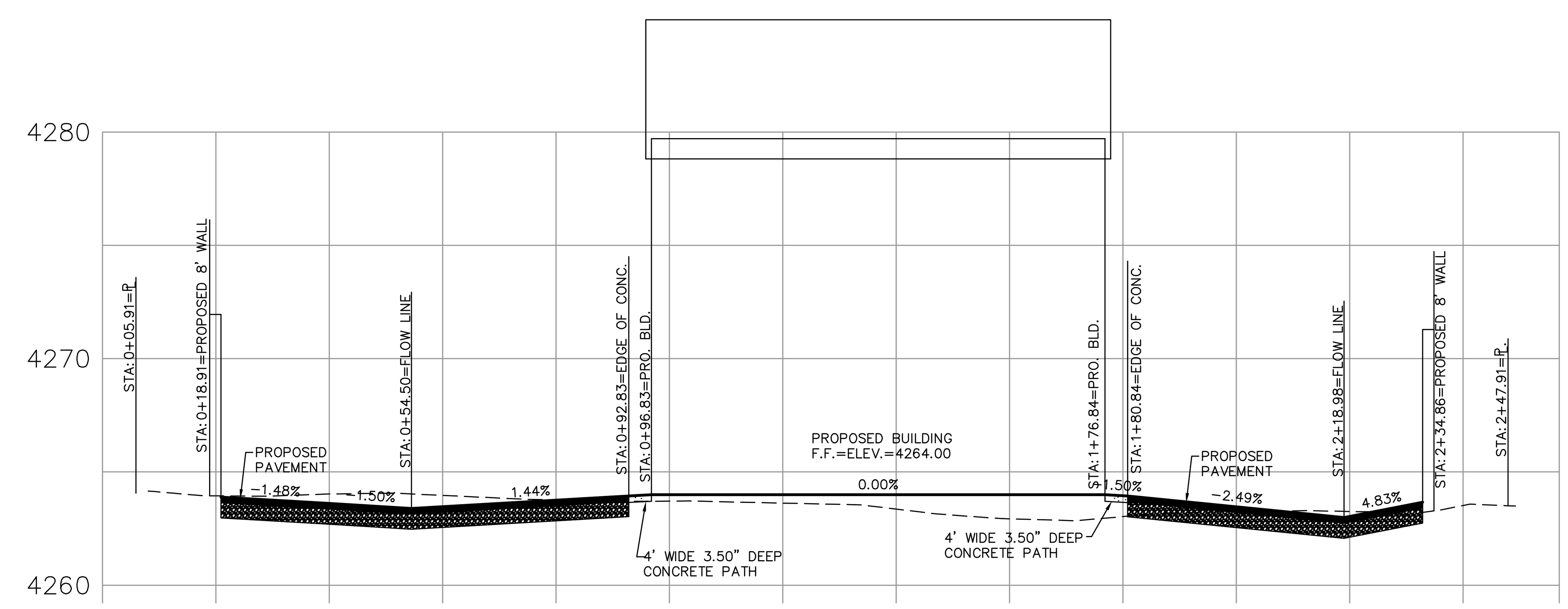
NWC - FARR WEST UTAH

SE 1/4, SEC. 26, TWN. 07 N., RNG. 2 W., S.L.B. AND M.
CITY OF FARR WEST, WEBER COUNTY, UTAH
COMMERCIAL SITE PLAN

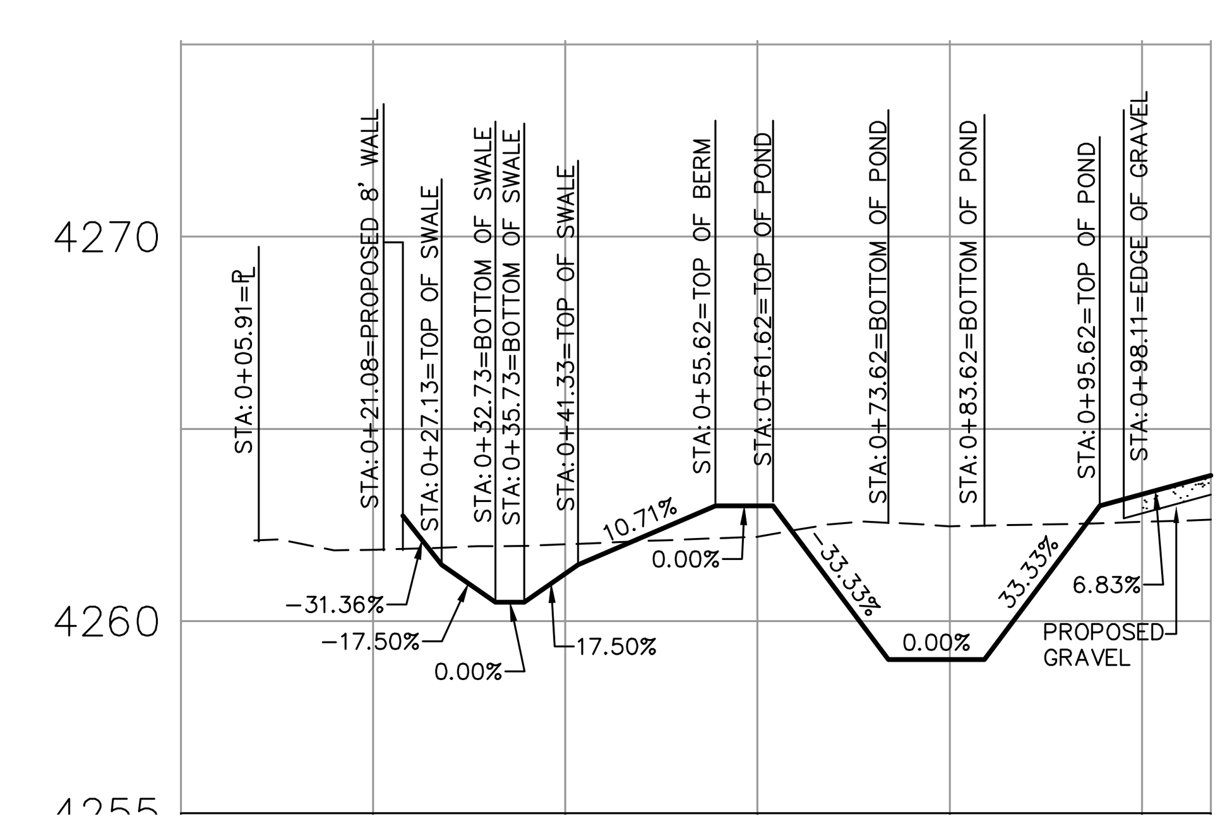
N
SCALE: 1"=20'
0 15 20 40



SECTION A-A
PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



SECTION B-B
PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



SECTION C-C
PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER No. 9064048 GRANT JOHN MIDDLETON STATE OF UTAH
2/13/24

JOB NUMBER 9819
SCALE HOR. 1"=20' VERT. 1"=5'
DESIGNED SC
DRAWN PB
CHECKED GJM

PROPONENT: NMC #5 PARTNERSHIP
P.O.BOX 73399
PUYALLUP, WA 98373-0399
CONTACT: MARK PERRY PH: (253)848-2371

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404

SECTION PLAN

DATE 2/13/24
DRAWING NO. 9819BASE
CS-05
SHEET 5 OF 8

NWC - FARR WEST UTAH

SE 1/4, SEC. 26, TWN. 07 N., RNG. 2 W., S.L.B. AND M.
CITY OF FARR WEST, WEBER COUNTY, UTAH
COMMERCIAL SITE PLAN

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP IN WEBER COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST STATE OF UTAH, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND WEBER COUNTY PUBLIC ROAD STANDARDS.

