



## **FARR WEST CITY PLANNING COMMISSION AGENDA**

May 28, 2026 at 6:30 p.m.  
City Council Chambers  
1896 North 1800 West  
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold their regular meeting at 6:30 pm on Thursday, May 28, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

Call to Order –Chairman Lyle Earl

1. Opening Ceremony
  - a. Pledge of Allegiance
  - b. Prayer
2. Comments/Reports
  - a. Public Comments (2 minutes)
  - b. Report from City Council
3. Business Items
  - a. Public hearing to consider the request of a conditional use permit for Katherine Schmidt for an accessory building over 2,000 square feet located at 3965 North 2600 West
  - b. Recommendation to the City Council approval or denial of a conditional use permit for Katherine Schmidt for an accessory building over 2,000 square feet located at 3965 North 2600 West
  - c. Public hearing to consider the request of a conditional use permit for Howard Black for an accessory building over 2,000 square feet located at 1530 North 2000 West
  - d. Recommendation to the City Council approval or denial of a conditional use permit for Howard Black for an accessory building over 2,000 square feet located at 1530 North 2000 West
  - e. Public hearing to consider the request of a conditional use permit for Alex Maurer for a vehicle/parts sales and repair business located at 3677 North 2000 West
  - f. Recommendation to the City Council approval or denial of a conditional use permit for Alex Maurer for vehicle/part sales and repair business located at 3677 North 2000 West
  - g. Recommendation to the City Council approval or denial of the Utah Structures Site Plan Approval located at 3810 North 2000 West – Brandon Suarez
  - h. Recommendation to the City Council approval or denial of the West Creek II Final Subdivision located at approximately 1000 North 1550 West
  - i. Recommendation to the City Council approval or denial of the West Creek II Site Plan located at approximately 1000 North 1550 West
4. Consent Items
  - a. Approval of minutes dated May 14, 2026
5. Chairman/Commission 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 May 26, 2026.

Lindsay Afuvai, Recorder



Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 4/20/26 Applicant Name KATHERINE SCHMIDT

Mailing Address [Redacted]

Phone Number [Redacted]

Property address of proposed conditional use 3965N, 2600W Current Zoning: R

Please list the requested conditional use as listed within the city zoning ordinance LEAN TO ON DETACHED BUILDING,

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.

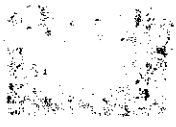
TO PROVIDE COVER / SHADE FOR SITTING AREA TO ENJOY MOUNTAIN VIEWS

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.

WILL BLEND WITH HOME & DETACHED BUILDING AND BE OPEN ON THREE SIDES. OTHER AREA RESIDENCES HAVE SIMILAR OUTDOOR AREAS

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

NOT OVER SIZED OR BLOCKING AREA VIEWS, NOT A SHED TOTAL SHADED AREA 40' X 10'



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

IMPROVES USE OF PROPERTY AND WILL NOT BE AN EYE SORE - WILL BE COMPLIMENTRY TO EXISTING AESTHETIC OF BUILDINGS, PERSONAL USE.

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

DOES NOT IMPACT THE ENVIRONMENT OR AREA COMMUNITY

*Karen M. Suel*

Property Owner?  Y  N

Signature of Applicant

Date Application & \$100.00 Processing Fee received 4/27/2026

Received by Lindsay

Date of public hearing: \_\_\_\_\_

Date application was \_\_\_\_\_ Approved \_\_\_\_\_ Denied by Planning Commission \_\_\_\_\_

Conditions/Reasons

Date application was \_\_\_\_\_ Approved \_\_\_\_\_ Denied by City Council: \_\_\_\_\_

Conditions/Reasons

Planning Commission Chair

Mayor



Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 4-27-26 Applicant Name Howard Black

Mailing Address [Redacted]

Phone Number [Redacted]

Property address of proposed conditional use 1530 N 2000 W. Current Zoning: A-1

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

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

Storage of equipment

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.

The building will be built away in the back yard. It'll be gated off and locked

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

Personal storage

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

Personal use for storage equipment

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

The building will be metal and well maintained

Howard Bler

Signature of Applicant

Property Owner  Y  N

Date Application & \$100.00 Processing Fee received:

4/27/2026

Received by

Jon Wicks

Date of public hearing:

5/28

Date application was \_\_\_ Approved \_\_\_ Denied by Planning Commission

Conditions/Reasons

Date application was \_\_\_ Approved \_\_\_ Denied by City Council:

Conditions/Reasons

Planning Commission Chair

Mayor

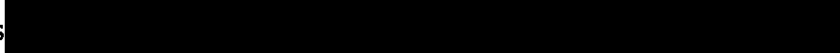


**Farr West City**

**APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT**

*The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.*

Application Date 4/27/26 Applicant Name Alex Maurer

Mailing Address 

Phone Number 

Property address of proposed conditional use 3677 N 2000 W Current Zoning: Commercial

Please list the requested conditional use as listed within the city zoning ordinance Vehicle / Part Sales & Repair

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 proposed location for repair and sale of used Audi / VW vehicles and parts is a space that will allow me to continue to be a resource for local consumers and businesses that need more affordable options for keeping their vehicles in good running condition as well as a reputable local source to buy vehicles and parts for at a affordable price. We regulary have people driving from all over the state and out of state because I am one of the few places in the region that have a large inventory of hard to find parts that are much more affordable then the dealer. We also ship thousands of parts a year globally.

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.

The property is located within a established commercial area with other automotive related uses that while similar do not provide the same services but operate in the same general fashion. The location proposed is a large multi unit warehouse that will allow continued growth with operations and inventory being able to remain indoors. The location also provides the possibility to continue to expand into additional space if required.

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

All operations are contained to the inside of a warehouse. The facility has a large area for storage of inventory and distributing product as well as containing vehicle repairs inside with no impact to surrounding businesses and properties. We have been operating for 10 years following local and state regulations with no issues and will have no problem continuing to do so.

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

The business has a focus on one of the largest manufacturer brands and provides integrated services including vehicle sales, dismantling vehicles for parts and limited repair / reconditioning. This model meets a clear demand from customers while aligning with the evolving standards for auto related uses. I feel that large warehousing allows to continue growing this model within an enclosed building to addresses the concerns for visual and enviromental impacts to surround properties and people. I believe that this hybrid business model demonstrated that such uses can be sustainable but also compatible with many areas.

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

The operation is to be contained to indoors. There is a small area that we will have 2 lifts at that will handle vehicle repair reconditioning, prep as well as dismantling of vehicles for the parts to inventory. We store and recyle any fluids from vehicles in accordance with local regulations. Being that the operations are contained to the indoors there is no impact outside. There is a large number of stalls attached to these units to display vehicles for sale and allow for customer walk ins.

[Signature] Property Owner? Y   
Signature of Applicant

Date Application & \$100.00 Processing Fee received 4-29-26 Receipt# 2.000014175

Received by JR Barker

Date of public hearing: \_\_\_\_\_

Date application was \_\_\_ Approved \_\_\_ Denied by Planning Commission \_\_\_\_\_

Conditions/Reasons

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date application was \_\_\_ Approved \_\_\_ Denied by City Council: \_\_\_\_\_

Conditions/Reasons

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planning Commission Chair  
\_\_\_\_\_

Mayor  
\_\_\_\_\_

# Application for Site Plan Approval



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

Date Submitted: 4/20/26

Applicant Name: Brandon Suarez Applicant Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Business Name: Utah Structures LLC Application Number: \_\_\_\_\_

Business Address: 3810 n 2000 w Farr West UT 84404 Phone: 8012000335

Address and description of site being considered: 3810 n 2000 w Farr West UT 84404

Currently leased 7.5 acre lot along I-15 and 2000 W from Hot Springs LLC (Smith and Edwards)

Tax ID number of site being considered: 190110053-113-054

Current zoning of site: M-2 Manufacturing

## FEE SCHEDULE

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

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

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

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

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

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

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

1. all other structures are display units 2. New site plan attached. 3. should be on the site plan 4. attached DOT approved ingress/egress entrance, handicap parking etc. 5. No light poles 6. 4 ditches on all 4 sides of the property.

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

1. State in detail what is intended to be done on or with the property? Retail location of sheds, tiny homes, and outdoor structures. We also rent equipment and sell lawn furniture . Basically a showroom for outdoor structures.

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

We believe this business has been a major asset to the community , everyone loves everything we do and the office building and landscaping has been very attractive to surrounding businesses . We've been able to develop relationships with almost every adjoining business and complimented each other by the organized looks of the sheds and structures we have on this property. We have enough parking to not create traffic issues on 2000W and the egress and access to the property flows smoothly

**Signature of Applicant:**

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the members of the planning commission and city council. **All** property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.

*[Handwritten Signature]*

Owner Signature

Brandon Suarez

Print Name

Owner Signature

Print Name

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

*[Handwritten Signature]*

Owner Signature MANAGING PARTNER  
HOT SPRINGS LLC

Print Name

*[Handwritten Signature]*

Print Name

Owner Signature

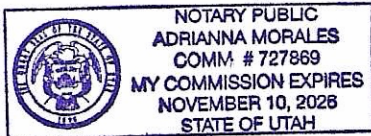
Signature of City Recorder/Clerk  
(Not Required if Notarized)

State of Utah )

§

Count of Weber )

On this 20th day of April, in the year 2026, before me Adrianna Morales, a notary public, personally appeared Brandon Suarez, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



*[Handwritten Signature]*  
NOTARY PUBLIC

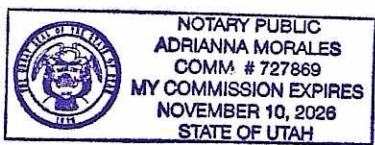
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State of Utah )

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County of Weber )

On this 20<sup>th</sup> day of April, in the year 2020, before me Adrianna Morales, a notary public, personally appeared Brandon Sycet, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



*Adrianna Morales*

NOTARY PUBLIC

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**For City Use:**

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

# MEMORANDUM

TO: Farr West City Planning Commission and City Council

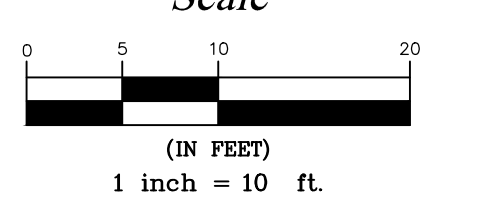
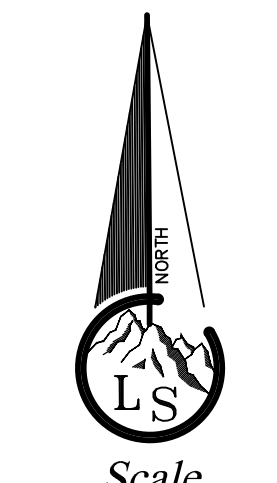
FROM: Matt Robertson, P.E.  
City Engineer

RE: **UTAH STRUCTURES – SITE AMENDMENT**  
Site Plan Review

Date: May 11, 2026

Our office has completed a review of the amended site plan for the Utah Structures site located at 3810 North 2000 West in the M-1 zone. They are proposing to construct a new office building for their business on the site. In addition to the new proposed office building, the only other site plan improvements include a new water service lateral and a sewer lateral for the building. We have reviewed the pressurized sewer lateral proposal and recommend that the lateral be connected directly to the existing city manhole. Bona Vista Water has approved the new culinary water lateral. No new impervious surface is being proposed, and we don't see any drainage concerns with their proposal.

We recommend approval of the site plan at this time. Before construction, the Contractor will need to obtain an Encroachment Permit from UDOT and meet with the City. Please let us know if there are any questions.



**LEGEND**

---	PROPERTY LINE
---	CENTERLINE
-X-	EXISTING DRAINAGE DITCH
-X-	EXISTING FENCE
-W-	PROPOSED WATER LINE
-S-	PROPOSED SANITARY SEWER
-SD-	EXISTING STORM DRAIN
- - -	EXISTING 1' CONTOUR
- - -	EXISTING 5' CONTOUR
⊙	EXISTING SEWER MANHOLE
-▲-	PROPOSED SIGN

**NOTES**

EXISTING IMPROVEMENTS ARE SHOWN AS ACCURATELY AS POSSIBLE ACCORDING TO AVAILABLE INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

ALL EXISTING LANDSCAPED AREAS SHOWN ARE ROCK GROUND COVER WITH NO VEGETATION BECAUSE OF LIMITED SECONDARY WATER SERVICES IN THIS AREA.

ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE FARR WEST CITY CODE.

WATER METERS SHALL BE LOCATED AT ONE FOOT BEHIND THE CURB AND GUTTER, OR A BONA VISTA APPROVED LOCATION, IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN 10 FEET OF ANY EXISTING OR PROPOSED STRUCTURE. WATER METERS SHALL BE BUILT ACCORDING TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS.

THE SPECIFIC LOCATION OF THE EXISTING WATER MAIN IS UNKNOWN AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. IF THE MAIN LINE REQUIRES A ROAD CUT, TRENCHING AND CONNECTION WITHIN THE ROADWAY WILL ONLY BE ALLOWED DURING DAYLIGHT HOURS. THE WORK AREA MUST BE SECURED BACKFILLED AND CLEANED PRIOR TO REMOVAL OF ANY CONTROL DEVICES. IF REQUIRED A TEMPORARY COLD ASPHALT PATCH OR PERMANENT HOT ASPHALT PATCH WILL BE CONSTRUCTED AT THE COMPLETION OF LATERAL CONNECTIONS IN HIGHWAY 126. ALL CONSTRUCTION, CONNECTIONS, TRENCH AND ASPHALT COMPACTION SHALL BE DONE IN COMPLIANCE WITH UDOT STANDARDS AND SPECIFICATIONS.

NO WORK SHALL INHIBIT NORMAL TRAFFIC FLOWS DURING CONGESTED (RUSH HOUR) TIMES OF DAY.

EXISTING POWER IS AVAILABLE IN THIS AREA.

**PROJECT NOTES**

**AREAS**

TOTAL PARCEL AREA:	673,319± Sq.Ft. = 100%
TOTAL UNAFFECTED AREA:	609,319± Sq.Ft. = 90% (NATURAL VEGETATION)
SITE BUILDING AREA:	650± Sq.Ft. = 0.1%
ROCK LANDSCAPED AREA:	7,400± Sq.Ft. = 1%
TOTAL LANDSCAPED & NATURAL VEGETATION =	91%

**PARKING**

CITY CODE 17.44.150-D:  
OUTSIDE SALES AREA 1/4 SPACE PER 1,000 S.F. SALES AREA  
OUTSIDE SALES AREA = 25,000± S.F. = 6.25 STALLS REQUIRED  
7 STALLS PROVIDED (1 HANDICAPP)

**PRICE ENGINEERING INC.**  
STRUCTURAL • CIVIL  
(801) 791-6274  
(435) 720-2907  
kyle@price-engineering.com  
travis@price-engineering.com

**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com  
4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

**CLIENT: Utah Structures**  
Contractor:  
Address: 3289 S Midland Drive, Ogden, UT 84401 Ph: 801-627-6450

**SHUPE SUBDIVISION PHASE 6, LOT 9**  
Part of the SW 1/4 of Section 36, T6N, R2W, SLB&M  
3215 S Midland Drive, Ogden City, Weber Co, UT

**Site, Utility, Grading & Drainage Plan**

Revisions	10-17-2019	CHECKED BY:	DATE: 10/7/2025
		DRAWN BY: TK	PROJ: 4570

This plan and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Engineer's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

# Application for Subdivision



Date Submitted 4/3/26

Developer's Name Dallin Curriden

Developer's Mailing Address

Developer's Daytime Phone



\*\*\*\*\*

Subdivision Name West Creek No. II Subdivision Phase 2

Subdivision Address Approximately 1000 N 1550 W, Farr West UT

Is this a Re-Subdivision No Current Property Zone ICZ Is Re-Zoning Required No

Acreage of property being divided 18.852 Acreage of entire land parcel 30.73

Number of proposed lots in Subdivision 2 In Phase 1 Number of Phases 1

Title Search Completed  N \*Attach Documentation

**Available Utilities and Services:**

Culinary Water	<input checked="" type="checkbox"/>	N	
Secondary Water	<input checked="" type="checkbox"/>	N	Company: <u>Marriott-Slaterville City</u>
Secondary System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Adequate Storm Sewer/Drainage	<input checked="" type="checkbox"/>	N	
Sewer	<input checked="" type="checkbox"/>	N	
Electric Power	<input checked="" type="checkbox"/>	N	
Natural Gas	<input checked="" type="checkbox"/>	N	
Telephone Service	<input checked="" type="checkbox"/>	N	
Broadband/Fiber Internet	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	N	Company:

# Application for Subdivision



Property is in which Flood Zone: None Panel Number: 49057C0194F

Lowest Elevation of Property: 4,243

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

Does the property contain Wetlands: No Source: Wetlands Study

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

The property has been used for agricultural use.

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed).

No conflicting existing easements, right-of-ways, etc. exist on the property, as shown on subdivision plat.

\*\*\*\*\*

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 *Dave L...* Date 4/3/20

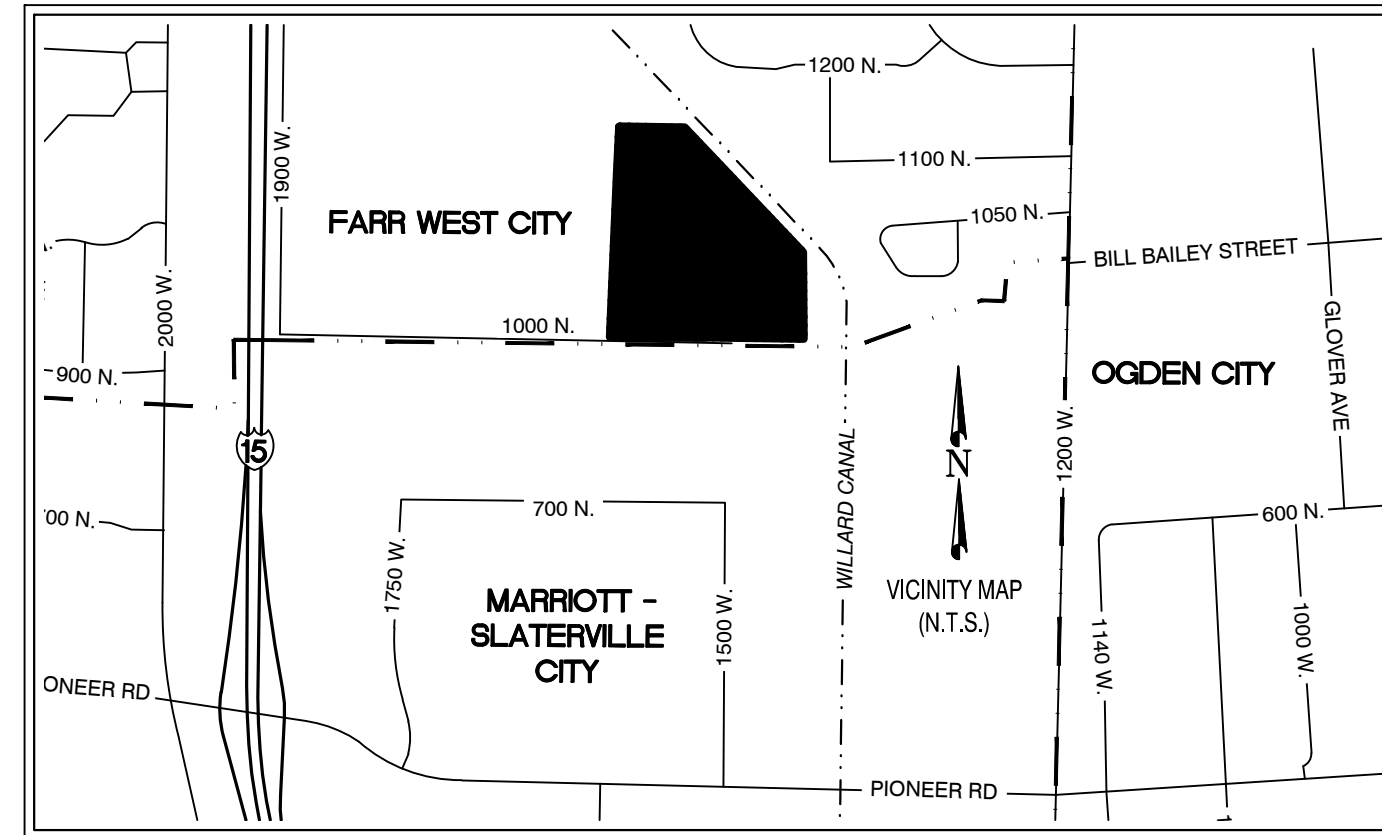
## FEE SCHEDULE

<b>Subdivision Plan Processing:</b>	<b>Engineering Fee Deposit: \$125.00/lot/phase</b>
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	

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

# WEST CREEK NO. II SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 12 & THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
FARR WEST CITY, WEBER COUNTY, UTAH  
APRIL 2026



## PLAT NOTES

- Offset pins to be set in top back of curb and 5/8"x24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- "R" Restricted Lots - No Basements.
- By graphic plotting only, this property is in zone(s) X (Other Flood Areas) & AE (Special Flood Hazard Areas) of the Flood Insurance Rate Map No. 49057C0194 F, Community Panel No. 194 of 600, which bears an Effective Date of November 30, 2023.

## OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

### WEST CREEK NO. II SUBDIVISION

And do hereby dedicate, grant, and convey to Farr West City, Weber County, Utah for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

WESTERN BLACKEDGE LLC

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## NOTARY ACKNOWLEDGMENT

State of Utah )  
 )  
 ) ss  
County of Weber )

On this \_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_, before me, \_\_\_\_\_ a Notary Public, personally appeared \_\_\_\_\_ the \_\_\_\_\_ of Western Blackedge LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication and consent regarding the **WEST CREEK NO. II SUBDIVISION** and was signed by him/her on behalf of said Western Blackedge LLC and acknowledged that he/she/they executed the same.

Commission Number \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
A Notary Public Commissioned in Utah

## BOUNDARY DESCRIPTION

All of a parcel of land described as "Parcel 1" in that Quitclaim Deed recorded September 19, 2024 as Entry No. 3340562 in the Office of the Weber County Recorder. Said parcel is located in the North Half of Section 12 and the Southwest Quarter of Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

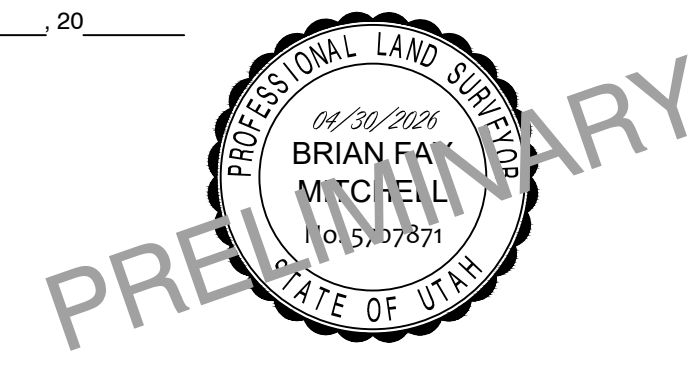
**Beginning** on a northerly line of West Creek No. 1 Subdivision recorded June 27, 2025 as Entry No. 3374597 in Book 99, at Page 74-75 in the Office of said Recorder, which is 1,099.71 feet S. 00°12'35" E. along the Section Line and 1,783.86 feet East from the Northwest Corner of said Section 12; thence N. 02°31'36" E. 1354.16 feet along an existing fence described in that Court Order recorded as Entry No. 2203455 in the Office of said Recorder to a southerly line of Heritage Ranch Subdivision recorded December 29, 2004 as Entry No. 2077169 in Book 60, at Page 89 in the Office of said Recorder; thence along said Heritage Ranch the following two (2) courses: 1) S. 88°24'41" E. 6.75 feet; 2) N. 07°20'18" E. 1.85 feet the right-of-way line of the Willard Canal shown on that Willard Canal Rights-of-Way Map dated March 22, 1960 having United States Department of the Interior Bureau of Reclamation Project No. 526-412-4971; thence along said right-of-way the following three (3) courses: 1) S. 88°57'56" E. 415.08 feet; 2) S. 43°32'10" E. 1,104.95 feet to an existing red rebar and cap stamped "Landmark Surveying" shown on that Record of Survey filed as #5841 in the Office of the Weber County Surveyor; 3) S. 00°28'18" E. 558.12 feet (R=557.40 feet) to a northerly line of said West Creek No. 1 Subdivision; thence along said northerly line of West Creek No. 1 Subdivision the following three (3) courses: 1) N. 89°09'31" W. 591.89 feet; 2) S. 88°16'50" W. 72.77 feet; 3) N. 89°26'52" W. 582.85 feet to the **Point of Beginning**.

The above-described parcel contains 1,338,575 sq. ft. in area, or 30.729 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 made a survey of the property described on this plat in accordance with 17-20-504, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **WEST CREEK NO. II SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this \_\_\_ day of \_\_\_\_\_, 20\_\_\_



## DEVELOPER:

**BlackPine**  
BlackPine, LLC  
Daniel Stephens  
Phone: 801-675-8809  
Email: daniel@theblackpinegroup.com

## OWNER:

Western Blackedge LLC  
221 25th Street, Ste 213  
Ogden, UT 84401

PREPARED BY:

**CIR CIVIL ENGINEERING + SURVEYING**  
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: 435-503-7641

SHEET  
1  
2

**WEST CREEK NO. II SUBDIVISION**  
LOCATED IN THE NORTH HALF OF SECTION 12 &  
THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
FARR WEST CITY, WEBER COUNTY, UTAH

<p align="center"><b>FARR WEST CITY COUNCIL ACCEPTANCE</b></p> <p>This is to certify that this plat, the dedication of streets and other public ways and financial guarantee of the public improvements associated with this subdivision thereon are hereby approved and accepted by the City Council of Farr West City, Utah. Signed this ___ day of _____ A.D. 2026.</p> <p align="center">_____ Attest: City Recorder</p> <p align="center">_____ Mayor</p>	<p align="center"><b>FARR WEST CITY ATTORNEY</b></p> <p>I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the county ordinances applicable thereto and now in force and effect. Approved as to form this ___ day of _____ A.D. 2026.</p> <p align="center">_____ Signature</p>	<p align="center"><b>FARR WEST CITY PLANNING COMMISSION</b></p> <p>Approved this ___ day of _____ A.D. 2026 by the Farr West City Planning Commission.</p> <p align="center">_____ Planning Commission</p>	<p align="center"><b>FARR WEST CITY ENGINEER</b></p> <p>I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file.</p> <p align="center">_____ Engineer</p> <p align="center">_____ Date</p>	<p align="center"><b>WEBER COUNTY RECORDER</b></p> <p>Recorded # _____ State of Utah, County of Weber, Recorded and filed at the request of _____</p> <p>Date: _____ Time: _____ Book: _____ Page: _____</p> <p>Fee \$ _____ Weber County Recorder</p>
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# Application for Site Plan Approval



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

Date Submitted: 4/2/26

Applicant Name: Dallin Curriden Applicant Address: [REDACTED]

Phone: [REDACTED]

Business Name: Western BlackEdge, LLC Application Number: \_\_\_\_\_

Business Address: 221 25th Street, Suite 104, Ogden UT 84401 Phone: 801-675-8809

Address and description of site being considered: Approximately 1000 N 1500 W, Farr West UT

This site will be home to Buildings III and IV of the West Creek business park. Application materials are believed to be complete and adhere to all FWC requirements and any additional requirements of the Development Agreement. Corresponding subdivision application is being submitted simultaneously.

