



FARR WEST CITY COUNCIL AGENDA

February , 2025 at 6:30 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold a 5:30 p.m. work session and a joint meeting with the Community Reinvestment Agency at 6:30 p.m. on Thursday, February 20, 2025 at the Farr West City Hall, 1896 North 1800 West, Farr West

5:30 p.m. – Joint Work Session with the Planning Commission to discuss the PD Overlay and detached accessory dwelling units proposals

COUNCIL MEETING

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
 - a. Opening Prayer
 - b. Pledge of Allegiance
2. Comments/Reports/Introduction
 - a. Public Comments (*2 minutes*)
 - b. Report from the Planning Commission
3. Consent Items
 - a. Assignments and directions for Planning Commission
 - b. Consider approval of minutes dated February 6, 2025
 - c. Consider approval of bills dated February 19, 2025
4. Business Items
 - a. Consider approval of business licenses – Zina Properties LLC
Grimescorp
 - b. Consider approval of the amendment to the Legends Subdivision Development Agreement to allow for 5-plex units – River Blacksmith
 - c. Consider approval of the preliminary overall Legends mixed-use subdivision located at approximately 2350 West 1300 North – River Blacksmith
5. Mayor/Council Follow-up
 - a. Report on Assignments
6. Adjourn City Council Meeting and enter into Community Reinvestment Agency meeting

CRA MEETING

1. Business Items
 - a. Consider approval of minutes dated January 16, 2025
 - b. Consider approval and adoption of Tax Increment Financing Guiding Principles
2. 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 February 14, 2025.

Lindsay Afuvai
Recorder

Application for Business License



Application date: 10/31/24

Owner Name: Carlton Grimes

Owner Address: [REDACTED]

Telephone: 801-258-1121

Business Name: Grimescorp DBA: _____

Business Address: 3677n hwy-126 STE R City: Farr West State: UT Zip: 84404

Mailing Address: 3677n hwy-126 STE R City: Farr West State: UT Zip: 84404

Business Phone Number: 385-423-2657 Number of employees: _____

Manager Name: Wayne Young Contact Phone: 801-258-1121

**If business is commercial or manufacturing/warehousing, please list square footage: 2,700 sq ft.

State Sales Tax ID # _____ State License # 10414557-5501

If a daycare of preschool, number of own children: _____; number of other children: _____

Describe your type of business in detail: Commercial & Residential HVAC/R contractor holding
a B100, E100, S350.

Businesses that require Health Department inspection and permit: ANY business that is selling food, tattoo and piercing salons, tanning salons, day cares, nursing and assisted livings.

Health Department Permit # _____ or check if not applicable _____

All new business licenses or change of ownership/tenant are required to undergo a fire inspection from Weber Fire District and a building code compliance inspection from Farr West City Building Department. Please contact Jolene at Weber Fire District at 801-782-3580 to schedule the fire inspection and the city office at 801-731-4187 for the building inspection. Proof of passed inspections must be submitted with the business license application before any approval is given.

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

OTHER

Contractor	Professional	Interstate Commerce
\$100.00	\$50.00	\$50.00

ALCOHOL

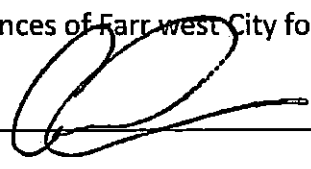
Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

*If you are renewing an alcohol license:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? no

Type of License Applying For: Business License (commercial small) License fee due: 100

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr West City for Business License Regulations (Title 5).

Applicant signature:  Date: 10/31/24

For office use only:

Amount paid: _____ Date paid: _____ Receipt Number: _____

City Council Date: _____ Approved: _____ Disapproved: _____

License number: _____ Date issued: _____



Weber Fire District

Fire Inspection Results

New Business Inspection Farr West

Passed

Current Date

11/13/2024

Inspected by

Wright, Greg

**Inspection Contact
Name**

Wayne Young

Inspection Type

New Business Inspection
Farr West

Business Name	Address	Suite	City	State
Grimes Corp	3677 N 2000 W	#UNITR	FARR WEST	UT
Zip	Inspection Contact - Mobile			
84404	801-258-1121			

ACCESS:

✓ Pass

ITEM: Fire lane, Hydrant and FDC are accessible for emergency response.

CODE: IFC - 503.4 - Obstruction of fire apparatus access roads. - Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

IFC - 507.5.4 - Obstruction. - Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

✓ Pass

ITEM: Is the address on the building and visible from the street?

CODE: IFC - 505.1 - Address identification. - New and existing buildings shall be provided with approved

Application for Business License



Application date: 2/7/2025

Owner Name: Lucas M Braegger

Owner Address: [REDACTED]

Telephone: [REDACTED]

Business Name: Zina Properties LLC DBA: -

Business Address: 908 N. 200 W. City: Farr West State: UT Zip: 84404

Mailing Address: SAME City: _____ State: _____ Zip: _____

Business Phone Number: 801-430-0058 Number of employees: _____

Manager Name: Luke Braegger Contact Phone: 801-430-0058

**If business is commercial or manufacturing/warehousing, please list square footage: _____

State Sales Tax ID # 33-3183007 State License # 14538115-0160

If a daycare of preschool, number of own children: _____; number of other children: _____

Describe your type of business in detail: This is a Property Management business. This business owns property that can be rented by other people.

Businesses that require Health Department inspection and permit: ANY business that is selling food, tattoo and piercing salons, tanning salons, day cares, nursing and assisted livings.

Health Department Permit # _____ or check if not applicable _____

All new business licenses or change of ownership/tenant are required to undergo a fire inspection from Weber Fire District and a building code compliance inspection from Farr West City Building Department. Please contact Jolene at Weber Fire District at 801-782-3580 to schedule the fire inspection and the city office at 801-731-4187 for the building inspection. Proof of passed inspections must be submitted with the business license application before any approval is given.

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

OTHER

Contractor	Professional	Interstate Commerce
\$100.00	\$50.00	\$50.00

ALCOHOL

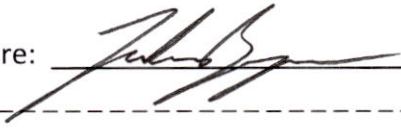
Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

*If you are renewing an alcohol license:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? _____

Type of License Applying For: Professional License fee due: \$50⁰⁰

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature:  Date: 2/7/2025

For office use only:

Amount paid: \$50 Date paid: 2/7/25 Receipt Number: 9.002920
City Council Date: 2/20/25 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Recording requested by and
when recorded mail to:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

APNs: 15-005-0108; 15-004-0111

(space above this line for recorder's use)

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

(Legends Subdivision)

This FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Amendment**”) is entered into this ____ day of February, 2025 (the “**Amendment Effective Date**”), by and between River Blacksmith Properties, LLC, a Utah limited liability company (“**Developer**”), and Farr West City, a political subdivision of the State of Utah (the “**City**”). Developer and City are each referred to herein as a “**Party**,” and collectively, the “**Parties**.”

RECITALS

A. The Parties entered into that certain Development Agreement dated June 18, 2024, and recorded on _____ in the official records of Weber County, Utah, as Document No. _____ (the “**Development Agreement**”), for the development of a mixed-use development project on real property in Farr West City, Utah, and more particularly described on the attached Exhibit A (the “**Property**”).

B. The Parties now desire to amend certain terms of the Development Agreement on the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties hereby modify the Development Agreement as follows:

1. Lot Development Standards. The Development Agreement is hereby amended to delete Section 6.1 of the Development Agreement in its entirety and replace the same with the following language:

6.1. **Lot Development Standards**. The use of the Project shall be developed in a manner that is consistent with the development standards of the

applicable zone at the time of the execution of this Agreement, except as set forth in the Concept Plan or as otherwise herein specified.

2. Permitted Uses. The Development Agreement is hereby amended to include the following language as a new Section 6.7:

6.7. **Permitted Uses.** In accordance with the Concept Plan, the Project may be used for townhouses with no more than five (5) units attached.

3. Conflicts. Except as modified by this Amendment, all terms, provisions and conditions of the Development Agreement shall remain unmodified and in full force and effect as if fully set forth herein. In the event of any conflict between the terms referenced in this Amendment and the Development Agreement, the terms referenced in this Amendment shall prevail.

4. Binding Effect. The Parties hereby confirm, restate, approve and ratify the Development Agreement as amended by this Amendment and, except as provided in this Amendment, the terms, provisions and conditions of the Development Agreement are and shall remain in full force and effect. This Amendment is binding upon and inures to the benefit of the Parties and their respective successors and assigns.

5. Titles and Captions. All section or paragraph titles or captions in this Amendment are for convenience only, shall not be deemed part of this Amendment, and in no way define, limit, extend or describe the scope or intent of any provision hereof.

6. Counterparts. This Amendment may be executed in counterparts, including faxed or e-mailed counterparts, each of which is deemed an original and all of which together constitute one and the same instrument.

[signature pages follow]

DATED as of the Amendment Effective Date.

CITY:

FARR WEST CITY:

Attest:

By:_____

Name:_____

Title:_____

City Recorder

STATE OF UTAH)

ss:

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ as _____ of Farr West City.

NOTARY PUBLIC

Residing at:_____

My commission expires:_____

DEVELOPER:

RIVER BLACKSMITH PROPERTIES, LLC,
a Utah limited liability company

By:_____

Name:_____

Title:_____

STATE OF UTAH)
 ss:
COUNTY OF _____)

The forgoing instrument was acknowledged before me this ____ day of _____,
20_____, by _____ as _____ of River Blacksmith
Properties, LLC, a Utah limited liability company.

