



FARR WEST CITY PLANNING COMMISSION AGENDA

August 8, 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, August 8, 2024

Work Session – Discussion on the new Innovation Commercial Zone (ICZ)

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 of a conditional use permit for a construction business for Caleb Stoker at 1309 North 1200 West
 - b. Recommendation to the City Council approval or denial of the request for a conditional use permit for a construction business for Caleb Stoker at 1309 North 1200 West
 - c. Public hearing to consider approval of new Innovation Commercial Zone (ICZ)
 - d. Recommendation to the City Council approval or denial of the new Innovation Commercial Zone (ICZ)
 - e. Recommendation to the City Council approval or denial of the Farr West Family Dental site plan for Brad Butterfield located at 1407 North 2000 West
5. Consent Items
 - a. Approval of minutes dated July 11, 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 emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on August 2, 2024.

Lindsay Afuvai
Recorder



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 7/12/24 Applicant Name Caleb Stoker

Mailing Address _____

Phone Number _____

Property address of _____

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

Construction Business

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.

This location is on a main road that is easily accessible to potential tenants. It is also in a location that is hard to use for other purposes due to the property uses to the north and south.

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.

We will clean up a property that has been over-grown with weeds for many years.

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

We will install a 6' fence on the west and north property. Building will be centered on the frontage leaving approximately 48' from the north and south properties and another 50' from the west property line. Some outside of trailers and equipment will be stored behind the building and fully fenced in area.

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

The current zoning of C2 is to provide for business to be in this area. This location does not have the traffic volume for some retail businesses. This location will provide construction companies opportunity to move out of some residential areas to this location.

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.

No hazardous operations are expected to be in this area. We will clean up and maintain a landscaped property.


Signature of Applicant

Property Owner? Y ☒ N

Date Application & \$100.00 Processing Fee received July 19, 2024

Received by vanisha

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

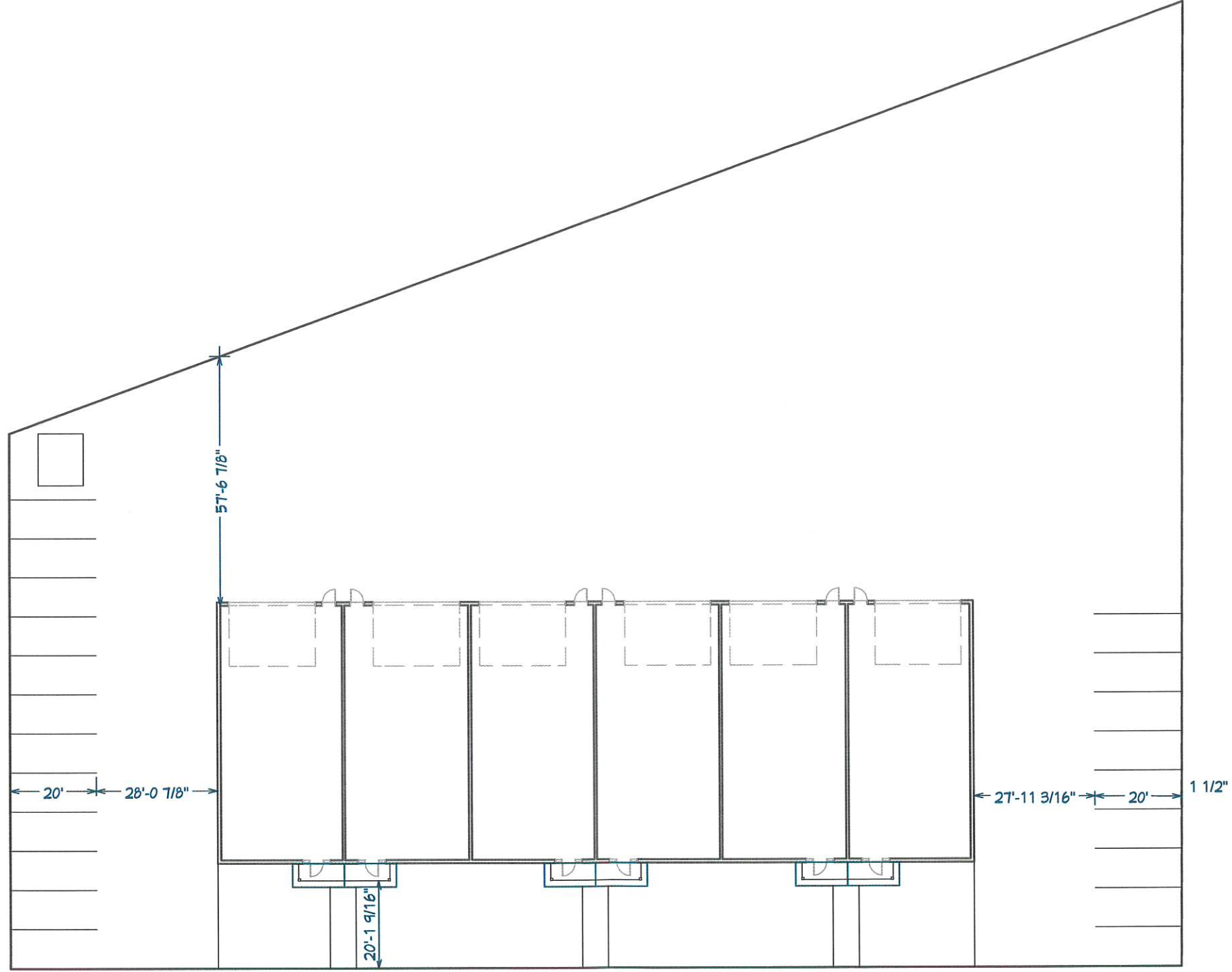
Conditions/Reasons

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

Conditions/Reasons

Planning Commission Chair

Mayor



1st Floor

Contractor/Designer



1296 W 1100 N
Farr West, UT 84404
(801) 941-4855

Date

Page

Application for Site Plan Approval



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

Date Submitted: 7/17/24

Applicant Name: Brad Butterfield Applicant Address: [REDACTED]

Phone: [REDACTED]

Business Name: Farr West Family Dental Application Number:

Business Address: 1407 N 2000 W Phone: 801-979-7225

Address and description of site being considered: 1407 N 2000 W - The proposed work includes
remodeling the existing house and site for the purpose of a professional dental office.
Existing utilities will continue to service the remodeled building.

Tax ID number of site being considered: 154420002

Current zoning of site: C2

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:

Bona Vista water approval has not been included because the existing meter will be used for service.

Site plan has been submitted to Weber Fire.

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? _____

Existing home and site are planned to be remodeled to convert to a dental office.

The existing utilities and site access will be used for the new use.

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 parcel has been rezoned to allow for the new use. There are other existing commercial uses directly to the east and south of this parcel. UDOT has given permission to utilize existing access for the new use. There is an existing cross access easement on the shared north property line. sufficient off street parking is provided and landscape will be restored following construction.

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.

