



FARR WEST CITY PLANNING COMMISSION AGENDA

July 10, 2025 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, July 10, 2025

Work Session to discuss updates to the General Plan

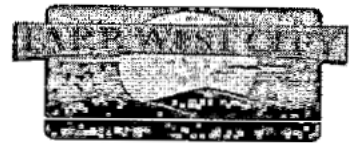
Regular Meeting

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. Recommendation to the City Council approval or denial of the Camden Dale Holdings Commercial Site Plan
 - b. Recommendation to the City Council approval or denial of the Petersen Inc. Modified Site Plan
5. Consent Items
 - a. Approval of minutes dated June 26, 2025
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 July 7, 2025.

Lindsay Afuvai
Recorder

Application for Site Plan Approval



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

Date Submitted: 6/13/25

Applicant Name: Caleb Stoker Applicant Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Business Name: Camden Dale Holdings, LLC Application Number: _____

Business Address: 1296 W 1100 N Farr West Phone: 801.941.4855

Address and description of site being considered: 1309 N 1200 W Existing vacant lot between horse ranch and Enbridge gas station .

Tax ID number of site being considered: 158400001

Current zoning of site: C-2

FEE SCHEDULE

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

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

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

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

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

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

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

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

1. State in detail what is intended to be done on or with the property? We would like to have tradesman
shops. Already have a conditional use permit from last year for this on the property.

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?

1200 W main road to the freeway. We feel the use/landscaping will make the property more appealing to

traffic. Lot has been weeds for many years and this will help with that. Traffic count should not change greatly due to the nature of the businesses.

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.

Caleb Stoker

Owner Signature

Caleb Stoker

Print Name

Holly Stoker

Owner Signature

Holly Stoker

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

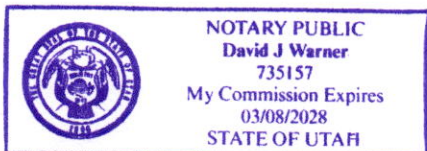
Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

§

Count of Weber

On this 12 day of June, in the year 2025, before me David J Warner,
a notary public, personally appeared Caleb Stoker and Holly Stoker, 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.



David J Warner
NOTARY PUBLIC

E
A
L

State of Utah)

§

County of _____)

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

NOTARY PUBLIC

S
E
A
L

For City Use:

Fee received by: _____ Date received: _____
Receipt number: _____ Cash/Check (circle one) _____
Date site plan received: _____ Received by: _____
Date met with city engineer: _____ Signed: _____
Date engineer approved plan: _____ Signed: _____
Date planning commission approved: _____
Date city council approved (conditional use permit only): _____

- PART OF THE SE.1/4, OF SECTION 1, T.6N., R.2W., S.L.B. & M.

840

FARR WEST STATION SUBDIVISION

IN FARR WEST CITY

TAXING UNIT: 145

SCALE 1" = 50'

SEE PAGE 1

SEE PAGE 1

SEE PAGE 1

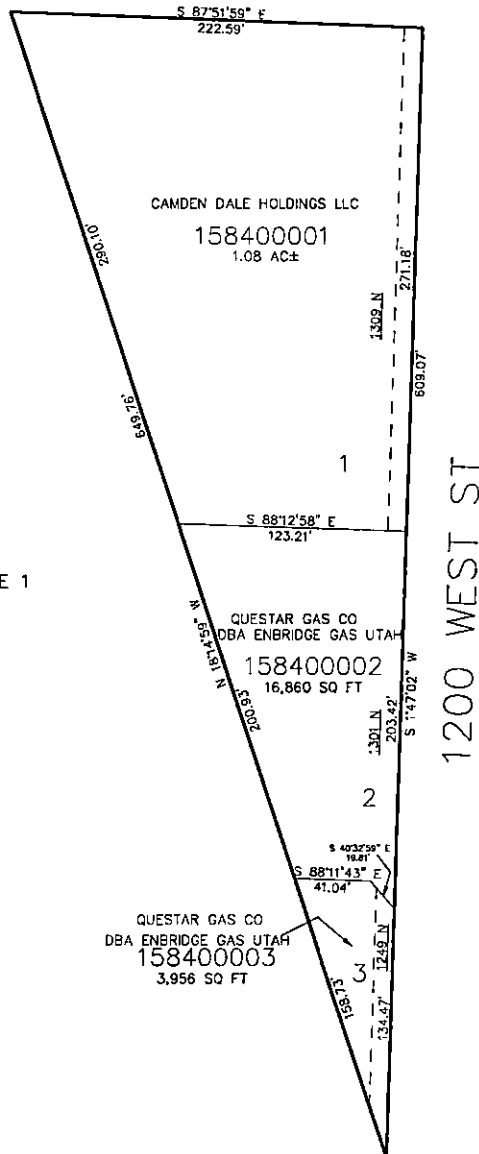
SEE PAGE 1

10' UTILITY & DRAINAGE EASEMENTS EACH
SIDE OF PROPERTY LINES AS INDICATED
BY DASHED LINES EXCEPT AS OTHERWISE
SHOWN.

FOR COMPLETE SURVEY DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 97, PAGE 69 OF RECORDS.