Tax ID number of site being considered: 150310027

Current zoning of site: Innovation Commercial Zone (ICZ)

## FEE SCHEDULE

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

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

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

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

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

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

If any of the above information is not being provided please indicate reasoning:  
Approval letters from Weber Fire district and Bona Vista are in process. Final approval can be obtained from both once we verify all City comments have been addressed.

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

1. State in detail what is intended to be done on or with the property? \_\_\_\_\_

Intent is to build the next two buildings of the West Creek business park, as shown on the site plan.  
While exact use is still unknown, tenants will need to comply with a permitted use within the ICZ zone.

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

Use will be a permitted use within the ICZ zone. Tenants will need to approach City for approval prior to occupancy.

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**Signature of Applicant:**

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the members of the planning commission and city council. **All** property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.

*[Signature]*  
Owner Signature

Daniel Stephens  
Print Name

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Name

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

*[Signature]*  
Owner Signature

Daniel Stephens  
Print Name

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Name

*[Signature]*  
Authorized Agent Signature

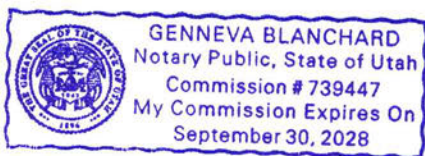
\_\_\_\_\_  
Signature of City Recorder/Clerk  
(Not Required if Notarized)

State of Utah )

§

Count of Weber )

On this 3rd day of April, in the year 2020, before me Geneva Blanchard, a notary public, personally appeared Daniel Stephens, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC

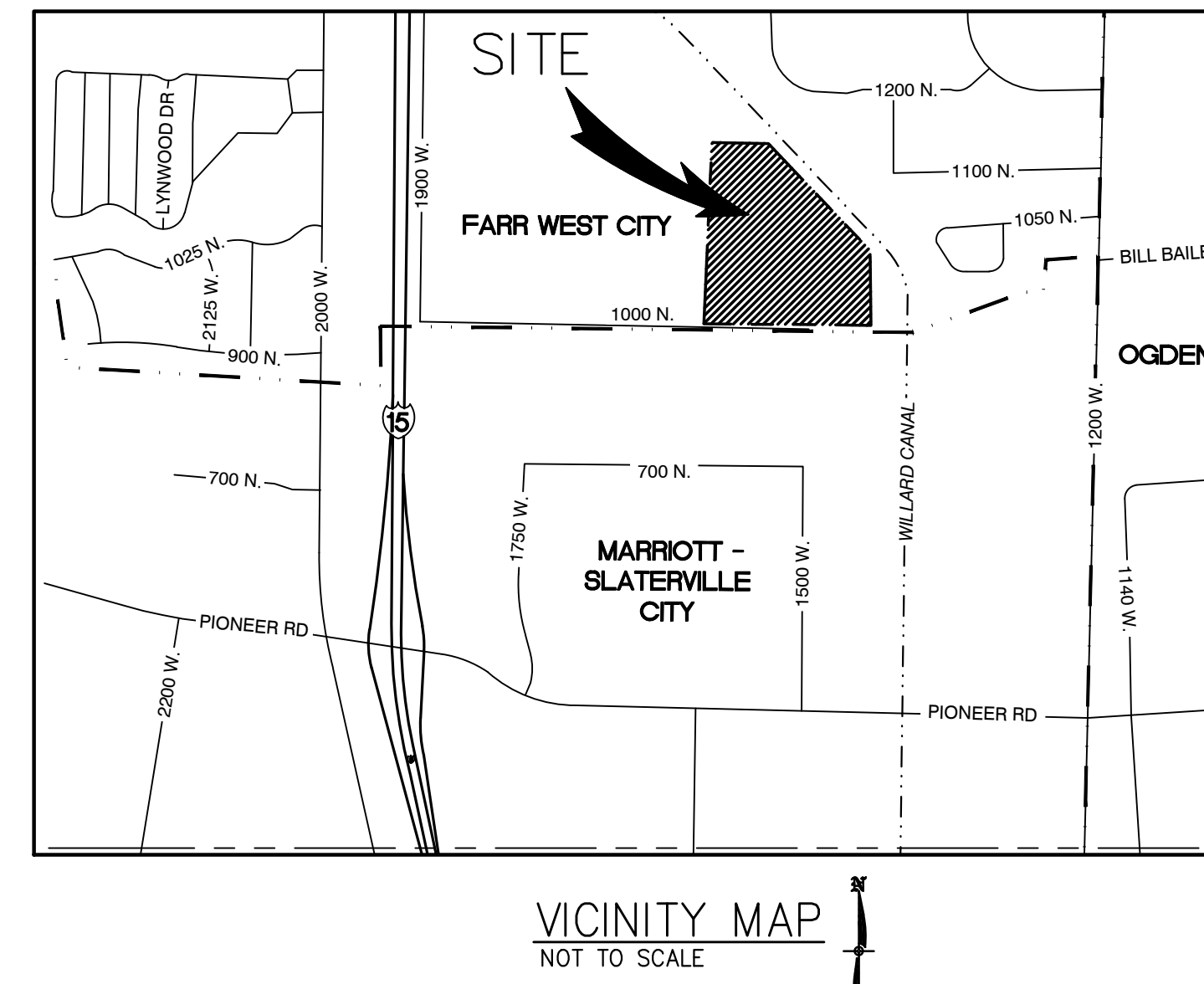


# WEST CREEK PHASE 2

## 1000 NORTH 1550 WEST FARR WEST, UTAH

APRIL 1, 2026  
REVISED MAY 7, 2026

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
-4240.0	PROPOSED GRADE CONTOURS
-4240.0	EXISTING GRADE CONTOURS
---	EXISTING CURB
---	PROPOSED CURB AND GUTTER
---	PROPOSED CURB WALL
---	REVERSE PAN CURB & GUTTER
---	EXISTING SEWER
SS	PROPOSED SEWER
---	EXISTING WATER
W	PROPOSED WATER
---	EXISTING FIRE LINE
F	PROPOSED FIRE LINE
---	EXISTING STORM DRAIN
SD	PROPOSED STORM DRAIN
RD	PROPOSED ROOF DRAIN
---	EXISTING GAS
G	PROPOSED GAS
OHP	EXISTING OVERHEAD POWER
UGP	EXISTING UNDERGROUND POWER
UGP	PROPOSED UNDERGROUND POWER
---	EXISTING TELEPHONE LINE
T	PROPOSED TELEPHONE LINE
---	EXISTING FIBER OPTIC LINE
FO	PROPOSED FIBER OPTIC LINE
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED LANDSCAPING
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING STREET LIGHT
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	PROPOSED PARKING LOT LIGHT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING GATE VALVE
[Symbol]	EXISTING OVERHEAD POWER POLE
TBC	TOP BACK CONCRETE
FF	FINISHED FLOOR
HW	HIGH WATER
TOG	TOP OF GRATE
TOL	TOP OF LID
IE	INVERT ELEVATION
EX	EXISTING
NG	NATURAL GROUND
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
EC	EDGE OF CONCRETE
EA	EDGE OF ASPHALT
TOW	TOP OF WALL
TG	TOP OF GRAVEL
TL	TOP OF LANDSCAPING
TS	TOP OF SIDEWALK
PROP	PROPOSED
[Symbol]	TBC CALLOUT UNLESS OTHERWISE DESIGNATED



- PROJECT CONSTRUCTION NOTES:**
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
  - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
  - ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
  - ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
  - CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
  - CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
  - INSTALL ALL SIDEWALKS PER CITY STANDARDS
  - INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS.
  - ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
  - ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
  - FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
  - ALL WATER LINES TO HAVE A MINIMUM 4' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 6" OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
  - THRUST BLOCKS TO BE INSTALLED PER BONA VISTA STANDARDS.
  - CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
  - THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
  - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
  - ALL WATER INFRASTRUCTURE IS TO BE CONSTRUCTED TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS.

- FIRE DEPARTMENT NOTES:**
- FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4 1/2" AND 2 1/2" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
  - FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
  - FIRE HYDRANTS SHALL HAVE THE 4 1/2" BUTT FACING THE FIRE ACCESS ROADWAY.
  - UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
  - BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
  - A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
  - NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
  - FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE HYDRANT.
  - FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
  - WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
  - WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

### SHEET INDEX

CV	COVER SHEET	C3.3	1000 NORTH - UTILITY PLAN & PROFILE STA 10+00 - 15+11
C1.0	SUBDIVISION OVERVIEW	C3.4	1550 WEST - UTILITY PLAN & PROFILE STA 20+00 - 26+00
C2.0	1000 NORTH - ROAD PLAN & PROFILE STA 5+00 - 10+00	C3.5	1550 WEST - UTILITY PLAN & PROFILE STA 26+00 - 31+62
C2.1	1000 NORTH - ROAD PLAN & PROFILE STA 10+00 - 15+11	C4.1	CITY DETAIL SHEET
C2.2	1550 WEST - ROAD PLAN & PROFILE STA 20+00 - 26+00	C4.2	CITY DETAIL SHEET
C2.3	1550 WEST - ROAD PLAN & PROFILE STA 26+00 - 31+62	C4.3	BONA VISTA DETAIL SHEET
C3.1	1000 NORTH - UTILITY PLAN & PROFILE STA 1+00 - 5+00	C4.4	DRAINAGE CALCULATIONS
C3.2	1000 NORTH - UTILITY PLAN & PROFILE STA 5+00 - 10+00	C5.0	EROSION CONTROL PLAN (SWPPP)
		C6.0	EROSION CONTROL DETAIL SHEET

NO.	REVISIONS	BY	DATE
1			

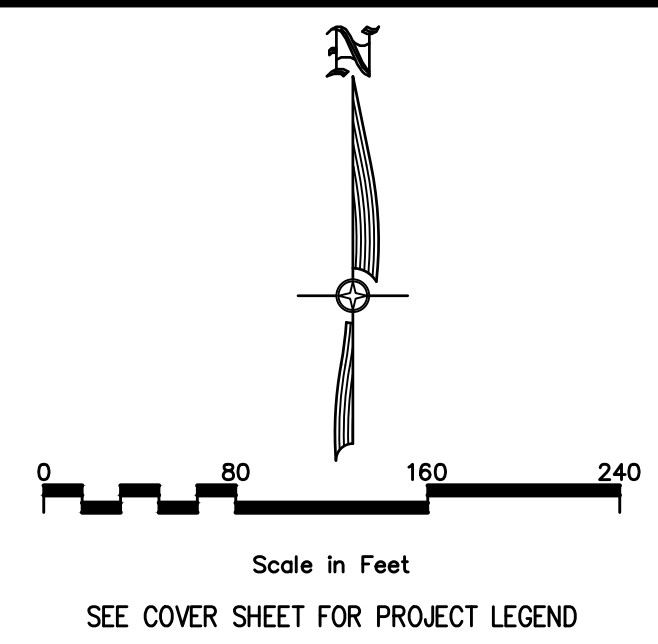
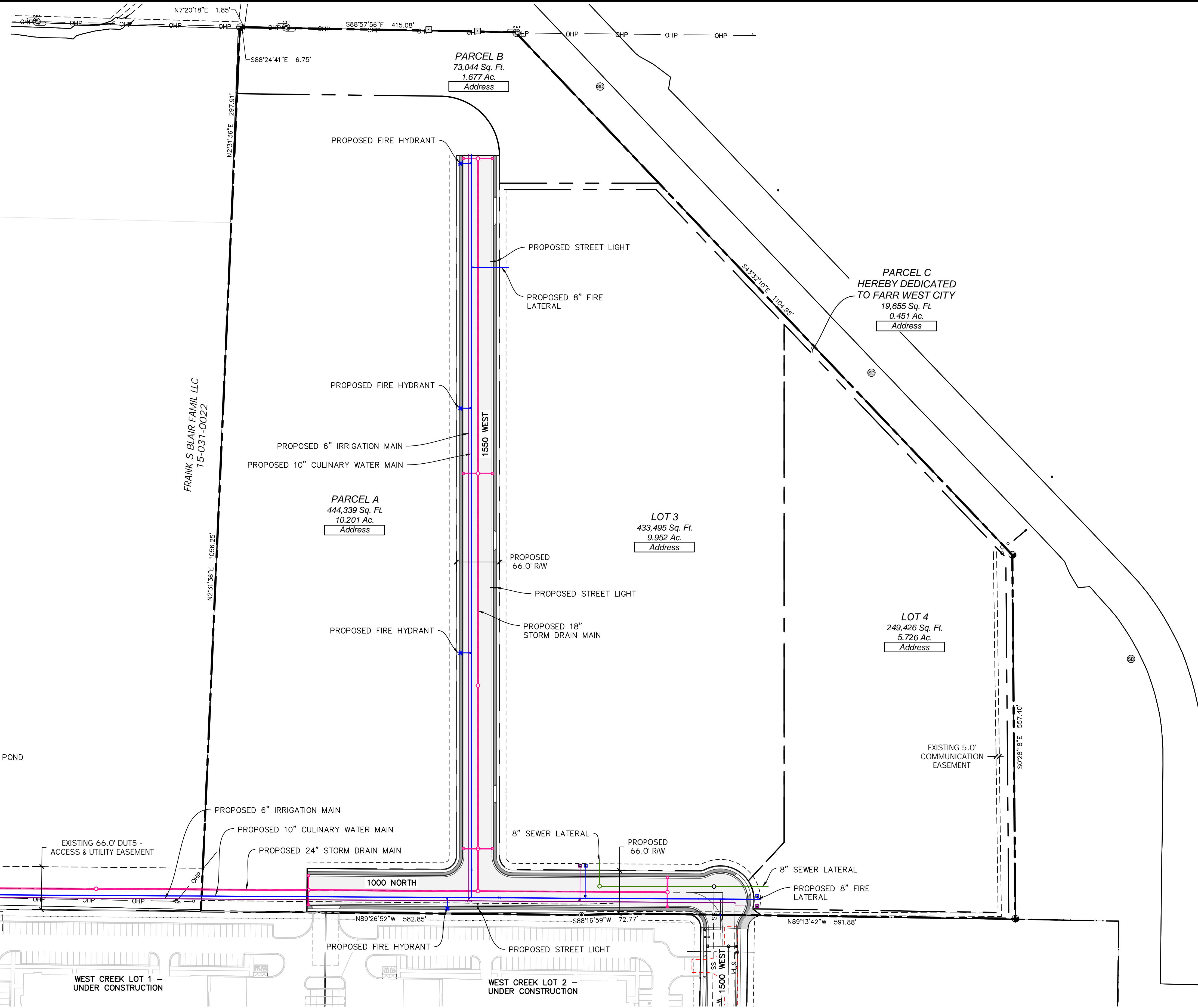
**CIVIL ENGINEERING + SURVEYING**  
10718 S BECKSTEAD LANE, SUITE 102  
South Jordan, Utah - 801-549-6296

WEST CREEK - PHASE 2  
FARR WEST, UTAH  
COVER SHEET



SHEET NO. CV  
PROJECT ID: A-1000 DATE: 05/07/26  
FILE NAME: PRJ-WCMP SCALE: 1"=80'



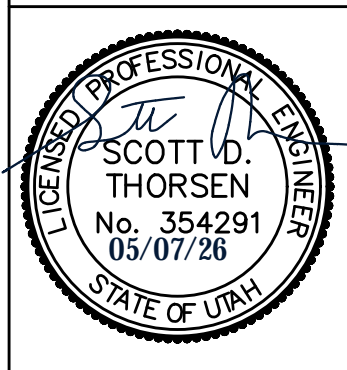
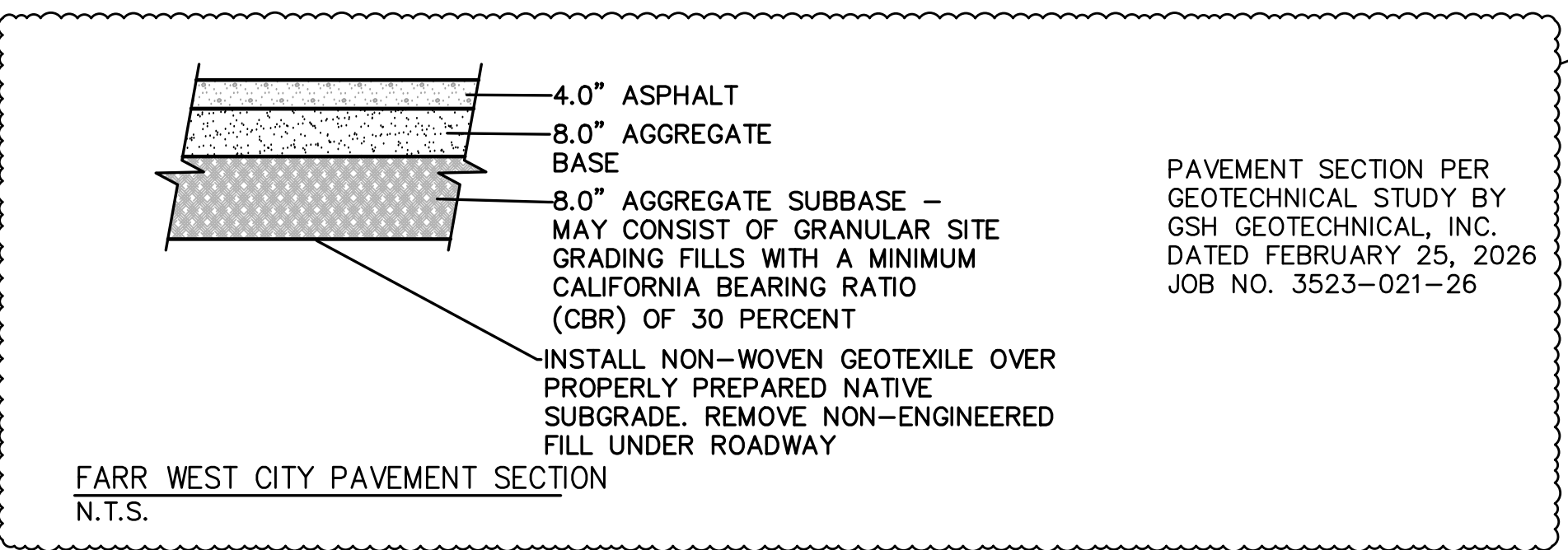
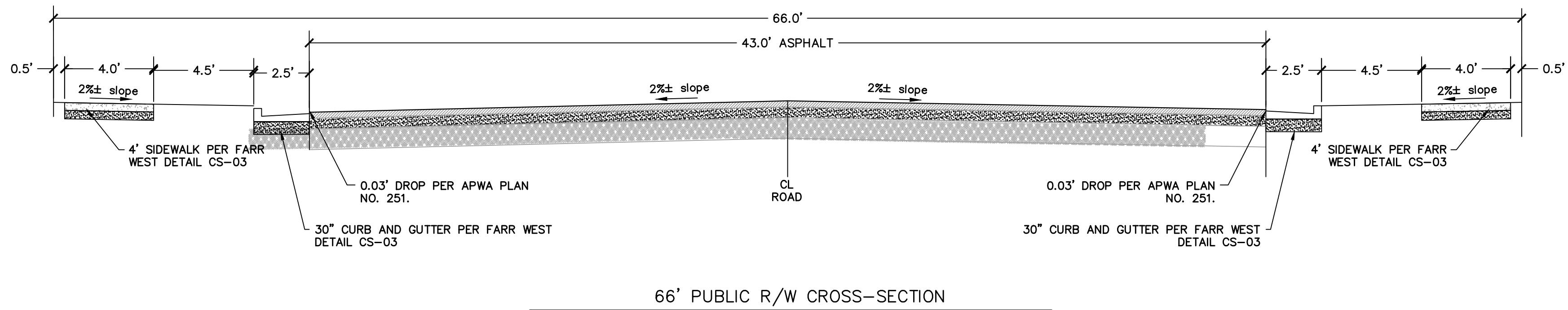


ROW	DATE	BY	DATE
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CITY COMMENTS  
 NO REVISIONS  
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 PROJECT ENGINEER: SDT