2. IT WILL BE THE APPLICANT'S OR HIS AGENT'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES TO COORDINATE CONSTRUCTION. ALL UTILITY RELOCATION WORK SHALL BE AT THE EXPENSE OF THE APPLICANT AND MUST BE IN ACCORDANCE WITH THE STANDARDS OF THE COUNTY.

3. BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. THE APPLICANT OR HIS CONTRACTOR SHALL HAVE THE UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION.

4. ANY REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY WEBER COUNTY DEVELOPMENT ENGINEERING SECTION PRIOR TO ANY IMPLEMENTATION IN THE FIELD.

5. UPON COMPLETION OF THE PROJECT'S PRIVATE STORM DRAINAGE SYSTEM, A "ENGINEER'S INSPECTION REPORT," SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER IN THE STATE OF UTAH, MUST BE SUBMITTED TO THE DEVELOPMENT ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT AND PRIOR TO RELEASE OF ANY FINANCIAL GUARANTEE POSTED BY THE APPLICANT.

6. THE CONTRACTOR SHALL NOTIFY THE APPLICANT'S ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOG DESCRIPTIONS AS NOTED ON THESE PLANS.

BEFORE WORKING IN THE COUNTY RIGHT-OF-WAY, THE APPLICANT SHALL:
A. OBTAIN A GENERAL PERMIT FROM THE COUNTY.
B. SUBMIT A FINANCIAL GUARANTEE TO THE COUNTY TO ASSURE SATISFACTORY COMPLETION OF THE WORK.
C. PROVIDE PROOF OF LIABILITY INSURANCE IN AN AMOUNT REQUIRED BY THE COUNTY.

7. ISSUANCE OF A SITE DEVELOPMENT PERMIT BY WEBER COUNTY DOES NOT IMPLY OR SIGNIFY THAT THE PROPOSED WORK COMPLIES WITH THE REQUIREMENTS OF OR IS ALLOWED BY OTHER COUNTY ORDINANCES, REGULATIONS, OR REQUIREMENTS, OR STATE OR FEDERAL LAWS. APPLICANT WILL ACCEPT SOLE RESPONSIBILITY AND LIABILITY FOR COMPLIANCE WITH ALL STATE, FEDERAL, AND LOCAL RULES, REQUIREMENTS, LAWS, ORDINANCES, AND REGULATIONS.

8. THE SITE DEVELOPMENT PERMIT MUST BE POSTED BY THE DEVELOPER AT THE DRIVEWAY LOCATION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. THE DEVELOPER WILL BE RESPONSIBLE FOR THE WEATHERPROOFING OF THE PERMIT, POSTING APPARATUS, AND MAINTENANCE.

9. A SITE DEVELOPMENT PERMIT SHALL BE VALID FOR THREE YEARS FROM THE DATE OF APPROVAL BY THE COUNTY. A ONE-YEAR EXTENSION MAY BE GRANTED IF DEEMED APPROPRIATE BY THE COUNTY.

10. THE COUNTY IS AUTHORIZED TO MAKE INSPECTIONS AND TAKE SUCH ACTIONS AS REQUIRED TO ENFORCE THESE REGULATIONS. THE COUNTY REPRESENTATIVE SHALL PRESENT PROPER CREDENTIALS AND MAKE A REASONABLE EFFORT TO CONTACT THE PROPERTY OWNER BEFORE ENTERING ONTO PRIVATE PROPERTY.

11. SHOULD THE COUNTY BECOME AWARE OF CONDITIONS THAT INVALIDATE THE ORIGINAL DESIGN DATA USED TO OBTAIN THE PERMIT OR DETERMINE THAT THE APPLICANT IS NOT COMPLYING WITH THE CONDITIONS OF THE PERMIT OR APPROVED PLANS, THE COUNTY MAY REVOKE THE ORIGINAL PERMIT AND/OR ORDER WORK STOPPED ON THE PROJECT. THE COUNTY MAY REQUIRE THE APPLICANT TO RESUBMIT INFORMATION OR PLANS FOR REVIEW AND APPROVAL AND APPLY FOR A NEW PERMIT.

12. THE ENGINEER MUST BE CALLED FOR INSPECTION OF THE STORM DRAIN SYSTEM BEFORE THE DRAIN SYSTEM IS BACKFILLED.

13. ON-SITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ANY PROBLEMS OCCURRING BEFORE FINAL ACCEPTANCE BY THE ENGINEER AND WITHIN 18 MONTHS THEREAFTER SHALL BE CORRECTED BY THE DEVELOPER/OWNER/PROPONENT.

14. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

15. THE ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE CONSTRUCTION IS STARTED.

16. SLOPES ARE TO BE STABILIZED TO PREVENT EROSION. IN CASE EROSION OCCURS ON CUT OR FILL SLOPES OR IN DITCHES, LINING IS TO BE PROVIDED AS SPECIFIED ON THESE PLANS OR AS REQUESTED BY THE ENGINEER.

17. CONNECT ROOF DRAINS TO STORM DRAINAGE SYSTEM AS SHOWN ON PLANS.

18. ALL MATERIALS AND WORKMANSHIP FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST STATE OF UTAH, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND UTAH STATE CHAPTER OF THE A.P.W.A.

19. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THESE PLANS. WHERE CONFLICTS OCCUR, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

20. PREPARATION OF SUBGRADE SHALL CONFORM TO SECTION 2-06 OF THE STANDARD SPECIFICATIONS. IF UNSUITABLE MATERIAL IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH A SIX (6) INCH MINIMUM COMPACTED DEPTH OF BANK RUN GRAVEL.

21. PRIOR TO ANY PRIVATE ROAD AND/OR STORM DRAINAGE CONSTRUCTION WORK WITHIN THE PRIVATE ROAD EASEMENT, THE APPLICANT SHALL OBTAIN A GRADING/FILLING/CLEARING PERMIT PURSUANT TO ORDINANCE 87-109 OR MOST CURRENT ORDINANCE THEREOF. APPLICATION MUST BE MADE AT WEBER COUNTY ANNEX.

22. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL DETAILED INFORMATION AND DIMENSIONS FOR PLANTERS, CURVE RETURNS, PAVEMENT EDGE, ETC. IF APPLICABLE.

23. WHERE NEWLY CONSTRUCTED PAVING MEETS EXISTING PAVING, OVERLAY AND FEATHER NEW PAVEMENT TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO PROPOSED PAVING. APPLY TACK COAT TO ENSURE PROPER BONDING.

24. CONTRACTOR IS TO TAKE NECESSARY STEPS TO CONTROL DUST DURING CONSTRUCTION IN DRY MONTHS. DUST CONTROL MAY REQUIRE PERIODIC WATERING OF SITE.

25. INDIVIDUAL AND ROAD INFILTRATION SYSTEMS SHALL BE A MINIMUM OF 30 FEET FROM SEPTIC PRIMARY AND RESERVE DRAINFIELDS.

26. BANK RUN GRAVEL FOR TRENCH BACKFILL SHALL MEET THE REQUIREMENTS OF SECTION 9.03.12(2) OF THE STANDARD SPECIFICATIONS, EXCEPT THAT THE GRADATION SHALL BE MODIFIED AS FOLLOWS: PASSING QUARTER-INCH SQUARE OPENING, 25 TO 50 PERCENT.

27. IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR FEET OR MORE IN DEPTH, THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE UTAH INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

28. CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID FOR WORK & VERIFY EXISTING CONDITIONS, WHICH WILL AFFECT THE CONTRACTOR'S COST FOR DOING THE WORK, AND INCLUDE THESE IN BID AMOUNT.

29. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY AND ALL RELATED PERMITS PRIOR TO ANY CONSTRUCTION.