NOTARY PUBLIC

Residing at:_____

My commission expires:_____

EXHIBIT A

Legal Description of the Property

15-005-0108 – River Blacksmith

BEGINNING AT A POINT LOCATED ON THE WEST FENCE LINE OF DESCRIBED PROPERTY, SOUTH 1213.39 FEET AND WEST 17.60 (FEET) FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 00D50'30" WEST 1470.54 FEET ALONG SAID LINE; THENCE SOUTH 88D55'34" EAST 21.00 FEET ALONG A FENCE LINE, THENCE SOUTH 00D24'57" WEST 51.41 FEET ALONG A FENCE LINE TO A POINT ON A FENCE LINE, THENCE NORTH 89D49'21" EAST 789.31 FEET ALONG SAID FENCE LINE, THENCE NORTH 00D44'00" WEST 826.50 FEET, THENCE NORTH 80D43'29" WEST 5.34 FEET ALONG A FENCE LINE, THENCE NORTH 05D21'25" EAST 965.87 FEET TO THE SOUTH RIGHT OF WAYLINE OF 1800 NORTH STREET (A 66' STREET) THENCE NORTH 88D35'18" WEST 285.00 FEET ALONG RIGHT OF WAY, THENCE SOUTH 00D34'03" WEST 348.48 FEET; THENCE NORTH 88D35'18" WEST 250.00 FEET; THENCE NORTH 00D34'03" EAST 348.48 FEET; THENCE NORTH 88D35'18" WEST 25.00 FEET, THENCE SOUTH 00D34'03" WEST 348.48 FEET, THENCE NORTH 88D35'18" WEST 150.00 FEET, THENCE NORTH 00D34'03" EAST 58.08 FEET, THENCE NORTH 88D35'18" WEST 150.00 FEET TO THE POINT OF BEGINNING. EXCEPTING: BEGINNING AT A POINT SOUTH 1213.48 FEET ALONG THE SECTION LINE AND SOUTH 88D56'02" EAST 16.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 88D56'02" EAST 123.55 FEET; THENCE SOUTH 00D13'19" WEST 66.30 FEET; THENCE NORTH 88D56'02" WEST 124.39 FEET; THENCE NORTH 00D57'07" EAST 66.29 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING: BEGINNING AT A POINT SOUTH 1213.48 FEET ALONG THE SECTION LINE AND SOUTH 88D56'02" EAST 16.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 00D57'07" WEST 71.38 FEET, THENCE NORTH 89D31'00" WEST 25.88 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE NORTH 00D29'28" EAST 71.65 FEET ALONG SAID EXISTING FENCE LINE, THENCE SOUTH 88D56'02" EAST 26.45 FEET TO THE POINT OF BEGINNING.

15-004-0111 – Petersen Properties

BEGINNING AT THE CENTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00D04'12" WEST 51.72 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE TO THE SOUTH LINE OF THE RIVER BLACKSMITH PROPERTIES LLC PARCEL; THENCE NORTH 89D48'48" EAST 787.53 FEET TO THE WEST LINE OF THE WILLARD CANAL (USA PROPERTY); THENCE FIVE (5) COURSES ALONG THE WEST LINE AS FOLLOWS: (1) NORTH 89D50'07" EAST 21.85 FEET; (2) SOUTH 15D56'36" EAST 412.38 FEET TO A POINT OF NON-TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH 74D06'16" EAST; (3) SOUTHEASTERLY ALONG THE ARC OF A 279.67 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 211.86 FEET (CENTRAL ANGLE EQUALS 43D24'16", AND LONG CHORD BEARS SOUTH 37D35'52" EAST 206.83 FEET); (4) SOUTH 59D17'12" EAST 321.00 FEET TO A POINT OF NON-TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH 30D42'19" EAST; AND (5) EASTERLY ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 192.84 FEET (CENTRAL ANGLE EQUALS 23D01'08", AND LONG CHORD BEARS SOUTH 70D48'15" EAST 191.55 FEET) TO THE WESTLINE OF THE PARKER VENABLE PARCEL; THENCE TWO (2) COURSES ALONG THE WEST AND SOUTH LINE OF SAID PARCEL AS FOLLOWS: (1) SOUTH 01D04'08" WEST 204.36 FEET TO A FOUND REBAR WITH A "MTN WEST" CAP; AND (2) SOUTH 89D03'00" EAST 85.60 FEET TO THE WESTBOUNDARY LINE OF THE BONA VISTA WEBER FIRE DISTRICT SUBDIVISION (BK 62 PG 080); THENCE SOUTH 01D04'08" WEST 610.35 FEET ALONG SAID WEST BOUNDARY LINE; THENCE NORTH 88D44'08" WEST 1,578.41 FEET TO

EXHIBIT A

SAID NORTH-SOUTH QUARTER SECTION LINE; THENCE NORTH 00D04'12" EAST 1,535.57 FEET ALONG SAID QUARTERSECTION LINE; THENCE NORTH 89D28'55" WEST 60.00 FEET; THENCE NORTH 00D04'12" EAST 82.00 FEET TO THE EAST-WEST QUARTERSECTION LINE; THENCE NORTH 89D28'55" WEST 55.88 FEET ALONG SAID QUARTER SECTION LINE; THENCE NORTH 01D39'38" WEST 1,034.50 FEET; THENCE NORTH 88D20'08" EAST 119.90 FEET; THENCE NORTH 02D29'57" WEST 361.43 FEET TO THE SOUTH BOUNDARYLINE OF THE 2300 WEST STREET CHURCH SUBDIVISION (BK 69 PG046); THENCE SOUTH 89D09'37" EAST 50.47 FEET ALONG SAID SOUTHBOUNDARY LINE TO THE NORTH-SOUTH QUARTER SECTION LINE; THENCE SOUTH 00D21'23" WEST 1,398.98 FEET ALONG SAID NORTH SOUTHQUARTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 50.3061 ACRES, MORE OR LESS.

EXHIBIT A

MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **LEGENDS MIXED-USE SUBDIVISION**
Preliminary Subdivision Plat and Plans Review

Date: February 12, 2025

A review memo for the preliminary subdivision plat and improvement plans was completed and sent to the Planning Commission on January 16, 2025. Since that date, the Developer has submitted more information and made some revisions to the plans to address some of the comments and concerns with the development. Our office has reviewed the additional information and revisions that were submitted and we have updated the memo in the table below.

This review is for preliminary plat approval only and subsequent reviews will be completed as they work towards the final design. Since this is a mixed-use development, the final subdivision plat and improvement plans will need to be recommended and approved by the Planning Commission and City Council. All engineering comments and issues and outside agency approvals will need to be completely addressed and completed prior to the final approval.

<i>Review Comment 01/16/25</i>	<i>Status of Comment 02/12/25</i>
1. Fix and/or address all red-line comments made by our office on the subdivision plat.	Completed. A review of the plats for the different phases will also occur before final.
2. Show the existing 1800 North street right-of-way on the plat.	Completed.
3. Public Utility Easements should be 10' wide and should be shown along the frontage of each lot and alongside and rear lot lines only where necessary.	Completed.
4. We would recommend having a wider right-of-way in the commercial/industrial area to allow for wider roads for truck access. Other industrial areas in the City have used a 70' right-of-way.	The existing ROW between Bona Vista and Weber Fire is a 60' ROW but has a 40' asphalt width which is 4' wider than our residential standard. Recent industrial developments have installed 45' wide of asphalt. A 43' wide asphalt roadway could potentially be installed within a 60' ROW if the sidewalk is against the back of the curb. The Developer will need to work with City staff to determine the appropriate roadway width in this area. They could transition to a wider ROW if necessary.

5. Show location of survey monuments on the plat.	Completed.
6. Include a turnaround at the end of the dead-end roads for emergency vehicles. Obtain approval from the Fire District and the City for these turnarounds.	The stub roads to the south to the adjacent property have been removed on the revised plans. We would recommend that roads be stubbed to the south for potential development of the parcel to the south. Any dead-end roads more than 150' long should have a turnaround for emergency vehicles. On the proposed plat, they would need a turnaround at the west end of 1300 North.
7. Include all signature blocks, dedications, narrative, addressing, etc. on the final plat.	Will be included on the final plats.
8. Include a Storm Water Quality Report following the template in the State LID Manual and show what LID measures are being implemented and how the retention requirement is being met or why it is technically infeasible.	This hasn't been included yet but will be completed during the final design.
9. Include all elevations, grades, pipe sizes, and details of the drainage system as well as profile sheets with the final improvement plans.	To be included on final plans.
10. Address all red-line comments on the plans and meet all of the City's storm drain requirements with the final design.	Preliminary comments have been addressed. Look at extending pipe to the end of 1300 North and 2300 West, if elevations allow for it. Final design will be approved to ensure all standards are followed.
11. Obtain approval from the ditch users for any alterations to gravity irrigation ditches or pipes. Add diversion structures as necessary on the gravity irrigation lines to keep users in service.	They are working on this and it will be required before final approval.
12. A pressurized secondary water system will be required and is not shown on the preliminary plans. Work with Pineview Water for inclusion into their District and show the secondary water design on the plans.	The layout of the secondary water is now shown on the plans. Work with Pineview for inclusion into their District and final design.

