



FARR WEST CITY PLANNING COMMISSION AGENDA

November 14, 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 p.m. work session and their regular meeting at 6:30 pm on Thursday, November 14, 2024

5:30 p.m. Work Session – Discussion on PD Overlay ordinance and detached accessory dwelling units

1. Call to Order – Chairwoman Genneva Blanchard
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Comments/Reports
 - a. Public Comments (2 minutes)
 - b. Report from City Council
4. Business Items
 - a. Set a public hearing for December 12, 2024 to consider the request of a conditional use permit for a kennel license for Sophonie Parkin located at 2318 North 2300 West
 - b. Set a public hearing for December 12, 2024 to consider the request of a conditional use permit for an accessory building for Steve Petersen located at 2444 W Taylor Road
 - c. Recommendation to the City Council approval or denial of the Knight Center Commercial PUD Subdivision located at approximately 1750 North 2000 West
 - d. Cancel the November 28, 2024 and December 26, 2024 Planning Commission meetings
5. Consent Items
 - a. Approval of minutes dated October 24, 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 November 8, 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 10-24-2024 Applicant Name Sophonie Parkin

Mailing Address [REDACTED]

Phone Number 80 [REDACTED]

Property address of proposed conditional use 2318N 2300W Farr West Current Zoning: R-1-15

Please list the requested conditional use as listed within the city zoning ordinance Temporary pet (dog) sitting

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.

I would like to be able to provide an official service to the neighborhood that would allow me to look after and care for family pets(dog) while said families are away from home.

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.

Would not affect the functions of the neighborhood negatively. Large fully fenced-in yard with gates that are kept key-locked from the inside. All pet waste is only on gravel a separately fenced-off portion of the yard where it is easy to clean and maintain. Pets will be within the home and not left outside.

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

Temporary pet(dog) sitting services for beloved family pets. All pets will remain on the property and indoors other than during recreation. No pets will be left without full supervision, and all of the property is under full security camera Surveillance. All pets will be personally selected before the stay to ensure a compatible fit to not disrupt the current functions of the community and the peace and safety of the neighborhood. The yard remains fully fenced with no gaps below the fence to allow digging or escaped pets. Gates on the property are key-locked from the inside. All pet waste will be cleaned daily and properly disposed of. Pet stays will be not to exceed 7 days with no more than 4 pets at any given time. Traffic will be minimal with pick up and drop of times not overlapping so there is no more than 1 vehicle at our home and no street parking required. All pets will be required to have proof of current vaccination.

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

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.

pets will be kept on the property at all times pets will stay
leashed on walks and kept behind a fenced yard pets will
be required to show proof of vaccinations pet waste will
be picked up daily and properly disposed of as to prevent
any odor pets will be met prior to the stay to make
sure it will be a safe and compatible stay.

 Property Owner? ☒ Y ☐ N

Signature of Applicant

Date Application & \$100.00 Processing Fee received _____

Received by _____

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



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 11/6/2024 Applicant Name Steven Petersen, Petersen Properties LLC

Mailing Address

Phone Number

Property address of proposed conditional use 2444 W 2000 N Farr West Current Zoning: Agriculture

Please list the requested conditional use as listed within the city zoning ordinance building over 2000 ft²

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.

Storage for Trailers, Tractors, agricultural Implements, Cars, Trucks

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.

It is designed to blend into an agricultural setting.

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

It meets all set back and height restrictions.

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

Meets zoning for agricultural use -

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

The best materials will be used.

Steve Peterson

Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received Mckinzie Tams

Received by 11/12/2024

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

Application for Subdivision



Date Submitted OCTOBER 22, 2024

Developer's Name SPENCER KNIGHT

Developer's Mailing Address _____

Developer's Daytime Phone _____

Subdivision Name KNIGHT CENTER PUD SUBDIVISION Phase (1)

Subdivision Address 1741 NORTH 2000 WEST

Is this a Re-Subdivision NO Current Property Zone C-2 Is Re-Zoning Required NO

Acreage of property being divided 4.00 ACRES Acreage of entire land parcel 4.00 ACRES

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

Title Search Completed Y N *Attach Documentation

Available Utilities and Services:

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

Application for Subdivision



Property is in which Flood Zone: X Panel Number: 49057C0200F

Lowest Elevation of Property: 4243

Access Road above 4,215' Elevation: YES Source: SURVEY

Does the property contain Wetlands: NO Source: NATIONAL WETLANDS INVENTORY

Please give a brief history of the property that is being subdivided (attach additional pages if needed).
PROJECT INVOLVES CREATING SEPARATE OWNERSHIP OF THREE EXISTING BUILDINGS AND
A BUILDING PAD ON A SINGLE COMMERCIAL PARCEL.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). NONE - SUBDIVISION TO HAVE COMMON/SHARED
ACCESS, PARKING, DRAINAGE AND UTILITIES EASEMENTS.

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

Signed _____ Date _____

FEE SCHEDULE

Subdivision Plan Processing:

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

Engineering Fee Deposit: \$125.00/lot/phase

Application Fee \$ _____ Developer User Fee \$ _____ Total \$ _____
Receipt # _____ Date Paid _____ Received by _____

KNIGHT CENTER

IMPROVEMENT PLANS

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO CITY OF FARR WEST STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY AND UDOT PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING, VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT. ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

GRADING NOTES:

NATIVE SUBGRADE AND ROADBASE (UTC) TO BE COMPACTED TO 95% (MODIFIED PROCTOR AASHTO T-180)

ALL WORK TO BE DONE TO SPECIFICATIONS OF GEOTECHNICAL REPORT WHERE/IF APPLICABLE.

WATER: FIRE HYDRANTS ARE LOCATED NEARBY - CONTACT FARR WEST CITY FOR DETAILS/USAGE.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 95%! NOTE. ADHERE TO UDOT TRENCH RESTORATION STANDARDS IN 2000 WEST (SR 126).

WATER:

WATER IS UNDER THE AUSPICES OF THE BONA VISTA WATER IMPROVEMENT DISTRICT. HOT TAP EXISTING 8-INCH MAIN LINE NEAR WEST SIDE OF 2000 WEST AS SHOWN. NOTE: TRENCH RESTORATION TO BE PER UDOT STANDARDS. PIPING TO BE 8" PVC C-900 DR 18 (CLASS 150).

FIRE PROTECTION:

FIRE PROTECTION IS UNDER THE AUSPICES OF THE WEBER FIRE DISTRICT. PROVIDE NEW HYDRANT AS SHOWN AT SOUTHWEST CORNER OF BUILDING IN LANDSCAPE ISLAND. NOTE: THE FDC MUST BE LOCATED WITHIN 100 FEET OF NEW FIRE HYDRANT. THE EXISTING ACCESS FOR THE EXISTING PROFESSIONAL CENTER TO THE NORTH WILL BE CLOSED - INSTALL GATE TO WEBER FIRE DISTRICT APPROVAL AND PROVIDE PLACARD - NEARBY FIRE HYDRANT IS PERTINENT TO FIRE PROTECTION PLAN. THE BUILDING WILL HAVE INDOOR FIRE SPRINKLERING. NOTE: THE PETERSEN FIRE HYDRANTS AND FIRE PROTECTION SYSTEM AS WELL AS PAVED ROADWAY EAST OF BUILDING IS NOT PART OF THIS FIRE PROTECTION SYSTEM! THE MAIN BUILDING WILL BE BUSINESS OCCUPANCY, TYPE V-B CONSTRUCTION, AND FIRE SPRINKLERED.

SEWER:

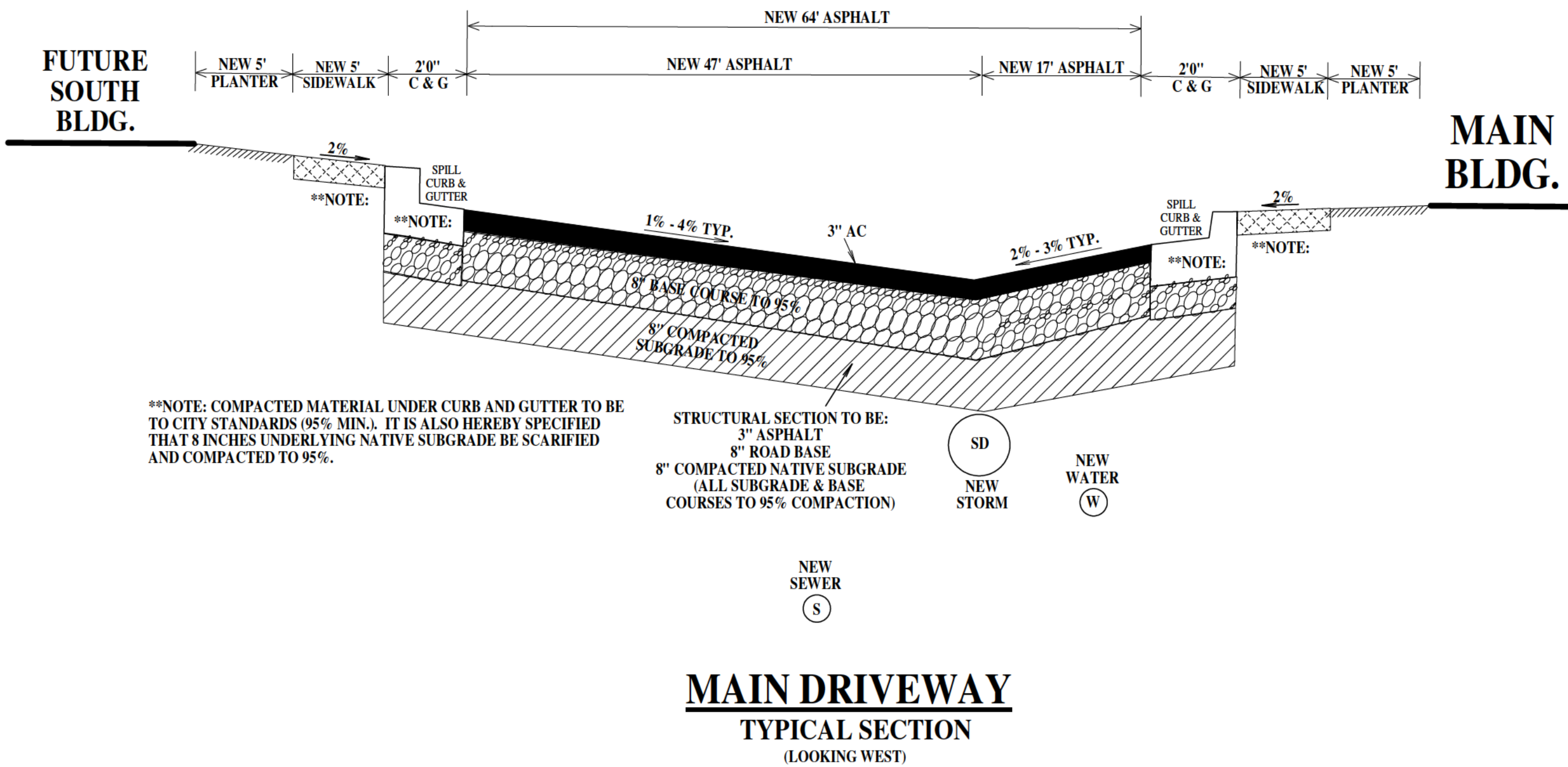
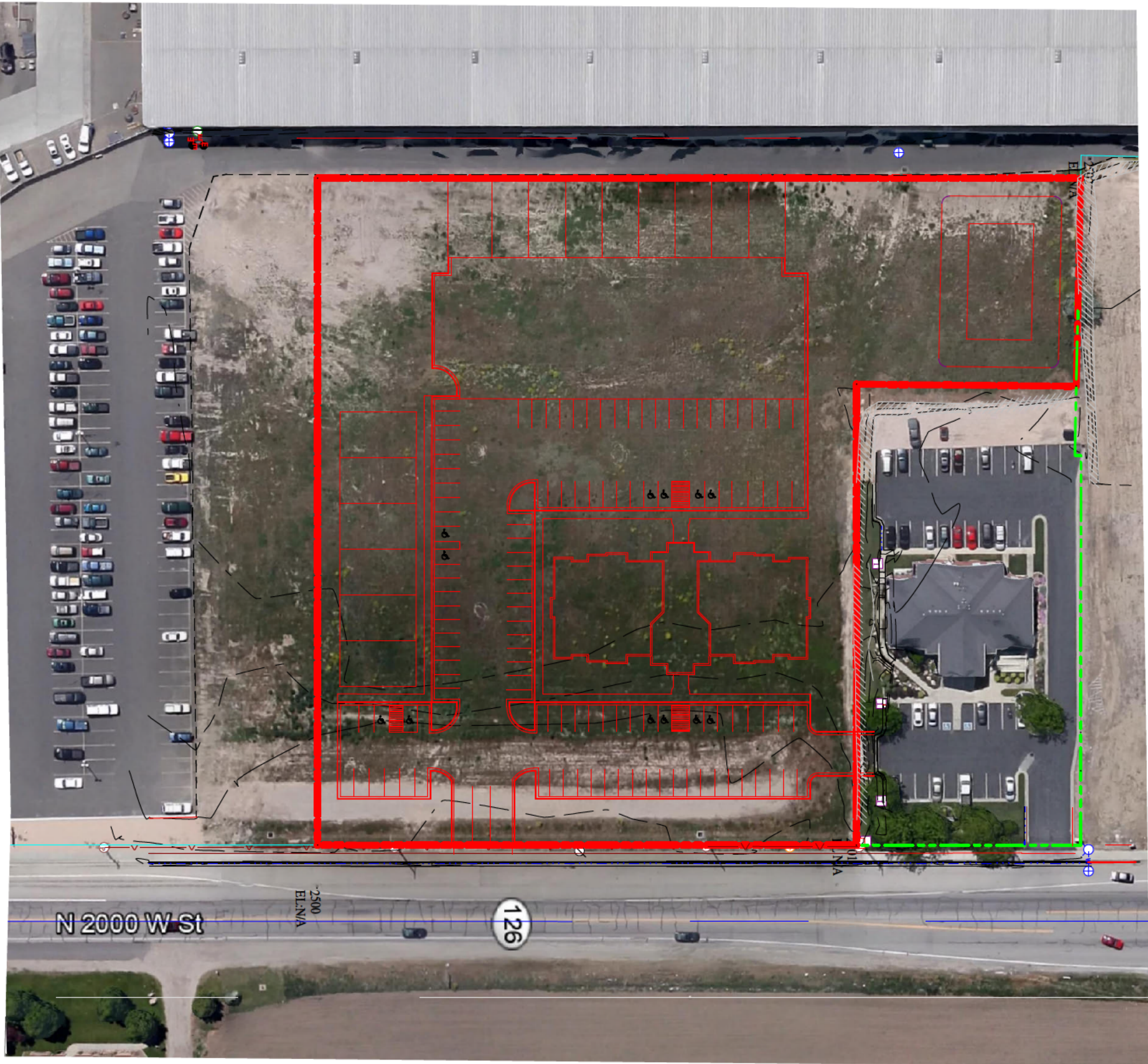
SEWER IS UNDER THE AUSPICES OF FARR WEST CITY (AND CENTRAL WEBER SEWER IMPROVEMENT DISTRICT). SEWER TIE-IN IS SHOWN AS CONNECTING ABOVE EXISTING 12-INCH SEWER MAIN SO AS TO NOT INTERFERE WITH MANHOLE BASE. TRENCH RESTORATION IN 2000 WEST TO BE PER UDOT STANDARDS. NEW ON-SITE SEWER LATERALS TO WYE INTO MAIN (NOT TIE INTO MANHOLE). PROVIDE CLEANOUTS FOR LATERAL LINES PER CODE. 6-INCH SEWER LATERALS MAY BE REDUCED TO 1% (1/8-INCH PER FOOT). ON-SITE SEWER MAIN PIPING TO BE 8" PVC SDR 35.

STORM DRAINAGE:

SITE HAS TWO DRAINAGE SYSTEMS: (1) EXISTING SYSTEM THAT PIPES FLOWS FROM 2000 WEST WESTWARD TO PETERSEN SYSTEM. (2) NEW PIPING THAT CONDUCTS ON-SITE FLOWS TO PROJECT DETENTION POND - FLOWS DISCHARGE TO PETERSEN SYSTEM AN DHEREAFTER THROUGH SIPHON UNDER WILLARD CANAL. SEE EXTENSIVE STORM DRAINAGE NARRATIVE ON GRADING & DRAINAGE PLAN - SHEET C2. PIPING UNDER PAVEMENT AREAS TO BE RCP; PIPING MAY BE HDPE ADS N-12 WT IN NON-PAVEMENT AREAS.

SECONDARY WATER / LANDSCAPING:

SECONDARY WATER IS UNDER AUSPICES OF PINEVIEW WATER - CONTACT PINEVIEW WATER FOR SPECIFIC DESIGN MATTERS. 8-INCH MAIN IS AS SHOWN ON UTILITY PLAN IN 2000 WEST - TRENCH RESTORATION TO BE PER UDOT STANDARDS. ON-SITE IRRIGATION AND LANDSCAPING SYSTEM TO BE PER LANDSCAPE PLAN. NOTE: IT IS STRONGLY RECOMMENDED TO PLACE 3 TO 4" PVC SLEEVES UNDER PAVEMENT AREAS CONNECTING SEPARATED LANDSCAPE AREAS. PROVIDE BACKFLOW PREVENTER AS REQUIRED BY FARR WEST CITY/PINEVIEW WATER.



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street Brigham City, Utah 84302
(435) 723-3491 www.haies.net

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SHEET INDEX:

- C1....PROJECT DATA
- C2....GRADING & DRAINAGE PLAN
- C3....UTILITY PLAN
- C4....DETAIL SHEET
- C5....AFCU CROSS ACCESS AGREEMENT
- C6....FIRE TURNAROUND PLAN
- C7....LANDSCAPE PLAN

ELECTRIC:

TO BE DETERMINED PER ELECTRICAL PROVIDER - SUPPOSITION IS THAT ROUTING WILL/CAN BE ALONG NORTH SIDE OF MAIN BUILDING AND SOUTH SIDE OF SOUTH BUILDING. CONSULT WITH ARCHITECT ON PLACEMENT OF ELECTRICAL FACILITIES / APPURTENANCES.

TELEPHONE:

TO BE DETERMINED PER PROVIDER - WILL LIKELY RUN IN SAME TRENCH AS ELECTRICAL. NOTE: EXISTING FIBER LINE ALONG 2000 WEST FRONTAGE!

GAS:

TO BE DETERMINED PER PROVIDER - CONSULT WITH ACHITECT ON PLACEMENT OF METER(S). NOTE: EXISTING GAS LINE ALONG 2000 WEST FRONTAGE.

STRUCTURAL SECTION:

CONTRACTOR TO BID CITY MINIMUM STRUCTURAL SECTION OF 3 INCHES ASPHALT ON 8 INCHES BASEROCK ON 8 INCHES OF COMPACTED NATIVE SUBGRADE. SUCH APPLIES TO ALL UTILITY CROSSINGS ALSO. NOTE: TRENCH RESTORATION SECTION IN 2000 WEST (SR-126) WILL BE TO UDOT STANDARDS WHICH WILL INVOLVE A MUCH THICKER STRUCTURAL SECTION.

UDOT:

ALL WORK IN STATE HIGHWAY TO BE TO UDOT STANDARDS. CONTRACTOR TO SUBMIT AND RECEIVE APPROVAL OF TRAFFIC CONTROL PLAN PRIOR TO COMMENCEMENT OF WORK.

ACCESS / CONSTRUCTION SITE

CONTRACTOR TO WORK OUT ACCESS PLAN WITH UDOT, FARR WEST CITY AND PETERSEN FOR CONSTRUCTION TRAFFIC ROUTING. AT CONCLUSION OF PROJECT, EXISTING PROFESSIONAL BUILDING ENTRANCE WILL BE GATED FOR PASSAGE SOLELY BY FIRE PERSONNEL AND THE NEW ENTRANCE PER THESE PLANS WILL SERVE AS THE ONLY ENTRANCE FOR BOTH PROFESSIONAL BUILDINGS.

INSPECTION CONTACTS:

PROJECT ARCHITECT: NATE KARRAS - 801-644-2064
UDOT: KEITH BLADEN (801) 620-1604
PRIMARY CITY INSPECTOR: SEAN LAMBERT - FARR WEST CITY - 801-731-4187; 801-388-5307
SECONDARY CITY INSPECTOR - JONES & ASSOCIATES - (801) 391-0161
CULINARY WATER: BONA VISTA WATER - (801) 621-0474
FIRE PROTECTION: WEBER FIRE DISTRICT - (801) 782-3580
STORM DRAIN: SEAN LAMBERT - FARR WEST CITY - 801-731-4187; 801-388-5307
SEWER: SEAN LAMBERT - FARR WEST CITY - 801-731-4187; 801-388-5307
SECONDARY WATER (PINEVIEW): MARK GREENHALGH / TODD ADAMS 801-721-7119

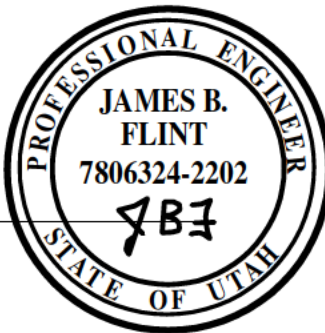
PROJECT ENGINEER:

James B. Flint

JAMES FLINT
UTAH PE 7806324-2202

MARCH 14, 2016

DATE:



KNIGHT CENTER

GRADING & DRAINAGE PLAN

PETERSEN BLDG.