30. IT WILL BE THE DEVELOPER'S OR ITS AGENT'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES IN ORDER TO ASSURE THAT ALL LINES, PIPES, POLES AND OTHER APPURTENANCES ARE PROPERLY LOCATED AND THEIR INSTALLATION IS COORDINATED WITH THE ROAD CONSTRUCTION. ALL UTILITY RELOCATION WORK SHALL BE AT THE EXPENSE OF THE DEVELOPER AND MUST BE IN ACCORDANCE WITH STANDARDS ADOPTED BY THE COUNTY PRIOR TO ROAD ACCEPTANCE. THE UNDERGROUND UTILITIES CENTER LOCATION NUMBER IS 1-800-424-5555.

31. MONUMENTATION OF EXISTING AND PROPOSED ROADS SHALL BE INSTALLED BY THE CONTRACTOR AS SHOWN ON THE APPROVED PLAN SET. ONCE THE CONTRACTOR HAS INSTALLED THE MONUMENTS THE APPLICABLE SURVEYOR SHALL BE CONTACTED TO SCRIBE THE MONUMENTS AS APPROPRIATE

STORMWATER NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF UTAH STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (USDOT/APWA) AND AS AMENDED BY THE COUNTY OR THE STATE.

2. TEMPORARY EROSION/WATER POLLUTION PREVENTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15, AS MODIFIED BY THE APWA SUPPLEMENT, OF THE CURRENT STATE OF UTAH STANDARD SPECIFICATIONS AND THE WEBER COUNTY STORMWATER MANAGEMENT MANUAL.

SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE APPLICANT/CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.

3. CALL THE UNDERGROUND LOCATE LINE 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.

4. THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE COUNTY. ANY SIGNIFICANT DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE COUNTY.

5. A COPY OF THE APPROVED STORMWATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.

7. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTON. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL & SAFETY WHEN WORKING IN THE ROAD RIGHT-OF-WAY.

8. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOG DESCRIPTIONS AS NOTED ON THE PLANS.

9. FOR PUBLIC SYSTEMS, THE CONTRACTOR SHALL CALL FOR INSPECTION 48 HOURS PRIOR TO COVERING ANY DRAINAGE STRUCTURE.

10. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.

11. A METAL FRAME AND GRATE FOR CATCH BASIN AND INLET PER USDOT STANDARD PLAN B-2A OR B-2B SHALL BE USED FOR STRUCTURES COLLECTING DRAINAGE FROM THE PAVED ROADWAY SURFACE.

12. ALL CATCH BASINS, INLETS, ETC. SHALL BE MARKED WITH THE "FISH STENCIL" AS SHOWN IN APPENDIX A, DETAIL 17.0 OF THE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL AND PER DETAIL AS SPECIFIED ON SHEET 10 OF THESE PLANS.

13. TYPE 2 CATCH BASINS GREATER THAN 4' IN HEIGHT SHALL HAVE STANDARD LADDERS.

14. A 6" MINIMUM VERTICAL AND 3' MINIMUM HORIZONTAL CLEARANCE (OUTSIDE SURFACE) IS REQUIRED BETWEEN STORM DRAINAGE PIPES AND OTHER UTILITY PIPES AND CONDUITS PROVIDED.

15. THE MINIMUM DISTANCE BETWEEN THE PAVED EDGE OF A DRIVEWAY APPROACH AND THE FACE OF OF AN OBSTRUCTION, INCLUDING EXISTING UTILITY APPURTENANCES WHICH MAY CAUSE A TRAFFIC SAFETY CONCERN, MAY BE NO LESS THAN 4' WITHOUT CURBING AND 3' WITH CURBING ON THE APPROACH. OBSTRUCTIONS LOCATED CLOSER THAT THESE DISTANCES WHICH MAY CAUSE A TRAFFIC CONCERN MUST BE RELOCATED. (5-2.4)

BIOFILTRATION SWALE NOTES

ESTABLISH GRASSES AS FOLLOWS (ALL WEIGHTS ARE PER 1,000 SQUARE FEET) :

IF HYDRO-SEEDING- 5 LB. SEED MIX
7 LB. 10-20-20 (N-P-K) FERTILIZER*
50 LB. WOOD CELLULOSE FIBER MULCH

IF BROADCAST SEEDING- 5 LB. SEED MIX
7 LB. 10-20-20 (N-P-K) FERTILIZER*
70 LB. WOOD CELLULOSE FIBER MULCH

*NOTE: THIS IS JUST AN ESTIMATE OF THE AMOUNT OF FERTILIZER NECESSARY. MAKE CERTAIN THAT THE PROPER AMOUNT OF FERTILIZER FOR THE SOIL TYPE IS USED.

PREVENT BARE AREAS IN BIOFILTERS BY AVOIDING GRAVEL, ROCKS, AND HARDPAN NEAR THE SURFACE; FERTILIZING, WATERING, AND REPLANTING AS NEEDED; AND ENSURING EFFECTIVE DRAINAGE. NOTE: FERTILIZER MUST ONLY BE USED AT AN APPLICATION RATE AND FORMULA WHICH IS COMPATIBLE WITH PLANT UPTAKE, AND IN RELATION TO SOIL TYPE. FOR EXAMPLE, HIGH APPLICATION RATES OF NITROGENOUS FERTILIZER IN VERY PERMEABLE SOILS CAN RESULT IN LEACHING OF NITRATE INTO GROUND WATER.

IF ONSITE MATERIAL IS NOT SUITABLE, USE 12"-18" OF TOPSOIL PER MIX BELOW.

SEED MIX		TOPSOIL MIX
ANNUAL RYE	30%	50% - 80% SANDY LOAM
TALL FESCUE	40%	10% - 20% CLAY
KENTUCKY BLUE GRASS	15%	10% - 20% COMPOSTED ORGANIC MATTER
CHEWINGS FESCUE	15%	

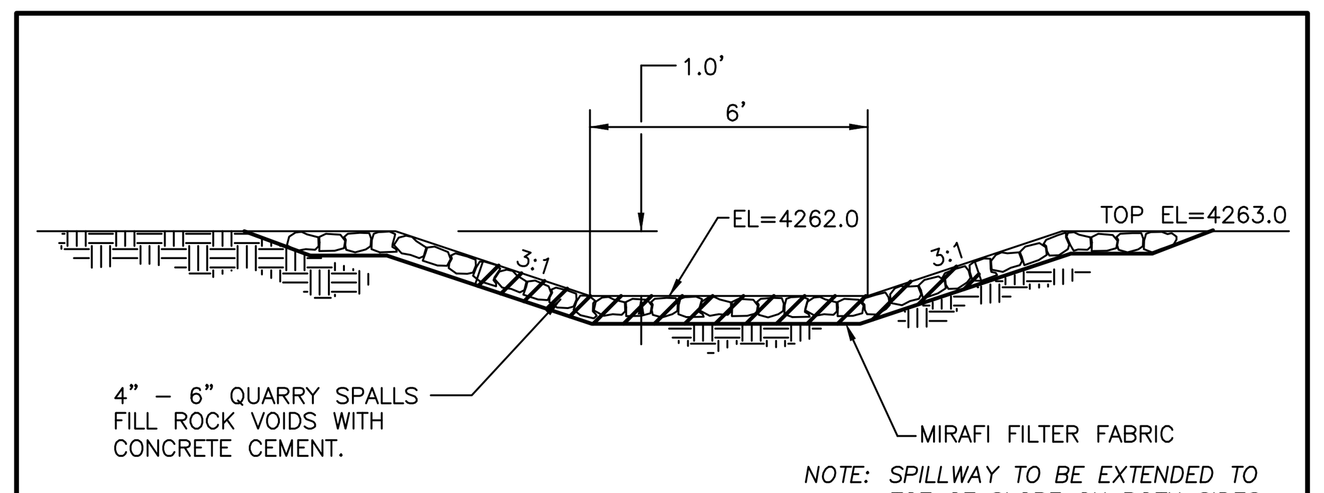
IF POSSIBLE, DIVERT RUNOFF (OTHER THAN NECESSARY IRRIGATION) DURING THE PERIOD OF VEGETATION ESTABLISHMENT. THIS REQUIREMENT CAN NORMALLY BE MET IN THE STATE OF UTAH BY PLANTING DURING JULY OR AUGUST. SODDING IS AN ALTERNATIVE WHEN RAPID ESTABLISHMENT MUST OCCUR. WHERE RUNOFF DIVERSION IS NOT POSSIBLE, COVER GRADED AND SEEDED AREAS WITH STRAW MULCH.