13. Obtain final approval of all culinary water improvements from Bona Vista Water.	Not yet obtained, but will be required before final approval.
14. Extend culinary water lines to the end of stub roads which will be extended in the future.	Completed.
15. Address all red-line comments on the plans and meet all of the City's sewer requirements with the final design.	Completed. Final design will be reviewed again for conformance with city standards prior to final approval.
16. Include all elevations, slopes, pipe sizes, and details of the sanitary sewer system as well as profile sheets with the final improvement plans.	Will be include with final plan set.
17. Extend sewer lines to the end of stub roads which will be extended in the future.	Completed.
18. Callout the removal of the existing 18" sewer pipe in the section shown on the plans and backfill the trench with structural fill.	To be shown on final construction drawings.
19. Ensure that the sewer main maintains 10' of separation or more from the culinary water.	Completed.
20. Show sewer lateral locations to townhomes.	Completed.
21. 1800 North needs to be widened and improved to handle the additional traffic from the development. Show these improvements on the plans.	Completed – they are proposing to sawcut the centerline of the existing roadway and install 18' of asphalt to the south of this cut. This appears to meet what is listed in the MDA.
22. Show dimensions and details of the proposed roundabout between the industrial and the residential zones. Verify that trucks can navigate the turnaround.	Additional dimensions and notes have been added to the plans. A turning model/template will be required before final approval to ensure that truck traffic can navigate the roundabout. Lighting of the roundabout will also be necessary.
23. Consider wrapping curb and gutter around from the public road onto the private roadways instead of installing drive approaches as shown.	The Developer is asking to keep these entrances as concrete drive approaches. City Standards don't address this situation so it could be decided upon with City Staff.

24. Work with City Staff to determine an adequate street width in the commercial/industrial area. Other industrial areas have installed 45' of asphalt as opposed to the 36' used in residential.	See note in Comment #4.
25. Show location of streetlights, street signs, mailboxes (CBUs), etc. on the final plans.	Streetlights and signs are shown on the plans at public intersections. Streetlights need to be added on 2250 West and on 1300 North to keep the maximum spacing at 600' between lights. Street signs should also be added for the private roads.
26. Show the location and details of all required paths, fences, landscaping, and other amenities on the final plans.	A preliminary trails and landscaping plan has been submitted. The MDA references some of the trail being dedicated to the City, which we assume is along the canal. If that's the case, the property or easement for this trail needs to be shown on the plat and it needs to extend through the commercial area as well (along the canal).
27. Show pedestrian ramps at all corners.	Completed.
28. Address all red-line comments made on the preliminary plans.	Completed. Additional review and comments will be made on final plat and construction drawings.
29. Has the City approved the 5-plex townhomes? The ordinance states that buildings are to have no more than 4 units, and the concept plan attached to the MDA only shows 4-plexes.	Being addressed with an amendment to the MDA.
30. The plat states that there are no designated sensitive lands on the development; has a geologic report been completed? If so, that report should be submitted to our office.	No geologic report has been completed but the Project Engineer has checked public records and hasn't identified any potential risks which we generally agree with.
31. Submit a geotechnical report for the development. This report should identify the depth to groundwater and the permeability of the soils which will help determine the feasibility of stormwater LID measures. The report will also be necessary for buildings, pavement, etc.	A Geotech report has been submitted and a groundwater study is being completed as well. LID measures intended to infiltrate storm water appear to be infeasible due to high groundwater so storm water treatment methods will need to be implemented in the final design. The geotechnical report doesn't cover the commercial area and different

	requirements may be recommend there for pavement thickness, etc. The study should be revised to include the area to the south of the residential area and any updated recommendations followed.
32. Submit a traffic impact study for the development and implement any recommendations from the study.	Completed. Restriping for turn lanes on 2000 West at 1300 North are recommended as well as striping on 1300 North. This will need to be completed with the commercial phase of the development, when 1300 North is extended. Recommendation for an eventual left turn lane off of 1850 North at 2300 West is also made but will need to be added once the south side of 1850 North is widened.
33. Provide required final approval letters from other affected agencies and utilities (Bona Vista Water, Pineview Water, Weber Fire District, Enbridge Gas, Rocky Mtn Power).	Will be provided before final approval.

The comments listed in this memo and on the preliminary plat and plans are for preliminary plan review only and additional comments and requirements will be provided as necessary on the final plat and improvement drawings as the Developer works with the City towards final approval. Let me know if there are any additional questions.

NW 1/4 AND E 1/2 OF SEC 2 TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN

PROPERTY BOUNDARY
(PER LEGAL) _____

PROPOSED PROPERTY LINE _____

PROPOSED SETBACK LINE _____

PROPOSED ROW CENTERLINE _____

PROPOSED SURVEY MONUMENT

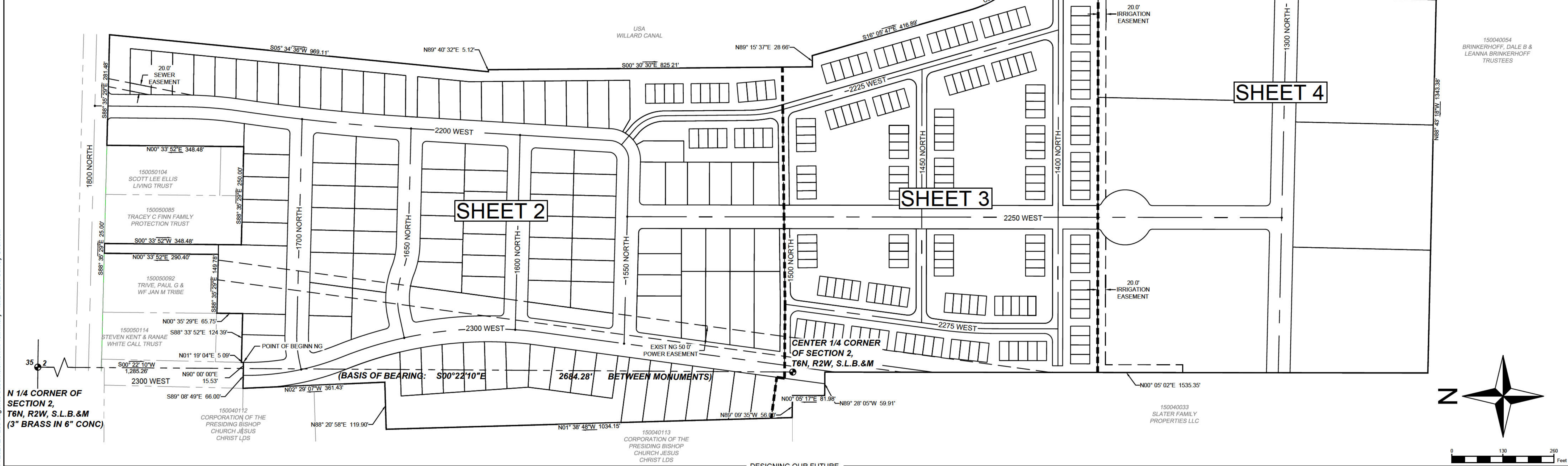
EXISTING PROPERTY LINE _____

EXISTING ROW CENTERLINE _____

A PARCEL OF LAND THAT LIES FULLY IN THE N1/4TH WEST QUARTER AND THE EAST HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN. PARCEL BEING 78.68 ACRES OF LAND AS FOUND IN THE SPECIAL WARRANTY DEED ENTRY NO. 29526000 AND WARRANTY DEED 28988901 AS FOUND IN THE WEBER COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR THE SUBJECT PARCEL IS SOUTH 00° 22' 10" WEST 2884.28 FEET, MEASURED BETWEEN THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION 2. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE 23RD STREET CHURCH SUBDIVISION ENTRY NO. 2376464 AS FOUND IN THE WEBER COUNTY RECORDER'S OFFICE, SA D CORNER L NE 1285 26 SOUTH 02° 20' 10" WEST ALONG THE NORTH-SOUTH QUARTER SECTION 1 NE AND 15.50 FEET EAST FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND BEARING TO THE TRUE POINT OF BEGINNING, RUNS N 62° 00' 00" WEST THENCE ALONG THE EAST BOUNDARY L NE OF SA D 22801ST STREET CHURCH SUBDIVISION ENTRY NO. 1910096 EAST 5.00 FEET NORTH 88° 20' 00" WEST BY RECORD TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE SOUTH 88° 20' 00" WEST BY RECORD TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE SOUTH 88° 33' 52" EAST 124.39 FEET (NORTH 88° 56' 02" WEST BY RECORD) ALONG SAID EXCEPT NG PARCEL TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE NORTH 03° 35' 29" EAST 65.75 FEET (SOUTH 00° 13' 19" WEST 66.30 FEET BY RECORD) TO AN EXISTING HENG FENCE LINE AND TO THE SOUTH LINE L NE OF A RECORD OF SURVEY FILE NO. 2274, AND TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE SOUTH 00° 00' 00" WEST BY RECORD TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, (2) NORTH 00° 33' 52" EAST 290.40 FEET (SOUTH 00° 34' 03" WEST BY RECORD) TO THE SOUTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET, BEING 66 FEET IN WIDTH, TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, (3) SOUTH 88° 33' 52" EAST 25.00 FEET (NORTH 88° 33' 18" WEST BY RECORD) ALONG SA D SOUTH RIGHT-OF-WAY LINE TO A FOUNDED 5/8" IRON ROD AND CAP MARKED 161581, (4) SOUTH 00° 33' 52" WEST 348.48 FEET (NORTH 00° 34' 03" EAST BY RECORD) TO A FOUNDED 5/8" IRON ROD, (5) SOUTH 88° 35' 28" EAST 250.00 FEET (NORTH 88° 35' 28" WEST BY RECORD) TO A FOUNDED 5/8" IRON ROD AND CAP MARKED 161581, (6) SOUTH 00° 33' 52" WEST 285.00 FEET (NORTH 00° 34' 03" EAST BY RECORD) TO THE WEST LINE OF THE W LAROLD CANAL (JUA PROPERTY) AS SURVEYED BY ENGINEERING WITH A PLAT DATED NOVEMBER 15, 2024, TO BE FILED, AND TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE ALONG SAID WEST LINE L NE THE FOLLOWING NG (8) SEVEN CORNERS: (1) SOUTH 05° 38' 30" WEST 36.00 FEET (NORTH 84° 21' 30" EAST BY ENGINEERING), (2) FOUNDED 5/8" IRON ROD AND CAP MARKED ENSIGN, (2) NORTH 88° 35' 28" EAST 5.12 FEET (SOUTH 88° 35' 28" WEST BY RECORD), (3) SOUTH 05° 38' 30" WEST 36.00 FEET (NORTH 84° 21' 30" EAST BY ENGINEERING), (4) SOUTH 00° 00' 00" WEST 10.00 FEET (NORTH 00° 00' 00" EAST BY RECORD), (5) SOUTH 05° 38' 30" WEST 36.00 FEET (NORTH 84° 21' 30" EAST BY ENGINEERING), (6) NORTH 88° 15' 37" EAST 28.66 FEET (SOUTH 88° 20' 28" WEST 28.66 FEET BY ENGINEERING SURVEY) TO A FOUNDED 5/8" IRON ROD AND CAP MARKED ENSIGN, (7) SOUTH 05° 38' 30" WEST 416.89 FEET (NORTH 16° 06' 00" WEST 416.87 FEET BY ENGINEERING SURVEY) TO A FOUNDED 5/8" IRON ROD AND CAP MARKED ENSIGN AND TO A POINT OF CURVATURE, (8) SOUTHEASTERLY 21.79 FEET ALONG THE CURVATURE TO A FOUNDED 5/8" IRON ROD AND CAP MARKED ENSIGN, (9) SOUTH 05° 38' 30" WEST 416.89 FEET (NORTH 16° 06' 00" WEST 416.87 FEET BY ENGINEERING SURVEY) TO A FOUNDED 5/8" IRON ROD AND CAP MARKED ENSIGN, (10) SOUTH 05° 38' 30" WEST 214.99 FEET (NORTH 58° 26' 28" WEST BY ENGINEERING SURVEY), THENCE SOUTH 00° 03' 38" WEST 149.75 FEET, THENCE SOUTH 01° 25' 09" WEST 455.56 FEET, THENCE SOUTH 88° 43' 29" EAST 361.98 FEET TO THE WEST BOUNDARY L NE OF THE BONA VISTA WEBER F R DISTRICT SUBDIVISION (BOOK 62 PAGE 080) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE SOUTH 01° 04' 58" WEST 90.00 FEET (North 01° 04' 58" East by RECORD) ALONG SA D WEST BOUNDARY LINE TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE SOUTH 01° 04' 58" WEST 90.00 FEET (North 01° 04' 58" East by RECORD) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE SOUTH 88° 43' 18" WEST 1343.36 FEET (NORTH 88° 44' 08" WEST BY RECORD) TO SAID NORTH-SOUTH QUARTER SECTION LINE TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE NORTH 00° 05' 02" EAST 1535.35 FEET (NORTH 00° 12" EAST 1535.57 FEET) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE NORTH 88° 20' 55" WEST 59.91 FEET (NORTH 88° 20' 55" WEST 60.00 FEET BY RECORD) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE NORTH 88° 20' 55" WEST 122.00 FEET (NORTH 88° 20' 55" WEST 122.00 FEET BY RECORD) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE NORTH 88° 20' 55" WEST 122.00 FEET (NORTH 88° 20' 55" WEST 122.00 FEET BY RECORD) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THEN ALONG THE SAID QUARTER SECTION LINE NORTH 88° 20' 55" WEST 103.04 FEET (NORTH 88° 20' 55" WEST BY RECORD) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE NORTH 01° 38' 48" SOUTH 103.45 FEET (NORTH 01° 39' 38" SOUTH 103.45 FEET BY RECORD) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE NORTH 88° 20' 55" EAST 119.90 FEET (NORTH 88° 20' 55" WEST BY RECORD) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE NORTH 02° 29' 07" WEST 361.43 FEET (NORTH 02° 29' 57" WEST BY RECORD) TO THE SOUTH CORNER OF LOT 1 SA D 22801ST STREET CHURCH SUBDIVISION ENTRY NO. 2376464, (11) SOUTH 00° 00' 00" WEST 10.00 FEET (NORTH 00° 00' 00" EAST BY RECORD) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10710999, THENCE ALONG THE SOUTH BOUNDARY L NE OF SAID SUBDIVISION SOUTH 00° 00' 00" EAST 60.00 FEET (NORTH 88° 09' 37" WEST BY RECORD) TO THE TRUE POINT OF BEGINNING.

SUBJECT PARCEL BEING 3,205,140 SQUARE FEET OR 73 580 ACRES OF LAND



1. NUMBER OF UNITS:
 11. SINGLE FAMILY: 93
 12. TOWNHOMES: 192
 13. PATIO HOME: 14
 14. LIGHT INDUSTRIAL: 11
 15. TOTAL: 310
2. PROJECT ZONING: MIXED USE
3. EX PARCELS: 150040111, 150501098, 15050111, 150501099, & 150040112
4. PROPOSED PROJECT ACREAGE: 79.03 AC
5. PROJECT DENSITY: 310 UNITS/ 79.03 AC = 3.9 UNITS/ AC
6. LAND USAGE:
 61. COMMERCIAL: 30.50 AC (38.6%)
 62. RESIDENTIAL: 48.52 AC (61.4%)
 - TOWNHOMES: 23.33 AC (48.1%)
 - OPEN SPACE/ PARK: 13.95 AC (28.7%)
7. NO DESIGNATED SENSITIVE LANDS INCLUDING WETLANDS, FLOODPLAIN, FLOODWAYS, HIGH GROUND WATER AREAS, SLOPES EXCEEDING 30%, VEGETATION AREAS, OR ENDANGERED SPECIES ARE WITHIN OR NEAR THE PROPERTY.
8. SURVEY BENCHMARK:

NAME: SECTION 2 NORTH QUARTER CORNER
DESCRIPTION: 3" BENCHMARK IN PRECAST CONCRETE
ELEVATION: 4246.97'
9. ALL PUBLIC ROWS ARE TO BE DEDICATED TO FARR WEST CITY.
10. ALL PRIVATE DRIVES AND OPEN SPACE PARCELS ARE TO BE OWNED & MAINTAINED BY HOA.
11. PARCELS ARE TO BE QUITCLAIMED TO THE ADJACENT PROPERTY OWNERS.

1. DEVELOPER:

RIVER BLACKSMITH
JEREMY SCHIER
402 SOUTH 2360 WEST
OGDEN, UT 84404
P. 801.866.3141
2. CIVIL ENGINEER:

MICHAEL TAYLOR
498 WEST 100 SOUTH
PROV DENCE, UT 84332
E. M.TAYLOR@CSG.WORK
P. 435.890.4498
3. SURVEYOR:

CURTIS BOWN
498 WEST 100 SOUTH
PROV DENCE, UT 84332
E. C.BOWN@CSG.WORK
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civilsolutionsgroup inc.



CACHE VALLEY | P: 435.213.3762
SSALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

LEGENDS SUBDIVISION

PRELIMINARY PLAT
11500 NORTH 2300 WEST
FARR WEST, UT 84404

[illegible]

PROJECT #: 24-255
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/23/2025



SURVEY OVERVIEW

1 OF 10

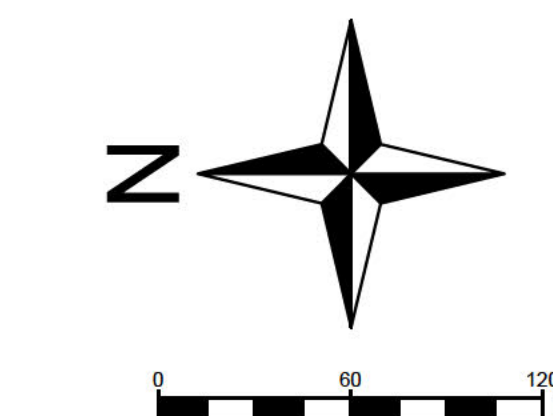
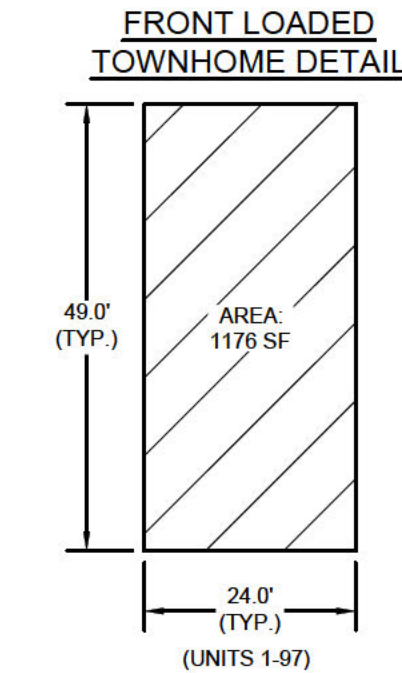
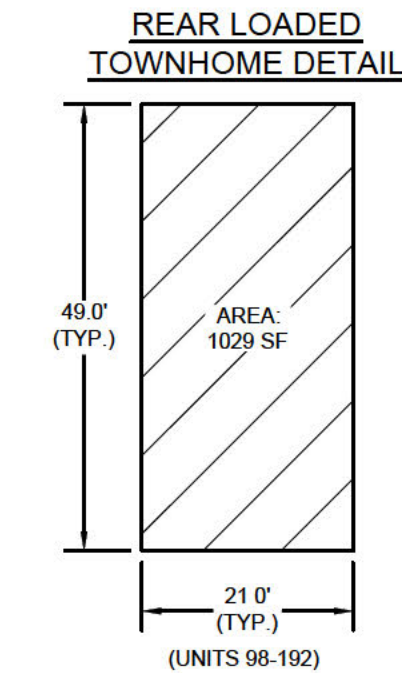
CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	970.00	7.4850°	132.29	N4 26'20"E 132.19
C2	1000.00	7.4850°	136.38	N4 26'20"E 136.27
C3	1030.00	7.4850°	140.47	S4 26'20"W 140.36
C4	5030.00	0.1124°	18.67	N8 17'03"E 18.67
C5	5030.00	1.1350°	106.03	N7 34'27"E 106.03
C6	5030.00	1.2513°	124.70	S7 40'08"W 124.89
C7	5000.00	1.5030°	160.71	N7 27'30"E 160.71
C8	1030.00	84.2638°	15.48	N48 11'50"E 15.42
C9	1030.00	94.3696°	17.34	N41 15'54"W 15.43
C10	5030.00	1.0695°	97.90	N5 26'37"E 97.86
C11	5030.00	2.1437°	196.96	S4 54'46"W 196.95
C12	5000.00	3.0734°	272.86	S4 56'29"W 272.77
C13	5030.00	1.0762°	99.06	N4 21'18"E 99.06
C14	1030.00	87.3641°	16.06	N47 36'48"E 16.04
C15	1030.00	91.9833°	16.86	N42 34'35"W 15.10
C16	1030.00	86.0127°	16.13	N47 25'25"E 14.58
C17	1030.00	91.9833°	16.86	N42 34'35"W 15.10
C18	200.00	86.0127°	30.73	N47 25'25"E 27.79
C19	50.00	52.1998°	45.66	N65 16'35"E 44.09
C20	50.00	35.4270°	31.16	N21 15'52"E 36.66