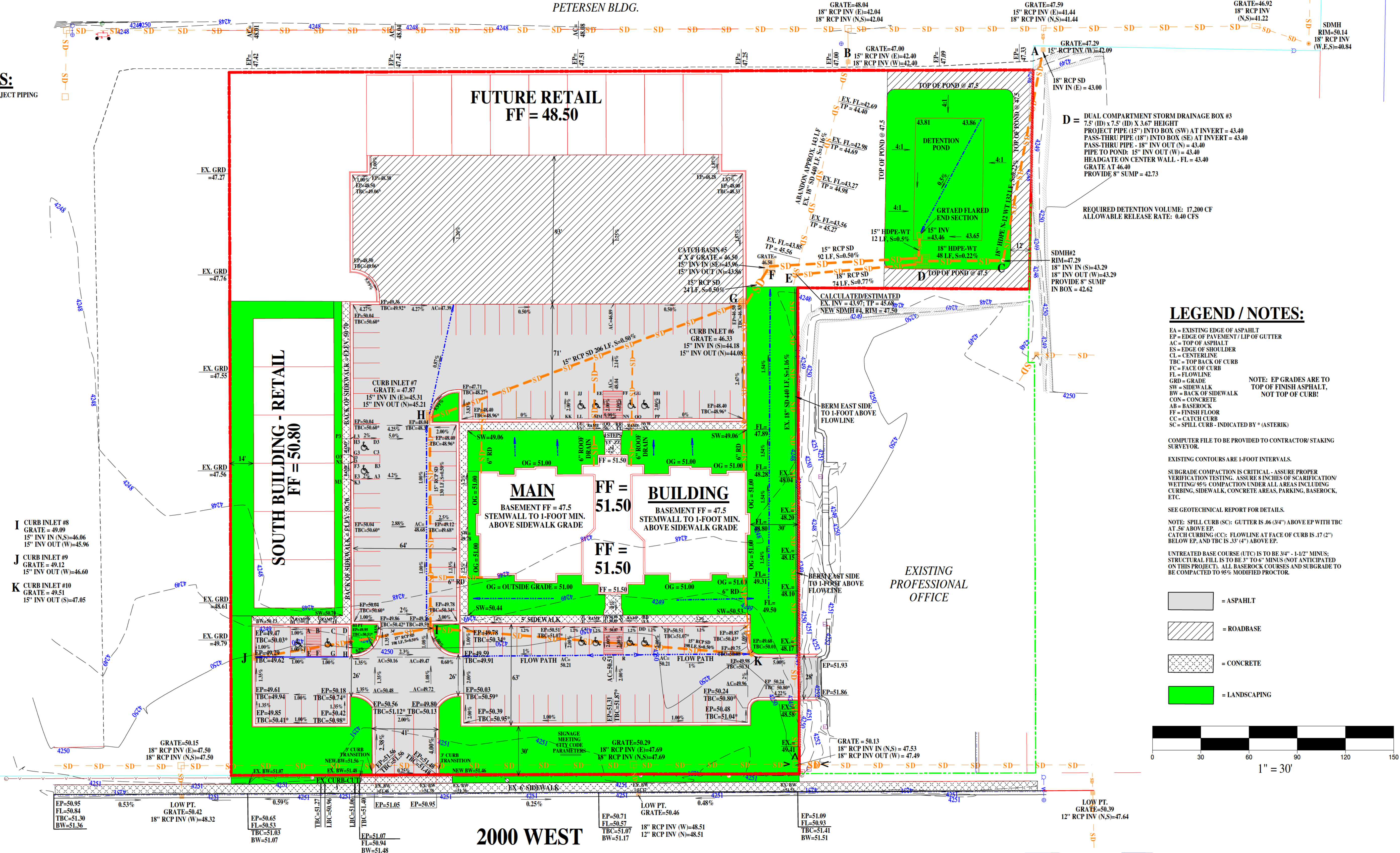
1" = 30'

ROOF DRAINS:

NOTE: THE ROOF DRAINS TO PROJECT PIPING
RD = ROOF DRAIN

FINISH GRADES:

A = 49.78
B = 49.87
C = 49.96
D = 50.04
E = 49.60
F = 49.69
G = 49.78
H = 49.86
I = 49.80
J = 49.89
K = 49.88
L = 49.97
M = 50.27
N = 50.37
O = 50.52
P = 50.62
Q = AC=50.45
R = AC=50.45
S = EP=50.80
T = EP=50.80
U = CON=50.82
V = CON=50.82
W = CON=50.92
X = CON=50.92
Y = TBC=51.21
Z = CON=51.31
AA = TBC=51.21
BB = CON=51.31
CC = EP=50.65; TBC=51.21
DD = EP=50.65; TBC=51.21
EE = AC=48.04
FF = AC=48.04
GG = AC=48.04
HH = AC=48.04
II = AC=48.04
JJ = AC=48.04
KK = AC=48.40
LL = AC=48.40
MM = AC=48.40
NN = AC=48.40
OO = AC=48.40
PP = AC=48.40
QQ = CON=48.42
RR = CON=48.42
SS = CON=48.52
TT = CON=48.52
UU = TBC=48.96
VV = BW=49.06
WW = TBC=48.96
XX = TBC=49.06
YY = CON=51.30
ZZ = CON=51.30
A3 = AC = 49.71
B3 = AC = 49.71
C3 = AC = 49.71
D3 = AC = 49.71
E3 = EP = 50.04
F3 = EP = 50.04
G3 = EP = 50.04
H3 = EP = 50.04
I3 = CON = 50.06
J3 = CON = 50.06
K3 = TBC = 50.60
L3 = TBC = 50.60
M3 = BW = 50.70
N3 = CON = 50.16
O3 = CON = 50.16
P3 = BW = 50.70

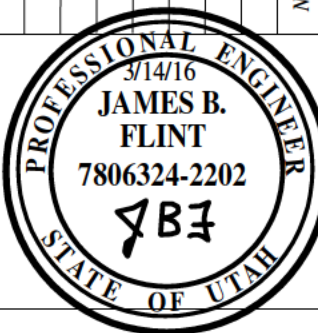


DRAINAGE NARRATIVE:

THE KNIGHT CENTER CONSISTS OF 40 ACRES. THERE ARE CURRENTLY THREE ON-SITE EASTERLY ELEVATED GRATED CATCH BASIN STRUCTURES WITH INTER-CONNECTING 18-INCH STORM PIPING. THE STRUCTURES HAVE THE APPEARANCE OF BEING IRRIGATION STRUCTURES (BUT ARE NOT - STRUCTURES ARE EXCLUSIVELY FOR STORM DRAINAGE PURPOSES). IT IS NOT CLEAR HOW FAR NORTH AND SOUTH OF THE SUBJECT PROPERTY THE STORM PIPING EXTENDS AS THERE ARE NO IMMEDIATELY VISIBLE STORM BOXES NORTH AND SOUTH OF THE SITE. THE PURPOSE OF THE STRUCTURES APPEAR TO BE RELATED TO HIGHWAY DRAINAGE. THERE ARE TWO CURB INLETS ALONG 2000 WEST (SR-126) THAT DISCHARGE INTO THE STORM JUNCTION BOXES - PER EXISTING GRADES, HIGHWAY DRAINAGE APPEARS TO BE VERY LOCALIZED. THERE IS AN EXISTING EAST-WEST RUNNING PIPING SYSTEM PER A CURB INLET LOCATED NORTHEAST OF THE EXISTING PROFESSIONAL CENTER ADJOINING ON THE NORTH - AN INLET WAS NOT DISCOVERED ON THE EAST SIDE OF 2000 WEST. THE SUPPOSITION IS THAT THE CURB INLET TIES INTO THE SOUTHBOUND 18-INCH PIPING - THERE IS NO MANHOLE. THE STORM JUNCTION BOX AT THE NORTHEAST CORNER OF THE SITE HAS INCOMING PIPES FROM THE NORTH AND SOUTH AND DISCHARGES WESTERLY. PER CONVERSATION WITH FARR WEST CITY PUBLIC WORKS, IT IS BELIEVED THAT THE PIPE RUNS WESTERLY NEAR/LONG THE NORTH BOUNDARY AND THEN VEERS NORTHWESTERLY TO LOCATION 'B' AS SHOWN. FLOWS THEN PROCEED THROUGH THE PETERSEN DRAINAGE SYSTEM AND SIPHON UNDER THE WILLARD CANAL.

SEVERAL STORM EVENTS WERE OBSERVED DURING THE SPRING/SUMMER OF 2015 AND WATER MEASUREMENTS WERE TAKEN IN THE PETERSEN STORM INLET STRUCTURES. THE DATA WAS VERY UNIFORM AND CONSISTENT - STORM WATER IN THE BOXES IS AT ELEVATION 4243.0. PETERSEN STORM HAVE BEEN CONTACTED AND ARE IN CONCURRENCE WITH THEIR SYSTEM (PROVIDED THERE IS ON-SITE DETENTION). THE KNIGHT CENTER INVERT TIE-IN ELEVATION IS ESTABLISHED AS 4243.0 AT LOCATION 'A'. DUE TO THE EXTREMELY FLAT ON-SITE CONDITIONS, ON-SITE PROJECT FLOWS WOULD INTERSECT THE EXISTING PIPE THAT DISCHARGES TO LOCATION 'B'. THE HISTORICAL FLOWS (TERMED PASS-THRU FLOWS) FROM THE DRIVEWAY ARE INTERCEPTED AT 'E' THEN DISCHARGE UNIMPEDED THROUGH THE OUTLET STRUCTURE AT 'D' THEN THROUGH 'C' TO LOCATION 'A'. THESE FLOWS WILL NOT ROUTE THROUGH THE ON-SITE DRAINAGE POND.

PROJECT FLOWS ARE CAPTURED IN ON-SITE CURB INLETS AND CATCH BASINS. SITE ELEVATIONS ARE CONTROLLED BY THE OFF-SITE EXISTING PAVEMENT ELEVATION FOR THE EXISTING PROFESSIONAL CENTER. A MAXIMUM SOUTHWARD GRADE OF 5% WAS UTILIZED. THEREAFTER IT WAS NOT POSSIBLE TO ACHIEVE AN ACCEPTABLE ELEVATION BY SURFACE DRAINING SOUTHWARD TO THE NEW ENTRANCE LOCATION - A LOCAL HIGH POINT WAS ADOPTED AT THE PRIMARY EAST BUILDING ENTRANCE AND FLOWS DISCHARGE AWAY FROM THE ENTRANCE. ON-SITE GRADES ARE MODERATE. THE SOUTH BUILDING ELEVATION IS GOVERNED BY THE DESIRE TO HAVE A STANDARD EASTERLY ENTRY FROM THE PARKING AREA BELOW THE BUILDING FINISH FLOOR. THE WESTERLY PORTION OF THE FUTURE (SAME ELEVATION - NO INTERNAL BUILDING STEPS) SOUTH BUILDING IS SOMEWHAT ELEVATED, HOWEVER, THE REST OF THE SITE CONFORMS QUITE WELL TO EXISTING TOPOGRAPHY. THE SITE DRAINS AWAY FROM ALL BUILDINGS. PROJECT DRAINAGE IS CENTRALLY COLLECTED ON THE WEST SIDE AND IS ROUTED TO THE DETENTION POND. THE ON-SITE FLOWS ROUTES UPSTREAM FROM THE DRAINAGE OUTLET STRUCTURE AT 'D' TO 'F-G-H-L', THEN TO 'J' AND 'K'. THE POND IS QUITE SHALLOW (ONLY THREE FEET OF EFFECTIVE STORAGE BETWEEN 43.40 AND GRATE ELEVATION OF 46.40, TOP OF POND AT 47.50. A HEADGATE WILL BE INSTALLED IN THE WALL OF THE OUTLET STRUCTURE TO LIMIT OUTFLOWS TO 0.1 CFS/ACRE WHICH FOR THIS PROJECT IS 0.4 CFS. THE REQUIRED DETENTION VOLUME FOR THE 100-YEAR EVENT BASED ON FARR WEST CITY STANDARDS IS 17,200 CUBIC FEET. POND SIDE SLOPES ARE AT 4:1; IT IS ANTICIPATED THAT THE DETENTION POND AREA WILL BE SODDED/SEEDED.