FOR TAX PURPOSES ONLY

BK 05-24

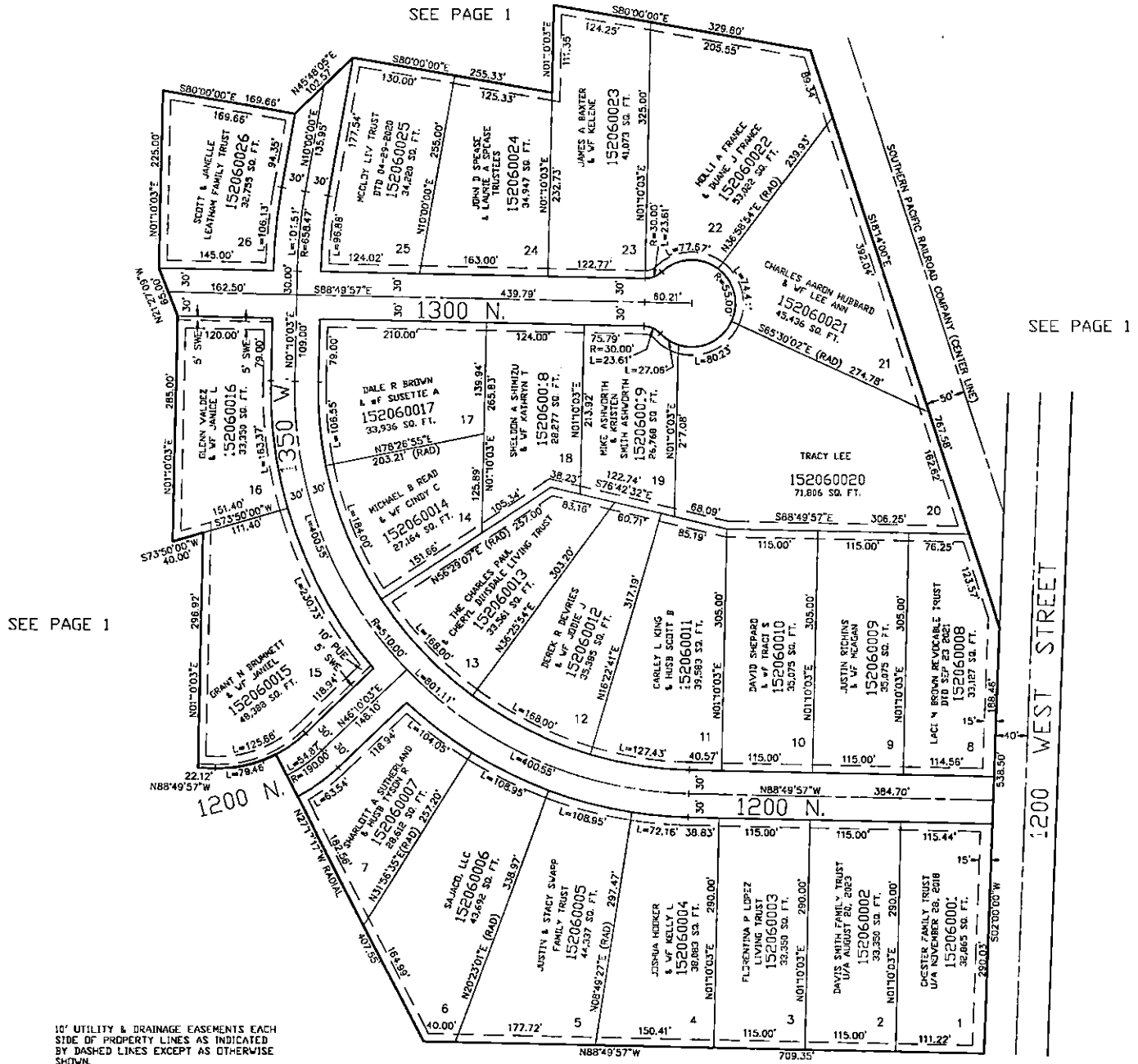


PART OF THE SOUTH 1/2 OF SEC. 1, T.6N., R.2W., S.L.B. & M.
MOUNTAIN VIEW SUBDIVISION PHASE 1

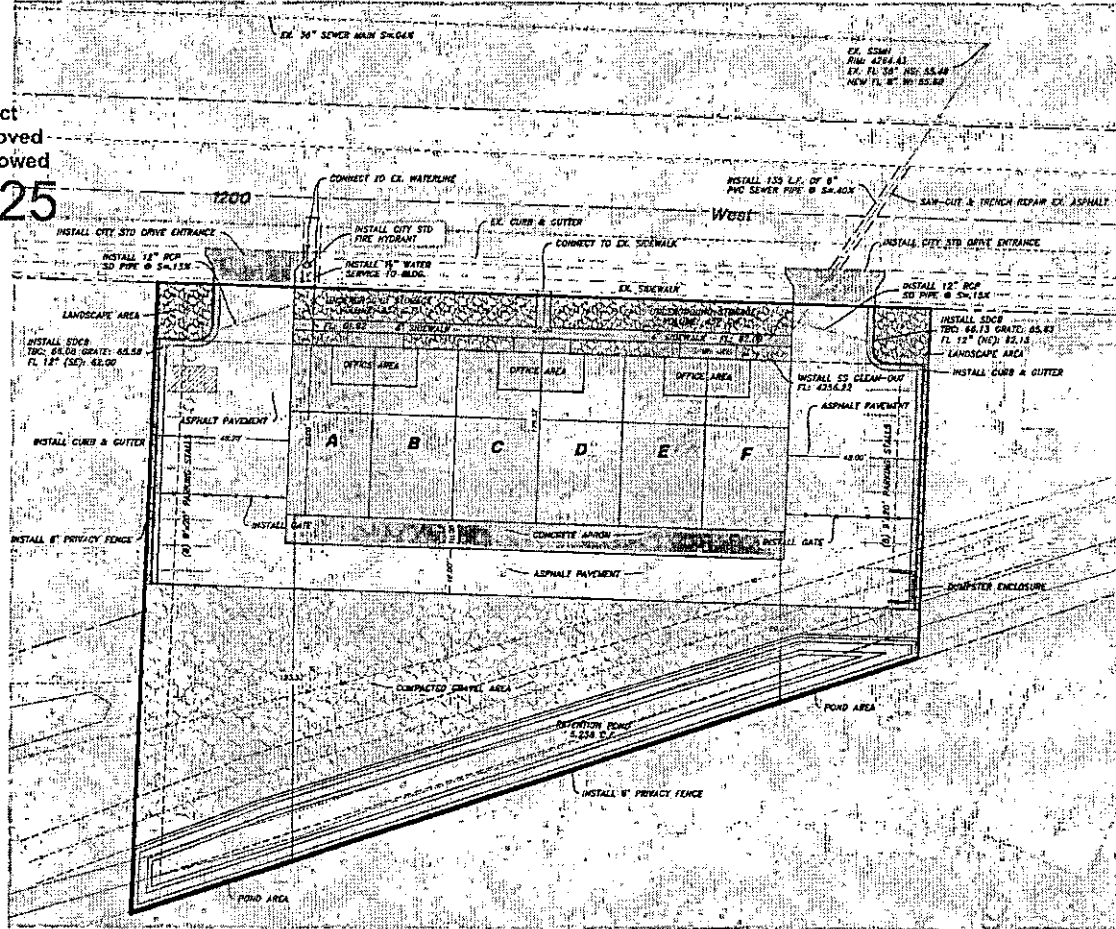
206

TAXING UNIT: 145

IN FARR WEST CITY
SCALE 1" = 100'



05/27/2025






















































































PROJECT DATA

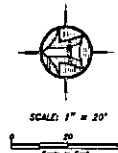
PROJECT ZONING:	C-2
TOTAL PROJECT AREA:	48,872 S.F.
TOTAL LANDSCAPE AREA:	11,363 S.F.
{10% REQUIRED LANDSCAPE}	{24.6%}
OFFICE BUILDING FOOTPRINT AREA:	1,290 S.F.
MECHANIC SHOP FOOTPRINT AREA:	8,300 S.F.
OTHER IMPERVIOUS AREAS:	18,000 S.F.
OTHER WATER SEEDING REQUIRED (S.F.)	

ZONE C-2 REQUIREMENTS

MINIMUM LOT SIZE	####	S.F.
CORNER LOT SIZE	####	S.F.
MIN. LOT WIDTH @ 30' SETBACK ...	###	'
FRONT SETBACK		20'
SIDE YARD SETBACK FACING STREET		20'
SIDE YARD SETBACK		10'
TOTAL OF BOTH SIDE YARDS		20'
REAR SETBACK		10'
TOTAL LANDSCAPING		10%

LEGEND:

<p>  SUBDIVISION BOUNDARY  EASEMENT PROPERTY LINE  EASEMENT SERVICE LINE  EASEMENT WATER LINE  EASEMENT SEWER LINE  PROPOSED WATER LINE  PROPOSED SEWER LINE  PROPOSED STORM DRAIN PIPE  EASEMENT FENCE  EASEMENT 1st CONTOUR  EASEMENT 2nd CONTOUR  EASEMENT 3rd CONTOUR  EASEMENT 4th CONTOUR  EASEMENT 5th CONTOUR  EASEMENT 6th CONTOUR  EASEMENT 7th CONTOUR  EASEMENT 8th CONTOUR  EASEMENT 9th CONTOUR  EASEMENT 10th CONTOUR  EASEMENT 11th CONTOUR  EASEMENT 12th CONTOUR  EASEMENT 13th CONTOUR  EASEMENT 14th CONTOUR  EASEMENT 