B. Butterfield
Owner Signature

Brad Butterfield
Print Name

Owner Signature

Print Name

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

Owner Signature

Print Name

Owner Signature

Print Name

Authorized Agent Signature

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

State of Utah)

§

Count 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

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**For City Use:**

Fee received by: MCKINZIE Date received: 7.18.24
Receipt number: 9.002782 Cash/Check (circle one) Credit
Date site plan received: 7/19/24 Received by: MCH R.
Date met with city engineer: _____ Signed: MCH R.
Date engineer approved plan: 8/5/24 Signed: MCH R.
Date planning commission approved: _____
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: **BRAD BUTTERFIELD SITE PLAN**
Site Plan Review

Date: August 5, 2024

Our office has completed a review of the site plan for the Brad Butterfield Site located at 1407 North 2000 West. This site is the location of an existing home but the parcel has been re-zoned to commercial in anticipation of converting the building to a dental office. All proposed improvements are outside of the existing public right-of-way and an access easement off of 2000 West is recorded between this parcel and the parcel to the north. The additional stormwater runoff created by the new parking lot will drain to a new swale along the south end of the lot and will be retained on-site. We recommend approval of the site plan at this time with the following comments:

1. A Long-Term Stormwater Management Agreement will need to be signed and recorded on the property to ensure that the private, on-site stormwater system is maintained and to give the City permission to inspect the system.
2. Obtain any necessary approvals from UDOT for this site plan change. Per correspondence from UDOT Region 1, no changes are required at this time, but a Variance Request Form has been submitted and is pending approval.
3. A pre-construction conference with the Developer and their Contractor should be held with the City and utility providers prior to beginning any construction.

Please let me know if you have any further questions.

Utah Department of transportation

David Alger

4501 South 2700 West, Salt Lake City Utah, 84114

dalger@utah.gov

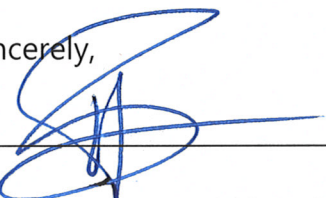
801-391-1256

5/10/2024

Dear Utah Department of Transportation,

Brad Butterfield, the owner of 1407 N 2000 W parcel in Ogden, and Ken Decker, the owner of 1423 N 2000 W in Ogden, are in agreement that until future development, access will remain unchanged. When Ken Decker redevelops, sells, or changes his parcel from residential to commercial this parcel will combine the two access into one. At the time of development when a shared access is constructed the existing access easement will be modified.

Sincerely,

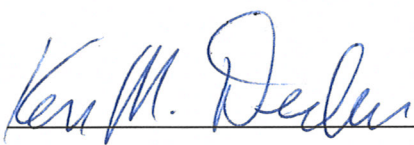


[Property Owner 1 Name] [Property Owner 1 Signature]

Brad Butterfield

5/10/24

[Date]



[Property Owner 2 Name] [Property Owner 2 Signature]

Ken M. Decker

5/10/24

[Date]

[UDOT Representative Name] [UDOT Representative Signature]

[Date]

Acknowledgment

State of Utah) §

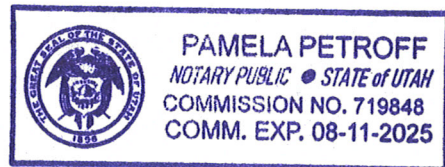
County of Weber)

On this 10th day of May, in the year 2024, before me, Pamela Petroff a notary
(date) (month) (year) (notary public name)

public name public, personally appeared Ken m. Decker, proved on the basis of
(name of document signer)

satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she/they) executed the same.

Witness my hand and official seal.



Pamela Petroff (notary signature)

(seal)

Acknowledgment

State of Utah) §

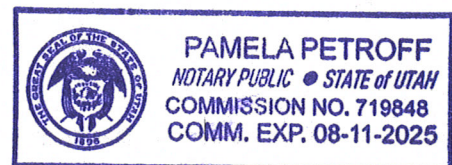
County of Weber)

On this 10th day of May, in the year 2024, before me, Pamela Petroff a notary
(date) (month) (year) (notary public name)

public name public, personally appeared Brad A. Butterfield, proved on the basis of
(name of document signer)

satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she/they) executed the same.

Witness my hand and official seal.



Pamela Petroff (notary signature)

(seal)

BRAD BUTTERFIELD

CONSTRUCTION DOCUMENTS

FARR WEST, WEBER COUNTY , UTAH

TRAFFIC CONTROL & SAFETY NOTES

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

UTILITY DISCLAIMER

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

NOTICE TO CONTRACTOR

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

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SANITARY SEWER GENERAL NOTES

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

GENERAL NOTES

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

SWPPP GENERAL NOTES

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

STORM SEWER GENERAL NOTES

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

GENERAL GRADING NOTES

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

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO FARR WEST CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

SITE DATA

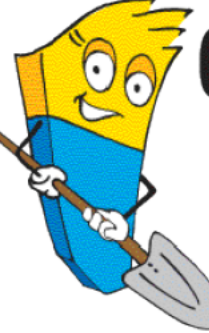
FLOOD INFORMATION
BENCHMARK INFORMATION
UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 ELEVATION DATA NAVD 88 DISTANCES IN US SURVEY FEET (GRID)

SHEET INDEX

- COVER SHEET
- CE1-02 - SITE/UTILITY PLAN
- CE1-03 - GRADING PLAN
- CE1-04 - DRAINAGE PLAN
- CE1-05 - SWPPP PLAN
- CE1-06 - STANDARD DETAILS

Know what's below.





Call 811 before you dig.

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

www.bluestakes.org

1-800-662-4111

ALL IMPROVEMENTS TO CONFORM TO FARR WEST CITY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS

BRAD BUTTERFIELD

CONSTRUCTION DOCUMENTS



LEGEND

	EX BUILDING
	EX TBC
	EX CONCRETE
	EX. SIDEWALK
	EX. ASPHALT
	EX. FENCE
	EX. SEWER
	EX. STORM DRAIN
	EX. WATER
	SETBACK LINE
	ADJOINER
	EASEMENT
	BOUNDARY LINE
	BUILDING
	ASPHALT
	CONCRETE
	LANDSCAPING
	GRAVEL
	PARKING STRIP
	NEW ASPHALT PAVEMENT
	NEW CONCRETE
	LANDSCAPING
	SWALE
	DEMO - CONCRETE SIDEWALK
	GRAVEL
	EX ASPHALT TO REMAIN
	EX CONCRETE TO REMAIN

KEY NOTES:

- 1 ASPHALT PAVING (REMOVE AND RESTORE LANDSCAPING AS NEEDED)
- 2 CONCRETE SIDEWALK
- 3 6" RIBBON CURB
- 4 TYPICAL PARKING STRIPING TO BE 4" WHITE
- 5 STRIPING ARROWS PER PLAIN CITY STANDARDS
- 6 GRAVEL AREA
- 7 ADA PARKING STALL WITH PAVEMENT MARKINGS
- 8 ADA RAMP PER ADA STANDARDS AND GUIDELINES (SEE DETAIL SHEETS)
- 9 DRAINAGE SWELL
- 10 RESTORE/ADD LANDSCAPING
- 11 MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
- 12 EX. WATER METER
- 13 EX SD BOX/MANHOLE
- 14 REMOVE EX. TREE
- 15 EX. TREE (PROTECT IN PLACE)