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538 North Main Street, Brigham, Utah 84302
(435) 723-3491 www.haes.net

HAI

Drawn By: JF Date: MARCH 14, 2016
Designed By: JF
Checked By: JF
Approved By: JF
Scale: 1" = 30'
Drawing File: KNIGHT14.PCS
JOB NUMBER: 15-58

**KNIGHT CENTER
GRADING & DRAINAGE PLAN**
1727 NORTH 2000 WEST
FARR WEST, UTAH

Sheet
C2
of
7
Sheets
GRADING PLAN

WATER:

WATER IS UNDER THE AUSPICES OF THE BONA VISTA WATER IMPROVEMENT DISTRICT. HOT TAP EXISTING 8-INCH MAIN LINE NEAR WEST SIDE OF 2000 WEST AS SHOWN. NOTE: TRENCH RESTORATION TO BE PER UDOT STANDARDS. THE NEW ON-SITE WATERMAIN WILL BE PRIVATE. THE VALVE FOR THE FIRE HYDRANT MUST BE 5-FEET MINIMUM FROM THE FIRE HYDRANT. NOTE THAT IRRIGATION WATER IS TO BE FROM PINEVIEW AND TOTALLY SEPARATE FROM BONA VISTA. BONA VISTA DISTRICT STANDARDS REQUIRE THE USE OF CORROSION RESISTANT MATERIALS FOR THE WATER LINE, NAMELY, EITHER ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS, ALONG WITH POLY WRAP OF METAL FITTINGS.

FIRE PROTECTION:

FIRE PROTECTION IS UNDER THE AUSPICES OF THE WEBER FIRE DISTRICT. PROVIDE NEW HYDRANT AS SHOWN AT SOUTHWEST CORNER OF BUILDING IN LANDSCAPE ISLAND. NOTE: THE FDC MUST BE LOCATED WITHIN 100 FEET OF NEW FIRE HYDRANT. THE EXISTING ACCESS FOR THE EXISTING PROFESSIONAL CENTER TO THE NORTH WILL BE CLOSED - INSTALL GATE TO WEBER FIRE DISTRICT APPROVAL AND PROVIDE PLACARD - NEARBY FIRE HYDRANT IS PERTINENT TO FIRE PROTECTION PLAN. THE BUILDING WILL HAVE INDOOR FIRE SPRINKLERING. NOTE: THE PETERSEN FIRE HYDRANTS AND FIRE PROTECTION SYSTEM AS WELL AS PAVED ROADWAY EAST OF BUILDING IS NOT PART OF THIS FIRE PROTECTION SYSTEM! THE MAIN BUILDING WILL BE BUSINESS OCCUPANCY, TYPE V-B CONSTRUCTION, AND FIRE SPRINKLERED.

SEWER:

SEWER IS UNDER THE AUSPICES OF FARR WEST CITY (AND CENTRAL WEBER SEWER IMPROVEMENT DISTRICT). SEWER TIE-IN IS SHOWN AS CONNECTING ABOVE EXISTING 12-INCH SEWER MAIN SO AS TO NOT INTERFERE WITH MANHOLE BASE. TRENCH RESTORATION IN 2000 WEST TO BE PER UDOT STANDARDS. NEW ON-SITE SEWER LATERALS TO WYE INTO MAIN (NOT TIE INTO MANHOLE). PROVIDE CLEANOUTS FOR LATERAL LINES PER CODE. 6-INCH SEWER LATERALS MAY BE REDUCED TO 1% (1/8-INCH PER FOOT).

STORM DRAINAGE:

SEE EXTENSIVE STORM DRAINAGE NARRATIVE ON GRADING & DRAINAGE PLAN - SHEET C2.

SECONDARY WATER:

SECONDARY WATER IS UNDER AUSPICES OF PINEVIEW WATER - CONTACT PINEVIEW WATER FOR SPECIFIC DESIGN MATTERS. 8-INCH MAIN IS AS SHOWN IN 2000 WEST - TRENCH RESTORATION TO BE PER UDOT STANDARDS. ON-SITE SYSTEM TO BE PER LANDSCAPE PLAN. NOTE: PROVIDE BACKFLOW PREVENTER AS REQUIRED BY FARR WEST CITY/PINEVIEW WATER.

ELECTRIC:

TO BE DETERMINED PER ELECTRICAL PROVIDER - SUPPOSITION IS THAT ROUTING WILL CAN BE ALONG NORTH SIDE OF MAIN BUILDING AND SOUTH SIDE OF SOUTH BUILDING. CONSULT WITH ARCHITECT ON PLACEMENT OF ELECTRICAL FACILITIES / APPURTENANCES.

TELEPHONE:

TO BE DETERMINED PER PROVIDER - WILL LIKELY RUN IN SAME TRENCH AS ELECTRICAL.

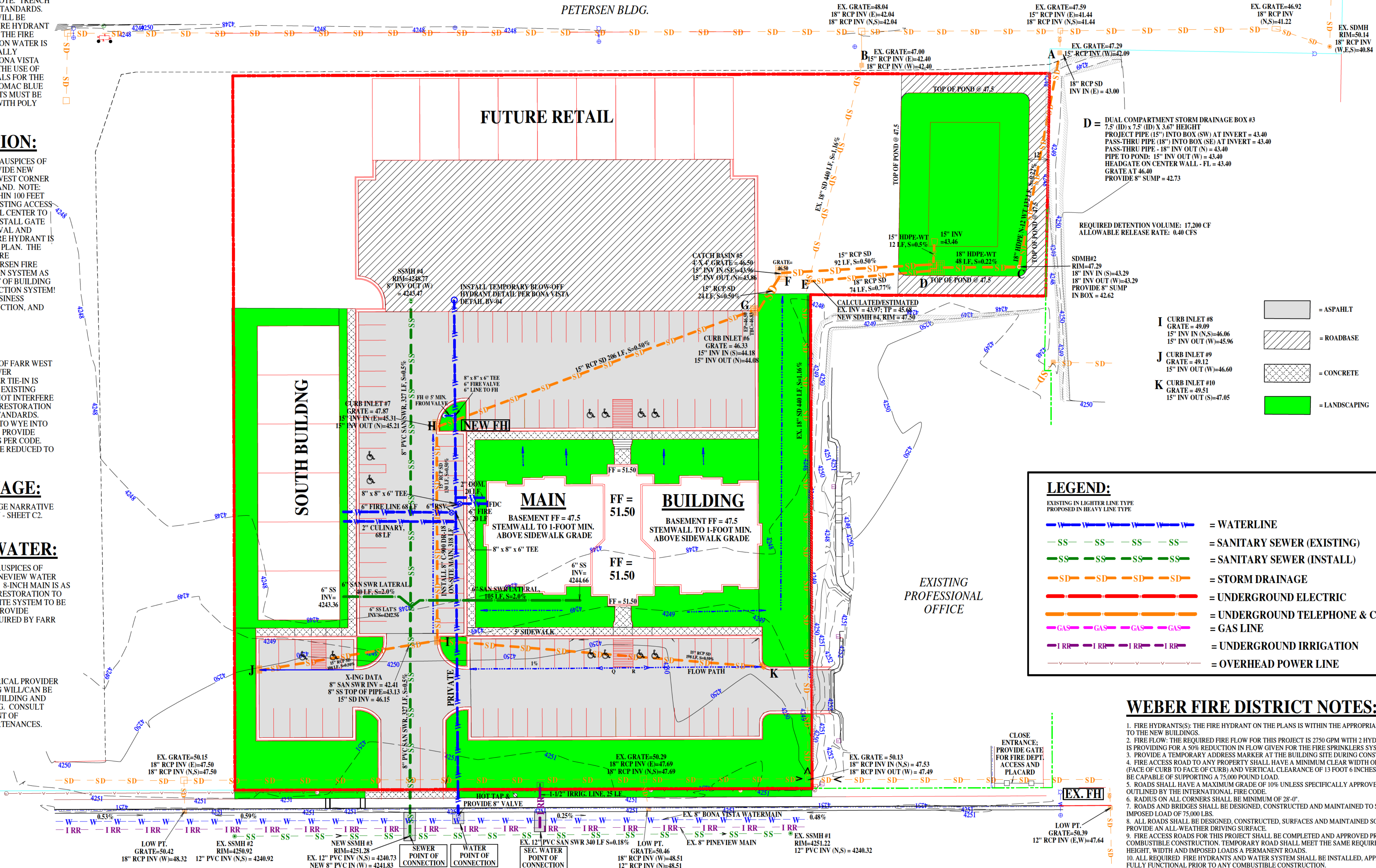
GAS:

TO BE DETERMINED PER PROVIDER - CONSULT WITH ARCHITECT ON PLACEMENT OF METER(S).

KNIGHT CENTER UTILITY PLAN

PETERSEN BLDG.

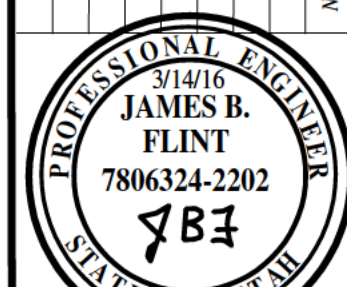
1" = 30'



2000 WEST

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.
- MARKINGS INDICATE PRESENCE OF GAS LINE AND FIBER LINE ALONG 2000 WEST SIDEWALK/FRONTAGE AREA!!!
- UTILITY TIE-IN LOCATIONS ARE VERY FAVORABLE, ESPECIALLY IN VIEW OF CURRENT STRIPING. TIE-IN LOCATIONS ARE BEYOND FOG LINE AND NOT IN TRAVEL-LANE PATHWAYS. CONTACT UDOT AND DEVELOPE APPROVED TRAFFIC CONTROL PLAN.