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C21	80.00	32.4419°	45.71	N75 03'59"E 45.09
C22	80.00	11.0428°	15.46	N65 09'09"E 15.44
C23	80.00	18.4215°	26.12	S40 15'47"W 26.00
C24	80.00	5.1358°	7.31	S28 17'41"W 7.30
C25	80.00	22.1601°	31.09	S14 32'42"W 30.90
C26	4970.00	0.0716°	10.50	S3 28'19"W 10.50
C27	4970.00	0.3725°	54.09	S3 50'40"W 54.09
C28	4970.00	0.3726°	54.13	S4 28'05"W 54.13
C29	4970.00	0.3726°	54.17	S5 05'32"W 54.17
C30	4970.00	0.3730°	54.22	S5 43'01"W 54.22
C31	4970.00	0.3733°	54.26	S6 20'33"W 54.26
C32	4970.00	0.3735°	54.34	S6 58'09"W 54.34
C33	4970.00	0.3738°	54.41	S7 35'49"W 54.41
C34	4970.00	0.3741°	49.79	S8 09'39"W 49.79
C35	10300.00	3.0108°	54.26	S6 05'32"W 54.25
C36	10300.00	3.0029°	54.96	S6 05'32"W 54.95
C37	10300.00	7.4850°	140.47	S4 26'20"W 140.36
C38	101.00	49 13'43"	14.75	N25 07'21"W 14.13
C39	87.00	49 13'43"	14.75	S25 07'21"E 14.47
C40	113.00	49 13'43"	97.89	N25 07'21"W 94.13

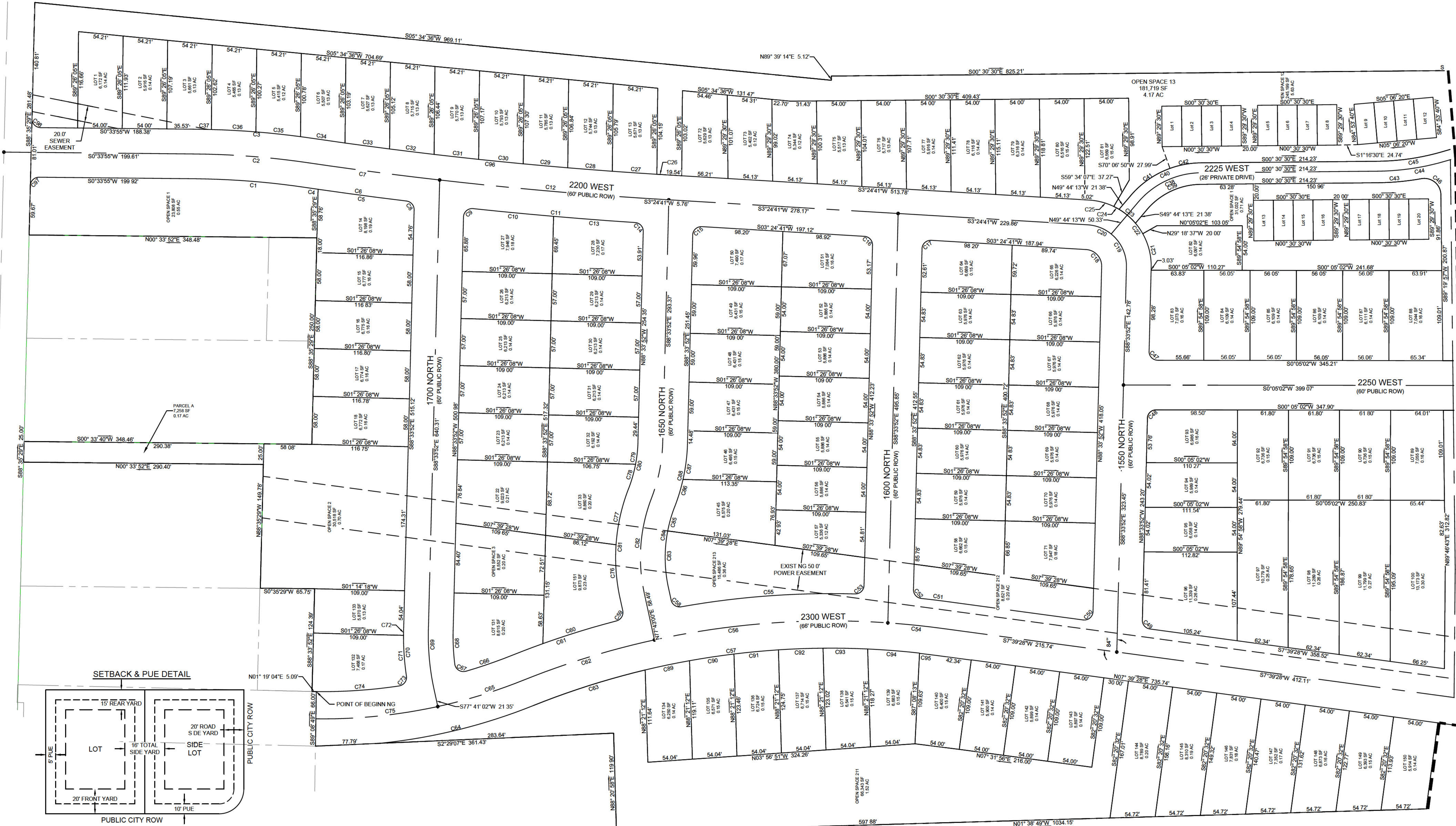
CURVE TABLE				
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C41	113.00	29.5102°	58.87	N34 48'41"W 58.21
C42	113.00	19.2240°	38.22	N18 11'50"W 38.04
C43	313.00	9.4129°	52.94	S5 21'14"E 52.88
C44	299.00	15.3517°	81.35	N8 18'08"W 81.10
C45	287.00	15.3517°	78.08	N8 18'08"W 77.84
C46	20.00	99.3156°	34.74	S39 33'59"W 30.54
C47	10.50	91.2106°	16.74	S45 49'35"W 15.02
C48	10.50	88.3854°	16.25	N44 14'25"W 14.67
C49	10.50	83.4904°	15.35	S48 33'36"W 14.02
C50	10.50	86.1495°	17.84	S48 20'24"E 15.64
C51	1033.00	1.3613°	26.61	S6 32'27"W 26.61
C52	1033.00	1.3613°	26.61	S6 32'27"W 26.61
C53	1033.00	1.3613°	26.61	S6 32'27"W 26.61
C54	1033.00	1.3613°	26.61	S6 32'27"W 26.61
C55	1033.00	1.3613°	26.61	S6 32'27"W 26.61
C56	1033.00	1.3613°	26.61	S6 32'27"W 26.61
C57	967.00	29.2649°	497.83	S7 05'36"E 482.45
C58	1033.00	1.3613°	26.61	S6 32'27"W 26.61
C59	1033.00	1.3613°	26.61	S6 32'27"W 26.61
C60	1033.00	1.3613°	26.61	S6 32'27"W 26.61

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C61	1033.00	7.1933°	132.18	S18 10'27"E 132.09
C62	1000.00	9.3234°	166.55	N17 09'18"W 166.36
C63	967.00	6.2559°	142.33	N17 38'36"W 142.20
C64	683.00	10.4954°	128.52	N16 28'09"W 128.33
C65	650.00	9.3238°	108.27	S17 09'17"E 108.15
C66	617.00	5.3648°	60.45	S19 03'12"E 60.42
C67	10.50	99.0837°	18.17	S33 19'31"W 15.99
C68	270.00	6.3219°	40.24	S87 09'59"W 40.20
C69	300.00	13.4000°	72.00	S84 33'36"W 71.83
C70	300.00	9.4808°	56.46	S86 32'04"W 56.39
C71	300.00	8.3538°	49.50	N85 58'46"E 49.45
C72	300.00	1.1258°	6.96	S88 10'07"E 6.96
C73	1033.00	89.4911°	16.86	S82 27'55"E 14.82
C74	1033.00	9.3107°	168.71	S3 24'47"E 168.60
C75	650.00	13.6841°	148.75	S5 46'37"E 148.42
C76	230.00	16.0823°	64.60	N85 47'17"E 64.59
C77	230.00	17.2112°	69.66	S77 27'46"E 69.40
C78	170.00	16.2646°	31.00	S74 00'37"E 30.96
C79	170.00	9.1951°	27.68	S83 53'57"E 27.65
C80	170.00	19.4639°	58.68	N78 40'33"W 58.39