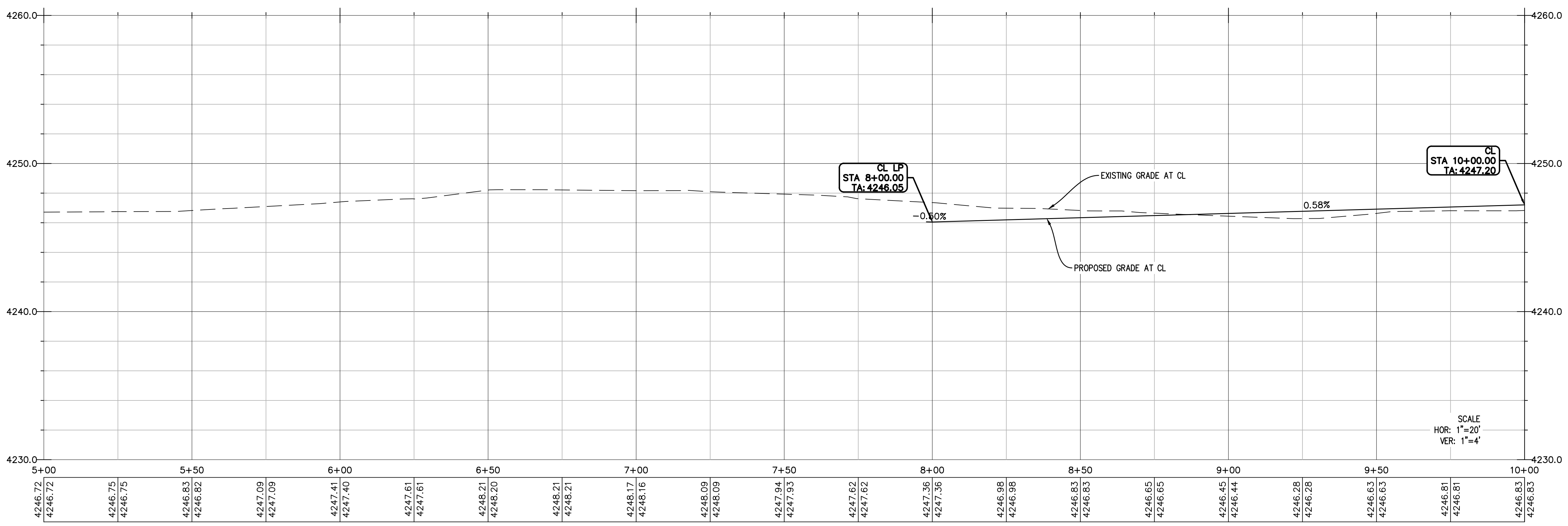
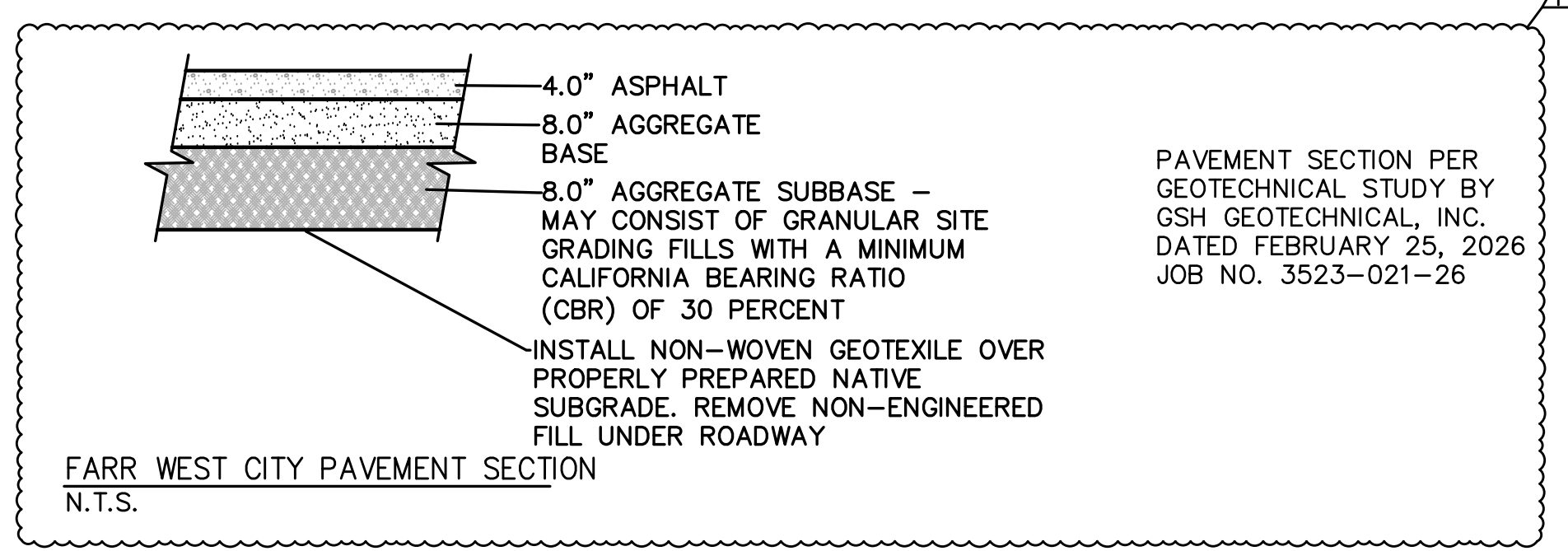
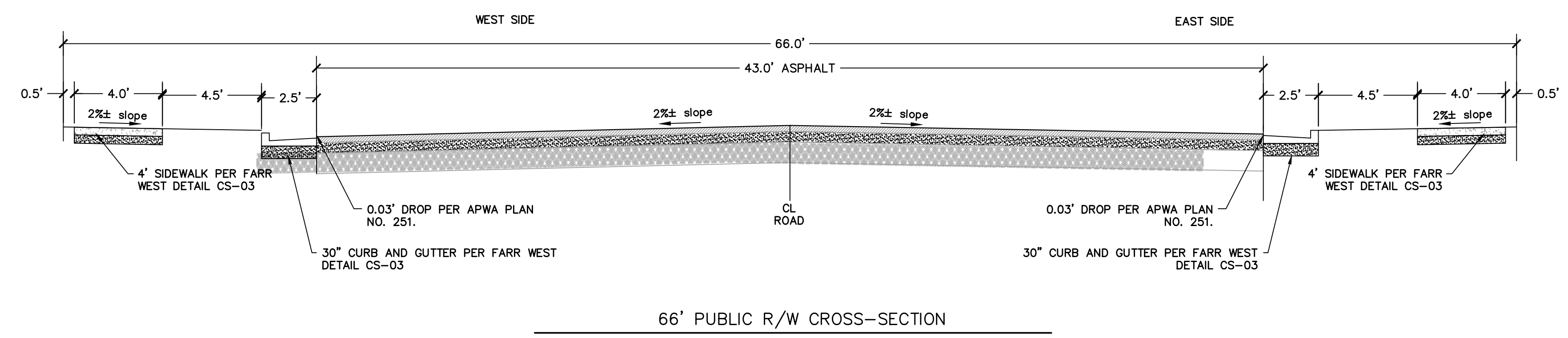
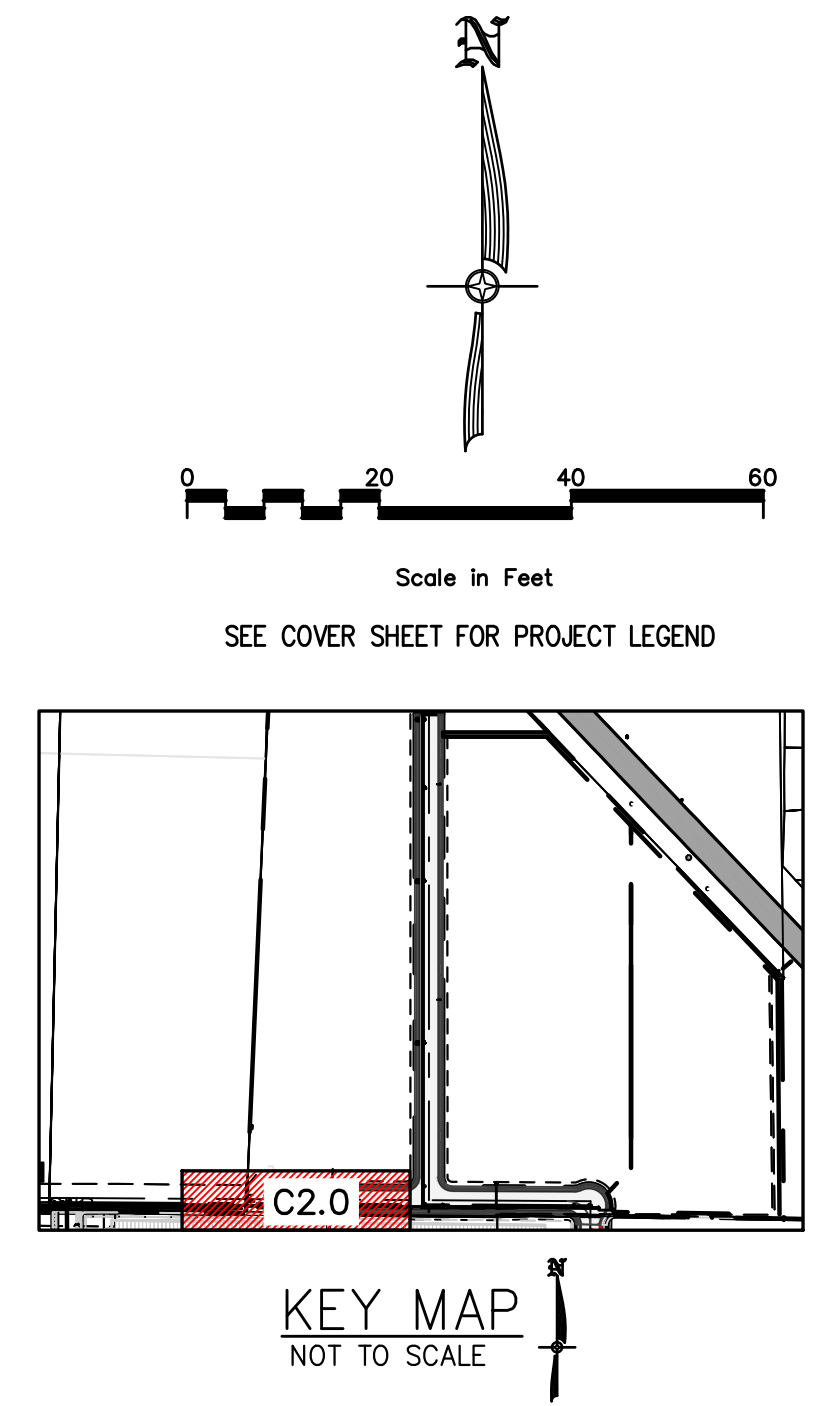
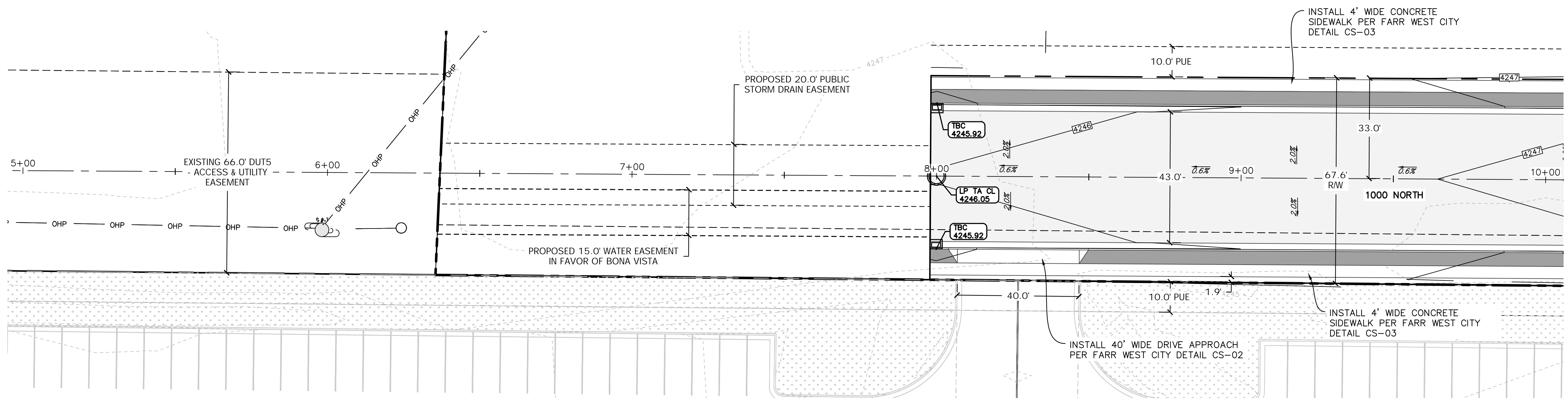
**CIVIL ENGINEERING + SURVEYING**  
 10718 S BECKSTEAD LANE, SUITE 102  
 South Jordan, Utah · 801-594-6296

WEST CREEK - PHASE 2  
 FARR WEST, UTAH  
 SUBDIVISION OVERVIEW



SHEET NO. C1.0  
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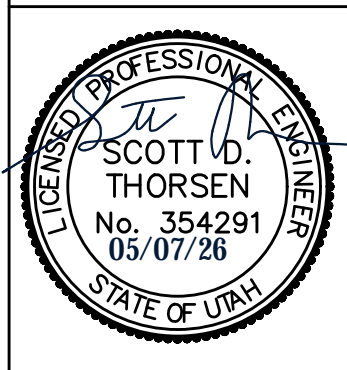




NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		05/07/26

**CIVIL ENGINEERING + SURVEYING**  
 10718 S BECKSTEAD LANE, SUITE 102  
 South Jordan, Utah • 801-599-6296

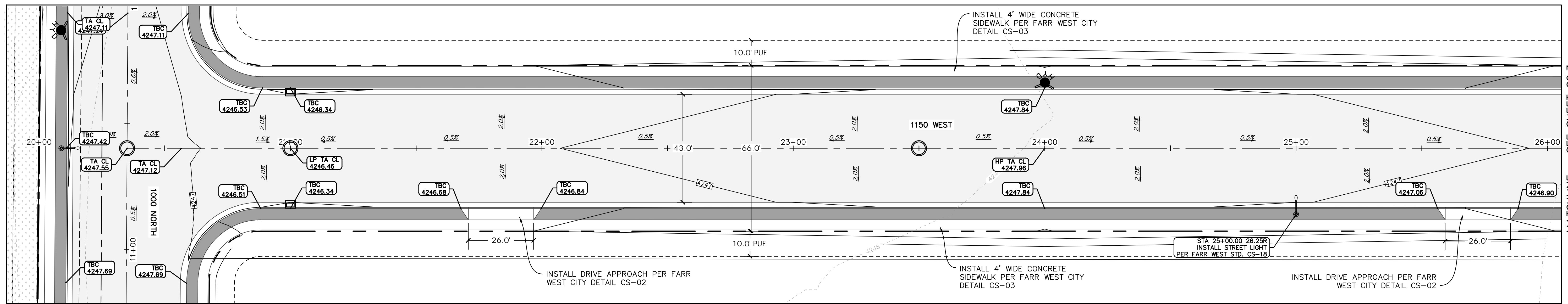
WEST CREEK - PHASE 2  
 FARR WEST, UTAH  
 1000 NORTH - ROAD PLAN & PROFILE  
 STA 5+00 - 10+00



SHEET NO.	C2.0
PROJECT ID	A-1000
DATE	05/07/26
FILE NAME	PRJ-WCMP
SCALE	1"=20'



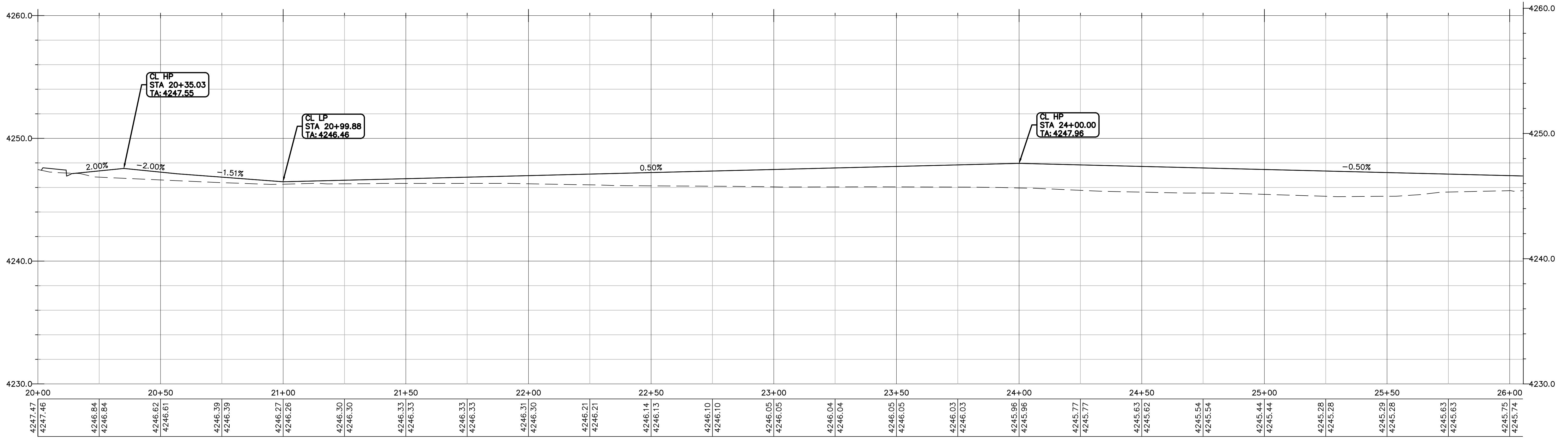
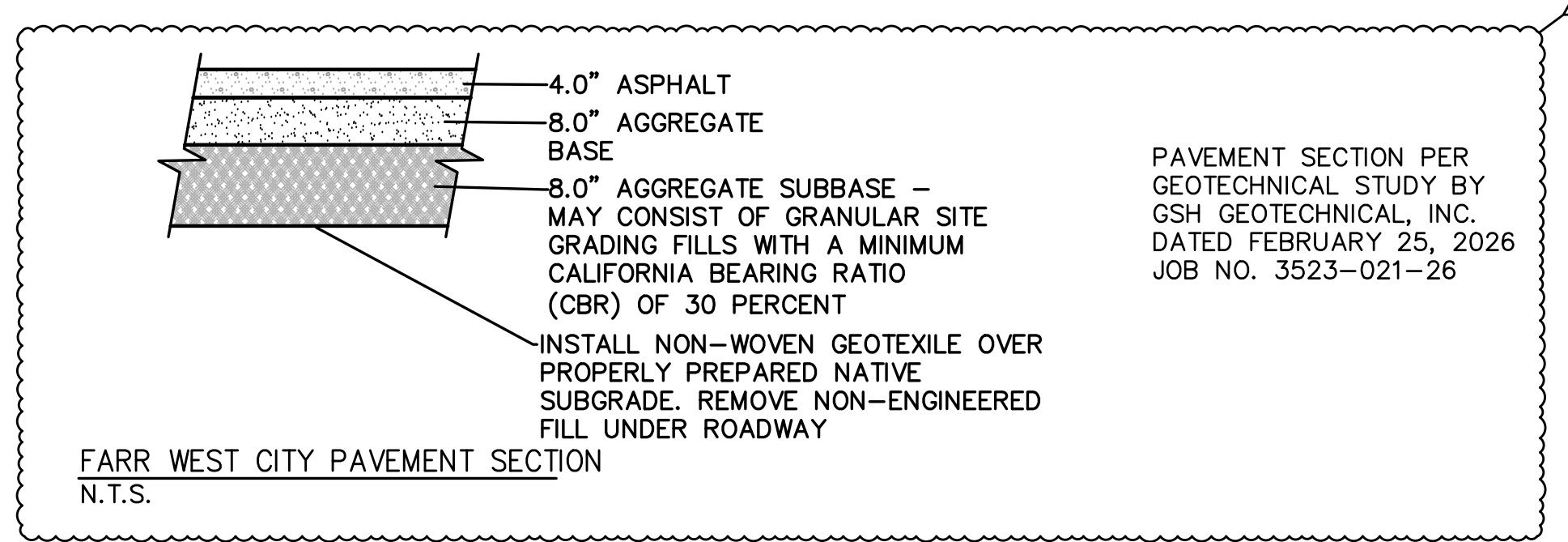
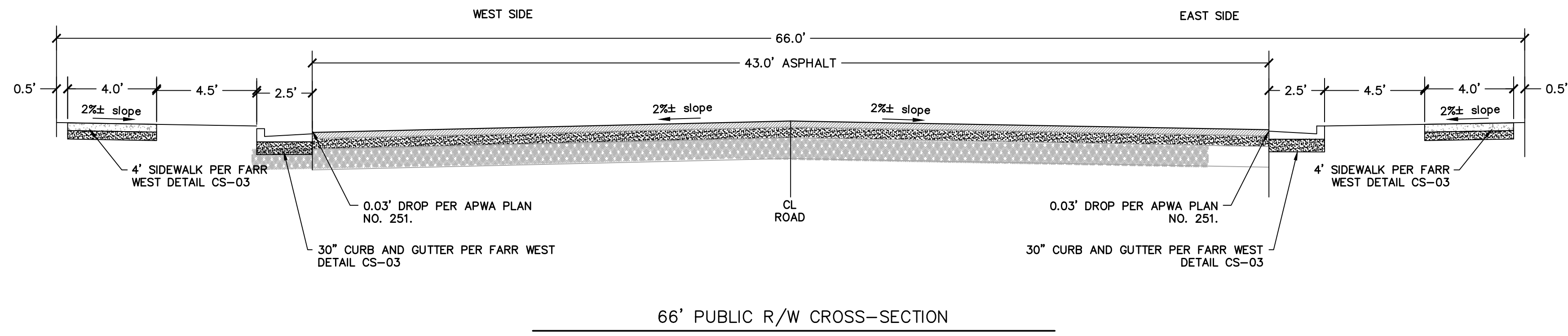
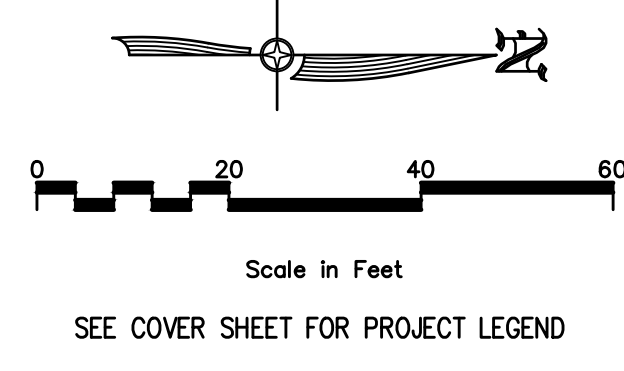
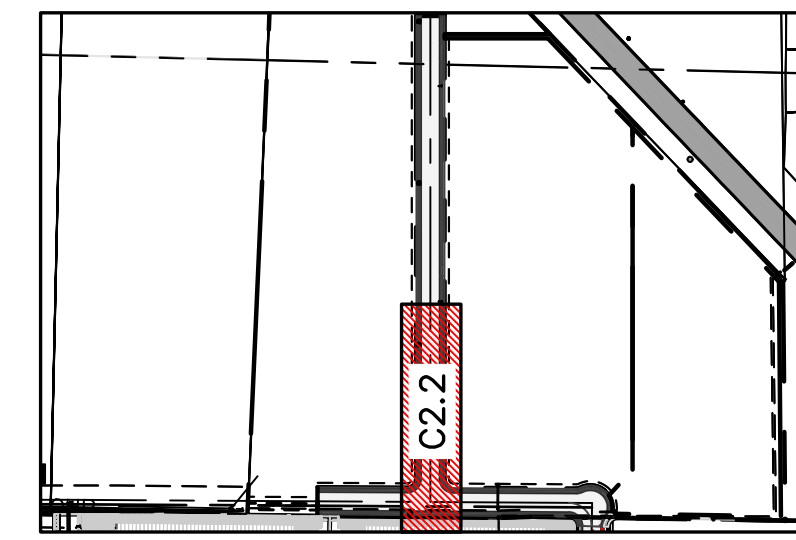




MATCHLINE - SEE SHEET C2.1

MATCHLINE - SEE SHEET C2.3

KEY MAP  
NOT TO SCALE



NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		05/07/26

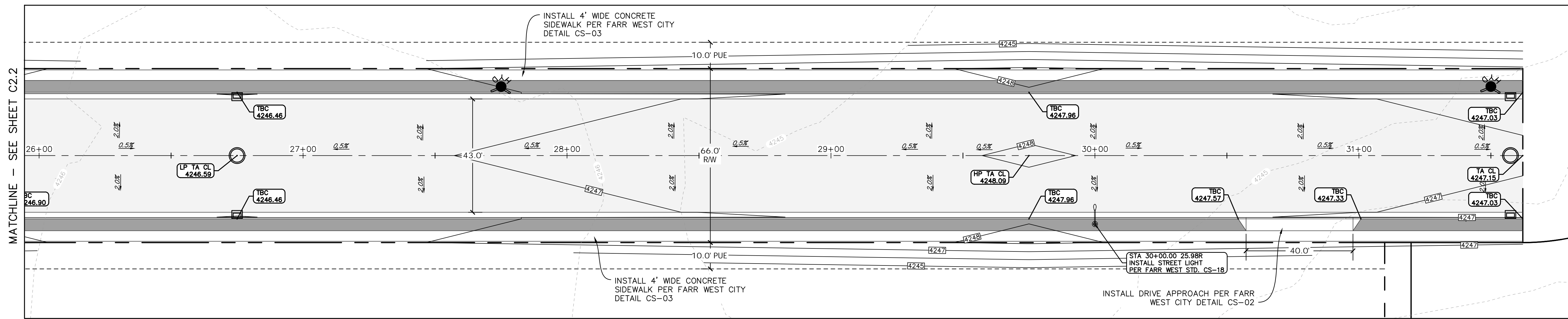
DESIGNER: SDT  
PROJECT ENGINEER: SDT

**CIR** CIVIL ENGINEERING + SURVEYING  
10718 S BECKSTEAD LANE, SUITE 102  
South Jordan, Utah · 801-949-6296

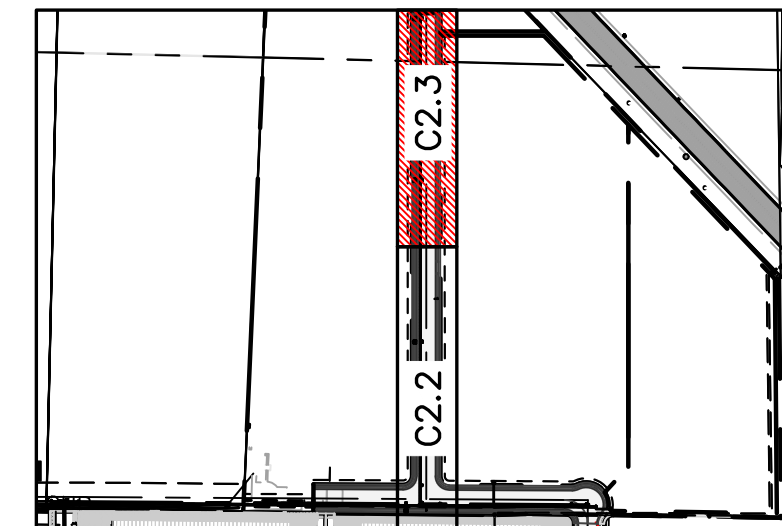
WEST CREEK - PHASE 2  
FARR WEST, UTAH  
1550 WEST - ROAD PLAN & PROFILE  
STA 20+00 - 26+00



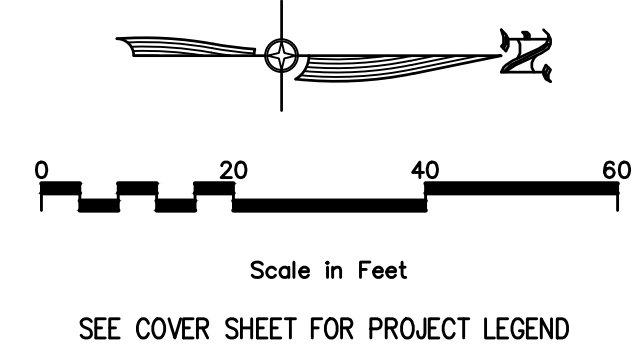
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SCALE: 1"=20'



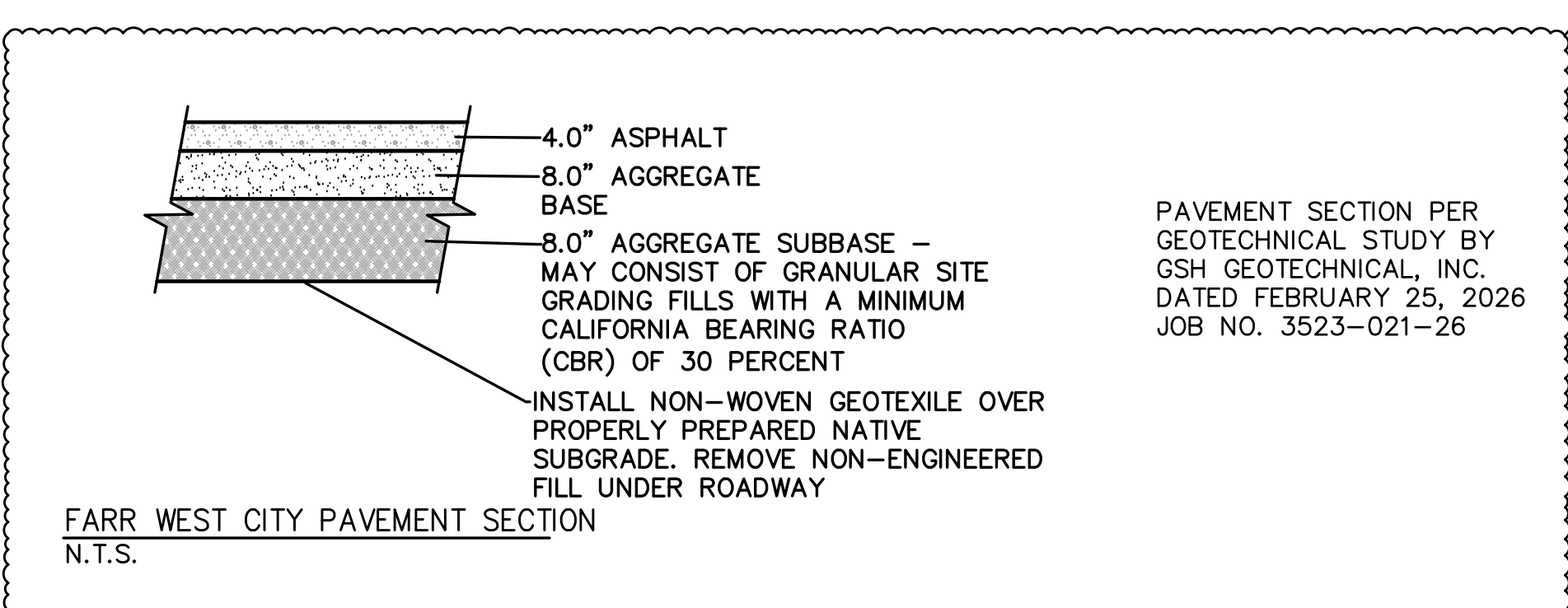
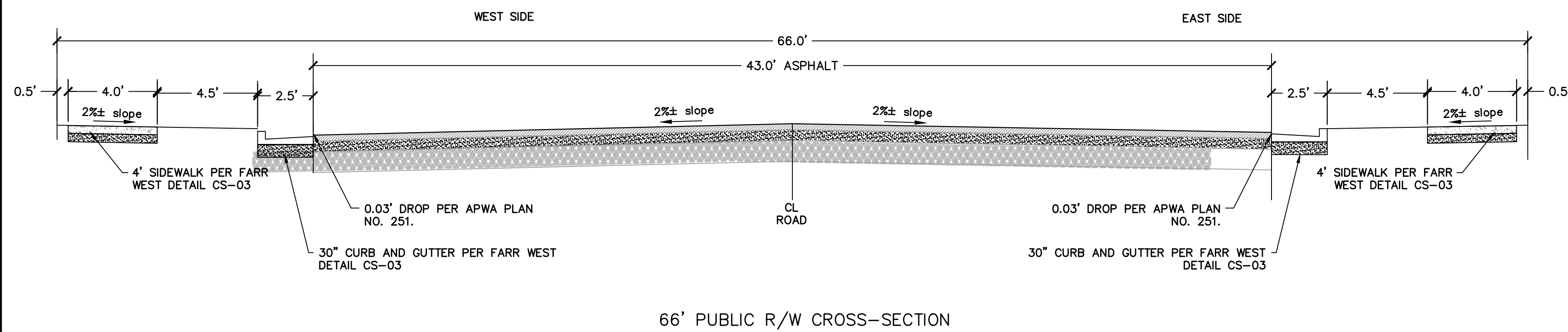
MATCHLINE - SEE SHEET C2.2



