FARMINGTON CITY
PLANNING COMMISSION

June 18, 2026

PLANNING COMMISSION MEETING NOTICE AND AGENDA
Thursday June 18, 2026

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session will be held at **6:30 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 PM on the day listed for meeting.

SUBDIVISION APPLICATIONS – *no public hearing*

1. STACK – Applicant is requesting Final Site Plan approval for a self-storage facility on approximately 3 acres at 1115 No. Innovator Drive.

ZONE TEXT AMENDMENT – *public hearing*

2. Farmington City – Applicant is requesting changes to multiple sections of Title 10, Building Regulations, enacting standards related to fire sprinkler systems in single family dwellings.

SUMMARY ACTION AND OTHER BUSINESS

3. Applications and Approval of Minutes
    a. Planning Commission Minutes May 21, 2026
    b. Wilson Special Exception – Building Height Increase

4. City Council Reports, Upcoming Items & Trainings.
    a. City Council Reports from May 19 & June 14, 2026
    b. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting. Any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing for such agenda item is opened. At such time, any person, as recognized by the Chair, may address the Commission regarding an item on this meeting agenda. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

CERTIFICATE OF POSTING I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on June 12, 2026. Carly Rowe, Planning Secretary.

Farmington City
Planning Commission Staff Report
June 18, 2026

Item 1: Final Site Plan – C1 – Self Storage Building Final Site Plan

Public Hearing:	No
Application No.:	25-09
Applicant:	James Thomson
Property Owner:	Stack Farmington Land LLC
Address:	1115 N Innovator Drive
Zone:	OMU (Office Mixed Use)
General Plan Designation:	Office Mixed Use/Business Park
Acres:	3.16 ac

Request: *The applicant is requesting approval for the final site plan for the C1 Self Storage Building.*

Background

The subject property is located north of North Station Lane on Innovator Drive. It is currently part of the Stack Master Plat as Parcel C1. A schematic (concept) site plan for C1 was approved on October 9, 2025, as part of a larger Development Agreement/Project Master Plan for several parcels in the Stack Master Plat. Since then, the self-storage site has been through the Development Review Committee process for finalizing site plan details and is satisfactory.

The Stack Master Plat recorded all land divisions as parcels, which are different from building lots, in that a parcel is simply a specific piece of land identified for tax or selling purposes; whereas a lot must also comply with underlying zoning and development rules, including easements. Because of this, each parcel in the Stack Master Plat must undergo a plat amendment to add appropriate easements concurrent with the specific site plan assigned to each. In this case, Parcel C1 is connected via plat amendment to Parcel C4, which is just south across Arrowgate Drive (see Stack Master Plat). Parcel C4 is undergoing DRC site plan review at this time, but is not ready for final site plan approval. Subsequently, since the subdivision plat incudes both C1 and C4, the plat amendment is not ready for approval either. Without the plat amendment to record C1 as a building lot, the Planning Commission cannot approve the final site plan for C1 without requiring a condition that the plat amendment for C1/C4 be approved and recorded first.

Motion:

Move that the Planning Commission approve the final site plan for the Stack C1 Self-Storage Building, subject to all applicable Farmington City development standards and ordinances, and the following conditions:

1. All remaining DRC comments are addressed for both the site plan and plat describing C1 and C4.
2. The final plat amendment for C1 and C4 is approved by the Planning Commission and recorded at the Davis County Recorder prior to moving forward with the building permit process for C1.

Findings:

1. The final site plan is compliant with the approved Project Master Plan and Development Agreement, as well the as the approved schematic site plan.

Supplemental Information:

1. Vicinity Map
2. Final Site Plan
3. Elevations
4. Stack Master Plat showing C1 and C4



FARMINGTON
MORE TIME FOR LIVING

VICINITY MAP

1115 N Innovator Drive

Date: 6/12/2024

0 100 200 300 400 Feet

0 25 50 75 100 Meters

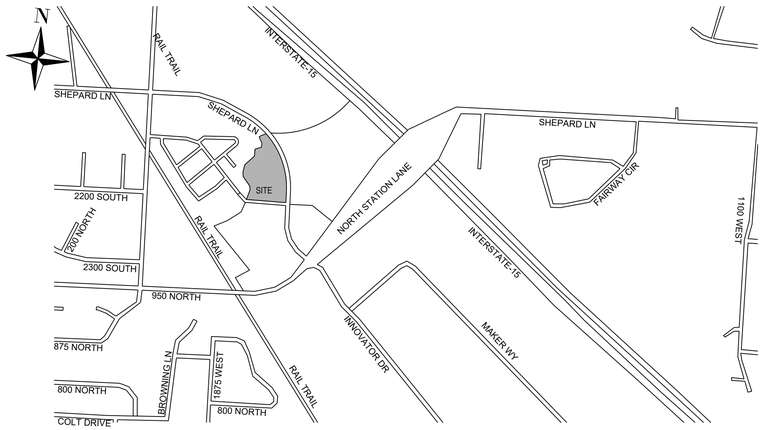
N W FC E S

Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

NORTH STATION C1 - STACK STORAGE

1115 NORTH SHEPARD LANE
FARMINGTON CITY, UTAH 84025

**LOCATED IN THE NORTHEAST, SOUTHEAST,
SOUTHWEST, AND NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 3 WEST,
SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH
FARMINGTON CITY, UTAH**



VICINITY MAP

1. ALL WORK SHALL CONFORM TO FARMINGTON CITY STANDARDS & SPECIFICATIONS
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CARIOUS 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.
4. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND FARMINGTON CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES,ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND FARMINGTON CITY CODES, ORDINANCES AND STANDARDS.
5. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

GENERAL NOTES

PROFESSIONAL ENGINEER
5/19/2026
No. 9752808
ISAAC J. RICHES
STATE OF UTAH

100% PROGRESS SET
THIS STAMP APPLIES TO ALL
SHEETS THAT SHARE THIS DATE

SHEET INDEX

PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	C100	GENERAL NOTES
3	C200	EXISTING CONDITIONS
4	C300	SITE PLAN
5	C301	FIRE PLAN
6	C400	UTILITY PLAN
7	C401	ARROWGATE DR PROFILE
8	C402	SHEPARD LANE PROFILE
9	C500	GRADING/DRAINAGE PLAN
10	C600	EROSION CONTROL PLAN
11	C700	DETAILS
12	L101-L201	LANDSCAPE PLANS
13	E-602	PHOTOMETRIC PLAN

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

REVISIONS

NO.	REMARKS	BY	DATE

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

DESIGNED BY: IJR
CHECKED BY: IJR
DATE: 2/13/2026
SCALE: N/A

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

APPROVED
PROFESSIONAL ENGINEER

PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355
COVER PAGE

SHEET NO. C000

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1\Site.dwg May 19, 2026 - 11:00pm

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2025 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 THE 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 BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
7. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
8. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED, RUBBED OR BROOMED FINISH. 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 CONTRACTORS 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 NOTIFICATIONS HAVE 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. 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.
15. CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
16. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED WILL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
17. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
18. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
19. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
20. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
21. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED DURING CONSTRUCTION.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTIONS 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 REINSPECTION SHALL BE PAID FOR THE CONTRACTOR.
23. 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.
24. 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 CONTRACTORS 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.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZED 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.
26. 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.

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 (2017 EDITION), SECTION 02320 - 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 8-INCHES.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES 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 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 (2017 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDS. ALL MANHOLES, CATCH BASINS, OR CLEAOUT 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 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 SHOULD BE BRACED SUCH 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 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, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATERLINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
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 CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
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, 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.

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 GETOTECHNICAL 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 CONTRACTORS 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 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.

UTAH DEPARTMENT OF TRANSPORTATION NOTES

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 AM AND 3:30-6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE THE ROADWAY, BACKFILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND /OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENIT0ER PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT. REFERENCES 1. UTAH ADMINISTRATIVE CODE R930-6 (ACCESS MANAGEMENT FOR A COMPLETE VERSION OF THE DEPARTMENTS STANDARDS AND GUIDELINES REGARDING ACCESS PERMITS PLEASE REFER TO UTAH ADMINISTRATIVE CODE R930-6, WWW.UDOT.GOV/GO/ACCESSMANAGMENT . 2. AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS ("GREEN BOOK"), BOOKSTORE.TRANSPORTATION.ORG . 3. AASHTO, ROADSIDE DESIGN GUIDE, BOOKSTORE.TRANSPORTATION.ORG . 4. UTAH, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UMUTCD). WWW.UDOT.UTAH.GOV
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

SYMBOLS

SURVEY

- BENCH MARK (BM)
- CONTROL POINT
- SECTION CORNER FOUND
- SECTION CORNER NOT FOUND
- STREET MONUMENT FOUND

EXISTING TOPOGRAPHY

- ATMS CABINET
- POWER POLE (EPP)
- GUY WIRE
- LIGHT POLE
- DECORATIVE LIGHT
- ELECTRIC BOX (E)
- BOLLARD
- SIGN
- SIGN, TWO POSTS
- GATE POST (GP)
- MAILBOX
- TREE
- GAS SIGN
- GAS VALVE
- GAS METER (G)
- WATER VALVE
- WATER METER (W)
- FIRE HYDRANT
- IRRIGATION VALVE
- IRRIGATION BOX (IR)
- SPRINKLER BOX (SB)
- IRRIGATION WELL (WELL)
- FIBER OPTIC BOX (F)
- TELEPHONE PEDESTAL (T)
- STORM DRAIN CATCH BASIN
- MANHOLE (M)
- ELECTRIC MANHOLE (ME)
- WATER MANHOLE (MW)
- GAS MANHOLE (MG)
- TELEPHONE MANHOLE (MT)
- STORM DRAIN MANHOLE (MSD)
- SANITARY SEWER MANHOLE (MSS)
- SANITARY SEWER CLEAN OUT
- PIPE

LINE STYLES

- SECTION LINE (SEC)
- QUARTER SECTION LINE (1/4)
- PROPERTY LINE (℄)
- RIGHT OF WAY (R/W)
- EXISTING RIGHT OF WAY (r/w)
- CONTROL LINE
- PERPETUAL EASEMENT (PE)
- EXISTING PERPETUAL EASEMENT (pe)
- TEMPORARY EASEMENT (TE)
- WATER EXISTING (w)
- IRRIGATION EXISTING (ir)
- SECONDARY WATER EXISTING (sw)
- GAS EXISTING (g)
- SEWER EXISTING (ss)
- STORM DRAIN EXSITING (sd)
- TELEPHONE BURIED EXISTING (btel)
- TELEPHONE OVERHEAD EXISTING (tel)
- FIBER OPTICS EXISTING (fo)
- ELECTRIC BURIED EXISTING (ugp)
- ELECTRIC OVERHEAD EXISTING (ohp)
- LAND DRAIN EXISTING (ld)
- SAW CUT LINE
- WATER PROPOSED (W)
- IRRIGATION PROPOSED (IRR)
- SECONDARY WATER PROPOSED (SW)
- GAS PROPOSED (G)
- SEWER PROPOSED (SS)
- STORM DRAIN PROPOSED (SD)
- TELEPHONE OVERHEAD PROPOSED (T)
- OVERHEAD ELECTRIC PROPOSED (ohp)
- LAND DRAIN PROPOSED (LD)

NO.	REMARKS	BY	DATE

REVISIONS

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

CHECKED BY: IJR
DESIGNED BY: IJR
DATE: 2/13/2026
SCALE: N/A

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY UT 84119
PHONE: 801-456-3847

WALL CONSULTANT GROUP

APPROVED

PROFESSIONAL ENGINEER

STACK STORAGE

LOT C1 - FARMINGTON NORTH STATION

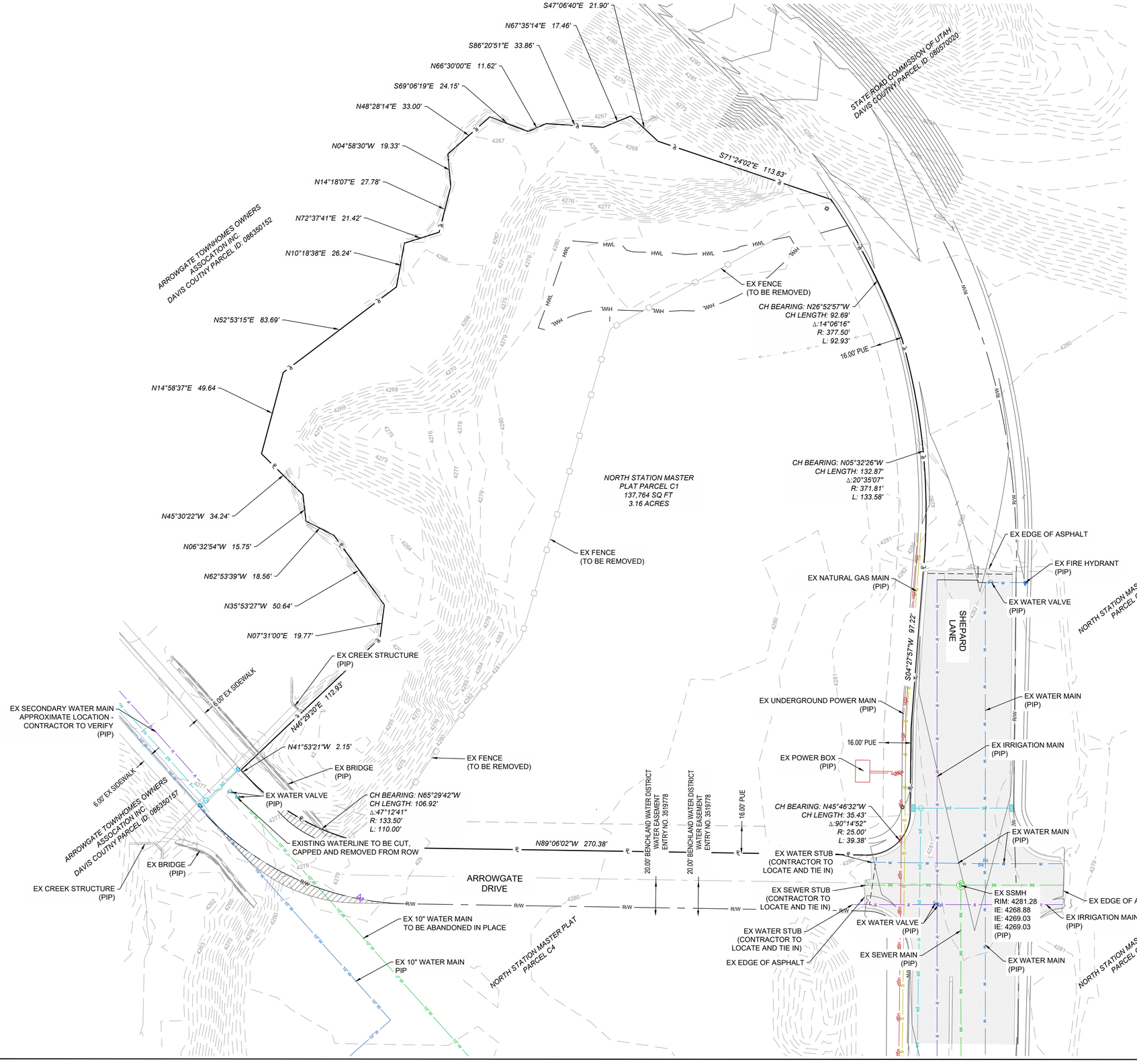
PROJECT

PROJECT NUMBER 23-355

GENERAL NOTES

SHEET NO. C100

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1Site.dwg May 19, 2026 - 11:00pm



REVISIONS			
NO.	REMARKS	BY	DATE

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

SCALE:	DATE:	DESIGNED BY:	CHECKED BY:
N/A	2/13/2026	IJR	IJR

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-455-3847
WALL CONSULTANT GROUP

APPROVED
PROFESSIONAL ENGINEER

PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355
EXISITING CONDITIONS

SHEET NO. C200

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1\Site.dwg May 19, 2026 - 11:00pm

LAND USE TABLE		
TOTAL ACREAGE	137,764 SQ FT (3.16 ACRES)	100%
TOTAL BUILDING FOOTPRINT	42,148 SQ FT	30.60%
LANDSCAPING	77,111.80 SQ FT	55.97%
HARDSCAPING	18,504.20 SQ FT	13.43%
TOTAL PARKING	5 STALLS	
TOTAL ADA PARKING	1 STALL	

KEYNOTES:

01 CONCRETE SIDEWALK
(PER FARMINGTON STANDARD DETAIL 231 SP & DETAIL 1 ON SHEET C700)

02 CONCRETE PER DETAIL 2 ON SHEET C700

03 ASPHALT PER DETAIL 3 ON SHEET C700

04 8' WIDE CONCRETE WHEEL STOPS PER DETAIL 4 ON SHEET C700

05 CURB AND GUTTER
(PER FARMINGTON STANDARD DETAIL 205 SP & DETAIL 5 ON SHEET C700)

06 CURB AND GUTTER
(PER APWA 205.1 'TYPE A' & DETAIL 6 ON SHEET C700)

07 CURB WALL PER DETAIL 7 ON SHEET C700

08 DRIVE APPROACH PER APWA 221 & DETAIL 8 ON SHEET C700

09 6' BLACK CHAINLINK FENCE

10 ADA RAMP

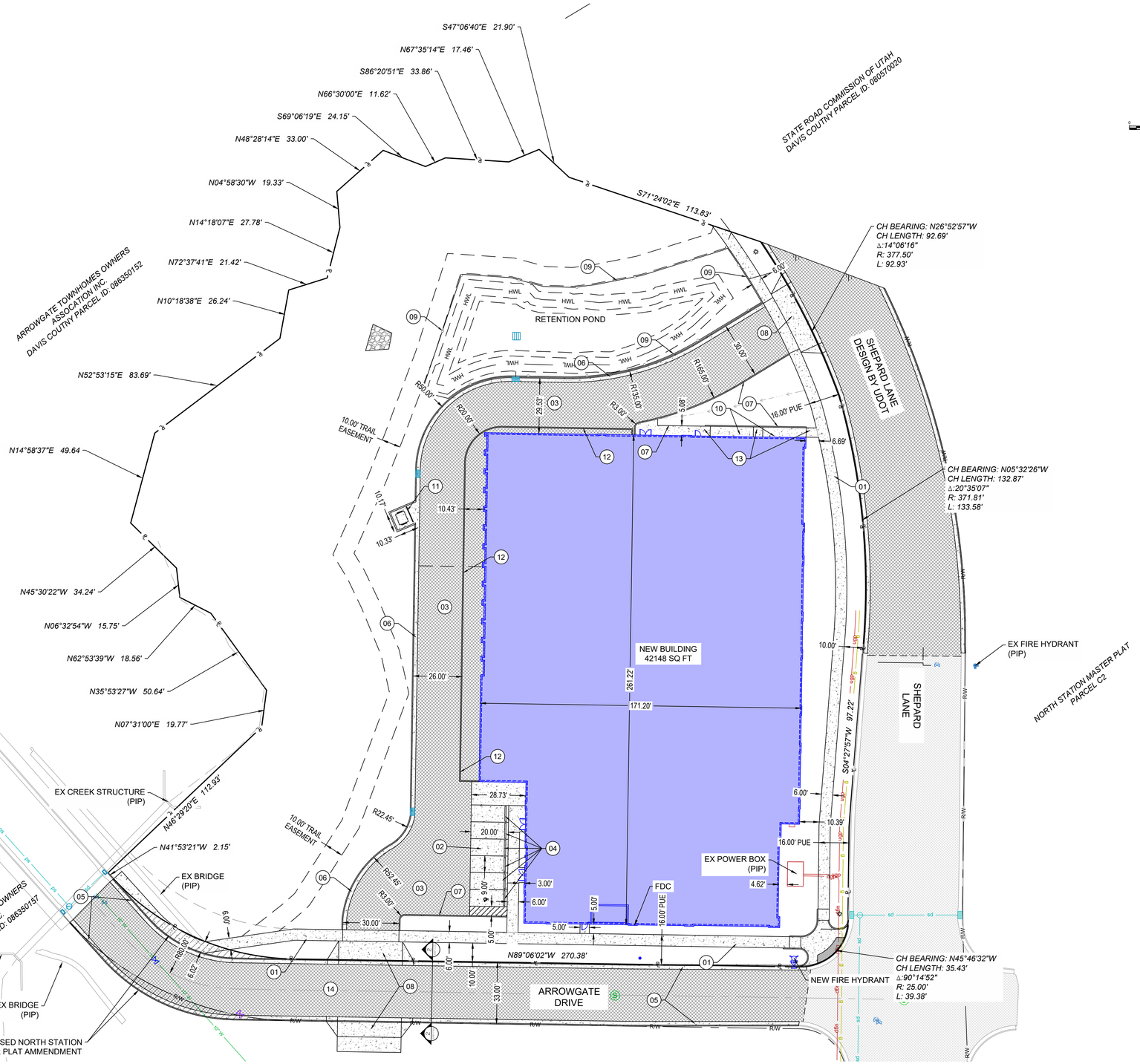
11 TRASH ENCLOSURE PER DETAIL 1 ON SHEET C701

12 STRIPING

13 ADA LANDING

14 ASPHALT PER FARMINGTON STANDARD DETAIL 250 SP & DETAIL 2 ON SHEET C703

15 SIDEWALK RADIUS RAMP PER FARMINGTON CITY DETAIL 235 SP & DETAIL 1 ON SHEET C702



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

REVISIONS			
NO.	REMARKS	BY	DATE

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

CHECKED BY: IJR
DESIGNED BY: IJR
DATE: 2/13/2026
SCALE: N/A

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

APPROVED
PROFESSIONAL ENGINEER

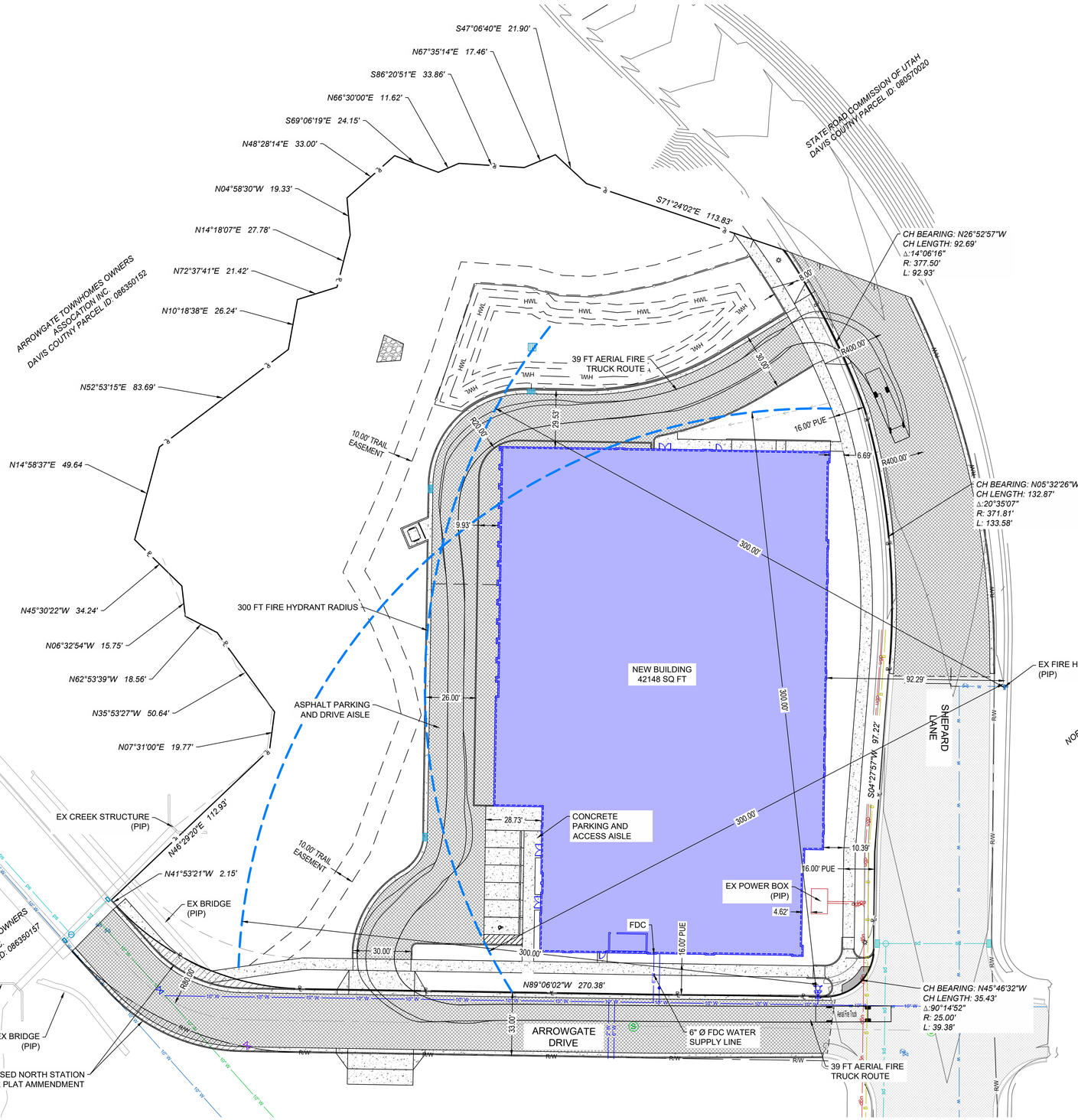
PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355
SITE PLAN

SHEET NO. C300

File Path-H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1Site.dwg May 19, 2026 - 11:00pm

FIRE NOTES

1. ALL FIRE APPARATUS ACCESS ROADS, FIRE LANES, AND FIRE PROTECTION WATER SUPPLIES SHOWN ON THESE PLANS SHALL COMPLY WITH THE CURRENTLY ADOPTED INTERNATIONAL FIRE CODE (IFC), UTAH STATE FIRE CODE AMENDMENTS, AND FARMINGTON CITY DEVELOPMENT AND SUBDIVISION STANDARDS, AS ADMINISTERED BY THE FARMINGTON FIRE DEPARTMENT.FINAL LOCATIONS OF ACCESS ROADS, FIRE LANES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS (FDCS) ARE SUBJECT TO FARMINGTON FIRE DEPARTMENT REVIEW AND APPROVAL THROUGH THE SITE PLAN REVIEW AND PROJECT CLEARANCE PROCESS.
2. FIRE APPARATUS ACCESS ROADS SHALL PROVIDE CONTINUOUS, ALL WEATHER ACCESS TO ALL REQUIRED FIRE DEPARTMENT ACCESS POINTS SERVING EACH BUILDING OR STRUCTURE, SUBJECT TO IFC CHAPTER 5 AND UTAH AMENDMENTS. ACCESS GRADES AND CONFIGURATIONS SHALL COMPLY WITH FARMINGTON CITY STANDARDS FOR STREET AND DRIVEWAY SLOPES; EMERGENCY ACCESS DRIVEWAYS AND STREETS SHALL NOT EXCEED THE MAXIMUM GRADES PERMITTED IN THE APPLICABLE DEVELOPMENT STANDARDS WITHOUT SPECIFIC CITY APPROVAL.
3. SEGMENTS OF ACCESS ROADS DESIGNATED AS FIRE LANE ON THESE PLANS SHALL BE KEPT CLEAR OF PARKING, STORAGE, AND OTHER OBSTRUCTIONS AT ALL TIMES AND SHALL BE POSTED AND/OR MARKED IN ACCORDANCE WITH FARMINGTON FIRE DEPARTMENT REQUIREMENTS.ON STREET PARKING, CURB EXTENSIONS, LANDSCAPE FEATURES, UTILITIES, AND OTHER SITE IMPROVEMENTS SHALL NOT REDUCE THE REQUIRED FIRE APPARATUS ACCESS WIDTH OR INTERFERE WITH FIRE DEPARTMENT OPERATIONS IN DESIGNATED FIRE LANES.
4. PUBLIC AND PRIVATE FIRE HYDRANTS SHALL BE INSTALLED, SPACED, AND SUPPLIED IN ACCORDANCE WITH FARMINGTON CITY STANDARDS, WITH SPACING GENERALLY NOT EXCEEDING 300 FEET BETWEEN HYDRANTS AND WITH HYDRANTS LOCATED AT OR NEAR INTERSECTIONS AND DEAD END STREETS UNLESS OTHERWISE APPROVED BY THE FARMINGTON FIRE DEPARTMENT. HYDRANTS SHALL BE CONNECTED TO ADEQUATELY SIZED WATER MAINS AND ARRANGED TO PROVIDE THE FIRE FLOW REQUIRED FOR THE PROPOSED BUILDINGS; REQUIRED VERSUS AVAILABLE FIRE FLOW SHALL BE VERIFIED USING CURRENT TEST DATA AND IS SUBJECT TO FIRE DEPARTMENT APPROVAL.
5. A MINIMUM HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN HYDRANTS AND DRIVEWAYS, CURB CUTS, OR OTHER VEHICLE ACCESS POINTS AS REQUIRED BY FARMINGTON CITY AND THE FARMINGTON FIRE DEPARTMENT, AND HYDRANTS SHALL REMAIN UNOBSTRUCTED AND VISIBLE FROM THE FIRE ACCESS ROUTE. ANY PROPOSED DEVIATION IN HYDRANT LOCATION OR CLEARANCE FROM THESE STANDARDS SHALL BE SPECIFICALLY COORDINATED WITH AND APPROVED BY THE FARMINGTON FIRE DEPARTMENT DURING SITE PLAN REVIEW.
6. GATES, BOLLARDS, WALLS, AND OTHER BARRIERS ACROSS ANY FIRE APPARATUS ACCESS ROAD OR EMERGENCY DRIVEWAY SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH FARMINGTON FIRE DEPARTMENT REQUIREMENTS FOR CLEAR WIDTH, MANEUVERING, AND EMERGENCY OPERATION, INCLUDING APPROVED ACCESS DEVICES WHERE REQUIRED. IN HILLSIDE OR FOOTHILL AREAS, EMERGENCY ACCESS SHALL BE PROVIDED TO ALL DEVELOPED AND UNDEVELOPED PORTIONS OF THE PROPERTY AS REQUIRED BY FARMINGTON'S DEVELOPMENT STANDARDS AND IS SUBJECT TO REVIEW FOR ADEQUACY OF GRADES, SURFACING, AND ACCESS POINTS.
7. ANY FUTURE CHANGES TO SITE LAYOUT, BUILDING CONFIGURATION, GRADING, UTILITIES, OR LANDSCAPING THAT AFFECT FIRE APPARATUS ACCESS, FIRE LANES, HYDRANT LOCATIONS, OR WATER SUPPLY SHALL BE RESUBMITTED TO THE FARMINGTON FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF THE AFFECTED ELEMENTS. APPROVAL OF THESE CIVIL PLANS DOES NOT WAIVE OR REDUCE ANY REQUIREMENTS OF THE IFC, UTAH STATE FIRE CODE AMENDMENTS, OR FARMINGTON CITY ORDINANCES, AND SEPARATE FIRE PROTECTION SYSTEM PERMITS AND SHOP DRAWINGS MAY BE REQUIRED UNDER THE AUTHORITY OF THE FIRE CODE OFFICIAL.



Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

FINAL FIRE PROTECTION SYSTEM DESIGN AND SHOP DRAWINGS SHALL BE SUBMITTED UNDER SEPARATE PERMIT (AS REQUIRED).

FARMINGTON FIRE SHALL CONDUCT A COMPREHENSIVE SITE PLAN REIVEW TO EVALUATE EMERGENCY VEHICLE ACCESS, HYDRANT LOCATIONS AND SPACING, FIRELANE MARKINGS AND BUILDING ACCESS FOR RESPONDERS PER ITS PUBLISHED SITE PLAN REVIEW GUIDANCE.

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

REVISIONS			
NO.	REMARKS	BY	DATE

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

DESIGNED BY: IJR
CHECKED BY: IJR
DATE: 2/13/2026
SCALE: N/A

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

APPROVED
PROFESSIONAL ENGINEER

PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355
FIRE PLAN

SHEET NO. C301

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1Site.dwg May 19, 2026 - 11:00pm

KEYNOTES:

01. 10"x6"x10" TEE PER FARMINGTON STD DWG 511 & DETAIL 5 ON SHEET C701
02. 10" GATE VALVE PER FARMINGTON STD DWG 570 & DETAIL 2 ON SHEET C701
03. 10" Ø C900 DR14 WATER MAIN PER FARMINGTON STD DWG 565 & DETAIL 3 ON SHEET C701
04. 6" Ø C900 DR14 FIRE LINE PER FARMINGTON STD DWG 511 & DETAIL 5 ON SHEET C701
05. 4' Ø SSMH PER CENTRAL DAVIS SEWER DISTRICT STD DWG 201 & DETAIL 7 ON SHEET C701
06. 8" Ø SDR 35 SEWER MAIN PER CENTRAL DAVIS SEWER DISTRICT STD DWG 101 & DETAIL 6 ON SHEET C701
07. 1" Ø POLY WATER LINE AND METER PER FARMINGTON STD DWG 521 SP & DETAIL 4 ON SHEET C701
08. 4" Ø SDR 35 SEWER LATERAL - 37.58 LIN FT @ 10% SLOPE PER CENTRAL DAVIS SEWER DISTRICT STD DWG 207 & DETAIL 8 ON SHEET C701
09. 1" Ø IRRIGATION STUB PER BENCHLAND WATER DETAILS AND SPECIFICATIONS & DETAIL 3 ON SHEET C702
10. NEW FIRE HYDRANT PER FARMINGTON STD DWG 511 & DETAIL 5 ON SHEET C701
11. 2" Ø POLY WATER LINE STUB PER FARMINGTON STD DWG 521 SP & DETAIL 4 ON SHEET C701
12. 8" Ø C900 DR14 IRRIGATION MAIN PER BENCHLAND WATER STANDARDS AND SPECIFICATIONS & DETAIL 4 ON SHEET C702 - ALL LOW POINTS NEED A DRAIN & ALL HIGH POINTS NEED AN AIR RELEASE
13. PROPOSED GAS SUPPLY AND METER
14. PROPOSED POWER SUPPLY AND METER
15. 6" GATE VALVE - TO BE FLANGED TO THE TEE (FIRE LINE IS PRIVATE)
16. SEWER TRENCH PLUG PER CDSD STD DWG 103 & DETAIL 5 ON SHEET C702
17. STREET LIGHT PER FARMINGTON CITY STD DETAILS PER DETAIL 6 ON SHEET 702

NOTES:

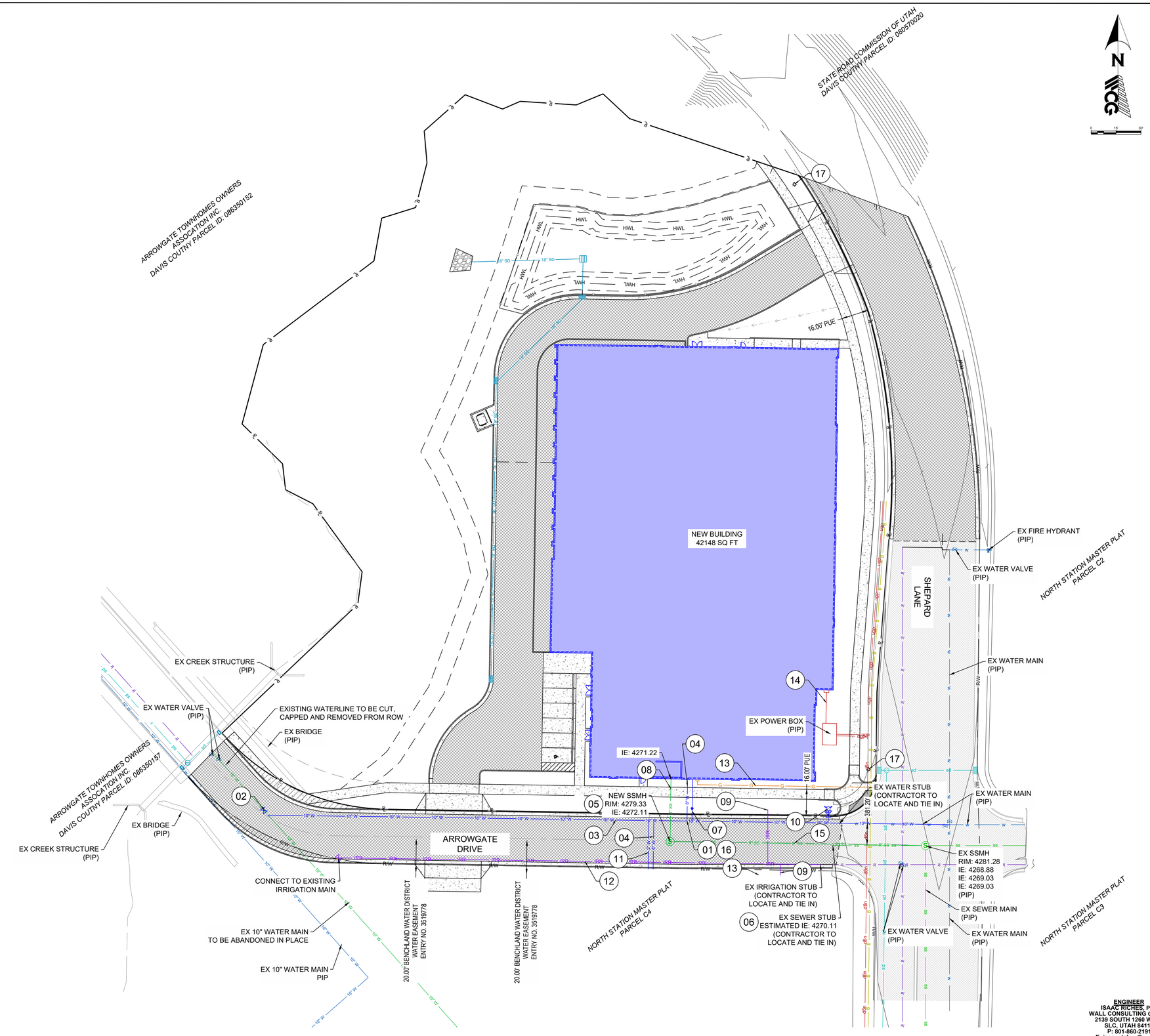
1. FIRE HYDRANTS ARE TO BE CLOW
2. CULINARY WATER VALVES ARE TO BE MUELLER OR CLOW
3. ALL WATER METERS LOCATED IN CONCRETE OR ASPHALT ARE TO BE INSTALLED WITH A 30" METER BOX WITH A TRAFFIC RATED LID.
4. CALCULATED SEWER FLOW OF THIS BUILDING:
   - 3 WATER CLOSETS, 3 LAVATORIES, 1 DRINKING FOUNTAIN, 1 SERVICE SINK = SUMMARIZATION - 2 BATHROOMS
   - ANTICIPATED OCCUPANT LOAD - 25 PEOPLE/HOUR @ 25 GPD x 18 HOURS OF FACILITY OPERATION HOURS = 7.81 GPM