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
(435) 723-3491 www.haes.net

HAI

Drawn By: MARCH 14, 2016
Designed By:
Checked By:
Approved By:
Scale: 1" = 30'
Drawing File: KNIGHT14PCS
JOB NUMBER: 15558

**KNIGHT CENTER
UTILITY PLAN**
1727 NORTH 2000 WEST
FARR WEST, UTAH

Sheet

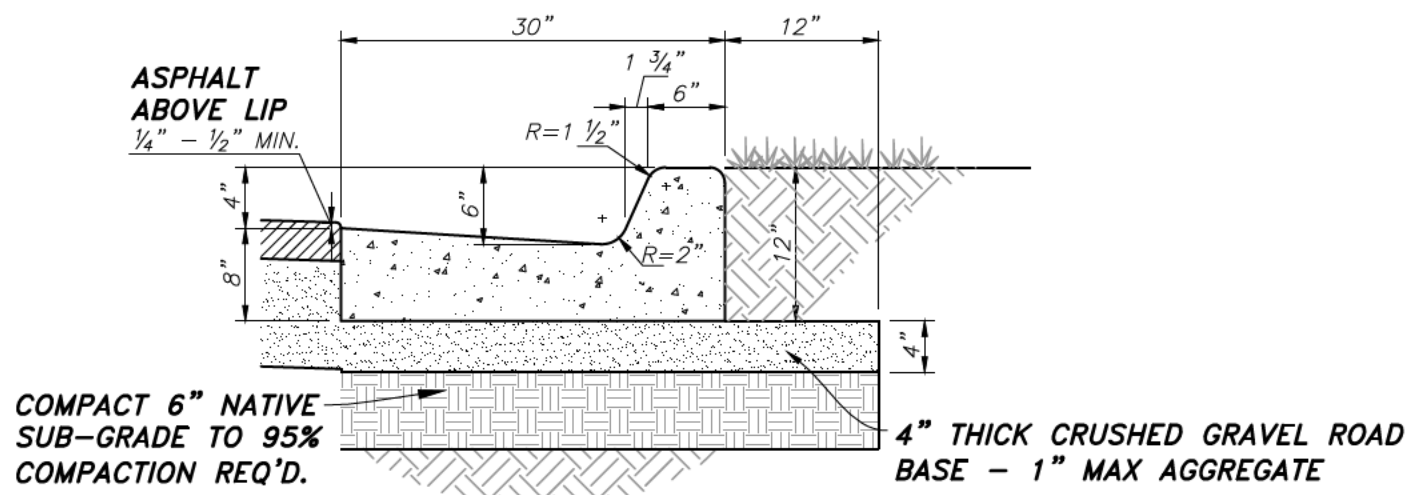
C3

of

7

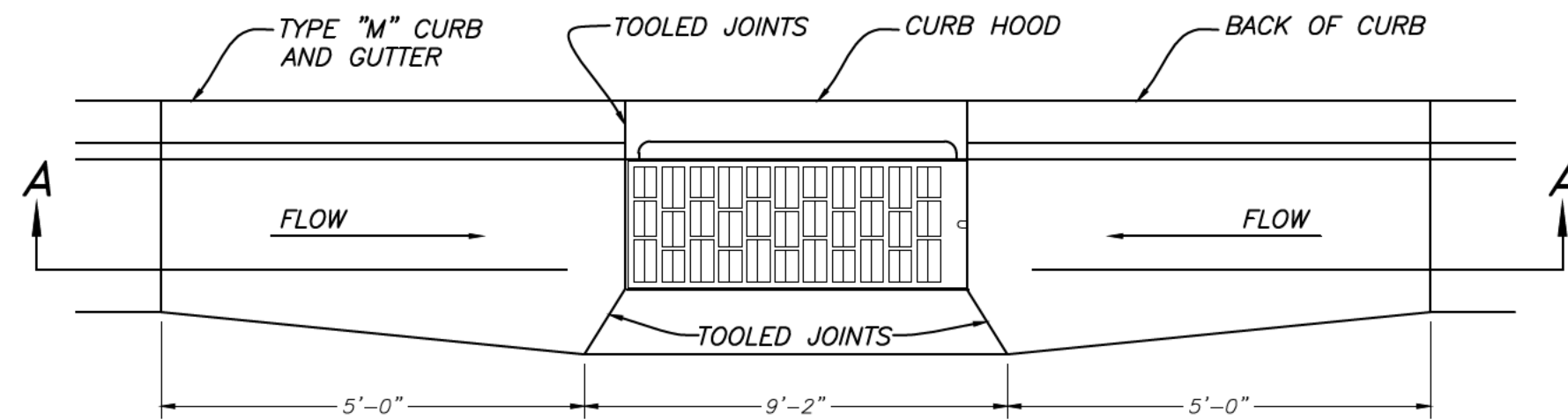
Sheets

UTILITY PLAN

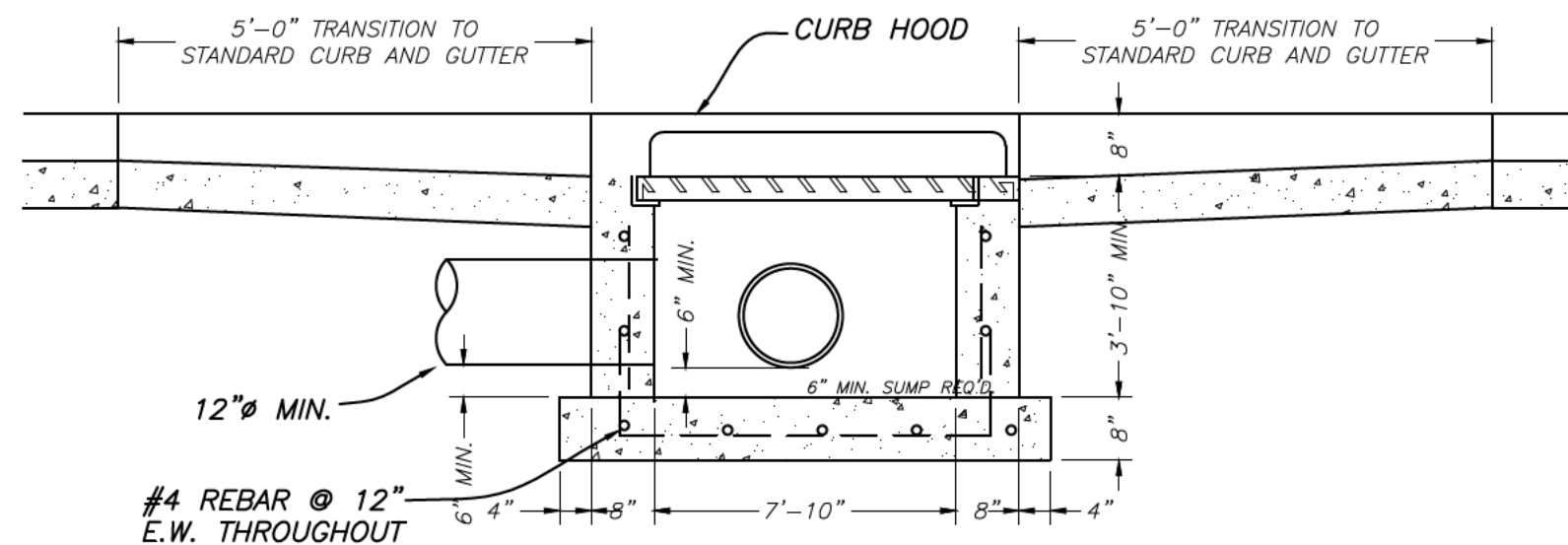


CONCRETE TO BE 4000 PSI 28 DAY STRENGTH
4" MAX. SLUMP; AIR 6% ± 1 1/2%

CATCH CURB & GUTTER SECTION A-5
NOT TO SCALE



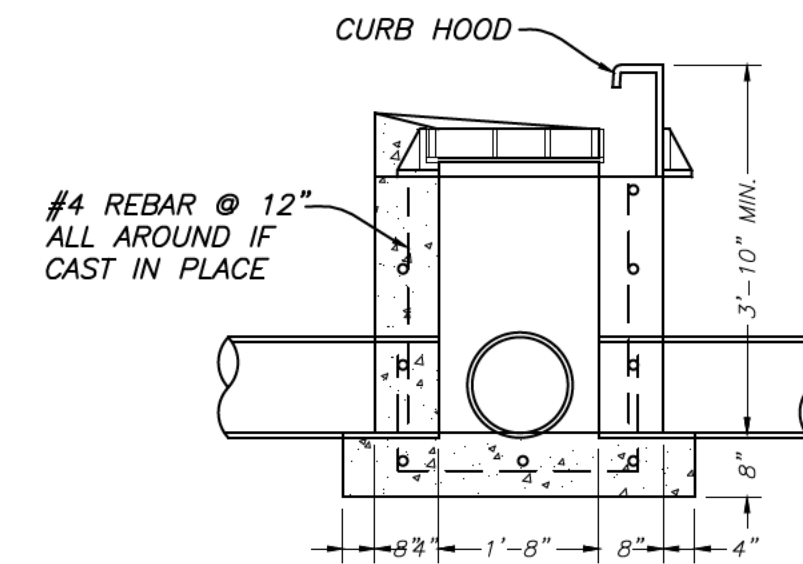
PLAN VIEW



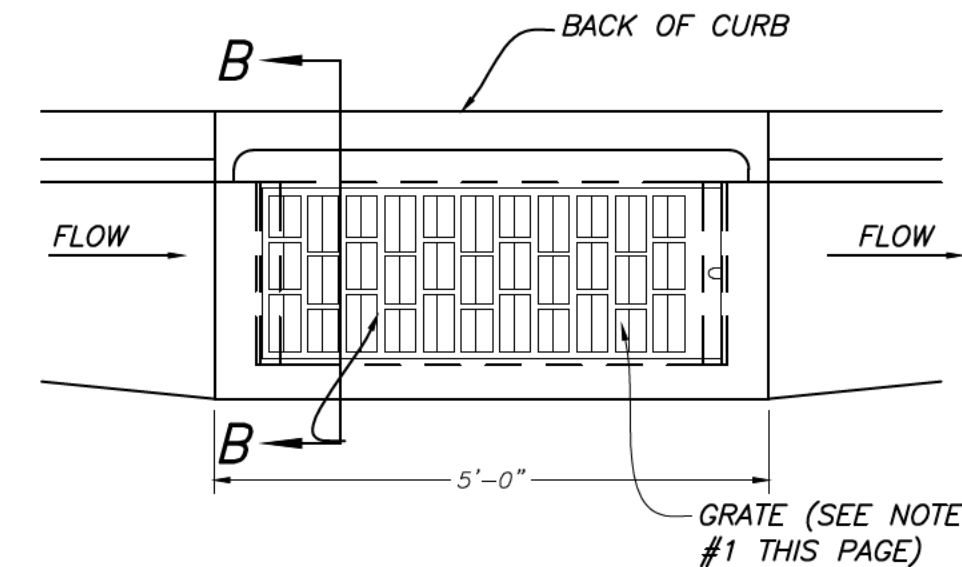
SECTION A-A

NOTES:

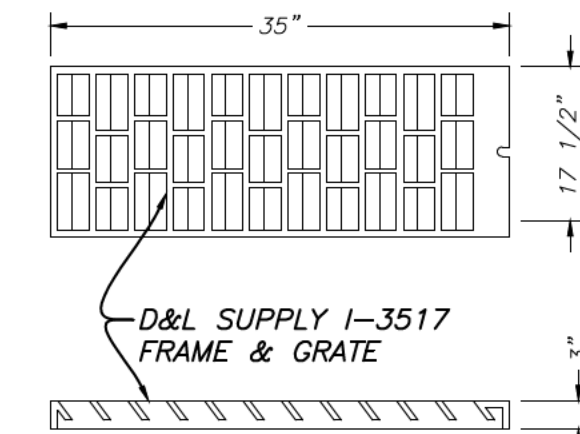
1. IF CAST IN PLACE, CONCRETE TO BE 3,000 PSI COMPRESSIVE STRENGTH.
2. INLET BOX TO BE FURNISHED WITH D&L SUPPLY 1-3517 FRAME, GRATE & CURB BOX OR APPROVED EQUAL.



