FARR WEST CITY PLANNING COMMISSION SPECIAL MEETING AGENDA

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

Notice is hereby given that the Planning Commission of Farr West City will hold a Special meeting at 6:30 pm on Thursday, July 30, 2026 at the Farr West City Hall, 1986 North 1800 West, Farr West

Call to Order – Vice Chairman Greg Pierce

1. Opening Ceremony
   a. Pledge of Allegiance
   b. Prayer
2. Business Items
   a. Recommendation to the City Council approval or denial of the West Creek Subdivision No. 3 located at approximately 1000 North 1550 West – *BlackPine*
   b. Recommendation to the City Council approval or denial of the West Creek Building V Site Plan located at approximately 1000 North 1550 West - *BlackPine*
   c. Recommendation to the City Council approval or denial of the Legends Subdivision Phase 2 located at approximately 1500 North 2300 West – *Visionary Homes*
3. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the Planning Commission, posted in the City Hall and posted on the Utah Public Meeting Notice Website on July 27, 2026

Lindsay Afuvai
Recorder

Application for Subdivision

Date Submitted 6/11/26

Developer's Name BlackPine - Daniel Stephens

Developer's Mailing Address [redacted]

Developer's Daytime Phone [redacted]

****

Subdivision Name West Creek No. III Subdivision Phase 3

Subdivision Address Approx. 1000 N 1550 W, Farr West UT

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

Acreage of property being divided 9.892 Acreage of entire land parcel 28.755

Number of proposed lots in Subdivision 1 In Phase 1 Number of Phases 3

Title Search Completed (Y) N *Attach Documentation

Available Utilities and Services:

Culinary Water	(Y)	N	
Secondary Water	(Y)	N	Company: Marriott-Slaterville City
Secondary System	Y	(N)	
Adequate Storm Sewer/Drainage	(Y)	N	
Sewer	(Y)	N	
Electric Power	(Y)	N	
Natural Gas	(Y)	N	
Telephone Service	(Y)	N	
Broadband/Fiber Internet	(Y)	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connext: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	(Y)	N	Company:

Application for Subdivision

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

Lowest Elevation of Property: 4,243

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

Does the property contain Wetlands: No Source: Wetlands Study

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

The property has been used for agricultural use.

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

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

****

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed _____ Date 6/12/26

FEE SCHEDULE

Subdivision Plan Processing:

1-4 lots	**$100.00**
5-9 lots	**$100.00 plus $10/lot**
10-24 lots	**$150.00 plus $10/lot**
25 lots +	**$250.00 plus $10/lot**

Engineering Fee Deposit: $125.00/lot/phase

Application Fee $_____ Developer User Fee $_____ Total $_____

Receipt #_____ Date Paid_____ Received by_____

MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: WEST CREEK NO. 3 SUBDIVISION
Final Subdivision Plat and Plans Review

Date: July 27, 2026

Our office has completed a review of the subdivision plat and improvement plans for the referenced subdivision in the Innovation Commercial Zone (ICZ) which abuts Marriott-Slaterville at 1000 North 1550 West. The proposed subdivision includes one large lot and a remainder parcel along with the extension of two public roadways. We have reviewed the submitted information and recommend final subdivision approval at this time with the following comments which will need to be fully addressed prior to beginning construction:

1. Update the dedication language of the parcels and easements on the plat, add lot addresses as provided by our office, and address all review comments on the plat.
2. Revise the detention pond grades on the improvement drawings and address other review comments on the plans.
3. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
4. Obtain final approval letters from Bona Vista Water and Weber Fire District.
5. Prior to construction, the Developer and their Contractor must hold a pre-construction meeting with City staff to review construction requirements.

We will follow-up with the Developer to ensure that these items are addressed prior to construction. Please let me know if you have any questions.

WEST CREEK NO. III SUBDIVISION

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

PLAT NOTES

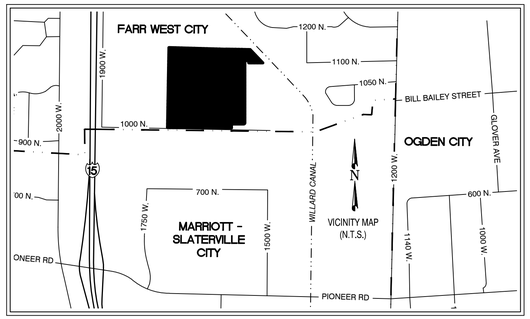
1. Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
2. "R" Restricted Lots - No Basements.
3. By graphic plotting only, this property is is zone(s) X (Other Flood Areas) & AE (Special Flood Hazard Areas) of the Flood Insurance Rate Map No. 49057C0194 F, Community Panel No. 194 of 600, which bears an Effective Date of November 30, 2023.

