



FARR WEST CITY COUNCIL AGENDA

November 20, 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 its regular meeting at 6:30 p.m. on Thursday, November 6, 2025 at the Farr West City Hall, 1896 North 1800 West, Farr West

Regular Meeting

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
 - a. Opening Prayer
 - b. Pledge of Allegiance
2. Comments/Reports
 - 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 October 16, 2025
 - c. Consider approval of bills dated November 5, 2025
4. Business Items
 - a. Consideration of the request for residential business license – Rita Tyler House Keeping
 - b. Consideration of a conditional use permit for Steve Petersen for a 14, 625 square foot pole barn located at 2444 West 2000 North – *Steve Petersen*
 - c. Consideration of a sign for Rocky Mountain Fence Inc located at 2202 North 2000 West – *Levi Call*
 - d. Consideration of the Park Plaza Court Preliminary Subdivision Plat – *Golden Land Management*
 - e. Consideration of Resolution No. 2025-02, adopting Wildland-Urban Interface (WUI) building Code Standards and a WUI zone map for compliance with Utah House Bill 48 (2025)
 - f. Consideration of Resolution No. 2025-03, approving the application for the LWCF grant – *Lyle Earl*
 - g. Consideration of canceling the December 18, 2025 City Council Meeting
5. Mayor/Council Follow-up
 - a. Report on Assignments
6. 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 14, 2025.

Lindsay Afuvai
Recorder

Application for Residential Business License



Application date: Oct. 31, 2025

Owner Name: Rita Tyler

Owner Address: 1111 N, 2000 W. City: Farr West State: UT Zip: 84404

Telephone: 801-916-9882 Fax: - Email: rita.tyler28@yahoo.com

Business Name: House keeping DBA:

State Sales Tax ID # State License # 011391634

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

Describe your type of business in detail: Clean homes, bathroom, kitchen, windows, dust, vacuum.

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

Health Department Permit # or check if not applicable

All daycares are required to undergo a fire inspection from Weber Fire District. Please contact Jolene at Weber Fire District at 801-782-3580 to schedule the inspection. Proof of passed inspection must be submitted with the business license application before any approval is given.

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- ☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- ☒ The business shall not physically change or alter the exterior of the dwelling.
- ☒ No business signs or advertising will be on the premises.
- ☒ The business will not cause an increase in vehicular traffic.
- ☒ The business will not require additional off street parking beyond that normally required for residential uses.
- ☒ The business will meet all applicable safety, fire, building and health codes.

- ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.
- ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☒ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee
\$30.00

**Residential businesses conducted entirely within the primary residence are not subject to the \$30.00 fee.*

Is this business conducted entirely within the primary residence? no

If no, is it conducted in a garage and/or accessory building? yes - other peoples homes.

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: Rita Tyler Date: Oct. 31, 2025

For office use only:

Amount paid: 30.00 Date paid: 10-31-25 Receipt Number: 2.000013934
 City Council Date: ~~10-31-25~~ 11-20-25 Approved: _____ Disapproved: _____
 License number: _____ Date issued: _____



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 10-13-25 Applicant Name Steven Petersen (Petersen Properties, Inc.)

Mailing Address [REDACTED]
84404 _____

Phone Number [REDACTED]

Email: [REDACTED]

Property address of proposed conditional use 2444 West 2000 North Current Zoning: A1

Parcel # 190390054

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

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. The request is to build an agriculture building to store farm equipment. The building exceeds the 2000 Sq. feet currently allowed in the Farr West Ordinance. We understand the strict requirements of the agriculture building and will adhere to them.

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. Does not apply.

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

It will comply with all the requirements for an agriculture building in an agriculture zoned area.

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

 Does not
apply. _____

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. Where there are no utilities being installed, there will be no impact. _____

Date Application & \$100.00 Processing Fee received _____
Steven M. Peterson Property Owner? ☒ Y ☐ N
Signature of Applicant

Received by _____

Date of public hearing: _____

Date application was Approved Denied by Planning Commission _____

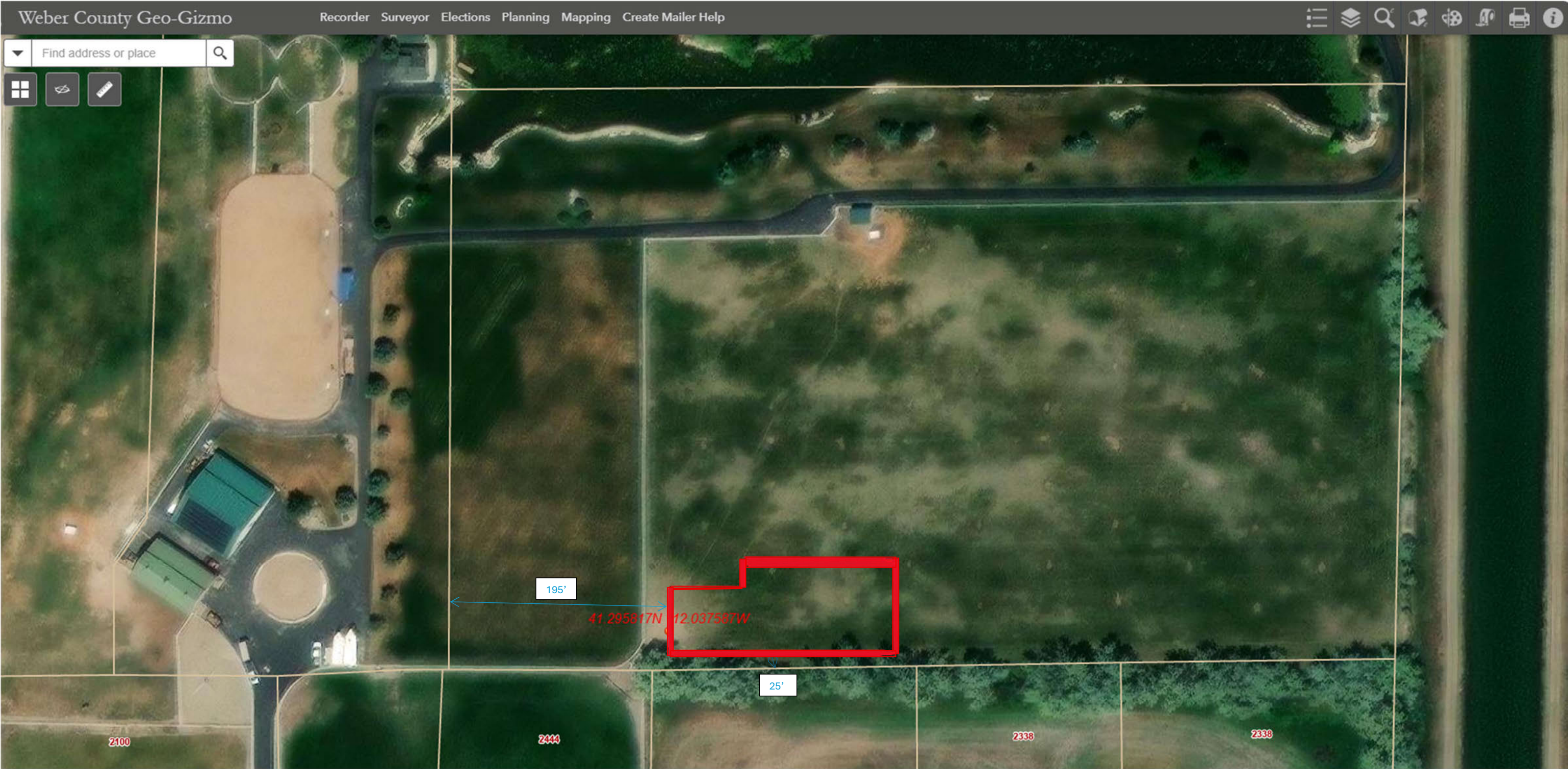
Conditions/Reasons

Date application was Approved Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor



Parcel: 190390054



Application for Sign Approval

This application is to be used for temporary commercial signs (including any banner signs), new permanent signs, or in the event that a simple change of signs is being requested and no construction or external remodeling is being accomplished which would require a full site plan.

Date Submitted: 10/23/2025 Applicant Name: Levi Call

Applicant Address: [REDACTED]

Phone: [REDACTED]

SIGN PERMIT FEE SCHEDULE

Site Plan: \$25.00

Sign Erection or Relocation: \$25

Business Name: Rocky Mountain Fence, Inc.

Address: 2202 North 2000 West

Description of site being considered:

Fencing contractor in Farr West adhering to punch-list items

Tax ID number: 87-0558947

Current zoning of site: Commercial

Abbreviated Site Plan:

Provide a scale drawing that clearly shows the following:

- Location, type, lighting and size of proposed and existing signs.
- Materials to be used for the construction of this sign.

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

How will the proposed sign be compatible with existing surrounding uses, buildings and structures when considering traffic generation, parking, building design, location and landscaping?

The sign looks clean and nice and not
overly conspicuous, unless you are looking for it.



Application for Sign Approval

The following conditions will apply to this sign application: _____

Expiration Date for the use of a temporary sign: _____

All fields must be filled out before application will be considered. ('N/A' fields not applicable)

Signature of Applicant:

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the planning commission and/or city council

Business Owner/Sign Company Signature Levi Call
Print Name Levi Call Rocky Mountain Fence

Property Owner Signature Levi Call
Print Name Levi Call Rocky Mountain Fence

For City Use:

Fee Paid \$ 25 Received By: Laura

Planning Commission/City Council Review Checklist.

____ Has all the required information been provided for review where applicable?

____ Does the proposed sign conform to the City Sign Ordinance?

____ Has the plan been reviewed by the City Engineer/Bldg Official and all concerns addressed?



A photograph of a large red sign with a white border. The sign features a blue mountain logo at the top, followed by the text "ROCKY MOUNTAIN" in large blue letters, "FENCE INC" in smaller blue letters on a white background, and the phone number "801-645-6295" in large white letters on a red background. The sign is mounted on a decorative concrete wall made of stacked stones. Handwritten red text "4ft" is visible to the right of the sign, and handwritten red text "11ft" is visible to the left. The background shows a gravel lot, a white fence, a yellow house, and trees under a blue sky.

ROCKY MOUNTAIN
FENCE INC
801-645-6295

- Location: out by street (2000 West)
- 2 3/8" pipe frame
- Non lighted
- Existing sign
- Mounted on decorative concrete wall

Application for Subdivision



Date Submitted 8/29/2025

Developer's Name Golden Land Management

Developer's Mailing Address [REDACTED]

Developer's Daytime Phone [REDACTED] Developer's Fax / E-mail [REDACTED]

Subdivision Name Park Plaza Court Phase 1

Subdivision Address 4000 N. 2500 W.

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

Acreage of property being divided 6.53 Acreage of entire land parcel 6.53

Number of proposed lots in Subdivision 30 In Phase N/A Number of Phases 1

Title Search Completed (Y) N *Attach Documentation

Available Utilities and Services:

Culinary Water	<u>(Y)</u>	N	
Secondary Water	<u>(Y)</u>	N	Company: <u>mtn view irrigation</u>
Secondary System	<u>(Y)</u>	N	
Adequate Storm Sewer/Drainage	<u>(Y)</u>	N	
Sewer	<u>(Y)</u>	N	
Electric Power	<u>(Y)</u>	N	
Natural Gas	<u>(Y)</u>	N	
Telephone Service	<u>(Y)</u>	N	
Broadband/Fiber Internet	<u>(Y)</u>	N	Comcast: 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	<u>(Y)</u>	N	Company: <u>Comcast</u>

Application for Subdivision



Property is in which Flood Zone: Zone X Panel Number: 49057C 0200F

Lowest Elevation of Property: 4219.50'

Access Road above 4,215' Elevation: Yes Source: —

Does the property contain Wetlands: NO Source: —

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

raw ground that has sat forever, most of it turned into a park & residential homes, this is the last remaining 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).

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 Amy Roskelley Date 8.20.25

FEE SCHEDULE

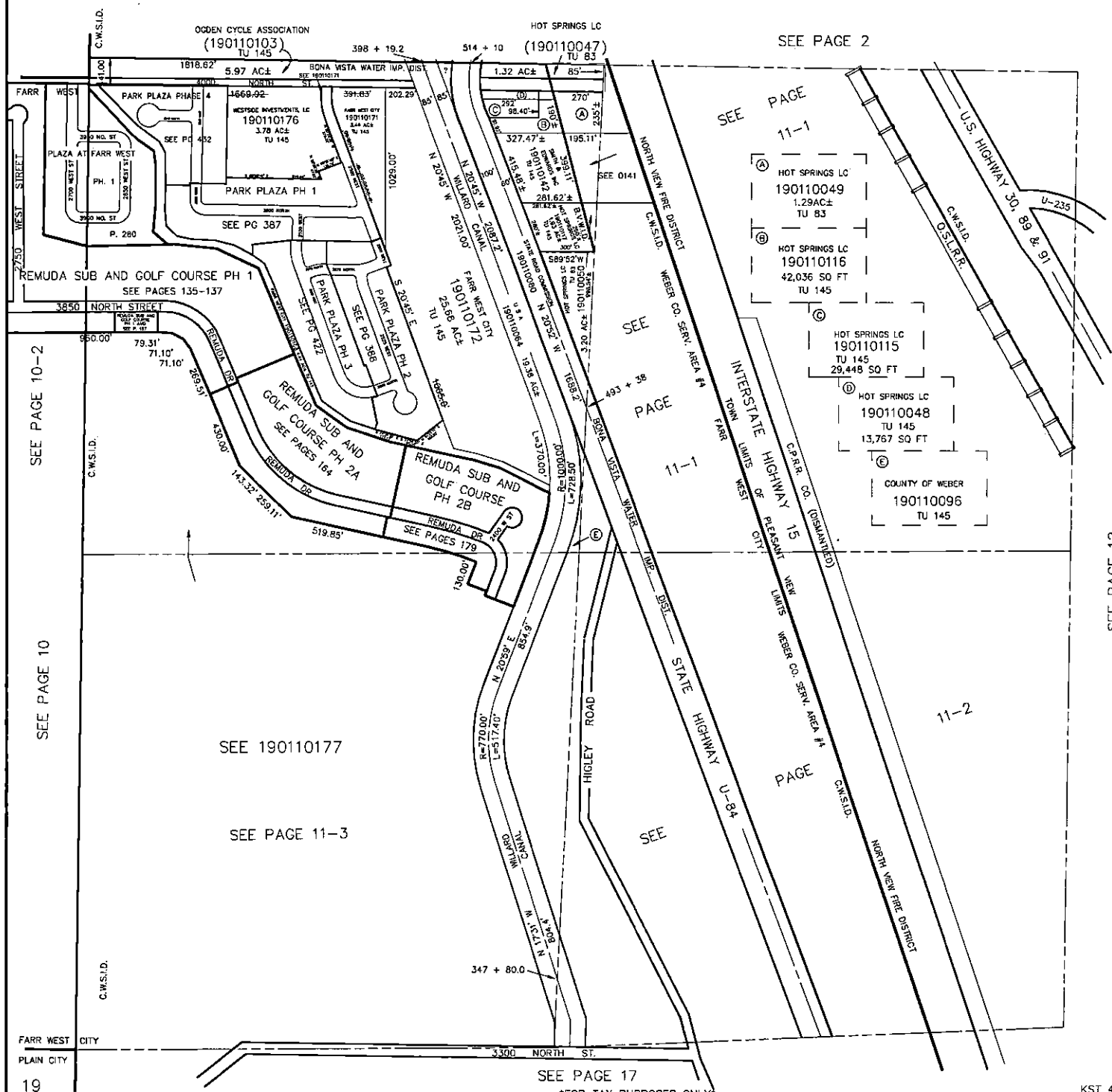
Subdivision Plan Processing:

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 \$ 300 Developer User Fee \$ 3750 Total \$ \$675
Receipt # 6.000007312 Date Paid 9/3/25 Received by Unlady

SCALE 1" = 400'



MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **PARK PLAZA COURT MIXED-USE SUBDIVISION**
Preliminary Subdivision Plat and Plans Review

Date: November 10, 2025

Our office has completed a review of the preliminary subdivision plat and improvement plans for the referenced mixed-used development. This development includes 14 single-family homes, 14 townhomes, and 1 commercial lot containing two retail buildings. Other elements of the development include public roadways, private roadways, utilities, and open space per the development agreement approved by the City.

The preliminary plan requirements have been met, and we recommend preliminary approval at this time. The following comments are provided to aid the Developer and their Engineer as they work towards final approval. The following items will need to be fully addressed prior to final approval:

Subdivision Plat

1. Update the name of the subdivision to Park Plaza Court Subdivision.
2. Add restriction to lots per City Code 15.04.020.K regarding finish floor elevations.
3. Show location of new survey monuments on the plat.
4. Add lot addresses to the plat as provided by our office.

Storm Drain

5. 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.
6. Re-align the storm drain outfall on Lot 14 near 4000 North to keep the manhole out of the middle of the lot and to preserve the lot's buildable area.
7. The new single-family lots are sloped towards the adjacent properties; show how the lots will keep any runoff from entering neighboring properties.
8. Update the design of outlet control structures per the red-line comments on the plans.
9. Identify groundwater depth in a geotechnical report and ensure that the bottoms of the detention systems are 2' above the highest groundwater elevation.

Secondary Water

10. A pressurized secondary water system will be required and is not shown on the preliminary plans. Work with Mountain View Irrigation and show the design on the plans.

Culinary Water

11. Obtain final approval of all culinary water improvements from Bona Vista Water.

Sanitary Sewer

12. Show the elevations for the sewer tie-in at the existing manhole on 2500 West.

Roadway and Site Improvements

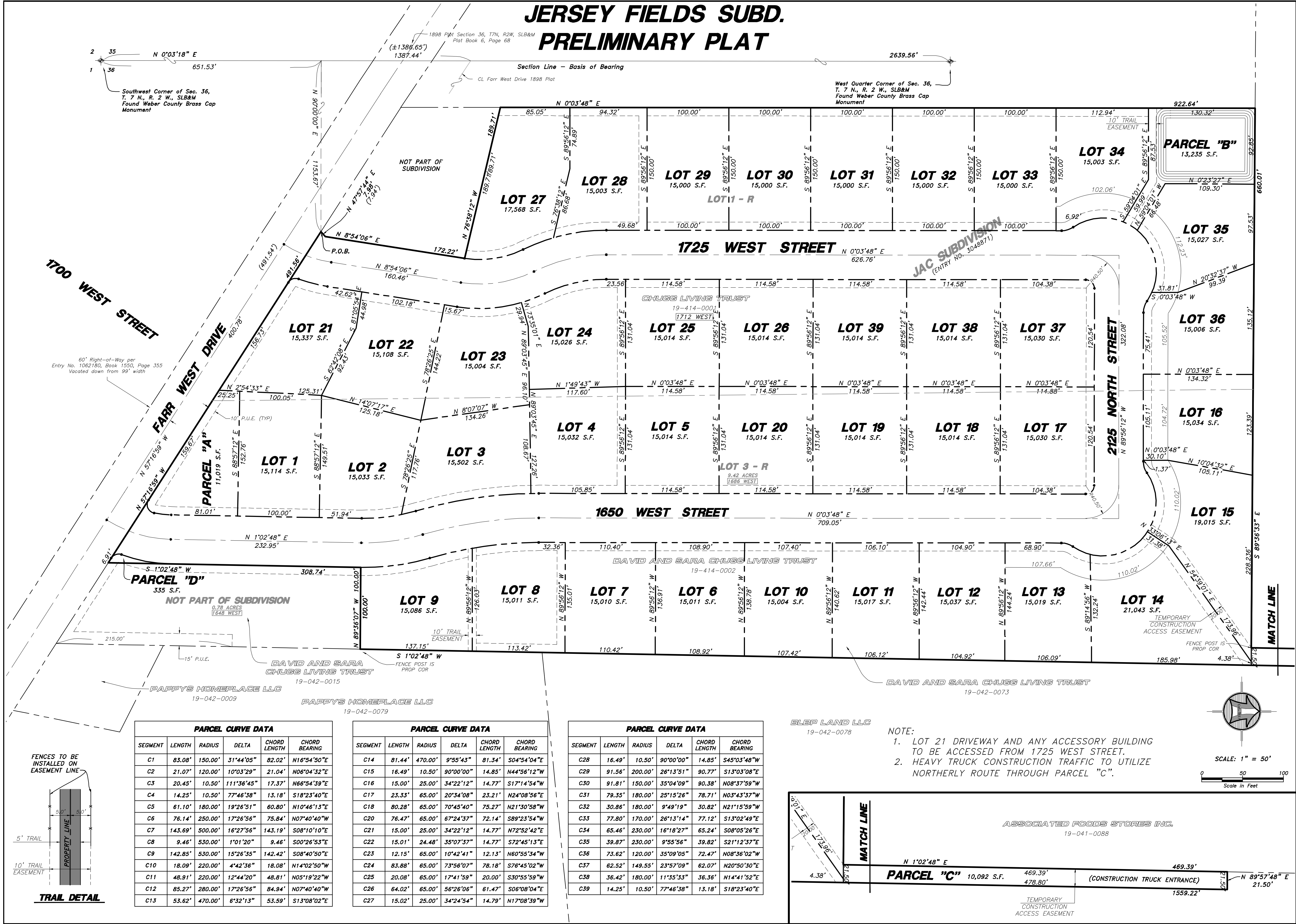
13. Show streetlights at the intersections on 4000 North and 2500 West.
14. Verify setback to commercial buildings and revise as necessary – the commercial zone in the City requires 20' front and side setback and the development agreement doesn't include specific commercial setbacks.
15. Remove the proposed concrete waterway on 2500 West and re-grade or add inlet boxes to make the intersection work without the waterway.
16. Re-align the roadway intersection with 2500 West to have the existing storm drain inlet box in the new gutter pan (if possible).
17. The commercial area shows 53 parking stalls which is less than the 66 stalls required if the retail floor area equals the building size shown on the plans (this can be addressed with the site plan review for the commercial lot in the development).
18. Show more grading and elevation information at the new intersections on 4000 North and 2500 West and make adjustments as necessary to provide for a smooth transition.
19. Include the street section detail in the plan set and make sure the pavement section meets or exceeds the City Standards and includes stabilization fabric above the native subgrade.

General

20. 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.
21. Submit a traffic impact study for the development and implement any recommendations from the study.
22. Obtain approval from Weber Basin Water for the utility crossings and work in their easement along 4000 North.
23. Provide required final approval letters from other affected agencies and utilities (Bona Vista Water, Mountain View Irrigation, Central Weber Sewer, Weber Fire District, Enbridge Gas, Rocky Mtn Power).

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.