15th CONTOUR  EASEMENT 16th CONTOUR  EASEMENT 17th CONTOUR  EASEMENT 18th CONTOUR  EASEMENT 19th CONTOUR  EASEMENT 20th CONTOUR  EASEMENT 21st CONTOUR  EASEMENT 22nd CONTOUR  EASEMENT 23rd CONTOUR  EASEMENT 24th CONTOUR  EASEMENT 25th CONTOUR  EASEMENT 26th CONTOUR  EASEMENT 27th CONTOUR  EASEMENT 28th CONTOUR  EASEMENT 29th CONTOUR  EASEMENT 30th CONTOUR  EASEMENT 31st CONTOUR  EASEMENT 32nd CONTOUR  EASEMENT 33rd CONTOUR  EASEMENT 34th CONTOUR  EASEMENT 35th CONTOUR  EASEMENT 36th CONTOUR  EASEMENT 37th CONTOUR  EASEMENT 38th CONTOUR  EASEMENT 39th CONTOUR  EASEMENT 40th CONTOUR  EASEMENT 41st CONTOUR  EASEMENT 42nd CONTOUR  EASEMENT 43rd CONTOUR  EASEMENT 44th CONTOUR  EASEMENT 45th CONTOUR  EASEMENT 46th CONTOUR  EASEMENT 47th CONTOUR  EASEMENT 48th CONTOUR  EASEMENT 49th CONTOUR  EASEMENT 50th CONTOUR  EASEMENT 51st CONTOUR  EASEMENT 52nd CONTOUR  EASEMENT 53rd CONTOUR  EASEMENT 54th CONTOUR  EASEMENT 55th CONTOUR  EASEMENT 56th CONTOUR  EASEMENT 57th CONTOUR  EASEMENT 58th CONTOUR  EASEMENT 59th CONTOUR  EASEMENT 60th CONTOUR  EASEMENT 61st CONTOUR  EASEMENT 62nd CONTOUR  EASEMENT 63rd CONTOUR  EASEMENT 64th CONTOUR  EASEMENT 65th CONTOUR  EASEMENT 66th CONTOUR  EASEMENT 67th CONTOUR  EASEMENT 68th CONTOUR  EASEMENT 69th CONTOUR  EASEMENT 70th CONTOUR  EASEMENT 71st CONTOUR  EASEMENT 72nd CONTOUR  EASEMENT 73rd CONTOUR  EASEMENT 74th CONTOUR EASEMENT 75th CONTOUR EASEMENT 76th CONTOUR EASEMENT 77th CONTOUR </p>
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NOTICE