ATTEMPT TO AVOID COMPACTION DURING CONSTRUCTION. IF COMPACTION OCCURS, TILL BEFORE PLANTING TO RESTORE LOST SOIL INFILTRATION CAPACITY.

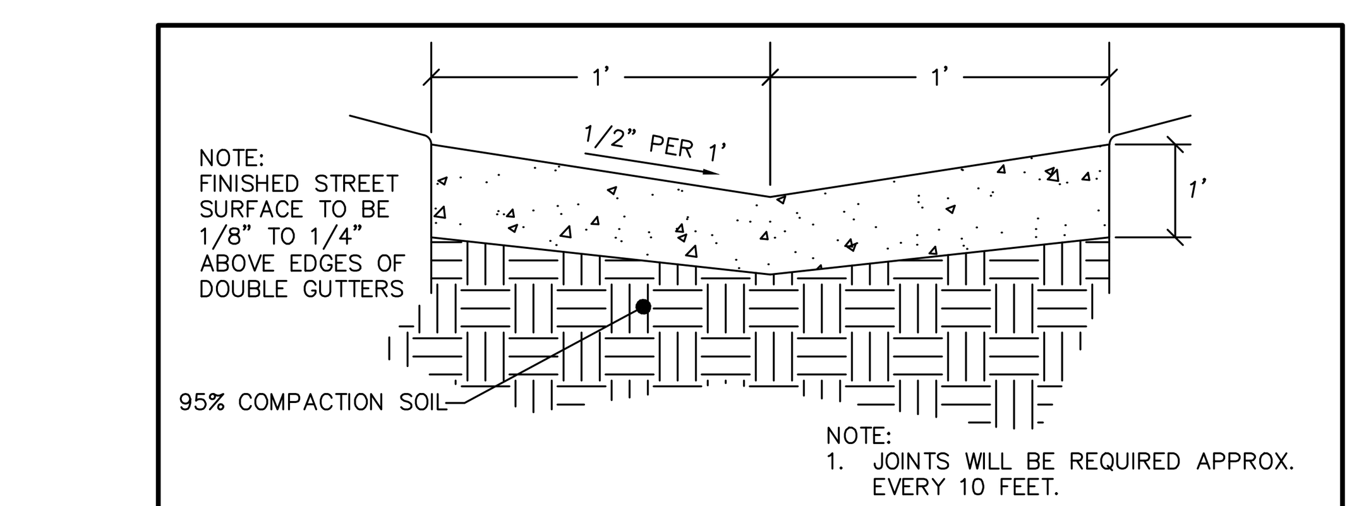
VEGETATE THE GROUND UPSLOPE FROM THE GRASSED TREATMENT AREA OF THE BIOSWALE TO PREVENT EROSION.

BETWEEN OCTOBER 1 & MARCH 30, ONLY SOD TOLERANT OF SEASON SATURATION & DROUGHT CONDITIONS PLACED.

BETWEEN OCTOBER 1 & MARCH 30, USE EROSION CONTROL BLANKET PER NOTES ON SHEET 8 FOR EROSION PROTECTION, OTHERWISE WOOD FIBER CELLULOSE IS ACCEPTABLE.



EMERGENCY OVERFLOW SPILLWAY
NTS



CONCRETE CROSSPAN
N.T.S.

NOTE:
1. JOINTS WILL BE REQUIRED APPROX. EVERY 10 FEET.
2. CROSSPAN TO BE CONSTRUCTED USING 1" THICK 3000 PSI CONCRETE.

BMP: Mulching — ML

Description:
Placement of material such as straw, grass, woodchips, woodfibers or fabricated matting over open area.

Application:
- Any exposed area to remain untouched longer than 14 days and that will be exposed less than 60 days (seed areas to be exposed in excess of 60 days).
- Areas that have been seeded.
- Stockpiled soil material.

Material	Application	Depth	Comments
Gravel: Washed 1/4" to 1-1/2"	9 cy/1000 s f	3 inches	Good for traffic areas Good for short slopes
Straw: Air-dried, free of seeds and coarse material	2-3 bales/1000 s f	2 inches min.	Subject to wind blowing Tack down or keep moist
Wood Fiber Cellulose: Free from growth inhibitors; dyed green	35 lb/1000 s f	1 inch	For critical areas, double application rate; Limit to slopes < 3% and < 150 feet

Installation/Application Criteria:
- Roughen area to receive mulch to create depressions that mulch material can settle into.
- Apply mulch to required thickness and anchor as necessary.
- Ensure material used is weed free and does not contain any constituents that will inhibit plant growth.

Limitations:
- Anchoring may be required to prevent migration of mulch material.
- Downgradient control may be required to prevent mulch material being transported to storm water system.

Maintenance:
- Inspect mulched areas after every rainfall event and at a minimum of monthly.
- Replace mulch on any bare areas and reanchor as necessary.
- Clean and replace downgradient controls as necessary.

Objectives
■ Housekeeping Practices
□ Contain Waste
□ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
□ Control Site Perimeter
□ Control Internal Erosion

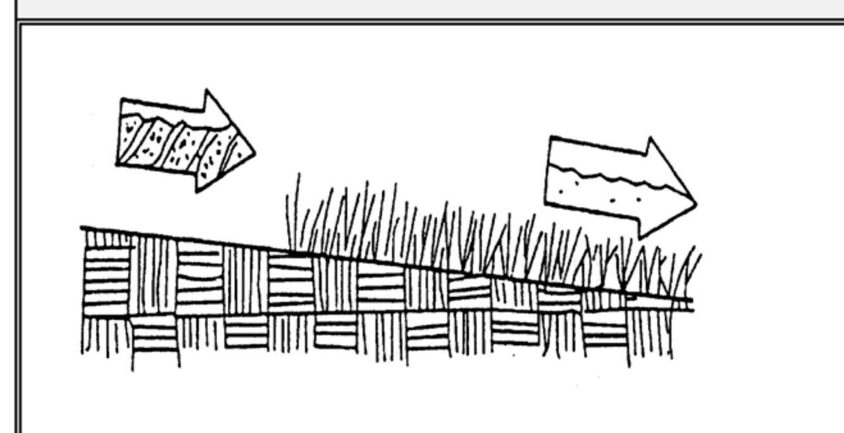
Targeted Pollutants
■ Sediment
☒ Nutrients
□ Toxic Materials
□ Oil & Grease
□ Floatable Materials
□ Other Waste

■ High Impact
☒ Medium Impact
□ Low or Unknown Impact

Implementation Requirements
☒ Capital Costs
☒ O&M Costs
☒ Maintenance
□ Training

■ High ☒ Medium □ Low

BMP: Seeding and Planting — SP



Description:
Seeding of grass and plantings of trees, shrubs, vines and ground covers provide long-term stabilization of soil. In some areas, with suitable climates, grasses can be planted for temporary stabilization.

Application:
- Appropriate for site stabilization both during construction and post-construction.
- Any graded/cleared areas where construction activities have ceased.
- Open space cut and fill areas.
- Steep slopes, spoil piles, vegetated swales, landscape corridors, stream banks.

Installation/Application Criteria:
Type of vegetation, site and seedbed preparation, planting time, fertilization and water requirements should be considered for each application.

Grasses:
- Ground preparation: fertilize and mechanically stabilize the soil.
- Tolerant of short-term temperature extremes and waterlogged soil composition.
- Appropriate soil conditions: shallow soil base, good drainage, slope 2:1 or flatter.
- Mowing, irrigating, and fertilizing are vital for promoting vigorous grass growth.