JERSEY FIELDS SUBD.
PRELIMINARY PLAT



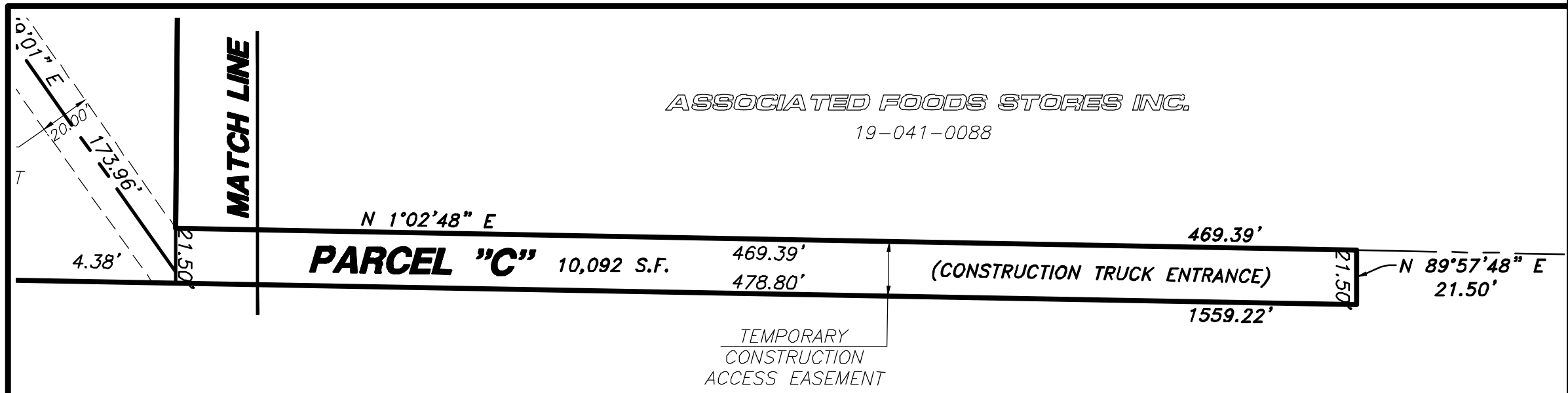
PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	83.08'	150.00'	31°44'05"	82.02'	N16°54'50"E
C2	21.07'	120.00'	10°03'29"	21.04'	N06°04'32"E
C3	20.43'	10.50'	111°36'45"	17.37'	N66°54'39"E
C4	14.25'	10.50'	77°46'38"	13.18'	S18°23'40"E
C5	61.10'	180.00'	19°26'51"	60.80'	N10°46'13"E
C6	76.14'	250.00'	17°26'56"	75.84'	N07°40'40"W
C7	143.69'	500.00'	16°27'56"	143.19'	S08°10'10"E
C8	9.46'	530.00'	1°01'20"	9.46'	S00°26'53"E
C9	142.85'	530.00'	15°26'35"	142.42'	S08°40'50"E
C10	18.09'	220.00'	4°42'36"	18.08'	N14°02'50"W
C11	48.91'	220.00'	12°44'20"	48.81'	N05°19'22"W
C12	85.27'	280.00'	17°26'56"	84.94'	N07°40'40"W
C13	53.62'	470.00'	6°32'13"	53.59'	S13°08'02"E

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C14	81.44'	470.00'	9°55'43"	81.34'	S04°54'04"E
C15	16.49'	10.50'	90°00'00"	14.85'	N44°56'12"W
C16	15.00'	25.00'	34°22'12"	14.77'	S17°14'54"W
C17	23.33'	65.00'	20°34'08"	23.21'	N24°08'56"E
C18	80.28'	65.00'	70°45'40"	75.27'	N21°30'58"W
C20	76.47'	65.00'	67°24'37"	72.14'	S89°23'54"W
C21	15.00'	25.00'	34°22'12"	14.77'	N72°52'42"E
C22	15.01'	24.48'	35°07'37"	14.77'	S72°45'13"E
C23	12.15'	65.00'	10°42'41"	12.13'	N60°55'34"W
C24	83.88'	65.00'	73°58'07"	78.18'	S76°45'02"W
C25	20.08'	65.00'	17°41'59"	20.00'	S30°55'59"W
C26	64.02'	65.00'	56°26'06"	61.47'	S06°08'04"E
C27	15.02'	25.00'	34°24'54"	14.79'	N17°08'39"W

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C28	16.49'	10.50'	90°00'00"	14.85'	S45°03'48"W
C29	91.56'	200.00'	26°13'51"	90.77'	S13°03'08"E
C30	91.81'	150.00'	35°04'09"	90.38'	N08°37'59"W
C31	79.35'	180.00'	25°15'26"	78.71'	N03°43'37"W
C32	30.86'	180.00'	9°49'19"	30.82'	N21°15'59"W
C33	77.80'	170.00'	26°13'14"	77.12'	S13°02'49"E
C34	65.46'	230.00'	16°18'27"	65.24'	S08°05'26"E
C35	39.87'	230.00'	9°55'56"	39.82'	S21°12'37"E
C36	73.62'	120.00'	35°09'05"	72.47'	N08°36'02"W
C37	62.52'	149.55'	23°57'09"	62.07'	N20°50'30"E
C38	36.42'	180.00'	11°35'33"	36.36'	N14°41'52"E
C39	14.25'	10.50'	77°46'38"	13.18'	S18°23'40"E

- NOTE:
- LOT 21 DRIVEWAY AND ANY ACCESSORY BUILDING TO BE ACCESSED FROM 1725 WEST STREET.
 - HEAVY TRUCK CONSTRUCTION TRAFFIC TO UTILIZE NORTHERLY ROUTE THROUGH PARCEL "C".

BLSP LAND LLC
19-042-0078



Drawn By: MBU
Designed By:
Checked By:
Approved By:
Drawing File: 24-127 V23 PP.dwg
Scale: 1" = 50'
JOB NUMBER: 24-127

Date: 11/12/25

JERSEY FIELDS SUBD.

SUBDIVISION OVERVIEW FOR
1700 WEST & FARR WEST DRIVE
FARR WEST CITY, WEBER COUNTY, UTAH
A Part of the Southwest Quarter of Section 36
Township 7 North, Range 2 West, S.L.B.&M.

Sheet
1
of
1
Sheets

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
FARR WEST CITY, Ogden
(435) 399-4905 (801) 399-4905 (435) 732-8272
Celebrating over 68 Years of Business

HAI

No.

Date

By

Revision

N:\2024\24-127 Jersey Fields - ChuggDrawings\24-127 V23 Preliminary Plandwg, 11/12/2025 3:21:21 PM, DWG To PDF.pc3

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

STREET MONUMENT 4000 N 2500 W
ELEV = 4244.42'

PARK PLAZA

4000 NORTH 2500 WEST
FARR WEST, UTAH

INDEX OF DRAWINGS

- C-001GENERAL NOTES
- C-100DEMOLITION PLAN
- C-200SITE PLAN
- C-300OVERALL GRADING AND DRAINAGE PLAN
- C-301GRADING PLAN
- C-302GRADING PLAN
- C-303GRADING PLAN
- C-304GRADING PLAN
- C-305DRAINAGE PLAN
- C-400UTILITY PLAN
- C-500EROSION CONTROL PLAN
- PP-12550 WEST STREET PLAN AND PROFILE
- PP-23950 NORTH STREET PLAN AND PROFILE
- PP-33950 NORTH STREET PLAN AND PROFILE
- C-600DETAILS
- C-601WEST STORMTECH DETAILS
- C-602WEST STORMTECH DETAILS
- C-603EAST STORMTECH DETAILS
- C-604EAST STORMTECH DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 10, 2025

NOTICE TO CONTRACTOR

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

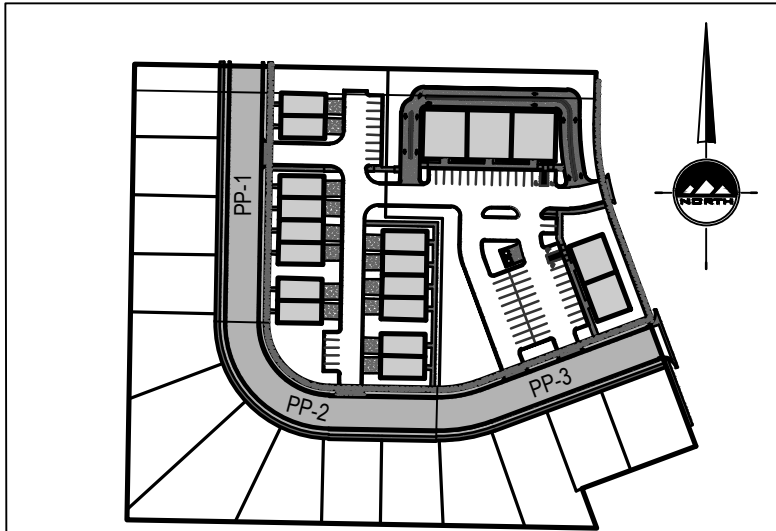
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

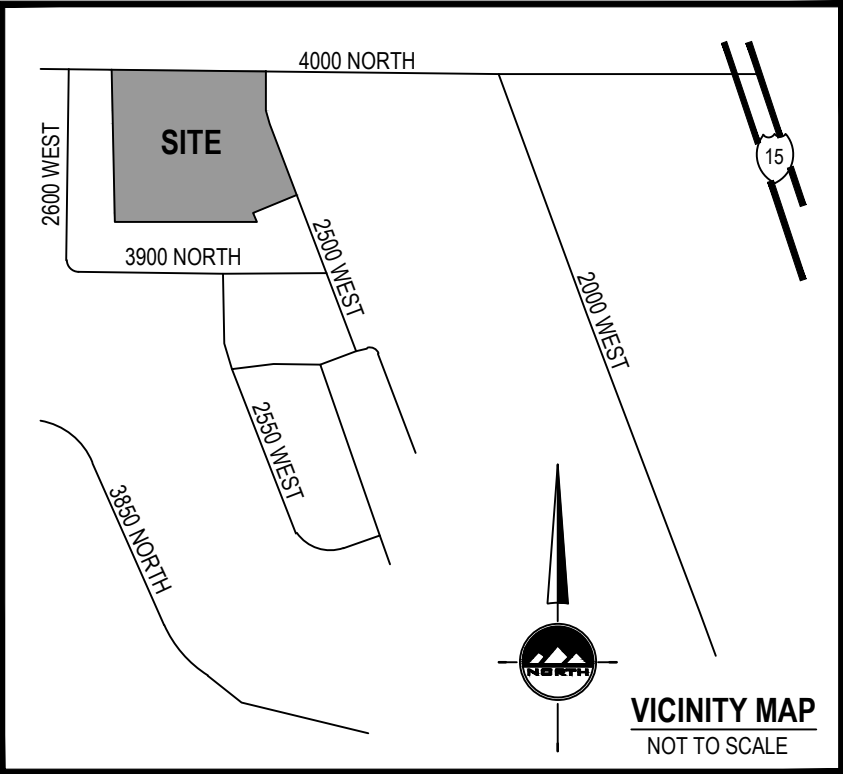
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

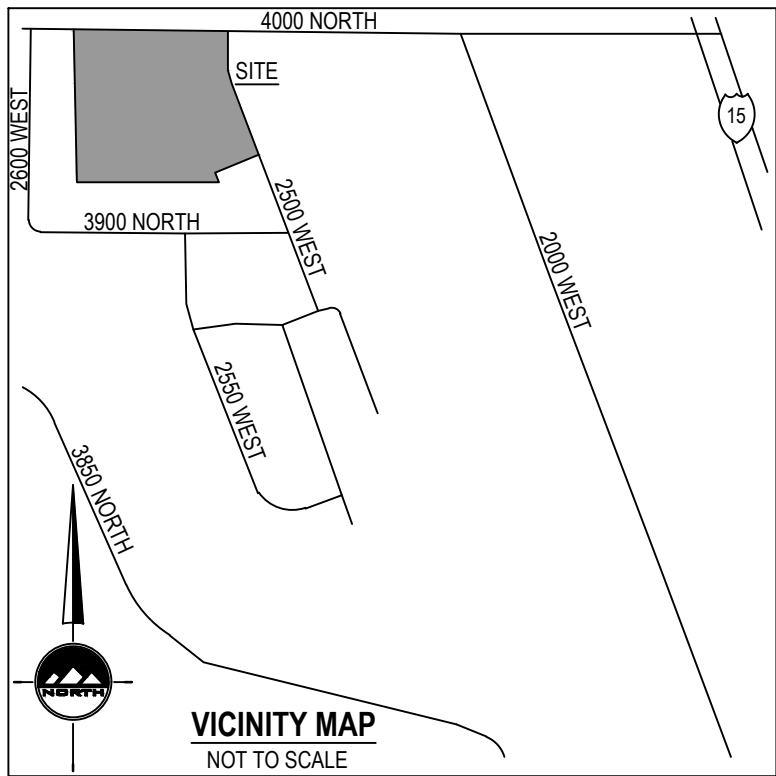


KEY MAP
NOT TO SCALE



PARK PLAZA SUBDIVISION

PLANNED DEVELOPMENT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST, WEBER COUNTY, UTAH
SEPTEMBER 2025



GENERAL NOTES:

- COMMERCIAL PROPERTY IS ZONED C-2.
A. FRONT YARD SETBACK IS 20'
B. REAR YARD SETBACK IS 20'
C. SIDE YARD SETBACK IS 20'
D. CORNER LOT SIDE YARD SETBACK IS 20'
- TOWNHOME PROPERTY IS IN THE PLANNED DEVELOPMENT OVERLAY ZONE.
- SINGLE FAMILY PROPERTY IS IN THE PLANNED DEVELOPMENT OVERLAY ZONE.
A. FRONT YARD SETBACK IS 20'
B. REAR YARD SETBACK IS 15'
C. SIDE YARD SETBACK IS 8'
D. CORNER LOT SIDE YARD SETBACK IS 20' UNLESS NOTED OTHERWISE.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- THE SUBDIVISION BOUNDARY AND THE LOT CORNERS ARE SET AS REQUIRED BY STATE CODE AND COUNTY ORDINANCES.

ADDRESS TABLE	
UNIT 1	XXXX NORTH 2600 WEST STREET
UNIT 2	XXXX NORTH 2600 WEST STREET
UNIT 3	XXXX NORTH 2600 WEST STREET
UNIT 4	XXXX NORTH 2600 WEST STREET
UNIT 5	XXXX NORTH 2600 WEST STREET
UNIT 6	XXXX NORTH 2600 WEST STREET
UNIT 7	XXXX NORTH 2600 WEST STREET
UNIT 8	XXXX NORTH 2600 WEST STREET
UNIT 9	XXXX WEST 3900 NORTH STREET
UNIT 10	XXXX WEST 3900 NORTH STREET
UNIT 11	XXXX WEST 3900 NORTH STREET
UNIT 12	XXXX WEST 3900 NORTH STREET
UNIT 13	XXXX WEST 3900 NORTH STREET
UNIT 14	XXXX WEST 3900 NORTH STREET

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	56.35'	21°31'32"	S80°17'27"W	56.02'
C2	100.00'	157.04'	89°58'29"	N43°57'34"W	141.39'
C3	10.00'	15.66'	89°44'05"	S24°39'38"W	14.11'
C4	120.00'	42.65'	20°21'57"	S79°42'39"W	42.43'
C5	120.00'	2.43'	1°09'35"	N89°31'35"W	2.43'
C6	70.00'	109.92'	89°58'29"	N43°57'34"W	98.97'
C7	10.00'	15.69'	89°52'57"	N45°58'10"E	14.13'
C8	14.50'	12.42'	49°04'02"	N66°29'40"E	12.04'
C9	14.50'	10.36'	40°55'58"	N21°29'40"E	10.14'
C10	14.50'	18.64'	73°39'18"	S52°08'40"E	17.38'
C11	14.50'	4.14'	16°20'37"	S7°08'42"E	4.12'
C12	14.50'	22.78'	90°00'00"	S43°58'19"E	20.51'
C13	14.50'	22.78'	90°00'00"	S46°01'41"W	20.51'
C14	10.00'	15.73'	90°07'03"	S44°01'50"E	14.16'
C15	130.00'	48.83'	21°31'11"	S9°43'54"E	48.54'
C16	130.00'	49.65'	21°53'04"	S31°26'02"E	49.35'
C17	130.00'	49.65'	21°53'04"	S53°19'06"E	49.35'
C18	130.00'	50.14'	22°05'47"	S75°18'31"E	49.83'
C19	130.00'	5.88'	2°36'24"	S87°39'07"E	5.88'
C20	180.00'	3.29'	1°02'46"	S89°28'10"E	3.29'
C21	180.00'	60.47'	19°14'58"	N80°22'58"E	60.19'
C22	180.00'	3.86'	1°13'49"	N70°08'35"E	3.86'
C23	10.00'	15.71'	89°59'17"	S65°28'41"E	14.14'

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The Weber County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

SURVEY NARRATIVE

Purpose of Survey is to split existing parcel into lots and streets.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Farr West City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point North 88°58'19" West 30.61 feet along the 4000 North Street Centerline and South 1°01'41" West 30.82 feet from the 4000 North and 2500 West Brass Monument and running thence:

South 1°21'05" West 58.58 feet along 2500 West;
thence southeasterly 106.65 feet along the arc of a 280-foot radius non-tangent curve to the left (center bears South 88°38'54" East and the long chord bears South 9°33'38" East 106.01 feet with a central angle of 21°49'27")
thence South 20°28'20" East 275.32 feet;
thence South 69°31'40" West 136.74 feet;
thence South 20°28'20" East 47.82 feet;
thence North 88°58'19" West 529.63 feet along the North line of Park Plaza Phase 1 Subdivision;
thence North 1°01'41" East 513.55 feet along the East line of Park Plaza Phase 4 Subdivision;
thence South 88°58'19" East 519.28 feet along the South line of 4000 North to the Point of Beginning.

Contains 288,018 square feet or 6.612 acres

Date _____ Trent R. Williams, PLS
License no. 8034679

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets, private rights-of-way) as shown hereon and name said tract:

PARK PLAZA SUBDIVISION

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a lot (unit) owners' association whose membership consists of said owners, their grantees, successors, or assigns.

Grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each lot (unit) owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.

(NAME) _____ (NAME) _____
WESTSIDE INVESTMENT LC MARRIOTT COMPANIES

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
County of WEBER

On the _____ day of _____, A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the _____ of a Limited Liability Company and that he/she signed the Owner's Dedication and Acknowledgement of Responsibilities freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
County of WEBER

On the _____ day of _____, A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

DEVELOPER
MARRIOTT COMPANIES
4960 WEST 2200 NORTH
NORTH OGDEN, UTAH 84404
801.391.3041

RECORD OF SURVEY
ROS NO.: _____ \$- _____
COUNTY SURVEYOR REVIEWER DATE

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 23
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER
ENTRY NO. _____
FEE PAID _____
FILE AND RECORDED _____ DAY
OF _____ 20____,
IN BOOK _____ OF OFFICIAL RECORDS,
PAGE _____
FOR _____
COUNTY RECORDER
DEPUTY: _____

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE FARR WEST CITY COUNCIL
CITY RECORDER CITY MAYOR

SHEET 1 OF 2
PROJECT NUMBER : 13153A
MANAGER : C.PRESTON
DRAWN BY : J.RINDIUSBACHER
CHECKED BY : T.WILLIAMS
DATE : 9/10/2025

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY PLANNING COMMISSION APPROVAL
CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____,
BY THE FARR WEST CITY ENGINEER
FARR WEST CITY ENGINEER

CENTRAL WEBER SEWER APPROVAL
APPROVED THIS _____ DAY OF _____
A.D. 20____
SEWER DISTRICT

BONA VISTA WATER
IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____
A.D. 20____
WATER COMPANY

ENSIGN
THE STANDARD IN ENGINEERING
LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM
SANDY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3580
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.899.2863

THE CITY DOESN'T
TYPICALLY REQUIRE UTILITY
COMPANIES TO SIGN THE
PLAT (JUST OBTAIN FINAL
APPROVAL LETTERS)

FARR WEST CITY

REMOVE? NO PARKS ARE
BEING DEDICATED

PARK PLAZA SUBDIVISION

PLANNED DEVELOPMENT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST, WEBER COUNTY, UTAH
SEPTEMBER 2025

RENAME - SAME AS EXISTING SUBDIVISION
COULD NAME IT "PARK PLAZA COURT SUBDIVISION"
TO MATCH THE DEVELOPMENT AGREEMENT

OUR SURVEYOR WILL COMPLETE A FULL
REVIEW OF THE PLAT AND DESCRIPTIONS
AND ADDITIONAL COMMENTS WILL BE
PROVIDED PRIOR TO FINAL APPROVAL

19-011-0103
OGDEN CYCLE ASSOCIATION

19-002-0004
OGDEN CYCLE ASSOCIATION

INCLUDE ENTRY NO.

BUILDABLE AREA SHOULD BE
ADJUSTED AND EASEMENT
SHOWN FOR THE STORM DRAIN
BOX AND LINE. DOES THAT LEAVE
A BIG ENOUGH BUILDABLE AREA
FOR THE HOME?

4000 NORTH STREET
(PUBLIC STREET)

BRASS MON.
4000 N 2500 W
POINT OF BEGINNING

LOT 401R

LOT 13

LOT 402R

LOT 12

LOT 403R

LOT 11

LOT 404R

LOT 10

LOT 405R

LOT 9

LOT 406R

LOT 8

LOT 407R

LOT 7

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GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
- 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
- 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROTECT COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
- 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
- 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
- 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
ONP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PIC	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



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PARK PLAZA

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FARR WEST, UTAH

NO.	DATE	REVISION FOR REVIEW
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GENERAL NOTES

PROJECT NUMBER 13153	PRINT DATE 9/10/25
PROJECT MANAGER T. WILLIAMS	DESIGNED BY M. ELMER

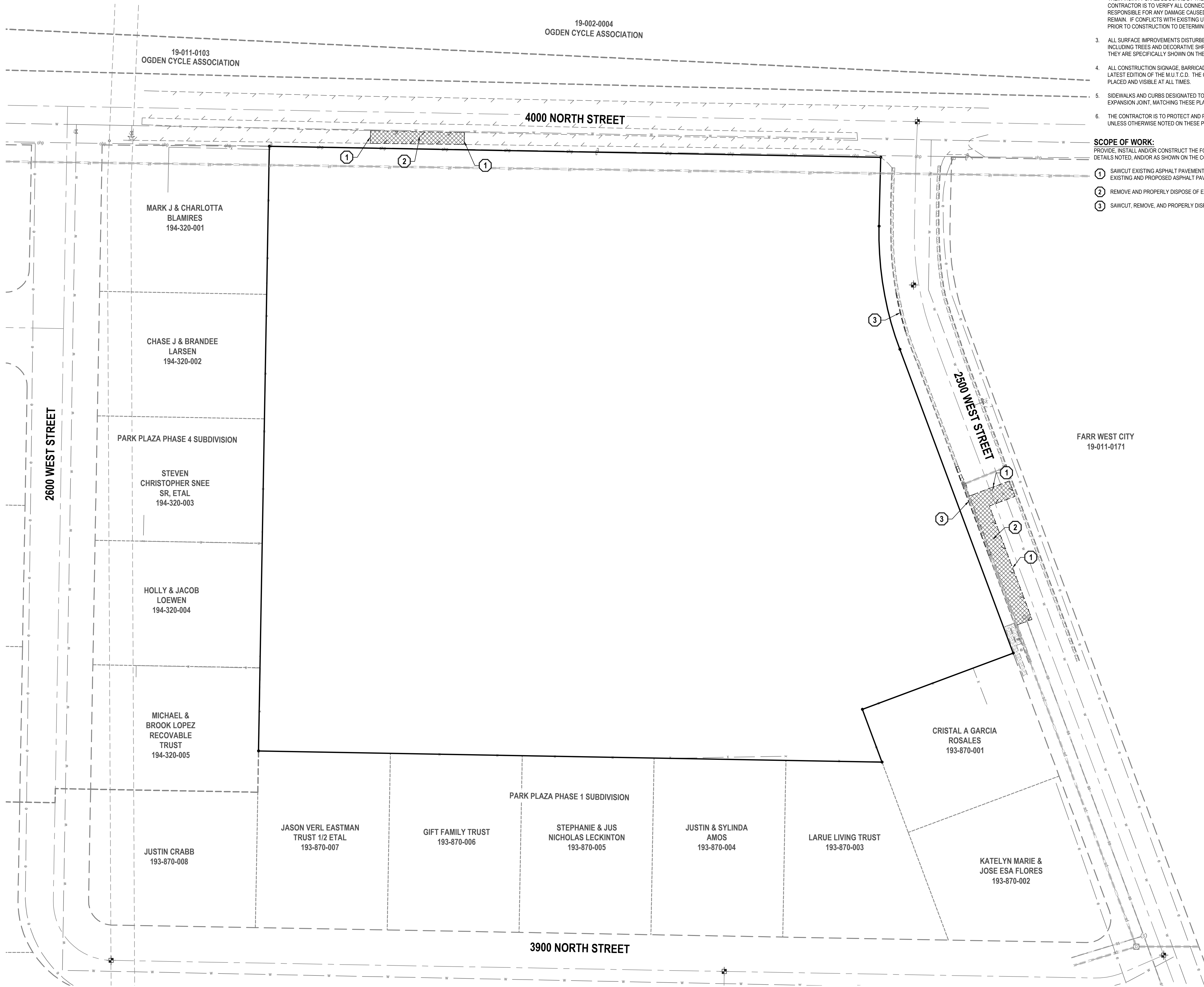
C-001

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

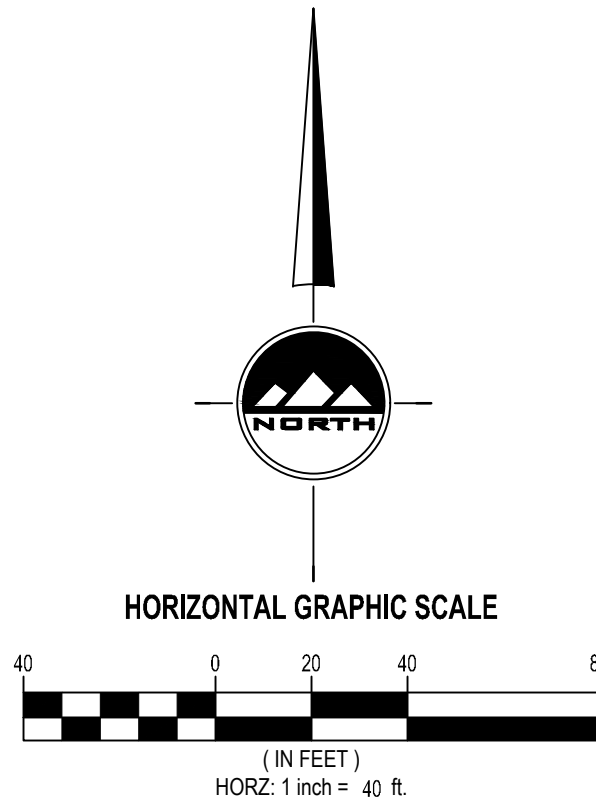
BENCHMARK

STREET MONUMENT 4000 N 2500 W
ELEV = 4244.42'



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
 - SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
 - REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
 - SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.