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



NO.	REMARKS	BY	DATE

REVISIONS

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

SCALE: N/A
DATE: 2/13/2026
DESIGNED BY: IJR
CHECKED BY: IJR

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

APPROVED

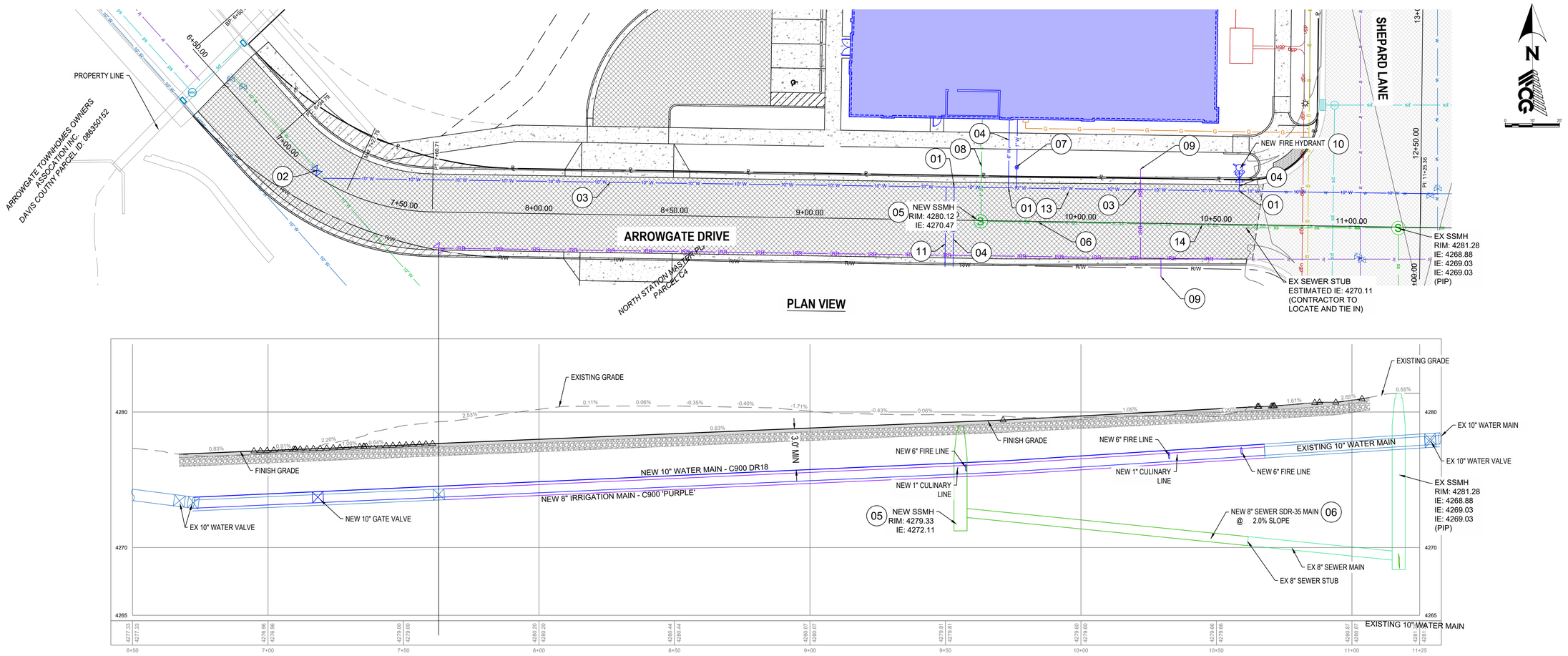
PROFESSIONAL ENGINEER

PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355
UTILITY PLANS

SHEET NO. C400

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1\Site.dwg May 19, 2026 - 11:00pm



PLAN VIEW

PROFILE VIEW

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

KEYNOTES:

01 10"x6"x10" TEE

02 10" GATE VALVE

03 10" Ø C900 DR14 WATER MAIN

04 6" Ø C900 DR14 FIRE LINE

05 4' Ø SSMH

06 8" Ø SDR 35 SEWER MAIN

07 1" Ø POLY WATER LINE AND METER PER FARMINGTON STD DWG 521 SP & DETAIL 9 ON SHEET C600

08 4" Ø SDR 35 SEWER LATERAL
37.58 LIN FT @ 10% SLOPE

09 1" Ø IRRIGATION STUB PER BENCHLAND WATER DETAILS AND SPECIFICATIONS & DETAIL 3 ON SHEET C702

10 NEW FIRE HYDRANT PER FARMINGTON STD DWG 511 & DETAIL 10 ON SHEET C600

11 2" Ø POLY WATER LINE STUB

12 8" Ø C900 DR14 IRRIGATION MAIN PER BENCHLAND WATER STANDARDS AND SPECIFICATIONS & DETAIL 4 ON SHEET C702 - ALL LOW POINTS NEED A DRAIN & ALL HIGH POINTS NEED AN AIR RELEASE

13 6" GATE VALVE - TO BE FLANGED TO THE TEE (FIRE LINE IS PRIVATE)

14 SEWER TRENCH PLUG PER CDSD STD DWG 103 & DETAIL 5 ON SHEET C702

NOTES:

1. FIRE HYDRANTS ARE TO BE CLOW
2. CULINARY WATER VALVES ARE TO BE MUELLER OR CLOW
3. ALL WATER METERS LOCATED IN CONCRETE OR ASPHALT ARE TO BE INSTALLED WITH A 30" METER BOX WITH A TRAFFIC RATED LID.
4. CALCULATED SEWER FLOW OF THIS BUILDING:
   - 3 WATER CLOSETS, 3 LAVATORIES, 1 DRINKING FOUNTAIN, 1 SERVICE SINK = SUMMARIZATION - 2 BATHROOMS
   - ANTICIPATED OCCUPANT LOAD - 25 PEOPLE/HOUR @ 25 GPD x 18 HOURS OF FACILITY OPERATION HOURS = 7.81 GPM

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

REVISIONS

NO.	REMARKS	BY	DATE

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

CHECKED BY: IJR
DESIGNED BY: IJR
DATE: 2/13/2026
SCALE: N/A

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

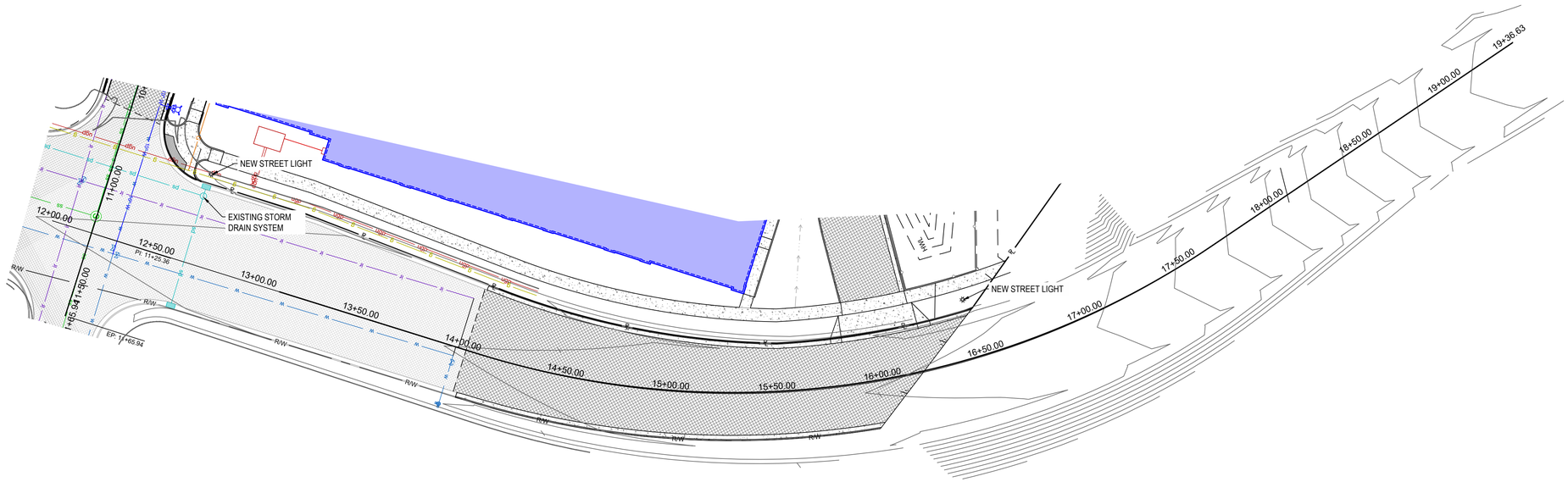
APPROVED

PROFESSIONAL ENGINEER

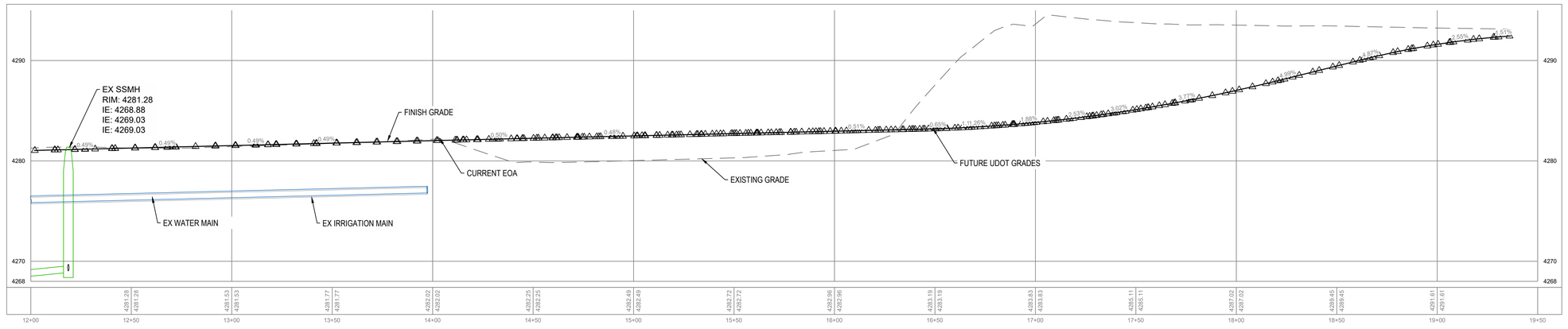
PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355
ARROWGATE DRIVE PROFILE

SHEET NO. C401

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1\Site.dwg May 19, 2026 - 11:00pm



PLAN VIEW



PROFILE VIEW

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

REVISIONS

NO.	REMARKS	BY	DATE

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

CHECKED BY: IJR
DESIGNED BY: IJR
DATE: 2/13/2026
SCALE: N/A

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

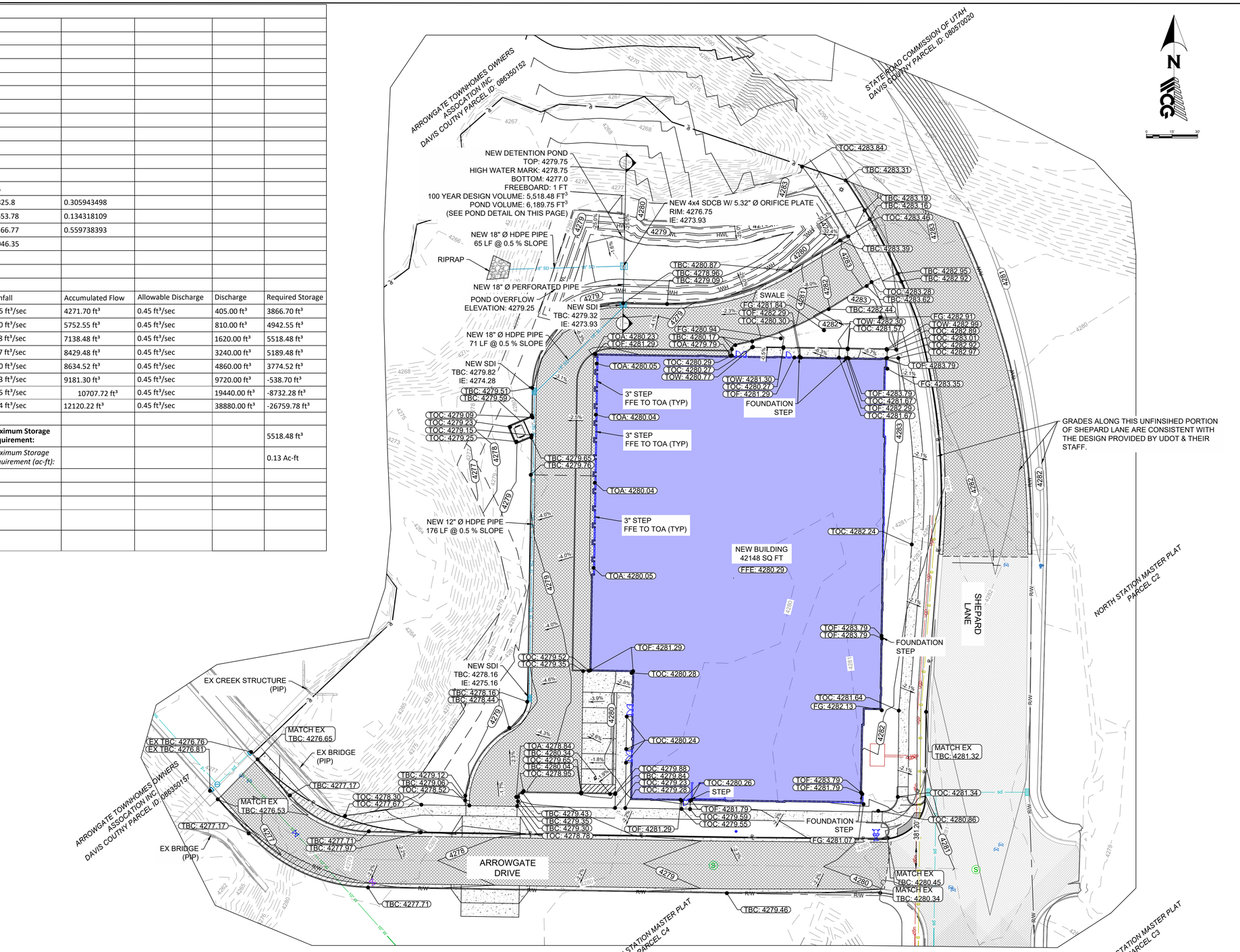
APPROVED
PROFESSIONAL ENGINEER

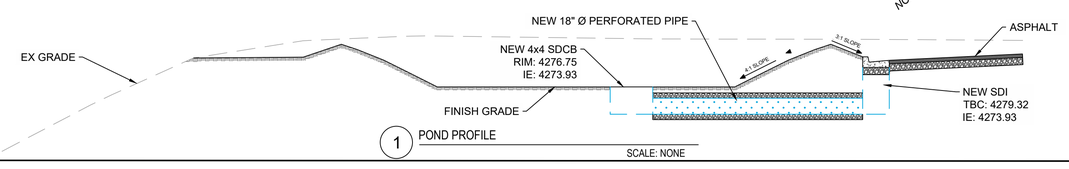
PROJECT: STACK STORAGE
PROJECT NUMBER: 23-355
LOT C1 - FARMINGTON NORTH STATION
SHEPARD LANE PROFILE

SHEET NO. C402

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1\Site.dwg May 19, 2026 - 11:00pm

DETENTION POND								
Design Criteria								
	Intensity Table	Per NOAA Atlas 14						
	Return Period	**100 yr**						
	Allowable Discharge	**0.20 ft³/sec/Acre**						
	Total Disturbed Acreage	**2.25 Ac**						
	Total Property Acreage	**3.16 Ac**						
Allowable Discharges								
	Storm Drain Discharge	0.45 ft³/sec						
	Other Disharge	0.00 ft³/sec						
	Total Discharge	**0.45 ft³/sec**						
Weighted "C" Value								
	Surface Type	*Area (sq ft)*	*"C" Value*	*CxA*				
	Building	42148.00 ft²	0.85	35825.8	0.305943498			
	Hardscape	18504.20 ft²	0.9	16653.78	0.134318109			
	Landscape	77111.80 ft²	0.15	11566.77	0.559738393			
	Totals	137764.00 ft²		64046.35				
	Weighted "C" Value		**0.46**					
Drainage Calculations								
Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
15 min	4.50 in/hr	0.46	2.25 Ac	4.75 ft³/sec	4271.70 ft³	0.45 ft³/sec	405.00 ft³	3866.70 ft³
30 min	3.03 in/hr	0.46	2.25 Ac	3.20 ft³/sec	5752.55 ft³	0.45 ft³/sec	810.00 ft³	4942.55 ft³
60 min	1.88 in/hr	0.46	2.25 Ac	1.98 ft³/sec	7138.48 ft³	0.45 ft³/sec	1620.00 ft³	5518.48 ft³
120 min	1.11 in/hr	0.46	2.25 Ac	1.17 ft³/sec	8429.48 ft³	0.45 ft³/sec	3240.00 ft³	5189.48 ft³
180 min	0.76 in/hr	0.46	2.25 Ac	0.80 ft³/sec	8634.52 ft³	0.45 ft³/sec	4860.00 ft³	3774.52 ft³
360 min	0.40 in/hr	0.46	2.25 Ac	0.43 ft³/sec	9181.30 ft³	0.45 ft³/sec	9720.00 ft³	-538.70 ft³
720 min	0.24 in/hr	0.46	2.25 Ac	0.25 ft³/sec	10707.72 ft³	0.45 ft³/sec	19440.00 ft³	-8732.28 ft³
1440 min	0.13 in/hr	0.46	2.25 Ac	0.14 ft³/sec	12120.22 ft³	0.45 ft³/sec	38880.00 ft³	-26759.78 ft³
				Maximum Storage Requirement:				5518.48 ft³
				Maximum Storage Requirement (ac-ft):				0.13 Ac-ft
Detention Basin Design								
Storage Requirement:	5518.48 ft³							
Detention Pond Volume:	12131.10 ft³							
Total Storage Volume	**12131.10 ft³**	RETENTION ADEQUATE						





1 POND PROFILE

SCALE: NONE

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

NO.	REMARKS	BY	DATE

REVISIONS

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

SCALE: N/A
DATE: 2/13/2026
DESIGNED BY: IJR
CHECKED BY: IJR

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY UT 84119
PHONE: 801-456-3847

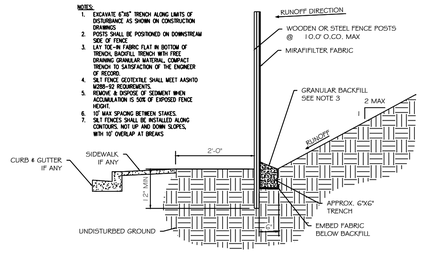
APPROVED

PROFESSIONAL ENGINEER

PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355
GRADING/DRAINAGE PLAN

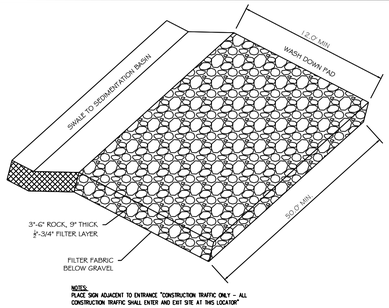
SHEET NO. C500

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1Site.dwg May 19, 2026 - 11:00pm



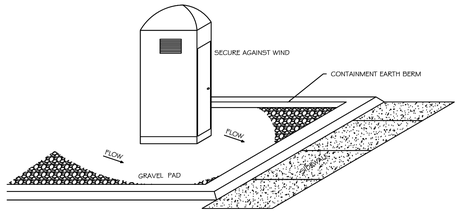
1 SILT FENCE

SCALE: NONE



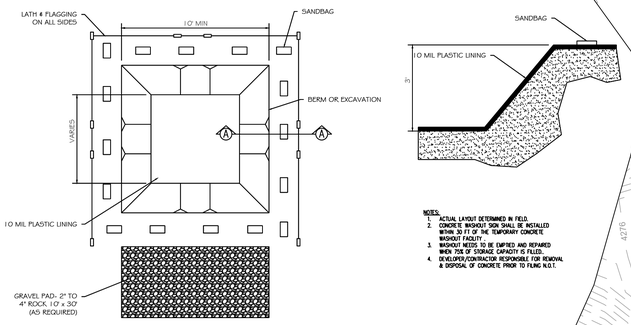
2 CONSTRUCTION ENTRANCE

SCALE: NONE



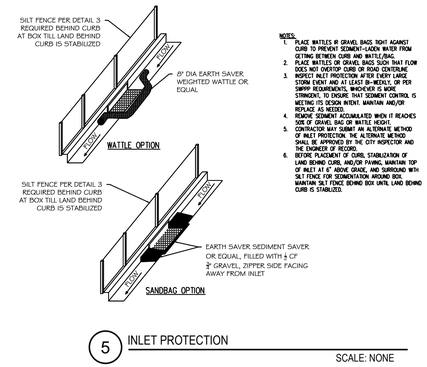
3 TEMPORARY TOILET

SCALE: NONE



4 CONCRETE WASHOUT

SCALE: NONE



5 INLET PROTECTION

SCALE: NONE

KEYNOTES:

01 SILT FENCE (SEE DETAIL 1 ON THIS SHEET)

02 CONSTRUCTION ENTRANCE (SEE DETAIL 2 ON THIS SHEET)

03 TEMPORARY TOILET (SEE DETAIL 3 ON THIS SHEET)

04 CONCRETE WASHOUT (SEE DETAIL 4 ON THIS SHEET)

05 INLET PROTECTION (SEE DETAIL 5 ON THIS SHEET)

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

NOTES

1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT (5%).
3. STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
4. GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
5. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
6. A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO, OR MASONRY WORK. WASHOUT ON THE GROUND IS PROHIBITED.
7. A STATE OF UTAH CONSTRUCTION GENERAL PERMIT (CGP) IS REQUIRED THROUGH THE DEQ PRIOR TO ANY DIRT MOVING ACTIVITIES ON SITE.
8. A FARMINGTON CITY EXCAVATION PERMIT IS REQUIRED PRIOR TO ANY EARTH MOVING ACTIVITIES COMMENCING ON SITE.
9. IF GROUNDWATER IS ENCOUNTERED ON SITE, A STATE OF UTAH GROUNDWATER DISCHARGE PERMIT FROM THE DEQ IS REQUIRED PRIOR TO ANY PUMPING ACTIVITIES LEAVING THE SITE.