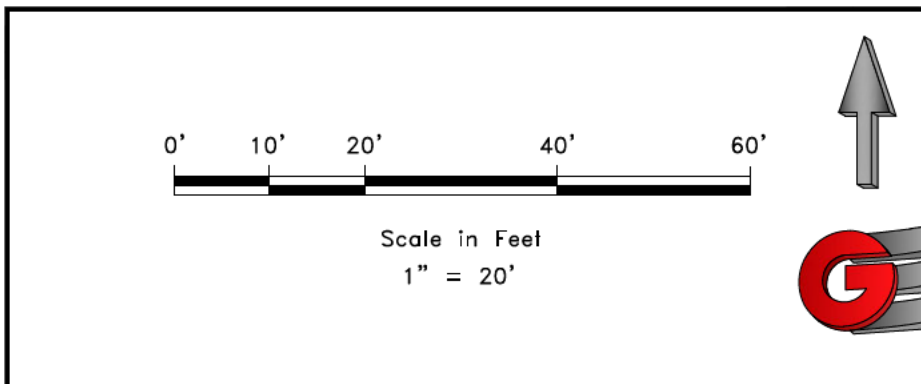
SITE NOTES

- ALL CONSTRUCTION MUST BE IN ACCORDANCE TO CITY STANDARDS.
- CONTRACTOR TO VERIFY UTILITY LOCATIONS AS NEEDED
- CONTRACTOR TO COORDINATE ALL TREE REMOVAL WITH OWNER

SITE INFORMATION

	SF	ACREAGE	% TOTAL
TOTAL AREA	75,932 SF	0.49 ACRES	100%
TOTAL BUILDING AREA	3,877 SF	0.09 ACRES	5.10%
TOTAL IMPERVIOUS AREA	14,600 SF	0.34 ACRES	19.23%
TOTAL LANDSCAPING AREA	57,455 SF	0.06 ACRES	75.67%

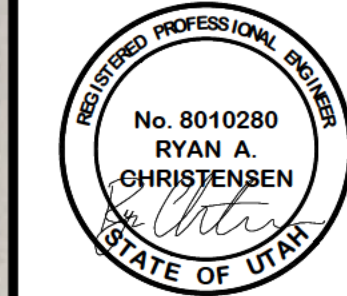
PARKING STALLS PROVIDED:	19 SPACES
ADA PARKING STALLS:	1 SPACES
TOTAL PARKING STALLS:	20 SPACES



REVISIONS		DATE	DESCRIPTION
DATE	DESCRIPTION		

SCALE: 1" = 20'
DATE: 7/10/24
DESIGN: RC
DRAWN: LZ
CHECKED: RC

DWG: REV 0291 - BRAD BUTTERFIELD 2401 - 2000 WEST DESIGN/DWG BRAD BUTTERFIELD 071324.DWG

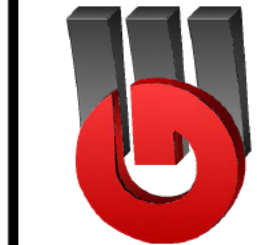


SITE UTILITY PLAN
BRAD BUTTERFIELD
1407 N 2000 W
FARR WEST, WEBER COUNTY, UTAH

GARDNER ENGINEERING

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CE1-02

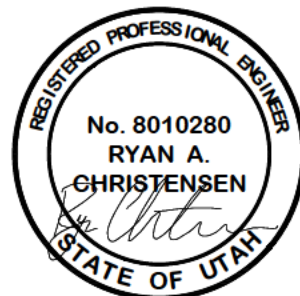


0' 10' 20' 40' 60'

Scale in Feet
1" = 20'

REVISIONS		SCALE	1" = 20'
DATE	DESCRIPTION	DATE	7/17/24
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		DRAWN	LZ
		CHECKED	RC

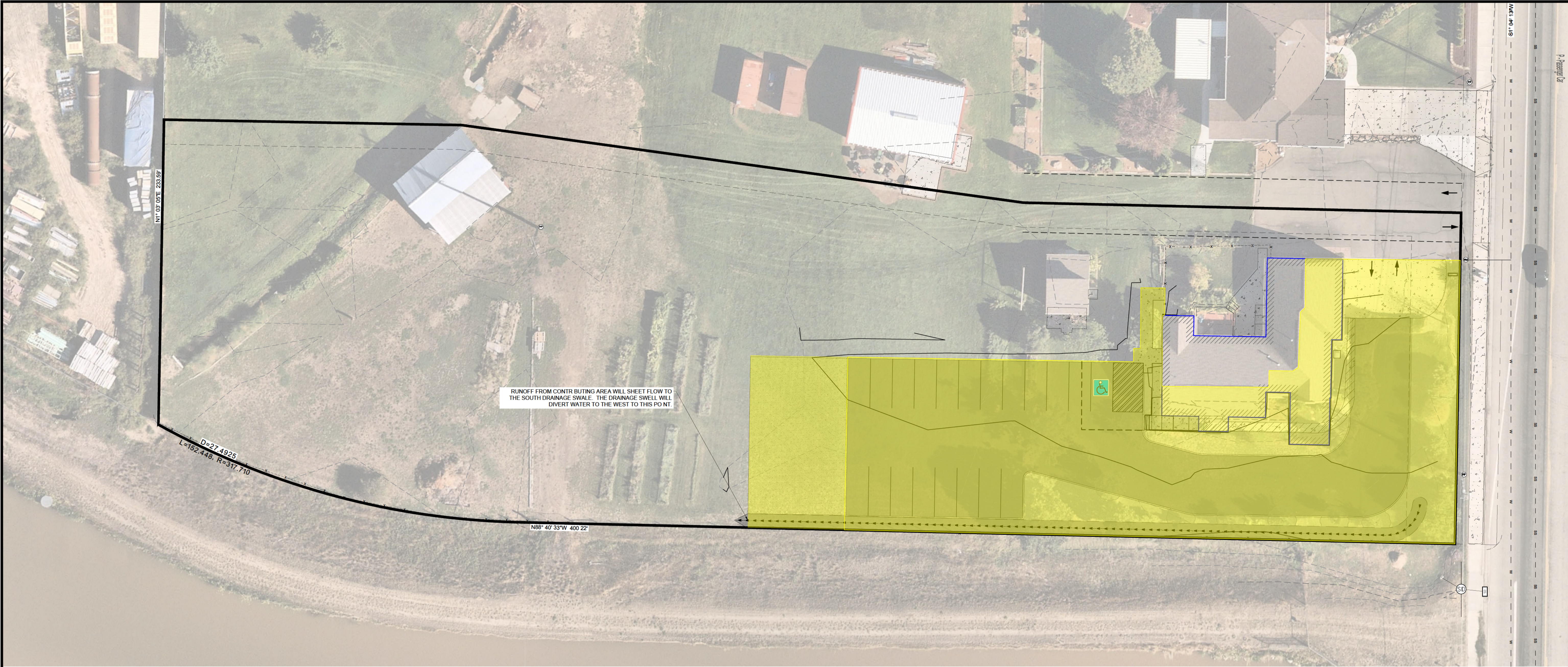
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GRADING PLAN
BRAD BUTTERFIELD
1407 N 2000 W
FARR WEST, WEBER COUNTY, UTAH

**GARDNER
ENGINEERING**
CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING
1980 W 2100S, WEST HAVEN UT 84401
P 801.476.0020 F 801.476.0066