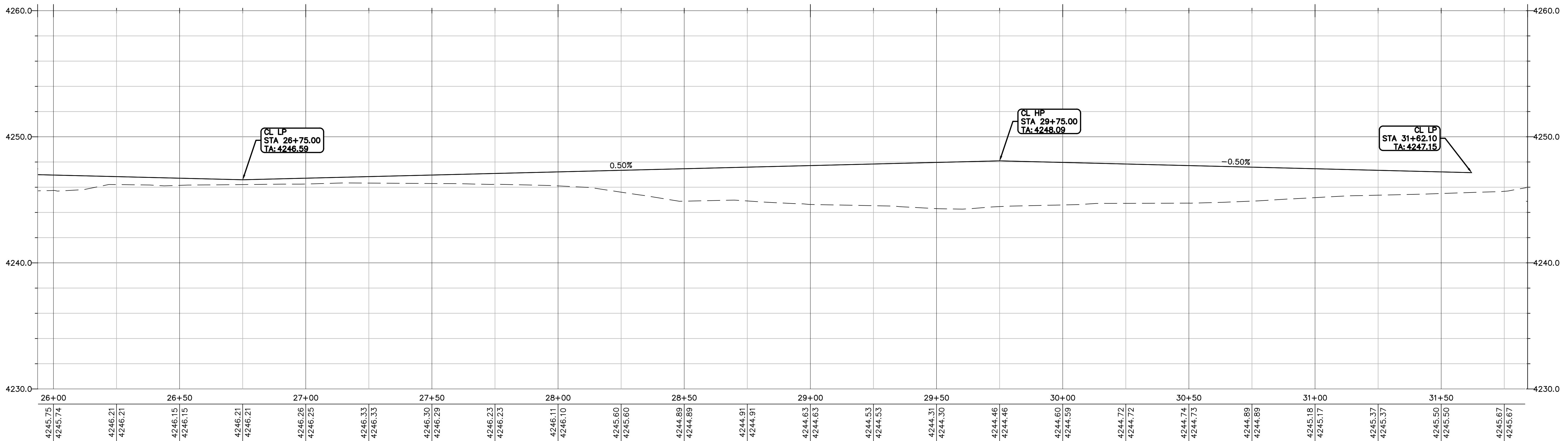
KEY MAP  
NOT TO SCALE



Scale in Feet  
SEE COVER SHEET FOR PROJECT LEGEND



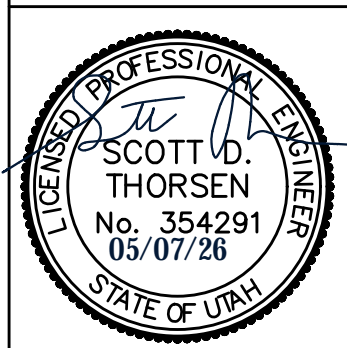
PAVEMENT SECTION PER GEOTECHNICAL STUDY BY GSH GEOTECHNICAL, INC. DATED FEBRUARY 25, 2026 JOB NO. 3523-021-26



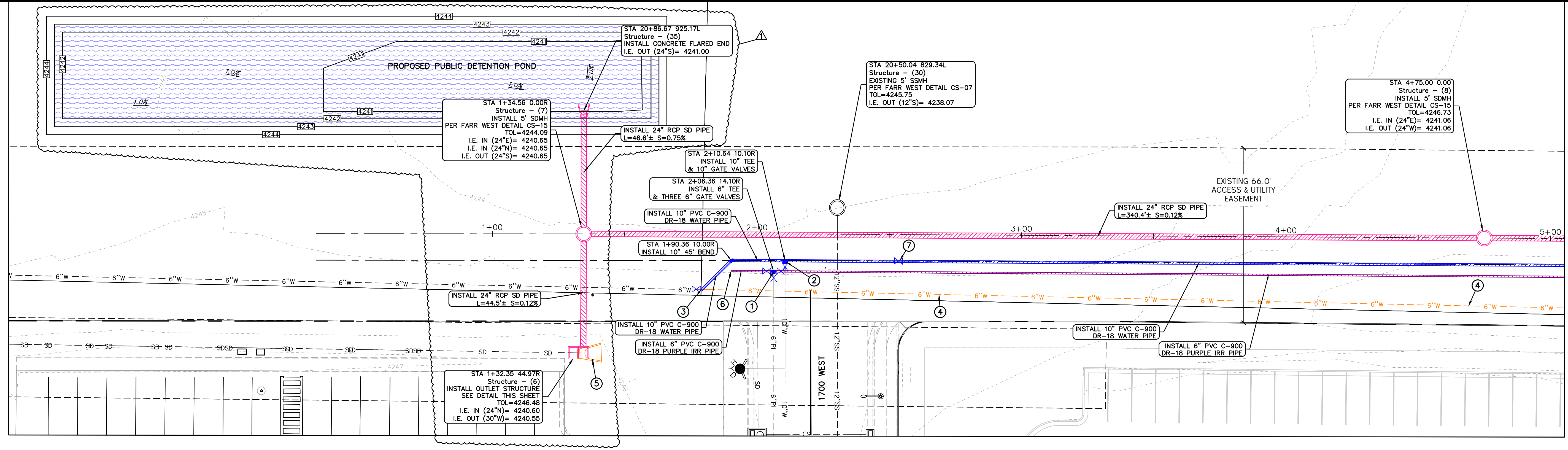
NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		05/07/26

**CIR** CIVIL ENGINEERING + SURVEYING  
10718 S BECKSTEAD LANE, SUITE 102  
South Jordan, Utah · 801-599-6296

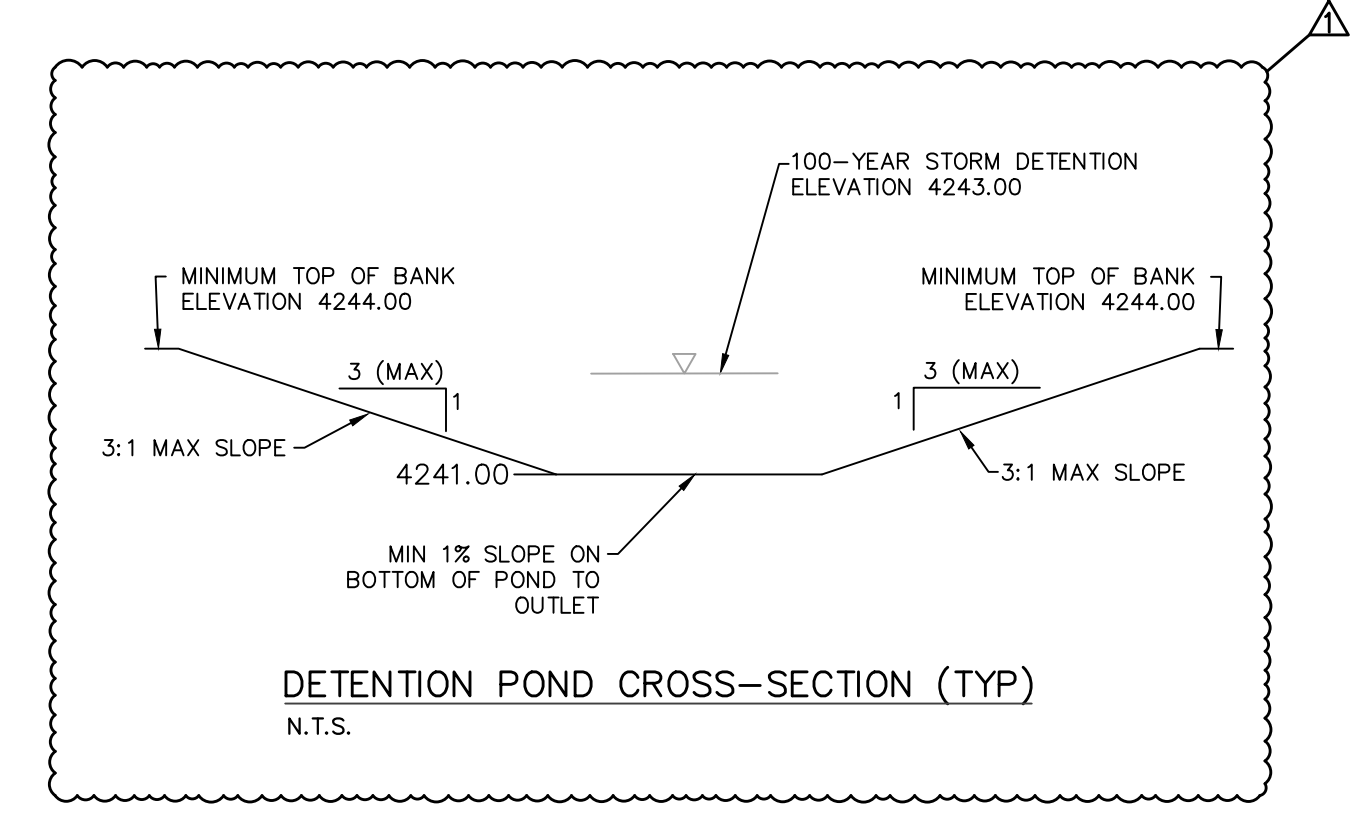
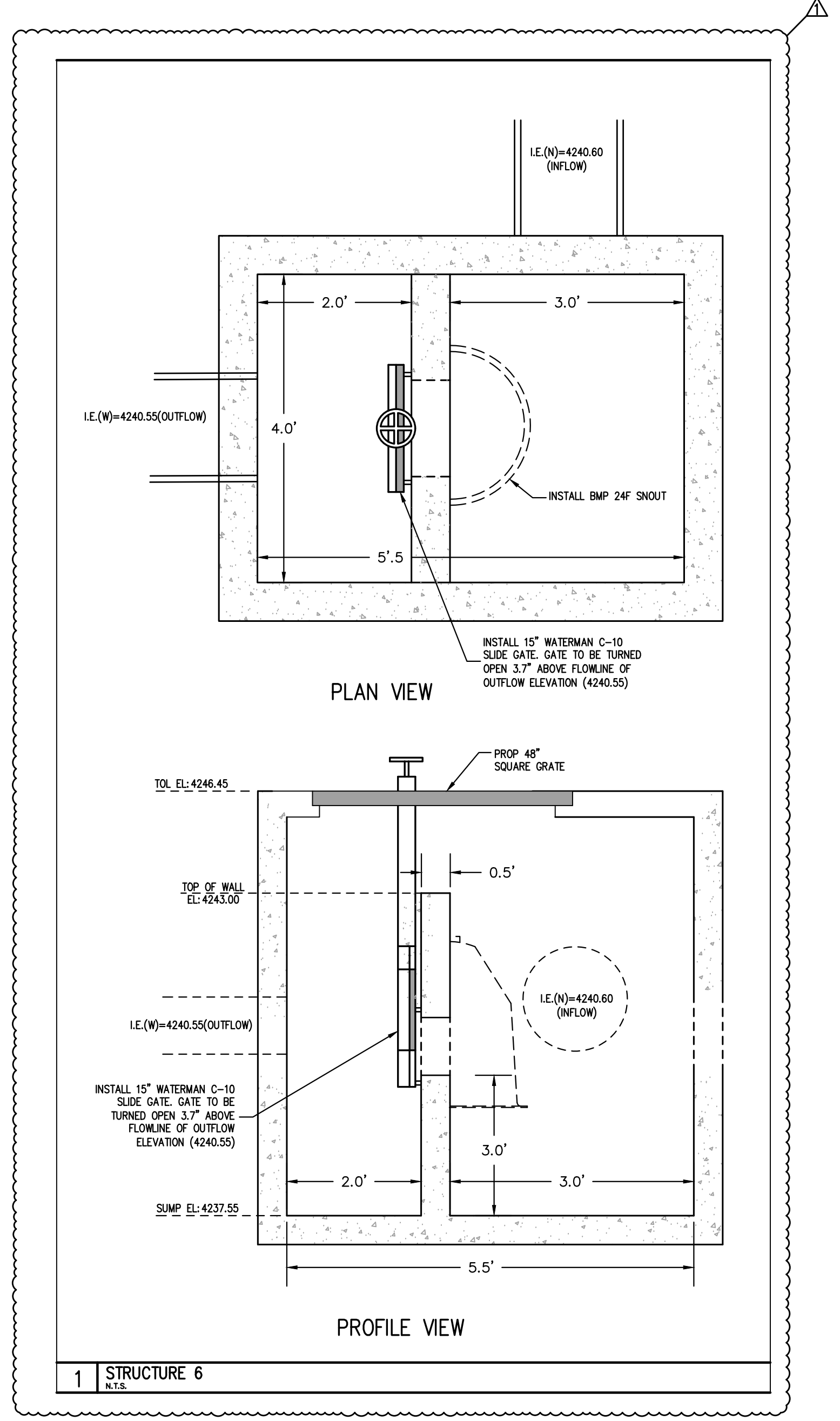
WEST CREEK - PHASE 2  
FARR WEST, UTAH  
1550 WEST - ROAD PLAN & PROFILE  
STA 26+00 - 31+62



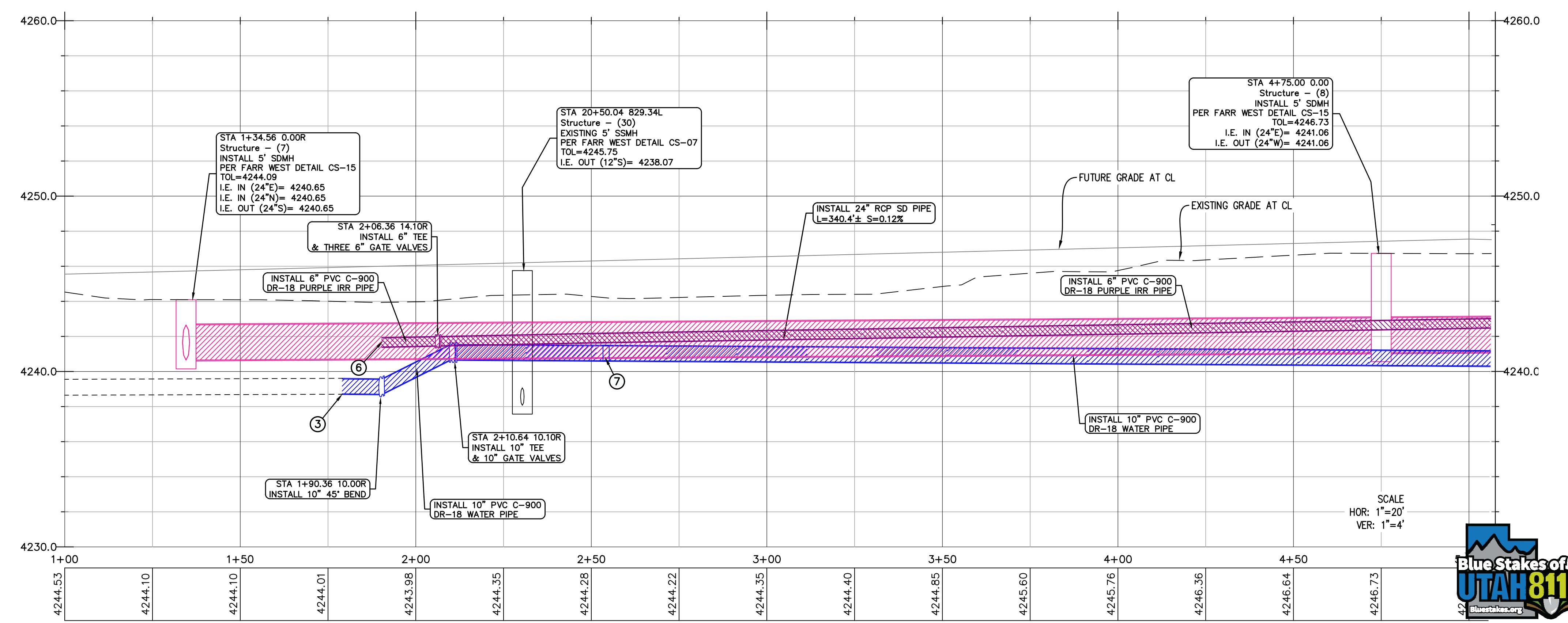
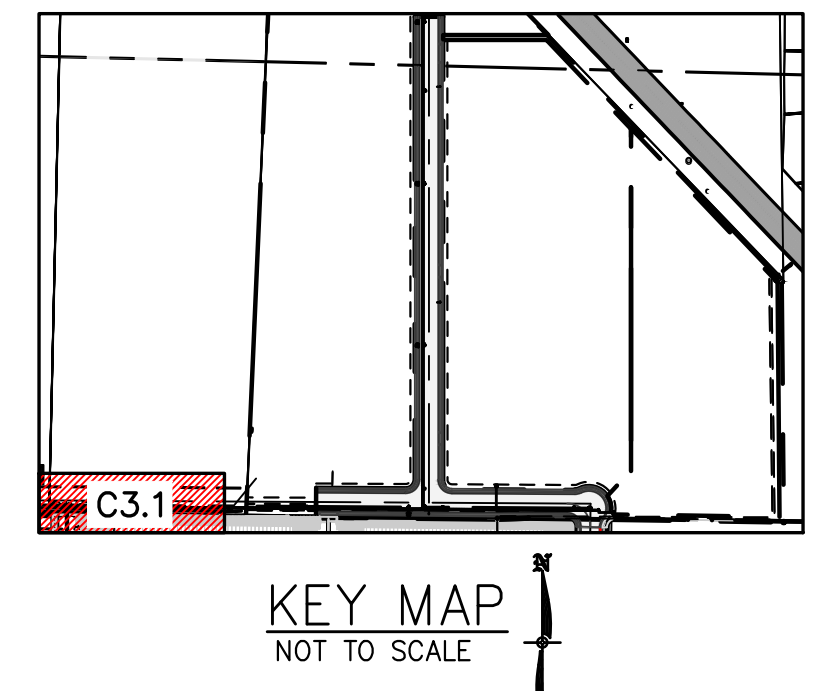
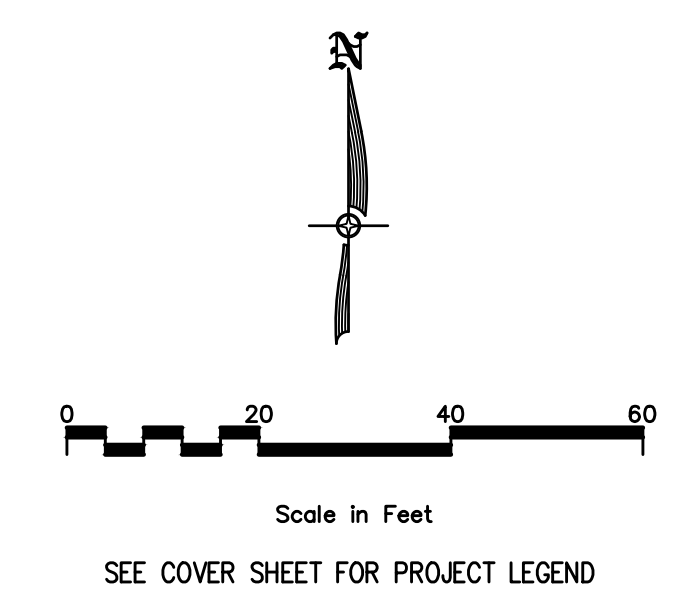
SHEET NO. C2.3  
PROJECT ID: A-1000 DATE: 05/07/26  
FILE NAME: PRJ-WCMP SCALE: 1"=20'



MATCHLINE - SEE SHEET C2.2



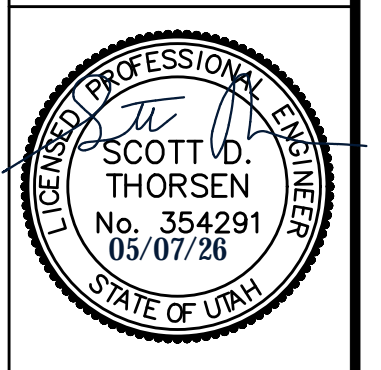
- UTILITY PLAN KEYNOTES:**
- CONNECT TO EXISTING PRESSURIZED IRRIGATION MAIN STUB. CONTRACTOR TO POT HOLE AND VERIFY EXACT LOCATION.
  - CONNECT TO CULINARY WATER MAIN STUB. CONTRACTOR TO POT HOLE AND VERIFY EXACT LOCATION.
  - CUT EXISTING 6" WATER MAIN AND CONNECT PROPOSED 10" MAIN TO EXISTING 6" MAIN. INSTALL 6" GATE VALVE AT CONNECTION. CONTRACTOR TO POT HOLE AND VERIFY EXACT LOCATION.
  - REMOVE EXISTING 6" WATER MAIN.
  - REMOVE EXISTING FLARED END SECTION AND INSTALL STORM DRAIN MANHOLE PER FARR WEST CITY STANDARDS.
  - MARK AND CAP END OF 6" IRRIGATION MAIN FOR FUTURE CONNECTION.
  - INSTALL 10" GATE VALES PER BONA VISTA STANDARDS.