THE STANDARD IN ENGINEERING

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FOR:
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NORTH OGDEN, UTAH 84004

CONTACT:
AMY ROSKELLEY
PHONE: 801-391-3041

PARK PLAZA

4000 NORTH 2500 WEST
FARR WEST, UTAH

NO. DATE REVISION
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DEMOLITION PLAN

PROJECT NUMBER 13153 PRINT DATE 9/10/25
PROJECT MANAGER T. WILLIAMS DESIGNED BY M. ELMER

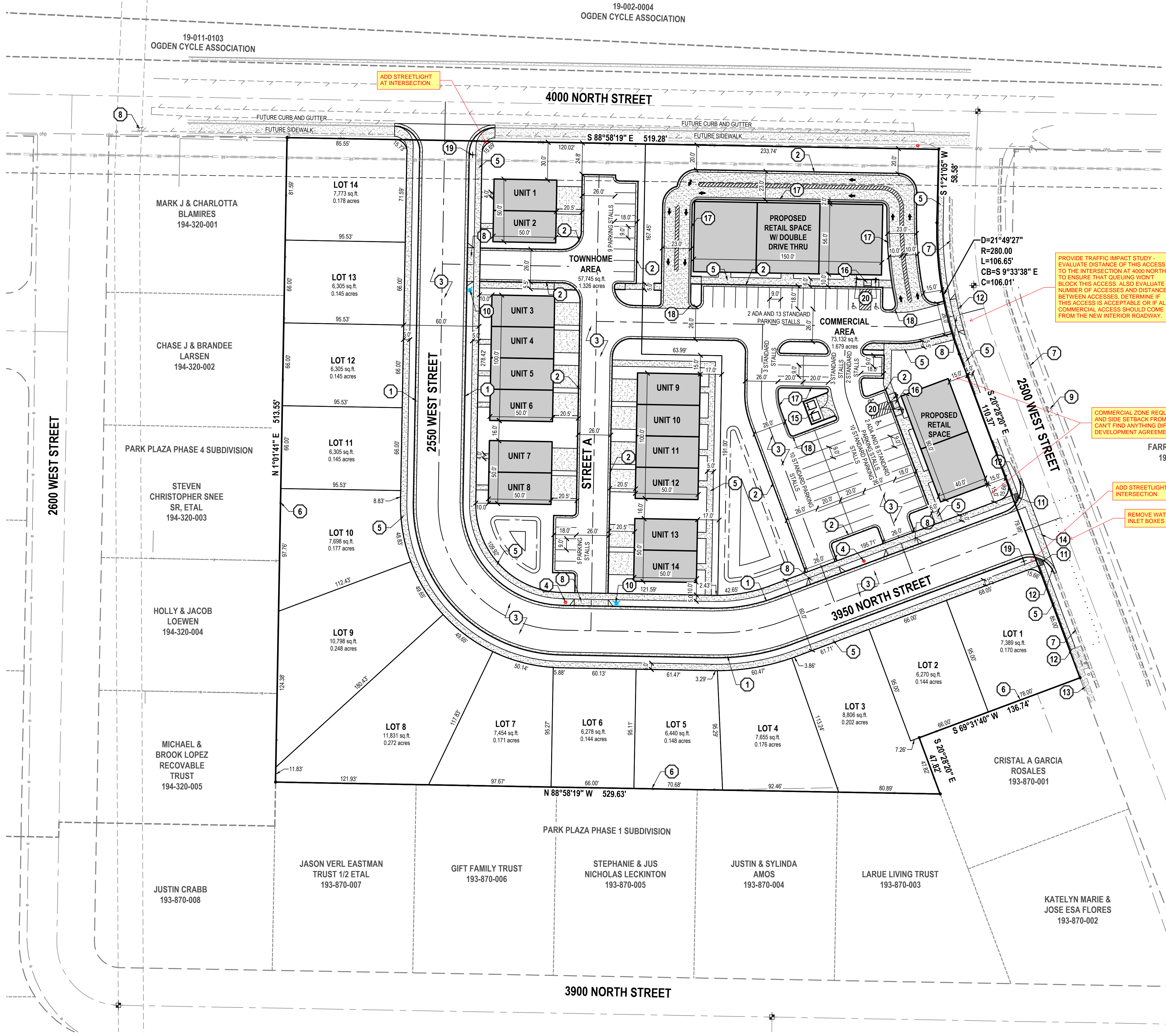
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BENCHMARK

STREET MONUMENT 4000 N 2500 W
ELEV = 4244.42'



- GENERAL NOTES
1.

ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3.

SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4.

ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6.

NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7.

THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INSTALL 30" COLLECTION CURB AND GUTTER PER FARR WEST CITY STANDARD DETAIL CS-03
- 2

INSTALL 24" COLLECTION CURB AND GUTTER PER DETAIL 7/C-600
- 3

ASPHALT PAVEMENT PER DETAIL 8/C-600
- 4

INSTALL STREET LIGHT PER FARR WEST CITY STANDARD DETAIL CS-18
- 5

INSTALL CONCRETE SIDEWALK PER FARR WEST CITY STANDARD DETAIL CS-03. WIDTH PER PLAN
- 6

EXIST VINYL FENCE ALONG PROPERTY LINE
- 7

EXIST CURB AND GUTTER
- 8

INSTALL DRIVE APPROACH PER FARR WEST CITY STANDARD DETAIL CS-02
- 9

EXIST FIRE HYDRANT
- 10

INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA IMPROVEMENT DISTRICT STANDARD DETAIL BV-02
- 11

INSTALL HANDICAP ACCESSIBLE RAMP PER FARR WEST CITY STANDARD DETAIL CS-04
- 12

MATCH EXISTING IMPROVEMENTS
- 13

EXISTING SIDEWALK
- 14

INSTALL 5.0' WATERWAY PER FARR WEST CITY STANDARD DETAIL CS-04
- 15

INSTALL DUMPSTER ENCLOSURE PER DETAIL 10/C-600
- 16

INSTALL ADA RAMP WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN 236.1
- 17

INSTALL 24" REVERSE PAN CURB AND GUTTER PER DETAIL 9/C-500
- 18

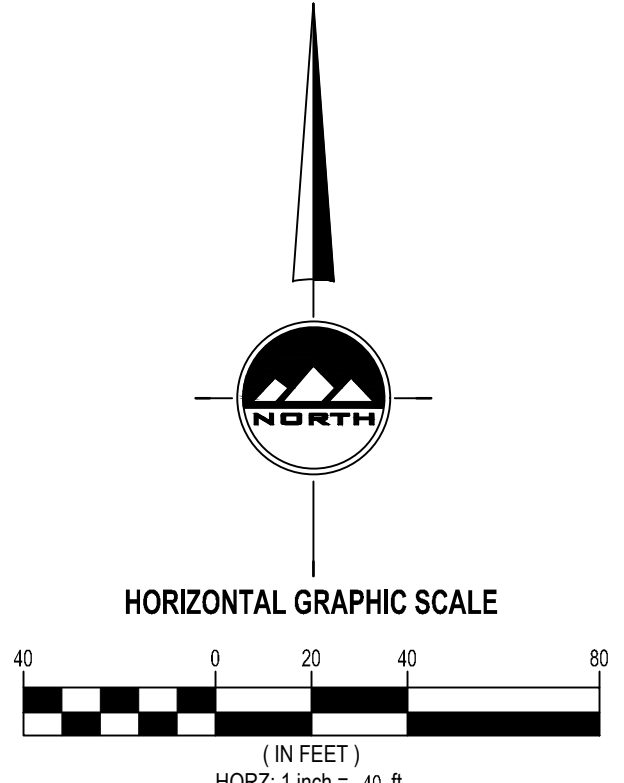
TRANSITION FROM 24" REVERSE PAN CURB AND GUTTER TO 24" COLLECTION CURB AND GUTTER
- 19

INSTALL STREET/TRAFFIC SIGN AND POST (STOP SIGN) PER FARR WEST CITY STANDARD DETAIL CS-03
- 20

INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 14/C-600

SITE SUMMARY TABLE			
PHASE	DESCRIPTION	AREA (SF)	PERCENTAGE
TOWNHOME AREA:	PAVEMENT	21,650 sq.ft.	37.5%
	ROOF	17,500 sq.ft.	30.3%
	LANDSCAPING	18,595 sq.ft.	32.2%
	TOTAL SITE	57,745 sq.ft.	100%
		1.326 ACRES	
COMMERCIAL AREA:	PAVEMENT	37,009 sq.ft.	50.6%
	ROOF	12,000 sq.ft.	16.4%
	LANDSCAPING	24,123 sq.ft.	33.0%
	TOTAL SITE	73,132 sq.ft.	100%
		1.679 ACRES	
LOT AREA:	TOTAL SITE	157,141 sq.ft.	100%
		3.607 ACRES	
TOTAL PROJECT AREA:	TOTAL PROJECT SITE	288,018 sq.ft.	100%
		6.612 ACRES	

PARKING DATA TABLE		
TOWNHOME PARKING	STANDARD STALLS	14
	ADA - ACCESSIBLE STALLS	0
	TOTAL TOWNHOME STALLS	14
COMMERCIAL PARKING	STANDARD STALLS	49
	ADA - ACCESSIBLE STALLS	4
	TOTAL COMMERCIAL STALLS	53
	TOTAL PROJECT STALLS	67



EN SIGN

THE STANDARD IN ENGINEERING

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PARK PLAZA

4000 NORTH 2500 WEST

FARR WEST, UTAH

CITY CODE REQUIRES 66
PARKING STALLS FOR 12,000
SF OF RETAIL FLOOR AREA

NO. DATE REVISION
FOR REVIEW

SITE PLAN

PROJECT NUMBER
13153

PRINT DATE
9/10/25

PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
M. ELMER

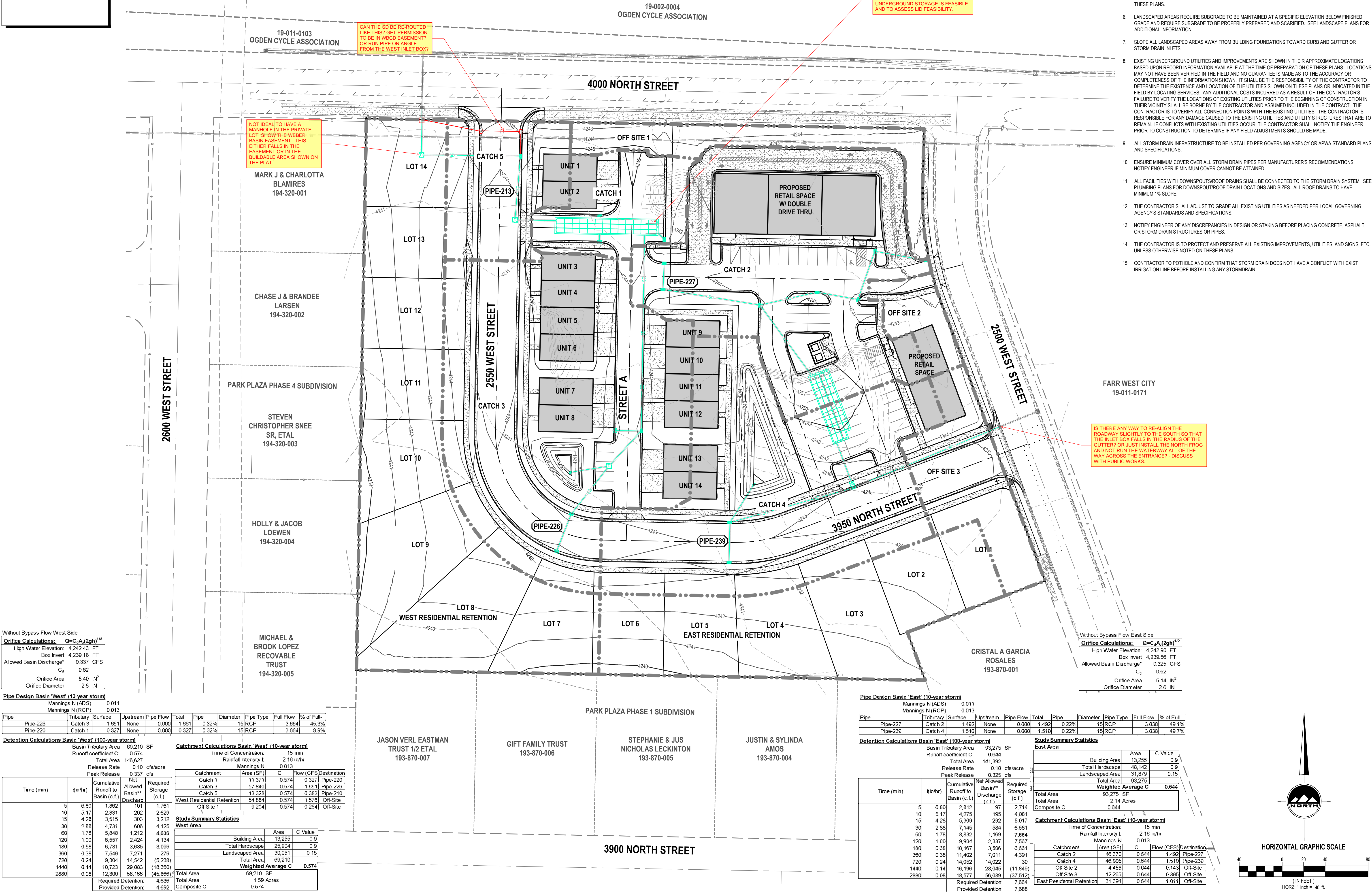
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ELEV = 4244.42'



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CONTACT: AMY ROSKELLEY
PHONE: 801-381-3041


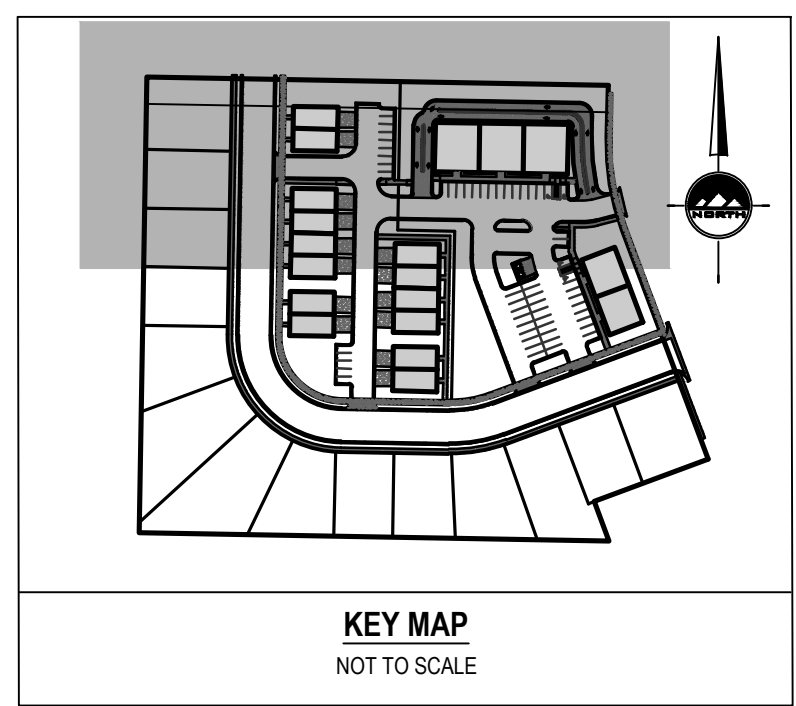
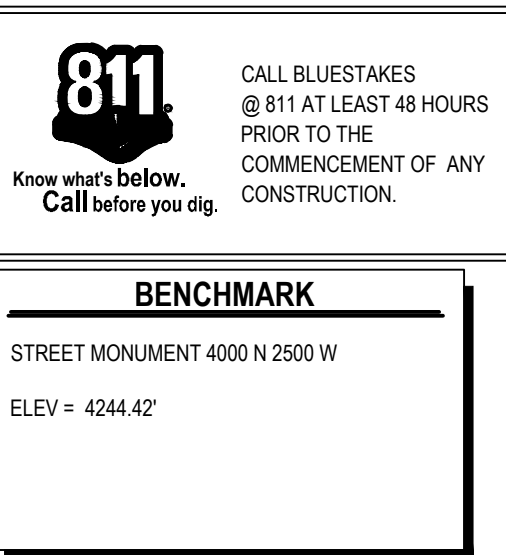
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4000 NORTH 2500 WEST
FARR WEST, UTAH

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 13153
PRINT DATE: 9/10/25
PROJECT MANAGER: T. WILLIAMS
DESIGNED BY: M. ELMER

C-300



THE STANDARD IN ENGINEERING

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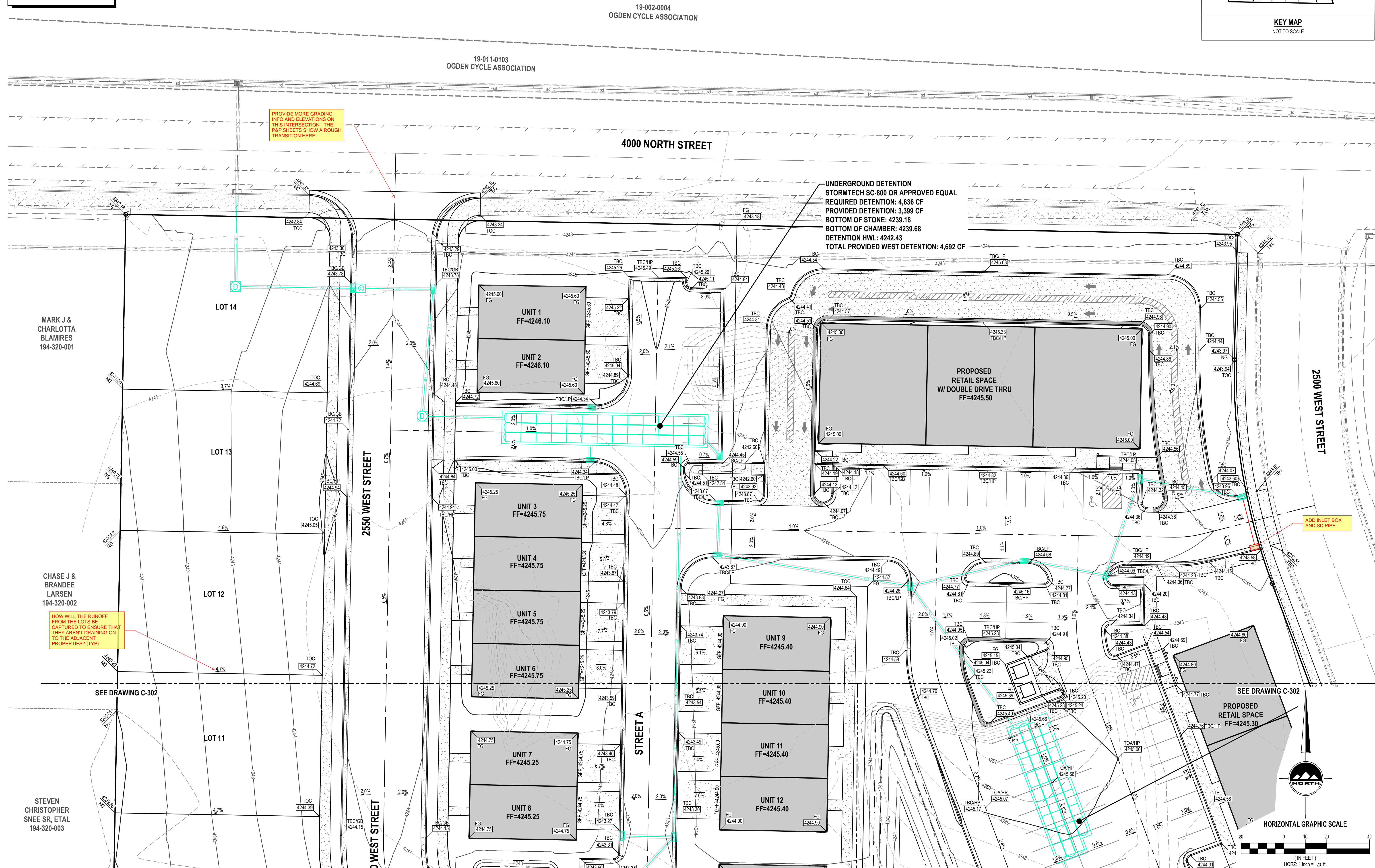
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PHONE: 801-391-3041



PARK PLAZA
4000 NORTH 2500 WEST
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NO.	DATE	REVISION FOR REVIEW
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GRADING PLAN