NARRATIVE

This subdivision plat was created to make 2 (two) Lots and 3 (three) Parcels from the following parcel: 15-031-0027. All record bearings and distances were held.

1 LOT?

3 PARCELS?
15-031-0022,
0023 & 0027



OWNER'S DEDICATION

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

WEST CREEK NO. IIi SUBDIVISION

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

WESTERN BLACKEDGE LLC

By: _____

Print Name: _____

Title: _____

Blair West Creek LLC

By: _____

Print Name: _____

Title: _____

BOUNDARY DESCRIPTION

A parcel of land located in the North Half of Section 12 and the Southwest Quarter of Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the northwesterly corner of West Creek No. 1 Subdivision recorded June 27, 2025 as Entry No. 3374597 in Book 99, at Page 74-75 in the Office of said Recorder, which is 1,095.79 feet S. 00°12'35" E. along the Section Line and 1335.84 feet S. 89°57'35" E. from the Northwest Corner of said Section 12; thence N. 89°57'35" W. 488.71 feet; thence N. 01°01'57" E. 1376.69 feet to a southerly line of Heritage Ranch Subdivision recorded December 29, 2004 as Entry No. 2077169 in Book 60, at Page 89 in the Office of said Recorder; thence along said Heritage Ranch the following two (2) courses: 1) S. 88°24'41" E. 978.76 feet; 2) N. 07°20'18" E. 1.85 feet to the right-of-way line of the Willard Canal shown on that Willard Canal Rights-of-Way Map dated March 22, 1960 having United States Department of the Interior Bureau of Reclamation Project No. 526-412-4971; thence along said right-of-way the following two (2) courses: 1) S. 88°57'56" E. 415.08 feet; 2) S. 43°32'10" E. 319.09 feet; thence West 244.19 feet; thence N. 00°00'47" E. 42.33 feet; thence West 66.00 feet; thence South 1073.24 feet to a point of tangency with a 20.50 - foot radius curve to the right, concave northwesterly; thence Southwesterly 32.32 feet along the arc of said curve, through a central angle of 90°20'32", (Chord bears S. 45°10'16" W. 29.08 feet); thence N. 89°39'28" W. 207.95 feet; thence S. 00°20'32" W. 67.07 feet to a northerly line of said West Creek No. 1 Subdivision; thence along said northerly line of West Creek No. 1 Subdivision the following two (2) courses: 1) N. 89°26'52" W. 460.56 feet; 2) N. 89°57'35" W. 149.83 feet to the **Point of Beginning**.

The above-described parcel contains 1,819,309 sq. ft. in area, or 41.765 acres, more or less.

17-73-504

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-504, and have subdivided said property into lots and streets, together with easements, hereafter to be known as ***WEST CREEK NO. III SUBDIVISION*** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ___ day of _____, 20_____

PROFESSIONAL LAND SURVEYOR
BRIAN F. MITCHELL
5707871
STATE OF UTAH

PRELIMINARY

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of Weber)

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

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____
A Notary Public Commissioned in Utah

NOTARY ACKNOWLEDGMENT

State of Utah)
:ss
County of Weber)

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

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____
A Notary Public Commissioned in Utah

DEVELOPER:

BlackPine

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

OWNER:

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

Blair West Creek ILLC
221 25th Street Ste 213,
Ogden UT 844012301

PREPARED BY:

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

SHEET 1 / 2

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

FARR WEST CITY COUNCIL ACCEPTANCE

This is to certify that this plat, the dedication of streets and other public ways and financial guarantee of the public improvements associated with this subdivision thereon are hereby approved and accepted by the City Council of Farr West City, Utah.
Signed this__ day of_____A.D. 2026.

_____ Attest: City Recorder

_____ Mayor

FARR WEST CITY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the county ordinances applicable thereto and now in force and affect.
Approved as to form this ___ day of _____ A.D. 2026.

_____ Signature

FARR WEST CITY PLANNING COMMISSION

Approved this _____ day of _____ A.D. 2026 by the Farr West City Planning Commission.