Trees and Shrubs:
- Selection criteria: vigor, species, size, shape & wildlife food source.
- Soil conditions: select species appropriate for soil, drainage & acidity.
- Other factors: wind/exposure, temperature extremes, and irrigation needs.

Vines and Ground Covers:
- Ground preparation: lime and fertilizer preparation.
- Use proper seeding rates.
- Appropriate soil conditions: drainage, acidity and slopes.
- Generally avoid species requiring irrigation.

Limitations:
- Permanent and temporary vegetation may not be appropriate in dry periods without irrigation.
- Fertilizer requirements may have potential to create stormwater pollution.

Maintenance:
- Shrubs and trees must be adequately watered and fertilized and if needed pruned.
- Grasses may need to be watered and mowed.

Objectives
□ Housekeeping Practices
□ Contain Waste
□ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
□ Control Site Perimeter
□ Control Internal Erosion

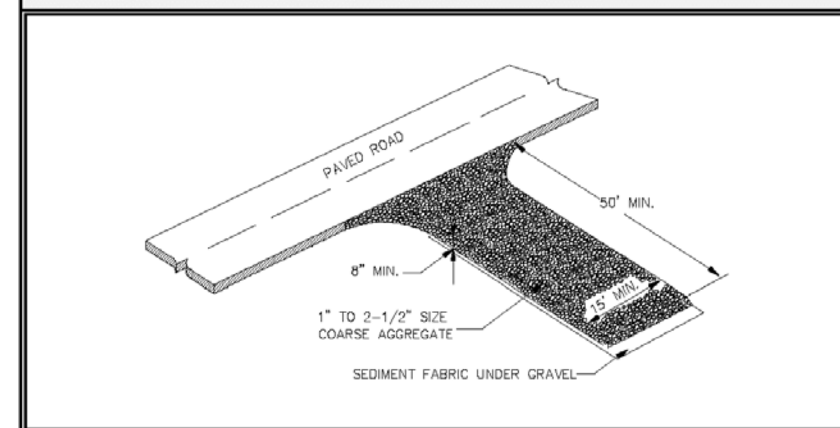
Targeted Pollutants
■ Sediment
☒ Nutrients
☒ Toxic Materials
□ Oil & Grease
□ Floatable Materials
□ Other Waste

■ High Impact
☒ Medium Impact
□ Low or Unknown Impact

Implementation Requirements
☒ Capital Costs
☒ O&M Costs
☒ Maintenance
□ Training

■ High ☒ Medium □ Low

BMP: Stabilized Construction Entrance — SCE



Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

Applications:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accomodate traffic and prevent erosion at driveways.

Objectives
☒ Housekeeping Practices
□ Contain Waste
□ Minimize Disturbed Areas
□ Stabilize Disturbed Areas
□ Protect Slopes/Channels
☒ Control Site Perimeter
□ Control Internal Erosion

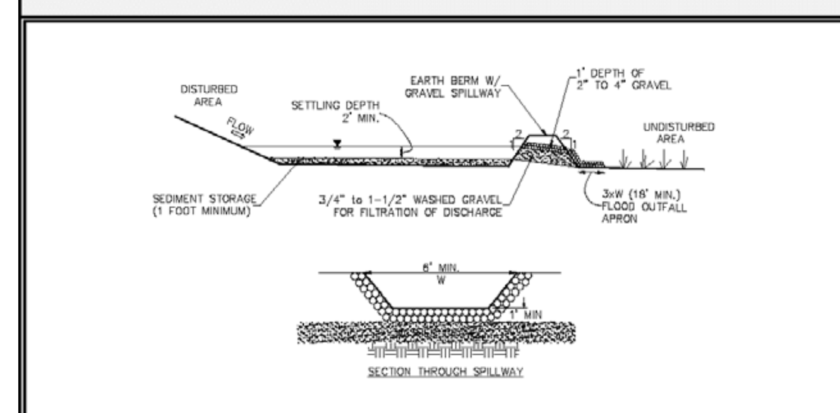
Targeted Pollutants
■ Sediment
□ Nutrients
□ Toxic Materials
□ Oil & Grease
□ Floatable Materials
□ Other Waste

■ High Impact
☒ Medium Impact
□ Low or Unknown Impact

Implementation Requirements
■ Capital Costs
☒ O&M Costs
☒ Maintenance
□ Training

■ High ☒ Medium □ Low

BMP: Sediment Trap — ST



Description:
A sediment trap is a small excavated or bermed area where runoff from small drainage areas is detained and sediment can settle.

Application:
- Temporary control for runoff from disturbed areas of less than 3 acres.
- Temporary control for discharge from diversion dike, surface benching, or other temporary drainage measures.

Installation/Application Criteria:
- Design basin for site specific location.
- Excavate basin or construct compacted berm containment.
- Construct outfall spillway with apron.
- Provide downstream silt fence if necessary.

Limitations:
- Should be sized based on anticipated runoff, sediment loading and drainage area size.
- May require silt fence at outlet for entrapment of very fine silts and clays.

Maintenance:
- Inspect after each rainfall event and at a minimum of monthly.
- Repair any damage to berm, spillway or sidewalls.
- Remove accumulated sediment as it reaches 2/3 height of available storage.
- Check outlet for sedimentation/erosion of downgradient area and remediate as necessary. Install silt fence if sedimentation apparent.

Objectives
□ Housekeeping Practices
□ Contain Waste
□ Minimize Disturbed Areas
□ Stabilize Disturbed Areas
□ Protect Slopes/Channels
□ Control Site Perimeter
☒ Control Internal Erosion

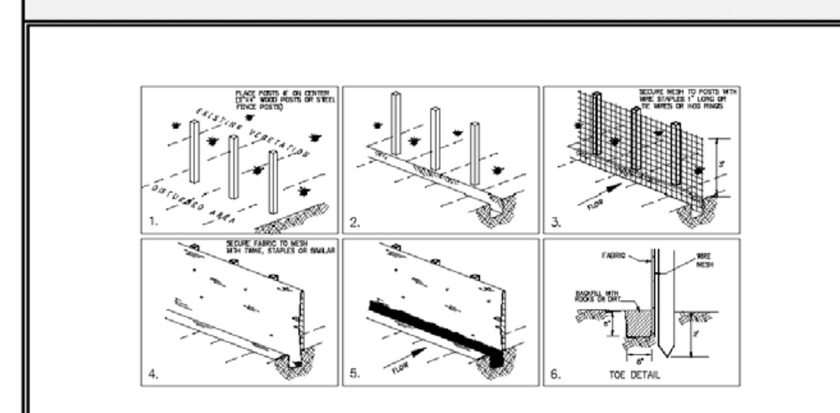
Targeted Pollutants
■ Sediment
□ Nutrients
☒ Toxic Materials
□ Oil & Grease
□ Floatable Materials
□ Other Waste

■ High Impact
☒ Medium Impact
□ Low or Unknown Impact

Implementation Requirements
☒ Capital Costs
☒ O&M Costs
□ Maintenance
□ Training

■ High ☒ Medium □ Low

BMP: Silt Fence — SF



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives
□ Housekeeping Practices
□ Contain Waste
□ Minimize Disturbed Areas
□ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants
■ Sediment
□ Nutrients
□ Toxic Materials
□ Oil & Grease
□ Floatable Materials
□ Other Waste

■ High Impact
☒ Medium Impact
□ Low or Unknown Impact

Implementation Requirements
☒ Capital Costs
☒ O&M Costs
☒ Maintenance
□ Training

■ High ☒ Medium □ Low

BMP: Temporary and Permanent Seeding — TPS

Definition:
Temporary seeding - establishment of short term cover by application of rapidly germinating seed mix (alternatively hydroseeding may be utilized).
Permanent seeding - establishment of final term cover by application of perennial seed mix (alternatively sod may be utilized).