PROJECT NUMBER 13153	PRINT DATE 9/10/25
PROJECT MANAGER T.WILLIAMS	DESIGNED BY M.ELMER

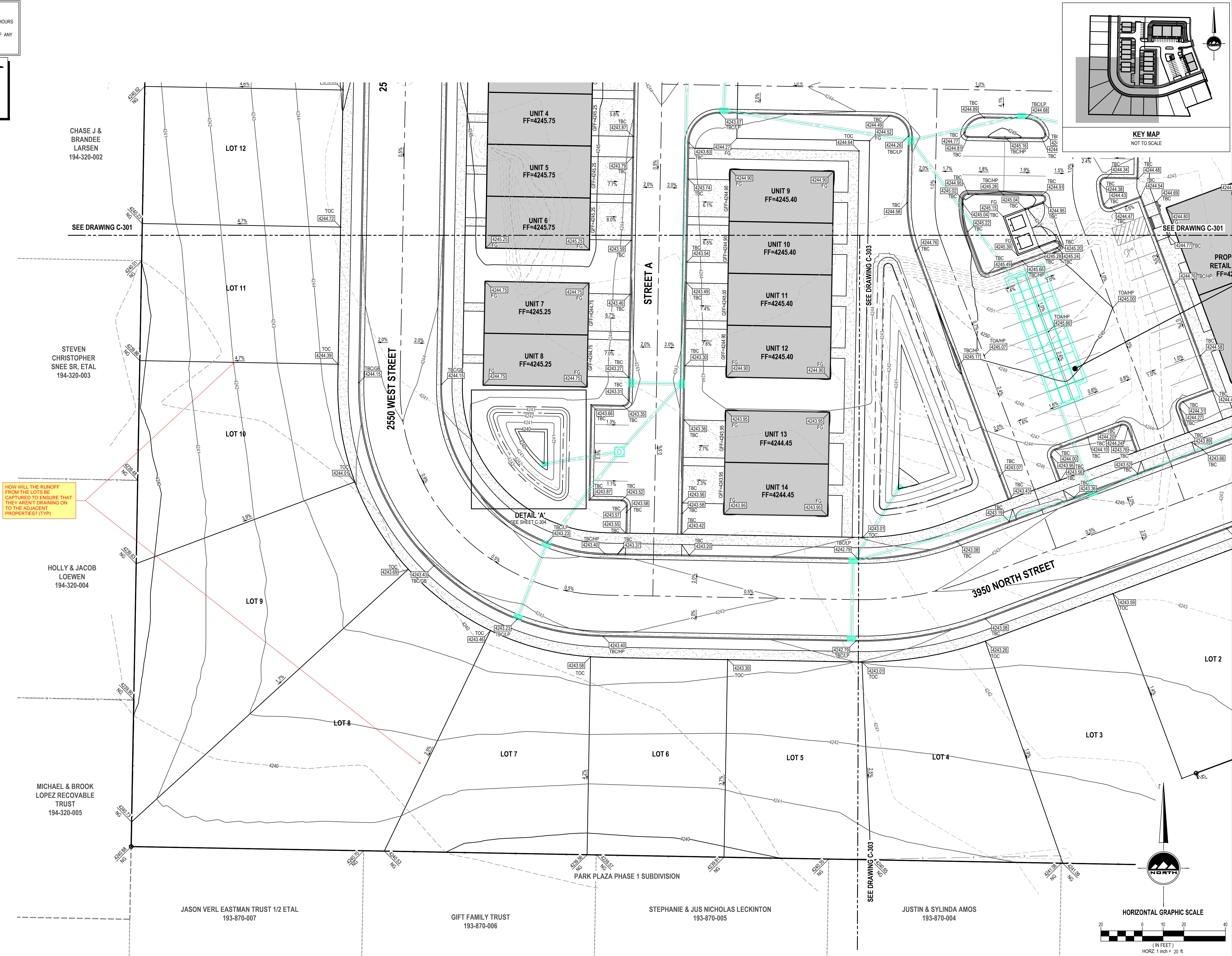
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CONTACT:

AMY ROSKELLEY
PHONE: 801-391-3041

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4000 NORTH 2500 WEST
FARR WEST, UTAH

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GRADING PLAN

PROJECT NUMBER 13153
PROJECT MANAGER T. WILLIAMS

PRINT DATE 9/10/25
DESIGNED BY M. ELMER

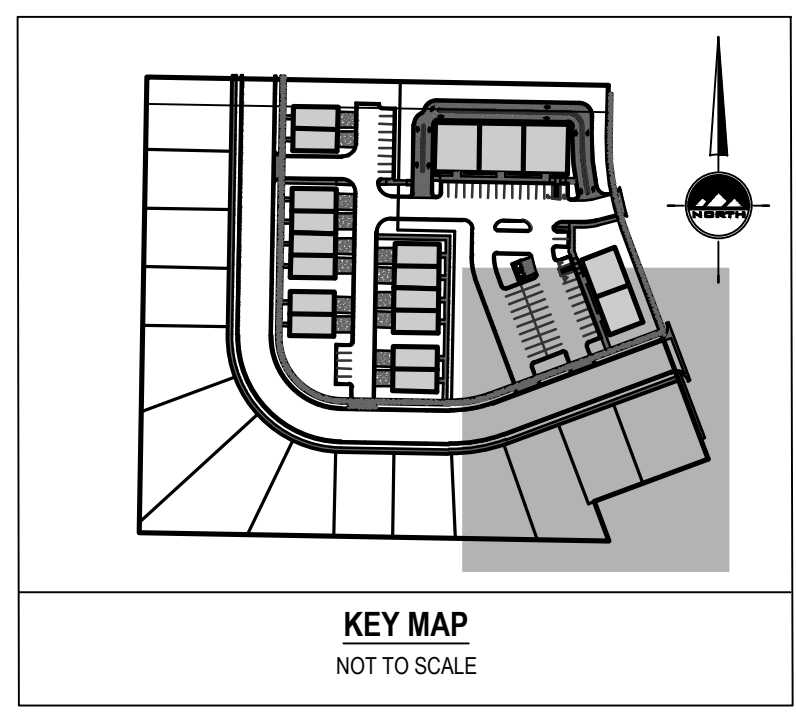
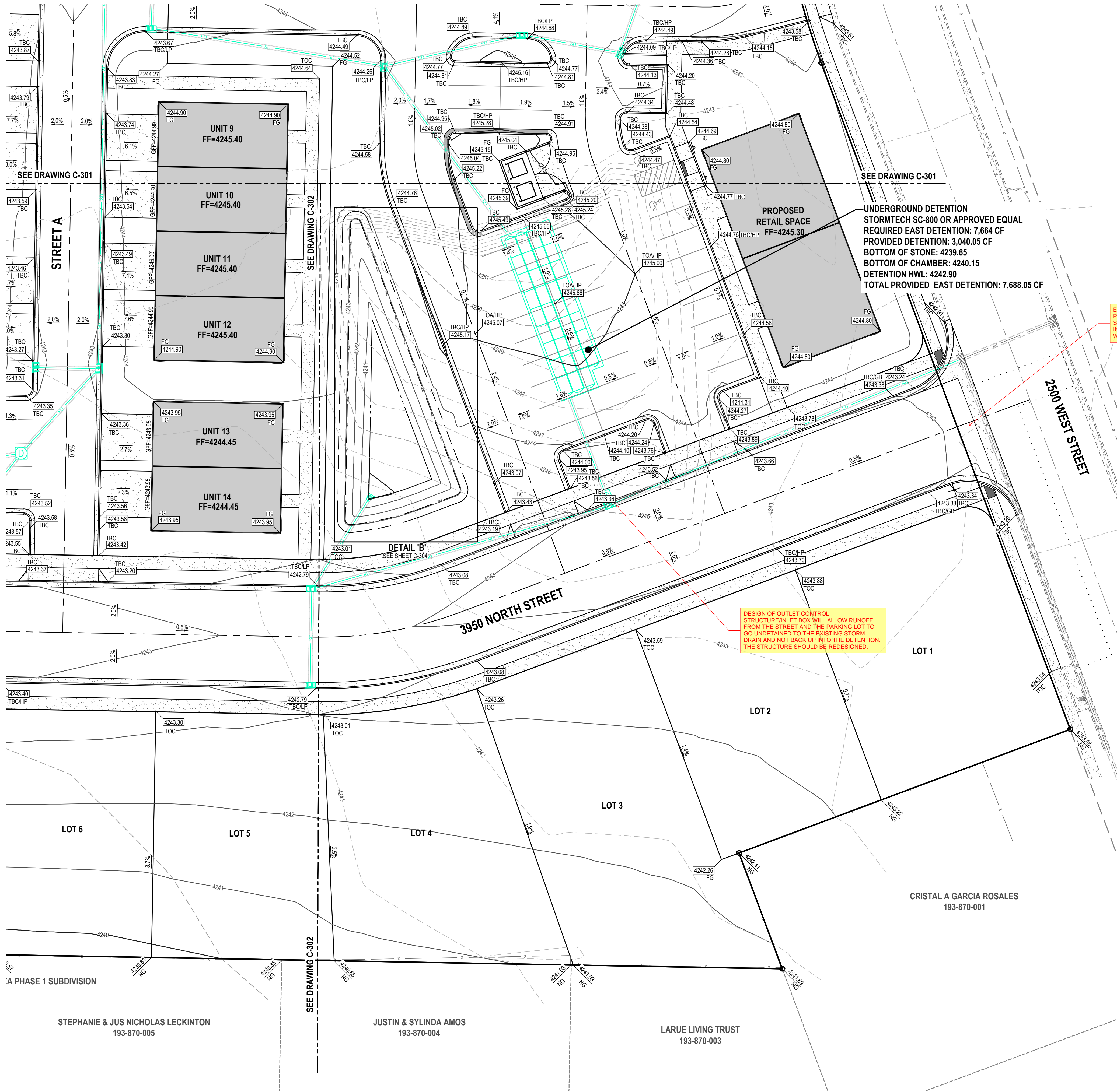
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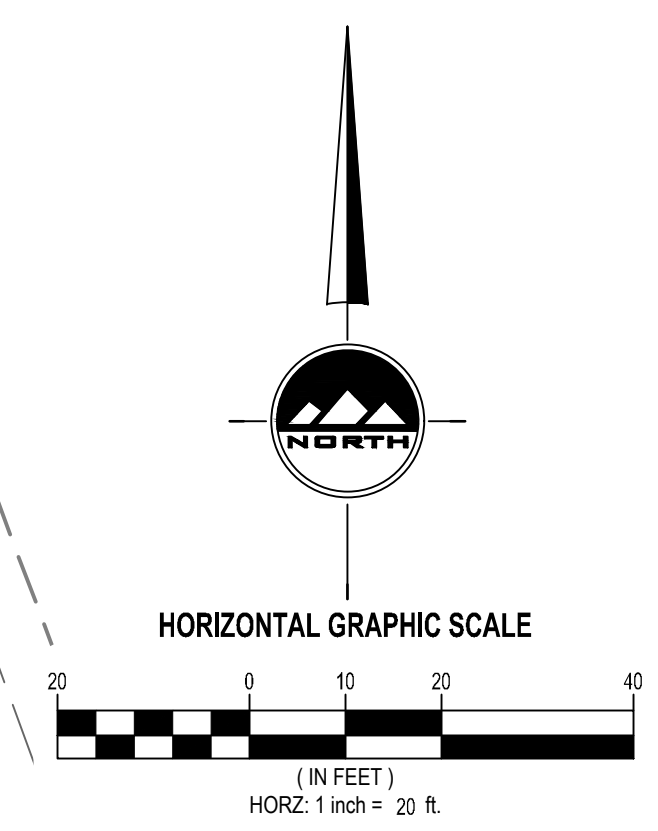
FOR:

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4560 WEST 2200 NORTH
NORTH OGDEN, UTAH 84404

CONTACT:

AMY ROSKELLEY
PHONE: 801-391-3041

PARK PLAZA
4000 NORTH 2500 WEST
FARR WEST, UTAH



NO.	DATE	REVISION
		FOR REVIEW

GRADING PLAN

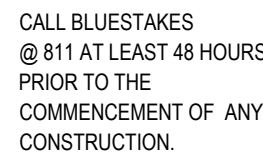
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13153

PRINT DATE
9/10/25

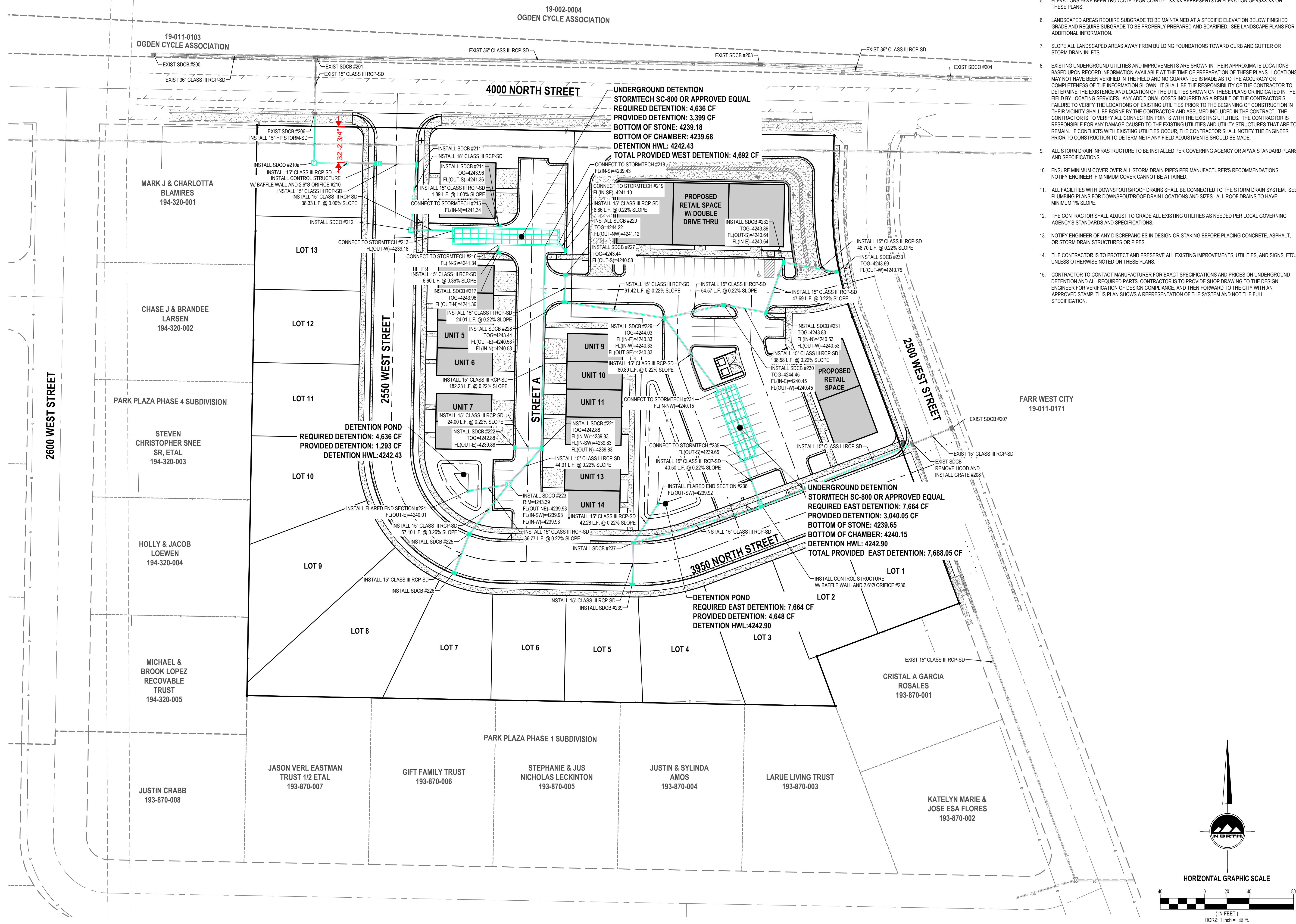
PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
M. ELMER

C-303



ELEV = 4244.42'



1. THE WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

3.

4. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.

5.

6. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.

7. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.

8. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

9. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.

10. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

11. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.

12. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

13. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.

14. THE CONTRACTOR SHALL UPGRADE TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

15. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR TAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.

16. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

17. CONTRACTOR TO CONTACT MANUFACTURER FOR EXACT SPECIFICATIONS AND PRICES ON UNDERGROUND DETENTION AND ALL REQUIRED PARTS; CONTRACTOR IS TO PROVIDE SHOP DRAWING TO THE DESIGN ENGINEER FOR VERIFICATION OF DESIGN COMPLIANCE, AND THEN FORWARD TO THE CITY WITH AN APPROVED STAMP. THIS PLAN SHOWS A REPRESENTATION OF THE SYSTEM AND NOT THE FULL SPECIFICATION.

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CONTACT:
AMY ROSKELLEY
PHONE: 801-391-304

PARK PLAZA

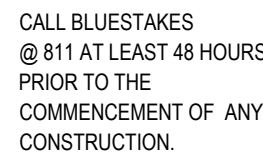
**4000 NORTH 2500 WEST
FARR WEST, UTAH**

NO.	DATE	REVISION
		FOR REVIEW

DRAINAGE PLAN

PROJECT NUMBER 13153	PRINT DATE 9/10/25
PROJECT MANAGER T.WILLIAMS	DESIGNED BY M.ELMER

C-305



ELEV = 4244.42'

A north arrow pointing upwards, consisting of a circle with a triangle inside, labeled "NORTH". Below the north arrow is a horizontal graphic scale bar. The scale bar is divided into alternating black and white segments. It has markings for 0, 20, 40, and 80 feet. Below the scale bar, the text "(IN FEET)" is centered. Below that, the text "HORZ: 1 inch = 40 ft." is centered.

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OF REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 INSTALL 3/4" TYPE K COPPER SERVICE CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
- 2 INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER FARR WEST CITY STANDARDS AND SPECIFICATIONS
- 3 INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
- 4 FIELD LOCATE AND CONNECT TO EXIST CULINARY WATER PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
- 5 INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
- 6 EXIST FIRE HYDRANT
- 7 EXIST STREET LIGHT
- 8 EXIST 8" C900 DR18 PVC CULINARY WATERLINE
- 9 INSTALL STREET LIGHT PER FARR WEST CITY STANDARD DETAIL CS-18

SHOW SECONDARY WATER
CONNECTION POINTS AND
NEW LINES (TYP)

FARR WEST CIT
19-011-0171

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CONTACT:
AMY ROSKELLEY
PHONE: 801-391-304

PARK PLAZA

**4000 NORTH 2500 WEST
FARR WEST, UTAH**

NO.	DATE	REVISION
		FOR REVIEW

UTILITY PLAN

PROJECT NUMBER 13153	PRINT DATE 9/10/25
PROJECT MANAGER T.WILLIAMS	DESIGNED BY M.ELMER

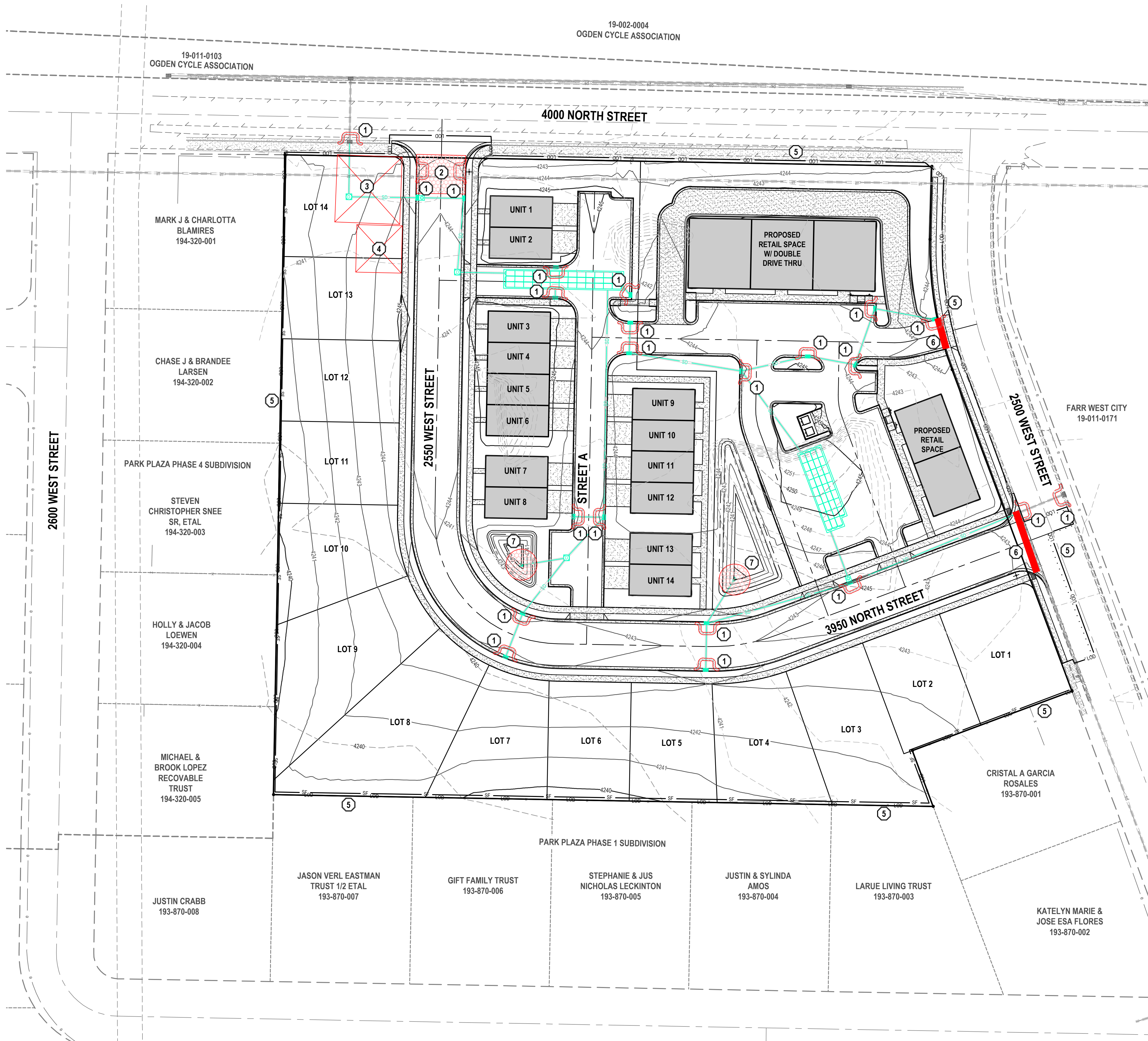
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ELEV = 4244.42



- GENERAL NOTES
1.

THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2.

DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3.

RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4.

DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5.

VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6.

NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7.