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

NO.	REMARKS	BY	DATE
	REVISIONS		

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

SCALE: N/A | DATE: 2/13/2026 | DESIGNED BY: IJR | CHECKED BY: IJR

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-466-3847

APPROVED

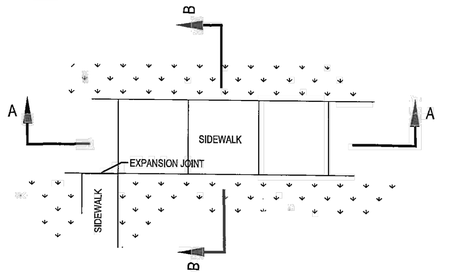
PROFESSIONAL ENGINEER

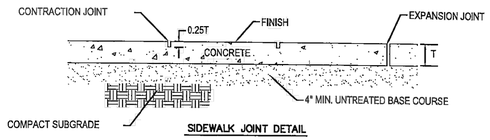
PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355

EROSION CONTROL PLAN

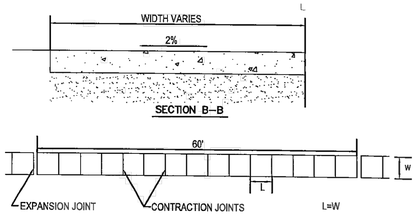
SHEET NO. C600

File Path: H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1\Site.dwg May 19, 2026 - 11:00pm





SIDEWALK JOINT DETAIL



SIDEWALK JOINT DETAIL

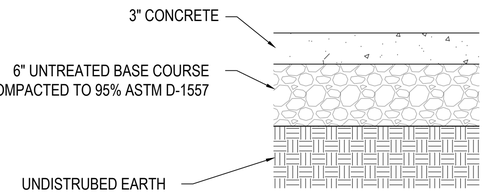
CONCRETE SIDEWALK

PLAN NO. 231 SP

REVISED 02/05/08

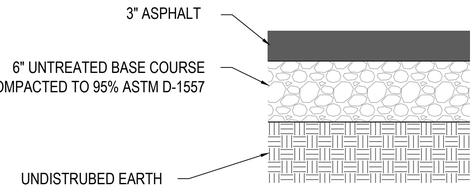
1 FARMINGTON CITY DETAIL 231 SP - SIDEWALK

SCALE: NONE



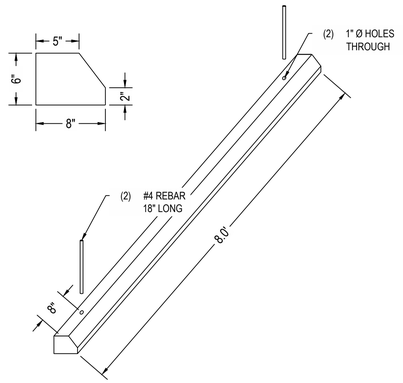
2 CONCRETE DETAIL

SCALE: NONE



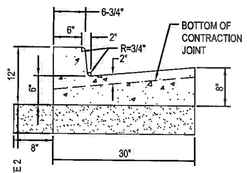
3 ASPHALT DETAIL

SCALE: NONE



4 CONCRETE WHEEL STOP

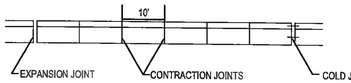
SCALE: NONE



CONCRETE AREA = 1.665 SQ. FT.

TYPE A

SPECIAL APPROVAL REQUIRED FOR OTHER TYPES OF CURB & GUTTER



CURB AND GUTTER JOINT DETAIL

* MICRO -SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE MIX DESIGN. MICRO-SYNTHETIC FIBERS SHALL SERVE TO REDUCE PLASTIC SHRINKAGE CRACKING, REDUCE WATER MIGRATION, AND DAMAGE FROM FREEZE/THAW AND IMPROVE DURABILITY. FIBERS SHALL CONFORM TO ASTM 116/C 1116M, TYPE III FIBER REINFORCED CONCRETE AND SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.

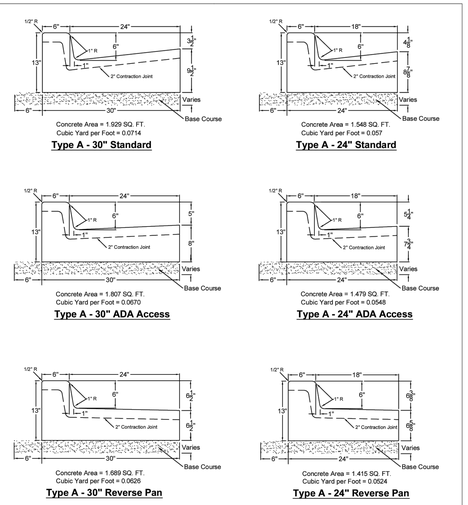
CURB AND GUTTER

PLAN NO. 205 SP

REVISED 02/05/08

5 FARMINGTON CITY DETAIL 205 SP - CURB

SCALE: NONE



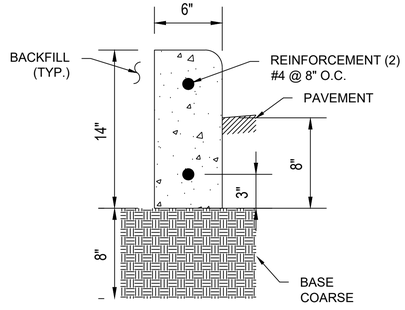
APWA AMERICAN PUBLIC WORKS ASSOCIATION

Type A Curb and Gutter

Plan **205.1** Revised January 2025

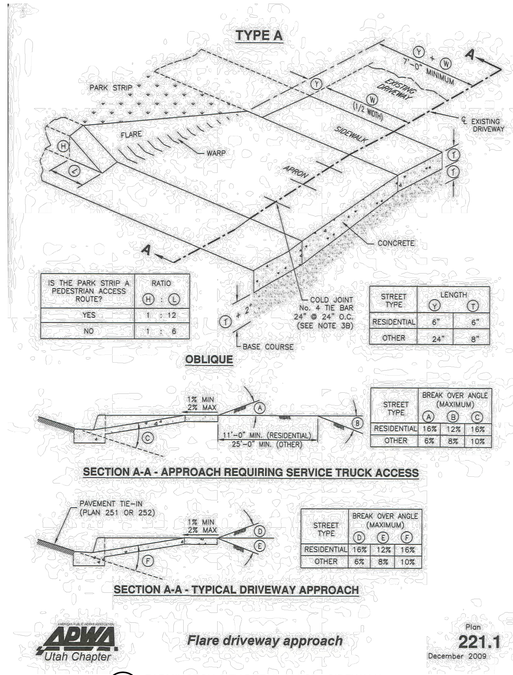
6 FARMINGTON CITY DETAIL 231 SP - SIDEWALK

SCALE: NONE



7 CURB WALL DETAIL

SCALE: NONE



IS THE PARK STRIP A PEDESTRIAN ACCESS ROUTE?	RATIO (H) : (L)
YES	1 : 12
NO	1 : 6

STREET TYPE	LENGTH (V)	LENGTH (T)
RESIDENTIAL	6"	6"
OTHER	24"	8"

STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

APWA Utah Chapter

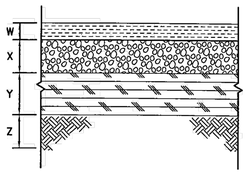
Flare driveway approach

Plan 221.1 December 2009

8 FARMINGTON CITY DETAIL 231 SP - SIDEWALK

SCALE: NONE

W, X, Y AND Z (VARIES SEE TABLE BELOW)



MINIMUM PAVEMENT SECTION REQUIREMENTS

STREET CLASSIFICATION	*ASPHALT PAVEMENT THICKNESS*	*UNTREATED BASE COURSE*	*GRANULAR BACKFILL BORROW*	*PROPERLY PREPARED SUBGRADE*
LOCAL 55' RIGHT-OF-WAY	3-INCHES MIN.	12-INCHES MIN.	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT
IMPORTANT LOCAL 60' RIGHT-OF-WAY	4-INCHES MIN.	12-INCHES MIN.	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT
MINOR COLLECTOR 66' RIGHT-OF-WAY	BASED ON SPECIFIC CONDITIONS (4" MIN.)	BASED ON SPECIFIC CONDITIONS (VARIES 12" MIN.)	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT
MAJOR COLLECTOR 80' RIGHT-OF-WAY	BASED ON SPECIFIC CONDITIONS (4" MIN.)	BASED ON SPECIFIC CONDITIONS (VARIES 12" MIN.)	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT
MINOR ARTERIAL 100' RIGHT-OF-WAY	BASED ON SPECIFIC CONDITIONS (4" MIN.)	BASED ON SPECIFIC CONDITIONS (VARIES 12" MIN.)	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT
MAJOR ARTERIAL 106' RIGHT-OF-WAY	BASED ON SPECIFIC CONDITIONS (4" MIN.)	BASED ON SPECIFIC CONDITIONS (VARIES 12" MIN.)	BASED ON SPECIFIC CONDITIONS	BASED ON SPECIFIC SOILS REPORT

STANDARD ASPHALT PAVEMENT SECTION

PLAN NO. 250 SP

DRAWING 1 OF 1

REVISED 10/15/10

9 FARMINGTON CITY DETAIL 250 SP - ASPHALT

SCALE: NONE

NO.	REMARKS	BY	DATE

REVISIONS

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

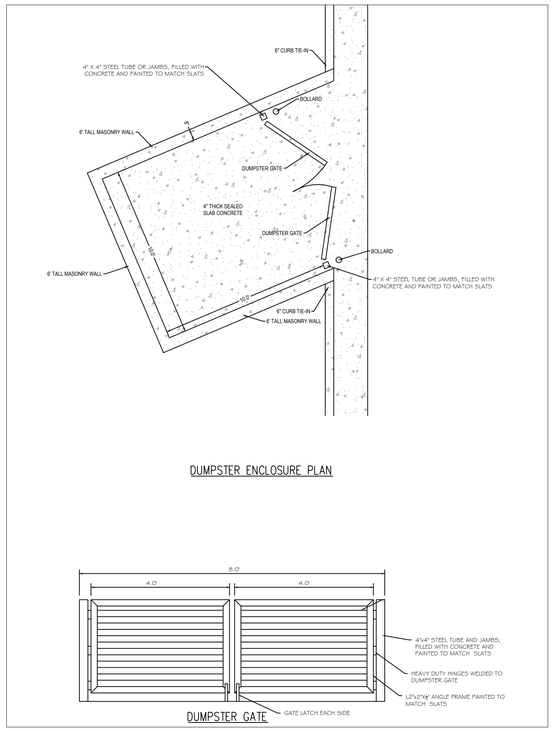
WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-456-3847

DESIGNED BY: IJR
CHECKED BY: IJR
DATE: 2/13/2026
SCALE: N/A
APPROVED
PROFESSIONAL ENGINEER

PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355
DETAILS

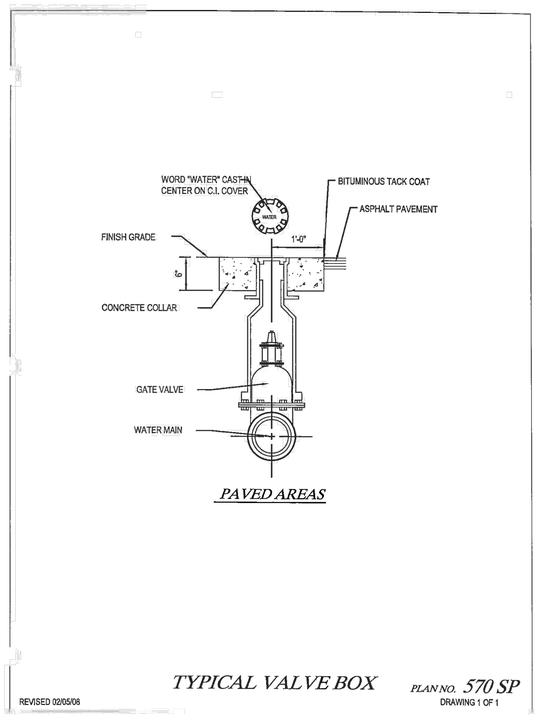
SHEET NO. C700

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1Site.dwg May 19, 2026 - 11:00pm



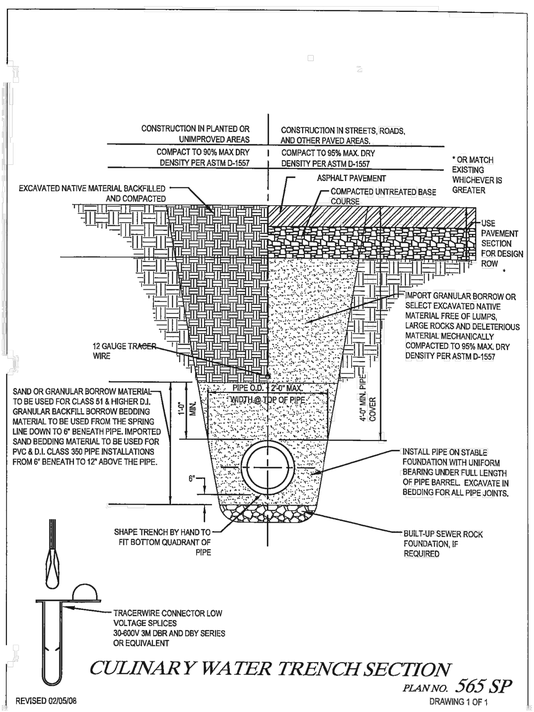
1 DUMPSTER DETAIL

SCALE: NONE



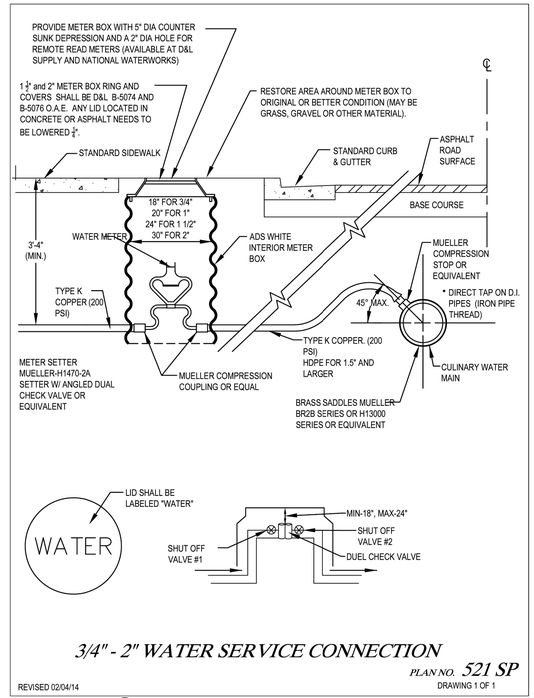
2 FARMINGTON CITY DETAIL 570 SP - VALVE BOX

SCALE: NONE



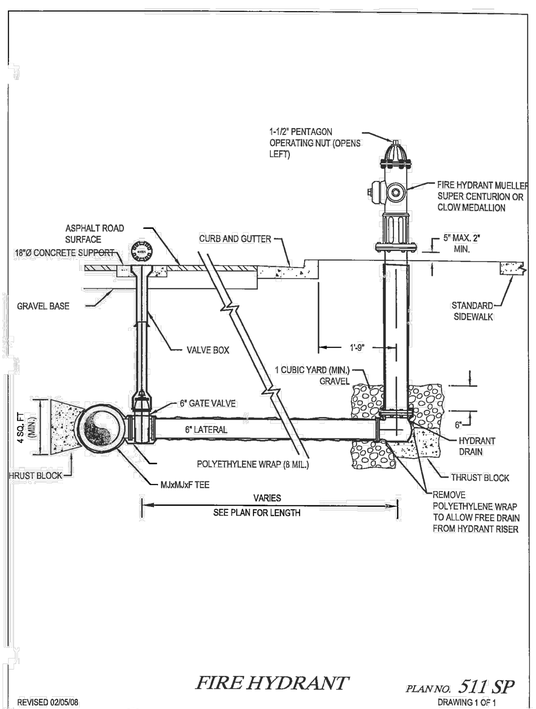
3 FARMINGTON CITY DETAIL 565 SP - WATER TRENCH

SCALE: NONE



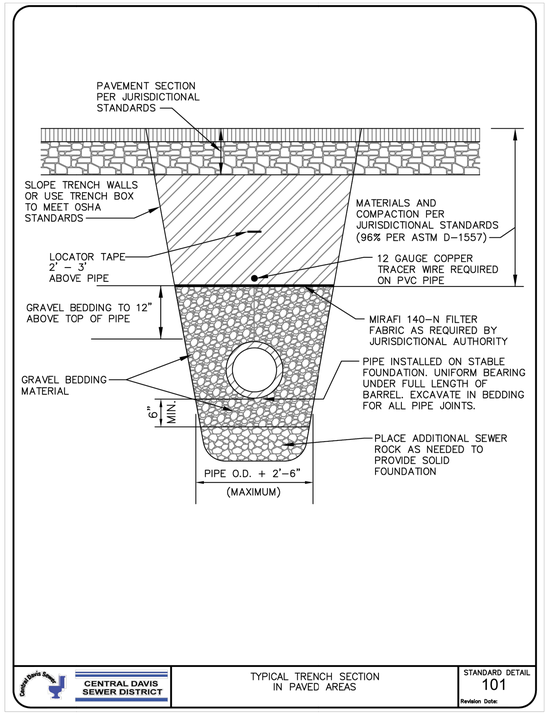
4 FARMINGTON CITY DETAIL 521 SP - WATER CONNECTION

SCALE: NONE



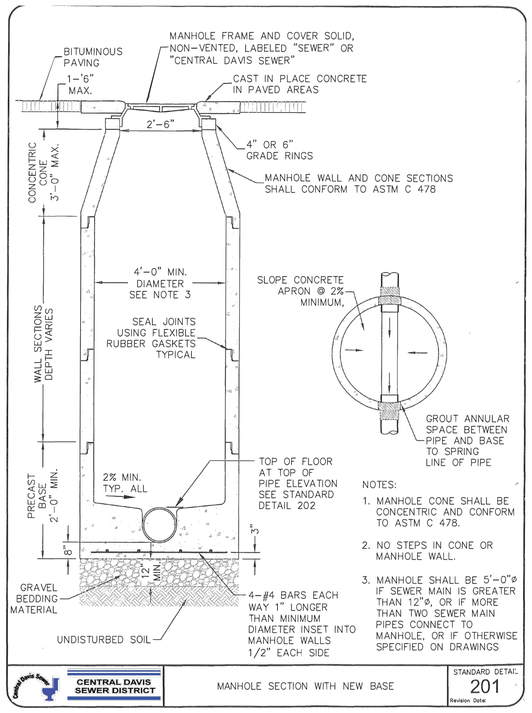
5 FARMINGTON CITY DETAIL 511 SP - FIRE HYDRANT

SCALE: NONE



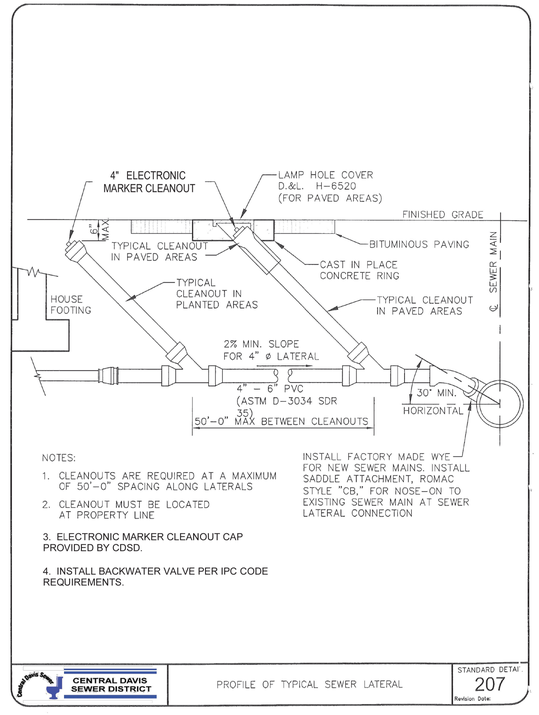
6 CDSD STD DETAIL 101 - TRENCH

SCALE: NONE



7 CDSD STD DETAIL 201 - SSMH

SCALE: NONE



8 FARMINGTON CITY DETAIL 207 SP - SEWER LATERAL

SCALE: NONE

NO.	REMARKS	BY	DATE

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

SCALE: N/A
DATE: 2/12026
DESIGNED BY: 2/13/2026
CHECKED BY: IJR

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY UT 84119
PHONE: 801-456-3847
WALL CONSULTANT GROUP