EXISTING UTILITIES AND DEEPEN
ON PLANS FOR THE CONVE
OF THE CONTRACTOR
ONLY. THE CONTRACTOR IS
RESPONSIBLE FOR THE PRO
TECTION OF ALL UTILITIES.
THE ENGINEER BEARS NO RE
SPONSIBILITY FOR UTILITIES NOT
SHOWN ON THESE INSTRUMENTS.

**Call
BEFORE YOU
Dig**

1-800-662-4111
NATIONAL WARNING

**Call
BEFORE YOU
Die**
—800-662-4111

Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans are 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 to alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measures 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.

CAMDEN DALE HOLDINGS

Sheet
2
of
4
Sheets



June 12, 2025

New Development
1309 N 1200 W
Farr West, UT

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the New Development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Enbridge Gas' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Enbridge Gas' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

Cody Randall
Pre-Construction Representative



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

5/19/2025

Farr West Planning Commission
1896 North 1800 West
Farr West, UT 84404

RE: **AVAILABILITY LETTER** – Camden Dale Holdings

The development is located at 1309 N 1200 W, approximately and consists of 1 lots.

This letter is **ONLY** to state that the above-named project is in the boundaries of the Bona Vista Water Improvement District but water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- Review fees and fire line fees are paid to the District.
- The utility plan, including profiles (line elevations) be reviewed and approved by the District.
- Proof of Secondary Water is provided to the District.

The plan review fee for commercial properties is \$1,000 plus \$300 per acre and includes running one fire flow model. Fire line fees are based on line sizing and are \$100 per line inch. We consider this fee to be minimal and is only to cover the cost of review by the District and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service, and the Plan Review is good only for a period of one year from the date of the Will Serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are then responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the Development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This development must have a secondary water system for all outside irrigation usage. Prior to the District accepting fees for individual connections, the owner or developer must furnish proof of secondary water.

If you have any questions, please feel free to call me. I can be reached at 801-621-0474 ext. 202, Monday through Friday, 8am – 4pm.

Sincerely,

Kenny Hefflefinger,
Assistant Manager

Board of Directors
Ronald Stratford – Chairman - Unic, Weber County
Ken Phippen – Vice Chairman – Farr West
Scott Van Leeuwen – Marriott/Staterville
Jon Beesley – Plain City
Michelle Tait, - Harrisville

Management
Matt Fox, Manager
Marc Doolan, Administrative Manager

May 27, 2025

Caleb Stroker
calebstroker@msn.com
Work Request #7421314

Dear Caleb Stroker:

Rocky Mountain Power will supply power to a site located at or near 1309 N 1200 W Farr West, Weber County, Utah.

- Applicant will apply for power by calling 1-888-221-7070.
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4224.

Respectfully,

Calvin Olson
Estimator
Rocky Mountain Power



Central Weber Sewer Improvement District

June 12, 2025

Nate Carver
1896 North 1800 West
Farr West, UT 84404

SUBJECT: Camden Dale Holdings
Sanitary Sewer Service
Will Serve Letter

Felix:

We have reviewed the request of Caleb Stoker to provide sanitary sewer treatment services to Camden Dale Holdings, a commercial Property of 10,500 sq. ft. Tradesman shops located at approximately 1309 N. 1200 W. Farr West We offer the following comments regarding Central Weber Sewer Improvement District (the district') providing sanitary sewer service.

1. At this time, the district has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the district's facilities the connection must be constructed in accordance with District standards and must be inspected by the district while the work is being done. A minimum of 48-hour notice for inspection shall be given to the district prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Farr West. The connection to the sewer system must be through a retail provider, which we understand to be Farr West. The district will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the district's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clayton Marriott
Digitally signed by Clayton Marriott
DN: cn=US, o=Central Weber Sewer
Improvement District, ou=Central
Weber Sewer Improvement District, cn=Clayton
Marriott
Reason: I am the author of this
document
Date: 2025.06.12 13:28:41 -0500