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C81	230.00	33.2647°	134.46	N85 32'07"W 132.56
C82	200.00	33.2647°	116.92	S85 32'07"E 115.27
C83	170.00	23.1304°	68.89	S89 19'31"W 68.42
C84	170.00	33.2647°	99.39	S85 32'07"E 97.98
C85	170.00	10.1644°	30.50	N73 50'35"W 30.46
C86	230.00	8.3702°	34.59	N73 05'44"W 34.56
C87	230.00	11.0937°	44.80	N62 59'04"W 44.73
C88	230.00	19.4639°	79.39	N78 40'33"W 79.00
C89	967.00	3.1033°	54.87	N1 48'05"W 54.86
C90	967.00	3.1234°	54.40	N8 33'51"W 54.40
C91	967.00	3.1234°	54.12	N5 20'57"W 54.11
C92	967.00	3.1208°	54.01	N2 08'45"W 54.00
C93	967.00	3.1212°	54.97	N1 02'22"E 54.96
C94	967.00	3.1402°	63.92	N1 31'07"E 63.91
C95	967.00	3.1402°	20.32	N7 02'27"E 20.33
C96	4970.00	4.5894°	439.94	S5 53'43"W 438.78
C97	1033.00	89.0924°	16.34	N44 00'47"W 14.74
C98	1033.00	90.3736°	16.85	S45 59'13"W 14.96



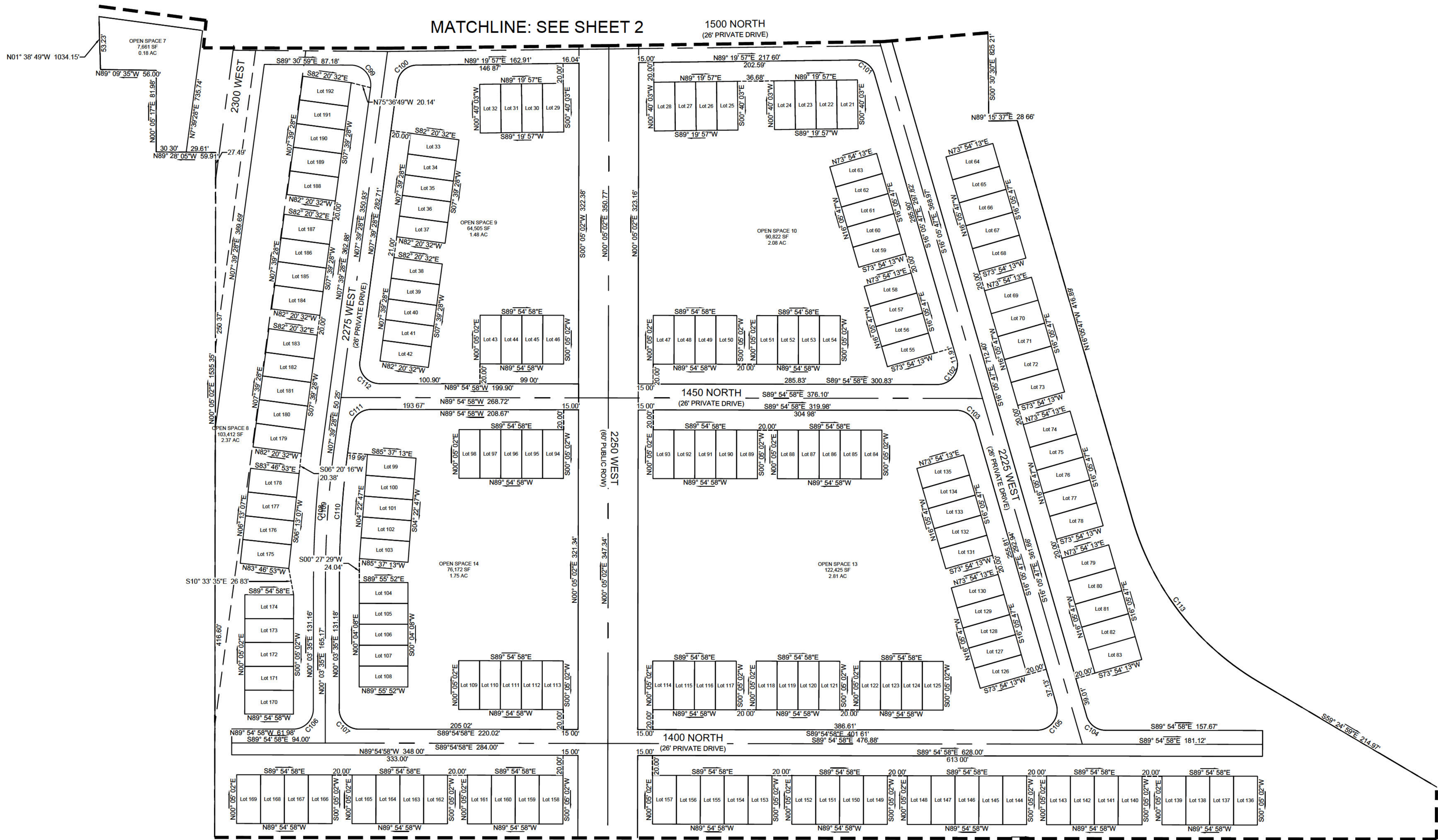
PROJECT #: 24-255
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/23/2025



MATCHLINE: SEE SHEET 3

LEGENDS SUBDIVISION
PRELIMINARY PLAT
1500 NORTH 2300 WEST
FARR WEST, UT 84404

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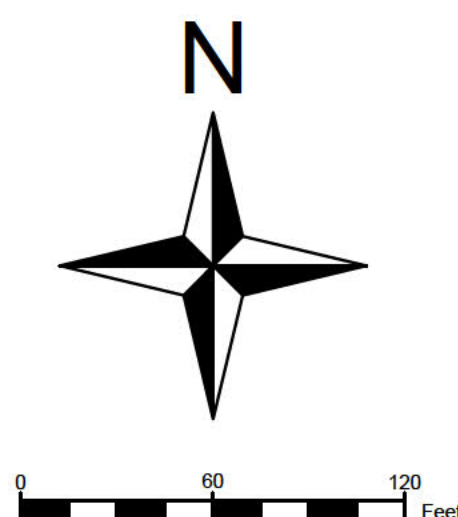
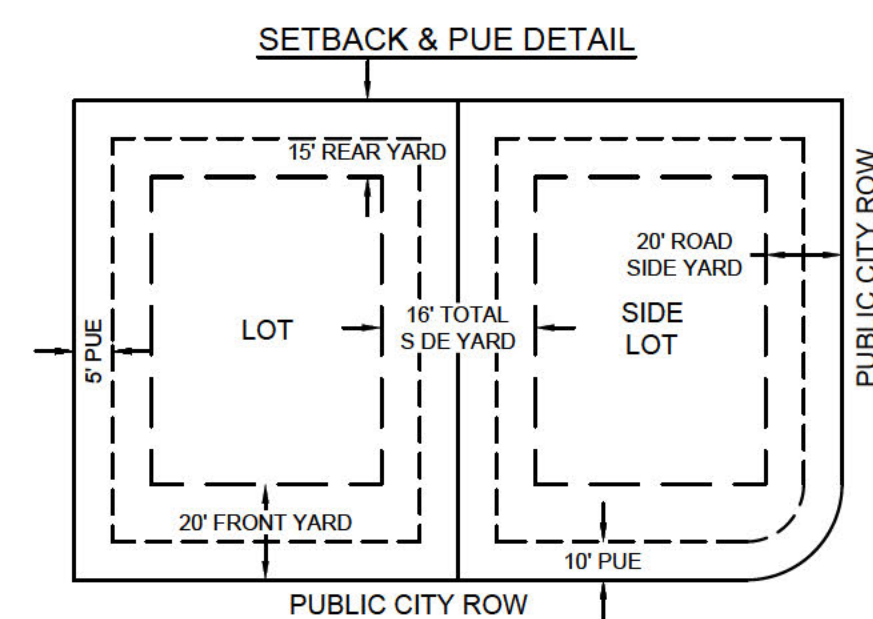
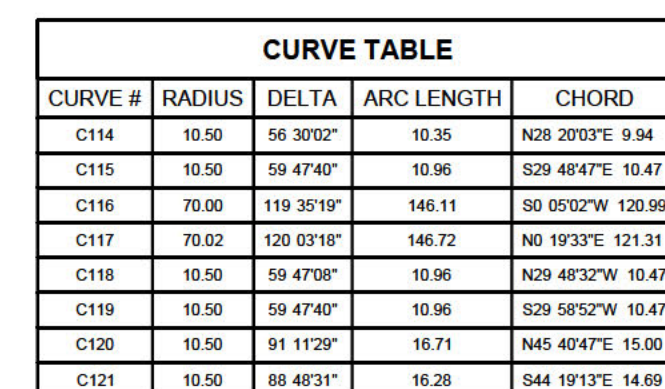
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PROJECT #: 24-255
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/23/2025