NO.	REVISIONS	BY	DATE
1	QTY COMMENTS		

**CIVIL ENGINEERING + SURVEYING**  
 10718 S BECKSTEAD LANE, SUITE 102  
 South Jordan, Utah · 801-549-6296

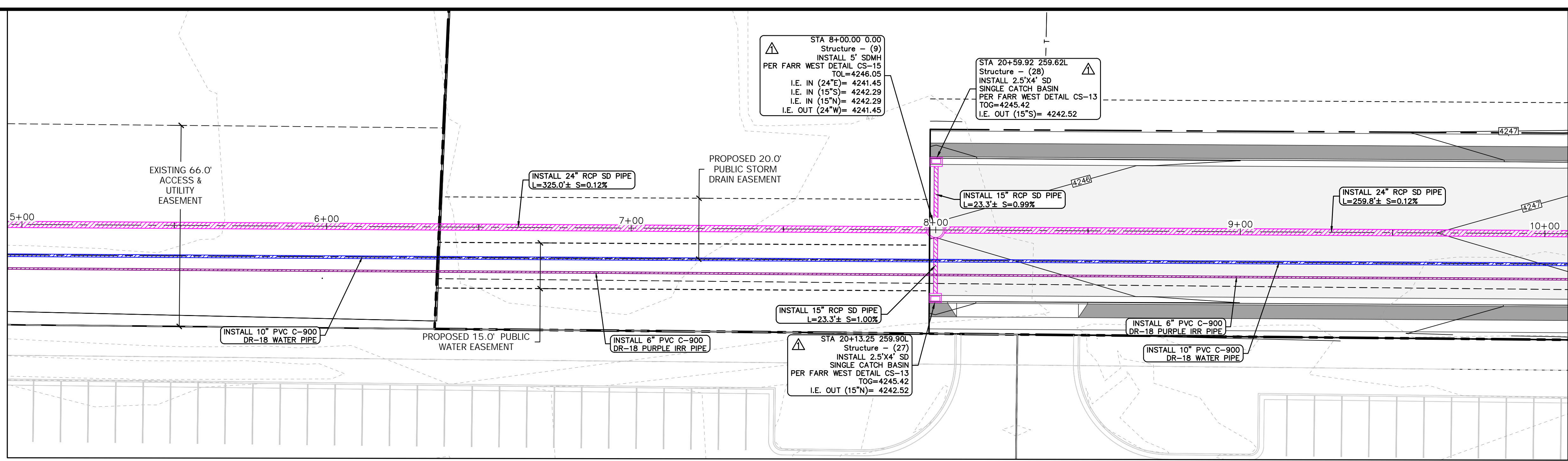
**WEST CREEK - PHASE 2**  
 FARR WEST, UTAH  
**1000 NORTH - UTILITY PLAN & PROFILE**  
 STA 1+00 - 5+00



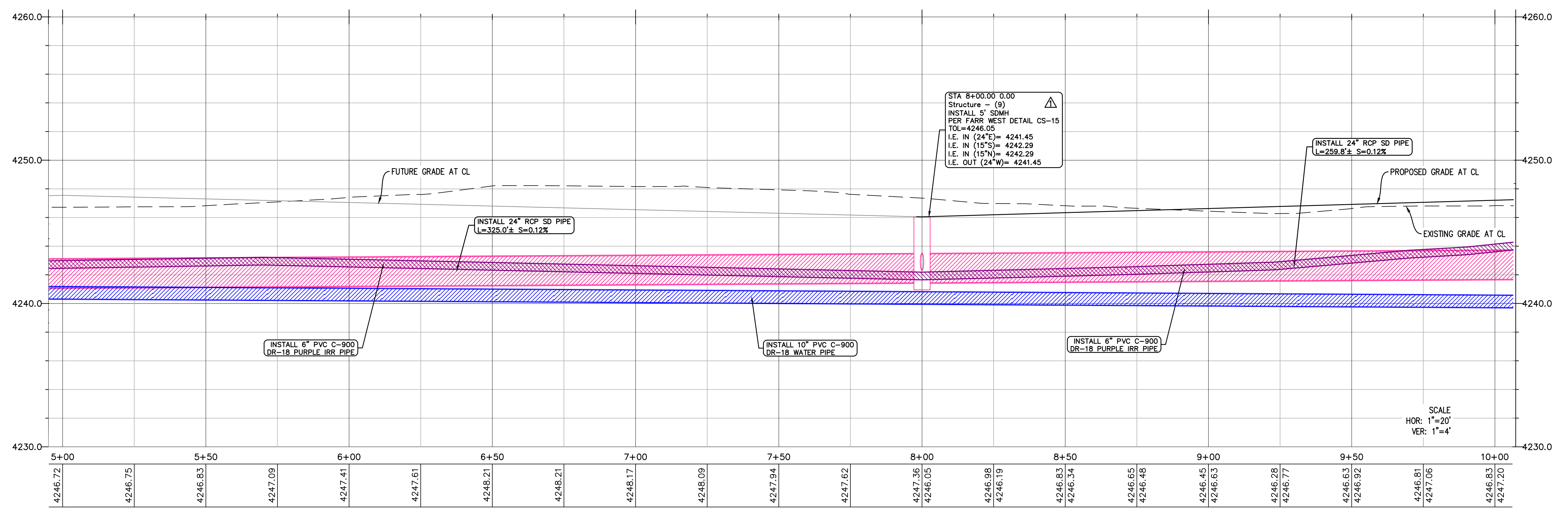
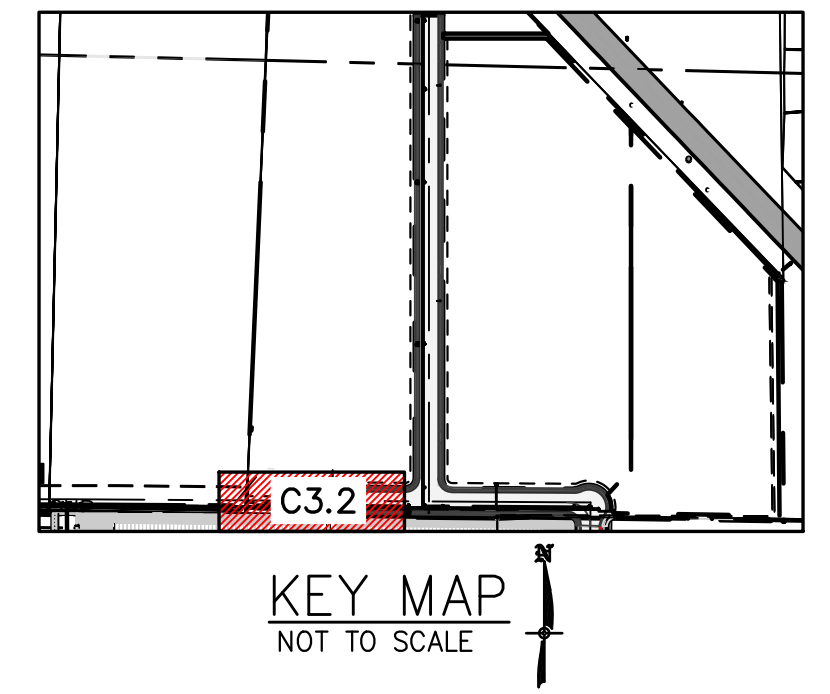
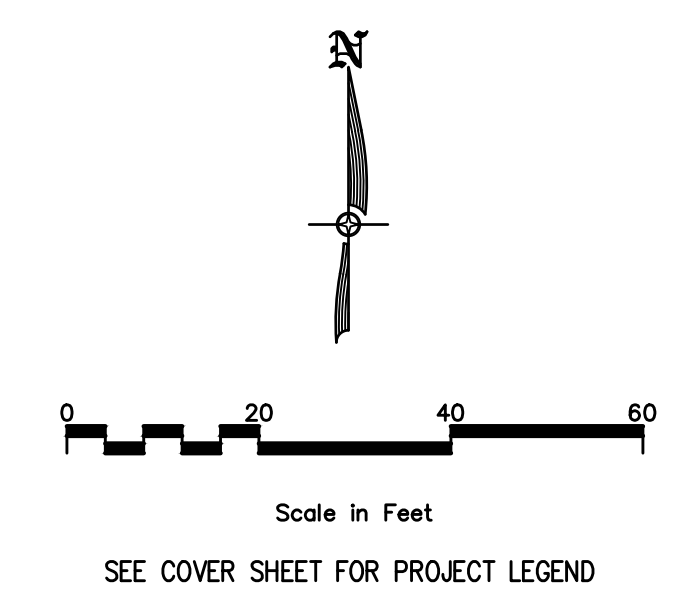
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 FILE NAME: PRJ-WCMP SCALE: 1"=20'



MATCHLINE - SEE SHEET C3.1



MATCHLINE - SEE SHEET C3.3

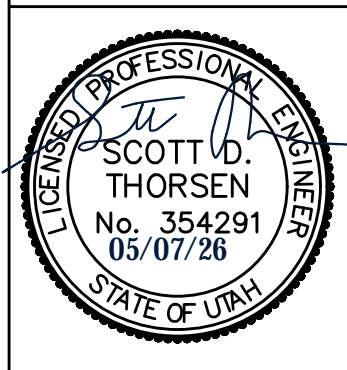


NO	REVISIONS	BY	DATE
1	CITY COMMENTS		05/07/26

**CIVIL ENGINEERING + SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102  
South Jordan, Utah · 801-949-6296

WEST CREEK - PHASE 2  
FARR WEST, UTAH  
1000 NORTH - UTILITY PLAN & PROFILE  
STA 5+00 - 10+00

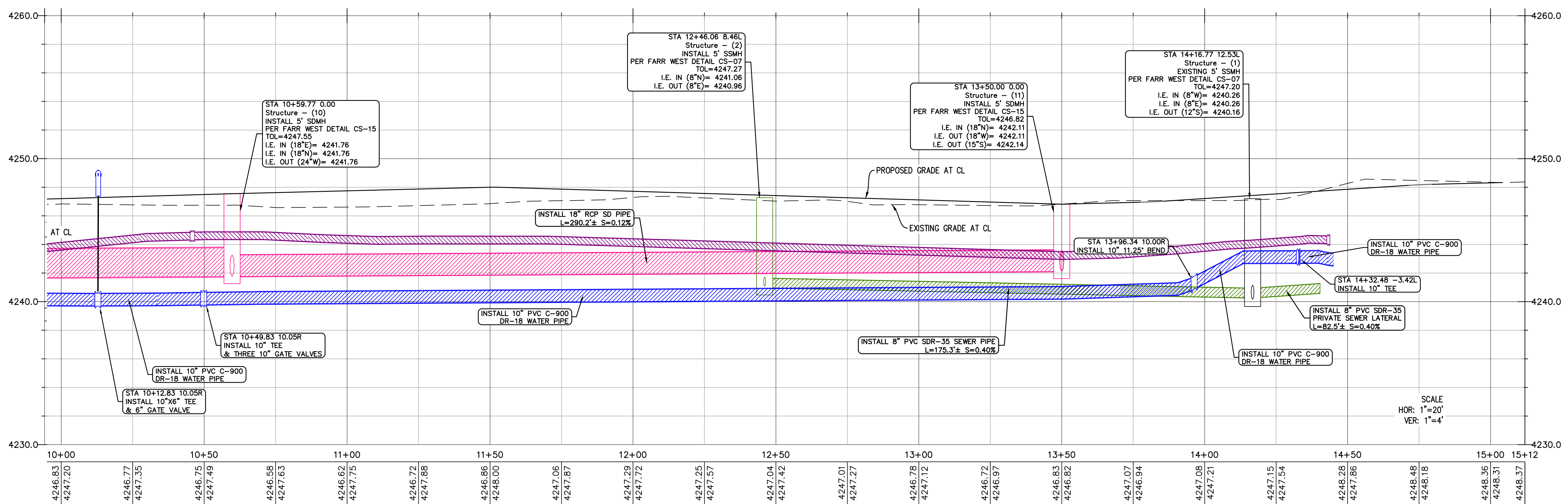
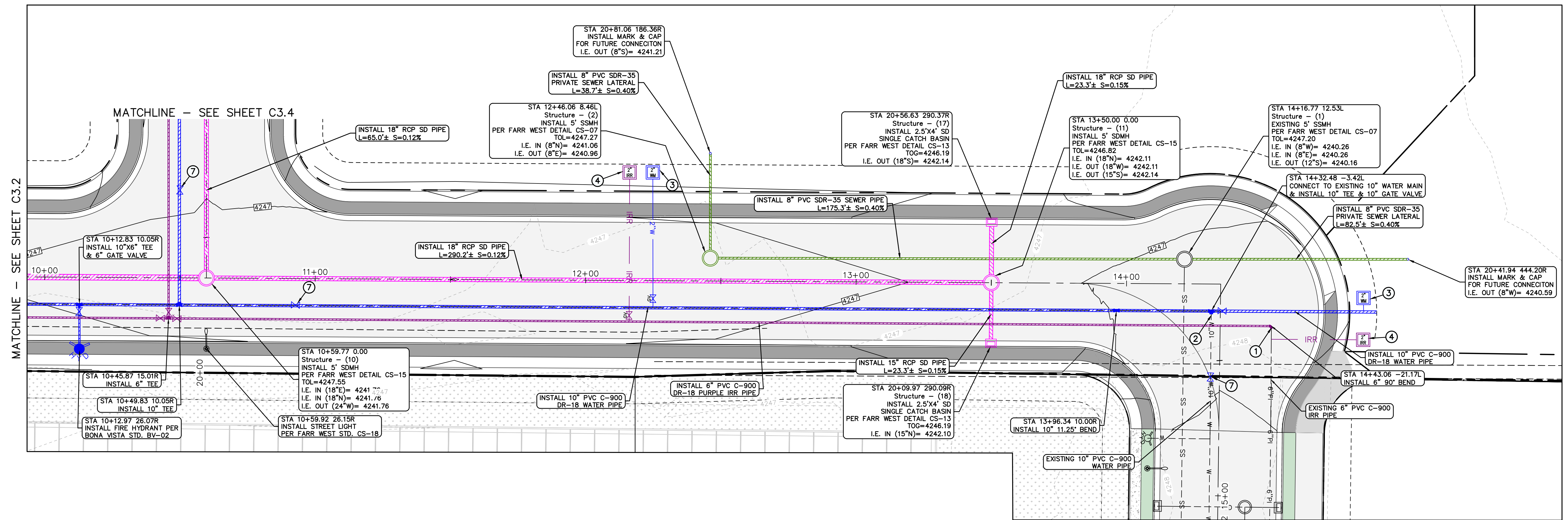


SHEET NO. C3.2

PROJECT ID: A-1000 DATE: 05/07/26

FILE NAME: PRJ-WCMP SCALE: 1"=20'





NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		05/07/26

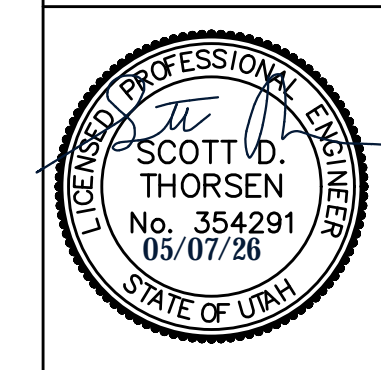
**CIVIL ENGINEERING + SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102  
South Jordan, Utah - 801-549-6296

DESIGNER: SDT  
PROJECT ENGINEER: SDT

WEST CREEK - PHASE 2  
FARR WEST, UTAH

1000 NORTH - UTILITY PLAN & PROFILE  
STA 10+00 - 15+11

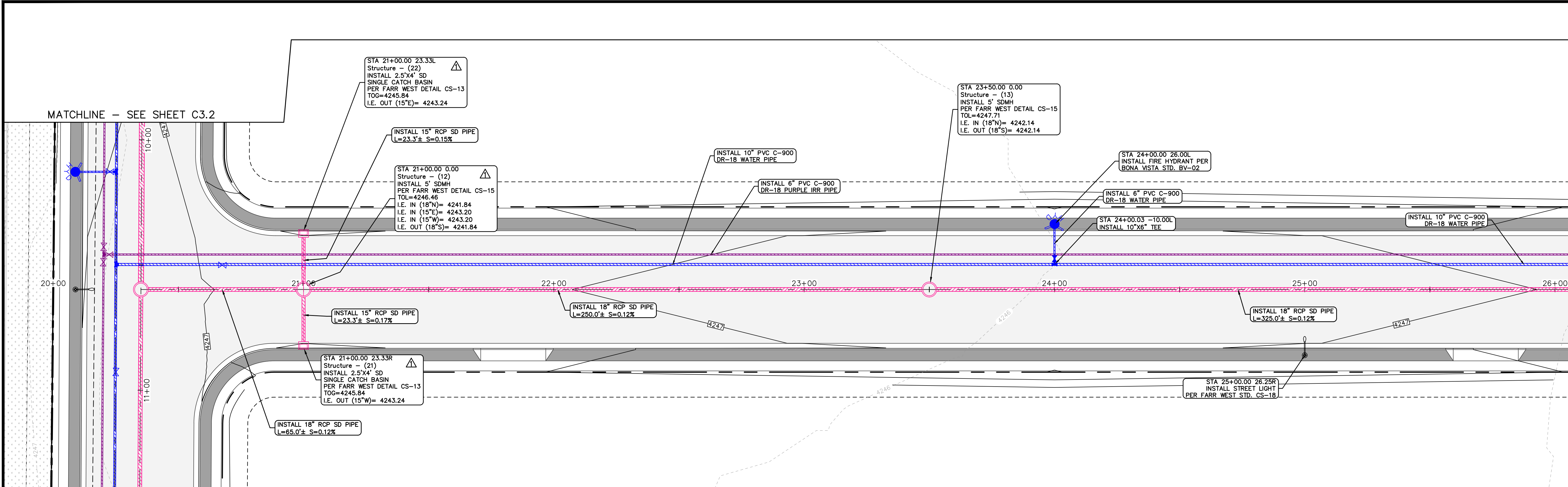


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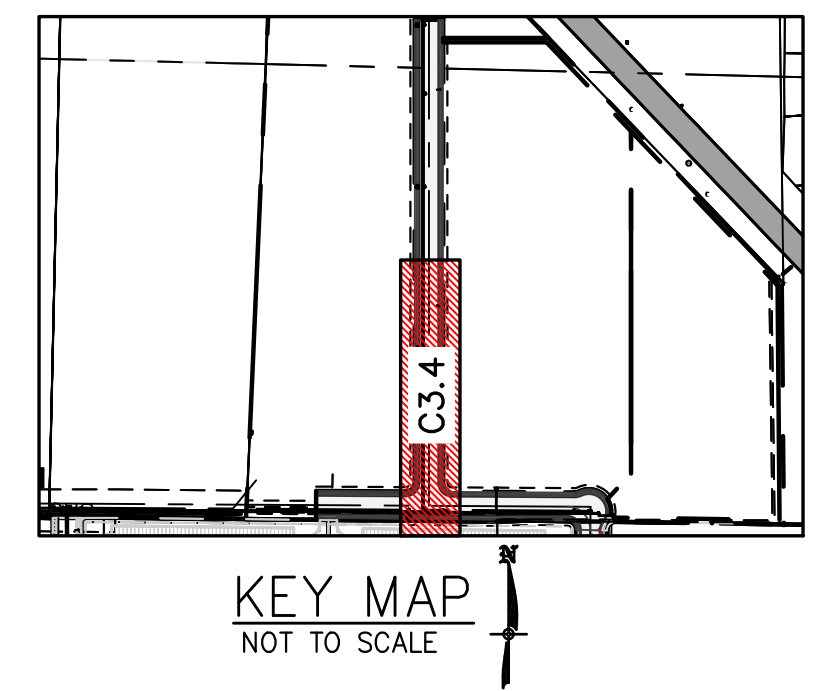
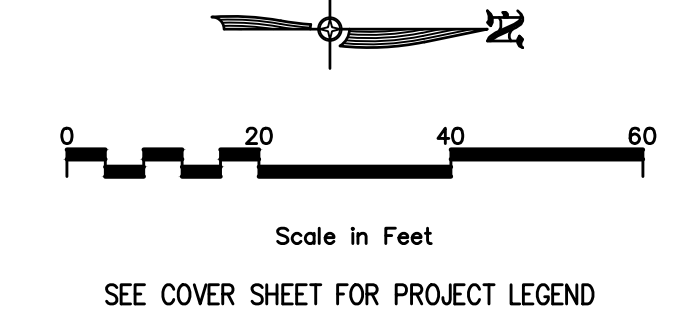
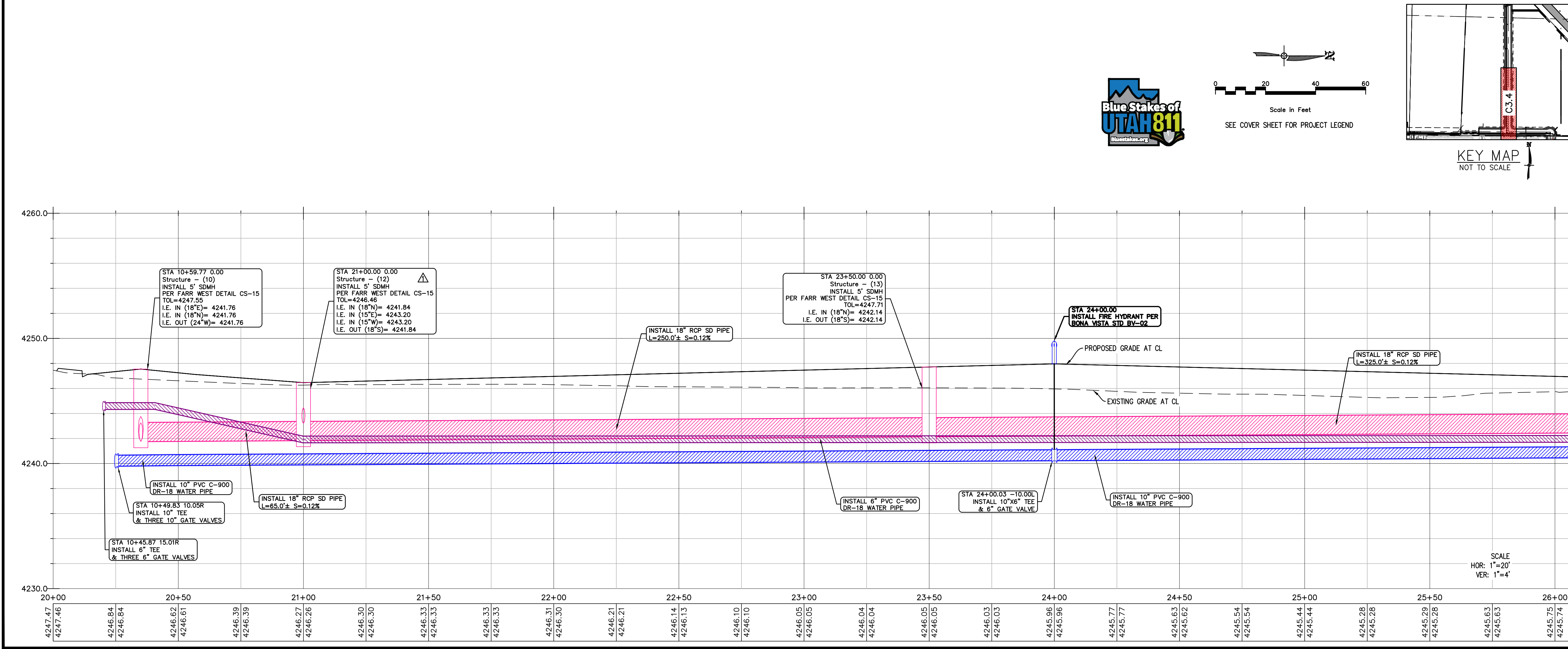
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DATE: 05/07/26

FILE NAME: PRJ-WCMP  
SCALE: 1"=20'





MATCHLINE - SEE SHEET C3.3

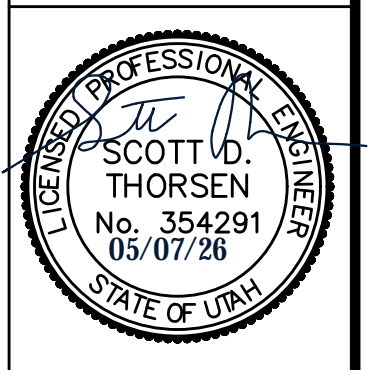


MATCHLINE - SEE SHEET C3.5

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		05/07/26

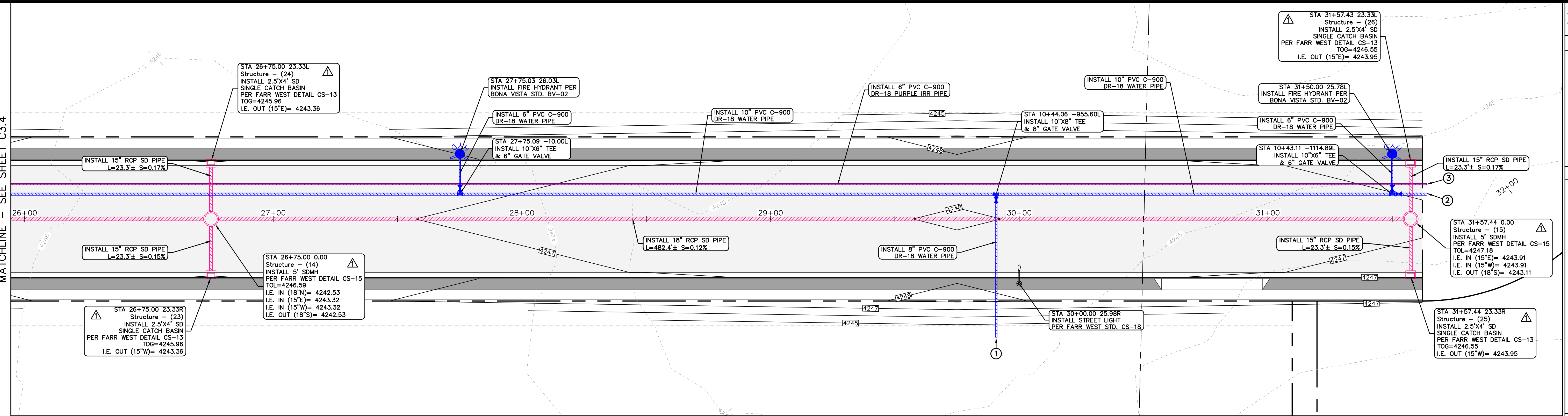
**CIVIL ENGINEERING + SURVEYING**  
 10718 S BECKSTEAD LANE, SUITE 102  
 South Jordan, Utah - 801-949-6296  
 PROJECT ENGINEER: SDT

WEST CREEK - PHASE 2  
 FARR WEST, UTAH  
 1550 WEST - UTILITY PLAN & PROFILE  
 STA 20+00 - 26+00



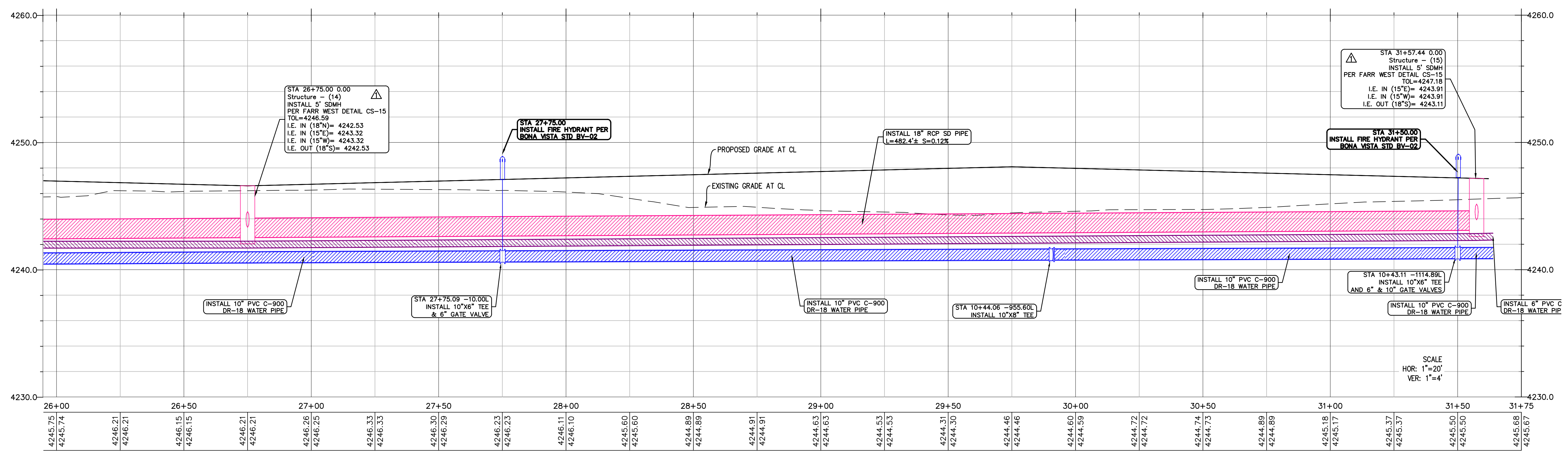
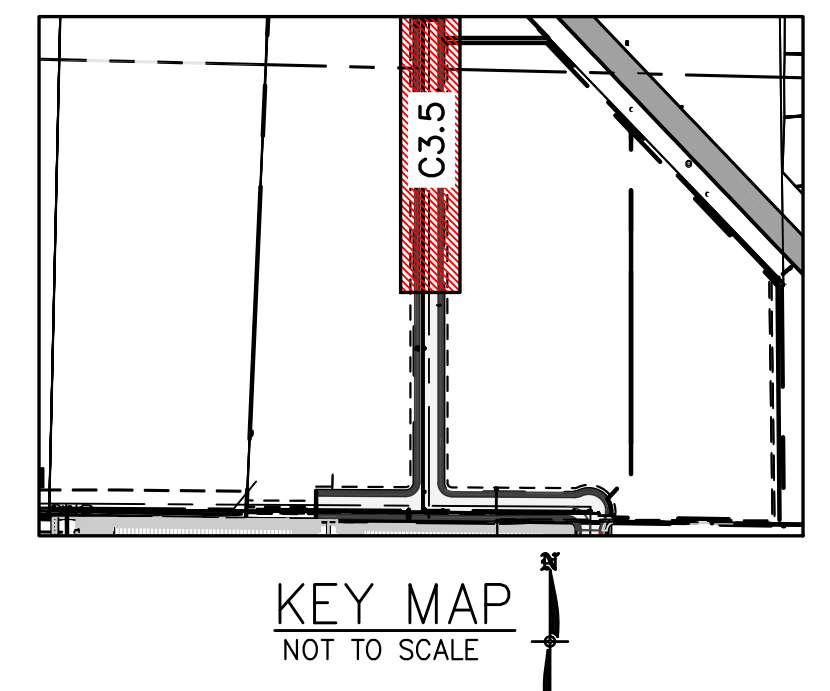
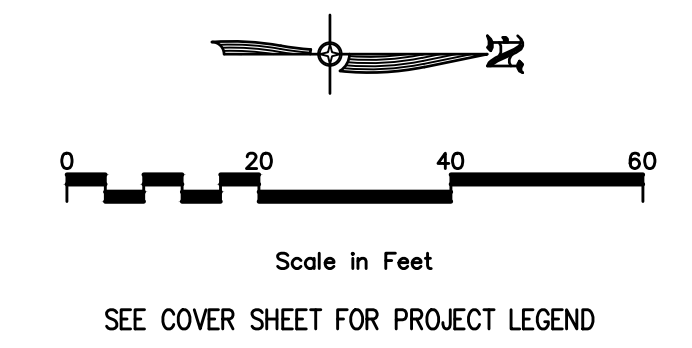
SHEET NO. **C3.4**  
 PROJECT ID: A-1000 DATE: 05/07/26  
 FILE NAME: PRJ-WCMP SCALE: 1"=20'

MATCHLINE - SEE SHEET C3.4



- UTILITY PLAN KEYNOTES:**
- ① MARK AND CAP END OF 8" FIRE LATERAL FOR FUTURE CONNECTION. FIRE LATERAL IS PRIVATE BEYOND GATE VALVE.
  - ② MARK AND CAP END OF 10" PUBLIC WATER MAIN FOR FUTURE CONNECTION. INSTALL THRUST BLOCK PER BONA VISTA STANDARDS.
  - ③ MARK AND CAP END OF 6" PUBLIC IRRIGATION MAIN FOR FUTURE CONNECTION.