Application:
Disturbed areas that are at final grade and which will not be disturbed by continuing activities on site. Also areas that are not at final grade but which will be left untouched in excess of one year.

Recommended Seed Mix:
The recommended seed mix will be dependent on site specific information such as elevation, exposure, soils, water available and topography. Check with the County Extension Service for recommended mixes for site specific conditions:
Utah State University Extension Service
2001 South State Street #S1200
Salt Lake City, Utah 84190
phone (801) 468-3170

LIMITATIONS:
- Limited to areas that will not be subject to traffic or high usage.
- May require irrigation and fertilizer which creates potential for impacting runoff quality.
- May only be applied during appropriate planting season, temporary cover required until that time.

Installation:
- Roughen soil to a depth of 2 inches. Add fertilizer, manure, topsoil as necessary.
- Evenly distribute seed using a commonly accepted method such as; breast seeding, drilling, hydroseeding.
- Use a seed mix appropriate for soil and location that will provide rapid germination and growth. Check with County for recommended mix and application rate.
- Cover area with mulch if required due to steep slopes or unsuitable weather conditions.

Maintenance:
- Provide irrigation as required to establish growth and to maintain plant cover through duration of project.
- Reseed as necessary to provide 75% coverage
- Remediate any areas damaged by erosion or traffic.
- When 75% coverage is achieved inspect monthly for damage and remediate as necessary.

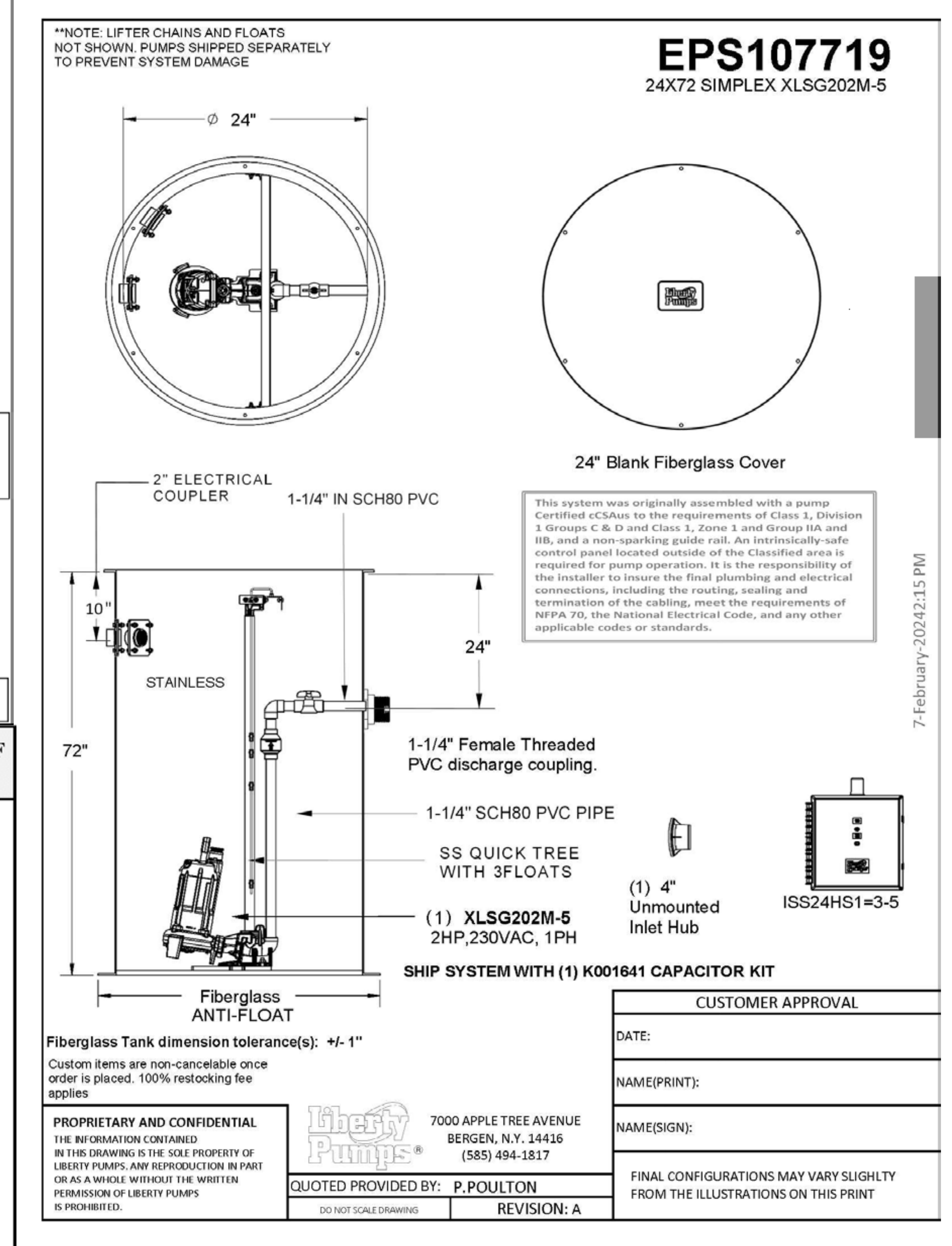
Objectives
□ Housekeeping Practices
□ Contain Waste
□ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
□ Control Site Perimeter
□ Control Internal Erosion

Targeted Pollutants
■ Sediment
■ Nutrients
□ Toxic Materials
□ Oil & Grease
□ Floatable Materials
□ Other Waste

■ High Impact
☒ Medium Impact
□ Low or Unknown Impact

Implementation Requirements
☒ Capital Costs
□ O&M Costs
☒ Maintenance
□ Training

■ High ☒ Medium □ Low



REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER No. 9064948 GRANT JOHN MIDDLETON STATE OF UTAH
2/13/24

JOB NUMBER 9819
SCALE HOR. N/A VERT. N/A
DESIGNED SC DRAWN PB CHECKED GJM

PROPONENT: NMC #5 PARTNERSHIP
P.O.BOX 73399
PUYALLUP, WA 98373-0399
CONTACT: MARK PERRY PH: (253)848-2371

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404

STORMWATER - DETAILS & SPECIFICATIONS

DATE 2/13/24
DRAWING NO. 9819BASE
CS-06
SHEET 6 OF 8

NWC - FARR WEST UTAH

SE 1/4, SEC. 26, TWN. 07 N., RNG. 2 W., S.L.B. AND M.
CITY OF FARR WEST, WEBER COUNTY, UTAH
COMMERCIAL SITE PLAN

5.2 EARTHWORK

5.2.1 Site Preparation

Initial preparation of the site must consist of the removal of any existing structures and pavements, debris, and any associated non-engineered fills. In proposed flexible pavement areas, the existing asphalt concrete and fills may remain provided that they do not interfere with the final grade. The asphalt concrete should be perforated to facilitate drainage and proofrolled.

Further preparation of the site must consist of the removal of all non-engineered fills, loose surficial soils, topsoil, debris, and other deleterious materials from beneath an area extending at least three feet beyond the perimeter of the proposed building, rigid pavement, and exterior flatwork areas.

The non-engineered fills may remain in flexible pavement areas as long as they are properly prepared. Proper preparation will consist of scarifying and moisture conditioning the upper eight inches and recompacting to the requirements of structural fill. However, it should be noted that compaction of fine-grained soils (clays and silts) as structural site grading fill will be very difficult,

if not impossible, during wet and cold periods of the year. As an option for proper preparation and recompaction, the upper eight inches of the non-engineered fills may be removed and replaced with granular subbase over proofrolled subgrade. Even with proper preparation, flexible pavements established on non-engineered fills may experience some long-term movements. If the possibility of these movements is not acceptable, these non-engineered fills must be completely removed.