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer
Caleb Stoker

MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

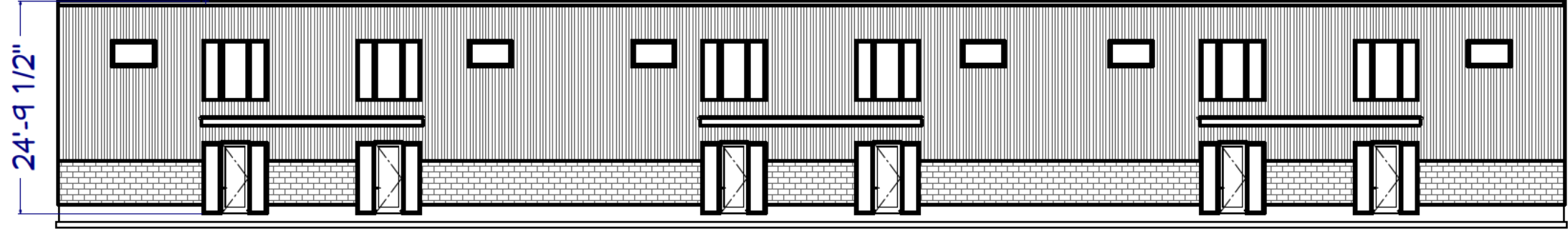
RE: **CAMDEN DALE HOLDINGS COMMERCIAL SITE (1309 NORTH 1200 WEST)**
Site Plan Review

Date: July 7, 2025

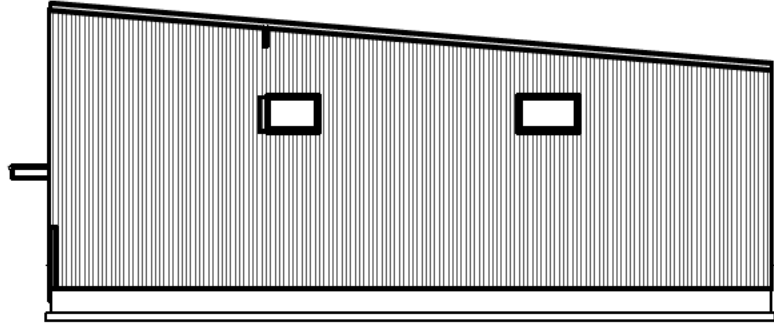
Our office has completed a review of the drawings for the referenced site plan. The proposed development includes the construction of a new building to provide tradesman shops and has previously received approval of a conditional use permit for the use. We recommend approval of the site plan if the following items are completely addressed prior to beginning construction:

1. Provide a grading plan with the existing and proposed elevations shown on the plan, including the finish floor elevation of the new building.
2. Show more detail on the proposed underground storage and the retention pond and provide stormwater calculations per section 15.25 of the city code.
3. A landscape plan was submitted but the plans do not show a secondary water lateral. Show the secondary water lateral and obtain approval from Pineview Water for the connection.
4. Obtain final approval of the plans from Bona Vista Water.
5. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent with the State.
6. 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.
7. A pre-construction conference with the Developer and their Contractor should be held with the City and utility providers prior to beginning any construction.

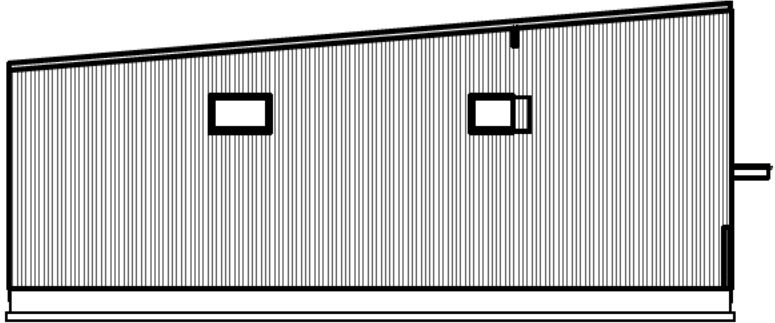
Please let me know if there are any questions.



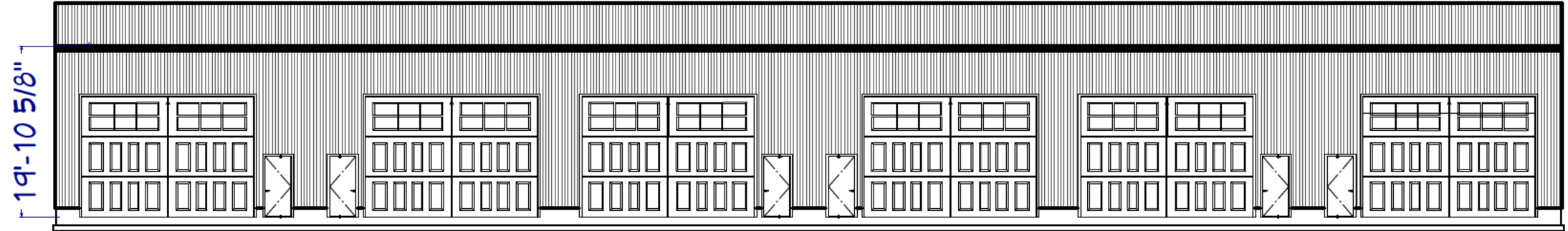
Front



North



South



Rear

Scale 1/16"=1'