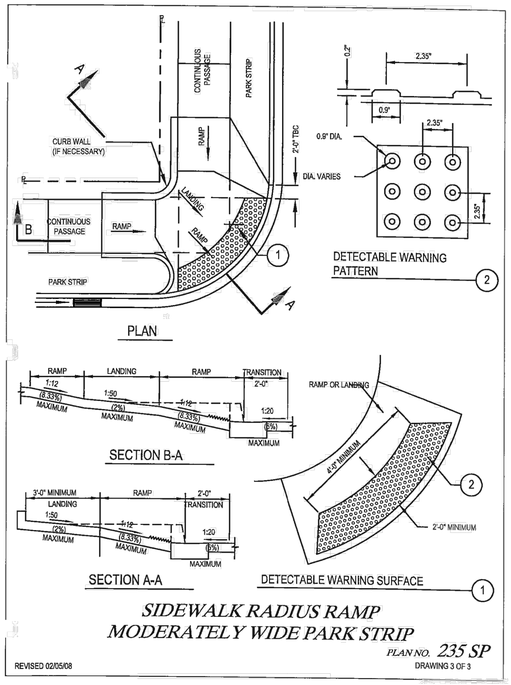
APPROVED

PROFESSIONAL ENGINEER

PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355
DETAILS

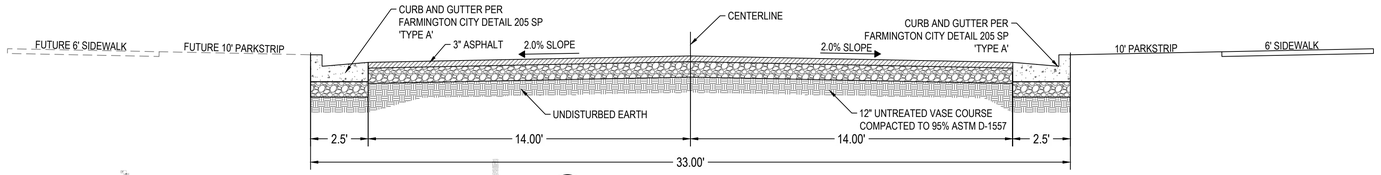
SHEET NO. C701

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1Site.dwg May 19, 2026 - 11:00pm



1 DUMPSTER DETAIL

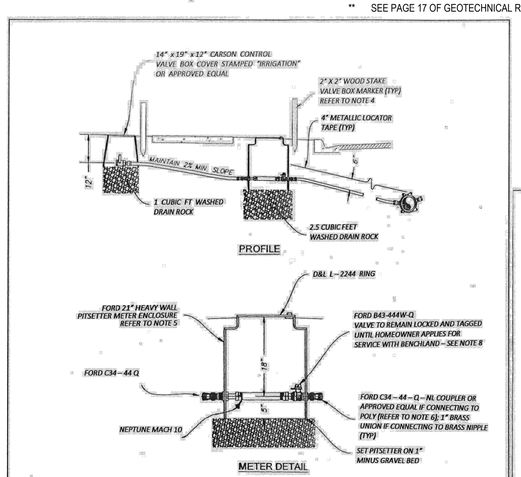
SCALE: NONE



** SEE PAGE 17 OF GEOTECHNICAL REPORT 3114-023-25

2 ARROWGATE DRIVE CROSS SECTION

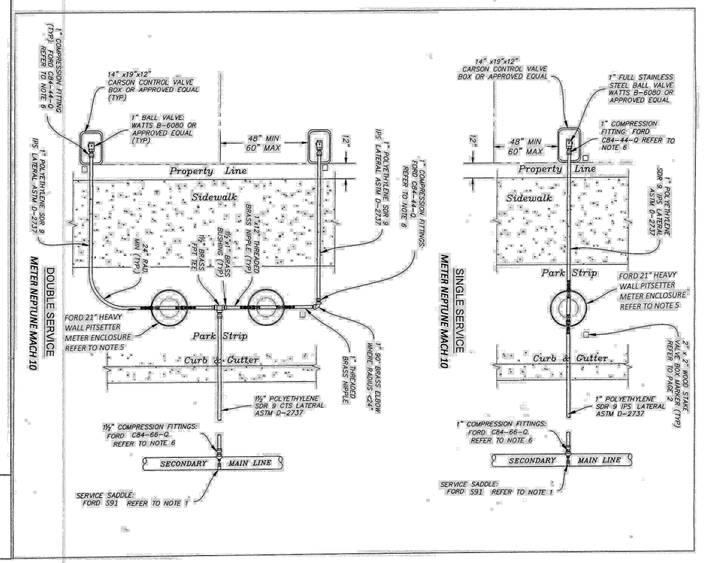
SCALE: NONE



NOTES

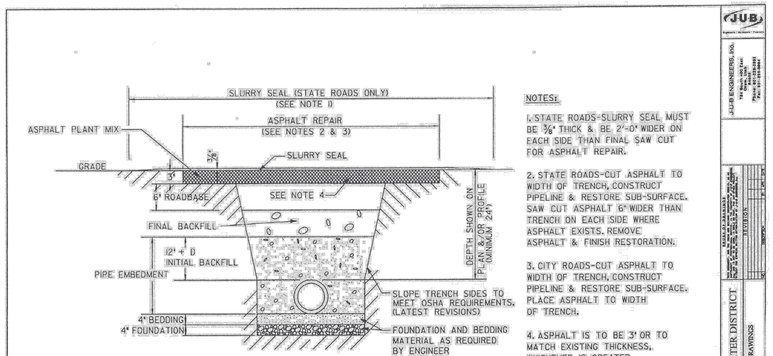
1. EQUIVALENT SADDLES ALLOWED WITH DISTRICT ENGINEER APPROVAL. CONSULT DISTRICT ENGINEER FOR MAINLINE PIPE SIZES GREATER THAN 12" OR FOR MAINLINE PIPE MATERIAL OTHER THAN C900 PVC. HOT TAPPING NOT ALLOWED.
2. METER & ENCLOSURE SHALL BE LOCATED BEHIND CURB WITHIN STREET R.O.W. OR PUBLIC UTILITY EASEMENT IF NO CURB OR GUTTER EXISTS.
3. VALVE & METER ENCLOSURE LIDS SHALL BE STAMPED "BENCHLAND".
4. VALVE BOX MARKERS TO BE PAINTED PURPLE AND MUST BE SET ADJACENT TO EVERY VALVE & METER BOX.
5. METER ENCLOSURE TO BE 21" FORD HEAVY WALL PITSETTER WITH NO LID AND OPEN BOTTOM.
6. ALL COMPRESSION - TYPE CONNECTIONS REQUIRE STAINLESS STEEL INSERT STIFFENERS. THE TUBING SHOULD BE INSERTED INTO THE FITTING SO THAT THE END OF THE TUBING IS WELL PAST THE RUBBER GASKET AND AT LEAS 1/8" FROM THE BOTTOM OF THE SOCKET.
7. ALL WORK SHALL BE INSPECTED & APPROVED BY DISTRICT INSPECTOR PRIOR TO BACKFILL. ALL INSPECTIONS SHALL BE COORDINATED 48 HOURS IN ADVANCE.
8. UPON ACCEPTANCE, INSPECTOR WILL CLOSE VALVE AND LOCK AND TAG THE SERVICE. NEW RESIDENTIAL HOMEOWNER WILL BE REQUIRED TO APPLY FOR SERVICE.

BENCHLAND WATER DISTRICT EST 1976	SECONDARY WATER 1" METERED SERVICE CONNECTION	STANDARD DRAWING
485 East Shepard Lane Kaysville, Utah 84037 (801) 451-2105		ISSUE DATE 02/2021



3 BENCHLAND WATER METER

SCALE: NONE



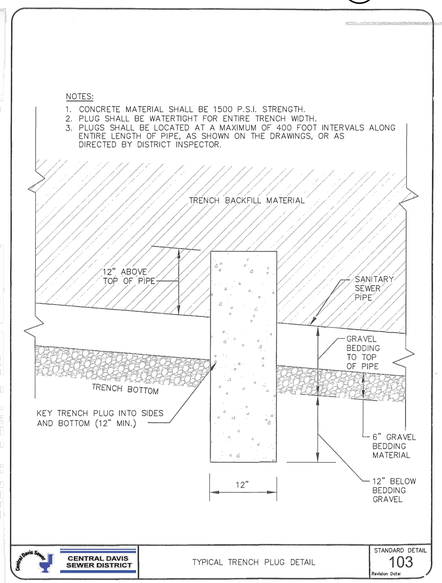
NOTES:

1. STATE ROADS-SLURRY SEAL MUST BE 3/8" THICK & BE 2'-0" WIDER ON EACH SIDE THAN FINAL SAW CUT FOR ASPHALT REPAIR.
2. STATE ROADS-CUT ASPHALT TO WIDTH OF TRENCH, CONSTRUCT PIPELINE & RESTORE SUB-SURFACE. SAW CUT ASPHALT 6" WIDER THAN TRENCH ON EACH SIDE WHERE ASPHALT EXISTS. REMOVE ASPHALT & FINISH RESTORATION.
3. CITY ROADS-CUT ASPHALT TO WIDTH OF TRENCH, CONSTRUCT PIPELINE & RESTORE SUB-SURFACE. PLACE ASPHALT TO WIDTH OF TRENCH.
4. ASPHALT IS TO BE 3" OR TO MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
5. BEDDING AND FOUNDATION MATERIAL MAY NOT BE REQ'D IF EXISTING MATERIAL IS SUITABLE FOR PIPE BEDDING, AS DETERMINED BY ENGINEER.

JUB ENGINEERS, Inc. — BENCHLAND WATER DISTRICT STANDARD DRAWINGS — 6 / 10

4 BENCHLAND TRENCH

SCALE: NONE



5 CDSD TRENCH PLUG

SCALE: NONE

NO.	REMARKS	BY	DATE
	REVISIONS		

STACK DEVELOPMENT
4101 NORTH THANKSGIVING WAY #300
LEHI, UTAH 84043
801-768-0500

SCALE: N/A | DATE: 2/13/2026 | DESIGNED BY: IJR | CHECKED BY: IJR

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-466-3847

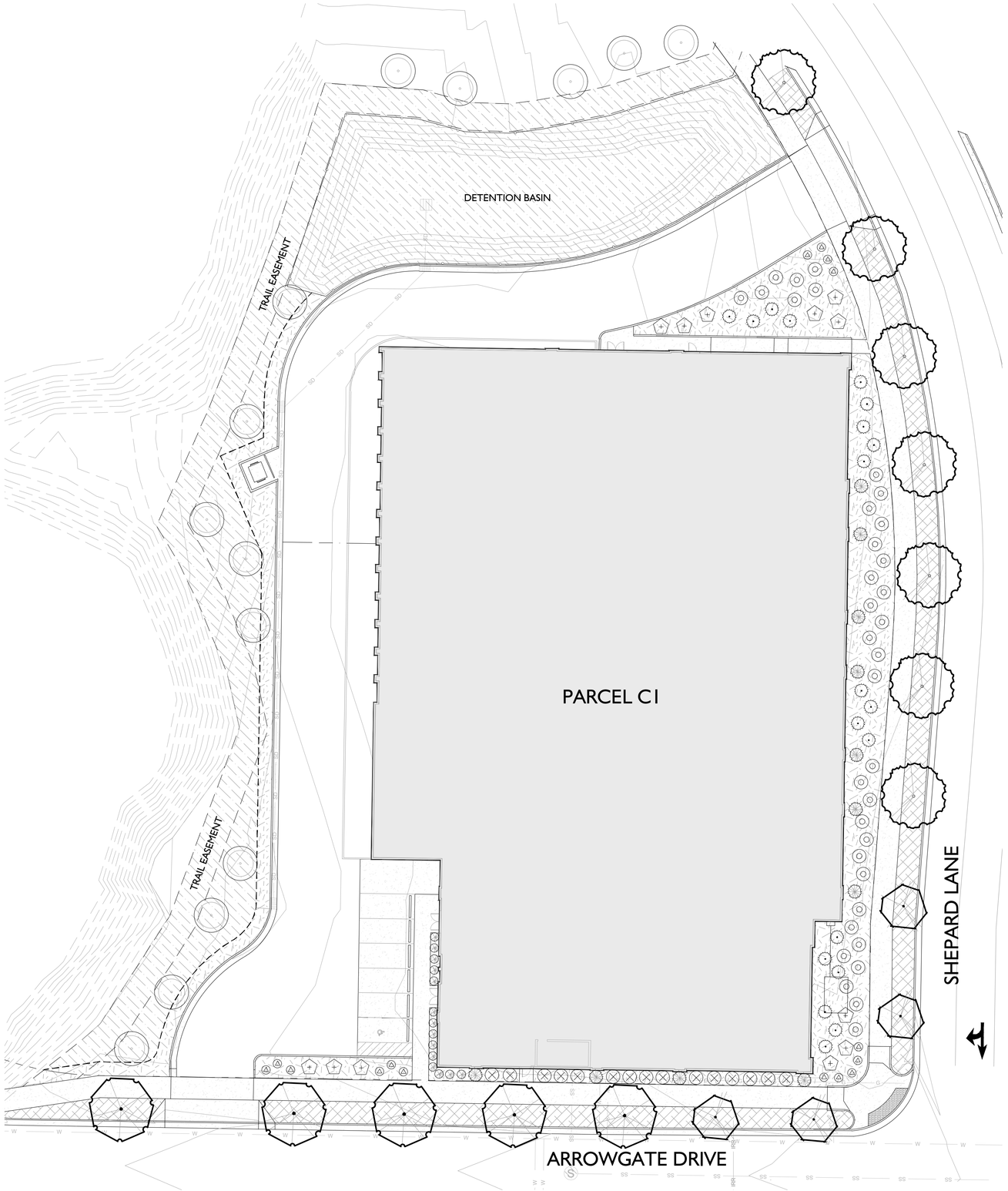
APPROVED

PROFESSIONAL ENGINEER

PROJECT: STACK STORAGE
LOT C1 - FARMINGTON NORTH STATION
PROJECT NUMBER: 23-355
DETAILS

SHEET NO. C702

File Path:H:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Civil\7 - Site\C1\Site.dwg May 19, 2026 - 11:00pm



LANDSCAPE SCHEDULE

Qnty	Botanical Name	Common Name	Size
	DECIDUOUS TREES		
8	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2" Cal.
4	Prunus sargentii	Sargent Cherry	2" Cal.
14	Populus fremontii	Fremon Poplar	2" Cal.
5	Tilia cordata 'Greenspire'	Linden	20 Gal.
	EVERGREEN SHRUBS		
11	Juniperus chinensis 'Blue Point'	Upright Chinese Juniper	5 Gal.
19	Juniperus chinensis 'Sea Green'	Chinese Juniper	3 Gal.
	DECIDUOUS SHRUBS		
15	Caryopteris clandonensis 'First Choice'	First Choice Bluebird	2 Gal.
15	Prunus pumila 'UCONNPP002'	Jade Parade® Sand Cherry	2 Gal.
35	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASSES		
14	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
12	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
	TURF		
4,680 S.F.	SYNLawn, SYNNatural 55		Synthetic
	NATIVE VEGETATION		
16,235 S.F.	Dryland Revegetation Mix		Seed
	MULCH		
8,872 S.F.	Decorative Gravel Mulch, 1 1/2" - All Planters Unless Noted Otherwise		3" Depth

Note: Trees along proposed trail average 40' o.c.

LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. Pre-emergent herbicide shall be used prior to mulch placement.
5. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
6. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
7. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
9. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
10. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
    Sand (0.05 - 2.0 mm Dia.) 20 - 70%
    Clay (0.002 - 0.05 mm Dia.) 20 - 70%
    The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
    pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
11. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

A LANDSCAPE PLAN
24" X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 EAST PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH SCOTT THOMAS BLAKE No. 10928 REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	5.20.2026

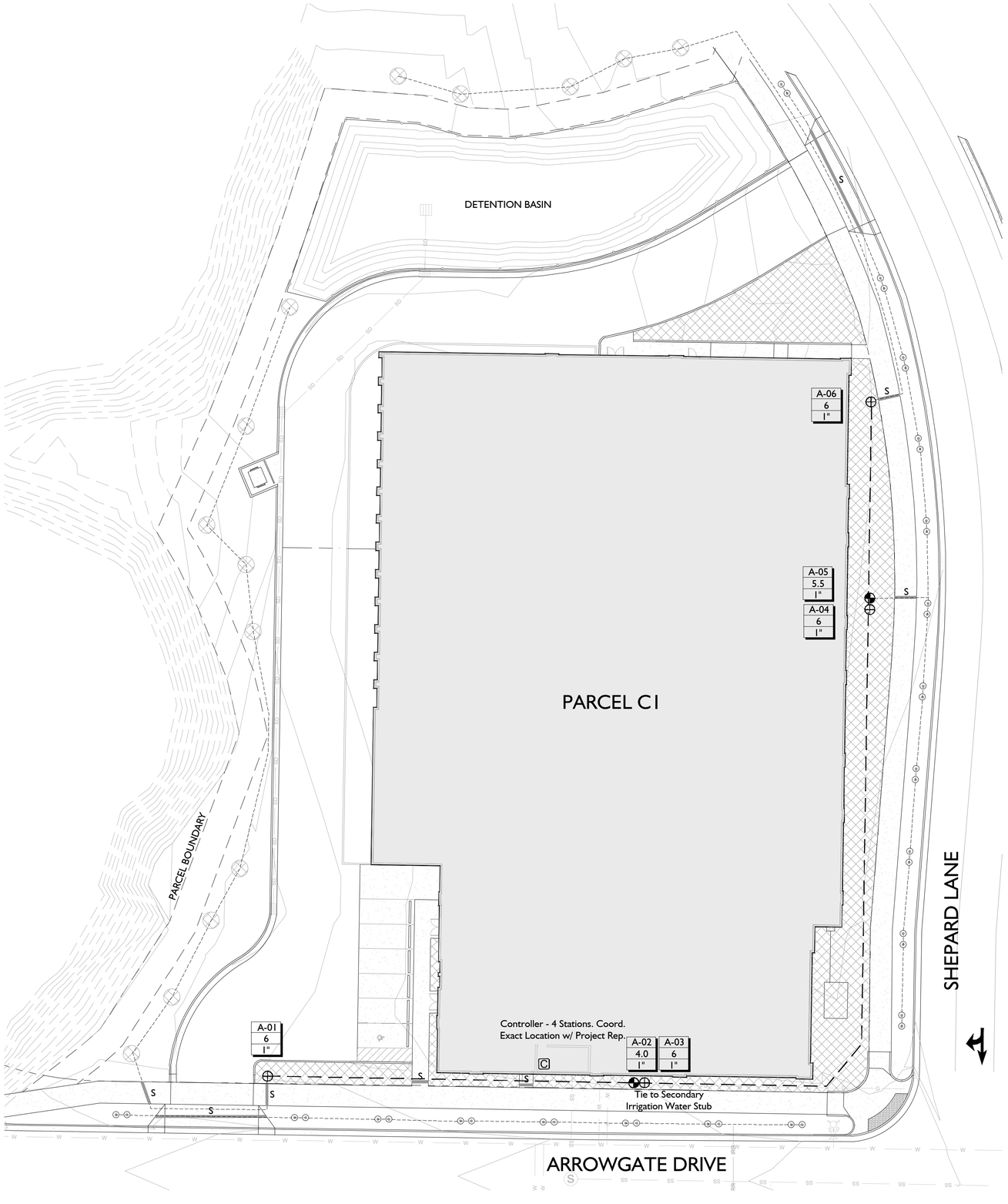
#	REV. DESCRIPTION	DATE

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2026

STACK NORTH STATION
COMMERCIAL C1
FARMINGTON, UTAH

LANDSCAPE PLAN

L101



IRRIGATION SCHEDULE

Sym.	Model
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
	Rainbird RWS (Root Watering System) - RWS-B-C-1401(.25 GPM)
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes
	Drip Control Zone - Rainbird XCZ-100-PRBCOM
	Quick Coupling Valve Assembly
C	EPA WaterSense Controller - Rainbird ESP4ME3 w/ ESP-SM3 Module - 7 Stations LNK2WIFI and WR2-RFC Rain Sensor
	Lateral Pipe - Schedule 40 PVC
	Mainline - 1" Schedule 40 PVC
S	Irrigation Sleeving (See Plan)
A-01 / 26.7 / 1 1/2"	Valve # / GPM / Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2 -1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

IRRIGATION GENERAL NOTES

1. Base drawings for irrigation design have been provided by others.
2. Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
4. Contact the local underground utility services for utility location and identification.
5. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
6. Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
7. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
8. Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
9. Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.