CE1-03



BRAD BUTTERFIELD
1407 N 2000 W
Farr West, Weber County, Utah

7/19/2024



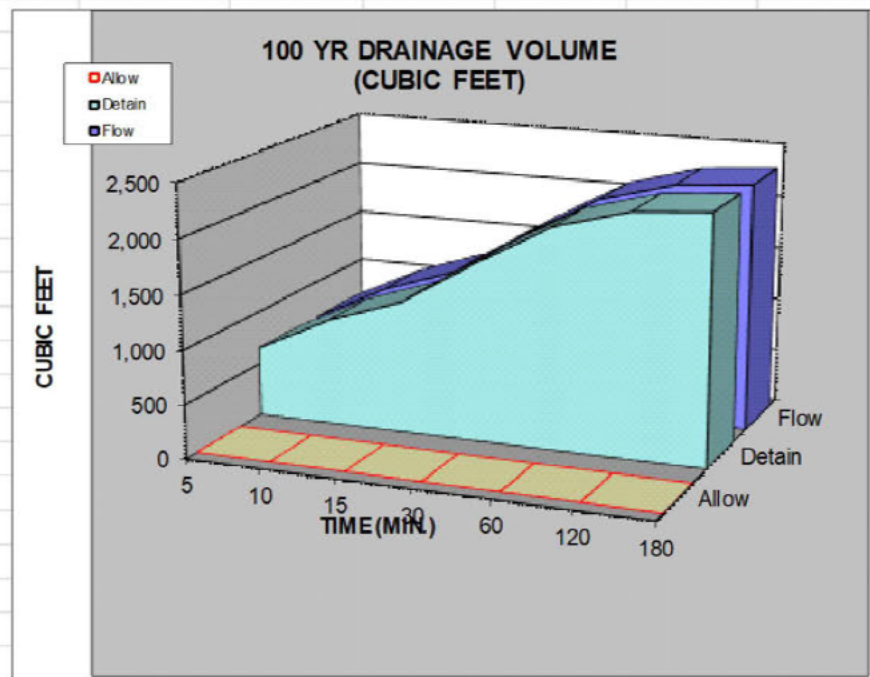
Total			
Areas	New Improvements		
	Sq. Ft.	Acre	C
Hard Surface	14,578	0.3347	0.85
Gravel	2,560		0.35
Landscape	6,023	0.1383	0.15

Allow Release Rate (cfs/acre) 0.000 (RETENTION)
Q Allowable (cfs) 0.00

Total/Weighted 23,161 0.5317 0.61

MIN	Runoff Vol (cf)		Total Vol (cf) 100 YEAR	Detain Vol (cf) Difference
	Allowable	*Inch / Hr i100		
5	0	6.68	653	653
10	0	5.08	993	993
15	0	4.2	1,231	1,231
30	0	2.83	1,659	1,659
60	0	1.75	2,052	2,052
120	0	0.958	2,247	2,247
180	0	0.654	2,301	2,301
360	0	0.364	2,561	2,561
720	0	0.222	3,124	3,124
1440	0	0.122	3,434	3,434

*NOAA Data



100 YEAR STORM RECOMMENDED MIN. VOLUME RETAINED	CUBIC FEET 3,434	CUBIC YARDS 127
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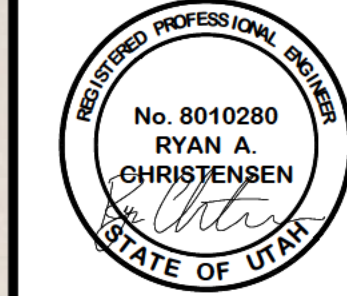
LEGEND

CONTRIBUTING AREA FOR DRIANAGE

DRAINAGE NOTES

RUNOFF FROM CONTRIBUTIN G AREA WILL SHEET FLOW TO THE SOUTH DRAINAGE SWALE. THE DRAINAGE SWELL WILL DIVERT WATER TO THE WEST TO THIS POINT. THE STORM WATER RUNNOFF WILL BE 100% RETAINED ON SITE UTILIZING THE REMAINING LANDSCAPE AREA ON THE PROPERTY.IT IS ESTIMATED THAT THE 100 YR RETENTION VOLUME WOULD FILL ONLY TO A 2" DEPTH.

REVISIONS		DATE	DESCRIPTION
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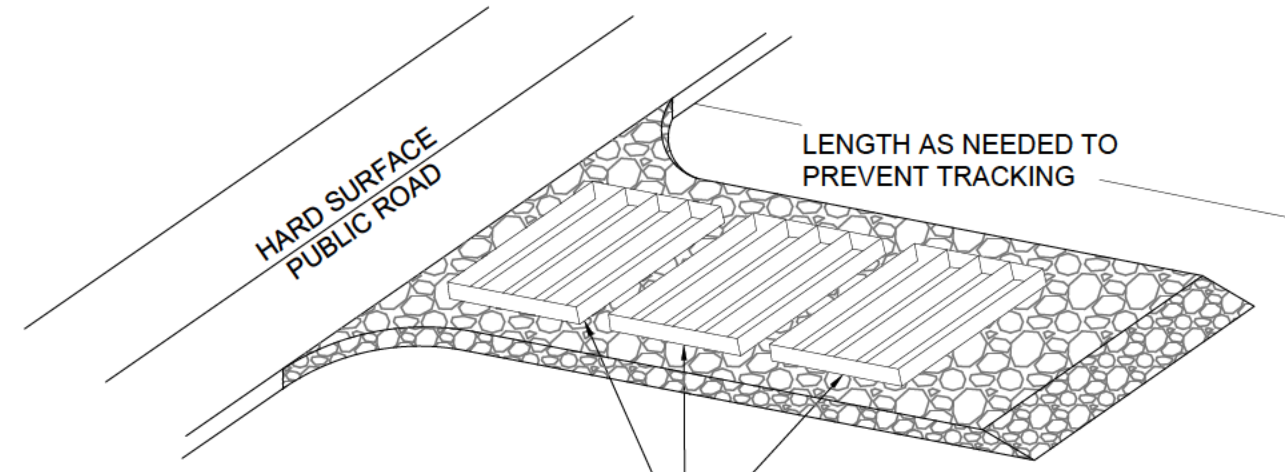
DRAINAGE PLAN	
BRAD BUTTERFIELD	
1407 N 2000 W	
FARR WEST, WEBER COUNTY, UTAH	

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CE1-04	
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EROSION CONTROL NOTES:

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



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

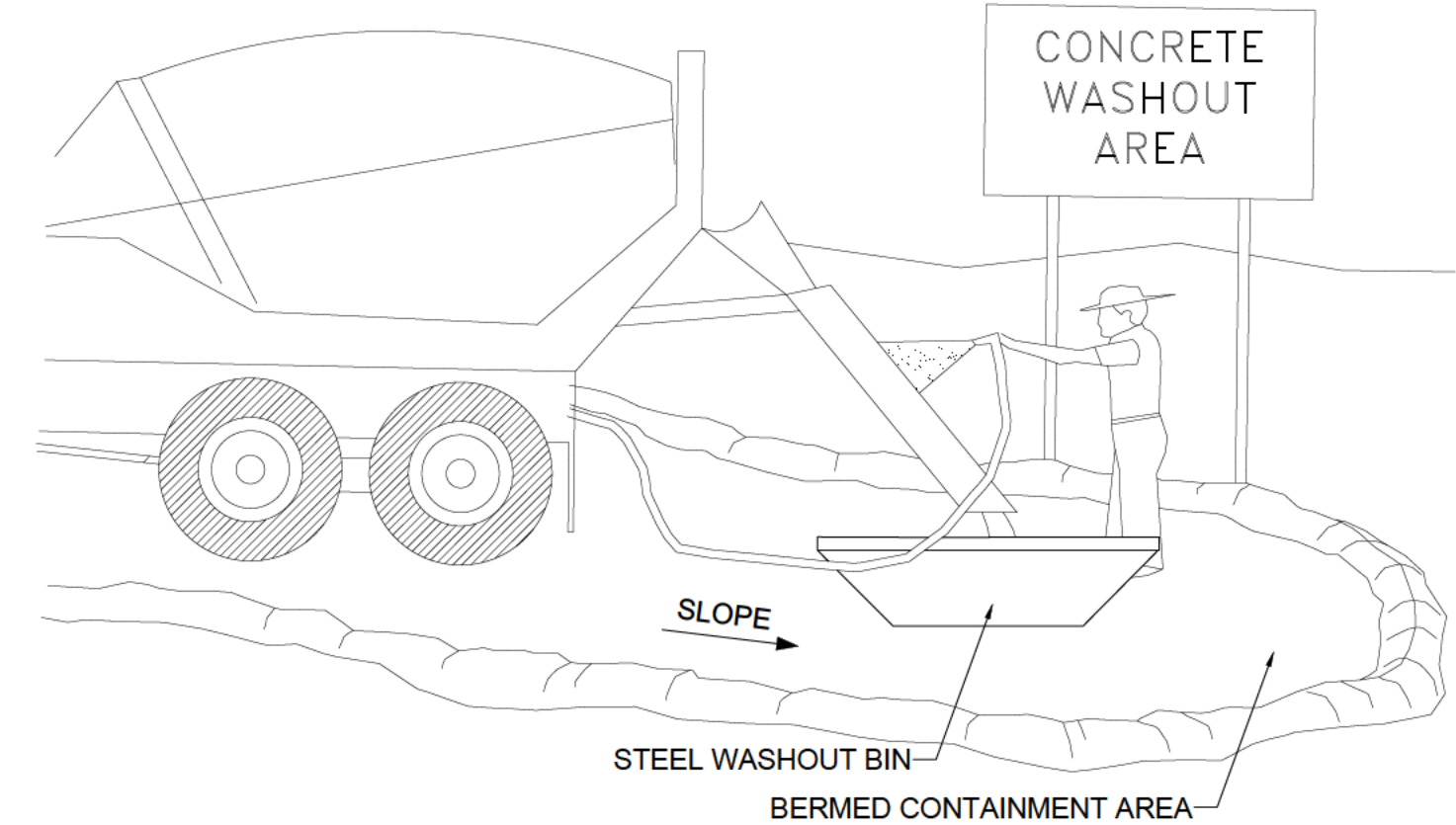
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR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

STREET MAINTENANCE NOTES:

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

NOTE:

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

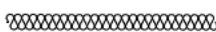


NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



INLET PROTECTION
(EITHER OPTION)