Subsequent to the above operations and prior to the placement of footings, structural site grading fill, or floor slabs, the exposed natural subgrade must be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If any loose, soft, or disturbed zones are encountered, they must be completely removed in footing and floor slab areas and replaced with granular structural fill. If removal depth required is greater than two feet, G^2 must be notified to provide further recommendations. In pavement areas, unsuitable soils encountered during recompaction and proofrolling must be removed to a maximum depth of two feet and replaced with compacted granular structural fill.

5.2.2 Excavations

Temporary construction excavations through natural soil, not exceeding four feet in depth, above or below the groundwater table, may be constructed with near-vertical sideslopes. Temporary excavations up to eight feet deep in granular soils above or below the water table may be constructed with sideslopes no steeper than one horizontal to one vertical (1.0H:1.0V). If clean granular soils are encountered, or if excessive sloughing occurs, the sideslopes must be flattened. Loose and raveling soils are anticipated. Therefore, the face of the deeper-steeper slopes must be protected by anchoring chain-link fencing from the crest to the toe.

Utility trench excavations must conform within Occupational Safety and Health (OSHA) guidelines for trench safety.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and in some areas, as replacement fill below footings. All structural fill must be free of sod, rubbish, topsoil, frozen soil, and other deleterious materials. Structural site grading fill is defined as fill placed over fairly large open areas to raise the overall site grade. For structural site grading fill, the maximum particle size should generally not exceed four inches; although, occasional larger particles, not exceeding six inches in diameter may be incorporated if placed randomly in a manner such that "honeycombing" does

not occur and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas should generally be restricted to two inches.

The on-site natural soils may potentially be utilized as structural site grading fill. It should be noted that unless moisture control is maintained, utilization of fine-grained soils (silt) as structural site grading fill will require tight moisture controls which will be very difficult, if not impossible, during wet and cold periods of the year. The natural granular soils contain cobbles and boulders which will need to be screened out to allow for the use of nuclear gauge testing to confirm compaction. Only granular soils are recommended as structural fill in confined areas, such as around foundations and within utility trenches.

To stabilize soft subgrade conditions or where structural fill is required to be placed below a level one foot above the water table at the time of construction, a mixture of coarse gravels and cobbles and/or one and one-half- to two-inch gravel (stabilizing fill) should be utilized.

Non-structural site grading fill is defined as all fill material not designated as structural fill and may consist of any cohesive or granular soils not containing excessive amounts of degradable material.

5.2.4 Fill Placement and Compaction

Structural fill shall be placed in lifts not exceeding eight inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[1] T-180 (ASTM[2] D-1557) compaction criteria in accordance with the table below:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 3 feet beyond the perimeter of the structure	0 to 8	95
Outside area defined above	0 to 5	90
Outside area defined above	5 to 10	92
Road base	-	96

Structural fills greater than eight feet thick are not anticipated at the site.

[1] American Association of State Highway and Transportation Officials
[2] American Society for Testing and Materials

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade must be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation should consist of the removal of all loose or disturbed soils.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

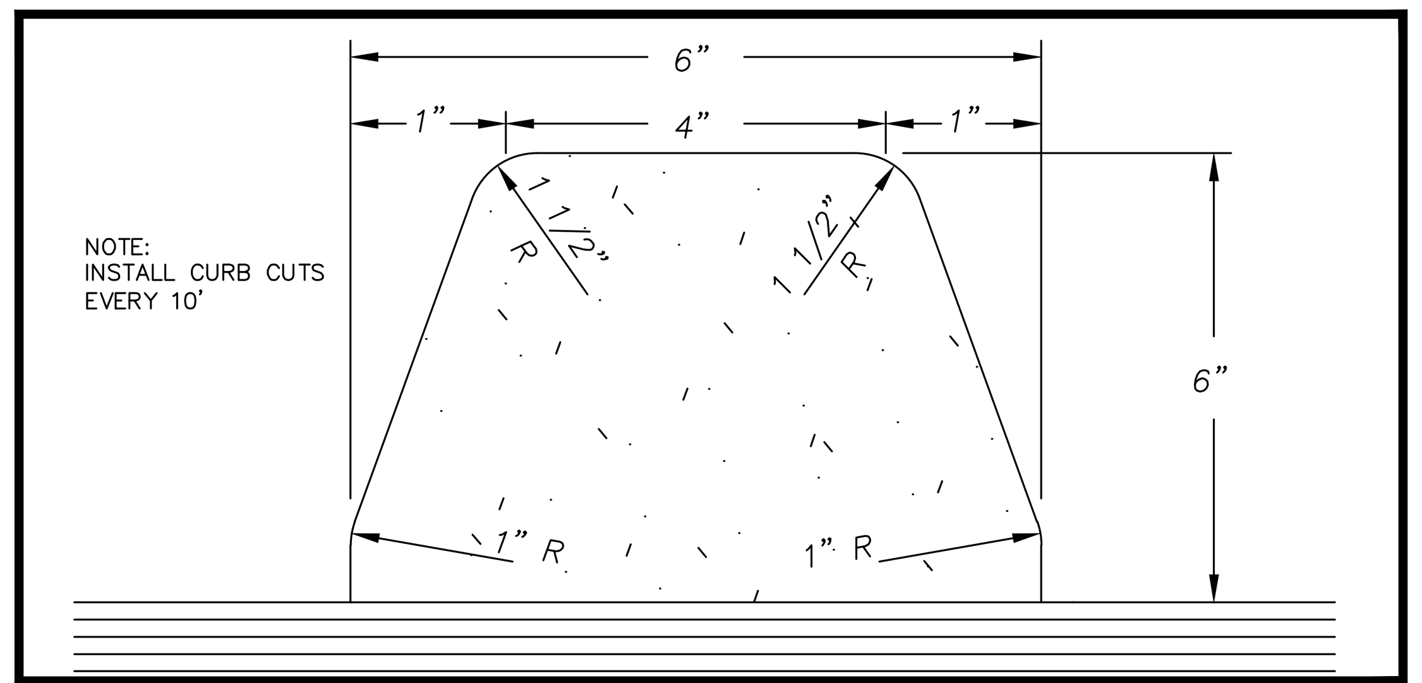
Coarse gravel and cobble mixtures (stabilizing fill), if utilized, shall be end-dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment over the surface at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately placed so that the "fines" are "worked into" the voids in the underlying coarser gravels and cobbles.

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (flatwork, floor slabs, roads, etc.) should be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill should be proofrolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proofrolling may be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proofrolling, they should be removed to a maximum depth of two feet below design finish grade and replaced with structural fill.

Most utility companies and City-County governments are now requiring that Type A-1 or A-1-a (AASHTO Designation – basically granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) method of compaction. We recommend that as the major utilities continue onto the site that these compaction specifications are followed.

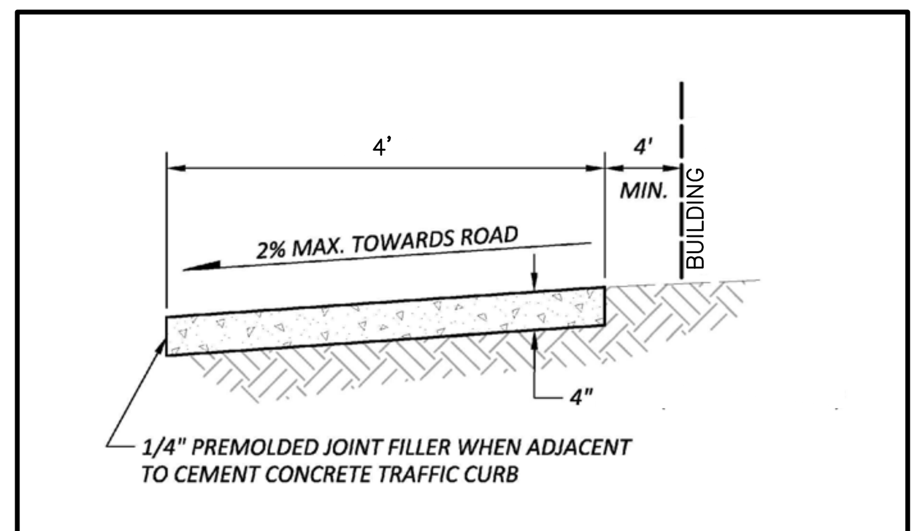
The natural sand and gravel soils (and surficial granular fills) may be suitable for use as trench backfill provided it meets the requirements of Type A-1 or A-1-a soils.