A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
- SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INLET PROTECTION PER DETAIL 1/C-600
- 2

VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-600.
- 3

SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 4

SUGGESTED STOCKPILE AREA.
- 5

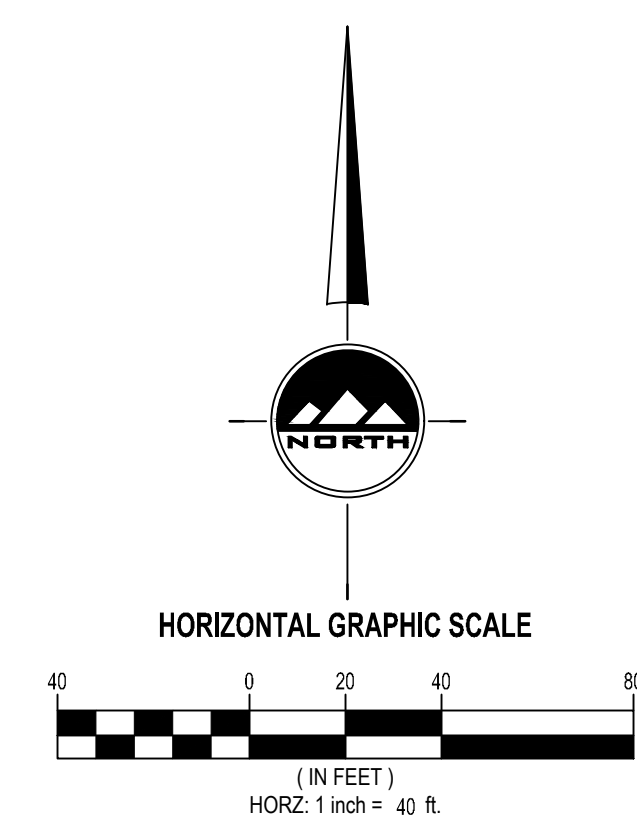
LIMITS OF DISTURBANCE
- 6

BARRICADE ENTRANCE DURING CONSTRUCTION
- 7

OUTLET PROTECTION PER DETAIL 6/C-600
- 8

SILT FENCE PER DETAIL 5/C-600

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MARRIOTT COMPANIES
4980 WEST 2200 NORTH
NORTH OGDEN, UTAH 84404

CONTACT:
AMY ROSKELLEY
PHONE: 801-391-3041

PARK PLAZA

4000 NORTH 2500 WEST
FARR WEST, UTAH

NO.	DATE	REVISION FOR REVIEW

EROSION CONTROL PLAN

PROJECT NUMBER
13153

PRINT DATE
9/10/25

PROJECT MANAGER
T.WILLIAMS

DESIGNED BY
M.ELMER

C-500

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

STREET MONUMENT 4000 N 2500 W
ELEV = 4244.42'

- SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INSTALL 3/4" TYPE K COPPER SERVICE CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

2

INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER FARR WEST CITY STANDARDS AND SPECIFICATIONS

3

INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS

4

FIELD LOCATE AND CONNECT TO EXIST CULINARY WATER PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS

5

INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

6

EXIST FIRE HYDRANT

7

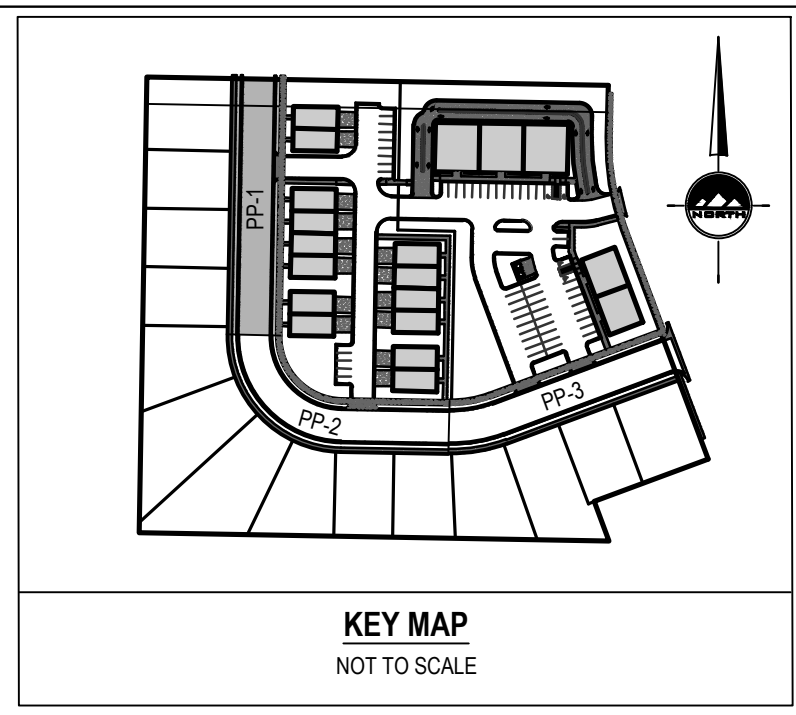
EXIST STREET LIGHT

8

EXIST 8" C900 DR18 PVC CULINARY WATERLINE

9

INSTALL STREET LIGHT PER FARR WEST CITY STANDARD DETAIL CS-18



EN SIGN

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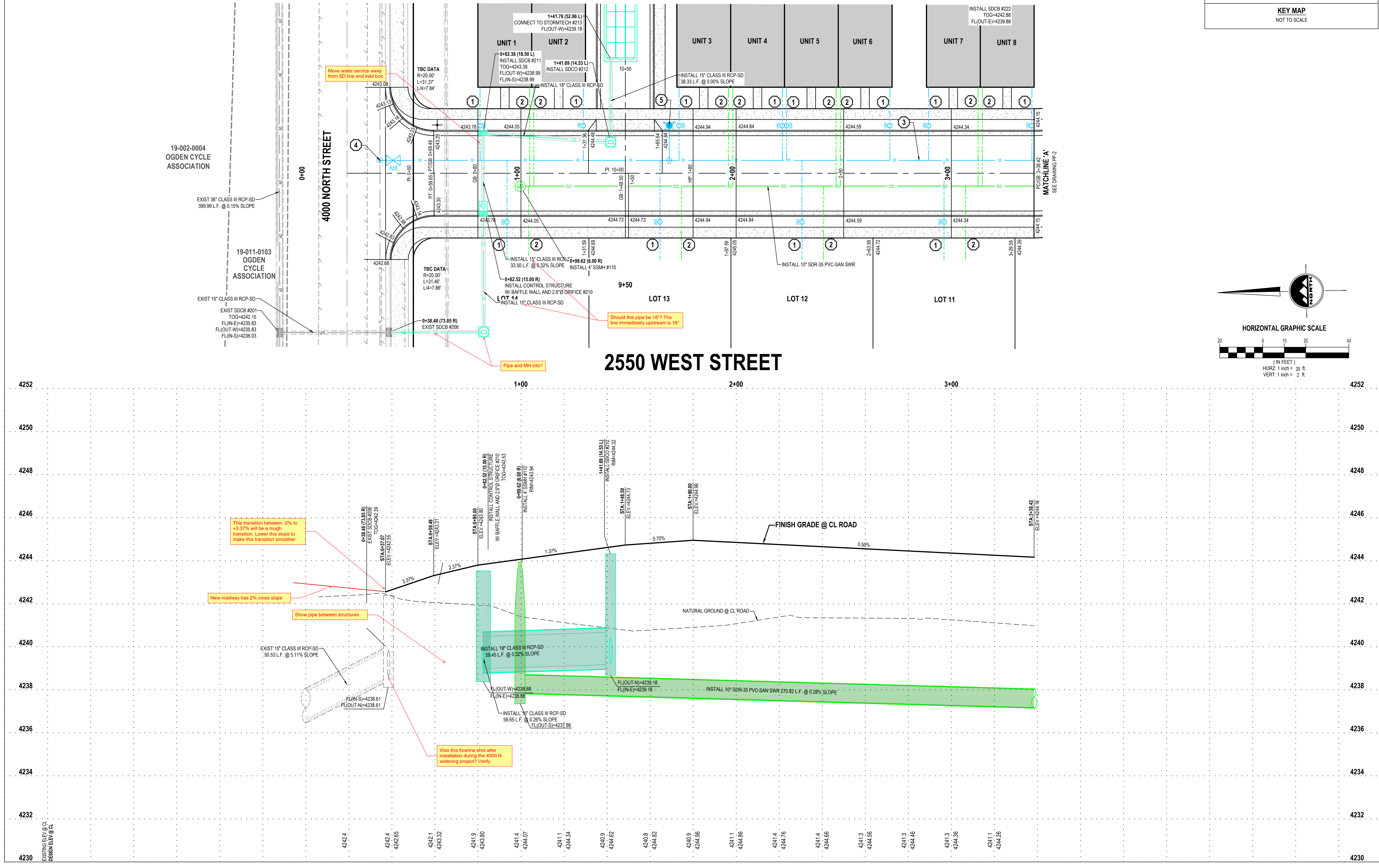
RICHFIELD

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FOR:
MARRIOTT COMPANIES
4560 WEST 2200 NORTH
NORTH OGDEN, UTAH 84404

CONTACT:
AMY ROSKELLEY
PHONE: 801-391-3041



PARK PLAZA

4000 NORTH 2500 WEST
FARR WEST, UTAH

2550 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER
13153

PRINT DATE
9/10/25

PROJECT MANAGER
T.WILLIAMS

DESIGNED BY
M.ELMER

PP-1

811

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BENCHMARK

STREET MONUMENT 4000 N 2500 W
ELEV = 4244.42'

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INSTALL 3/4" TYPE K COPPER SERVICE CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
- 2

INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER FARR WEST CITY STANDARDS AND SPECIFICATIONS
- 3

INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
- 4

FIELD LOCATE AND CONNECT TO EXIST CULINARY WATER PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
- 5

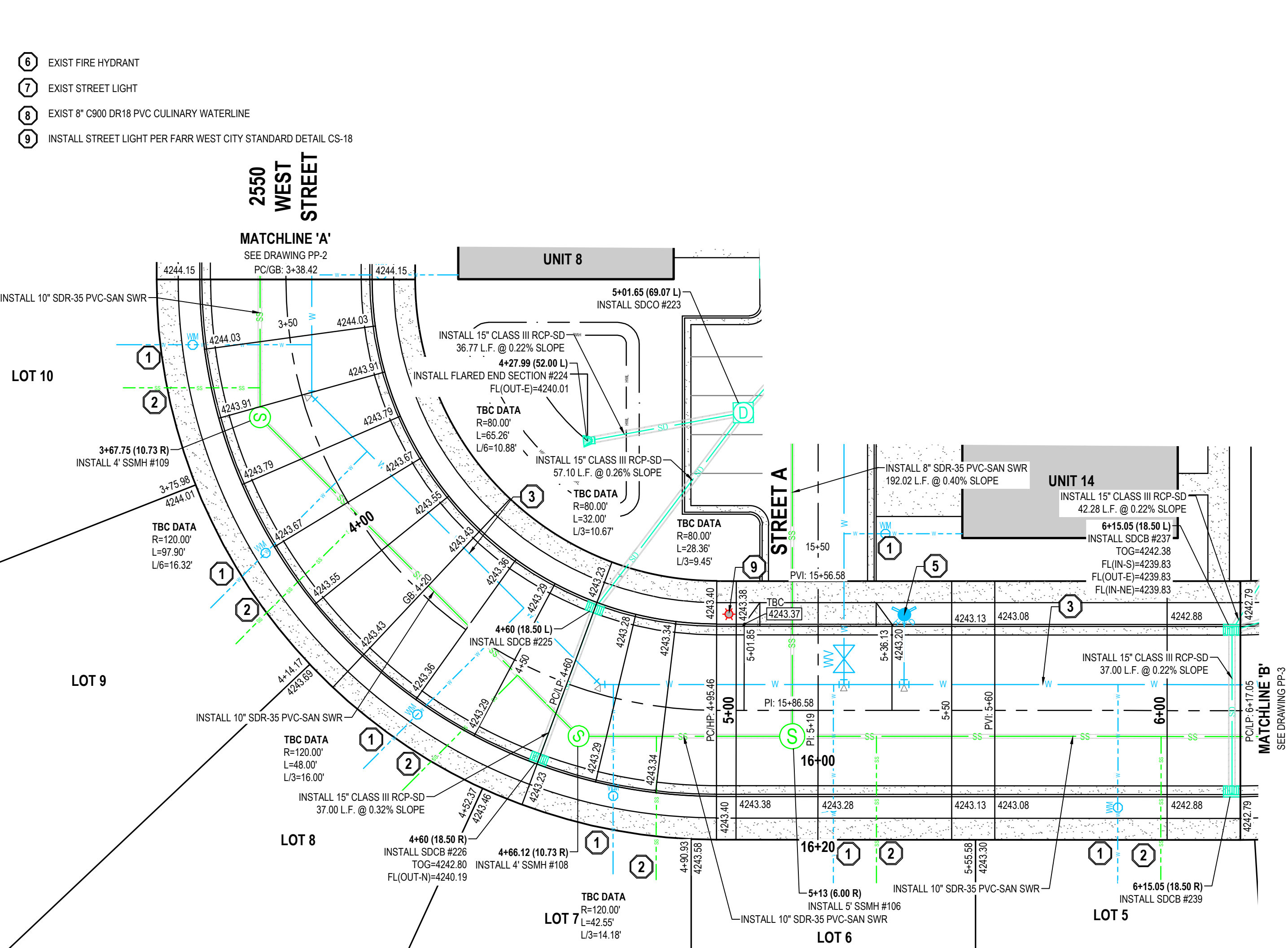
INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
- 6

EXIST FIRE HYDRANT
- 7

EXIST STREET LIGHT
- 8

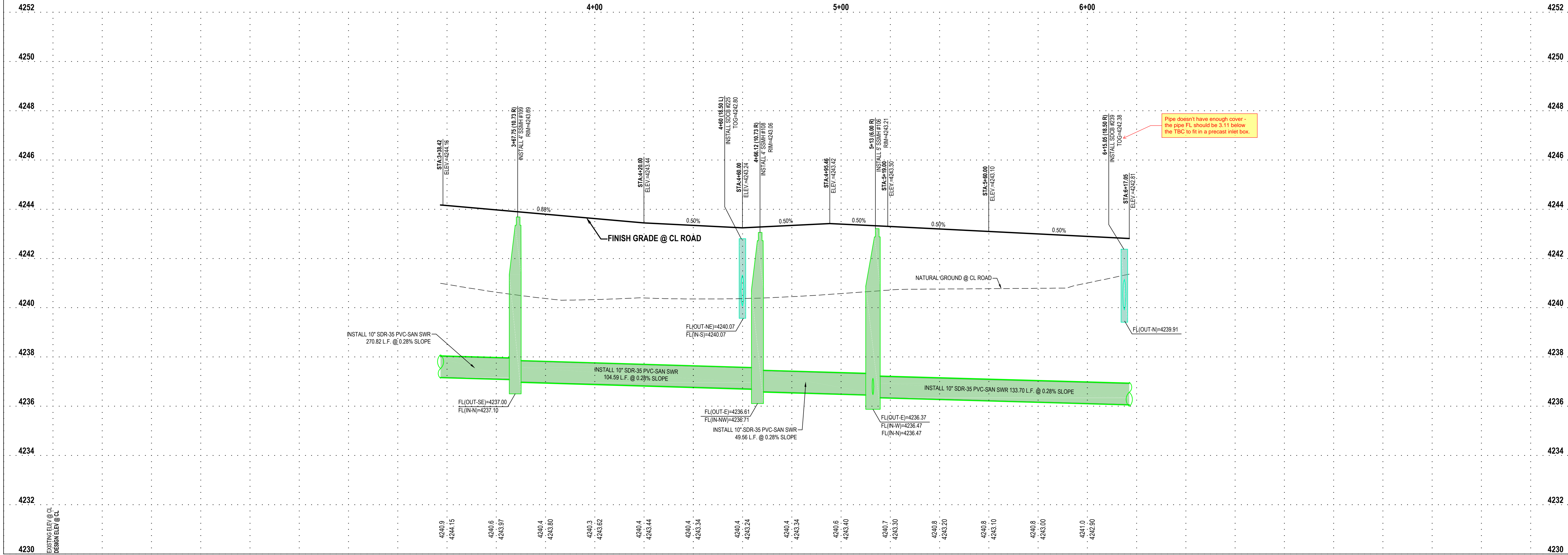
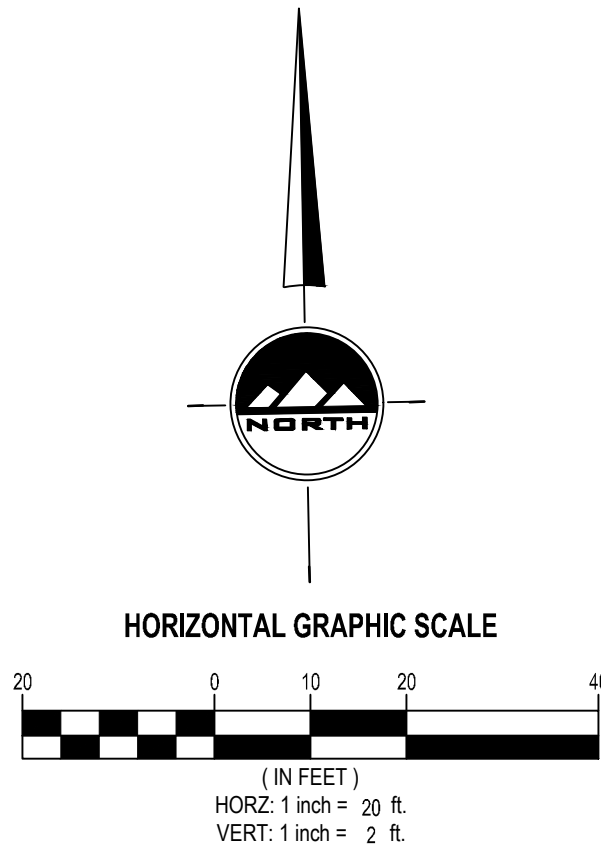
EXIST 8" C900 DR18 PVC CULINARY WATERLINE
- 9

INSTALL STREET LIGHT PER FARR WEST CITY STANDARD DETAIL CS-18



3950 NORTH STREET

KEY MAP
NOT TO SCALE



THE STANDARD IN ENGINEERING

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AMY ROSKELLEY
PHONE: 801-391-3041

PARK PLAZA

4000 NORTH 2500 WEST
FARR WEST, UTAH

3950 NORTH STREET PLAN AND PROFILE

PROJECT NUMBER 13153	PRINT DATE 9/10/25
PROJECT MANAGER T.WILLIAMS	DESIGNED BY M.ELMER

PP-2

811

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BENCHMARK

STREET MONUMENT 4000 N 2500 W
ELEV = 4244.42'

- SCOPE OF WORK:
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REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1

INSTALL 3/4" TYPE K COPPER SERVICE CONNECTION PER BONA VISTA WATER IMPROVEMENT
DISTRICT STANDARDS AND SPECIFICATIONS

2

INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER FARR WEST CITY
STANDARDS AND SPECIFICATIONS

3

INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT
STANDARDS AND SPECIFICATIONS

4

FIELD LOCATE AND CONNECT TO EXIST CULINARY WATER PER BONA VISTA WATER IMPROVEMENT
STANDARDS AND SPECIFICATIONS

5

INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS
AND SPECIFICATIONS

6

EXIST FIRE HYDRANT

7

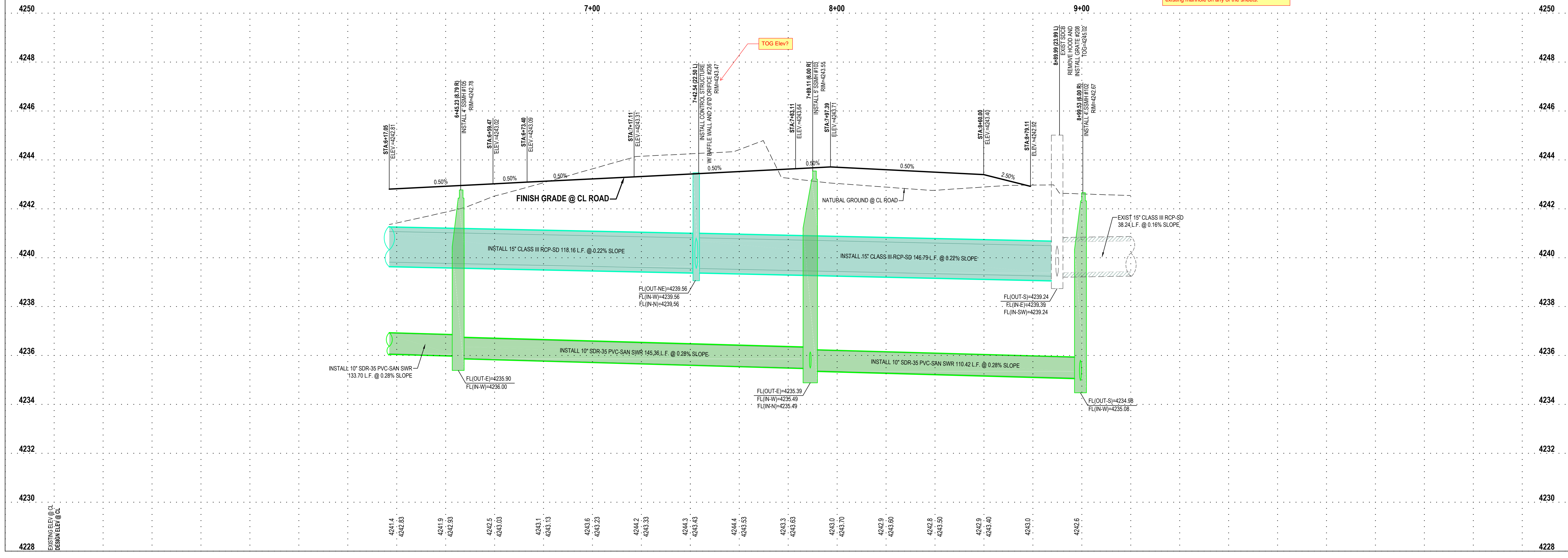
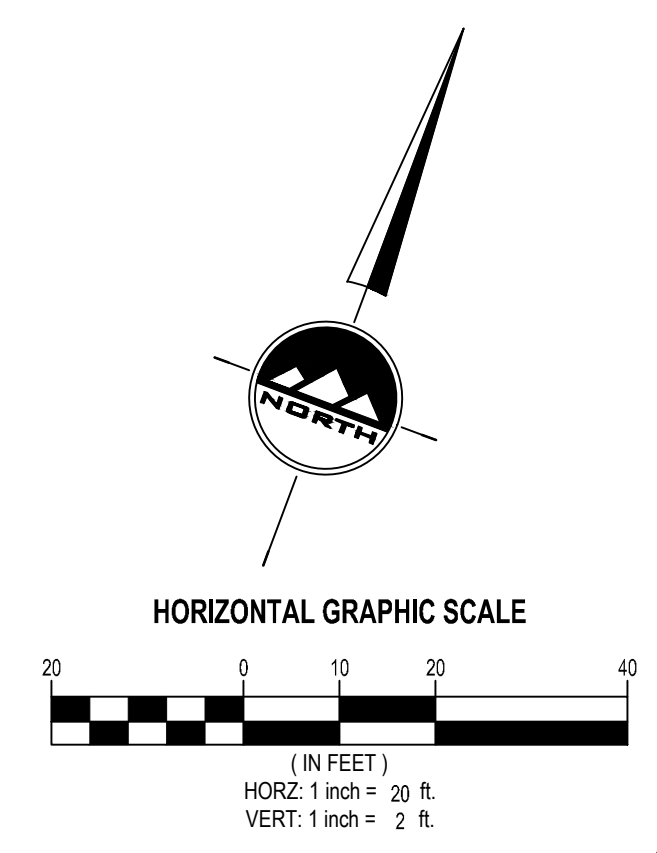
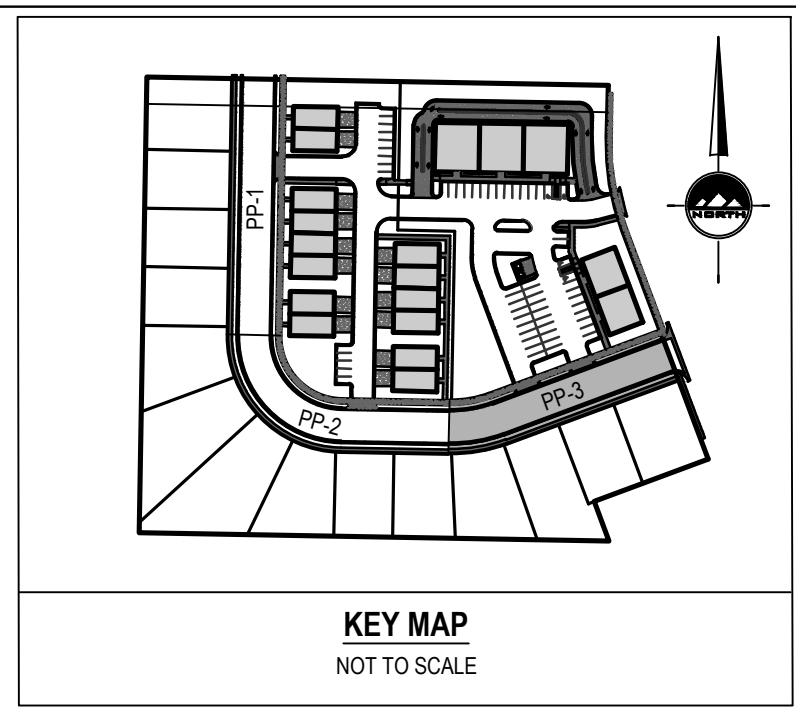
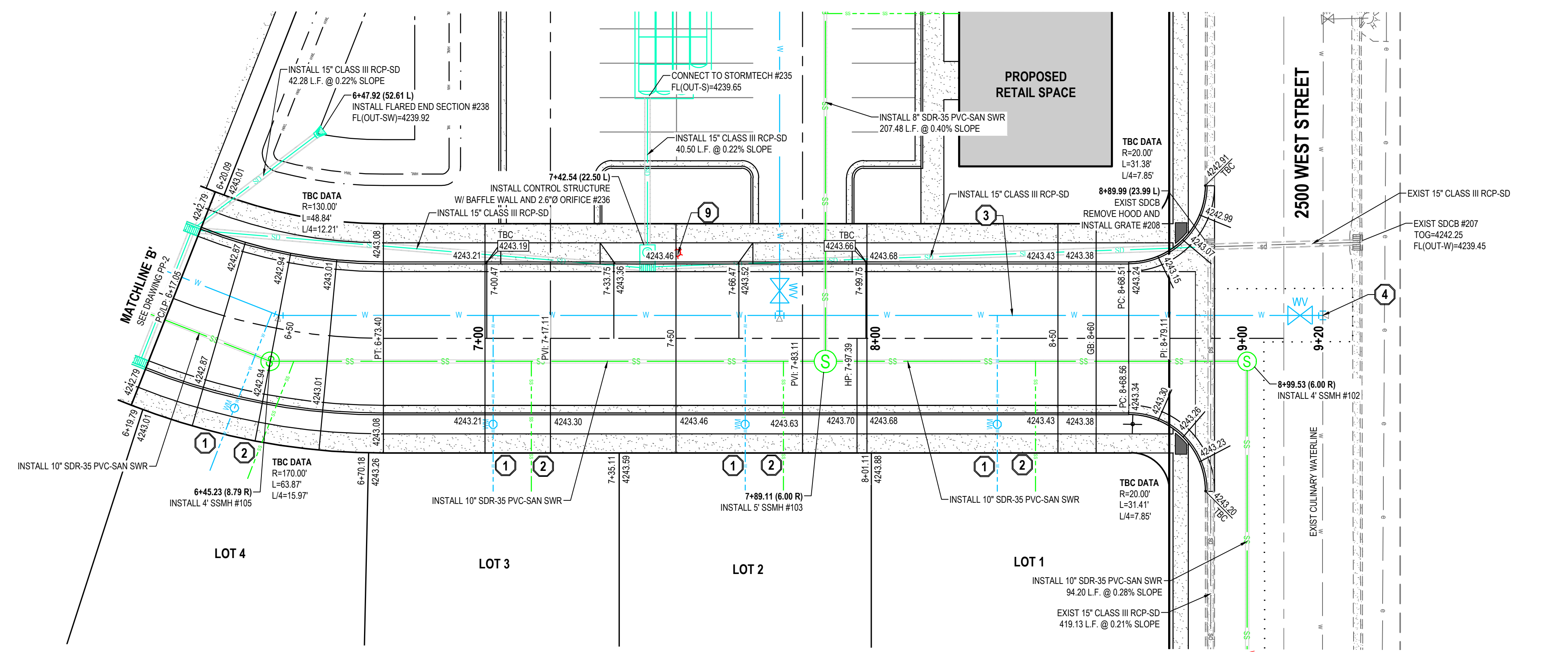
EXIST STREET LIGHT