Contractor/Designer



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

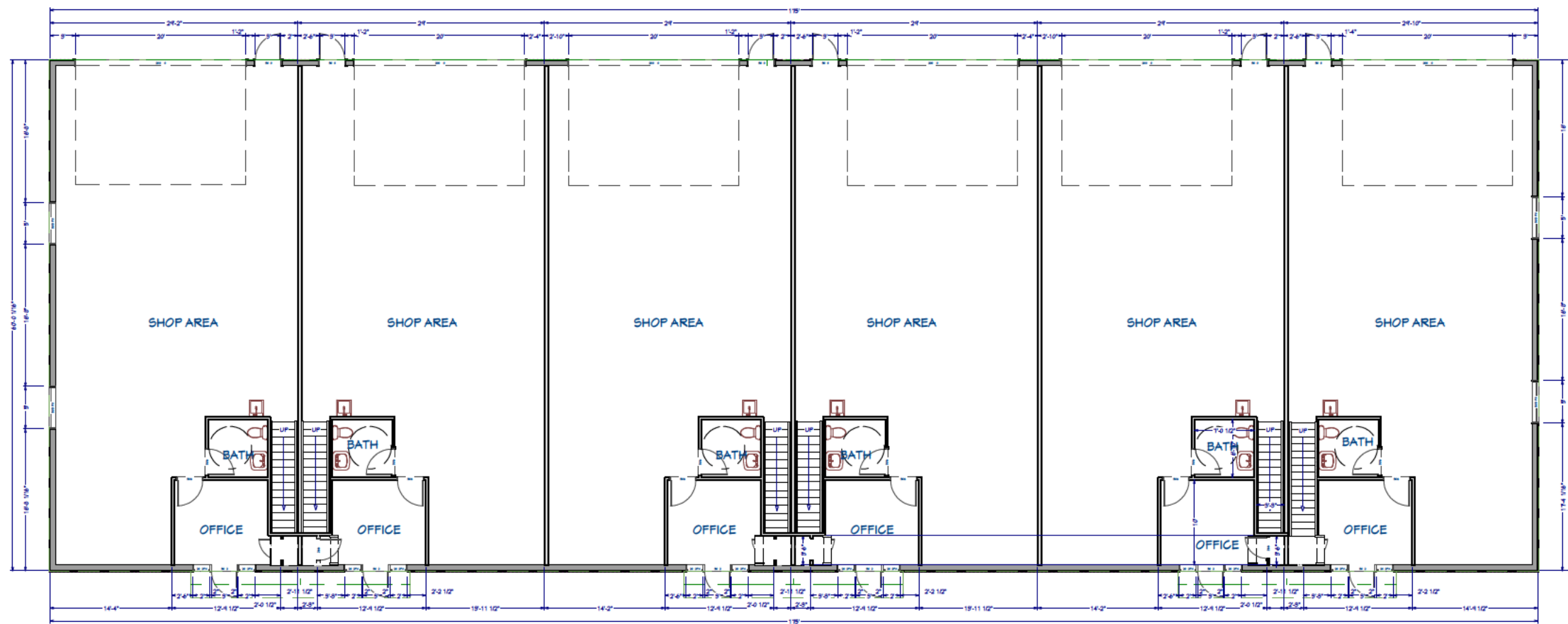
Camden Dale Holdings
1309 N 1200 W
Farr West, UT 84404

Date

6/11/25

Page

1



1st Floor

Scale 1/16"=1'

Contractor/Designer



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

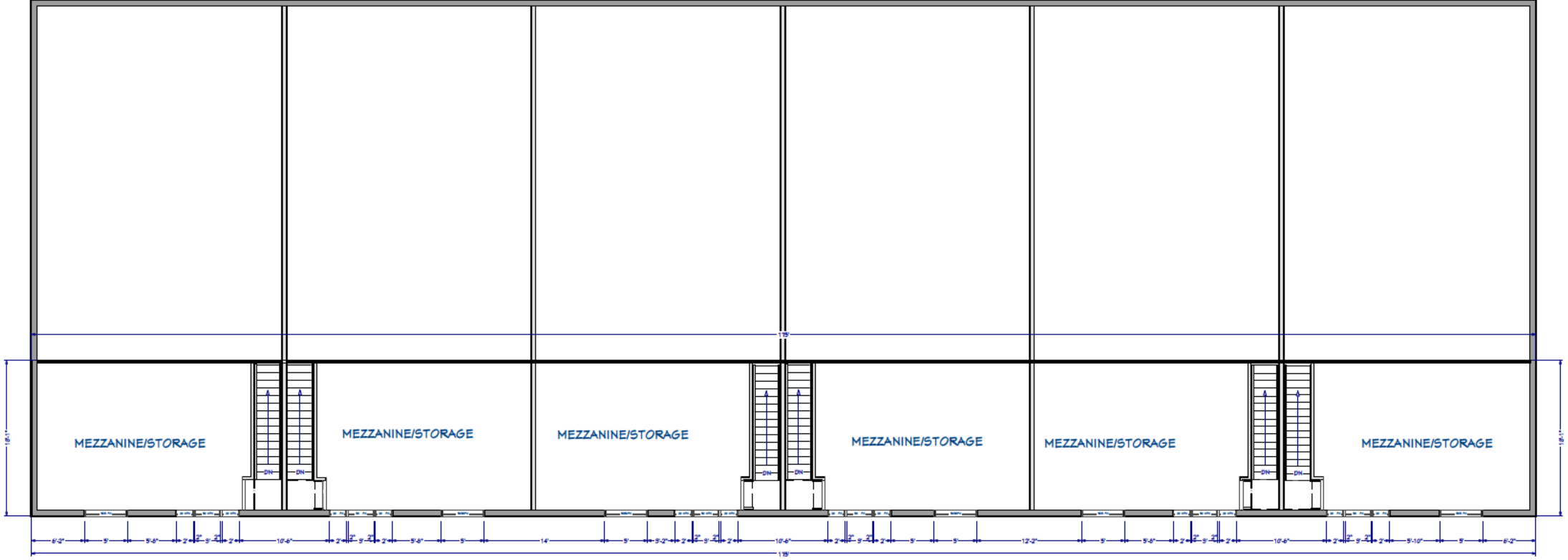
Camden Dale Holdings
1309 N 1200 W
Farr West, UT 84404