_____ Planning Commission

FARR WEST CITY ENGINEER

I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file.

_____ Engineer

_____ Date

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

_____
Date: _____ Time: _____ Book: _____ Page: _____

_____ Fee $

_____ Weber County Recorder

Found Northwest Corner
Section 12, T.6N., R.2W., SLB&M
Weber County Survey 3" Brass Cap
Mon. #6N2W11NE

LOT 13
ANDREW W FISHBURN &
WF HALLI A FISHBURN
15-380-0013

LOT 12
MARC &
GRETCHEN HANSEN
15-380-0012

LOT 11
STEPHEN FISHBURN
15-380-0011

LOT 10
HERITAGE RANCH
SUBDIVISION
E# 2077169, B:60, P:89
LANDON & AMY MOYES
15-380-0010

THE UNITED STATES OF AMERICA
15-001-0006

S88°24'41"E 978.76'
972.01'

N7°20'18"E 1.85'

S88°57'56"E 415.08'

RECORD AS SEPARATE DOCUMENT AND SHOW ENTRY NO. OR ADD TO OWNER'S DEDICATION - CAN'T DEDICATE BY PLAT NOTE OR LABEL

RECORD AS SEPARATE DOCUMENT AND SHOW ENTRY NO. OR ADD TO OWNER'S DEDICATION - CAN'T DEDICATE BY PLAT NOTE OR LABEL

PARCEL B
HEREBY DEDICATED
TO FARR WEST CITY
3,247 Sq. Ft.
0.074 Ac.
Address

PARCEL A
73,044 Sq. Ft.
1.677 Ac.
Address

94.51'
S2°31'36"W
6.75'
8.26'
5.5'
303.71'
89.77'
98.07'
98.07'
98.32'
N88°24'41"W
S89°18'12"E 303.75'
N89°18'12"W 304.27'
1350 NORTH STREET
(Public Right-of-Way)
N89°18'12"W 304.52'
10.0' PUE
42.50'
55.82'
N 1°35'19" E
66.00'
See "DETAIL A"
C7
C6
C2
C5
L2
L1
42.33'
238.68'
WEST 244.19'

USA
15-001-0004
S43°32'10"E 319.09'
WILLARD CANAL

ROADWAY HEREBY DEDICATED TO
FARR WEST CITY
32,519 Sq. Ft.
0.746 Ac.

SHOW 66' ON ROAD SIDE AND
71.50 ON PARCEL C SIDE

VERIFY - I GET
70,291 SF / 1.61 AC

PARCEL B
PARCEL C
1350 NORTH STREET
(Public Right-of-Way)
33.0'
33.0'
N88°24'41"W 98.07'
S 88°24'41" E
40.00'
S 0°00'40" E
40.02'
S 0°00'40" E
98.08'
20.0'
Turn-Around Easement
in favor of
Weber Fire District
N 88°24'41" W
40.02'
LOT 5

"DETAIL A"
1" = 40'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	42.33	N0° 00' 47"E
L2	66.00	N90° 00' 00"W
L3	67.07	S0° 20' 32"W
L4	53.54	N89° 57' 35"W
L5	53.36	S0° 00' 04"E
L6	33.00	N0° 00' 02"W
L7	66.00	N0° 02' 25"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	32.32	20.50	90°20'32"	S45° 10' 16"W	29.08
C2	90.40	58.00	89°18'12"	N44° 39' 06"W	81.52
C3	32.22	20.50	90°02'29"	N45° 01' 11"E	29.00
C4	32.08	20.50	89°39'25"	S44° 49' 46"E	28.90
C5	38.97	25.00	89°18'46"	N44° 38' 50"W	35.14
C6	141.84	91.00	89°18'12"	S44° 39' 06"E	127.91
C7	150.41	96.50	89°18'12"	S44° 39' 06"E	135.64

S. 00°12'35" E. 5343.03' (BASIS OF BEARING)
1095.79'

N1°01'57"E 1376.69'

WESTERN BLACKEDGE LLC
15-031-0026

PARCEL C
1,239,093 Sq. Ft.
28.445 Ac.
Address

LOT 5
430,909 Sq. Ft.
9.892 Ac.
Address

NORTH 1121.82'

SOUTH 1073.24'

1550 WEST STREET
(Public Right-of-Way)

OWNER?

40.0' Cross Access Easement
E#_____.