8

EXIST 8" C900 DR18 PVC CULINARY WATERLINE

9

INSTALL STREET LIGHT PER FARR WEST CITY STANDARD DETAIL CS-18



EN SIGN

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NORTH OGDEN, UTAH 84404

CONTACT:
AMY ROSKELLEY
PHONE: 801-391-3041

PARK PLAZA

4000 NORTH 2500 WEST
FARR WEST, UTAH

3950 NORTH STREET
PLAN AND PROFILE

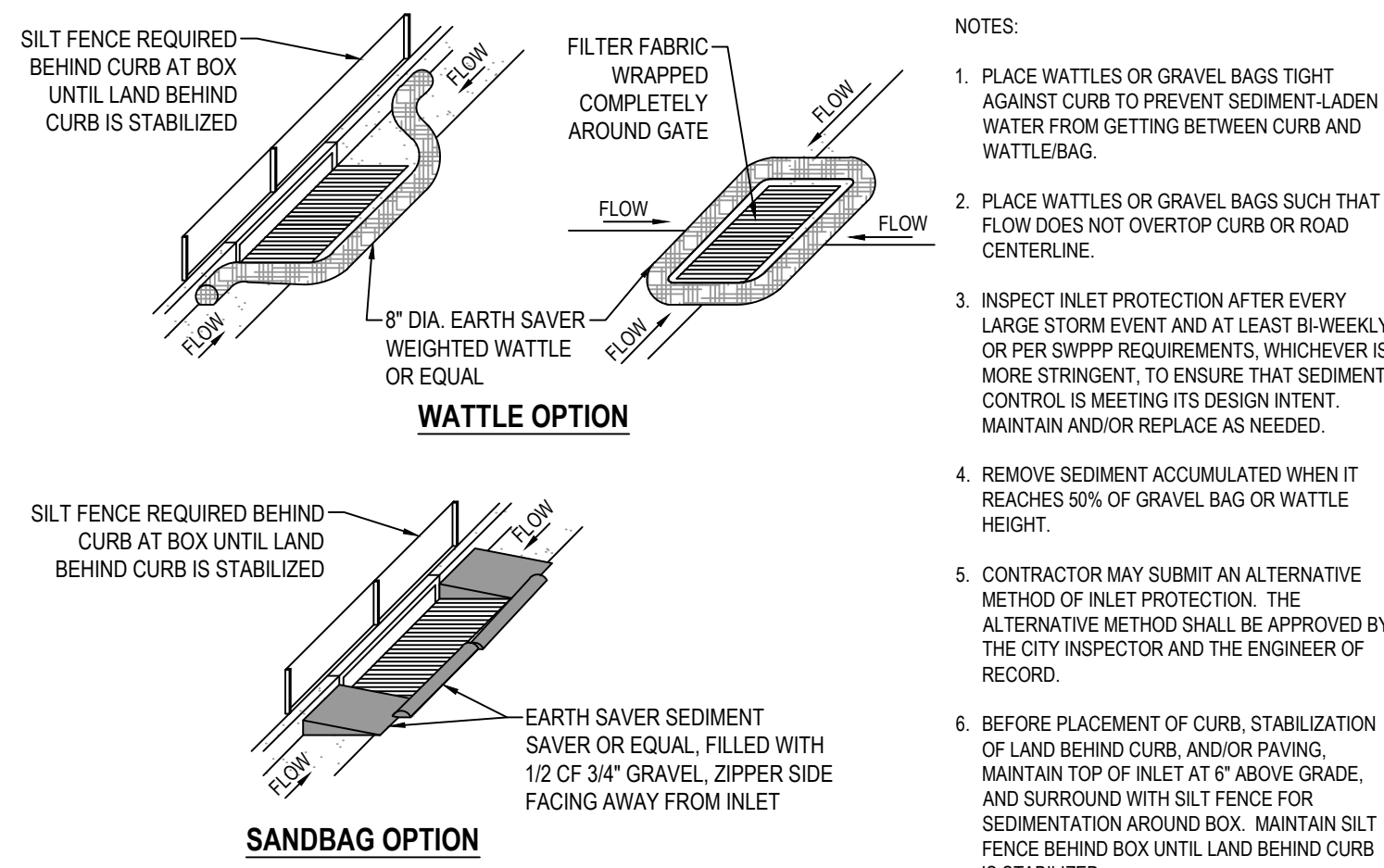
PROJECT NUMBER
13153

PRINT DATE
9/10/25

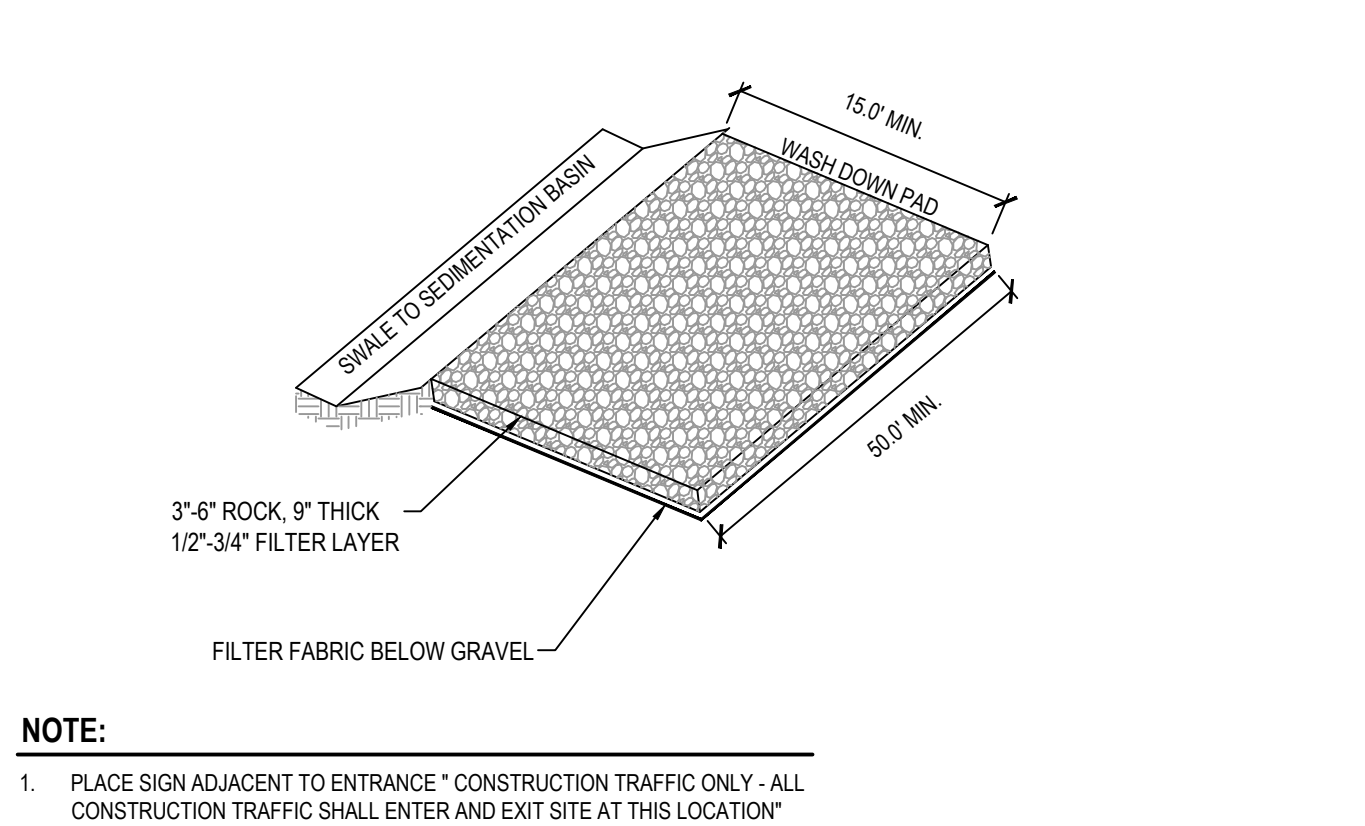
PROJECT MANAGER
T.WILLIAMS

DESIGNED BY
M.ELMER

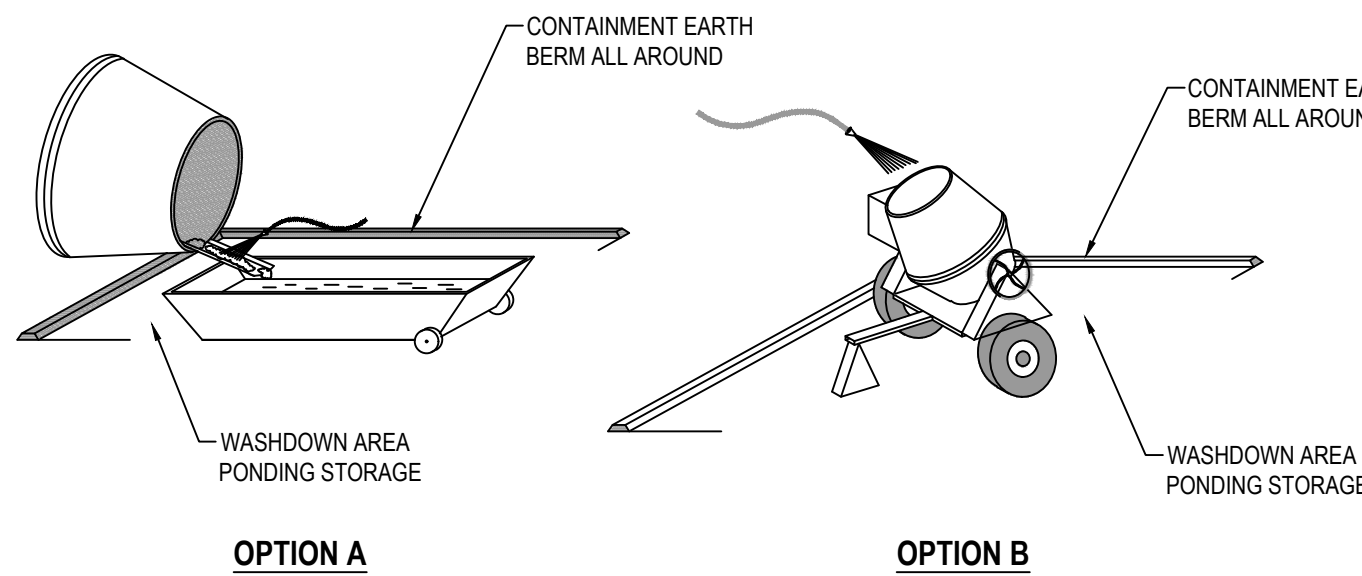
PP-3



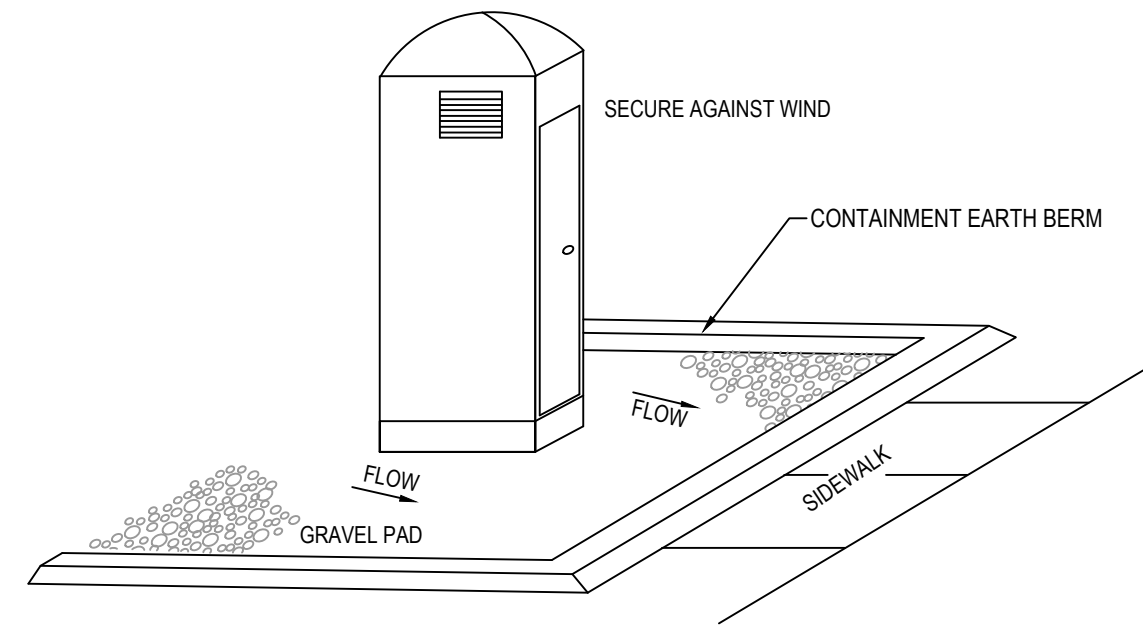
1 SAG INLET PROTECTION SCALE: NONE



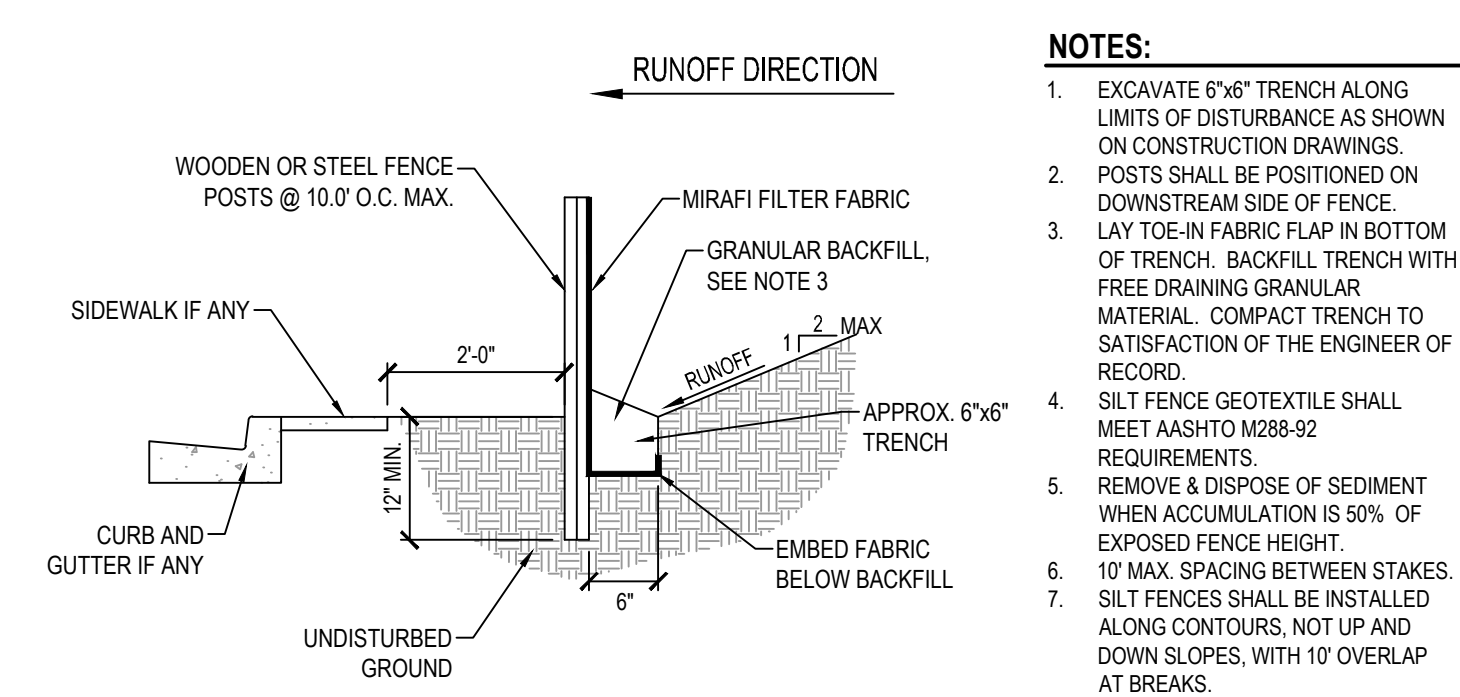
2 STABILIZED CONSTRUCTION ENTRANCE SCALE: NONE



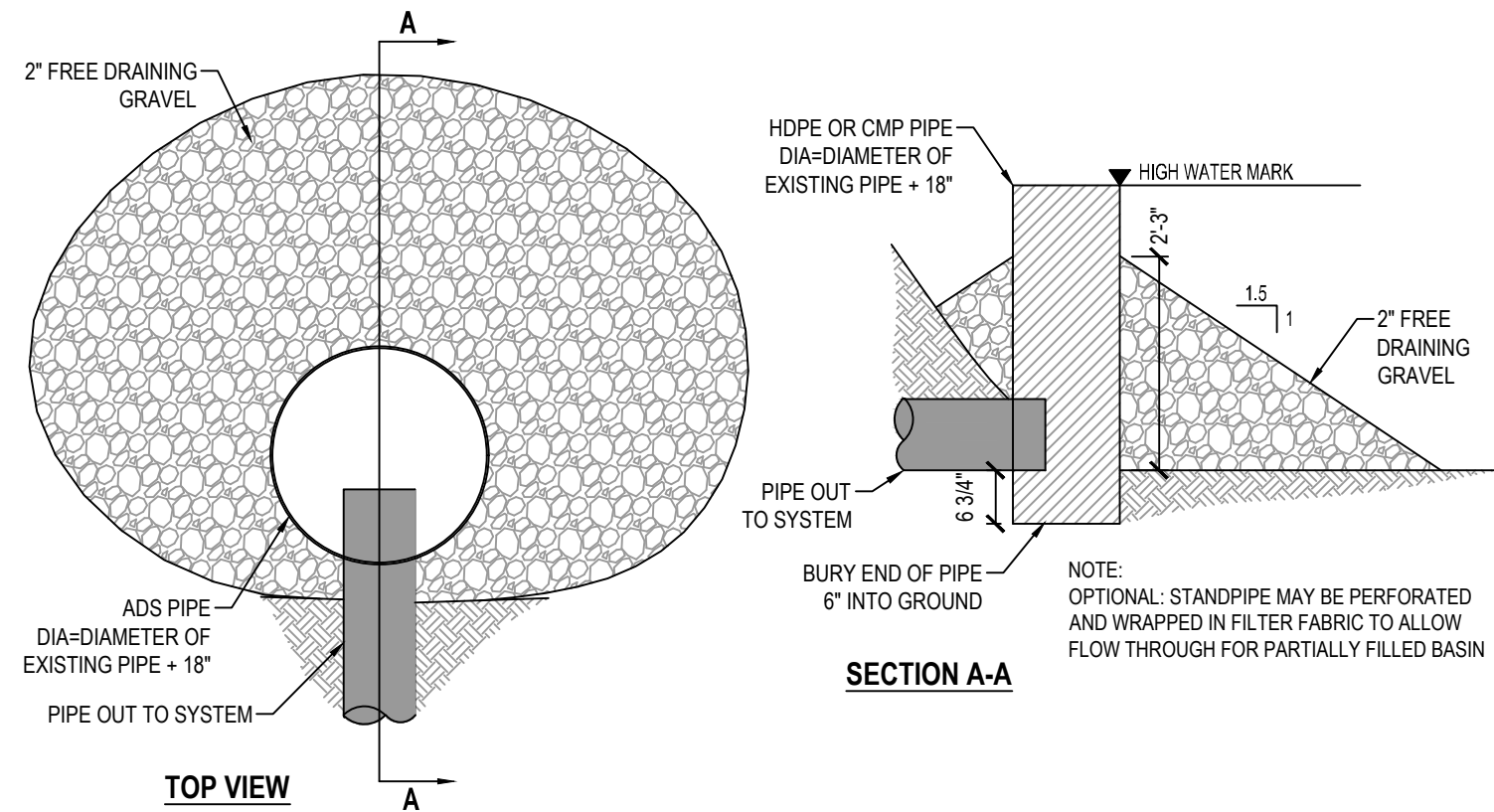
3 CONCRETE WASTE MANAGEMENT SCALE: NONE



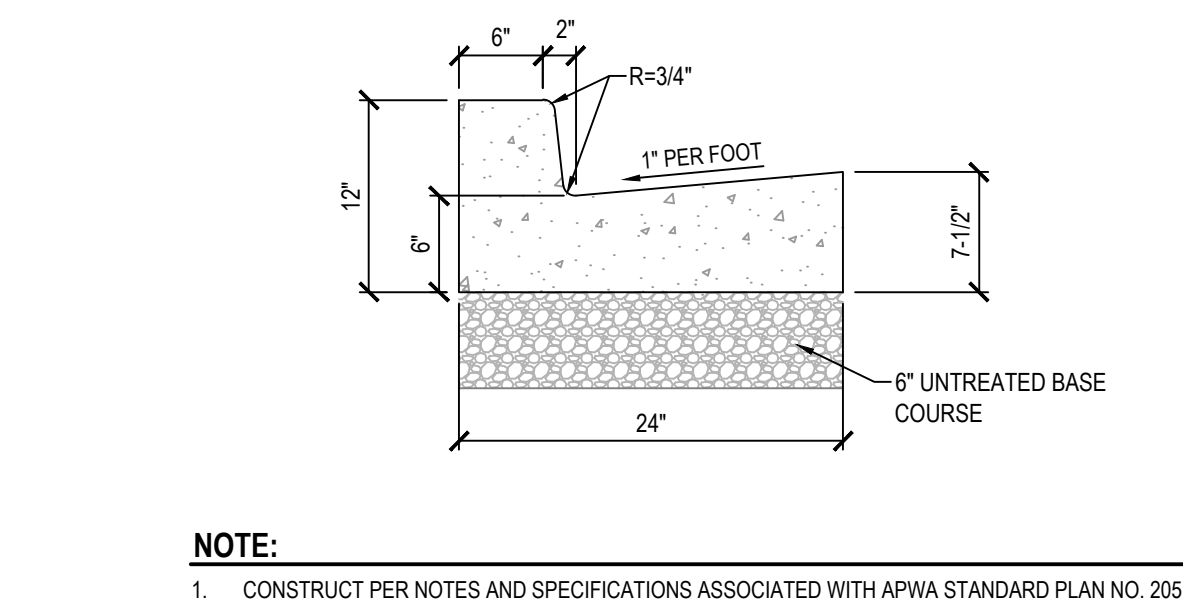
4 PORTABLE TOILET SCALE: NONE



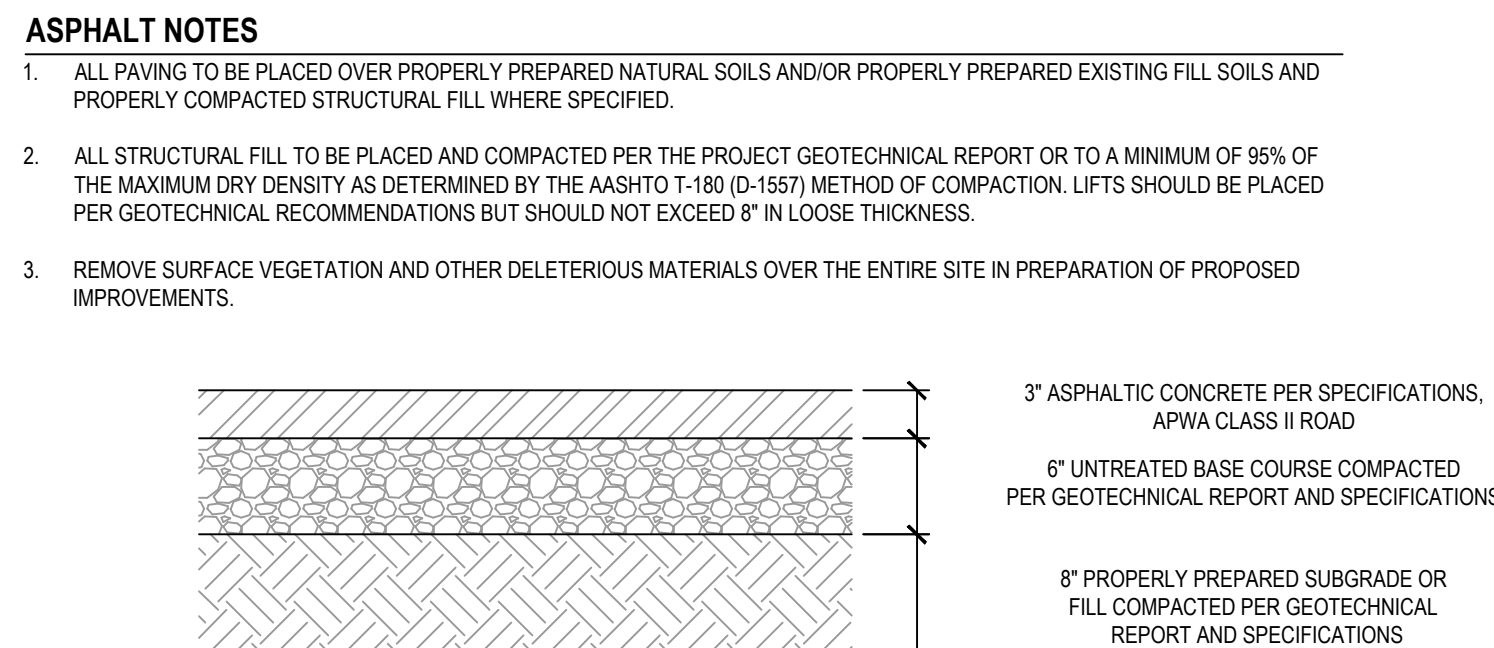