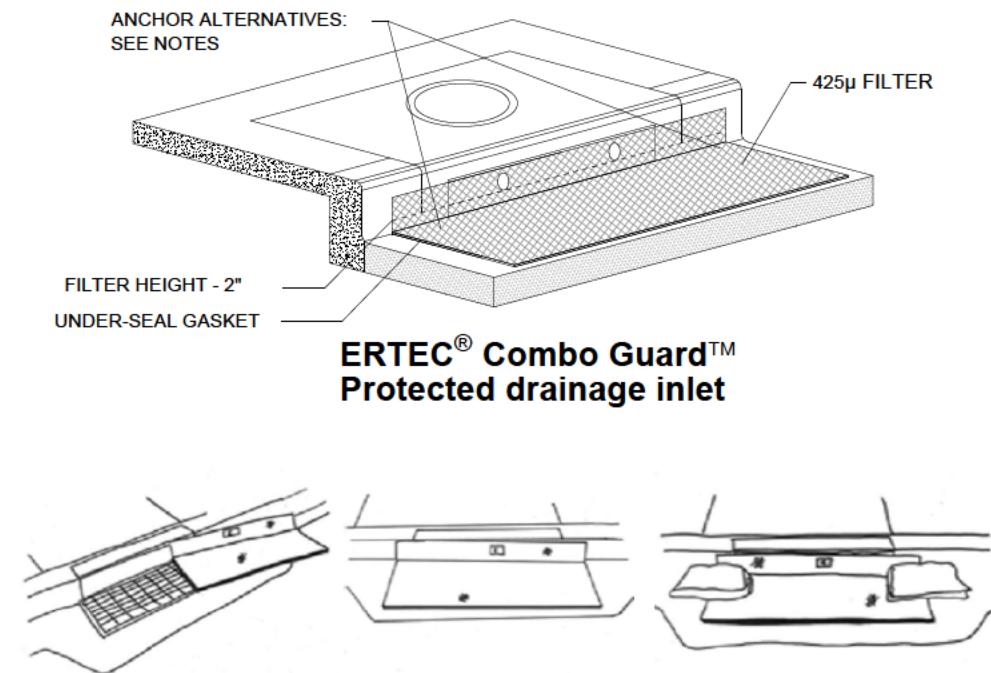


SILT FENCE

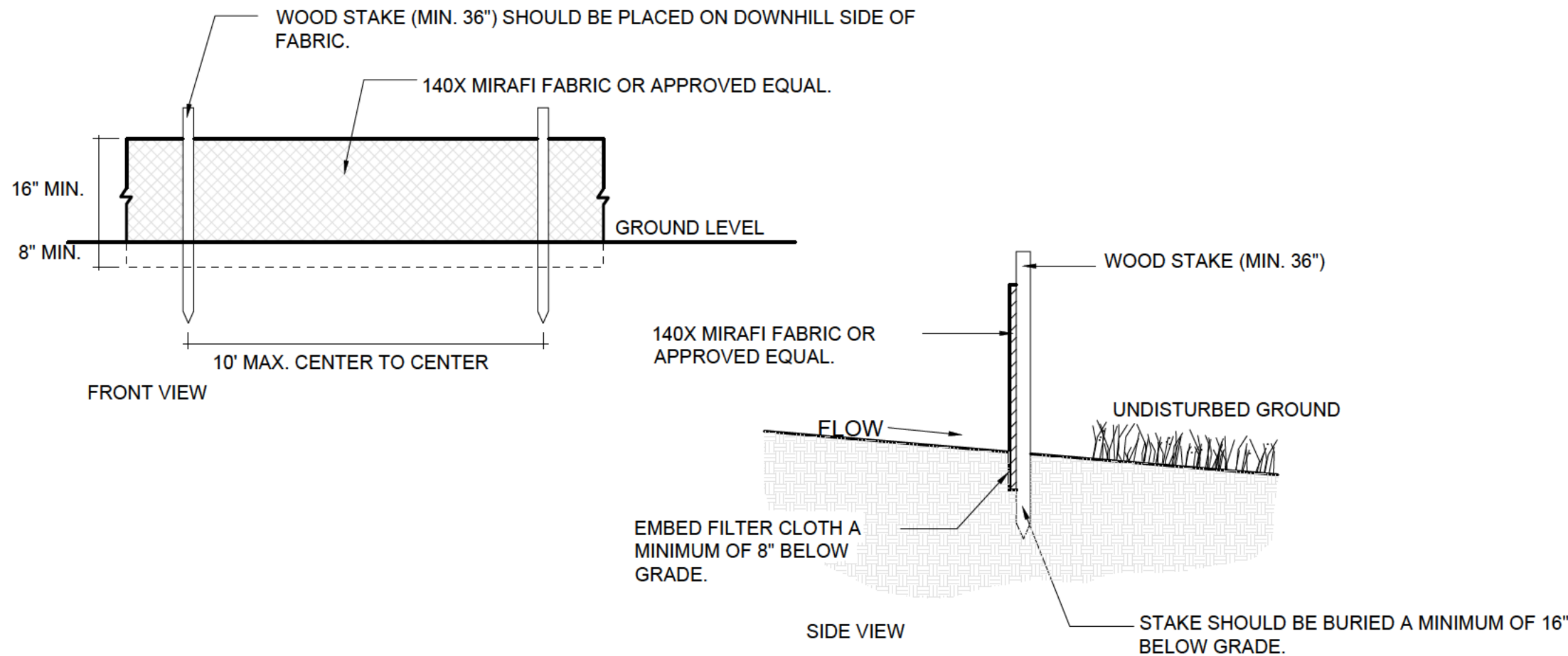


INSTALLATION NOTES

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

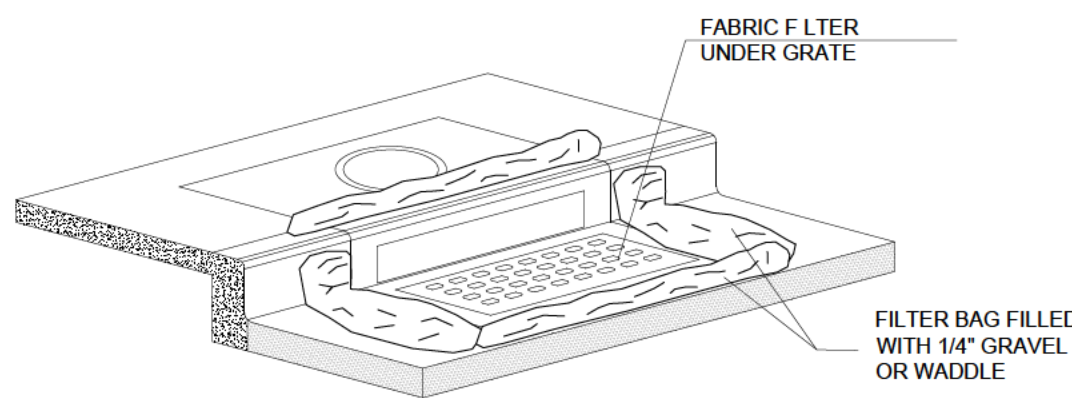


ERTEC® Combo Guard™
Protected drainage inlet



1A INLET PROTECTION - OPTION 1

Scale: NTS

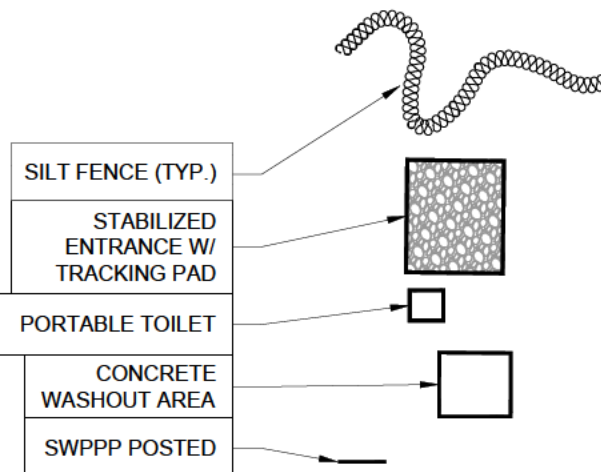


1B INLET PROTECTION - OPTION 2

Scale: NTS

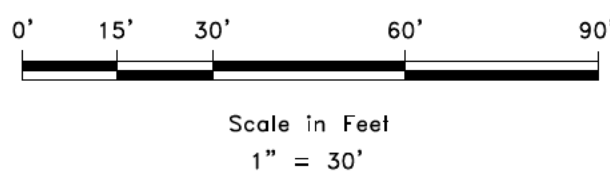
2 SILT FENCE

Scale: NTS

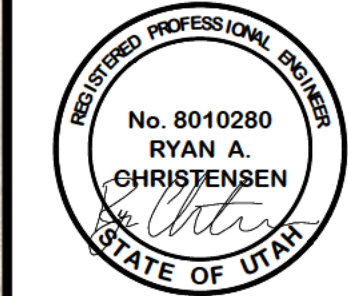


DEVELOPER:

DEVELOPER COMPANY
DEVELOPER
DEVELOPER ADDRESS
DEVELOPER CITY
DEVELOPER TELEPHONE

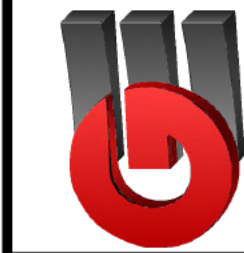


REVISIONS		DATE	DESCRIPTION

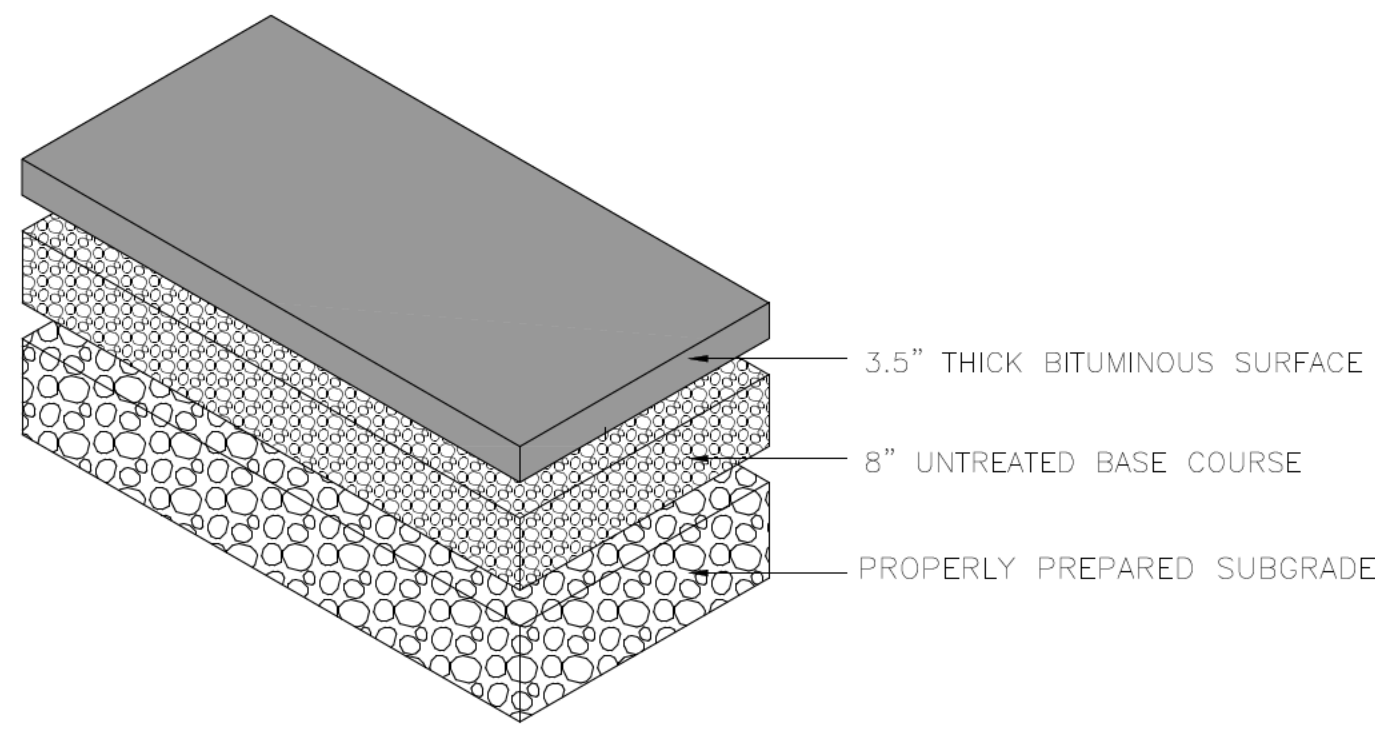


SWPPP	BRAD BUTTERFIELD
1407 N 2000 W	FARR WEST, WEBER COUNTY, UTAH

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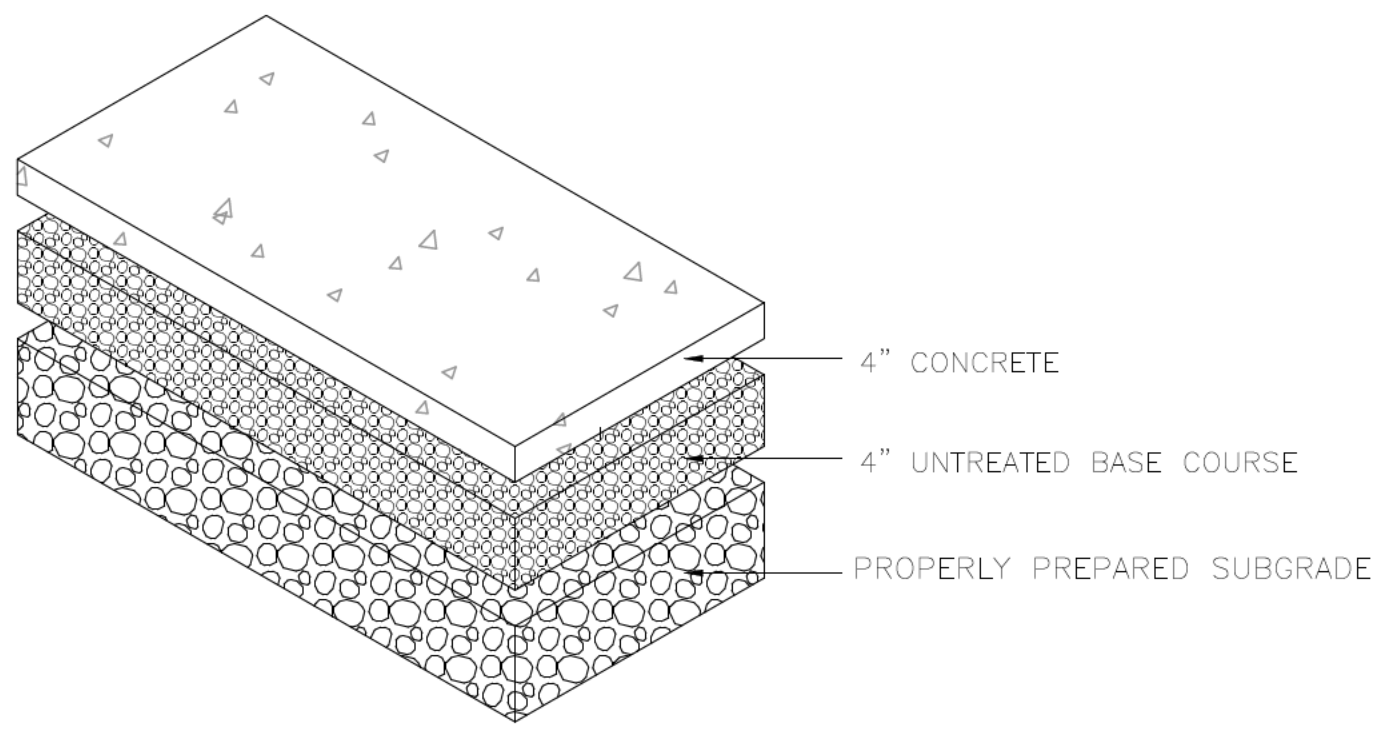