A IRRIGATION PLAN
24"X 36" - SCALE: 1"=20'-0" NORTH
0 5 10 20 40

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 EAST PERRYS HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT T. BLAKE · No. 11686 · REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	5.20.2026

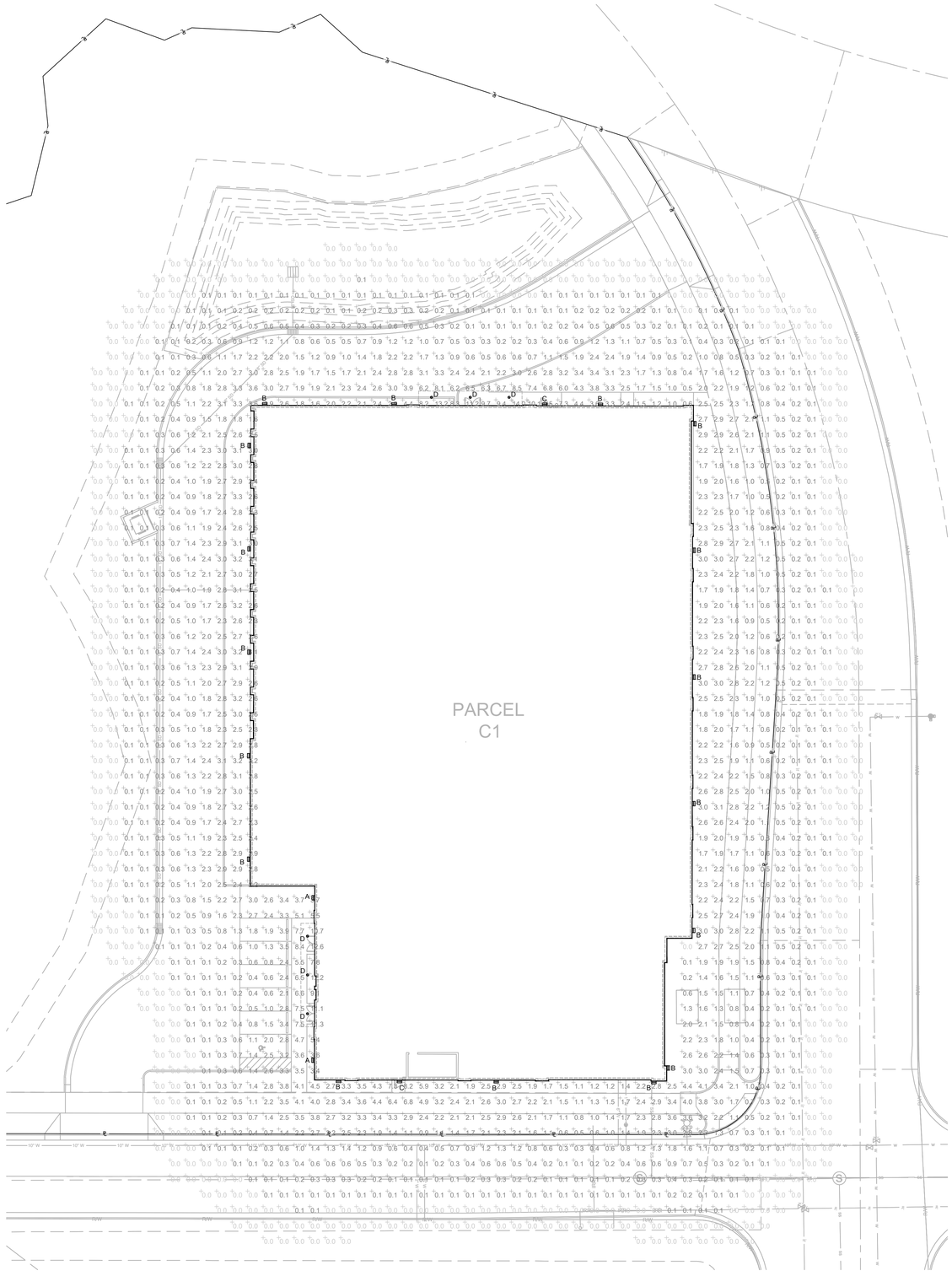
#	REV. DESCRIPTION	DATE

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2026

STACK NORTH STATION COMMERCIAL C1
FARMINGTON, UTAH

IRRIGATION PLAN

L201



OVERALL SITE PLAN - LIGHTING PHOTOMETRICS

1 / E-602 SCALE: 1" = 20'-0"

LIGHT FIXTURE SCHEDULE

TAG	MANUFACTURER	MODEL NUMBER	VOLTAGE	FIXTURE DATA		MOUNTING HEIGHT	DESCRIPTION
				WATTAGE	LUMENS		
A	WESTGATE	WPX-42W-MCTP	120	42	5670	18'	LED WALL PACK LIGHT FIXTURE
B	WESTGATE	WPX-32W-MCTP	120	32	4320	18'	LED WALL PACK LIGHT FIXTURE
C	WESTGATE	WPX-24W-MCTP	120	24	3260	10'	LED WALL PACK LIGHT FIXTURE
D	LITON	DL36R2S-L20UE	120	22	2200	10'	6" RECESSED LED DOWNLIGHT

STATISTICS

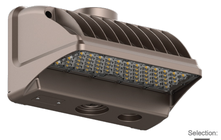
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX./MIN.	AVG./MIN.
EXTERIOR LIGHTING CALCS	+	0.2 FC	14.0 FC	0.0 FC	N/A	N/A

WPX SERIES Outdoor Lighting

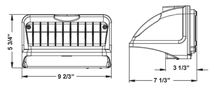
WPX-42W-MCTP
LED CUT-OFF WALL PACK

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

Customer Name:
Project Name:
Note: Type: A AND B



Selection:



LED Wall Pack Light series can be widely used as Exterior or Interior LED lighting for Hotels, Garages, Commercial Buildings, Public areas, Schools and Hospitals,etc.

9 2/3" (W) x 5 3/4" (H) x 7 1/3" (D)

Features

- High Light Transmittance, Anti-UV and Fire Resistant PC Lens
- 7-Year Warranty
- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- Multi CCT and Power (Switches are inside fixture)

Technical Specifications

Electrical:

- Voltage: 120-277VAC 60Hz
- Wattage: 11W/ 21W/ 32W/ 42W
- Power Factor: >0.95
- Efficacy: 135 LPW

Mechanical:

- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- High Light Transmittance, Anti-UV and Fire Resistant Shatterproof PC Lens
- Operating Temperature: -4ºF to 104ºF
- IP 65
- Wet Location
- 7-Year Warranty
- Full Cutoff, Dark sky Compliant

Lighting:

- Dimming: 0~10V Dimmable
- Multi CCT and Power (Switches are inside fixture)
- The Type III Distribution Is Used for Wide WalkWays, on Ramps and Entrance Roadways, As Well As Other Long, Narrow Lighting
- Total Lumens: 5670LM Max.
- Color Temperatures: 3000K/ 4000K/ 5000K
- Color Rendering Index: CRI ≥ 80
- Rated life: 70,000 Hrs

Applications:

- LED Wall Pack Light series can be widely used as Exterior or Interior LED lighting for Hotels, Garages, Commercial Buildings, Public areas, Schools and Hospitals, etc.

Other Models:

- 80W | 10800LM | WPX-80W-MCTP

Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

WG-SZ-24-32

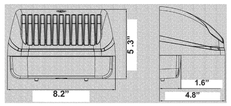
WPX SERIES Outdoor Lighting

WPX-24W-MCTP
LED CUT-OFF WALL PACK
MTP Multi Color Temperature & Multi Power/Wattage (Selectable)

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

Customer Name:
Project Name:
Note: Type: C





LED Wall Pack Light series can be widely used as Exterior or Interior LED lighting for Hotels, Garages, Commercial Buildings, Public areas, Schools and Hospitals,etc.

8.2" (W) x 5.3" (H) x 4.58" (D)

Features

- High Light Transmittance, Anti-UV and Fire Resistant PC Lens
- 7-Year Warranty
- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- Multi CCT and Power (Switches are inside fixture)

Technical Specifications

Electrical:

- Voltage: 120-277VAC 60Hz
- Wattage: 12W/18W/24W
- Power Factor: >0.95
- Efficacy: 135LPW

Mechanical:

- Die-Cast Aluminum With Powder Coat Finish (Dark Bronze)
- High Light Transmittance, Anti-UV and Fire Resistant Shatterproof PC Lens
- Operating Temperature: -4ºF to 104ºF
- IP 65
- Wet Location
- 7-Year Warranty
- Full Cutoff, Dark sky Compliant

Lighting:

- Dimming: 0~10V Dimmable
- Multi CCT and Power (Switches are inside fixture)
- The Type III Distribution Is Used for Wide WalkWays, on Ramps and Entrance Roadways, As Well As Other Long, Narrow Lighting
- Total Lumens: 3240LM Max.
- Color Temperatures: 3000K/ 4000K/ 5000K
- Color Rendering Index: CRI ≥ 80
- Rated life: 70,000 Hrs

Applications:

- LED Wall Pack Light series can be widely used as Exterior or Interior LED lighting for Hotels, Garages, Commercial Buildings, Public areas, Schools and Hospitals, etc.

Other Models:

- 80W | 10800LM | WPX-80W-MCTP

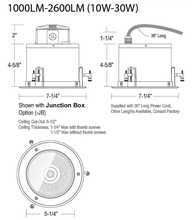
Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com |

WG-SZ-24-32A

LITON

TYPE D PROJECT
CATALOG#

DL36R2 : 6" ROUND VANDAL RESISTANT RECESSED DOWNLIGHT (IP65/IP67)
1000LM-2600LM (10W-30W)





- Remote Emergency Available
- IP65 Standard, IP67 Rated Option
- Tamper Resistant Fasteners
- IK08 option available with Polycarbonate Lens
- Multiple Wireless Control Options
- Integral J-Box Option
- Anti-Ligature

ORDERING : DL36R2W-L15-B10-T27

Finish | Lumens | Beam Spread | Control | Color Temperature | Emergency Options | Options

Finish		Control		Color Temperature		Options	
White	DL36R2W	Non-Dimming (120V)	Blank	4000K (90 CRI)	Blank	None	Blank
Silver	DL36R2S[1]	UniDim (120V/277V)	UE-DUN	2700K (90 CRI)	-T27	Hex-Cell Louver	-LVR
Bronze	DL36R2BZ[1]	0-10V (120V/277V)	UE-D10	2700K (97CRI)	-T27-C97	Frosted Lens	-FR
Black	DL36R2B	Incandescent (120V)	-DIN	3000K (90 CRI)	-T30	Cold Weather	-CW[4]
Light Silver	DL36R2LS[1]	0-10V 1% (120V/277V)	UE-D10P1	3000K (97CRI)	-T30-C97	Marine Grade Finish	-MGD[3]
Dark Grey	DL36R2DG[1]	0-10V (347V)	347-D10[5]	3500K (90 CRI)	-T35	IK08 Impact Rated Polycarbonate Lens	-IK08[1]
Metallic Gold	DL36R2MG[1]	UniSense - Integral Motion/ Photosensor (120V)	SUN-INT[1,5]	5000K (80 CRI)	-T50	Integral Junction Box	-JB
Metallic Black	DL36R2MB[1]	UniSense - Integral Motion/ Photosensor (120V/277V)	SUN-INT-1227[1,4]	RGB+W Control (24VDC)	-RGBWV24[4]	Surge Protector	-SRG
Lumens		Casambi Wireless Dimming (120V/277V)	-DCSM[1]	590nm Amber (Turtle Safe)	-TAM-LVR	72" Long Power Cord	-CRD72
1000lm (10W)	Blank	BubbleNet Wireless System (120V/277V)	-DBNT[1]	**Emergency Options**		IP67 Rated	-IP67[1]
1500lm (15W)	-L15	SimplySnap Wireless System (120V/277V)	-DSYN[1,4]	None	Blank		
2200lm (22W)	-L20			Remote Location Emergency Inverter	-EMAC[2]		
2600lm (30W)	-L26						
Beam Spread							
Wide Flood	Blank						
Narrow Spot	-B10						
Spot	-B20						
Flood	-B45						
Wall Wash Optics Asymmetric (30º x 60º)	-BWW -B3060[1]						

[1] Special order. Minimum Order, Extended lead time may apply. Consult Factory.
[2] Special Order Finish. Minimum order quantity (MOQ) applies. Orders less than MOQ are subject to a special paint set-up fee for the quantity ordered. Extended lead times may apply. Consult Factory.
[3] Starting temperature for -CW option: -40°C/-40°F; see pg. 7.
[4] Remote Power Supplies and Control Gear Required, Available with Wireless Bluetooth or DMX Control. See pg. 4 or consult factory for details.
[5] Not compatible with 1000lm selection; use with 1500lm and above.
[6] Must be ordered with (-JB).
[(-EMAC) is not compatible with (-CW) option.

Custom RAL Color: Please note that we appreciate custom finishes. Custom finishes are subject to a special paint setup fee for the quantity ordered. Extended lead times may apply. Consult Factory.

LITON WWW.LITON.COM PRODUCT SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

Page 1 of 11

2025.11.19

REVISIONS

No.	Date	Description

PARAGON ENGINEERING SERVICES INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, IN THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND OTHER INSTRUMENTS OF SERVICE FURNISHED TO THE OWNER HEREUNDER. ALL REPRODUCTIONS OF THESE INSTRUMENTS OF SERVICE SHALL BE GIVEN TO THE OWNER AND THIRD PARTY, FOR THIS PROJECT ONLY. ANY REUSE BY THE OWNER OR THIRD PARTY, FOR THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM PARAGON ENGINEERING SERVICES INC. IS PROHIBITED.

CONSULTANT:
PARAGON ENGINEERING SERVICES
MECHANICAL ▼ ELECTRICAL ▼ PLUMBING
YORK ▼ LANCASTER ▼ CHAMBERSBURG | ONETEAM@PSSnetwork.org
(717) 854-7374

600 North Hartley Street, Suite 150
York, PA 17404
T - 717.843.3200 F - 717.699.0205
www.SAAarchitects.com

DRAWING TITLE:
OVERALL SITE PLAN - LIGHTING PHOTOMETRICS

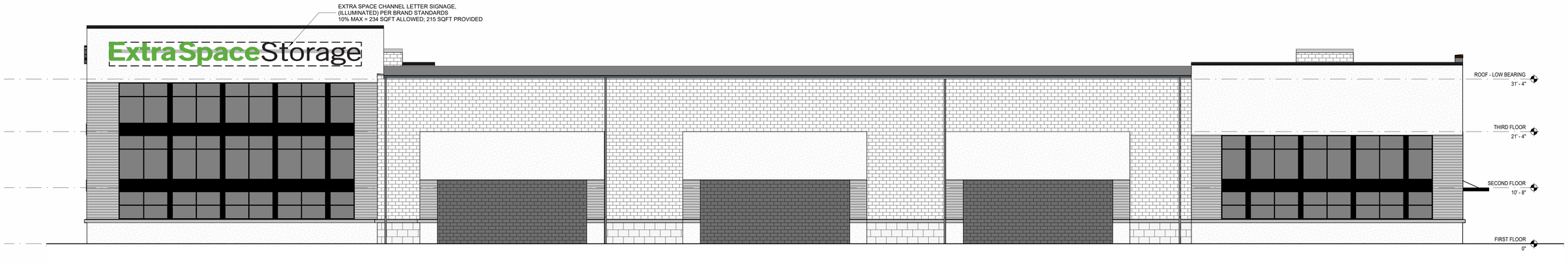
STACK - Farmington UT Storage
STACK Storage, LLC
Innovator Drive & Commerce Drive Farmington, Utah. 84025
Davis County

© 2026, SAAarchitects, Inc.

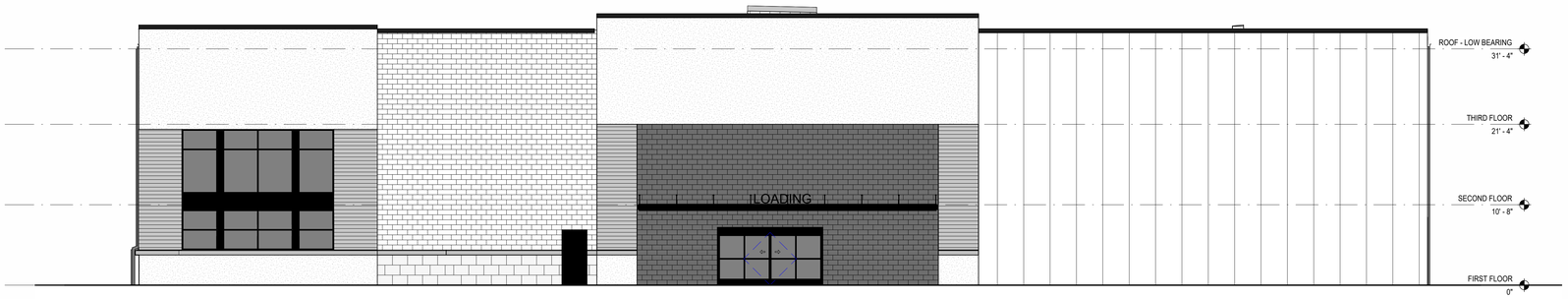
FILE No.: 1582-25-004
DATE: XX-XX-XX
SCALE: AS NOTED
DRAWN BY: JRW
DRAWING No.: E-602

NOT FOR CONSTRUCTION
70% SET 02-27-2026

1/29/2026 1:41:17 PM C:\Users\Home\Library\Cloud Storage\Dropbox\e-cjones@saaarchitects.com\Shared drives\SAA Project Files--ashnre$\STACK - Farmington UT Storage-25-111\06 Drawings\25-111 Stack Farmington UT Storage - R23.rvt