5 TEMPORARY SILT FENCE SCALE: NONE



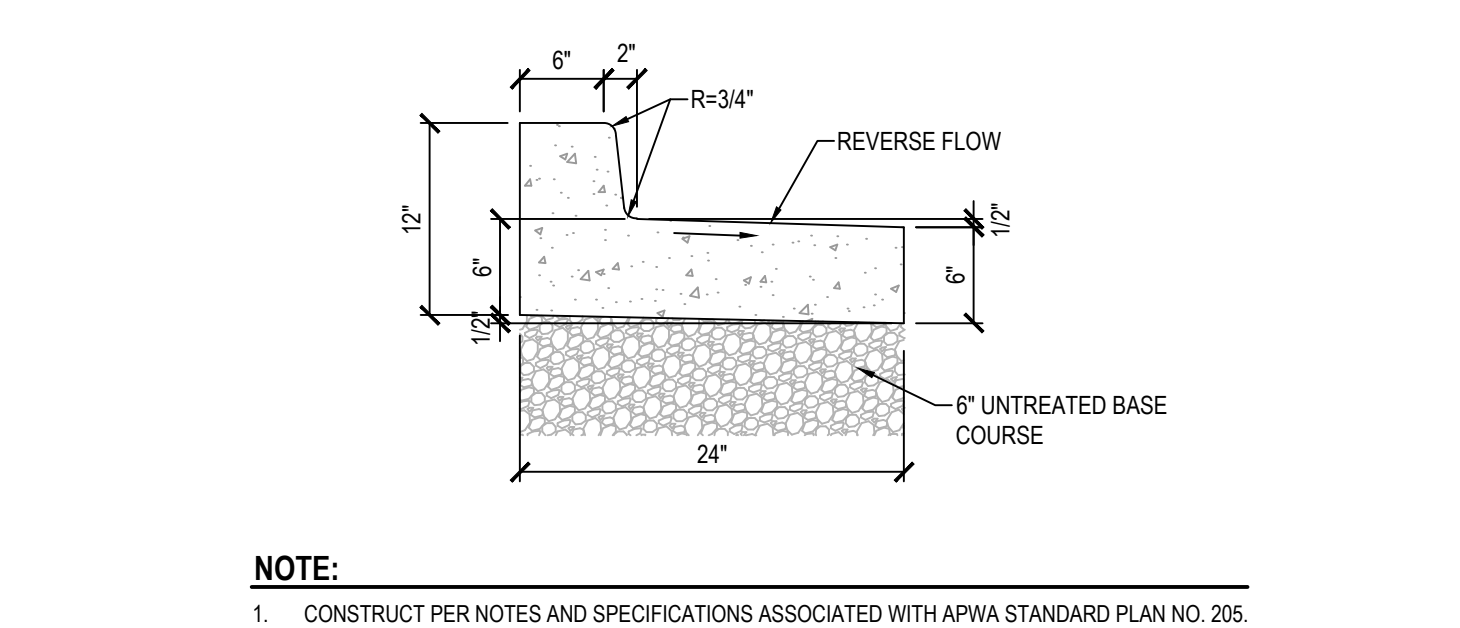
6 TEMPORARY BASIN OUTLET PROTECTION SCALE: NONE



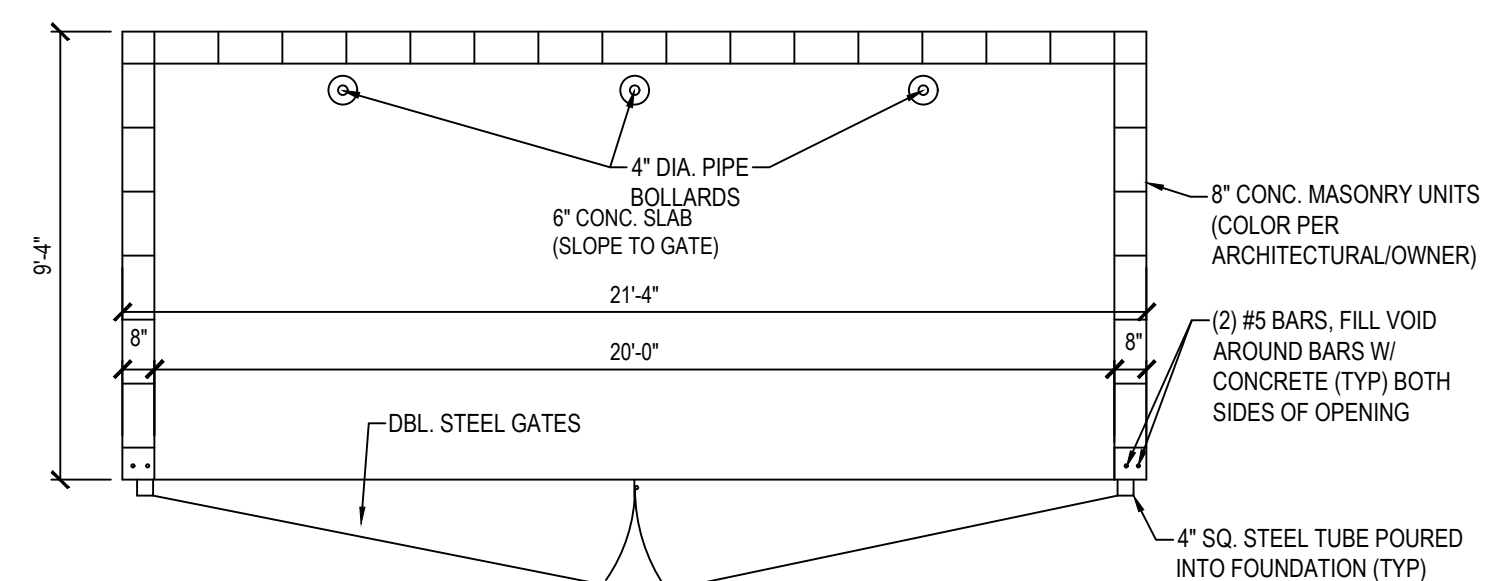
7 24" COLLECTION CURB AND GUTTER SCALE: NONE



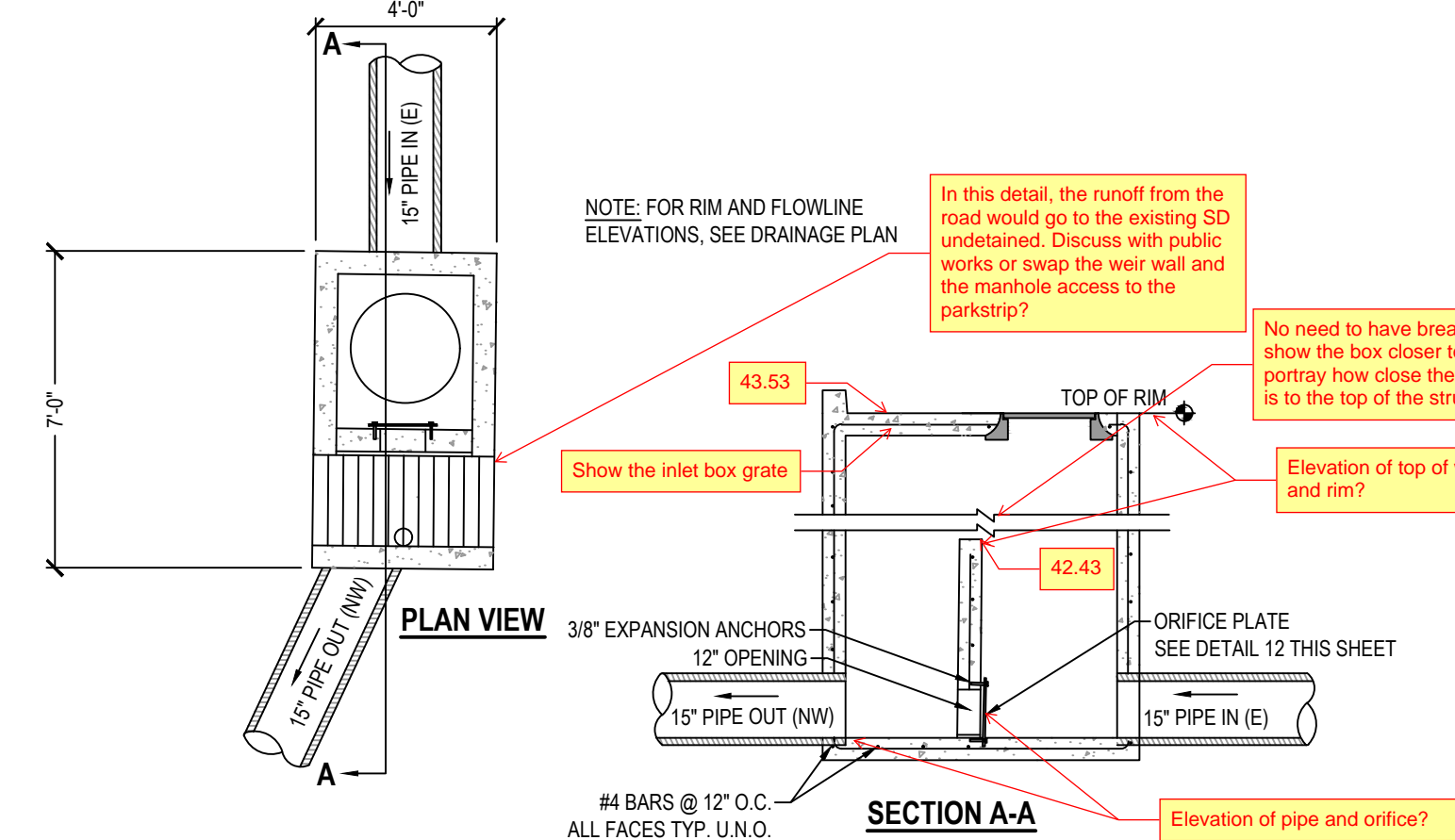
8 STANDARD ASPHALT SECTION SCALE: NONE



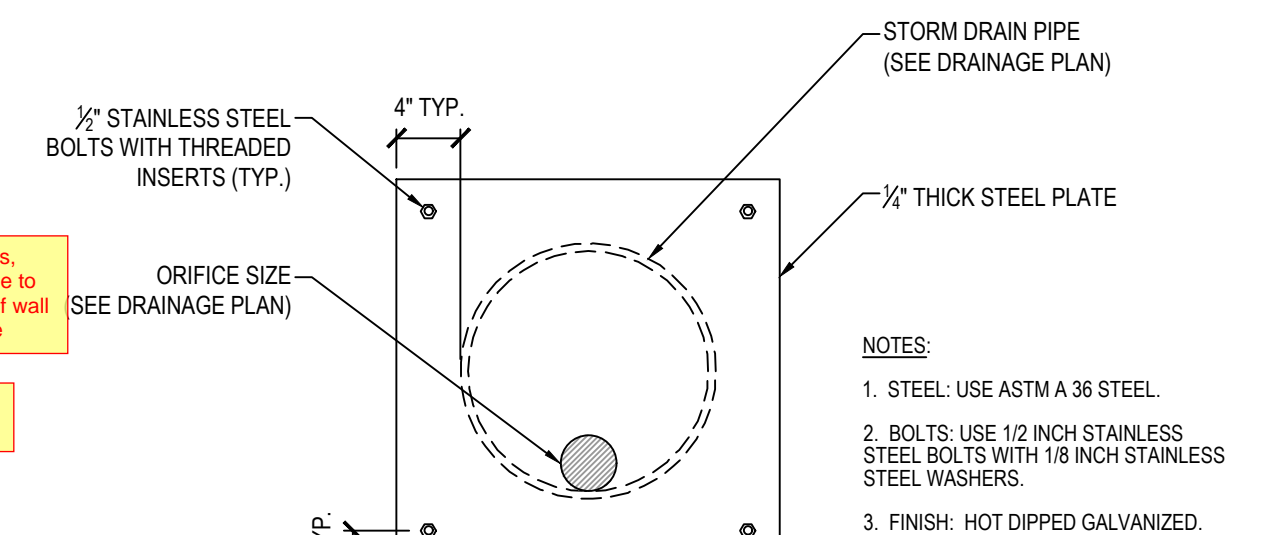
9 24" REVERSE PAN CURB AND GUTTER SCALE: NONE



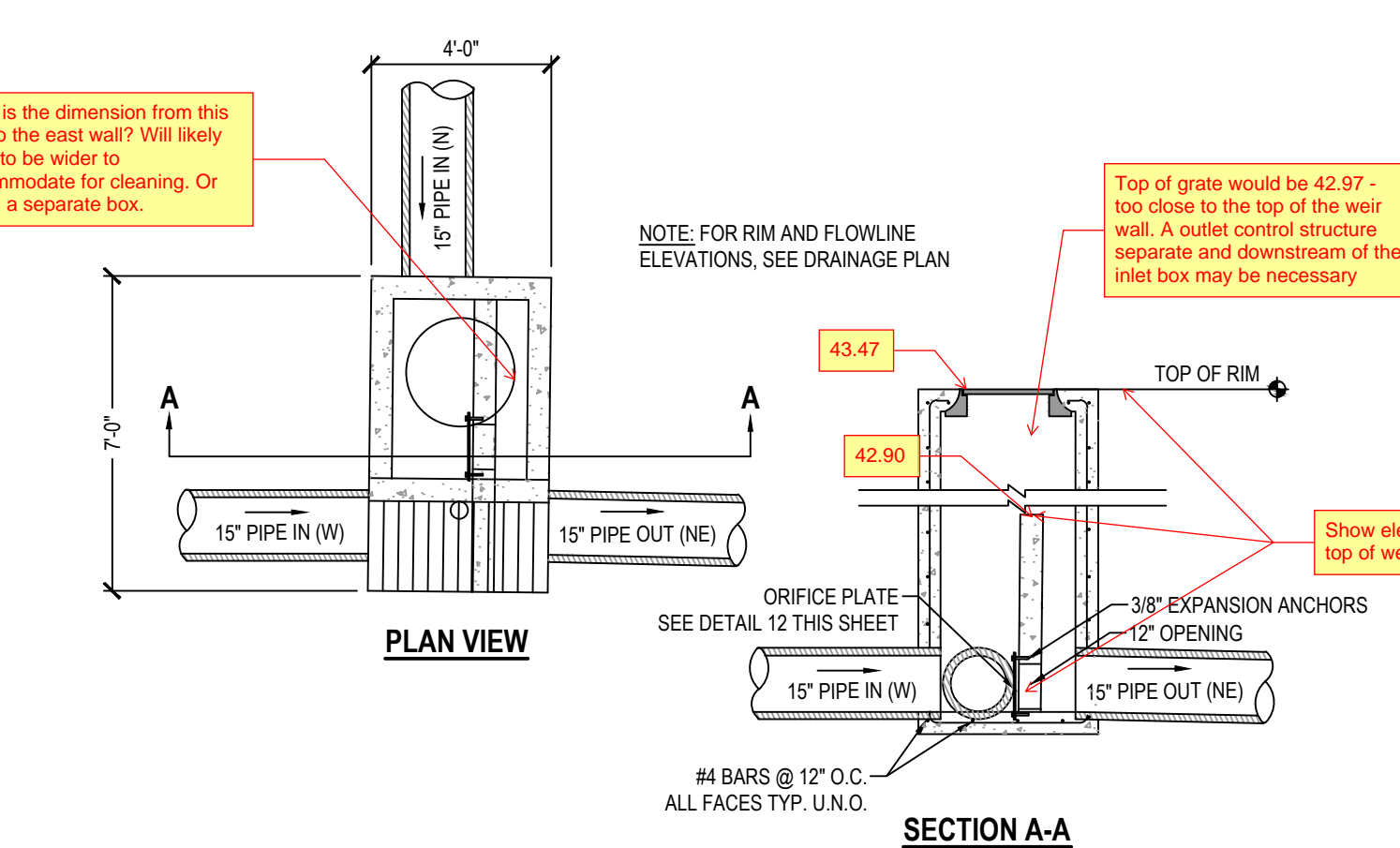
10 DOUBLE TRASH ENCLOSURE SCALE: NONE



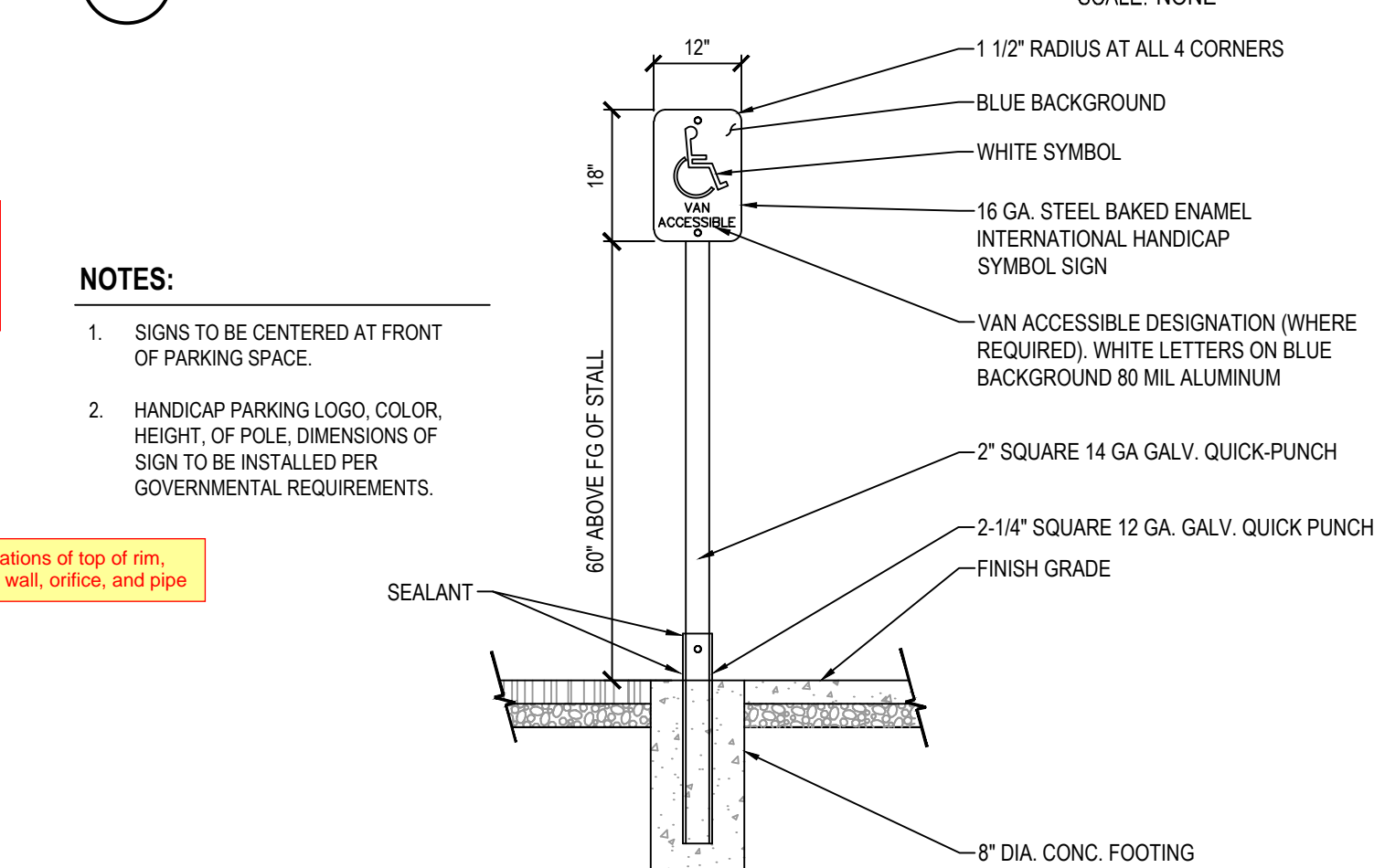
11 CONTROL STRUCTURE #210 SCALE: NONE



12 ORIFICE PLATE SCALE: NONE



13 CONTROL STRUCTURE #236 SCALE: NONE



14 ACCESSIBLE PARKING SIGN SCALE: NONE

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



13153 PARK PLAZA SC-800 WEST FARR WEST, UT, USA

SC-800 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-800.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT³. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