**WATER LATERAL NOTE**  
 WATER LATERAL IS TO MAINTAIN A MINIMUM OF 1' VERTICAL SEPARATION FROM STORM DRAIN.



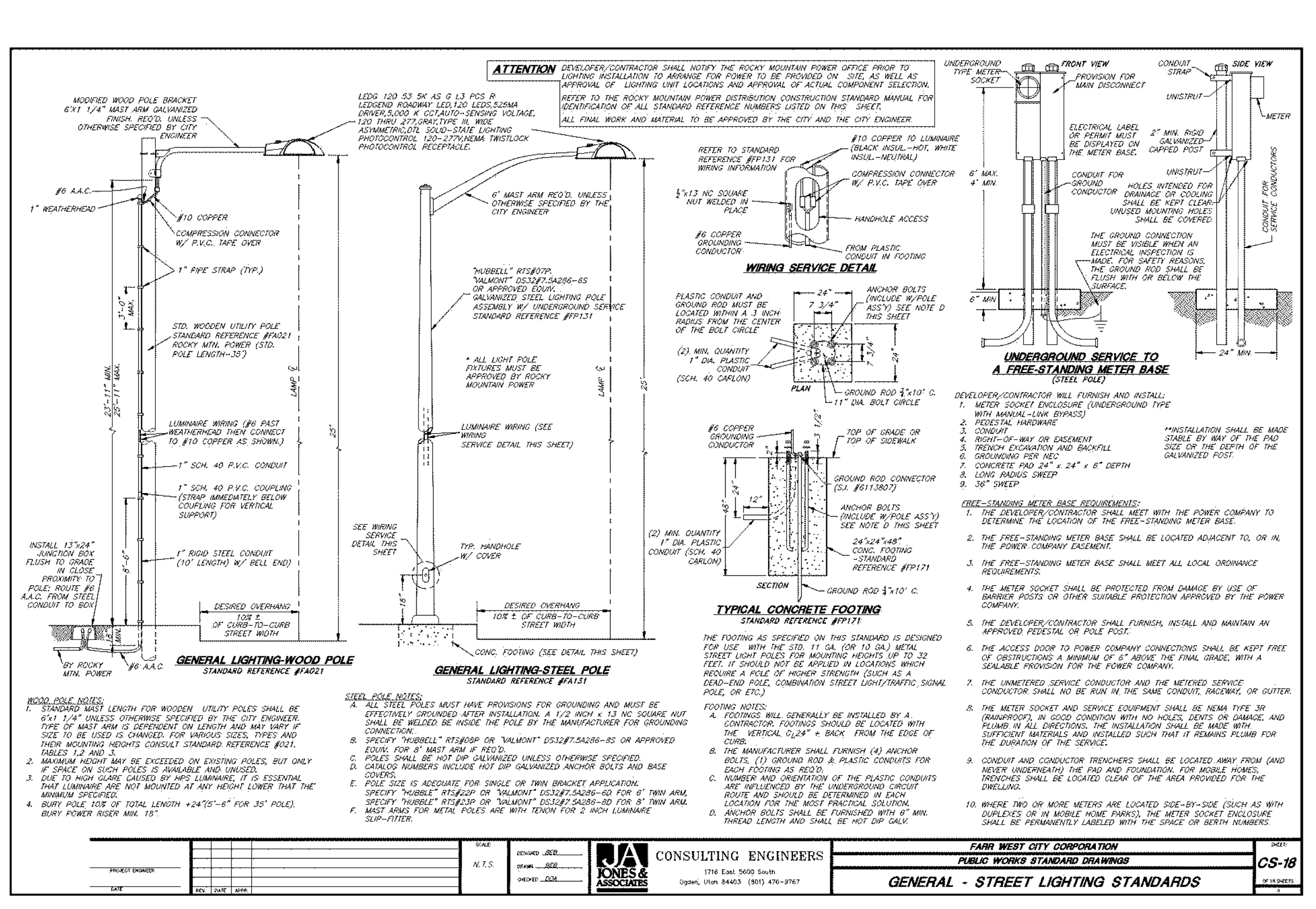
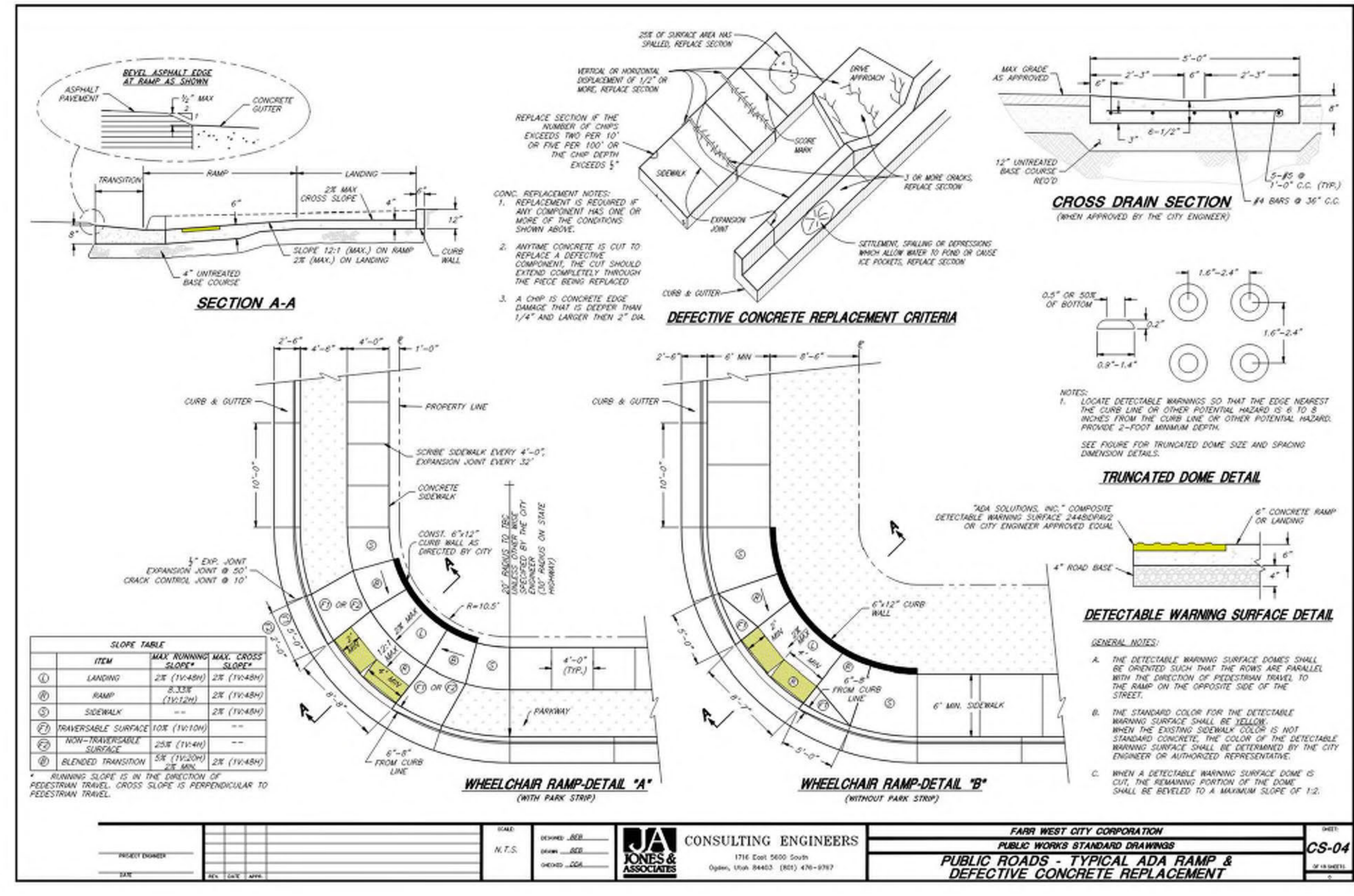
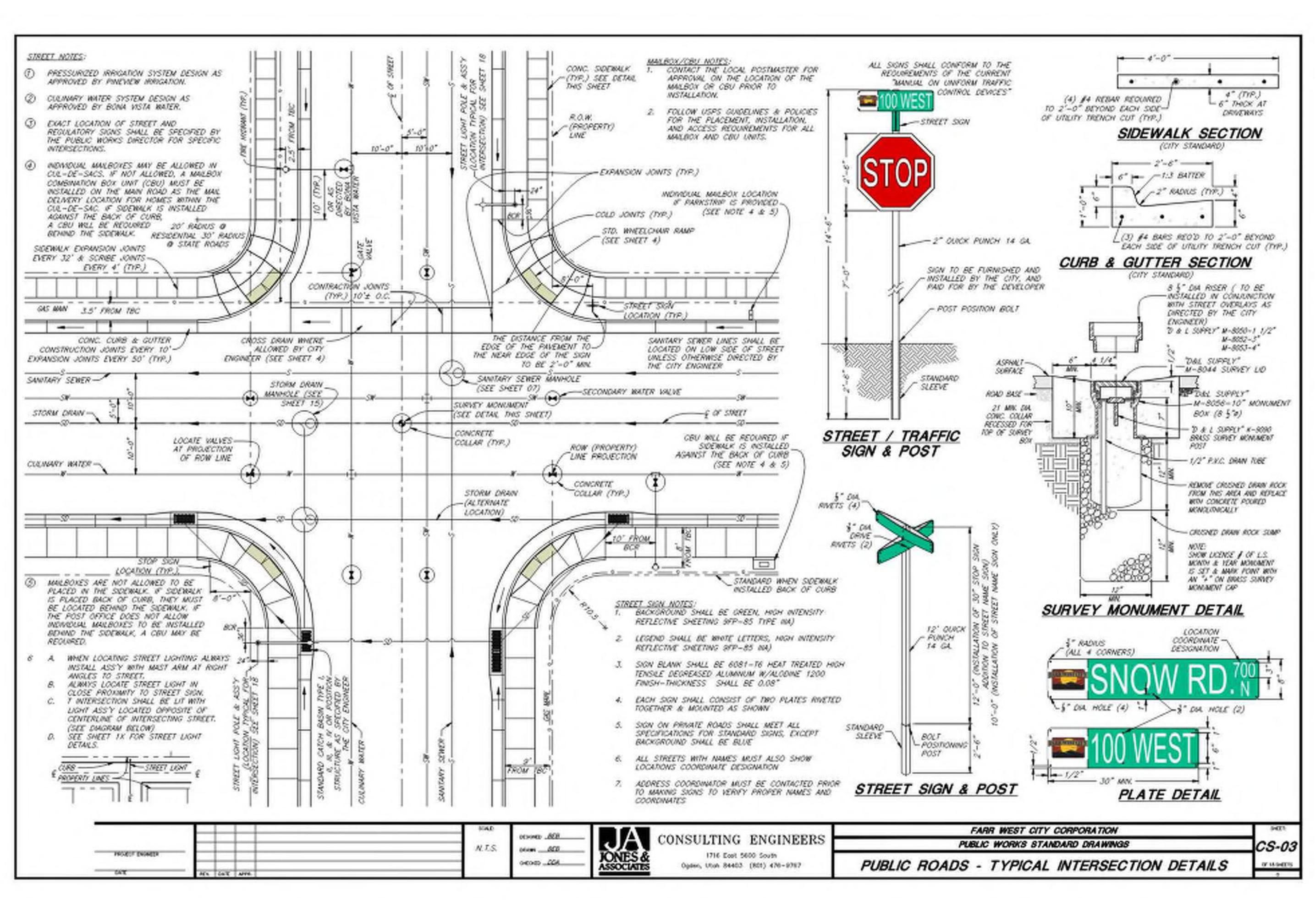
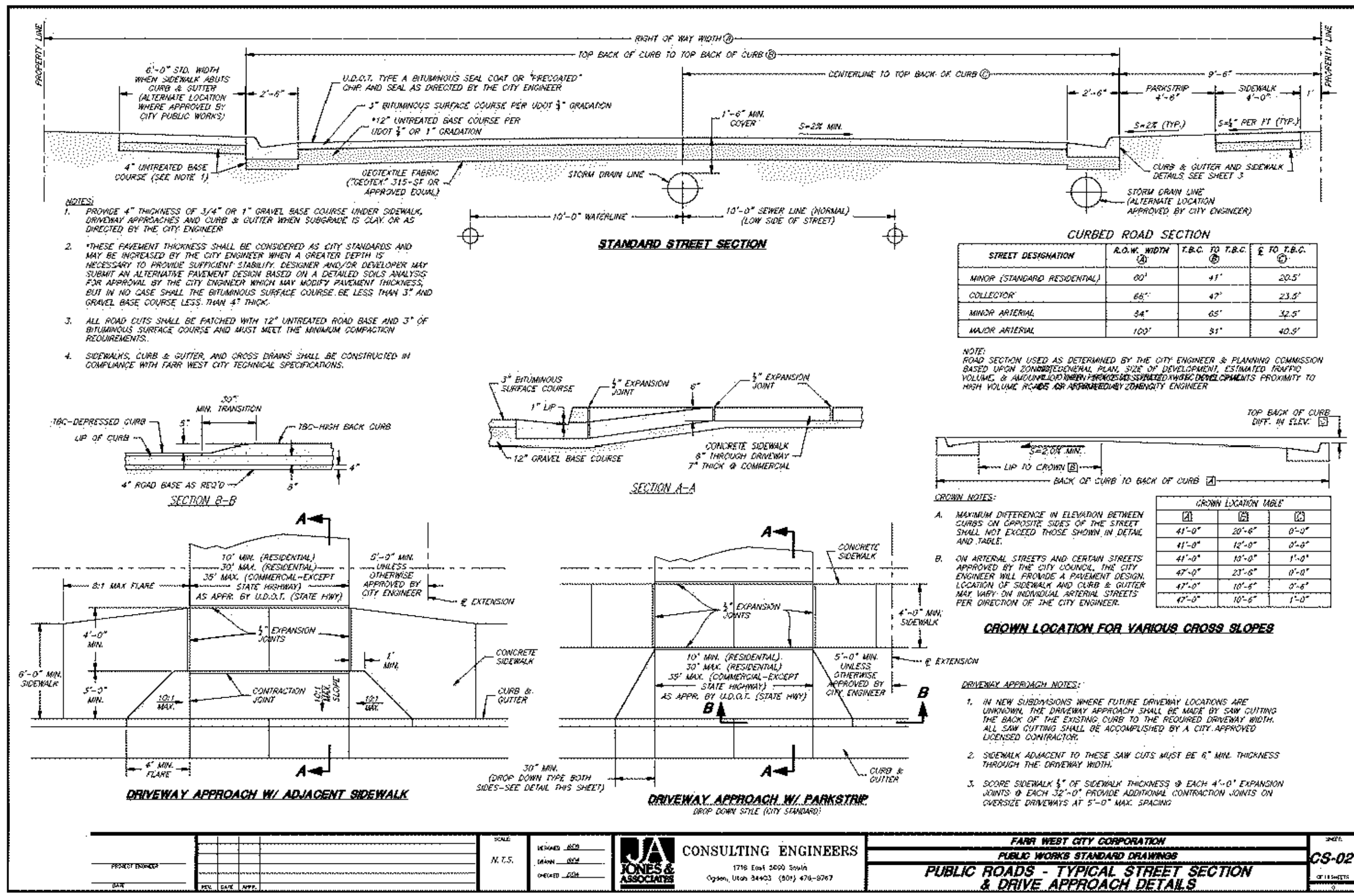
ROW	DATE	BY	DATE	BY	DATE
1 CITY COMMENTS					
NO REVISIONS					
DESIGNER: SDT PROJECT ENGINEER: SDT					

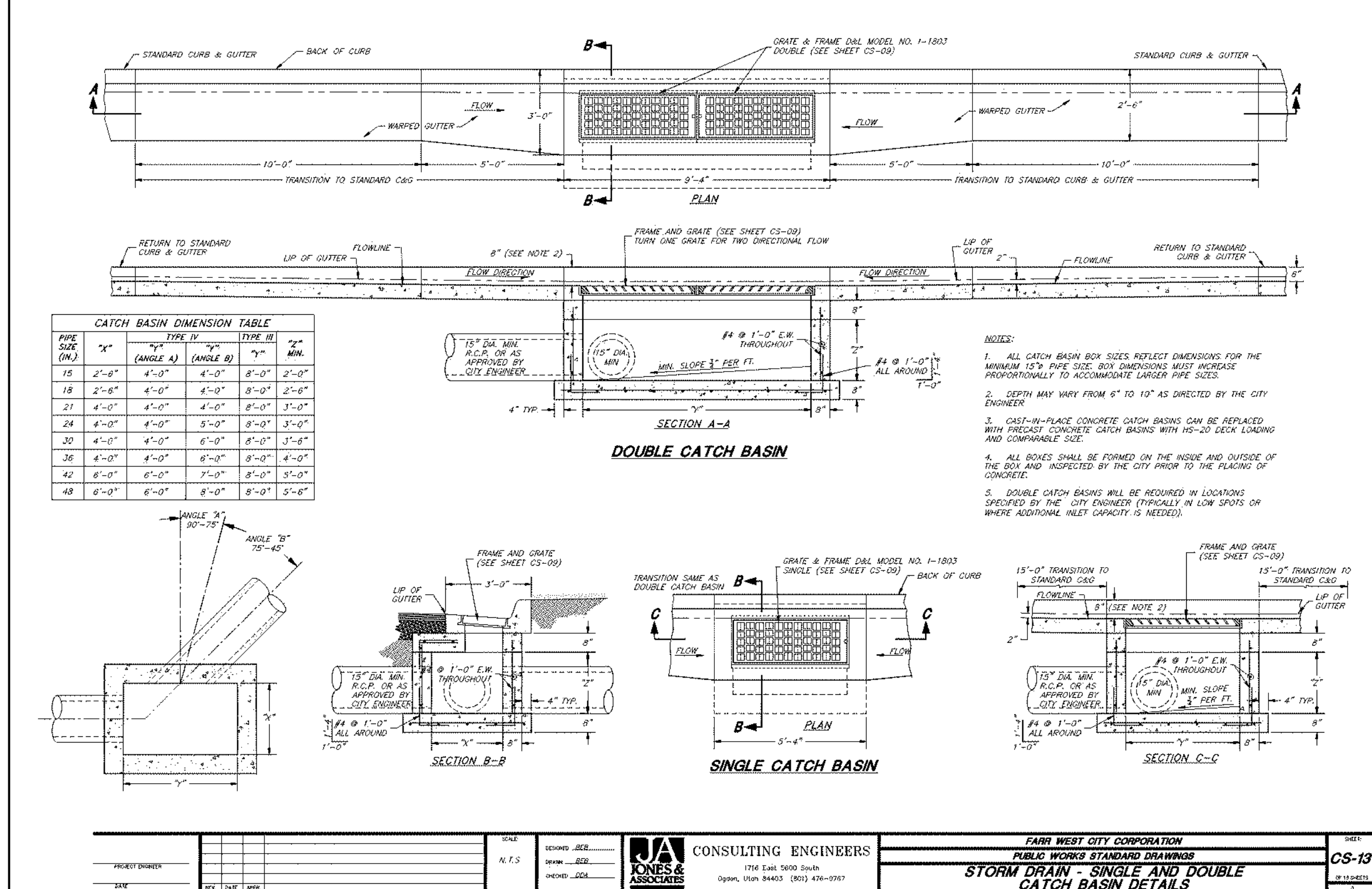
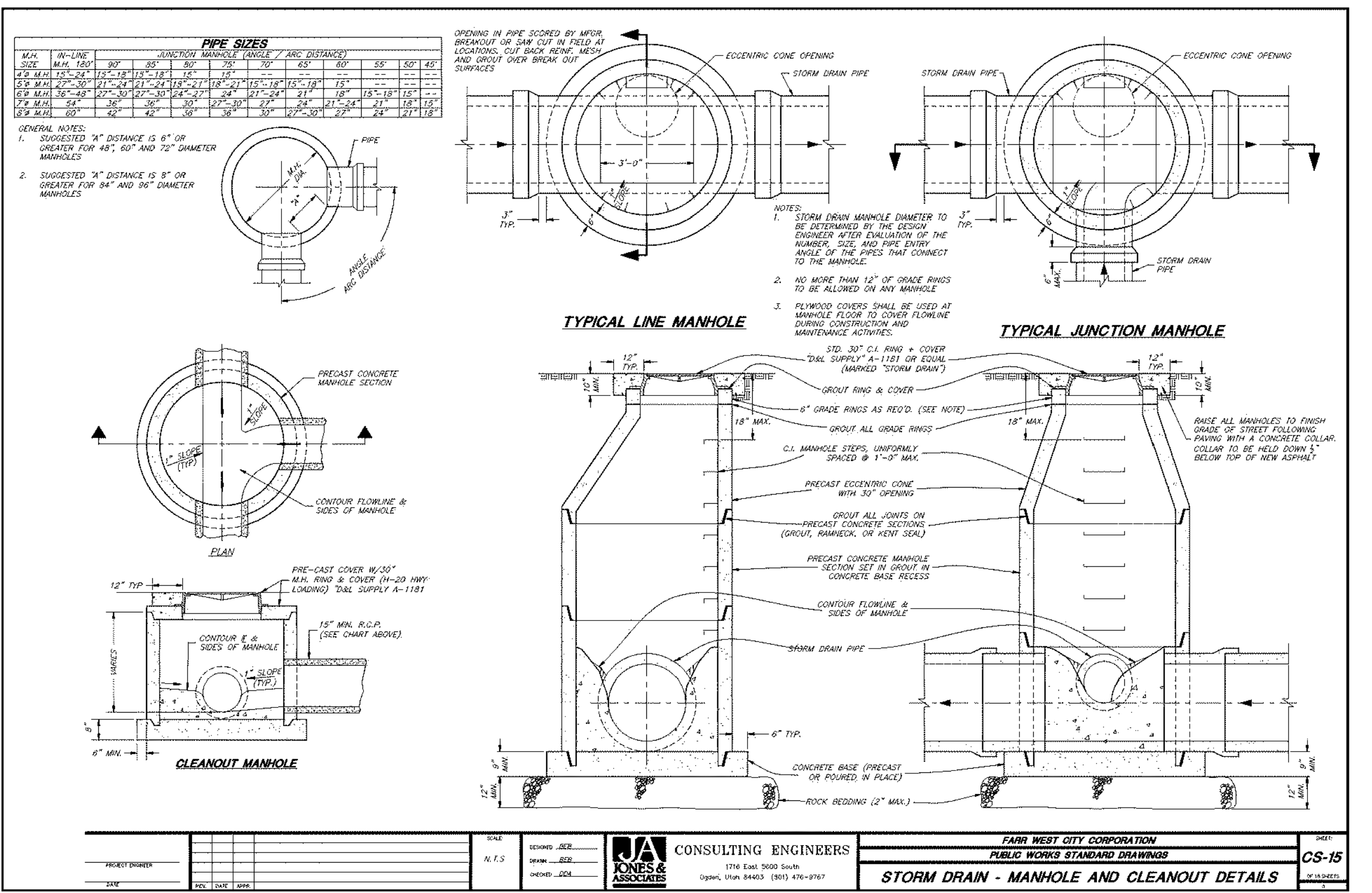
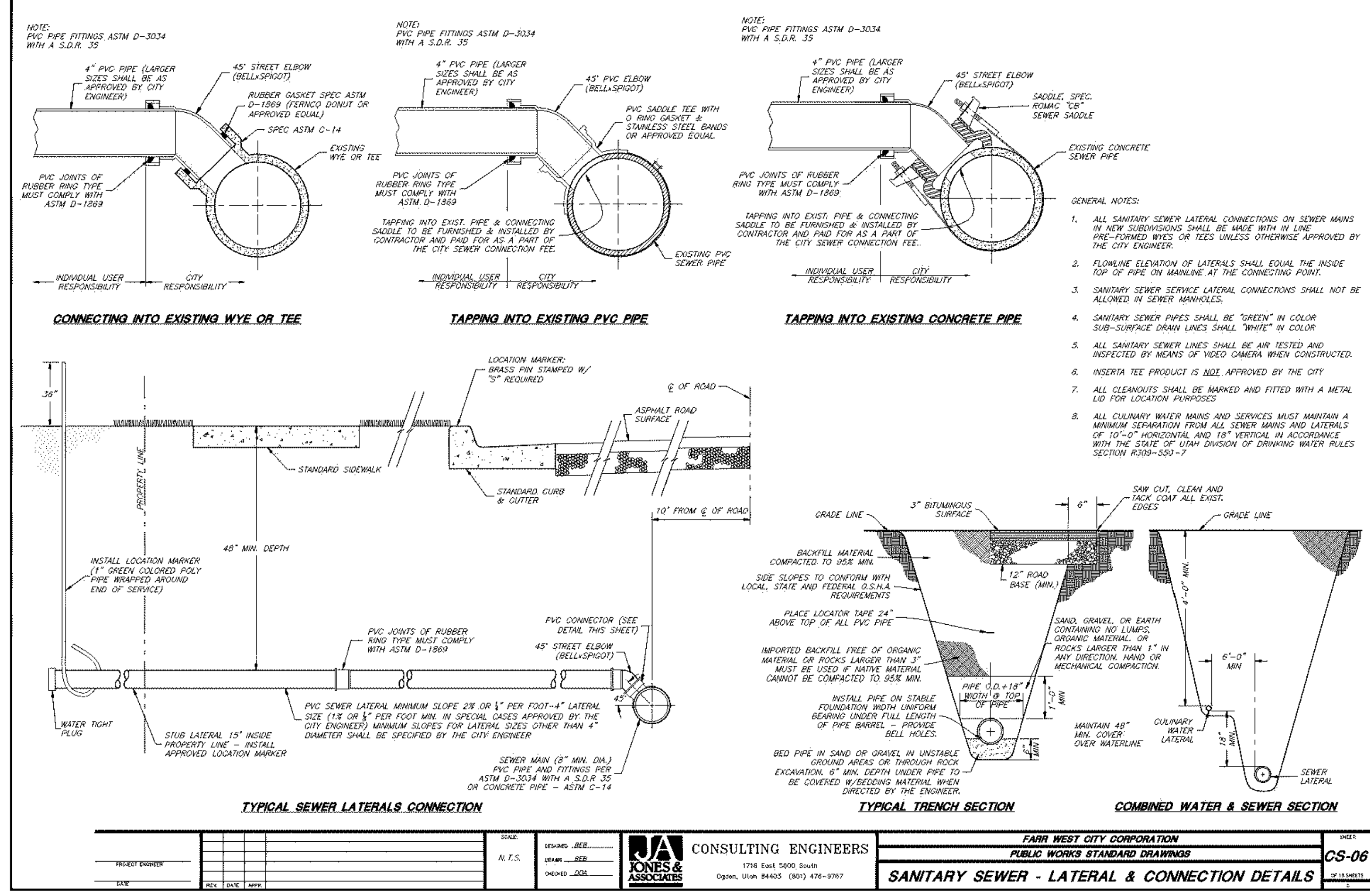
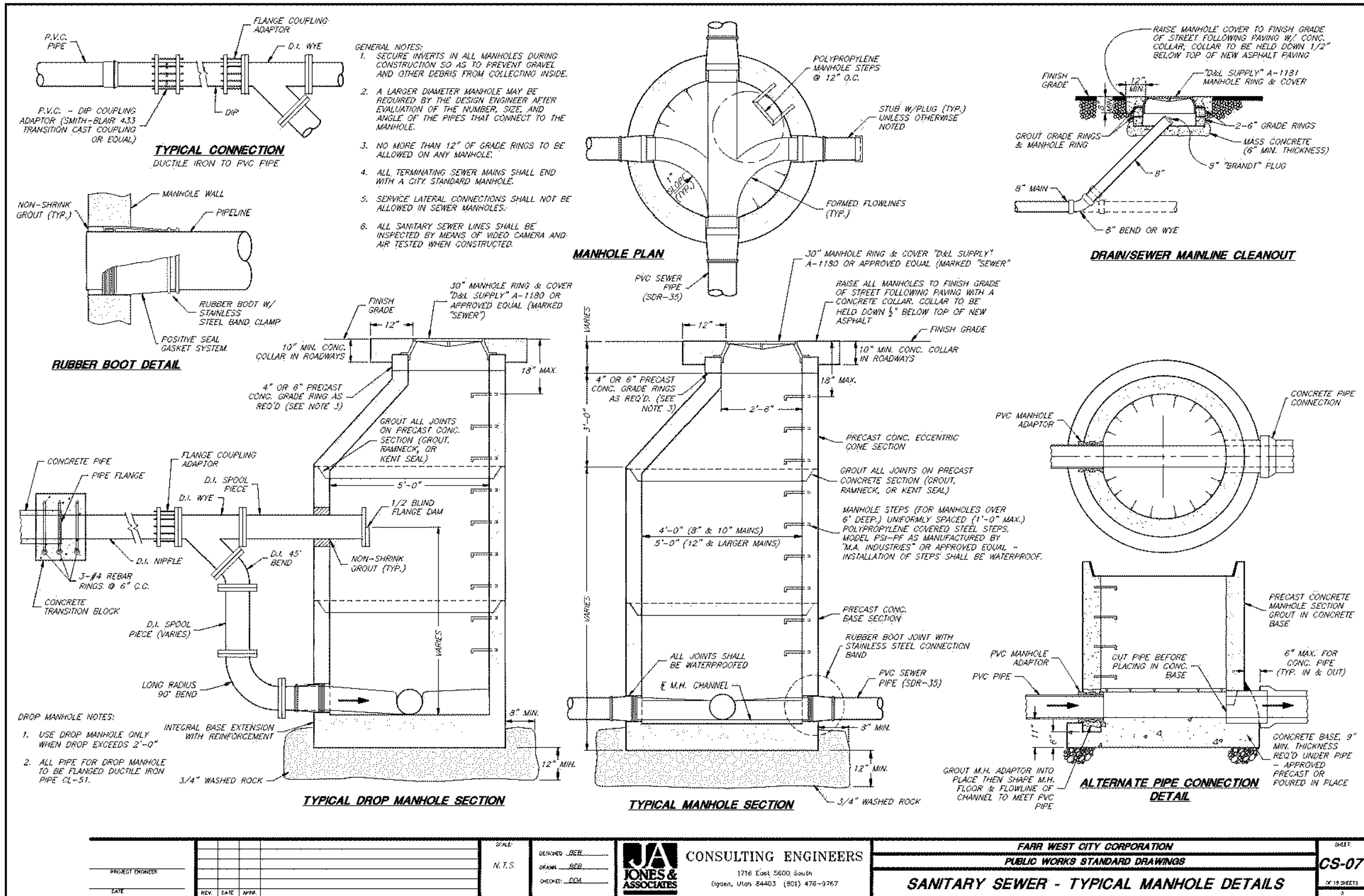
10718 S BECKSTEAD LANE, SUITE 102  
 South Jordan, Utah - 801-949-6296