Date

6/11/25

Page

2



Mezzanine

Scale 1/16"=1'

Contractor/Designer



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

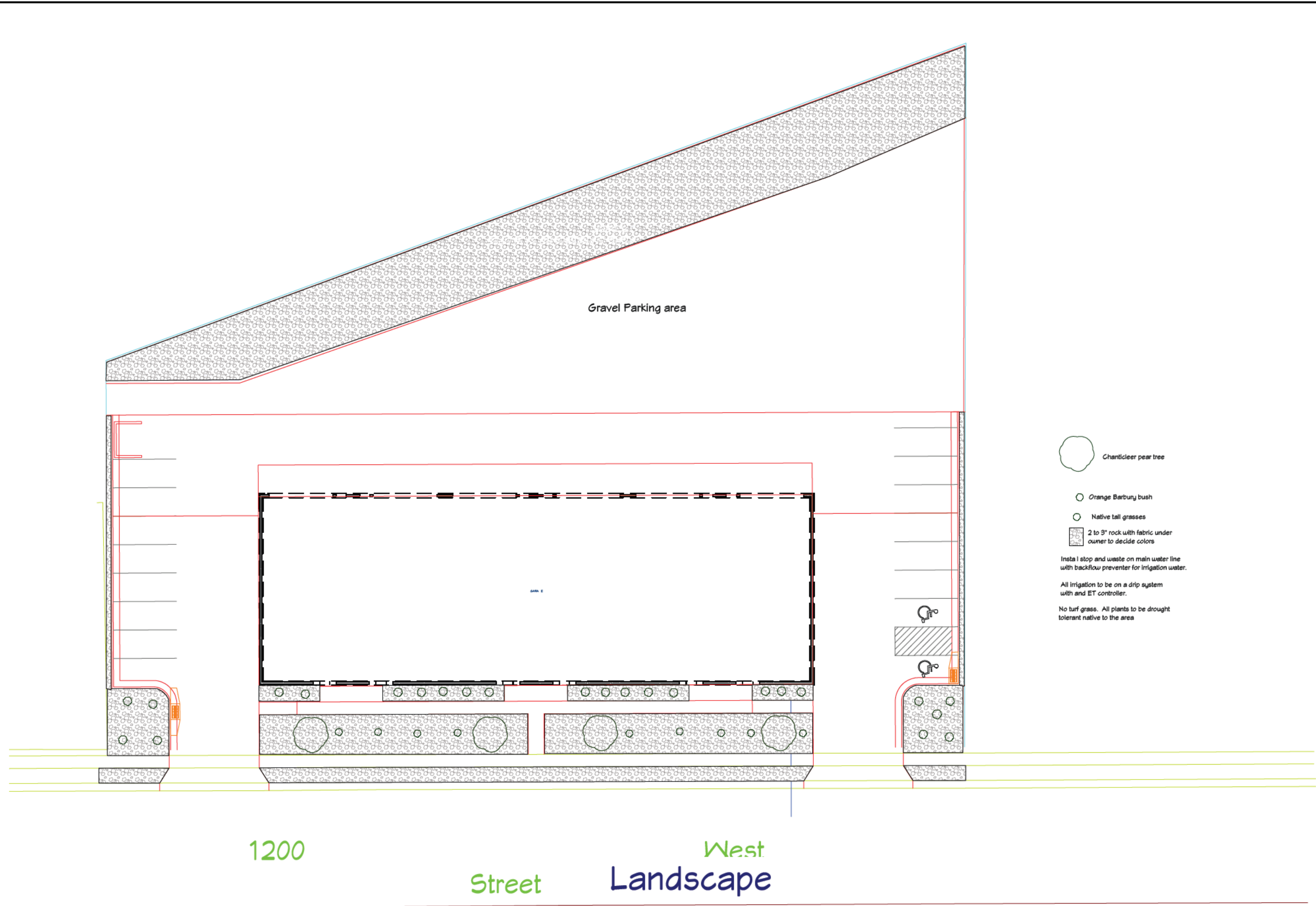
Camden Dale Holdings
1309 N 1200 W
Farr West, UT 84404