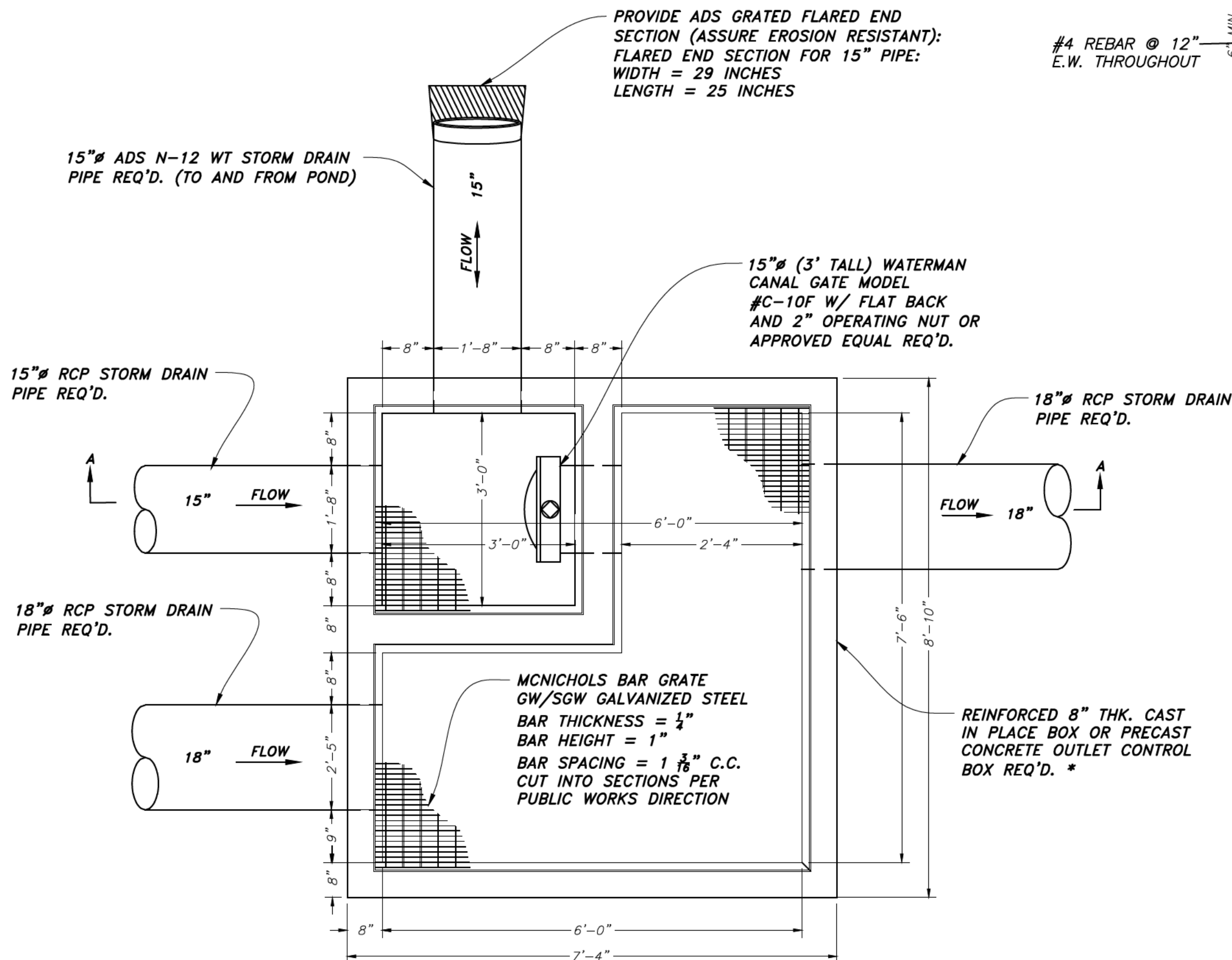
SECTION B-B
CONTRACTOR MAY SUBSTITUTE AMCOR
PRECAST CB110 CATCH BASIN OR
APPROVED EQUAL FOR CAST IN PLACE BOX.



GRATE PLAN

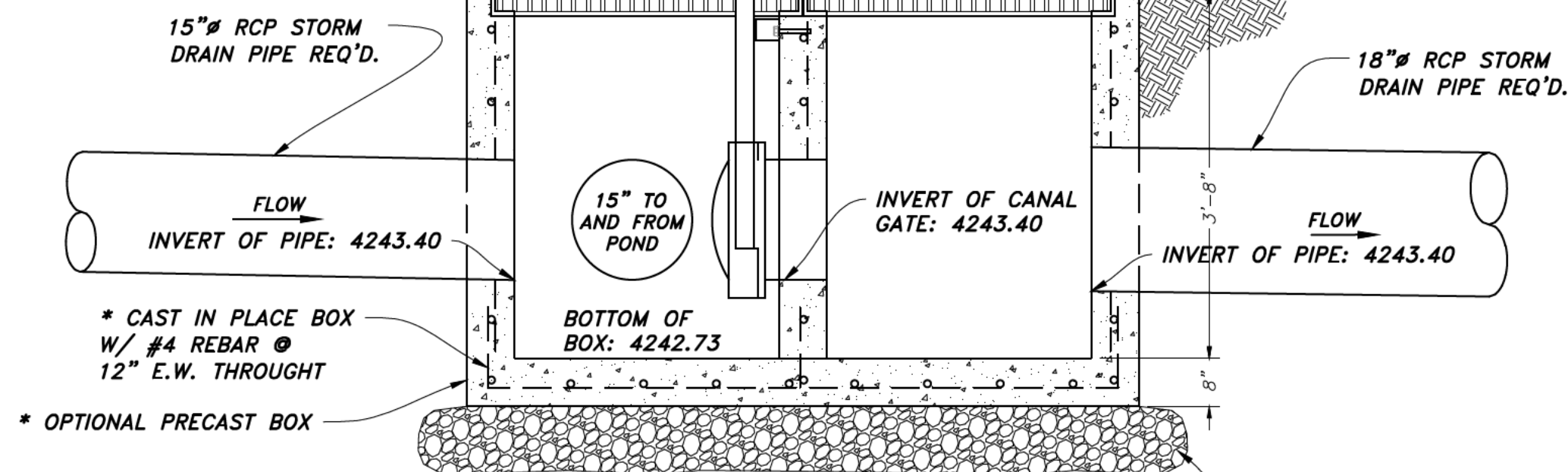


GRATE DETAIL



PLAN VIEW

15" (3' TALL) FRESNO SERIES 6600 101C
W/ NON-RISING STEM AND 2" OPERATING
NUT CANAL GATE OR APPROVED EQUAL REQ'D.
-OUTLET CONTROL GATE MUST BE PROVIDED
WITH A REMOVABLE OPERATING WHEEL
DELIVERED TO THE CITY PUBLIC WORKS
DEPARTMENT.



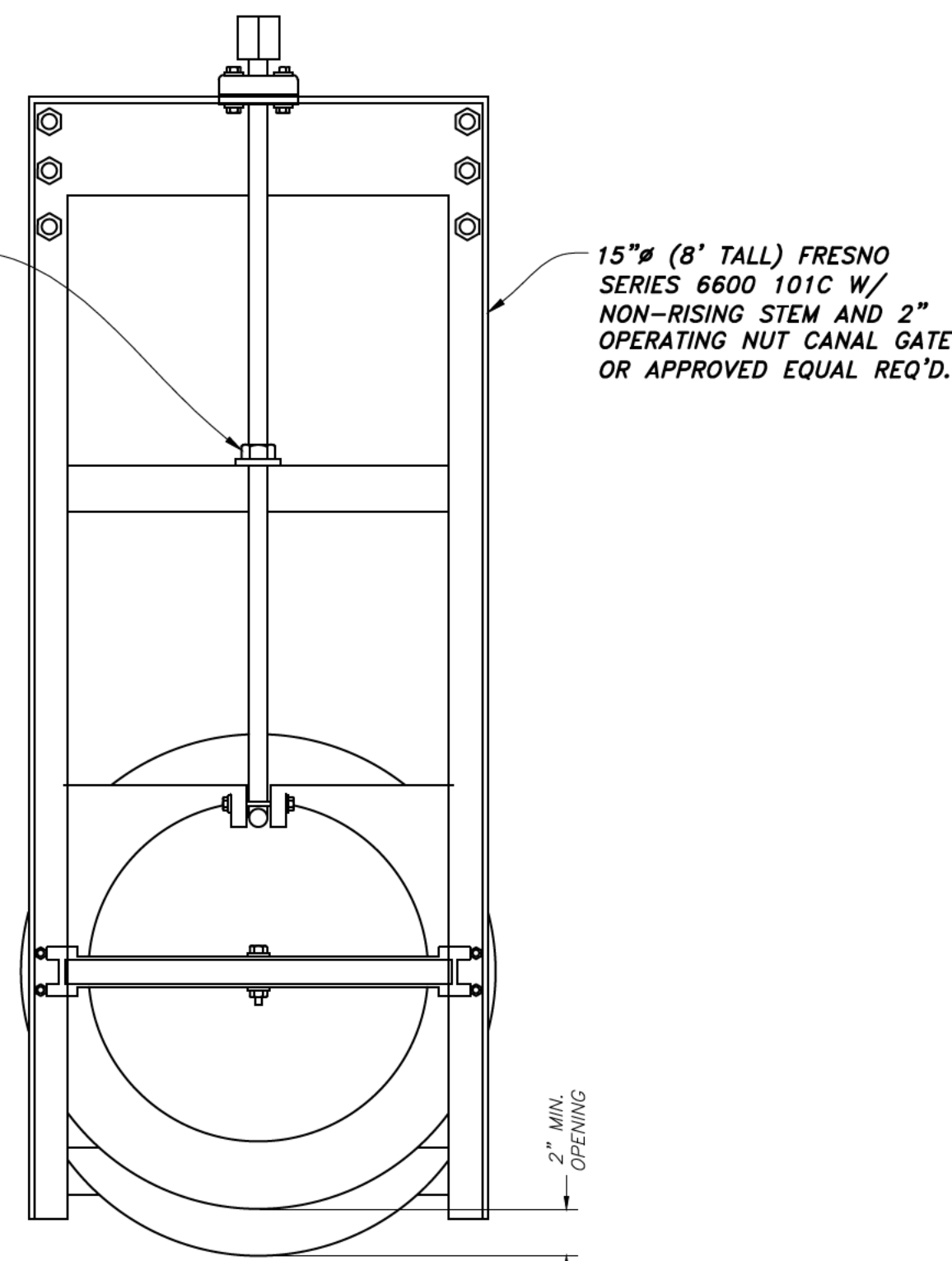
SECTION A-A

DRAINAGE CONTROL BOX DETAIL B-5
NOT TO SCALE

* = CAST-IN-PLACE BOX: PROVIDE
STRUCTURAL DETAILS PER FARR WEST
STORM DETAIL CS-13 AS SHOWN ON
THIS PAGE (#4 @ 1'0" O.C. ALL
AROUND FOR WALLS AND TYING INTO
BASE).