1 SK-01 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

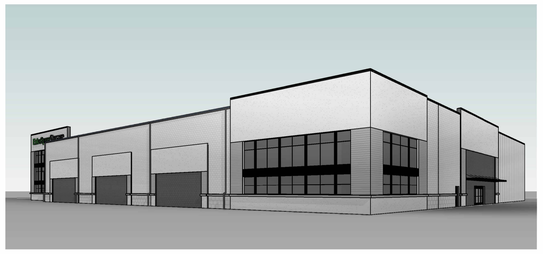


2 SK-01 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

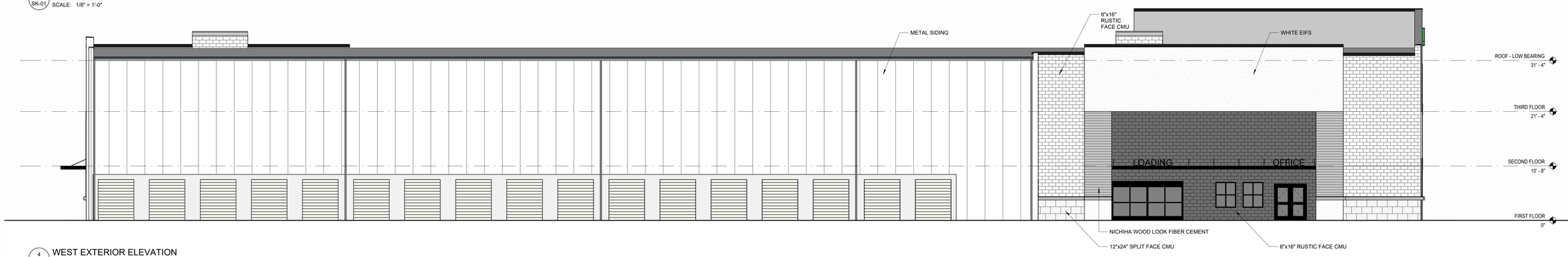


5 SK-01 RENDERING
SCALE:

3 SK-01 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



6 SK-01 RENDERING
SCALE:



4 SK-01 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



EIFS - WHITE
FINE SAND FINISH

NITTERHOUSE MASONRY
PRODUCTS, LLC



12x24" CMU
SPLIT FACE - A-13



8X16" CMU
ANTIQUE FINISH -
AF NM-35



8"X16" CMU
ANTIQUE FINISH
- AF NM-183



VINTAGEWOOD
Ash

NICHIHA WOOD
LOOK FIBER CEMENT

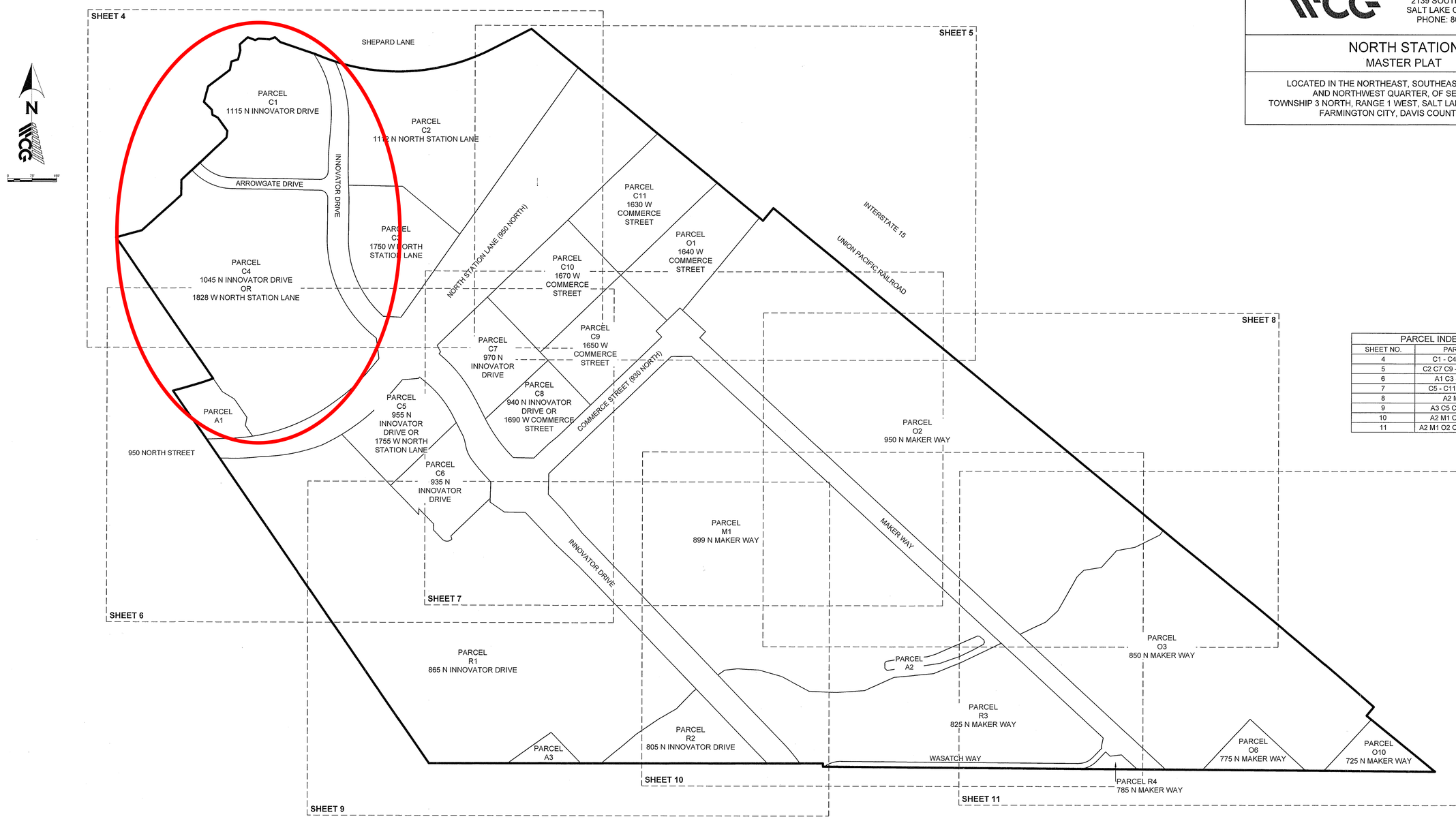
03/11/2026

STACK - Farmington UT Storage

Innovator Drive & Commerce Drive

SK-01- EXTERIOR BUILDING ELEVATIONS

SHEET INDEX MAP



PARCEL INDEX	
SHEET NO.	PARCEL NO.
4	C1 - C4 C7 C9 - C11
5	C2 C7 C9 - C11 M1 O1 O2
6	A1 C3 - C10 M1 R1
7	C5 - C11 M1 O1 O2 R1
8	A2 M1 O2 O3
9	A3 C5 C6 M1 R1 - R3
10	A2 M1 O2 O3 R1 - R4
11	A2 M1 O2 O3 O6 O10 R3 R4

LEGEND

SUBDIVISION BOUNDARY LINE

PARCEL LINE

SHEET 3 of 11

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

NORTH STATION
MASTER PLAT

LOCATED IN THE NORTHEAST, SOUTHEAST, SOUTHWEST,
AND NORTHWEST QUARTER, OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

File Path:G:\Shared drives\2023 Projects\23-355 Farmington North - Stack Development\09_Data\Right of Way\Boundary\23355_Farmington_Master Plat_20250421.dwg Dec 09, 2025 - 10:33am

Farmington City
Planning Commission Staff Report
June 18, 2026

Item 2: Zone Text Amendment – Amendments to Title 10, Building Regulations, enacting standards related to fire sprinkler systems in single family dwellings.

Public Hearing: Yes
Application No.: 26-16
Applicant: Farmington City Staff

Request: *City staff is recommending a zone text amendment which codifies when fire sprinkler systems are required on single family homes along with other clean up language to Title 10.*

Background Information

In 2025 the State of Utah passed the 3rd Substitute of House Bill 48 which enables cities to require an automatic fire sparkler system on homes in certain conditions but only if the city has adopted an ordinance providing for such. Farmington City Fire has expressed interest in adopting a code in order to improve safety for occupants of certain homes and surrounding property owners and residents.

The included ordinances has been drafted in cooperation with the Community Development and Building Department, the Farmington City Fire Department, and the City Attorney. Based on allowances or limitations identified in HB 48, staff is recommending approval of the proposed ordinance which in summary:

- Requires that dwellings of any size which are built in high-risk areas identified on the included map in zones 5, or 6 be built with an automatic sprinkler system.
- Requires that any new dwelling exceeding 10,000 square feet in total floor area be required to have an automatic fire sprinkler system no matter where it is built in Farmington.

Additional details are specified in the included ordinance along with other clerical updates to the Title 10, Building Regulations.

Suggested Motion

Move that the Planning Commission recommend approval of the zone text amendment as included with this report.

Findings:

1. The amendment sets a clear standard and requirement for when automatic sprinkler systems are required within the bounds and parameters identified by state statute.
2. The ordinance will provide additional protection for life and property within the city.

Supplemental Information

1. Farmington City Fire Memo
2. Enabling Ordinance with proposed zone text language and Wildland Interface Area map.
3. **2025 HB 48 S3:** https://le.utah.gov/Session/2025/bills/static/HB0048.html
4. **DNR - Utah Wildfire Risk Explorer:** https://wrap.wildfirerisk.utah.gov/Map/Public/

Farmington Fire Sprinkler Ordinance Criteria and Information

- **Purpose of a Farmington Sprinkler Ordinance**: Farmington City has a water distribution system that provides on average 2000 gallons per minute (gpm) from the hydrant system. A residential structure that exceeds 6000sq ft requires over 2000 gpm/min to effectively mitigate a fire
    - 6000 sq ft 2200/gpm
    - 9500 sq ft 3300/gpm
    - 13000 sq ft 4400/gpm

- **Developmental Criteria**. Utah State 2026 Fire Code Amendments bill, modified the State Fire Code Act and amended § 15A-5-203. This legislation identifies the criteria where residential sprinkler systems are valuable and needed. The legislation was recommended by the Business and Labor Interim Committee and sponsored by Rep. Thomas W. Peterson and Sen. Evan J. Vickers. Utah's State Fire Code is adopted by legislative action.
- **Code Language Development:** The defensible statement is that the Utah code process is heavily influenced by construction, design, and building-owner representation, more than 2 to 1 over fire personnel. The Uniform Building Code Commission includes multiple construction-industry seats, including contractors, architects/design professionals, a building owners association member, and only one fire official seat.

- **Farmington City Ordinance:** The proposed ordinance follows the sprinkler authority already created in **Utah Code § 15A-5-203**, which authorized when a city may require sprinklers for residential homes and ties the requirement to defined risk conditions such as WUI exposure, lack of hydrants/fire-flow infrastructure, steep sole access, and very large homes.

  10-10-030: APPLICABILITY

  The provisions of section 10-10-040 apply to a single-family dwelling if any one of the following conditions apply to the single-family dwelling:

    - It is built within the Wildland-Urban Interface Area, designated by the City pursuant to 10-2-113 of the City Code, and does not meet the minimum standards indicated in the Wildland-Urban Interface Code, as amended;
    - It has a combined total floor area exceeding 10,000 square feet;
    - It has at least double the average square combined total floor area of the floor plans of unsprinkled homes in the same subdivision;

    - It is located greater than 800 feet from a public fire hydrant; or
    - Its sole vehicular access has more than 500 continuous feet of 10% or higher grade.
- Notwithstanding subsection A of this section, a single-family dwelling is not subject to these restrictions if all of the following criteria apply to the dwelling:
    - It is located outside of the Wildland-Urban Interface Area;
    - It is built on a one-lot subdivision; and
    - It has at least fifty feet of defensible space on all sides of the dwelling that limits the propensity of fire spreading from the dwelling to another property.

- **Important Points to Consider:** Farmington City/Farmington Fire is not exceeding Utah law; Farmington is using the limited, specific code/ authority placed in state code through the Legislature's construction/fire-code process.
- **This is a cost-effectiveness ordinance.** NFPA 13D recognizes that the common objection is cost, but identifies that cost discussions often overlook code-based incentives and infrastructure savings. Residential sprinklers reduce water infrastructure needs to mitigate residential structure fire, allows for fewer hydrants, allows for reduced hydrant maintenance. A residential sprinkler ordinance also offers access-road tradeoffs and development flexibility where water, access, or wildfire risk would otherwise make a project difficult.
- **The ordinance will identify homes where the cost of not sprinkling could be shifted to the city.** Large homes, steep access, limited hydrants, WUI exposure, and inadequate access increase fire-flow demand, apparatus needs, firefighter risk, water-system expectations, and community exposure. This ordinance identifies these those conditions as the point where local sprinkler requirement may be justified.
- **Davis County and Utah Municipal Current and Planned Sprinkler Ordinances:**
    - South Davis Metro (Bountiful, Centerville)
    - Layton
    - Fruit Heights
    - South Weber
    - Park City
    - Weber Fire- Weber County Unincorporated
    - Draper City

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 10: BUILDING REGULATIONS TO ESTABLISH STANDARDS FOR WHEN FIRE SPRINKLER SYSTEMS ARE REQUIRED IN SINFLE-FAMILY DWELLINGS. (26-5)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also reviewed the proposed amendment and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. The specific sections identified in Exhibit A attached hereto are amended as identified

Section 2. **Enactment**. The Wildland Interface Area map included as Exhibit B as referenced by Section 10-2-213 of the new amended ordinance included in Exhibit A is hereby adopted.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This ordinance shall take effect immediately upon passage by the City Council.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 7th day of July, 2026.

FARMINGTON CITY

_____
Brett Anderson, Mayor

ATTEST:

_____
DeAnn Carlile, City Recorder

Exhibit A

TITLE 10
BUILDING REGULATIONS

CHAPTER 1
BUILDING DIVISION

10-1-010: BUILDING DIVISION CREATED:

Construction Code, for purposes of this Chapter, shall have the same meaning as set forth in the State Construction and Fire Codes ~~Administration~~ Act, as adopted and amended by the state of Utah from time to time, and shall also refer to the Construction Codes adopted by the City in this Chapter.

10-1-020: UNIFORM CODE ADOPTION:

Farmington City hereby adopts those certain Construction Codes, as adopted and amended by the State of Utah pursuant to the State Construction and Fire Codes ~~Administration~~ Act, including all Construction Codes which may be adopted by the State from year to year pursuant to the Act.

10-1-030: FIRE CODE:

The ~~international~~ International ~~fire~~ Fire ~~code~~ Code (IFC), ~~2018~~ 2024 edition, issued by the International Code Council, as adopted and amended by the state of Utah, including appendices: appendix B, fire flow requirements for buildings; appendix D, fire apparatus access roads (sections D101 through D105); appendix F, hazard ranking; appendix I, fire protection systems-unsafe conditions; and appendix J, emergency responder radio coverage; the National Fire Protection Association, NFPA 96, standard for ventilation control and fire protection of commercial cooking operations, 2008 edition, as adopted and amended by the state of Utah; and the National Fire Protection Association, NFPA 1403, standard on live fire training evolutions, 2007 edition, as adopted and amended by the state of Utah, are hereby adopted and incorporated herein by reference as the fire code of Farmington City. ~~Local amendments adopted by Farmington City that are in effect on June 30, 2013, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC, shall remain in full force and effect and are hereby grandfathered pursuant to Utah Code Annotated section 15A-5-301 of the state fire code adoption act.~~

10-1-040: LOCAL AMENDMENTS:

The construction codes adopted herein shall include any and all local amendments adopted by Farmington City and approved by the state in accordance with applicable local amendment procedures.

10-1-050: CONFORMANCE WITH OTHER ORDINANCES:

Any construction, alteration or improvement of any building or structure within the city shall also comply with other relevant city ordinances and regulations, including, but not limited to, subdivision, zoning and fire provisions. The provisions of this title and the construction codes adopted herein are intended to be interpreted and administered in conformance with such other ordinances. Whenever a conflict exists between any provisions, the more restrictive standard or provision shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

10-~~1~~2-060: DEFINITION:

As used in this chapter, the phrase "as adopted and amended by the state of Utah" shall mean the code referenced in each section of this chapter (e.g., international building code, national electrical code, etc.), duly adopted by the city; and shall also mean and include any later amendments or revisions to the code approved by the state of Utah or by the city.

10-~~1~~2-070: LATER ENACTMENTS:

In the event the state of Utah adopts or enacts a more recent version of any code referenced in this chapter or in Utah Code Annotated title 15A, that by virtue of its adoption by the state would require an amendment to this chapter, this chapter shall be deemed amended to adopt the newer version of the code on the effective date thereof.

CHAPTER 2
CONSTRUCTION CODES

10-2-010: DEFINED:

The codes adopted in this chapter shall be referred to collectively as the "Construction Codes" for Farmington City.

10-2-020: BUILDING CODE:

The International Building Code (IBC), ~~2015~~ 2024 edition, issued by the International Code Council, as adopted and amended by the State of Utah, including appendix J, is hereby adopted and incorporated herein by reference as the Building Code of Farmington City.

10-2-030: RESIDENTIAL CODE:

The International Residential Code (IRC), ~~2015~~ 2021 edition, issued by the International Code Council, as adopted and amended by the State of Utah, including appendix E (subject to the provisions of section 10-2-090 of this chapter), is hereby adopted and incorporated herein by reference as the Residential Code of Farmington City.

10-2-040: PLUMBING CODE:

The International Plumbing Code (IPC), ~~2015~~ 2024 edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Plumbing Code of Farmington City.

10-2-050: MECHANICAL CODE:

The International Mechanical Code (IMC), ~~2015~~ 2024 edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Mechanical Code of Farmington City.

10-2-060: FUEL GAS CODE:

The International Fuel Gas Code (IFGC), ~~2014~~ 2024 edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Fuel Gas Code of Farmington City.

10-2-070: ELECTRICAL CODE:

The National Electrical Code (NEC), ~~2017~~ 2023 edition, issued by the National Fire Protection Association as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Electrical Code of Farmington City.

10-2-080: ENERGY CONSERVATION CODE:

The International Energy Conservation Code (IECC), ~~2015~~ 2024 edition, issued by the International Code Council, as adopted and amended by the State of Utah, subject to Utah Code Annotated section 15A-2-102(1), the HUD Code, and subject to Utah Code Annotated section 15A-4-103, and appendix E of the 2015 edition of the International Residential Code, is hereby adopted and incorporated herein by reference as the Energy Conservation Code of Farmington City.

10-2-082: SWIMMING POOL AND SPA CODE:

The residential provisions of the International Swimming Pool and Spa Code, 2024 edition, issued by the International Code Council as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Swimming Pool and Spa Code of Farmington City as it relates to residential swimming pools and spas.

10-2-090: MANUFACTURED HOUSING CODES:

Subject to the provisions of Utah Code Annotated section 15A-2-104, as amended, the following codes and standards are hereby adopted by Farmington City and incorporated herein by reference: the federal manufactured housing construction and safety standards act (HUD code), issued by the department of housing and urban development and published in 24 CFR parts 3280 and 3282, as revised April 1, 1990, and as adopted by the state of Utah; appendix E of the 2015 edition of the international residential code as adopted herein in section 10-2-030 of this chapter and adopted by the state of Utah; the 2005 edition of the NFPA 225 model manufactured home installation standard issued by the National Fire Protection Association, as adopted by the state of Utah.

10-2-100: ABATEMENT OF DANGEROUS BUILDINGS CODE:

The ~~uniform~~ Uniform ~~code~~ Code for the ~~abatement~~ Abatement of ~~dangerous~~ Dangerous ~~buildings~~Buildings, 1997 edition, issued by the International Conference Of Building Officials, is hereby adopted and incorporated herein by reference as the abatement of dangerous buildings code of Farmington City.

10-2-110: PROPERTY MAINTENANCE CODE:

The ~~international~~ International ~~property~~ Property ~~maintenance~~ Maintenance ~~code~~Code, ~~2012~~ 2024 edition, as issued by the International Code Council~~Conference Of Building Officials~~ and adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the property maintenance code of Farmington City.

10-2-111: EXISTING BUILDING CODE:

The International Existing Building Code, 2024 edition, as issued by the International Code Council and adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the existing building code of Farmington City.

10-2-112: FIRE CODE:

The ~~international~~ International ~~fire~~ Fire ~~code~~ Code (IFC), ~~2015~~ 2024 edition, issued by the International Code Council, as adopted and amended by the state of Utah, including appendices: appendix B, fire flow requirements for buildings; appendix D, fire apparatus access roads (sections D101 through D105); appendix F, hazard ranking; appendix I, fire protection systems-unsafe conditions; and appendix J, emergency responder radio coverage; the National Fire Protection Association, NFPA 96, standard for ventilation control and fire protection of commercial cooking operations, 2008 edition, as adopted and amended by the state of Utah; and the National Fire Protection Association, NFPA 1403, standard on live fire training evolutions, 2007 edition, as adopted and amended by the state of Utah, are hereby adopted and incorporated herein by reference as the fire code of Farmington City. ~~Local amendments adopted by Farmington City that are in effect on June 30, 2013, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC, shall remain in full force and effect and are hereby grandfathered pursuant to Utah Code Annotated section 15A-5-301 of the state fire code adoption act.~~

10-2-113: WILDLAND URBAN INTERFACE CODE – INTERFACE AREA:

A. The International Wildland-Urban interface Code (WUI), 2024 edition, issued by the International Code Council, as amended and adopted by the State of Utah, is hereby adopted and incorporated by reference as the wildland-urban interface code for Farmington City.

B. The City Council shall designate, by ordinance, the wildland interface area, as defined in the International Wildland-Urban Interface Code.

10-2-114: LOCAL AMENDMENTS:

The construction codes adopted herein shall include any and all local amendments adopted by Farmington City and approved by the state in accordance with applicable local amendment procedures.