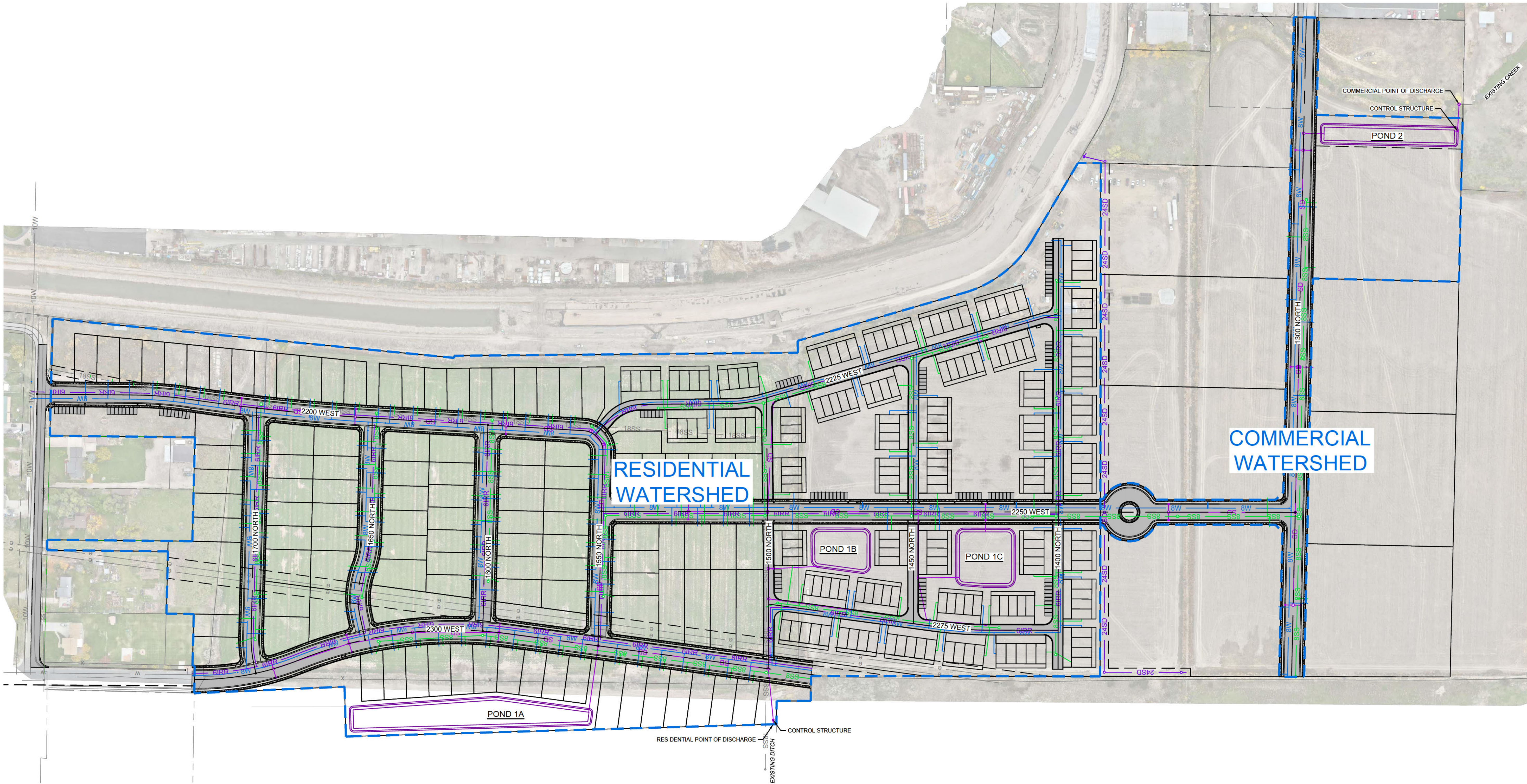


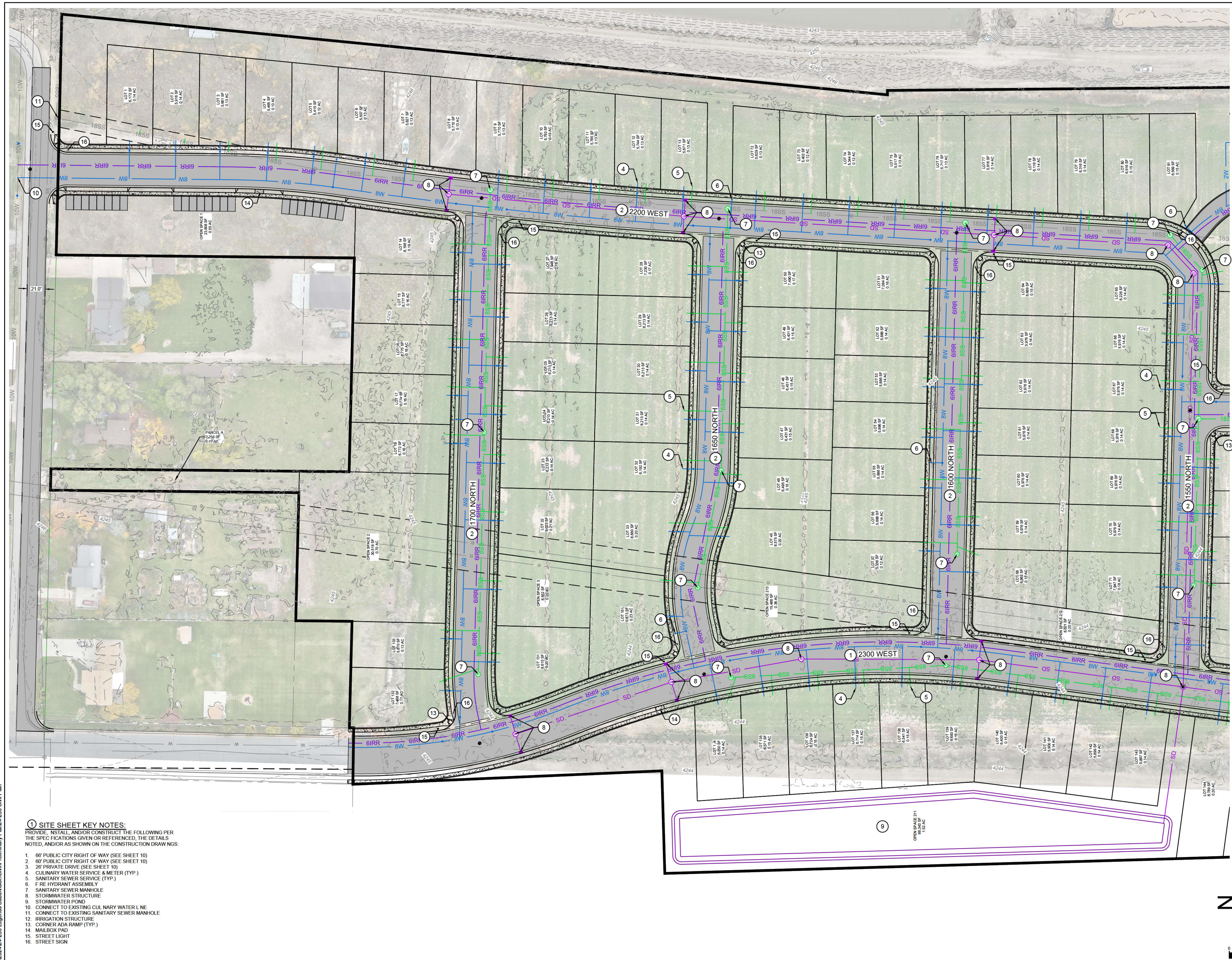
SURVEY PLAN

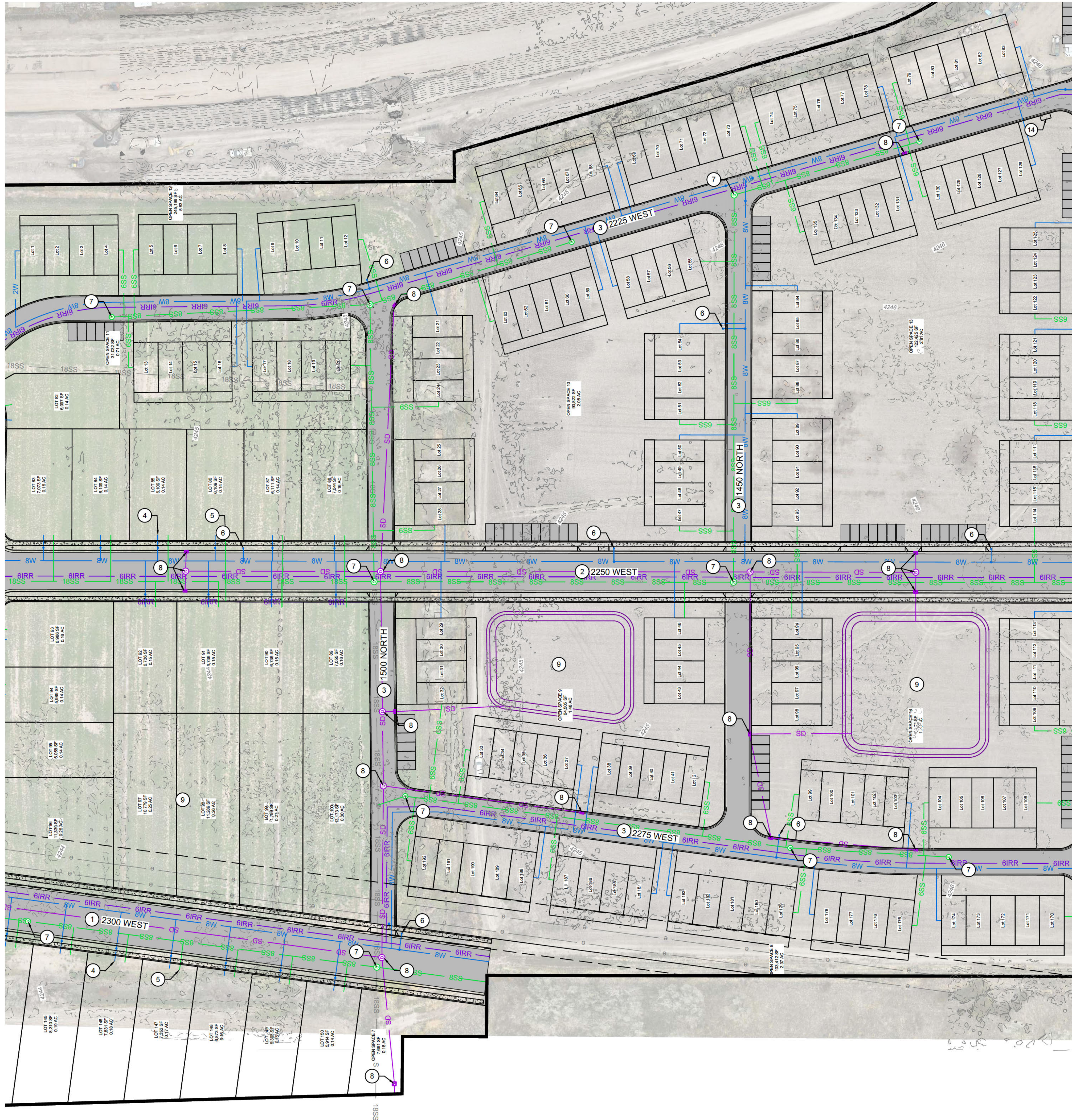
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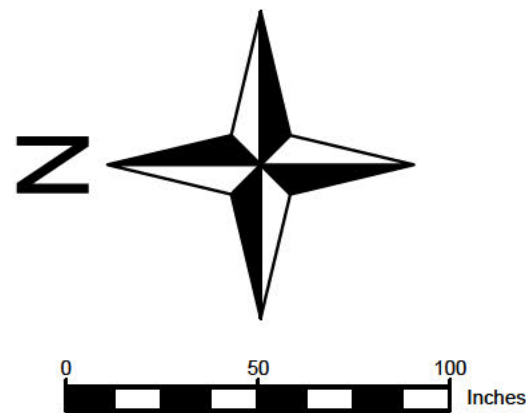
P:\2024\24-255 Legends Subdivision\Civil\Preliminary Plan\24-255 SW Overview







- ① SITE SHEET KEY NOTES:
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 6" PUBLIC CITY RIGHT OF WAY (SEE SHEET 10)
 - 6" PUBLIC CITY RIGHT OF WAY (SEE SHEET 10)
 - 20" PRIVATE DRIVE (SEE SHEET 10)
 - CULINARY WATER SERVICE & METER (TYP.)
 - SANITARY SEWER SERVICE (TYP.)
 - FIRE HYDRANT ASSEMBLY
 - SANITARY SEWER MANHOLE
 - STORMWATER STRUCTURE
 - STORMWATER POND
 - CONNECT TO EXISTING CULINARY WATER LINE
 - CONNECT TO EXISTING SANITARY SEWER MANHOLE
 - IRRIGATION STRUCTURE
 - CORNER ADA RAMP (TYP.)
 - MAILBOX PAD
 - STREET LIGHT
 - STREET SIGN



LEGENDS SUBDIVISION
PRELIMINARY PLAT
1500 NORTH 2300 WEST
FARR WEST, UT 84404

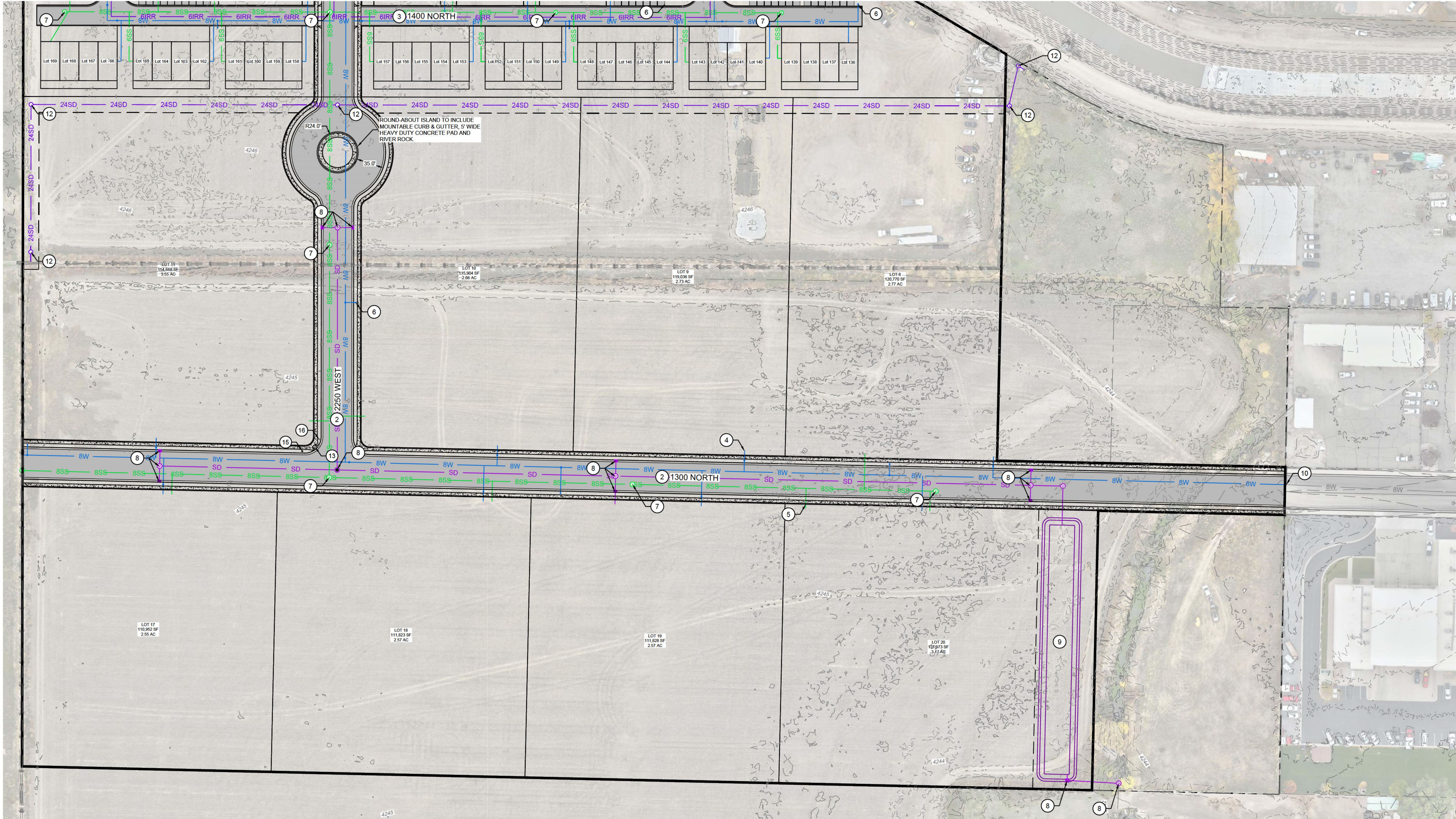