PRECAST BOX: PROVIDE STRUCTURAL
DETAILS TO PROJECT ENGINEER AND
CITY ENGINEER FOR REVIEW AND
APPROVAL PRIOR TO INSTALLATION.

STOP BLOCK OR LIMIT NUT TO
BE PERMANENTLY WELDED IN A
LOCATION THAT RESTRICTS
FULL CLOSURE OF THE GATE
(MAINTAIN MIN. 2" OPENING).



CLOSURE RESTRICTION DETAIL D-5
NOT TO SCALE

NOTICE!

EXISTING UTILITIES ARE SHOWN
ON PLANS FOR THE CONVEN-
IENCE OF THE CONTRACTOR
ONLY. THE CONTRACTOR IS
RESPONSIBLE FOR THE PRO-
TECTION OF ALL UTILITIES.
THE ENGINEER BEARS NO RES-
PONSIBILITY FOR UTILITIES NOT
SHOWN OR SHOWN INCORRECTLY.

Call
DJs
BEFORE YOU
DIG

1-800-662-4111
UNDERGROUND SERVICE

Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.

Drawn By: MBJ	Date: 7/20/15	Revision
Designed By:		By
Checked By:		Date
Approved By:		No.
Scale: AS SHOWN		
Drawing File: 15-5-B V12.DWG		
JOB NUMBER: 15-5-B		

DETAIL SHEET FOR

KNIGHT CENTER

1727 NORTH 2000 WEST
FARR WEST, UTAH

Sheet

C4

of

4

Sheets

HA
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Brigham City, Ogden, Utah
(435) 732-3461 (801) 395-4405 (435) 732-8272

KNIGHT CENTER

CROSS-ACCESS AGREEMENT

AMERICA FIRST CREDIT UNION

1" = 30'

PETERSEN PROPERTIES LLC
15-005-0118

PETERSEN PROPERTIES LLC
15-005-0118

AMERICA FIRST
CREDIT UNION
15-005-0097

KNIGHT TRUST

KNIGHT CENTER
KNIGHT TRUST
15-005-0117

KNIGHT LC
15-005-0096

AMERICA FIRST
CREDIT UNION

HARRISVILLE ROAD

EASEMENT AREA (HATCHED)

EASEMENT AREA (HATCHED)

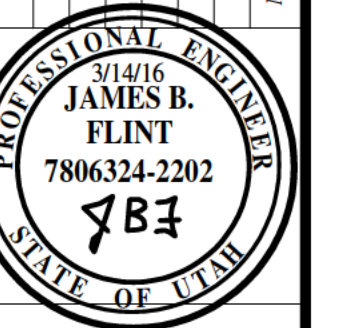
EASEMENT AREA (HATCHED)

= CROSS-ACCESS
EASEMENT

RADI TO BE PER FIRE MARSHAL DIRECTION

2000 WEST

0 30 60 90 120 150
1" = 30'



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Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
(435) 723-3491 www.haes.net

HAI

Drawn By: _____ Date: DECEMBER 2012
Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 30'
Drawing File: KNIGHT.LPC
JOB NUMBER: 15-58

**KNIGHT CENTER
CROSS ACCESS AGREEMENT
AMERICA FIRST CREDIT UNION**
1727 NORTH 2000 WEST
FARR WEST, UTAH

Sheet
C5
of
7
Sheets
OFF-SITE AGREEMENT

WATER IS UNDER THE AUSPICES OF THE BONA VISTA WATER IMPROVEMENT DISTRICT. HOT TAP EXISTING 8-INCH MAIN LINE NEAR WEST SIDE OF 2000 WEST AS SHOWN. NOTE: TRENCH RESTORATION TO BE PER UDOT STANDARDS. THE NEW ON-SITE WATERMAIN WILL BE PRIVATE. THE VALVE FOR THE FIRE HYDRANT MUST BE 5-FEET MINIMUM FROM THE FIRE HYDRANT. NOTE THAT IRRIGATION WATER IS TO BE FROM PINVIEW AND TOTALLY SEPARATE FROM THE BONA VISTA DISTRICT. STANDARDS REQUIRE THE USE OF CORROSION RESISTANT MATERIALS FOR THE WATER LINE, NAMELY, EITHER ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS, ALONG WITH POLY WRAP OF METAL FITTINGS.

FIRE PROTECTION IS UNDER THE AUSPICES OF THE WEBER FIRE DISTRICT. PROVIDE NEW HYDRANT AS SHOWN AT SOUTHWEST CORNER OF BUILDING IN LANDSCAPE ISLAND. NOTE: THE FDC MUST BE LOCATED WITHIN 100 FEET OF NEW FIRE HYDRANT. THE EXISTING ACCESS FOR THE EXISTING PROFESSIONAL CENTER TO THE NORTH WILL BE CLOSED - INSTALL GATE TO WEBER FIRE DISTRICT APPROVAL AND PROVIDE PLACARD - NEARBY FIRE HYDRANT IS PERTINENT TO FIRE PROTECTION PLAN. THE BUILDING WILL HAVE AN INDOOR FIRE SPRINKLERING. NOTE: THE PETERSEN FIRE HYDRANTS AND FIRE PROTECTION SYSTEM AS WELL AS PAVED ROADWAY EAST OF BUILDING IS NOT PART OF THIS FIRE PROTECTION SYSTEM! THE MAIN BUILDING WILL BE BUSINESS OCCUPANCY, TYPE V-B CONSTRUCTION, AND FIRE SPRINKLERED.

SEWER IS UNDER THE AUSPICES OF FARR WEST CITY (AND CENTRAL WEBER SEWER IMPROVEMENT DISTRICT). SEWER TIE-IN IS SHOWN AS CONNECTING ABOVE EXISTING 12-INCH SEWER MAIN SO AS TO NOT INTERFERE WITH MANHOLE BASE. TRENCH RESTORATION IN 2000 WENT TO BE PER UDOT STANDARDS. NEW ON-SITE SEWER LATERALS TO WYE INTO MAIN (NOT TIE INTO MANHOLE). PROVIDE CLEANOUTS FOR LATERAL LINES PER CODE. 6-INCH SEWER LATERALS MAY BE REDUCED TO 1" (1/8-INCH PER FOOT).

SEE EXTENSIVE STORM DRAINAGE NARRATIVE
ON GRADING & DRAINAGE PLAN - SHEET C2.

SECONDARY WATER IS UNDER AUSPICES OF PINEVIEW WATER - CONTACT PINEVIEW WATER FOR SPECIFIC DESIGN MATTERS. 8-INCH MAIN IS AS SHOWN IN 2000 WEST - TRENCH RESTORATION TO BE PER UDOT STANDARDS. ON-SITE SYSTEM TO BE PER LANDSCAPE PLAN. NOTE: PROVIDE BACKFLOW PREVENTER AS REQUIRED BY FARR WEST CITY/PINEVIEW WATER.

TO BE DETERMINED PER ELECTRICAL PROVIDER
- SUPPOSITION IS THAT ROUTING WILL/CAN BE
ALONG NORTH SIDE OF MAIN BUILDING AND
SOUTH SIDE OF SOUTH BUILDING. CONSULT
WITH ARCHITECT ON PLACEMENT OF
ELECTRICAL FACILITIES / APPURTENANCES.

TO BE DETERMINED PER PROVIDER - WILL
LIKELY RUN IN SAME TRENCH AS ELECTRICAL.

TO BE DETERMINED PER PROVIDER - CONSULT
WITH ARCHITECT ON PLACEMENT OF METER(S).

PETERSEN BLDG.



- (1) CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.
- (2) MARKINGS INDICATE PRESENCE OF GAS LINE AND FIBER LINE ALONG 2000 WEST SIDEWALK/FRONTAGE AREA!!!
- (3) UTILITY TIE-IN LOCATIONS ARE VERY FAVORABLE, ESPECIALLY IN VIEW OF CURRENT STRIPING. TIE-IN LOCATIONS ARE BEYOND FOG LINE AND NOT IN TRAVEL-LANE PATHWAYS. CONTACT UDOT AND DEVELOPE APPROVED TRAFFIC CONTROL PLAN.

2. FIRE HYDRANT(S) IS/ ARE FIRE HYDRANT ON THE PLANS IS WITHIN THE APPROPRIATE DISTANCE TO THE NEW BUILDINGS.
3. FIRE FLOW: THE REQUIRED FIRE FLOW FOR THIS PROJECT IS 2750 GPM WITH 2 HYDRANTS. THIS IS PROVIDING FOR A 50% REDUCTION IN FLOW GIVEN FOR THE FIRE SPRINKLERS SYSTEM.
4. FIRE ACCESS ROAD: THE ACCESS ROAD TO THE BUILDING SITE DURING CONSTRUCTION.
5. FIRE ACCESS ROAD TO ANY PROPERTY SHALL HAVE A MINIMUM CLEAR WIDTH OF 20 FEET (FACE OF CURB TO FACE OF CURB) AND VERTICAL CLEARANCE OF 13 FOOT 6 INCHES AND SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND LOAD.
6. ROADS SHALL HAVE A MAXIMUM GRADE OF 10% UNLESS OTHERWISE SPECIFICALLY APPROVED AS NOTED ON THE PLANS.
7. RADIUS ON ALL CORNERS SHALL BE MINIMUM OF "25'-0".
8. ROADS AND BRIDGES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 LBS.
9. ALL ROADS SHALL BE DESIGNED, CONSTRUCTED, SURFACES AND MAINTAINED SO AS TO PROVIDE AN ALL-WEATHER DRIVING SURFACE.
10. FIRE ACCESS ROADS FOR THIS PROJECT SHALL BE COMPLETED AND APPROVED PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. TEMPORARY ROAD SHALL MEET THE SAME REQUIREMENTS FOR HEIGHT, WIDTH AND IMPOSED LOADS A PERMANENT ROADS.
11. ALL REQUIRED FIRE HYDRANTS AND A WATER SYSTEM SHALL BE INSTALLED, APPROVED AND FUNCTIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
12. SEPARATE SUBMITTAL NOTICE: FIRE SUPPRESSION SYSTEMS AND FIRE ALARM SYSTEMS REQUIRE A SEPARATE SUBMITTAL. A PERMIT SHALL BE APPLIED FOR BEFORE ANY INSTALLATION OF EITHER FIRE SUPPRESSION SYSTEM OR FIRE ALARM SYSTEM. THE PERMIT SHALL BE ON THE PLANS AND THE SUBMITTAL SHALL BE APPROVED BY THE INSPECTOR. THE APPROVED SET OF PLANS SHALL ALSO BE ON THE JOB SITE AND AVAILABLE FOR REVIEW BY ANY INSPECTOR. IF THERE IS NO PERMIT AND/OR APPROVED STAMPED PLANS ON THE JOB SITE, THERE WILL BE A STOP WORK ORDER ISSUED UNTIL BOTH ARE ON THE JOB SITE. SUBMIT PLANS AT WEBER FIRE DISTRICT, 223 W. 1300 N. FARM WEST.
13. ADDRESS: THE ADDRESS ON THE BUILDING OR ON A SIGN VISIBLE FROM THE STREET. IF THE ADDRESS IS ON A SIGN MONUMENT THE SIGN MONUMENT SHALL MEETS THE REQUIREMENTS OF THE APPROPRIATE CITY/COUNTY PLANNING DEPARTMENT. THE ADDRESS NUMBERS, WEATHER ON THE BUILDING OR THE SIGN, SHALL BE A MINIMUM OF FOUR INCHES IN HEIGHT WITH A 1/2" THICK STROKE AND BE IN CONTRASTING COLORS FORM THE BACKGROUND.
14. SIGNAGE: ALL REQUIRED SIGNAGE SHALL BE INSTALLED PRIOR TO ANY HIGHWAY DAMAGE. IF THE GAS METER IS IN A TRAFFIC AREA, BOLLARDS SHALL BE PROVIDED AS PER THE INTERNATIONAL FIRE CODE.