Date

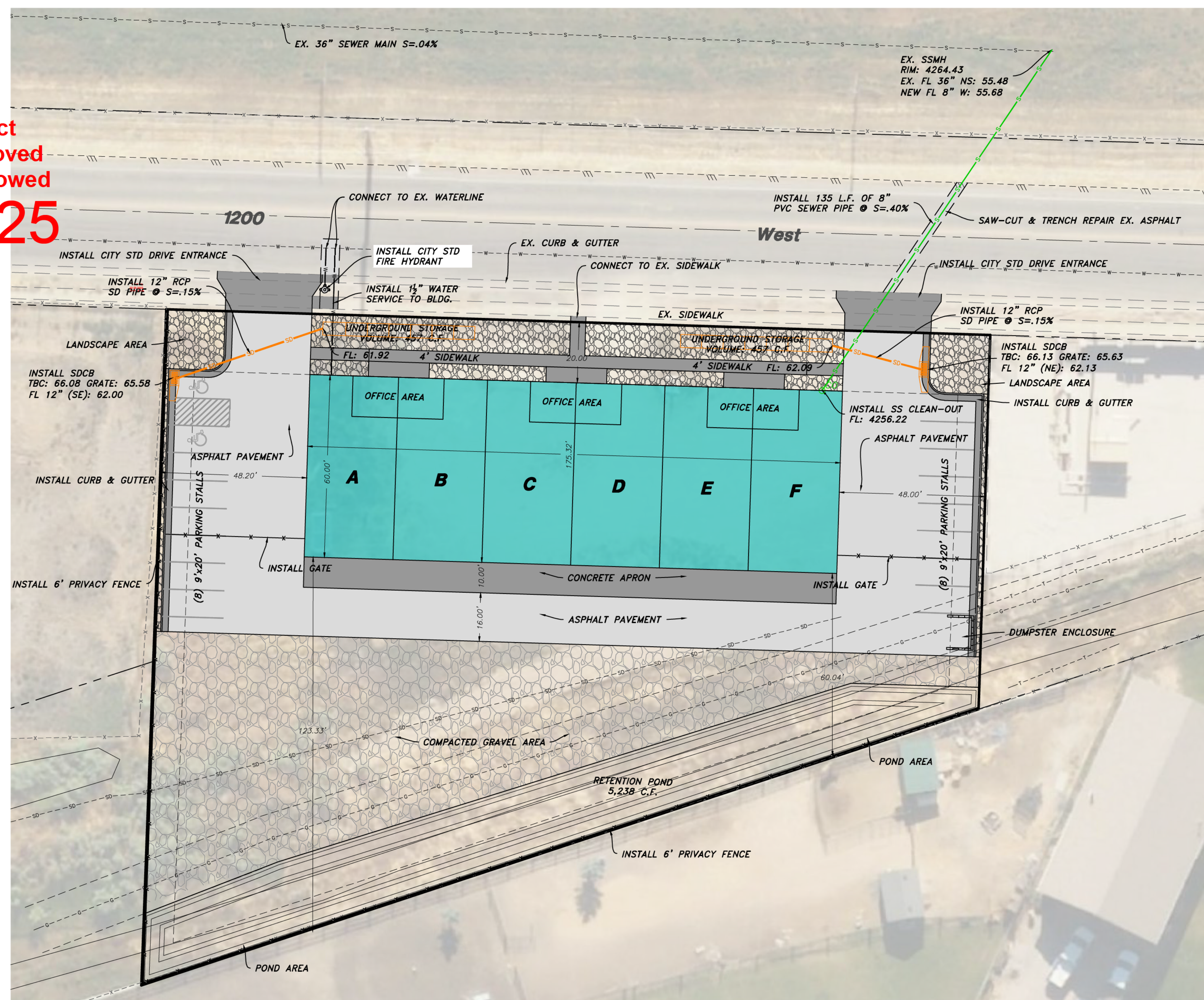
6/11/25

Page

3



Weber Fire District
Reviewed and Approved
if comments are followed
05/27/2025



NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call
DJs
BEFORE YOU
UNDERGROUND SERVICE

1-800-662-4111

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.

PROJECT DATA	
PROJECT ZONING:	C-2
TOTAL PROJECT AREA:	46,972 S.F.
TOTAL LANDSCAPE AREA:	11,565 S.F.
(10% REQUIRED LANDSCAPE)	(24.6%)
OFFICE BUILDING FOOTPRINT AREA:	1,200 S.F.
MECHANIC SHOP FOOTPRINT AREA:	9,300 S.F.
OTHER IMPERVIOUS AREAS:	18,605 S.F.
(CURB & GUTTER, SIDEWALK, PAVEMENT, ETC)	
PARKING REQUIREMENTS:	
OFFICE/BUSINESSES	6 STALLS
1 STALL PER 200 S.F.	
WAREHOUSE	9 STALLS
1 STALL PER 1000 S.F.	
TOTAL PARKING REQUIRED:	15 STALLS
PARKING PROVIDED:	16 STALLS
ADA STALLS REQ'D:	(2 STALLS)

ZONE C-2 REQUIREMENTS	
MINIMUM LOT SIZE	***** S.F.
CORNER LOT SIZE	***** S.F.
MIN. LOT WIDTH @ 30' SETBACK	***'
FRONT SETBACK	20'
SIDE YARD SETBACK FACING STREET	10'
SIDE YARD SETBACK	10'
TOTAL OF BOTH SIDE YARDS	20'
REAR SETBACK	10'
TOTAL LANDSCAPING	10%

LEGEND:

SUBDIVISION BOUNDARY

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

EXISTING SEWER LINE

EXISTING WATER LINE

EXISTING STORM DRAIN PIPE

EXISTING SECONDARY WATER LINE

PROPOSED SEWER LINE

PROPOSED WATER LINE

PROPOSED SECONDARY WATER LINE

PROPOSED STORM DRAIN PIPE

SAW-CUT REQ'D.

EXISTING FENCE

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

EXISTING SEWER MANHOLE

EXISTING STORM DRAIN MANHOLE

EXISTING STORM DRAIN INLET

EXISTING WATER METER

EXISTING FIRE HYDRANT

EXISTING LIGHT POLE

PROPOSED SEWER MANHOLE

PROPOSED STORM DRAIN INLET

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

EXISTING CURB & GUTTER

EXISTING SIDEWALK

PROPOSED CURB & GUTTER

PROPOSED SIDEWALK

PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 20'

0 20 40

Scale in Feet

SITE & UTILITY PLAN FOR

CAMDEN DALE HOLDINGS

1300 North 1200 West

Farr West City, Weber County, Utah

A Part of the Southeast Quarter of Section 1,
Township 6 North, Range 2 West, S.L.B.&M.

Drawn By: BTC

Designed By:

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