LARSON AND ASSOCIATES
surveyors, engineers & planners
9027 Pacific Avenue, Suite 4
Tacoma, Washington 98444
(253) 474-3404

EXTRUDED CONCRETE CURB DETAIL

REVISED DATE: 04.04.01 | SCALE: N.T.S. | LARSON STANDARD DETAIL | NO. 112
FILE NAME P:\DETAILS\LARSON\100STREETS\112.DWG



CEMENT CONCRETE PAD

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER No. 9064948 GRANT JOHN MIDDLETON STATE OF UTAH
2/13/24

JOB NUMBER 9819
SCALE HOR. N/A VERT. N/A
DESIGNED SC
DRAWN PB
CHECKED GJM

PROPONENT: NMC #5 PARTNERSHIP
PO.BOX 73399
PUYALLUP, WA 98373-0399
CONTACT: MARK PERRY PH: (253)848-2371

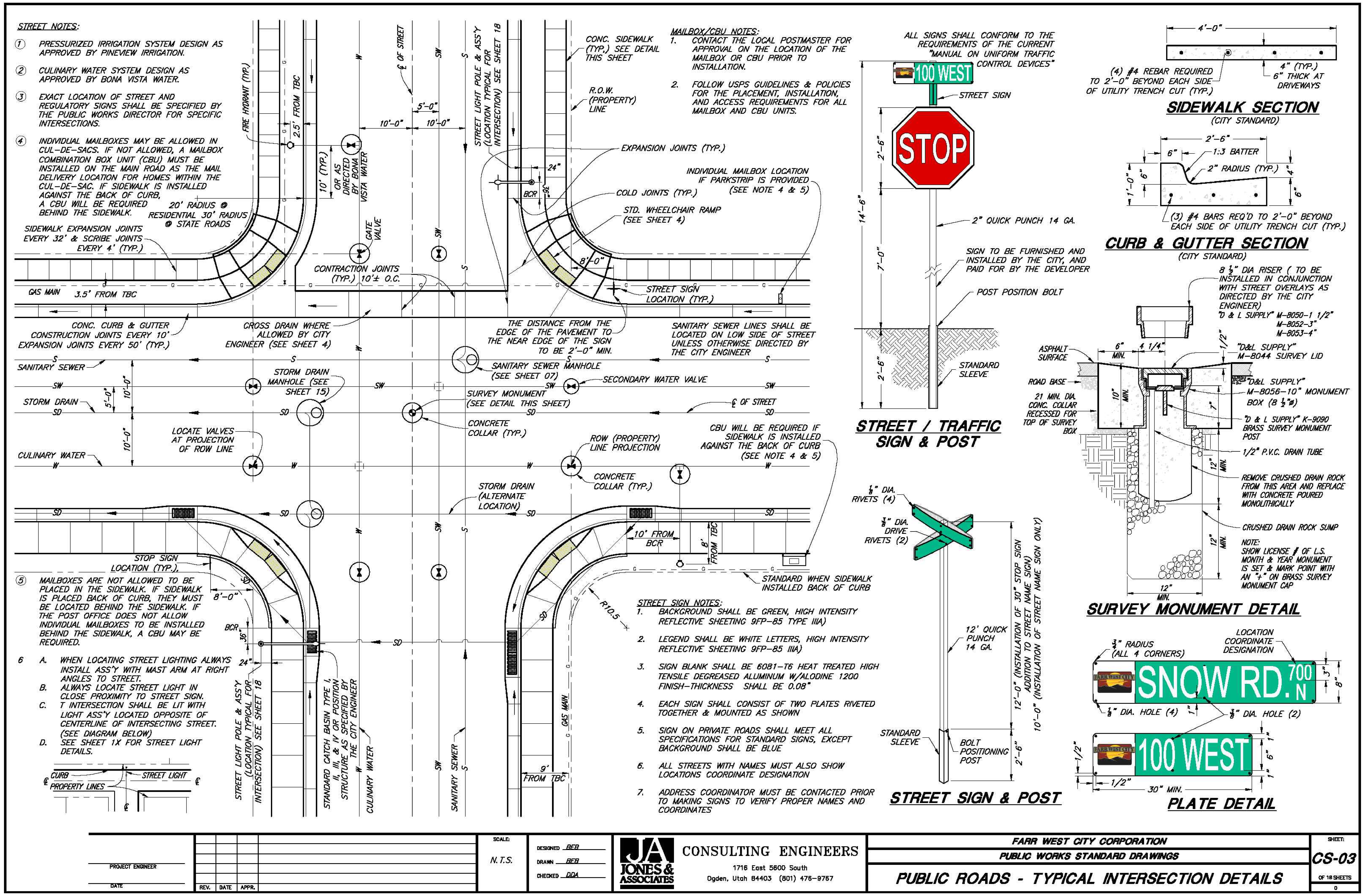
LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404

STORMWATER – DETAILS & SPECIFICATIONS

DATE 2/13/24
DRAWING NO. 9819PRE
CS-07
SHEET 7 OF 8

NWC - FARR WEST UTAH

SE 1/4, SEC. 26, TWN. 07 N., RNG. 2 W., S.L.B. AND M.
CITY OF FARR WEST, WEBER COUNTY, UTAH
COMMERCIAL SITE PLAN



REVISION BLOCK

NO.	DATE	DESCRIPTION	BY
1	11/7/2023	PER UDOT COMMENTS	GJM

PROFESSIONAL ENGINEER No. 9064048 GRANT JOHN MIDDLETON STATE OF UTAH 2/13/24

CS-08

JOB NUMBER 9819
SCALE HOR. N/A VERT. N/A
DESIGNED SC DRAWN PB CHECKED GJM

PROPONENT: NMC #5 PARTNERSHIP PO.BOX 73399 PUYALLUP, WA 98373-0399 PH: (253)848-2371
CONTACT: MARK PERRY

LARSON and ASSOCIATES surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404

DETAILS & SPECIFICATIONS

DATE 2/13/24
DRAWING NO. 9819PRE
SHEET 8 OF 8

Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404
Phone (801) 621-0474 Fax (801) 621-0475

February 13, 2024

TO: FarrWest City
RE: WILL SERVE LETTER – Honey Bucket

The project located at 2950 North 2000 West in FarrWest is in the boundaries of the Bona Vista Water Improvement District. The commercial project utility plans have been reviewed by the District and changes, if any, have been made and corrected.

This letter serves as verification that the corrected plans have been approved for the above-named project. Only the phase in consideration is guaranteed service. The plan review is good for a period of one year from the date of this letter. If not constructed within that time frame, the review process will start again including additional fees.

Culinary water will be made available once the following criteria are met:

- All water mains, service lines, fire hydrants, etc. must be constructed according to the district's specifications. Those specifications can be found on the district's website: https://www.bonavistawater.com/construction-standards
- Fire line fees are paid, if applicable.
- Proof of secondary water will need to accompany the connection fee for each connection inside the development. The connection receipt will serve as verification from the district for building permits.
- Allowable proof of secondary water is a connection receipt from a pressurized secondary water provider or a letter clearly stating that there are 3-acre feet of water available for each acre of undeveloped property (water shares must be in owners name)

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 207, Monday through Friday, 9am – 5pm.

Sincerely,

Matt Fox
Assistant Manager