KNIGHT CENTER

LANDSCAPE PLAN

PETERSEN BLDG.

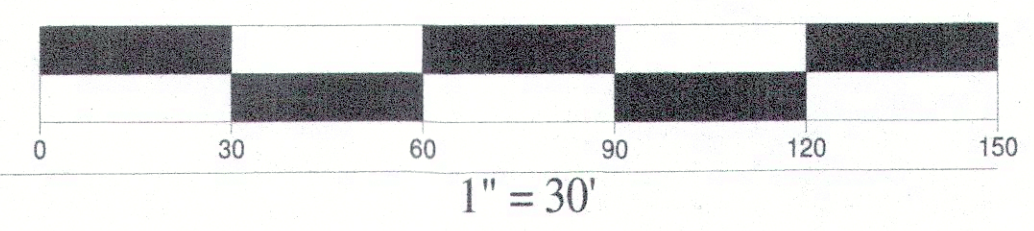
1" = 30'

0.53% 0.59%



SEC. WATER POINT OF CONNECTION

2000 WEST



- [Pattern] = ASPHALT
- [Pattern] = ROADBASE
- [Pattern] = CONCRETE

SHADE TREES

- HONEY LOCUST
- FAIRVIEW MAPLE
- CHANTICLEER PEAR
- ENGLISH OAK

PERENNIALS - SHRUBS

- DWARF MUGO - SPIRAEA
- BURNING BUSH - BOXWOOD
- NINE BARK - FORESTER GRASS
- GLOBE SPRUCE - YEW
- VERONICA - DAHLIA - ASTER
- CONEFLOWER - RUBISCO
- LILAC - SHASTA DAISY
- LUPINE - DELPHINIUM

12-3-15



Paul H. Keeler A.S.L.A.
Landscape Architect
4184 West 1975 North
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801-791-9244
dld@deseretlanddesign.com

HANSEN & ASSOCIATES, INC.
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HAI

Drawn By: JF Date: NOVEMBER 30, 2015
Designed By: JF
Checked By: JF
Approved By: JF
Scale: 1" = 30'
Drawing File: KNIGHT-12.LCS
JOB NUMBER: 155-8

KNIGHT CENTER
LANDSCAPE PLAN
1727 NORTH 2000 WEST
FARR WEST, UTAH

Sheet
C6
of
6
Sheets
LANDSCAPE PLAN

KNIGHT CENTER PUD SUBDIVISION
FARR WEST, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

NORTH QUARTER CORNER OF SECTION 2,
T. 6 N., R. 2 W., SLB&M
FOUND WEBER CO. SURVEY BRASS
CAP MONUMENT 1972

NORTHEAST CORNER OF SECTION 2,
T. 6 N., R. 2 W., SLB&M
FOUND WEBER CO. SURVEY BRASS
CAP MONUMENT 2005

N 89°01'43" W

SECTION LINE - BASIS OF BEARING

(2751.40' WEBER CO.)
2751.29'

FARR WEST CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF
STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC
IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY
APPROVED AND ACCEPTED BY THE CITY COUNCIL OF FARR WEST CITY, UTAH,
THIS ____ DAY OF _____, 2024.

BY: _____ MAYOR
ATTEST: _____ RECORDER

PETERSEN PROPERTIES LLC
15-005-0118

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED
BY THE FARR WEST CITY PLANNING COMMISSION ON THE ____ DAY
OF _____, 2024.

FARR WEST CITY PLANNING COMMISSION CHAIRMAN

FARR WEST ATTORNEY

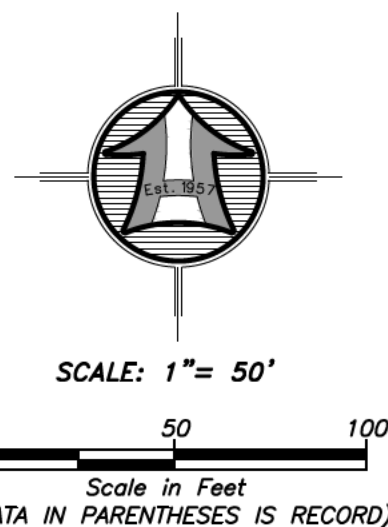
I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES
AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE
ORDINANCES OF FARR WEST CITY OF THE FOREGOING PLAT AND
DEDICATIONS HAVE BEEN COMPLIED WITH. DATED
THIS ____ DAY OF _____, 2024.

SIGNATURE

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER
THIS ____ DAY OF _____, 2024.

CITY ENGINEER



LEGEND

- SUBJECT PROPERTY LINE
- INTERIOR LOT LINES
- ADJOINING PROPERTY LINE
- EASEMENT (PUE / MUE)
- FENCE LINE
- CENTERLINE
- COMMON AREA
- FOUND REBAR SET BY HAI
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

DEVELOPER:
SAMUEL KNIGHT
1741 NORTH 2000 WEST
FARR WEST, UTAH 84404

NOTES:

- ALL PROPERTY OUTSIDE OF BUILDING FOOTPRINTS (COMMON AREAS) ARE PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY EASEMENTS.
- ALL TIES TO BUILDING ENVELOPES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
- ALL AREAS OUTSIDE THE UNIT FOOTPRINTS, ARE DEEMED COMMON AREA (CA), AND SHALL BE OWNED AND MAINTAINED BY HAI.
- REBAR & CAP FOUND OR SET AS SHOWN HEREON.
- PROPERTY ADDRESS IS 1741 NORTH 2000 WEST. EACH INDIVIDUAL UNIT ADDRESS IS THE PROPERTY ADDRESS FOLLOWING WITH THE BUILDING NUMBER. EXAMPLE: 1741 NORTH 2000 WEST, BUILDING 1.

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY U-84 LOCATED 760.97 FEET NORTH 89°01'43" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 1270.29 FEET SOUTH 01°06'41" WEST FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°06'41" WEST 353.28 FEET; THENCE NORTH 88°53'19" WEST 437.35 FEET; THENCE NORTH 01°06'41" EAST 500.05 FEET; THENCE SOUTH 87°43'04" EAST 136.44 FEET; THENCE SOUTH 01°37'51" WEST 143.99 FEET; THENCE SOUTH 88°53'19" EAST 302.24 FEET TO THE POINT OF BEGINNING. CONTAINING 4.00 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SAMUEL KNIGHT. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 2, T6N, R2W, SLB&M.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°01'43" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO ONE (1) LOT, 3 BUILDINGS AND 1 BUILDING PAD KNOWN HEREFTER AS KNIGHT CENTER PUD SUBDIVISION AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS ____ DAY OF _____, 2024.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 15-005-0118

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT KNIGHT CENTER PUD SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS AND MUNICIPAL UTILITY EASEMENTS FOR PUBLIC AND PRIVATE UTILITY PURPOSES AS SHOWN HEREON, THE SAME ALSO ENCOMPASSES PROVISION FOR DRAINAGE AND IRRIGATION MATTERS, AND FOR THE ACCESS, INSTALLATION, MAINTENANCE AND OPERATION OF SAID UTILITY LINES. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS ____ DAY
OF _____, 2024.

KNIGHT FAMILY LEASING, LLC
BY: SAMUEL D. KNIGHT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS ____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME, SAMUEL D. KNIGHT, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGER OF KNIGHT FAMILY LEASING, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

STATE OF UTAH NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____

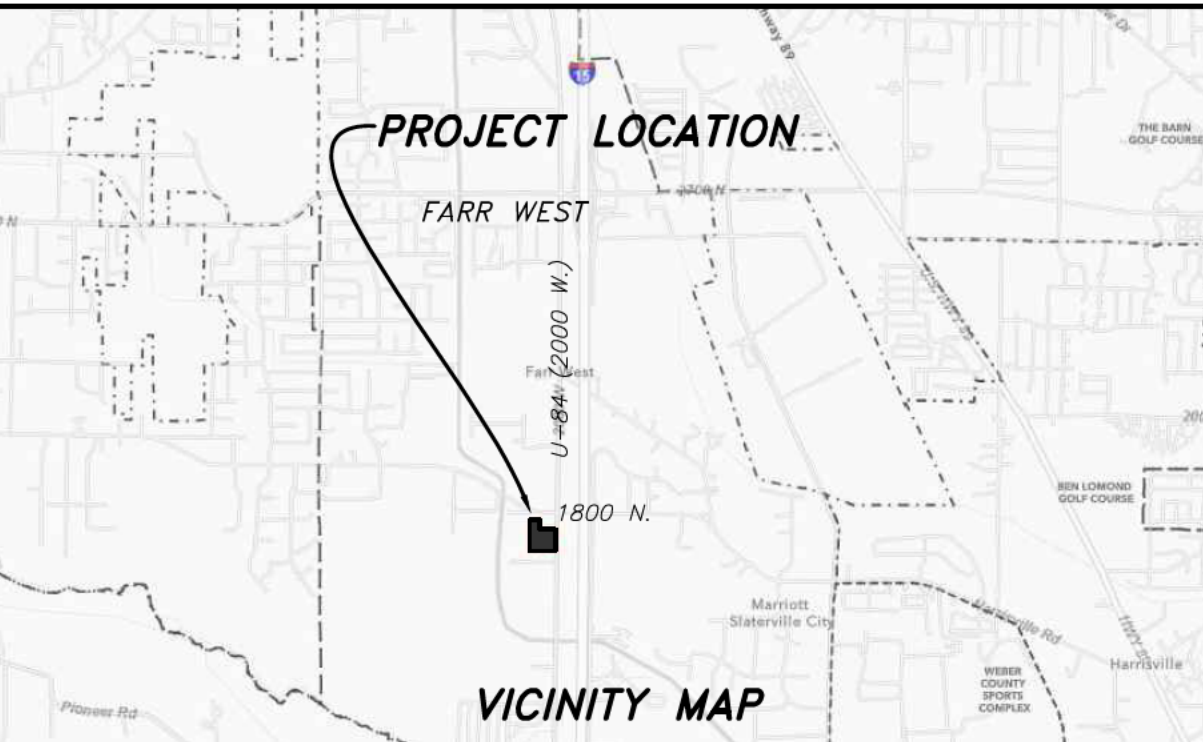
WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND

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

COUNTY RECORDER

BY: _____ DEPUTY



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Consulting Engineers and Land Surveyors
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