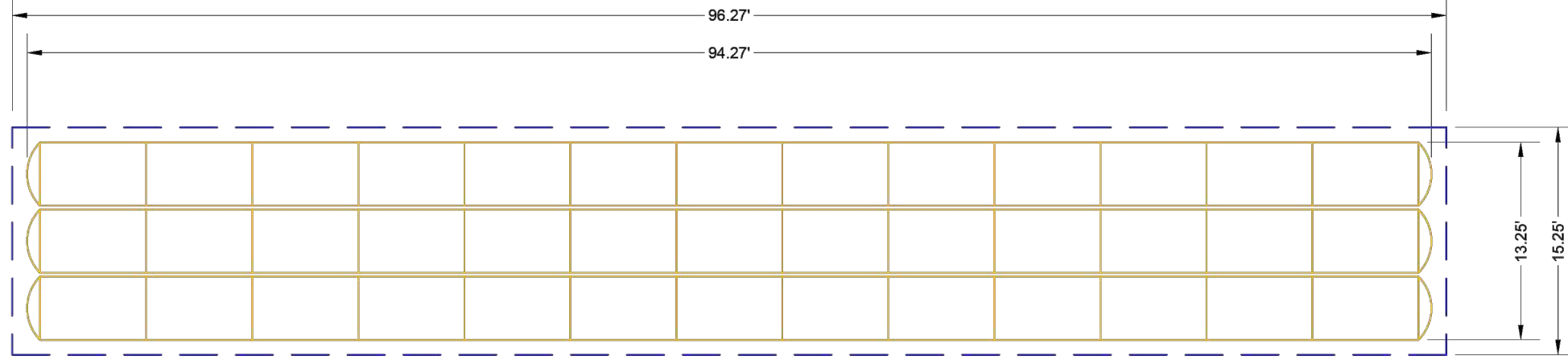
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT	
39	STORMTECH SC-800 CHAMBERS
8	STORMTECH SC-800 END CAPS
8	STONE ABOVE (in)
8	STONE BELOW (in)
40	STONE VOID
	INSTALLED SYSTEM VOLUME (CF)
3399	(PERIMETER STONE INCLUDED)
	(COVER STONE INCLUDED)
	(BASE STONE INCLUDED)
1468	SYSTEM AREA (SQ)
223.0	SYSTEM PERIMETER (ft)

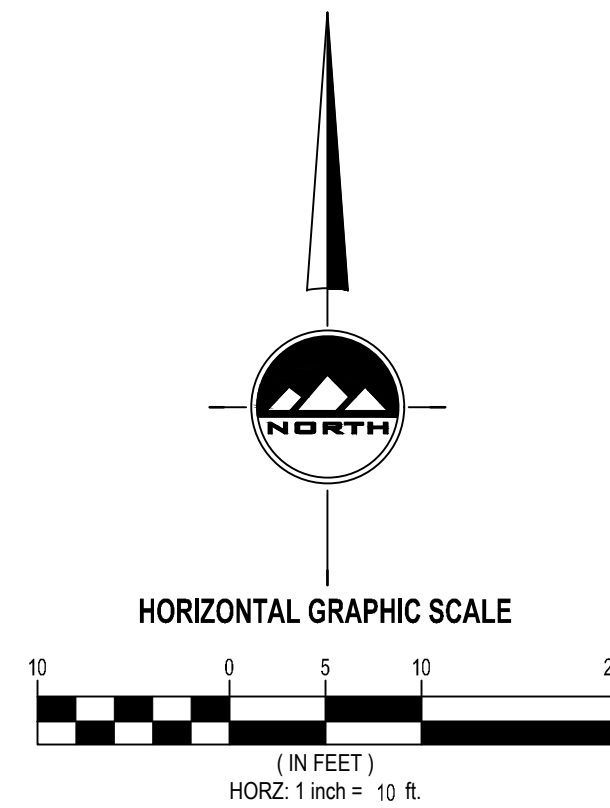
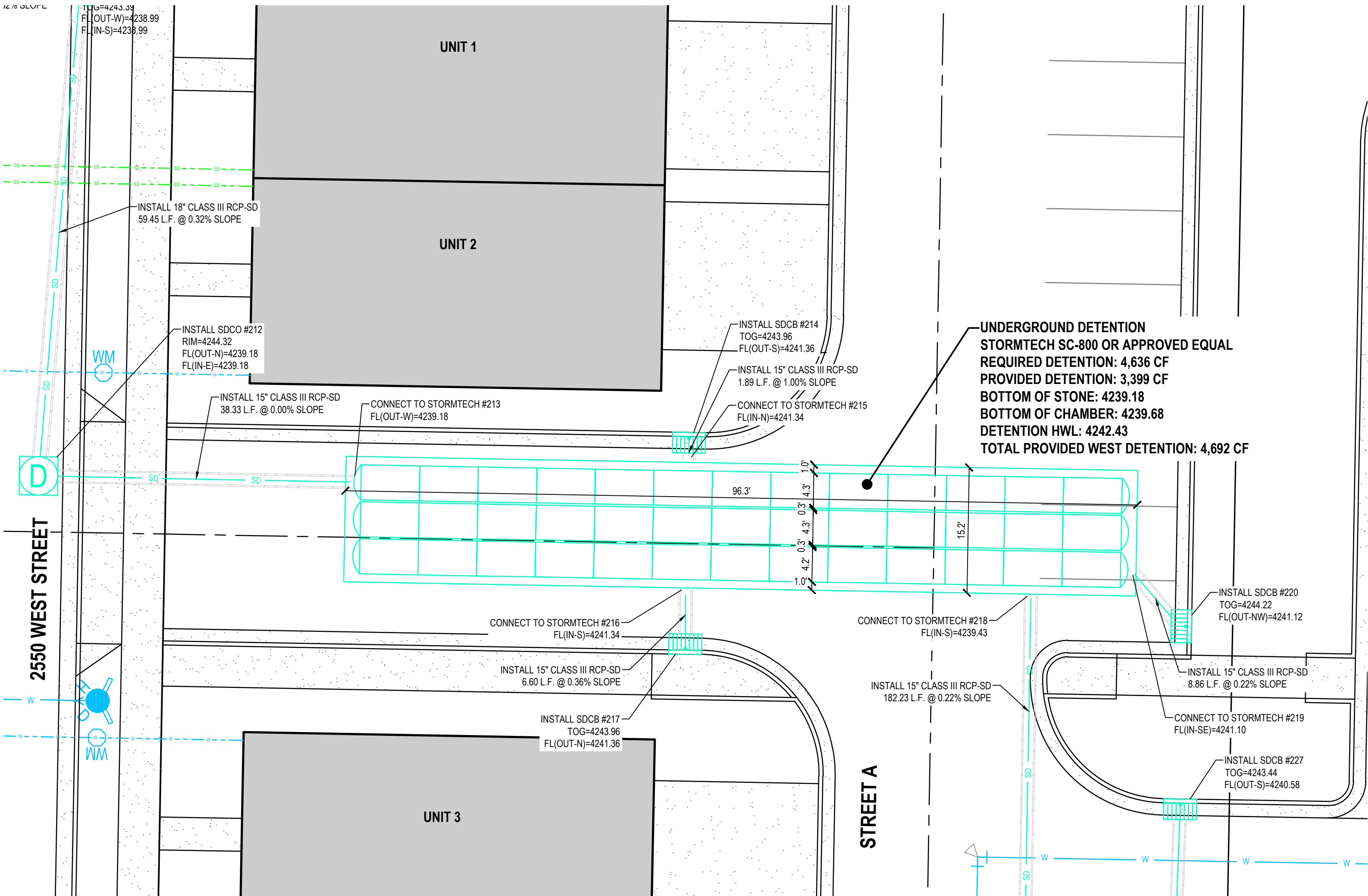
CONCEPTUAL ELEVATIONS	
	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):
	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):
	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):
	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):
	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):
	TOP OF STONE:
	TOP OF SC-800 CHAMBER:
	BOTTOM OF SC-800 CHAMBER:
	BOTTOM OF STONE:

INVERT ABOVE BASE OF CHAMBER				
PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW



- NO ISOLATOR ROW PLUS
- NO WOVEN GEOTEXTILE
- BED LIMITS

NOTES
THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
NOT FOR CONSTRUCTION. THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



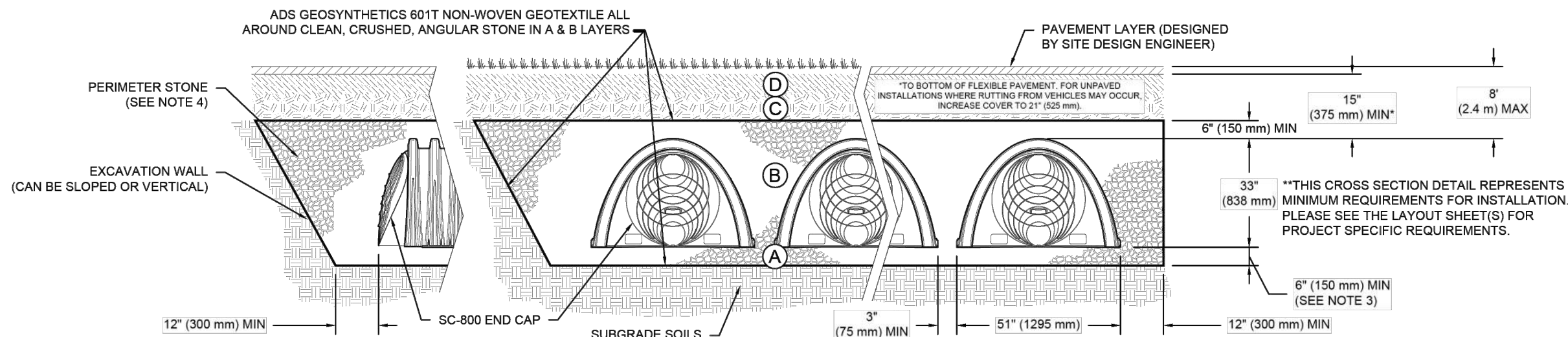
13153 PARK PLAZA SC-800 WEST
FARR WEST, UT, USA
DATE: 06/20/2025
DRAWN: CO
CHECKED: CO
DESIGNED: CO
PROJECT NO.: 13153
PROJECT NAME: 13153 PARK PLAZA SC-800 WEST
PROJECT LOCATION: FARR WEST, UT, USA
PROJECT DESCRIPTION: 13153 PARK PLAZA SC-800 WEST
PROJECT OWNER: 13153 PARK PLAZA SC-800 WEST
PROJECT CONTACT: 13153 PARK PLAZA SC-800 WEST
PROJECT PHONE: 13153 PARK PLAZA SC-800 WEST
PROJECT FAX: 13153 PARK PLAZA SC-800 WEST
PROJECT EMAIL: 13153 PARK PLAZA SC-800 WEST
PROJECT WEBSITE: 13153 PARK PLAZA SC-800 WEST
PROJECT ADDRESS: 13153 PARK PLAZA SC-800 WEST
PROJECT CITY: 13153 PARK PLAZA SC-800 WEST
PROJECT STATE: 13153 PARK PLAZA SC-800 WEST
PROJECT ZIP: 13153 PARK PLAZA SC-800 WEST
PROJECT COUNTY: 13153 PARK PLAZA SC-800 WEST
PROJECT COUNTRY: 13153 PARK PLAZA SC-800 WEST
PROJECT TIMEZONE: 13153 PARK PLAZA SC-800 WEST
PROJECT CURRENCY: 13153 PARK PLAZA SC-800 WEST
PROJECT LANGUAGE: 13153 PARK PLAZA SC-800 WEST
PROJECT UNIT: 13153 PARK PLAZA SC-800 WEST
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN), DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
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13153 PARK PLAZA SC-800

WEST

FARR WEST, UT, USA

DRAWN: CG

CHECKED: N/A

PROJECT #:

DATE: 08/20/2025

DATE

DWN

CHK

StormTech®

Chamber System

4640 TRIERMAN BLVD
HILLIARD, OH 43028
1-800-733-7473

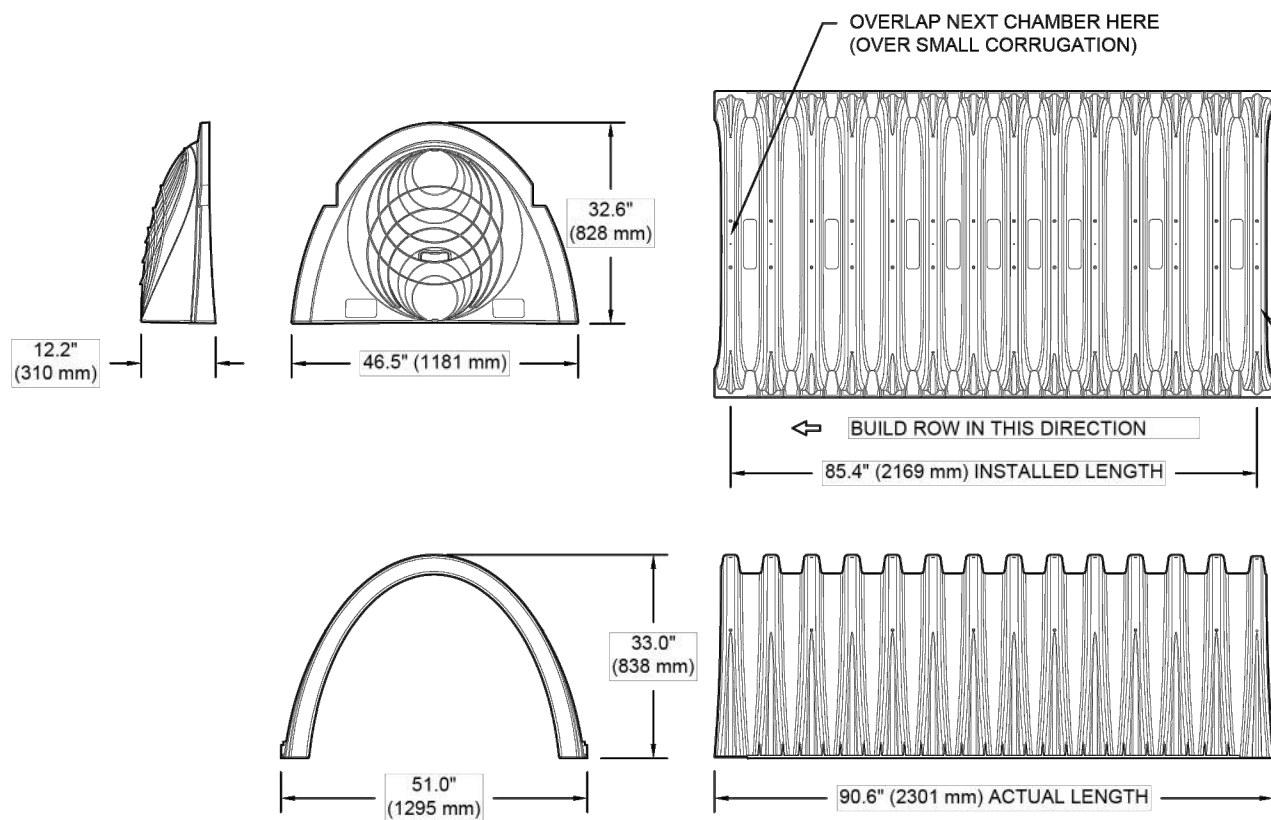
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3 OF 4

SC-800 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m ³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m ³)
WEIGHT	81.8 lbs.	(37.1 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m ³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m ³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
** ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC	6" (150 mm)	---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC	8" (200 mm)	---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC	10" (250 mm)	---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC	12" (300 mm)	---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC	15" (375 mm)	---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC	18" (450 mm)	---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	---	SOLID END CAP

NOTE: ALL DIMENSIONS ARE NOMINAL

13153 PARK PLAZA SC-800

WEST

FARR WEST, UT, USA

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SHEET

4 OF 4



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MARRIOTT COMPANIES
4580 WEST 2200 NORTH
NORTH OGDEN, UTAH 84044

CONTACT:
AMY ROSKELLEY
PHONE: 801-391-3041

PARK PLAZA

4000 NORTH 2500 WEST
FARR WEST, UTAH

NO. DATE REVISION
FOR REVIEW

WEST STORMTECH
DETAILS

PROJECT NUMBER
13153
DESIGNED BY
T. WILLIAMS
PRINT DATE
9/10/25
DESIGNED BY
M. ELMER

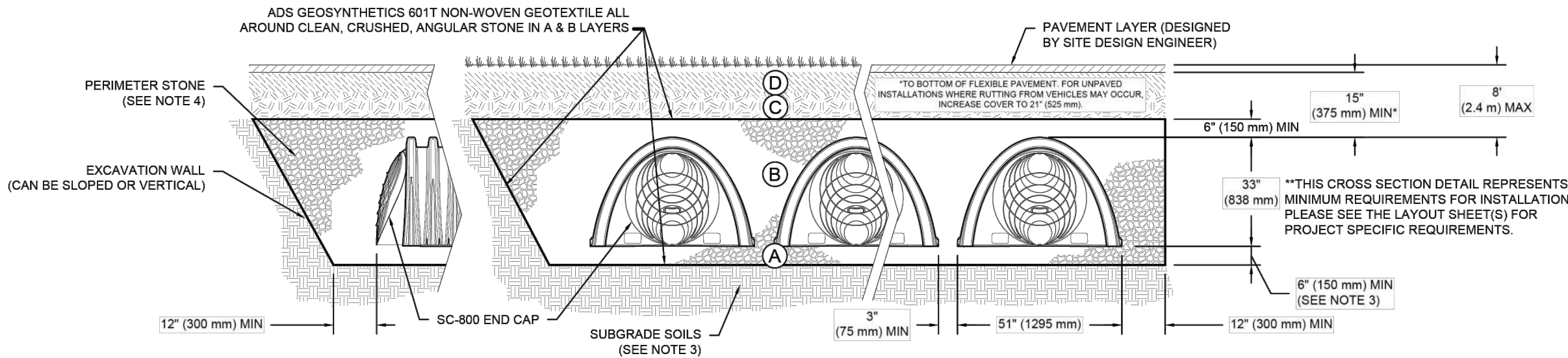
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145' A-1, A-2-4, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (33 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ⁵	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ⁵	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

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RESOLUTION NO. 2025-02

A RESOLUTION ADOPTING WILDLAND-URBAN INTERFACE (WUI) BUILDING CODE STANDARDS AND A WUI ZONE MAP FOR COMPLIANCE WITH UTAH HOUSE BILL 48 (2025)

WHEREAS, the State of Utah has enacted House Bill 48 (2025) titled “Wildland Urban Interface Modifications,” which among other things requires counties and municipalities to adopt WUI building-code standards and to define WUI zones for properties at risk from wildfire.

WHEREAS, under House Bill 48, the Utah Division of Forestry, Fire and State Lands (“Division”) is directed to create a “high-risk WUI map” and the statute establishes requirements for adoption of WUI building-code standards for structures located in wildland-urban interface areas.

WHEREAS, this Municipality (Farr West City) finds that wildland-urban interface (WUI) hazards — that is, the intermix or interface of structures and vegetation in proximity to wildland fuels — pose a significant threat to life, property and the public welfare, and that adoption of WUI building-code standards and mapping of WUI zones is a prudent and necessary measure to reduce wildfire risk.

WHEREAS, House Bill 48 provides that adoption of WUI building-code standards is required for municipalities to remain eligible for certain state reimbursements and funding related to wildfire mitigation and response.

WHEREAS, Farr West City has reviewed the model WUI building code referenced in House Bill 48, and has considered its application within the municipal boundary and seeks to establish a locally applicable WUI zone map consistent with state guidance.

WHEREAS, Farr West City, in coordination with the Utah Division of Forestry, Fire and State Lands, the local fire authority, and Farr West City’s building and planning departments, has completed preparation of a Wildland-Urban Interface (WUI) Zone Map, identifying areas within Farr West City boundaries that are subject to increased wildfire risk based on vegetation, fuels, topography, and structural exposure, consistent with the requirements of Utah House Bill 48 (2025); and

WHEREAS, Farr West City Council finds it to be in the best interest of public safety and in compliance with state law to formally adopt the WUI Zone Map as the official map delineating the areas subject to WUI building-code standards and wildfire mitigation requirements.

NOW, THEREFORE, BE IT RESOLVED BY FARR WEST CITY COUNCIL OF FARR WEST, UTAH, AS FOLLOWS:

Section 1. Definitions.

For purposes of this Resolution, the following terms shall have the following meanings:

- (a) “Wildland-Urban Interface (WUI) Zone” means any area within the municipal boundary in which structures are adjacent to, intermingled with, or threatened by wildland fuels and which has been designated by map as subject to WUI building-code standards.
- (b) “WUI Building Code Standards” means the building, fire safety, site, landscaping and material requirements adopted pursuant to this resolution and as required by House Bill 48 and associated state administrative rules.
- (c) “High-Risk WUI Property” means a property or structure located in the WUI Zone which the Division has assessed (or causes to be assessed) as having elevated wildfire exposure according to a triage or structure exposure score as contemplated by House Bill 48.

ffsl.utah.gov

Section 2. Adoption of WUI Building Code Standards.

Farr West City hereby adopts, by reference, the WUI building-code standards required under House Bill 48 and applicable state construction/fire codes, as follows:

- (a) The WUI building-code standards shall apply to all new structures, additions, renovations triggered by applicable thresholds, and landscaping/site work within the WUI Zone as designated herein.
- (b) Where a conflict exists between existing municipal zoning, building or fire code provisions and the WUI building-code standards adopted herein, the WUI provisions shall control unless otherwise prohibited by state law.
- (c) Farr West City shall enforce the WUI building-code standards through its regular building permit, inspection and code enforcement processes, in cooperation with the local fire authority and building department.
- (d) Existing structures within the WUI Zone shall not be automatically required to retrofit; however, when an existing structure triggers a permit for renovation or addition, the permit

review shall include compliance with the applicable WUI building-code standards as required by this resolution and state law.

Section 3. Adoption of Wildland-Urban Interface (WUI) Zone Map

(a) Farr West City hereby acknowledges that the Wildland-Urban Interface Zone Map (“WUI Zone Map”) has been prepared and completed in coordination with the Utah Division of Forestry, Fire and State Lands (“Division”), the local fire authority, and Farr West City building and planning departments. The WUI Zone Map delineates those areas within the Farr West City boundaries that are determined to be at elevated risk of wildfire based on criteria including fuel conditions, structure exposure, vegetation type and density, slope and topography, access limitations, and proximity to wildland fuels, consistent with the standards established under Utah House Bill 48 (2025).

(b) Farr West City Council hereby adopts and approves the WUI Zone Map, attached hereto and incorporated herein by reference as Exhibit A, as the official WUI Zone Map for Farr West City. Upon adoption, the WUI Zone Map shall become an official component of this Resolution and of Farr West City’s building and fire code enforcement program.

(c) The adopted WUI Zone Map shall be maintained on file with Farr West City building department and the local fire authority, and shall be made available for public inspection at Farr West City offices and on the official municipal website. Farr West City may provide digital access and mapping tools to facilitate property identification and compliance assistance.

(d) Farr West City shall provide written notice to all property owners whose parcels are located within the designated WUI Zone. Such notice shall include:

1. A statement of the property’s WUI designation;
2. A summary of applicable WUI building-code and defensible-space requirements;
3. Contact information for Farr West City and the Division for further guidance; and
4. Information on any appeal or variance process available under municipal policy.

(e) Farr West City shall review and, if necessary, update the WUI Zone Map at least once every five (5) years, or sooner if substantial changes occur in vegetation, fuel conditions, development patterns, or the State’s designated high-risk WUI mapping. Updates shall be reviewed and adopted by resolution or ordinance following a public process consistent with this section.

Section 4. Implementation and Timing.

- (a) This resolution shall become effective immediately upon its adoption.
- (b) Farr West City shall adopt the WUI building-code standards and the WUI Zone Map no later than January 1, 2026, in order to comply with the timeframe required by House Bill 48.
- (c) Farr West City shall amend its development regulations, building code, fire code, zoning overlays or other municipal code provisions as necessary to implement the WUI building-code standards and map designation.
- (d) Farr West City shall coordinate with the Division and local fire authority on outreach, training, inspection, enforcement and funding opportunities (where available) for mitigation, defensible space, home-hardening parameters, and homeowner education.

Section 5. Severability.

If any section, subsection, sentence, clause or phrase of this resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. Farr West City Council hereby declares that it would have adopted this resolution and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 6. Authorization.

The Mayor, (or appropriate official), and the municipal building, fire and planning departments are each hereby authorized to take such further actions, adopt such administrative rules or forms, enter such agreements, and execute such documents as necessary to implement this resolution and ensure compliance with House Bill 48.

Section 7. Effective Date.

This resolution shall take effect upon passage and publication as allowed by law.

PASSED AND ADOPTED by City Council of Farr West City, Utah, this ____ day of _____, 20.

Mayor

Farr West City, Utah

Farr West City Recorder