MARK	DATE	DESCRIPTION

PROJECT #: 24-255
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PROJECT MANAGER: M. TAYLOR
ISSUED: 1/23/2025

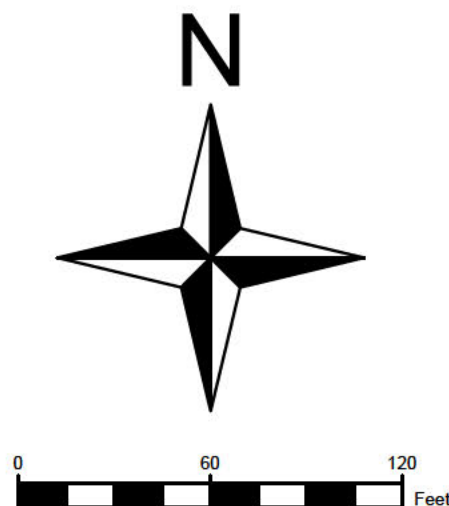


CIVIL PLAN





- ① SITE SHEET KEY NOTES:**
PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 66' PUBLIC CITY RIGHT OF WAY (SEE SHEET 10)
 - 60' PUBLIC CITY RIGHT OF WAY (SEE SHEET 10)
 - 26' PRIVATE DRIVE (SEE SHEET 10)
 - CULINARY WATER SERVICE & METER (TYP.)
 - SANITARY SEWER SERVICE (TYP.)
 - FIRE HYDRANT ASSEMBLY
 - SANITARY SEWER MANHOLE
 - STORMWATER STRUCTURE
 - STORMWATER POND
 - CONNECT TO EXISTING CULINARY WATER LINE
 - CONNECT TO EXISTING SANITARY SEWER MANHOLE
 - IRRIGATION STRUCTURE
 - CORNER ADA RAMP (TYP.)
 - MAILBOX PAD
 - STREET LIGHT
 - STREET SIGN



LEGENDS SUBDIVISION

PRELIMINARY PLAT
1500 NORTH 2300 WEST
FARR WEST, UT 84404

MARK	DATE	DESCRIPTION

PROJECT #: 24-255
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: M. TAYLOR
ISSUED: 1/23/2025



CIVIL PLAN