10-2-115: CONFORMANCE WITH OTHER ORDINANCES:

Any construction, alteration or improvement of any building or structure within the city shall also comply with other relevant city ordinances and regulations, including, but not limited to, subdivision, zoning and fire provisions. The provisions of this title and the construction codes adopted herein are intended to be interpreted and administered in conformance with such other ordinances. Whenever a conflict exists between any provisions, the more restrictive standard or provision shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

10-2-116: DEFINITION:

As used in this chapter, the phrase "as adopted and amended by the state of Utah" shall mean the code referenced in each section of this chapter (e.g., international building code, national electrical code, etc.), duly adopted by the city; and shall also mean and include any later amendments or revisions to the code approved by the state of Utah or by the city.

10-2-117: LATER ENACTMENTS:

In the event the state of Utah adopts or enacts a more recent version of any code referenced in this chapter or in Utah Code Annotated title 15A, that by virtue of its adoption by the state would require an amendment to this chapter, this chapter shall be deemed amended to adopt the newer version of the code on the effective date thereof.

CHAPTER 10

AUTOMATIC FIRE SPRINKLER SYSTEMS IN SINGLE-FAMILY DWELLINGS

10-10-010: PURPOSE:

The requirements of this chapter shall increase the safety of occupants of single-family dwellings, occupants of adjacent dwellings, and to enhance the protection of property. The provision for automatic fire suppression aids in extinguishment and containment of fire within the structure, the safe and timely egress from the dwelling, and the safety of first responders in attempting fire suppression and rescue operations.

10-10-020: DEFINITIONS:

The following definitions apply to this chapter:

"COMBINED TOTAL FLOOR AREA" means the total floor area of all floor levels within the exterior walls of the dwelling unit, including attached garages.

"DEFENSIBLE SPACE" means an area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate of an advancing wildfire and to create an area for fire suppression operations to occur.

[OTHER DEFINITIONS AS APPLICABLE OR DESIRED – PICK MOST LIKELY STRESS POINTS OR LOOPHOLES]

10-10-030: APPLICABILITY

A. The provisions of section 10-10-040 apply to a single-family dwelling if any one of the following conditions apply to the single-family dwelling:

   1. It is built within the Wildland-Urban Interface Area, designated by the City pursuant to 10-2-113 of the City Code, and does not meet the minimum standards indicated in the Wildland-Urban Interface Code, as amended;

   2. It has a combined total floor area exceeding 10,000 square feet;

3. It is located greater than 800 feet from a public fire hydrant; or

4. Its sole vehicular access has more than 500 continuous feet of 10% or higher grade.

B. Notwithstanding subsection A of this section, a single-family dwelling is not subject to these restrictions if all of the following criteria apply to the dwelling:

1. It is located outside of the Wildland-Urban Interface Area;

2. It is built on a one-lot subdivision; and

3. It has at least fifty feet of defensible space on all sides of the dwelling that limits the propensity of fire spreading from the dwelling to another property.

10-10-040: REQUIREMENT:

A. New Construction. Beginning July 1, 2026, applications for newly constructed single-family dwellings that meet the criteria in section 10-10-030 and are not exempted, shall install automatic sprinkler systems during construction, and shall not obtain a certificate of occupancy until the automatic sprinkler system has been installed and passed inspection.

B. Additions. Beginning July 1, 2026, a single-family dwelling that increases its combined total floor area to greater than 10,000 square feet shall be required to install an automatic sprinkler system in all areas of expansion, if the addition increases the combined total floor area for the dwelling by greater than thirty percent (30%).

10-10-050: LIABILITY FOR DISABLING AUTOMATIC FIRE SUPPRESSION SYSTEM:

If it is determined that a property owner, or an agent of a property owner, of a single-family dwelling subject to this chapter knowingly or recklessly disabled, disconnected or otherwise rendered an automatic fire sprinkler system inoperable, then the property owner shall be strictly liable for:

A. Injuries to occupants of neighboring structures caused by a fire originating at the property owner's single-family dwelling, and

B. Property damaged or destroyed by a fire originating at an owner's single-family dwelling.

Exhibit B

FARMINGTON CITY

Wildland Interface Area

(Derived from the Utah Division of Natural Resources Wildfire Hazard Smoothed Strcuture Exposure Score map data)

1:35,000

Legend

- 2 - Low Exposure
- 3 - Moderate Exposure
- 4 - Moderate Exposure
- 5 - High Exposure
- 6 - High Exposure

0 1,500 3,000 4,500 6,000 Feet

0 320 640 960 1,280 Meters

N W E S FC

Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Farmington City
Planning Commission Staff Report
June 18, 2026

Item 3b: Special Exception – Wilson Building Height Special Exception

Public Hearing:	No
Application No.:	26-19
Property Address:	285 E State St
General Plan Designation:	NR (Neighborhood Residential)
Zoning Designation:	OTR -F (Original Townsite Residential-Foothill)
Area:	0.47 ac
Number of Lots:	1
Property Owner:	Clark and Shannon Wilson
Applicant:	Clark Wilson

Request: *The applicants are seeking approval for a special exception maximum accessory building height in the OTR zone of 15 feet.*

Background Information

This special exception is for a requested increased building height up to 20% of the required 15 maximum accessory building height, for a building that is 18 feet tall at the midpoint of the tallest pitch.

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.
2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:
   a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
   b. Will not create unreasonable traffic hazards;
   c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

Suggested Motion

Move that the Planning Commission approve the special exception for increased building height up to 18 feet for the accessory building located at 285 E State St, subject to all applicable Farmington City development standards and ordinances, and the following conditions:

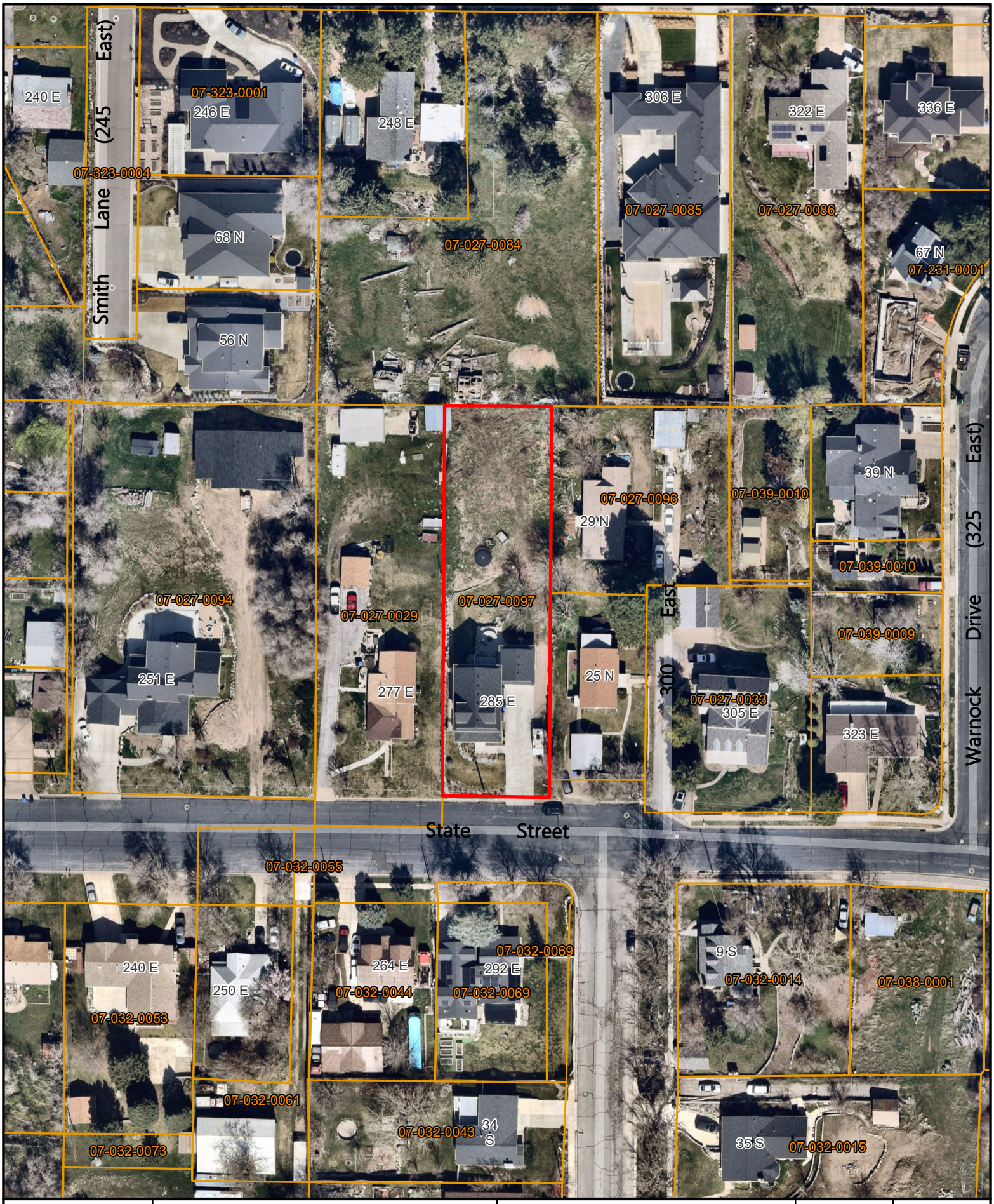
1. That the Fire Department approve the distance from State St to the accessory building.
2. The building complies with all other applicable New Construction Design Guidelines per the OTR zone (11-17-070), as well as all other applicable ordinance of the underlying zone.

Findings:

1. The project is located on a parcel of sufficient size to accommodate the special exception.
2. The project otherwise complies with the special exception approval standards of 11-3-045.

Supplemental Information

1. Vicinity Map
2. Site plan
3. Elevations



FARMINGTON
MORE TIME FOR LIVING

VICINITY MAP

285 E State St

0 25 50 75 100 Feet

0 10 20 30 40 Meters

N W FC E S

Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

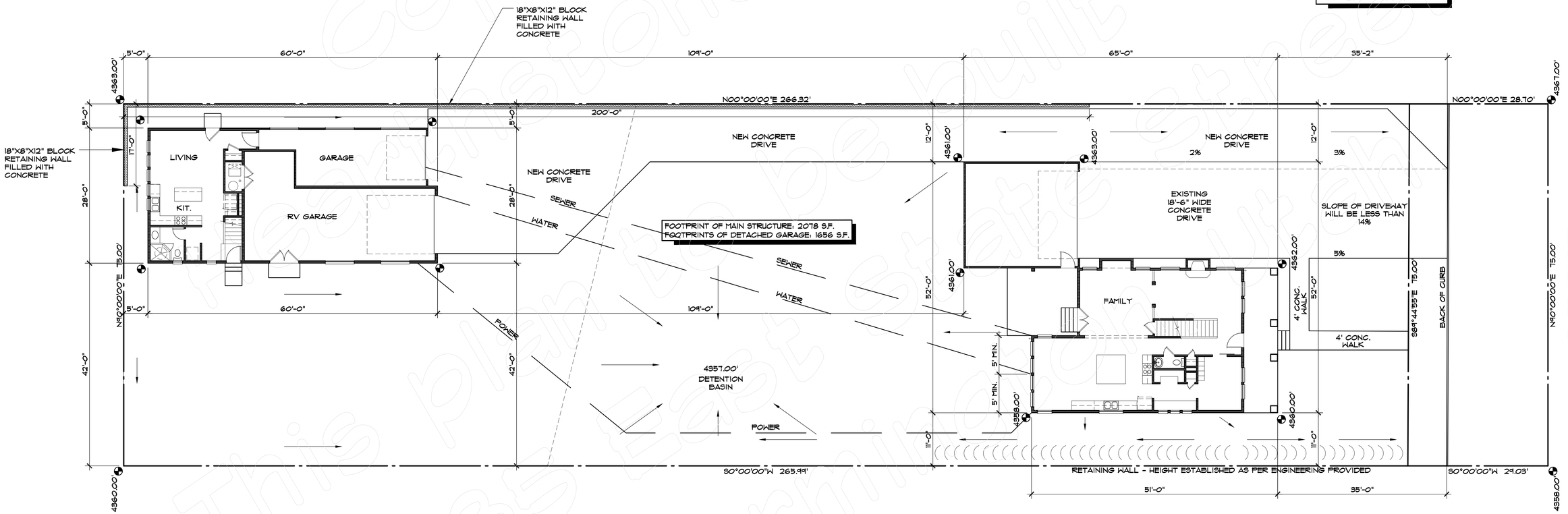
GENERAL SITE NOTES:

1. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%)
3. STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
4. GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
5. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING TO BLEND WITH ADJACENT LOTS.
6. TOP OF FND MUST BE SET HIGH ENOUGH TO ALLOW 6" EXPOSED, 6" SLOPE IN 10', AND ENOUGH DROP TO ALLOW DRAINAGE OF LOT IN COMPLIANCE WITH GRADING AND SITE PLANS.
7. A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO OR MASONRY WORK. WASHOUT ON THE GROUND IS PROHIBITED.

THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY OTHERS. ALTHOUGH EVERY EFFORT IS MADE TO ENSURE ACCURACY, HEARTHSTONE DESIGN ASSUMES NO LIABILITY FOR THE PLACEMENT OF THE HOUSE ON THE LOT. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY ALL ACTUAL SITE CONDITIONS AS WELL AS COMPLIANCE WITH ALL LOCAL ORDINANCES, EASEMENTS, SETBACKS ETC.

SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DRAINAGE WATER SHALL DRAIN TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).

ELEVATIONS (ASSUMED)
TOP OF FTG (8' FND.) = 91'-0"
TOP OF FTG (9' FND.) = 90'-0"
GARAGE = 98'-6"
TOP OF FND. = 99'-0"
MAIN FLOOR = 100'-0"



SITE PLAN
SCALE: 1"=10'

285 EAST STATE STREET
FARMINGTON, UTAH

THIS PLAN IS SPECIFIC TO THE LOT INDICATED IN THE TITLEBLOCK. ANY OTHER USE IS PROHIBITED.

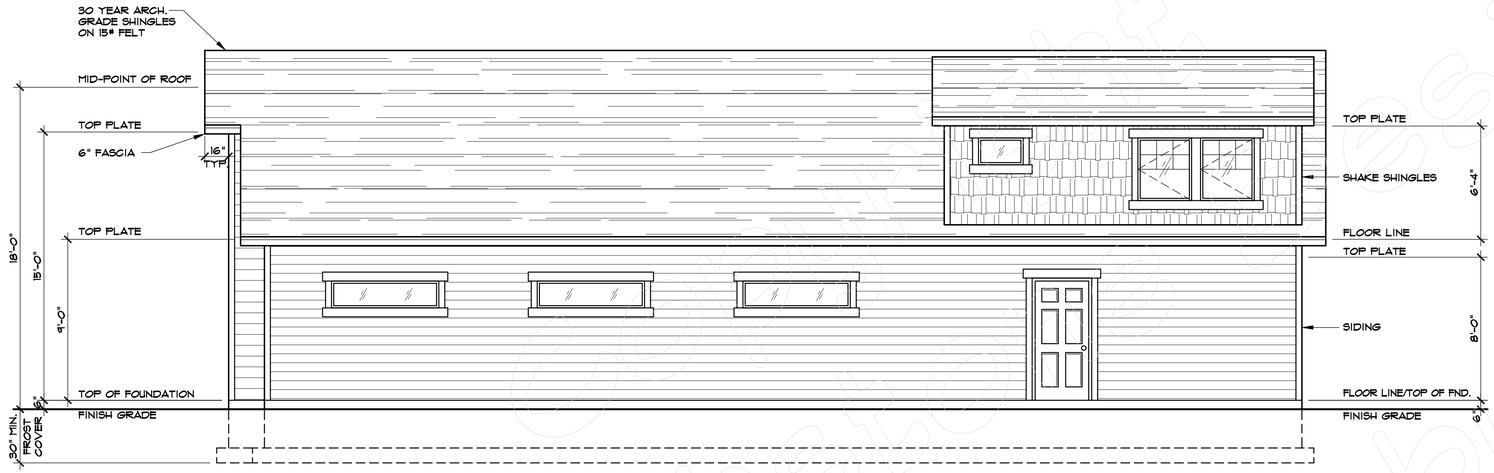
COPYRIGHT
THIS ELECTRONIC (.pdf) FILE IS PROVIDED AS REFERENCE MATERIAL ONLY.
Hearthstone Home Design
ELECTRONIC MODIFICATION IS NOT PERMITTED
CITY SET
THESE PLANS ARE THE PROPERTY OF HEARTHSTONE DESIGN, INC. AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF HEARTHSTONE DESIGN, INC.
THIS SET OF PLANS IS SPECIFIC TO THE LOT INDICATED. ANY OTHER USE IS PROHIBITED.

Hearthstone Home Design
© Copyright 2019 Hearthstone Design, Inc. All Rights Reserved
Toll Free: 1-866-298-2505
www.hearthstonedesign.com

SHANNON WILSON
285 EAST STATE STREET
FARMINGTON, UTAH
DATE: 9 APRIL 2026

WILSON GARAGE

SHEET S



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

COPYRIGHT
THIS ELECTRONIC (pdf) FILE IS PROVIDED AS REFERENCE MATERIAL ONLY
Hearthstone Home Design
ELECTRONIC MODIFICATION IS NOT PERMITTED

CITY SET

THESE PLANS ARE THE PROPERTY OF HEARTHSTONE DESIGN, INC. AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF HEARTHSTONE DESIGN, INC.
THIS SET OF PLANS IS SPECIFIC TO THE LOT INDICATED. ANY OTHER USE IS PROHIBITED.

MASONRY NOTE:

1. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION RESISTANT METAL TIES OF NOT LESS THAN 22 GAx1/8" SPACED NOT MORE THAN 24"o.c. HORIZONTAL AND SUPPORT A MAXIMUM OF 2 SQUARE FEET OF WALL AREA. AROUND WALL OPENINGS GREATER THAN 16" ADDITIONAL TIES ARE REQUIRED TO BE SPACED A MAXIMUM OF 36"o.c. AND BE WITHIN 12" OF THE OPENING. PROVIDE 26 GAUGE FLASHING FROM FOUNDATION UP FIRST 3 COURSES. CULTURED STONE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. FOR BRICK SUPPORT OVER OPENINGS, SEE VENEER LINTEL REQUIREMENTS OF IRC R703.8.3.
3. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS @ 33"o.c. AND BE NO LESS THAN 3/16 LOCATED IMMEDIATELY ABOVE FLASHING. FLASHING TO BE 26 GAUGE FROM FOUNDATION UP FIRST THREE COURSES.

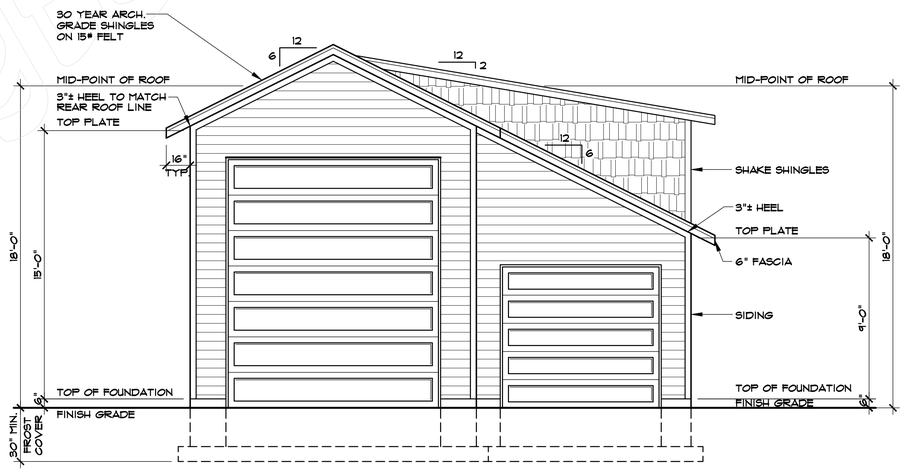
PROVIDE CAULKING AND MINIMUM 4" COUNTER FLASHING AT ALL EXTERIOR DOORS/WINDOWS PER MANUFACTURER INSTALLATION REQUIREMENTS.

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SINGLE FASHION IN A MANNER TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

THIS PLAN IS SPECIFIC TO THE LOT INDICATED IN THE TITLEBLOCK. ANY OTHER USE IS PROHIBITED.

Hearthstone Home Design
© Copyright 2022 Hearthstone Design, Inc. All Rights Reserved
Toll Free: 1-866-298-2505
www.hearthstonedesign.com

SHANNON WILSON
285 EAST STATE STREET
FARMINGTON, UTAH
DATE: 9 APRIL 2026

WILSON GARAGE

SHEET 2