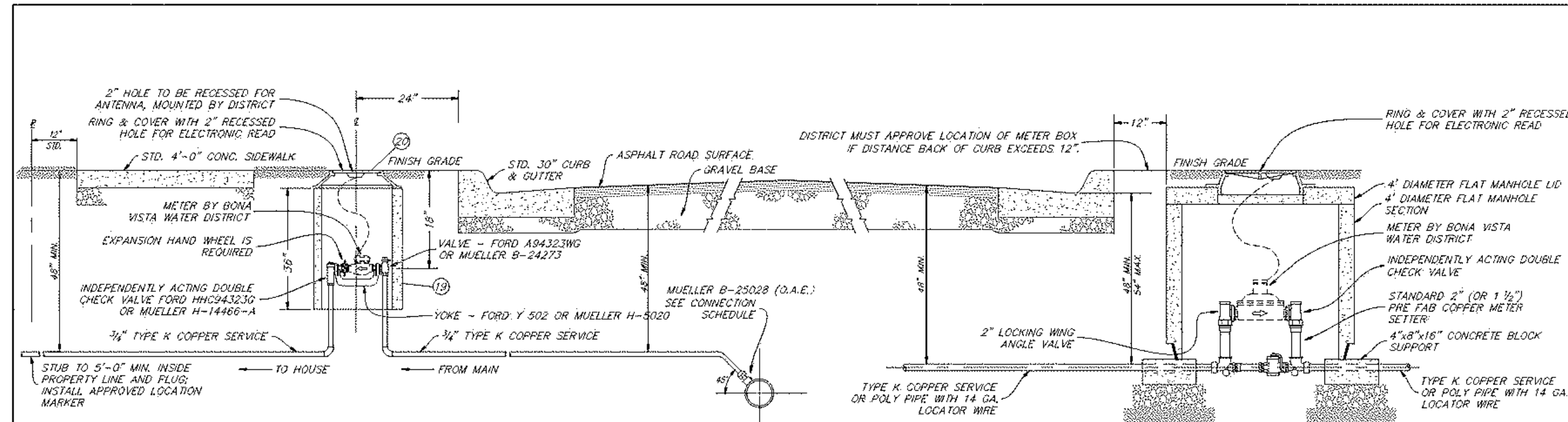
**WEST CREEK - PHASE 2**  
 FARR WEST, UTAH

**1550 WEST - UTILITY PLAN & PROFILE**  
 STA 26+00 - 31+75

SHEET NO. <b>C3.5</b>	PROJECT ID: A-1000
DATE: 05/07/26	SCALE: 1"=20'
FILE NAME: PRJ-WCMP	







NO.	DESCRIPTION	QUANTITY
10	1/2" SERVICE	1
11	1/2" SERVICE	1
12	1/2" SERVICE	1
13	1/2" SERVICE	1
14	1/2" SERVICE	1
15	1/2" SERVICE	1
16	1/2" SERVICE	1
17	1/2" SERVICE	1
18	1/2" SERVICE	1

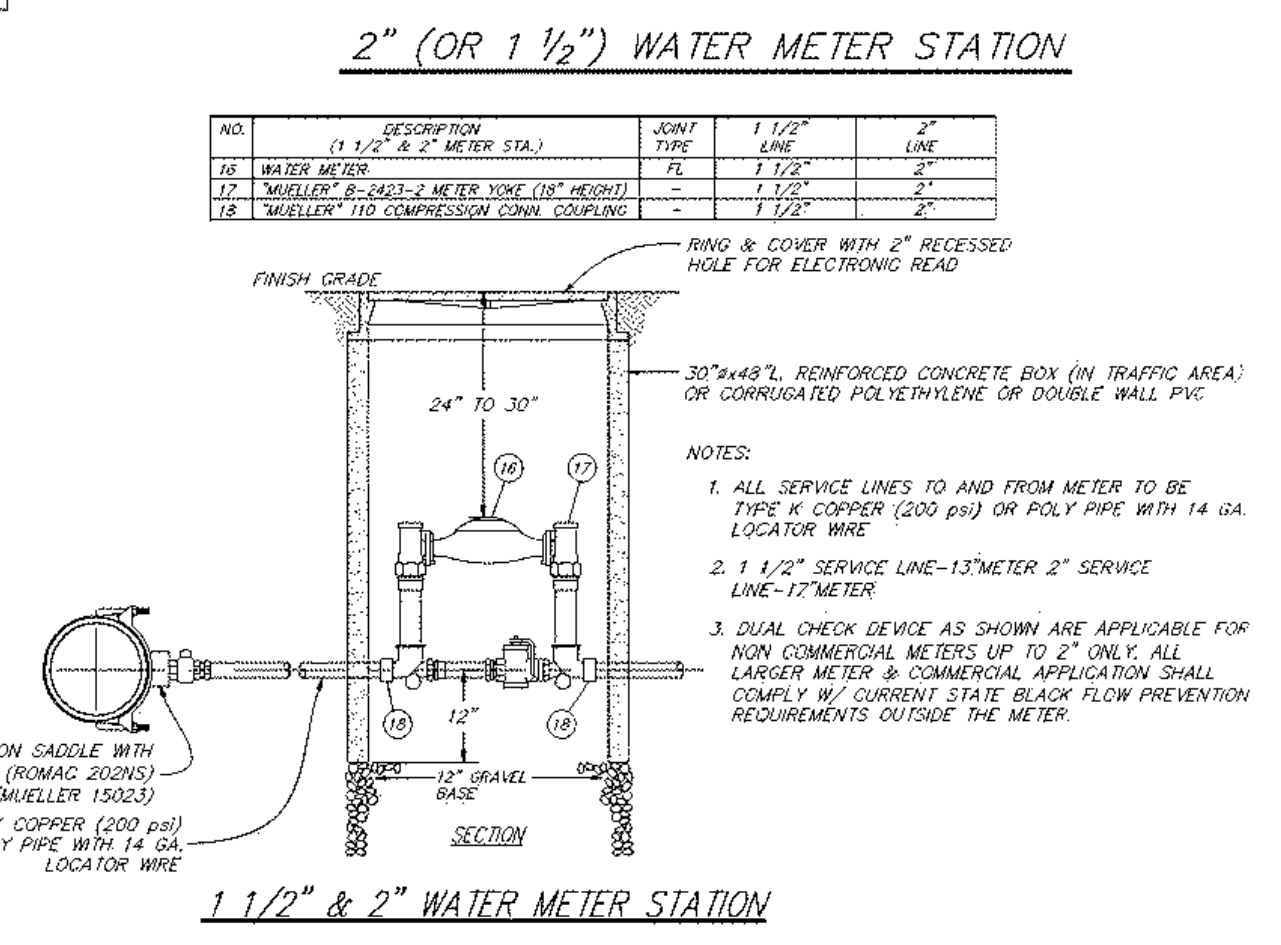
TYPICAL CULINARY WATER SERVICE CONNECTION

**OWNERS RESPONSIBILITY:**  
 THE OWNER OR CONTRACTOR SHALL PAY CONNECTION FEE AND SECURE PERMITS.  
 1. THE OWNER OR CONTRACTOR SHALL PAY FOR ALL COSTS OF INSTALLATION INCLUDING ALL MATERIALS, SADDLE, NECESSARY PIPE, YOKES, SETTERS, CHECK VALVES, METER ANGLE VALVE & EXPANSION FITTINGS, METER BOX, CAST RING & COVER - METER PROVIDED BY BONA VISTA WATER DISTRICT. ALL ENCASING AND FILL, ASPHALT REPLACEMENT, WATER MAIN CONNECTION, AND LABOR. NOTIFY THE DISTRICT 24 HOURS IN ADVANCE FOR LINE LOCATIONS AND/OR TAP ON MAIN. ALL WORK MUST BE INSPECTED AND APPROVED BY BONA VISTA WATER.  
 2. PROPER GRADE IS THE OWNER'S/CONTRACTOR'S RESPONSIBILITY. THE DISTRICT WILL NOT SET METER UNLESS WORK MAY BE DONE BY OWNER OR LICENSED PLUMBER OR CONTRACTOR. ALL WORK IS THE RESPONSIBILITY OF THE OWNER.  
 3. OWNER OR CONTRACTOR SHALL CALL BLUE STAKES OR DIRECT TO UTILITY COMPANIES FOR LOCATION OF UNDERGROUND GAS, TELEPHONE, ELECTRIC, CABLE, T.V., IRRIGATION, PETROLEUM AND SEWER LINES BEFORE DIGGING.

**DISTRICTS RESPONSIBILITY:**  
 1. BONA VISTA WATER DISTRICT WILL FURNISH AND INSTALL METER AT NO COST.  
 2. THE DISTRICT WILL LOCATE WATER MAIN PRIOR TO EXCAVATION - 24 HOUR NOTICE.  
 3. THE OWNER WILL MAKE THE TAP ON THE WATER MAIN INCLUDING FURNISHING THE CORPORATION STOP.  
 4. THE DISTRICT WILL FURNISH AND SET WATER METER IN CUSTOMERS YOKE.  
 5. THE DISTRICT WILL INSPECT AND APPROVE ALL WORK - 24 HOUR NOTICE.

MATERIAL	SIZE	CONNECTION SCHEDULE	CONNECTION @
STEEL AND/OR ASBESTOS CEMENT	12"	ROMAG 101 N	
STEEL AND/OR ASBESTOS CEMENT	12"	ROMAG 200 N DOUBLE STRAP	
CAST IRON AND/OR DUCTILE IRON	12"	CORPORATION STOP-MUELLER B-2508	
CAST IRON AND/OR DUCTILE IRON	12"	CORPORATION STOP-MUELLER B-2508	
PVC COUPLER	1/2"	ROMAG 101 N STOP-PIST W/ 1/2" COP. STOP	
PVC COUPLER	1/2"	ROMAG 200 N UEL. STRAP (FOR PIP) W/ 1/2" COP. STOP	
PVC COUPLER	1/2"	ROMAG 200 N UEL. STRAP (FOR PIP) W/ 1/2" COP. STOP	
PVC COUPLER	1/2"	ROMAG 200 N UEL. STRAP (FOR PIP) W/ 1/2" COP. STOP	

① SADDLE CAN BE COMPARED TO ABOVE BUT SAME CONNECTION PRICE BODY AND WIRE STRAPS ARE REQUIRED.  
 ② ALL NEW SUB CONNECTION TAPS SHALL BE DONE BY DEVELOPER. DISTRICT PERMITS SHALL BE COORDINATED BY THE DISTRICT.



1 1/2" & 2" WATER METER STATION

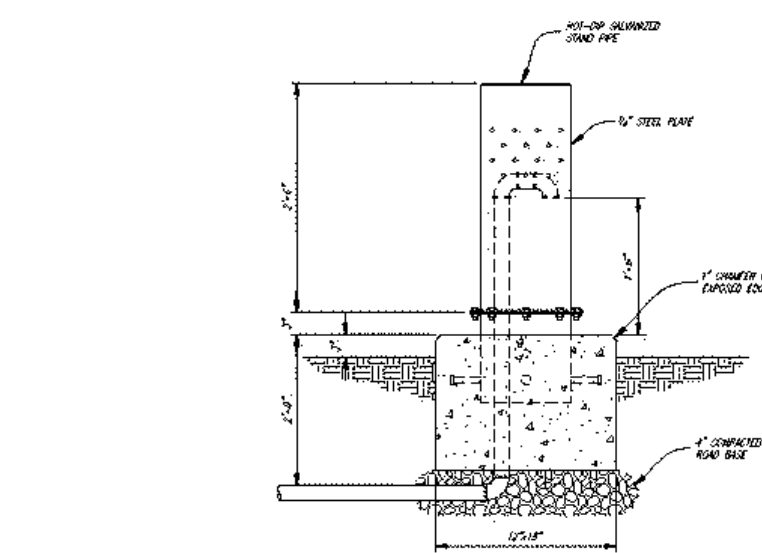
NO.	DESCRIPTION	JOINT TYPE	1 1/2" LINE	2" LINE
16	WATER METER	FL	1 1/2"	2"
17	MUELLER B-2508 2" METER YOKE (18" HEIGHT)	FL	1 1/2"	2"
18	MUELLER 110 COMPRESSION COUPLING	FL	1 1/2"	2"

**NOTES:**  
 1. ALL SERVICE LINES TO AND FROM METER TO BE TYPE K COPPER (200 PSI) OR POLY PIPE WITH 14 GA. LOCATOR WIRE.  
 2. 1 1/2" SERVICE LINE-13" METER 2" SERVICE LINE-12" METER.  
 3. DUAL CHECK DEVICE AS SHOWN ARE APPLICABLE FOR NON COMMERCIAL METERS UP TO 2" ONLY. ALL LARGER METERS & COMMERCIAL APPLICATION SHALL COMPLY W/ CURRENT STATE BACK FLOW PREVENTION REQUIREMENTS OUTSIDE THE METER.

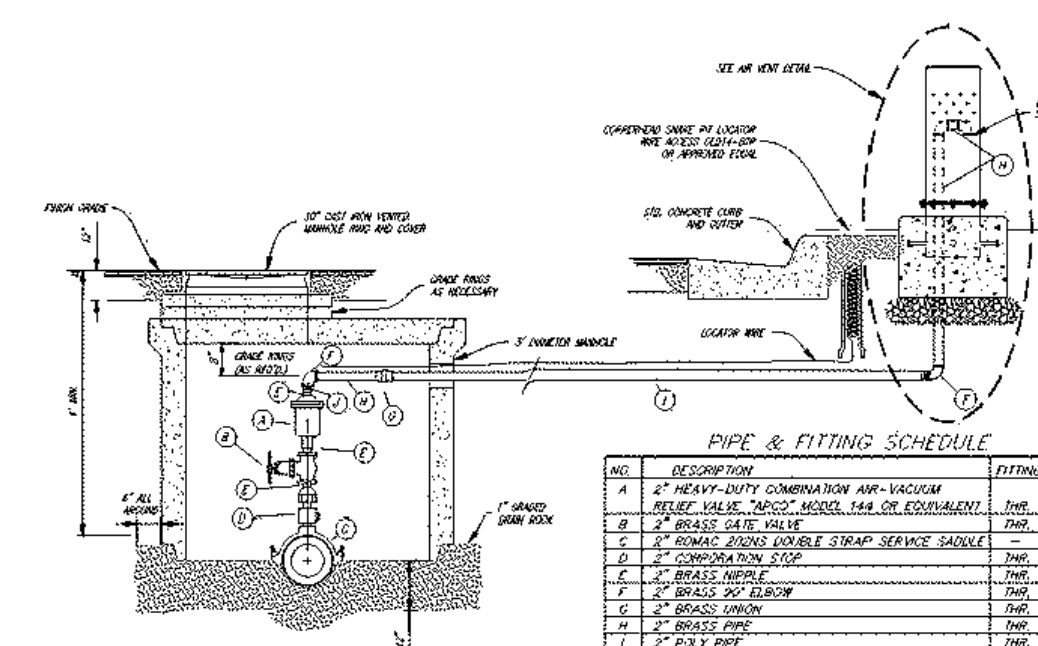
**JUB ENGINEERS, INC.**  
 465 North 900 West  
 Kaysville, Utah 84037  
 Phone: 801.542.2222  
 Fax: 801.542.2222

**WATER SERVICE CONNECTIONS**  
**BONA VISTA WATER IMPROVEMENT DISTRICT**

STANDARD DETAIL  
 SHEET NUMBER  
**BV-01**



AIR VENT DETAIL



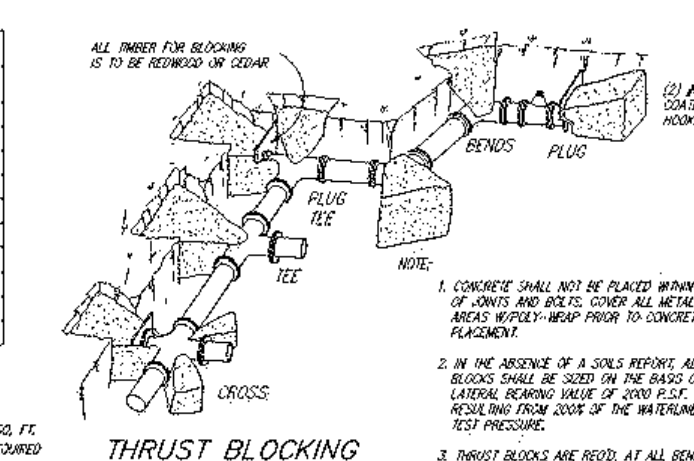
COMBINATION AIR RELEASE VALVE STATION

**THURST BLOCK**

PIPE SIZE (IN)	MINIMUM THURST BLOCK LENGTH (IN)
1/2	12
3/4	12
1	12
1 1/4	12
1 1/2	12
2	12
2 1/2	12
3	12
3 1/2	12
4	12
4 1/2	12
5	12
5 1/2	12
6	12
6 1/2	12
7	12
7 1/2	12
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11 1/2	12
12	12

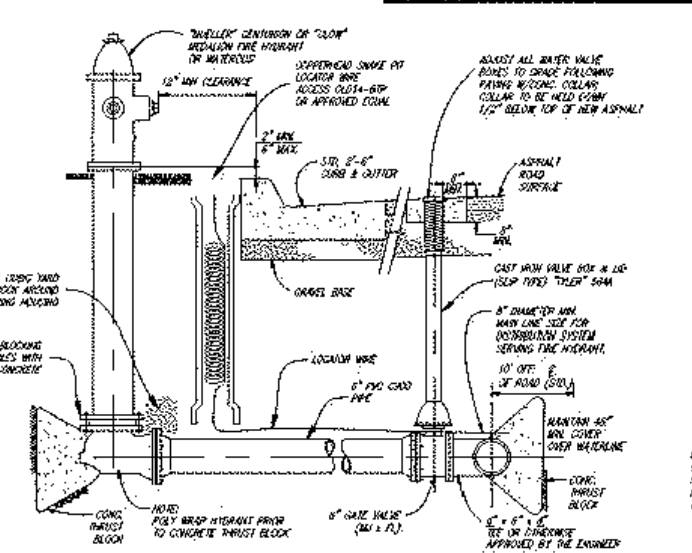
THURST BLOCKING

**NOTES:**  
 1. IN USING THE ABOVE TABLES, USE THE MAXIMUM PERMITTED PRESSURE AND SERVICE LIFE. USE THE PERMITTED PRESSURE AND SERVICE LIFE. USE THE PERMITTED PRESSURE AND SERVICE LIFE.  
 2. SEE DISTRICT FOR BEARING STRENGTH OF SOIL. IF THE BEARING STRENGTH OF SOIL IS LESS THAN 2000 PSF, THE BEARING STRENGTH OF SOIL SHALL BE ASSUMED TO BE 2000 PSF.