CE1-05



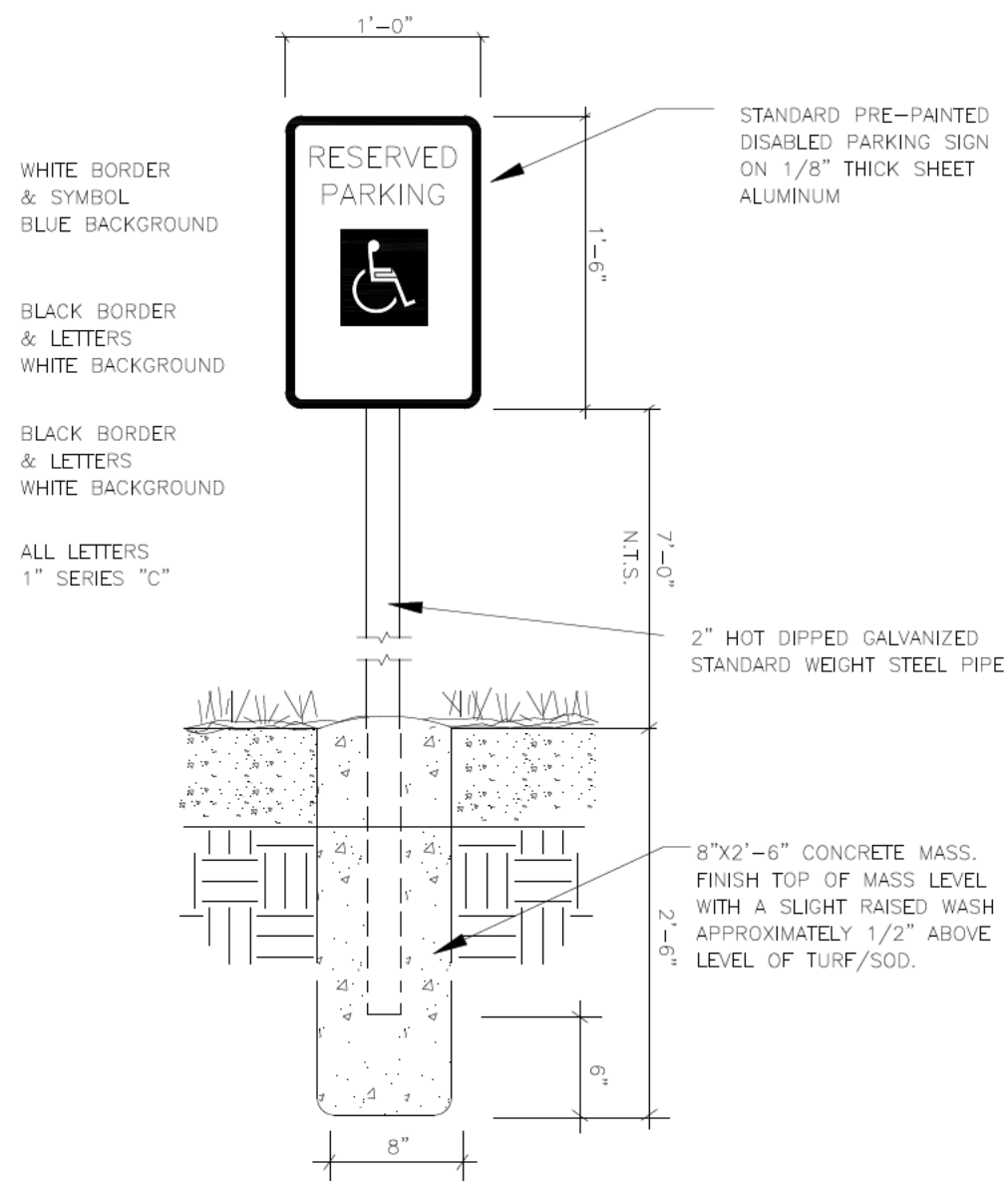
REFER CITY STANDARDS

1 TYPICAL ASPHALT PAVING
Scale: (NOT TO SCALE)

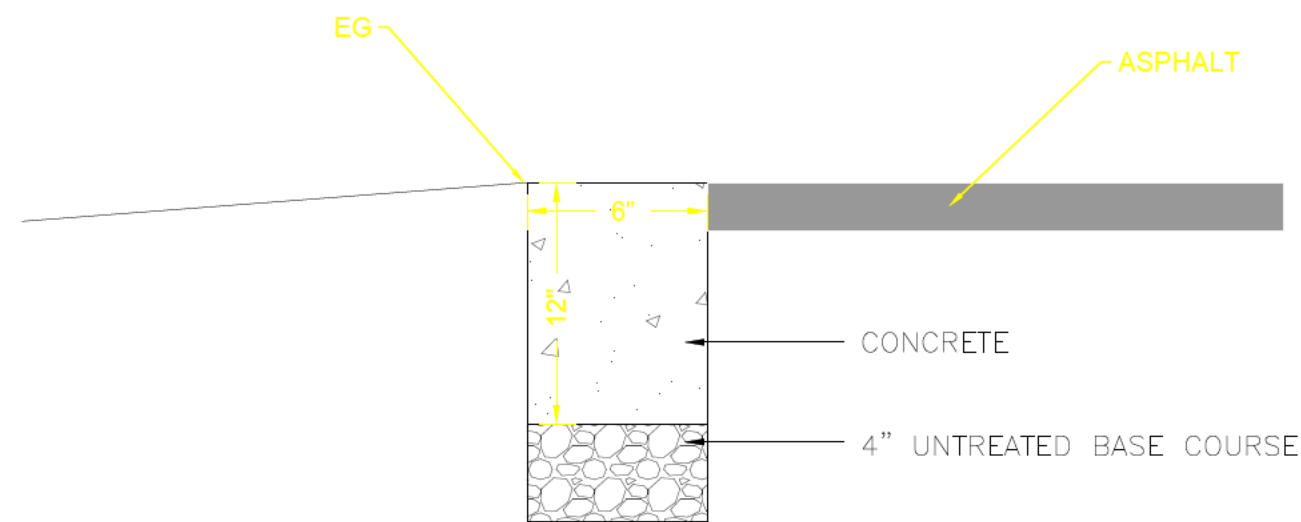


REFER TO CITY STANDARDS

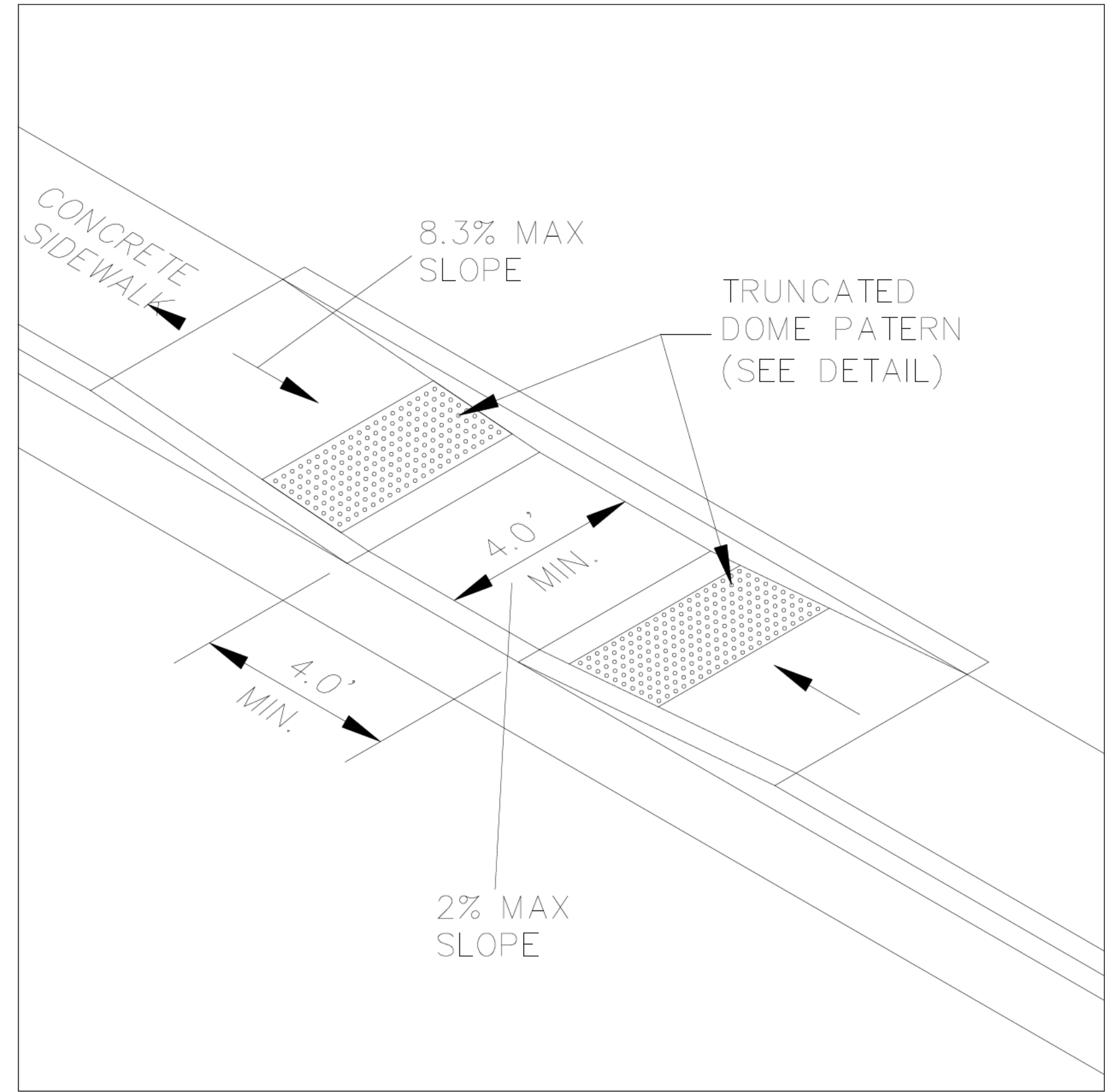
2 TYPICAL CONCRETE SIDEWALK
Scale: (NOT TO SCALE)



4 ADA PARKING SIGN DETAIL
Scale: NTS



5 6" RIBBON CURB
Scale: NTS



3 ADA RAMP
Scale: (NOT TO SCALE)

SCALE: NTS	DATE: 7/17/24	DESIGN: RC	DRAWN: LZ	CHECKED: RC
DWG: RA-0291 - BRAD BUTTERFIELD, 2401 - 2000 WEST JUNCTION, BRAD BUTTERFIELD 071324.DWG				
REVISIONS				
DATE	DESCRIPTION			
STANDARD DETAILS				
BRAD BUTTERFIELD				
1407 N 2000 W				
FARR WEST, WEBER COUNTY, UTAH				
GARDNER ENGINEERING				
CIVIL - LAND PLANNING				
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CE1-06				