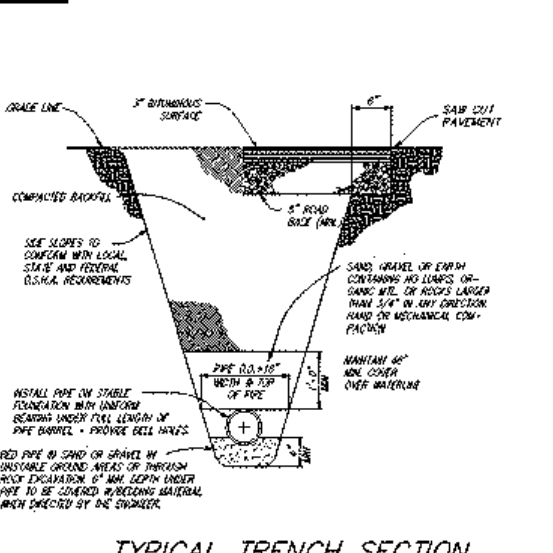


TYPICAL WATERLINE LOOP

**NOTES:**  
 1. TRANSITION COUPLING, ROCKWELL MODEL 441 OR ROMAG MODEL 501.  
 2. ALL 45° BENDS W/ WATER METER SADDLES.  
 3. CONCRECT ANCHOR BLOCKS AT EACH 45° BEND MUST BE PERMANENTLY SECURED TO FITTING (BOTH SIDES).  
 4. FURNISH AN ANCHOR BLOCK AT EACH 45° BEND AS REQUIRED BY THE DISTRICT ENGINEER.  
 5. MINIMUM OF 12" SEPARATION BETWEEN THE AIR RELEASE AND COMBINING PIPE TO BE PROVIDED. IF COMBINING PIPE IS A CENTER PIPE THEN THE AIR RELEASE MUST CROSS OVER THE CENTER PIPE WITH A MINIMUM CLEARANCE OF 18" BETWEEN PIPES.



TYPICAL URBAN FIRE HYDRANT CONNECTION



TYPICAL TRENCH SECTION

**JUB ENGINEERS, INC.**  
 465 North 900 West  
 Kaysville, Utah 84037  
 Phone: 801.542.2222  
 Fax: 801.542.2222

**WATER SERVICE CONNECTIONS**  
**BONA VISTA WATER IMPROVEMENT DISTRICT**

STANDARD DETAIL  
 SHEET NUMBER  
**BV-02**

ROW	DATE	BY	DATE
1	05/07/26		

**CIVIL ENGINEERING + SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102  
 South Jordan, Utah · 801-549-6296

**WEST CREEK - PHASE 2**  
 FARR WEST, UTAH

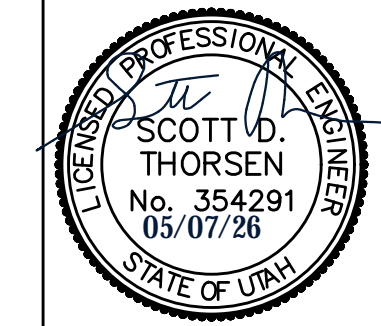
**BONA VISTA DETAIL SHEET**

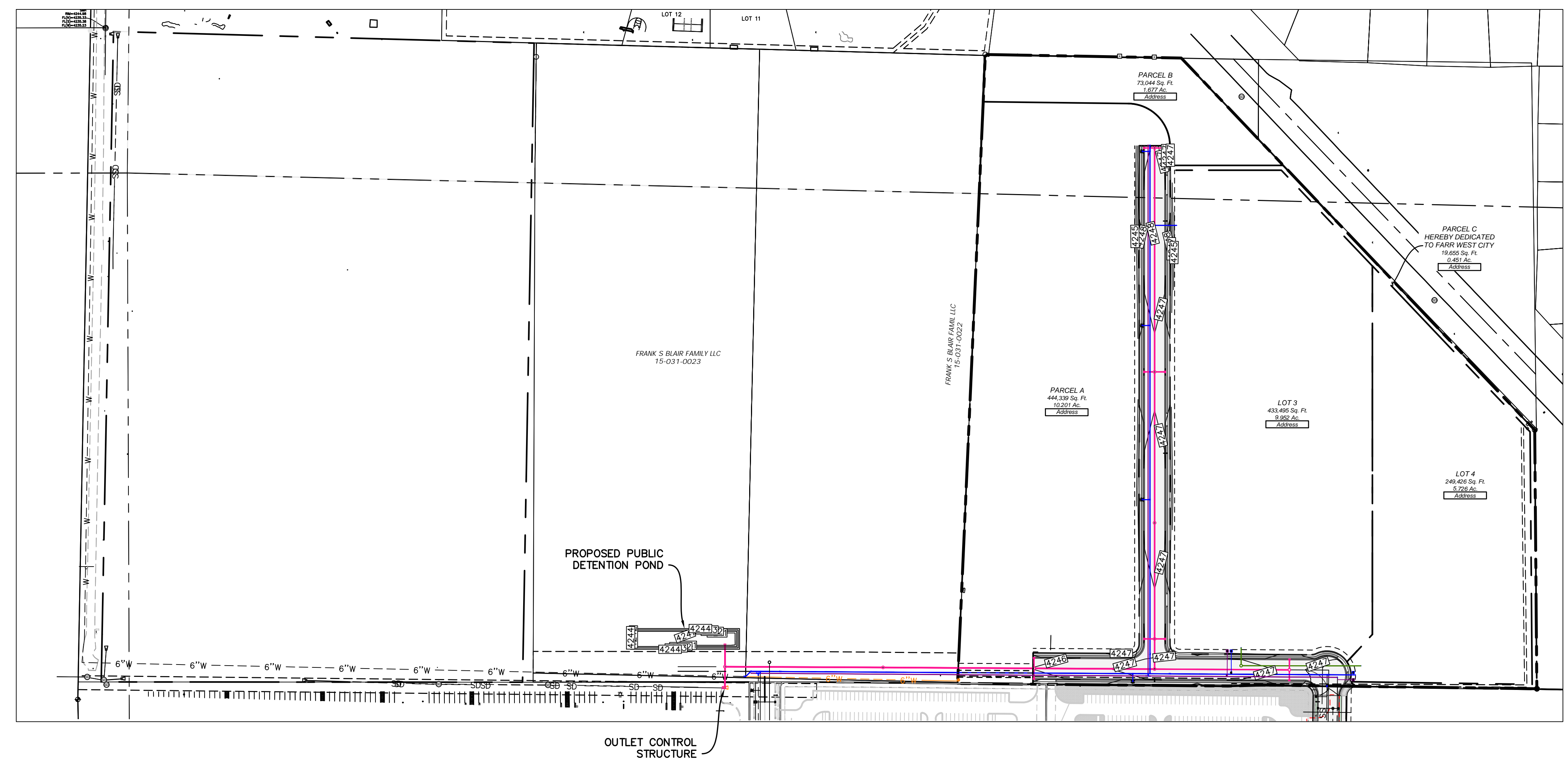
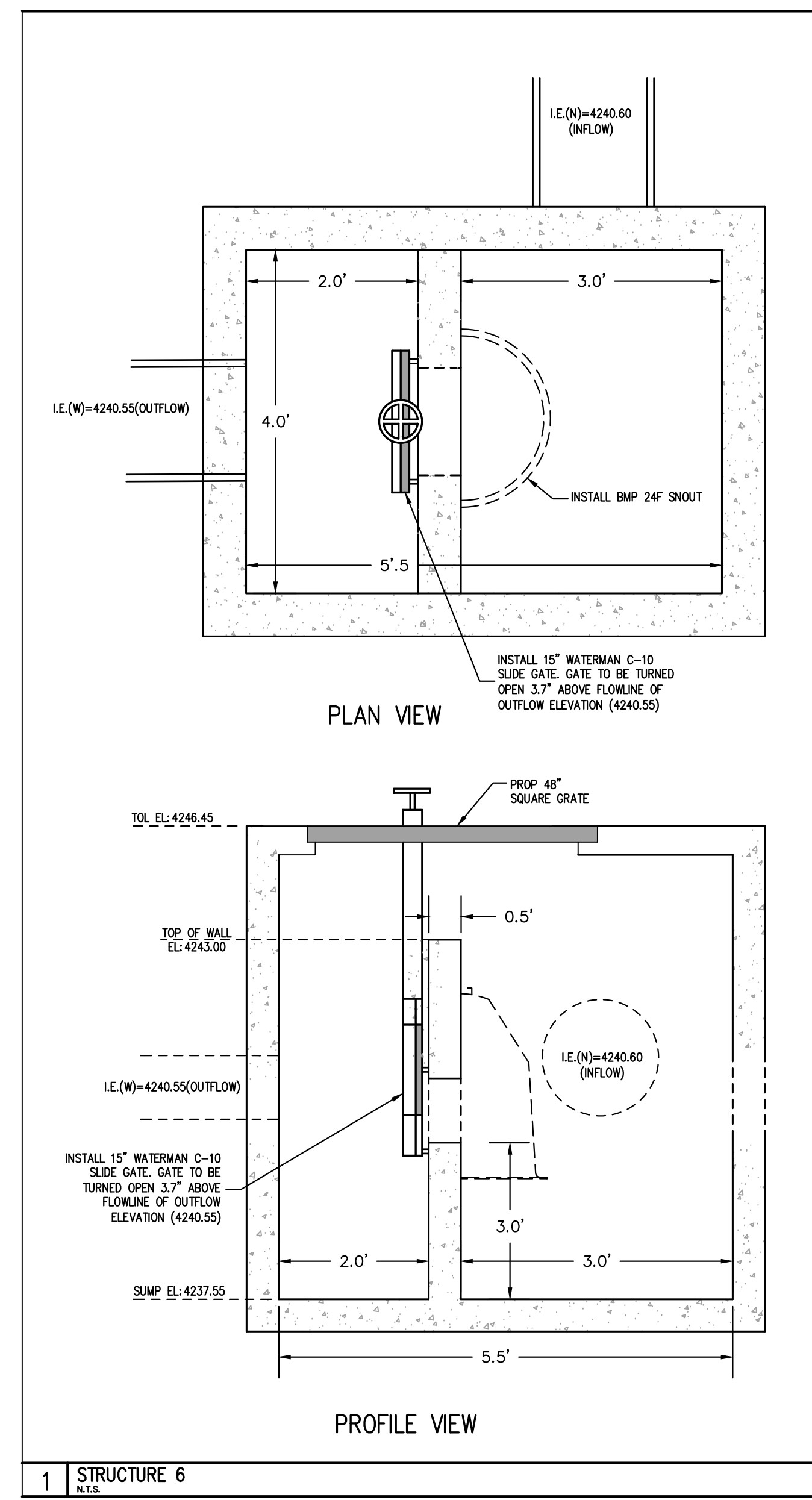
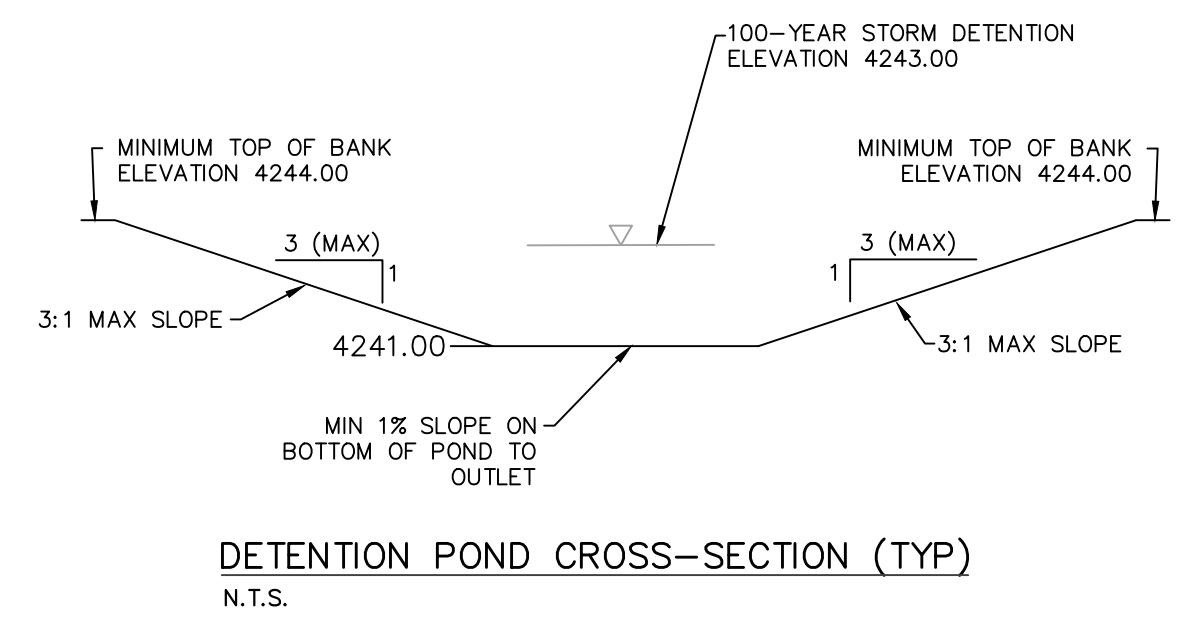
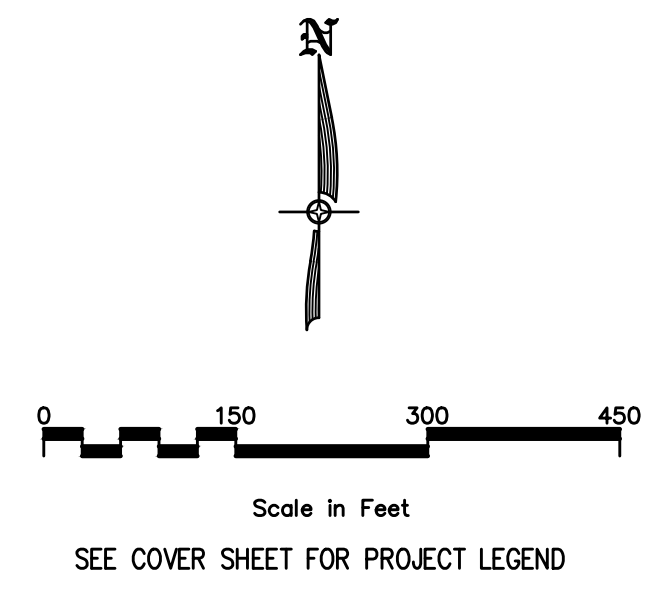
SHEET NO.  
**C4.3**

PROJECT ID: A-1000  
 DATE: 05/07/26

FILE NAME: PRJ-WCMP  
 SCALE:

DESIGNER: SDT  
 PROJECT ENGINEER: SDT





**West Creek Public Roads**

Restriction R<sub>i</sub> 0.1000 cfs/acre 100 Year flood design

Runoff Coefficient

Roof Area	0 ft <sup>2</sup>	C <sub>roof</sub>	0.85
Paved Area	103682 ft <sup>2</sup>	C <sub>paved</sub>	0.86
Landscaped	14928 ft <sup>2</sup>	C <sub>landscape</sub>	0.20
Gravel	0 ft <sup>2</sup>	C <sub>unimproved</sub>	0.85
Total Area	118610 ft <sup>2</sup>	Weighted C	0.78
	2.72 acres	CA :	92152 ft <sup>2</sup>

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft <sup>2</sup> )	Accum Flow (ft <sup>3</sup> /s)	Allow Discharge (ft <sup>3</sup> /s)	Required Storage (ft <sup>3</sup> )
15	1.01	92152	7756	245	7511
30	1.36	92152	10444	490	9954
60	1.68	92152	12901	980	11921
120	1.84	92152	14130	1960	12170
180	1.87	92152	14360	2941	11420
360	2.01	92152	15435	5881	9554
720	2.35	92152	18046	11763	0
1440	2.57	92152	19736	23526	0

**Summary**  
 Required detention storage = 12170 ft<sup>3</sup>  
 Unit storage per acre = 4469.32 ft<sup>3</sup>/acre  
 Allowable release rate = 0.27 ft<sup>3</sup>/sec

**Public Detention Pond**

Elevation (ft <sup>2</sup> )	Area (ft <sup>2</sup> )	Volume (ft <sup>3</sup> )	Acc. Volume (ft <sup>3</sup> )
4240.00	9	0	0
4240.10	88	5	5
4240.20	352	22	27
4240.30	671	51	78
4240.40	981	83	161
4240.50	1300	114	275
4240.60	1630	147	421
4240.70	1969	180	601
4240.80	2319	214	816
4240.90	2678	250	1065
4241.00	3047	286	1352
4241.10	3426	324	1675
4241.20	3815	362	2037
4241.30	4214	401	2439
4241.40	4623	442	2881
4241.50	5041	483	3364
4241.60	5470	526	3889
4241.70	5908	569	4458
4241.80	6356	613	5071
4241.90	6814	659	5730
4242.00	7282	705	6435
4242.50	8057	3835	10269
4243.00	8850	4227	14496

**Waterman Gate Opening Sizing**

$Q = CA \sqrt{2gh}$

Q =	1.84	high water elev.	4243.0
H =	1.00	Tail Water effect	4242
g =	32.2		A = 0.382 ft <sup>2</sup>
C =	0.6		= 55.03 in <sup>2</sup>

**WATERMAN GATE OPENING - 15**  
 DEPTH OF FLOW = 3.7 INCHES  
 FLOW = 1.84 CFS

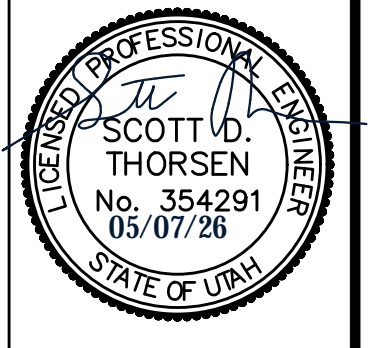
**NOTE:**  
 THE WATERMAN GATE OPENING HAS BEEN SIZED TO ACCOUNT FOR THE DETAINED RUNOFF FROM THE PROPOSED PUBLIC ROADS AND LOTS 3 & 4 AT 0.1 CFS/ACRE. THE TOTAL AREA OF DEVELOPED LAND THAT THIS GATE OPENING ACCOUNTS FOR IS 18.4 ACRES (1.84 CFS). AS MORE LAND IS DEVELOPED, THE WATERMAN GATE OPENING WILL NEED TO BE RE-EVALUATED SO THAT PEAK RUNOFF FROM THE 100-YEAR STORM DOES NOT EXCEED 0.1CFS/ACRE.

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS		

DESIGNER: SDT PROJECT ENGINEER: SDT

**CIVIL ENGINEERING + SURVEYING**  
 10718 S BECKSTEAD LANE, SUITE 102  
 South Jordan, Utah - 801-549-6296

WEST CREEK - PHASE 2  
 FARR WEST, UTAH  
 DRAINAGE CALCULATIONS



SHEET NO. C4.4

PROJECT ID	DATE:
A-1000	05/07/26
FILE NAME:	SCALE:
PRJ-WCMP	1"=150'

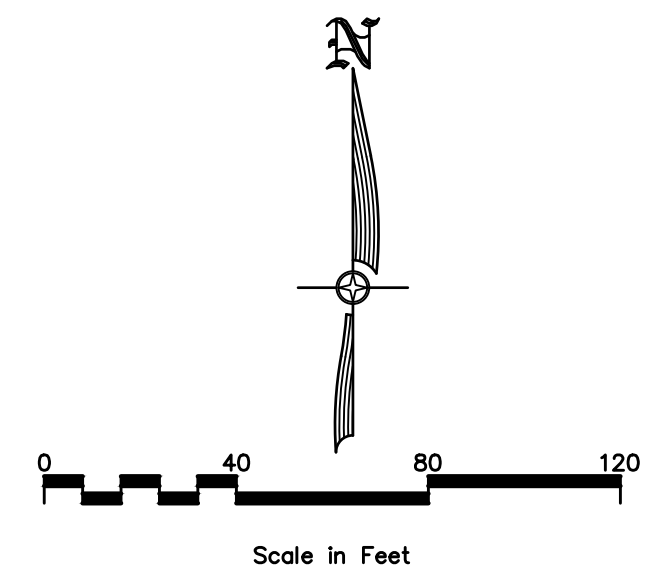


DURING CONSTRUCTION

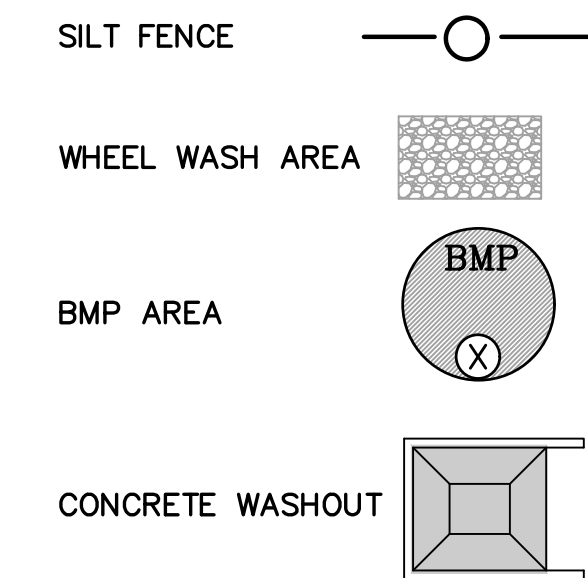
1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
  - A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS
  - B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE
  - C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

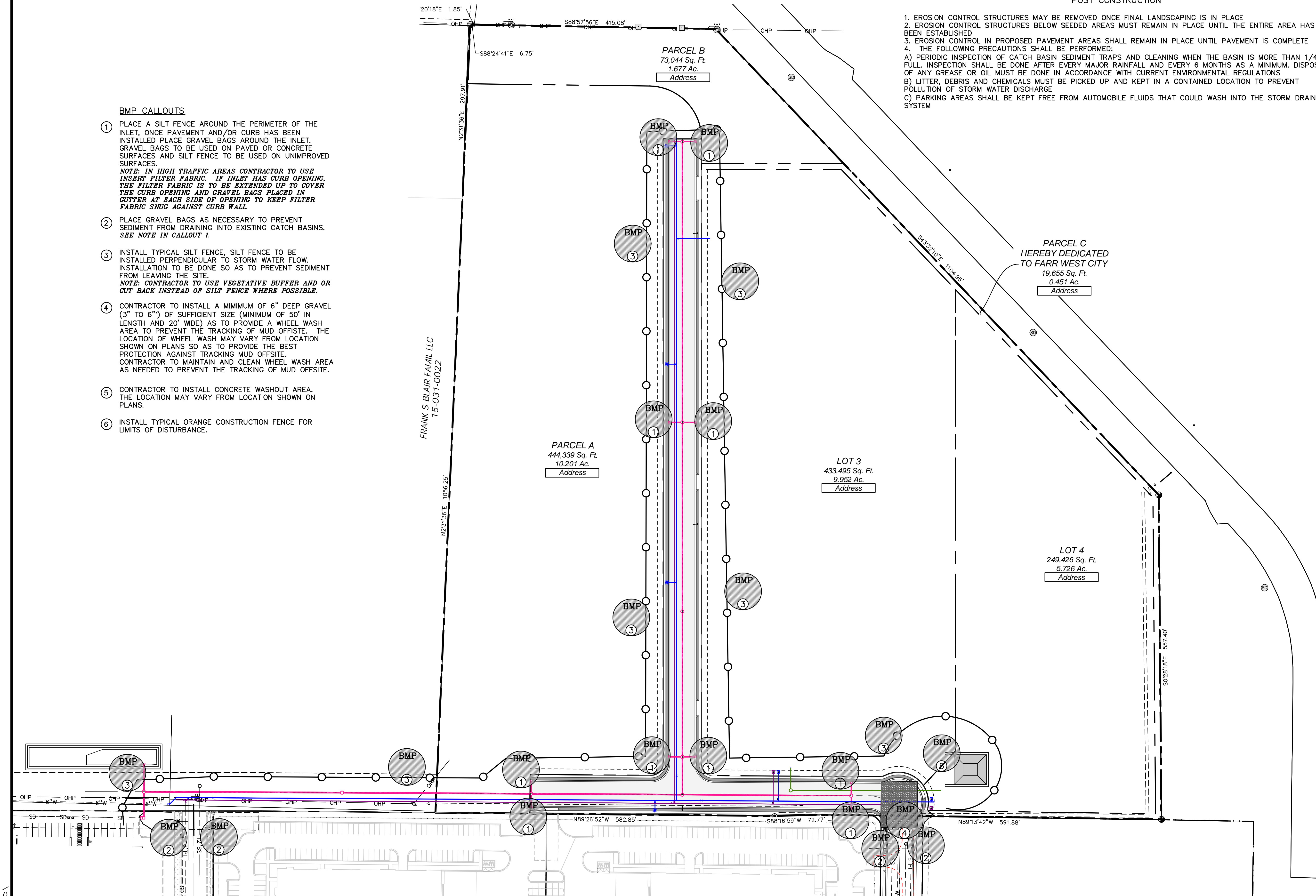


SHEET LEGEND



BMP CALLOUTS

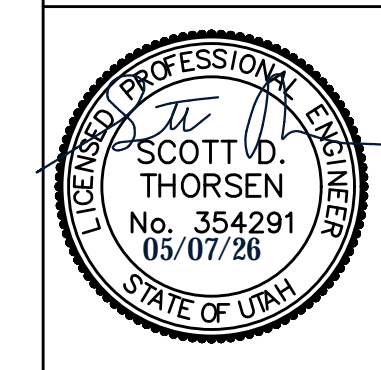
1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED. PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.  
*NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN CUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.*
2. PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. *SEE NOTE IN CALLOUT 1.*
3. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.  
*NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.*
4. CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.
6. INSTALL TYPICAL ORANGE CONSTRUCTION FENCE FOR LIMITS OF DISTURBANCE.



ROW	DATE	BY	DATE
1	05/07/26		

**CIVIL ENGINEERING + SURVEYING**  
 10718 S BECKSTEAD LANE, SUITE 102  
 South Jordan, Utah • 801-949-6296

WEST CREEK — PHASE 2  
 FARR WEST, UTAH  
 EROSION CONTROL PLAN (SWPPP)



SHEET NO.	C6.0
PROJECT ID	A-1000
DATE	05/07/26
FILE NAME	PRJ-WCMP
SCALE	1"=80'