RECORD AS SEPARATE DOCUMENT AND SHOW ENTRY NO. OR ADD TO OWNER'S DEDICATION - CAN'T DEDICATE BY PLAT NOTE OR LABEL

ROADWAY HEREBY DEDICATED TO
FARR WEST CITY
43,249 Sq. Ft.
0.992 Ac.

66.0' DUTS
Access & Utility
Easement No.3

S 89°41'25" E
66.00'
C3
C2
L5
L7
L4
L6
33.0'
33.0'
367.97'
S89°39'28"E 577.59'
10.0' PUE
364.38'
N89°39'28"W 207.95'
C1
C3
1000 NORTH STREET
(Public Right-of-Way)

468.14'
S89°57'35"E 1335.84' (Tie)
N89°57'35"W 488.71'
N89°57'35"W 149.83'
N89°26'52"W 460.56'

POB

S. 1/2 OF STREET IS
VARIABLE WIDTH

SHOW DIST
TO CL

MOVE STREET
LABEL - CAN'T READ

1 WEST STREET
(Public Right-of-Way)

WEST CREEK NO. 1 SUBDIVISION
E#3374597, B:99, P:74&75
LOT 1-R
WEST CREEK I LLC
15-882-0001

WEST CREEK NO. 1 SUBDIVISION
E#3374597, B:99, P:74&75
LOT 2-R
WEST CREEK II LLC
15-882-0002

Found Southwest Corner
Section 12, T.6N., R.2W., SLB&M
Weber County Survey 3" Brass Cap
Mon. #6N2W14NE

Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Road Right-of-Way
- Adjacent Parcel
- Easement Line
- Lot Line
- Roadway hereby dedicated to Farr West City
- Set Rebar and Cap stamped "CIR"
- Street Monument to be set
- PUE — Public Utility Easement

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

WEST CREEK NO. III SUBDIVISION

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

WEBER COUNTY RECORDER

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee $ _____ Weber County Recorder

Application for Site Plan Approval

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

Date Submitted: 6/11/26

Applicant Name: Daniel Stephens Applicant Address: [redacted]

Phone: [redacted]

Business Name: Western BlackEdge, LLC Application Number:

Business Address: 221 25th Street, Ogden UT 84401 Phone: 801-875-1480

Address and description of site being considered: Approx. 1000 N 1550 W

Building V of the West Creek Business Park. Application materials are believed to be complete and adhere to all FWC requirements and any additional requirements of the Development Agreement. Corresponding subdivision application is being submitted simultaneously.

Tax ID number of site being considered: 15-031-0027

Current zoning of site: Innovation Commercial Zone (ICZ)

FEE SCHEDULE

Application: $100.00 Engineering Deposit: $1,000.00

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

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

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

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

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

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

Approval letters from Weber Fire and Bona Vista are in process and will be obtained from both once city comments have been addressed.

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

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

Intent is to construct building V of the West Creek Business Park, as shown on the site plan. While exact use is still unknown, tenants will need to comply with a permitted use within the ICZ zone.

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

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

Signature of Applicant:

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

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

Owner Signature	Print Name: Daniel Stephens
Owner Signature	Print Name

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

Owner Signature	Print Name
Owner Signature	Print Name
Authorized Agent Signature	Signature of City Recorder/Clerk (Not Required if Notarized)

State of Utah)
§
County of Weber)

On this 11th day of June, in the year 2026, before me Genneva Blanchard, a notary public, personally appeared Daniel Stephens, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.

GENNEVA BLANCHARD
Notary Public, State of Utah
Commission # 739447
My Commission Expires On
September 30, 2028

NOTARY PUBLIC

S

E
A
L

State of Utah)
§
County of _____)

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

_____
NOTARY PUBLIC

S
E
A
L

For City Use:

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

MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: WEST CREEK BUILDING 5
Site Plan Review

Date: July 27, 2026

Our office has completed a review of the site plan for Building 5 in the West Creek No. 3 Subdivision located in the Innovation Commercial Zone (ICZ) which abuts Marriott-Slaterville at approximately 1550 West 1000 North. The site includes a 165,484 square foot building along with associated parking, loading docks, and landscaping around the perimeter of the site. We recommend approval of the site plan at this time with the following comments being fully addressed prior to construction:

1. Add a curb inlet box near the west entrance on 1550 West to capture storm water runoff from the parking lot before it goes to the public road.
2. Provide a Storm Water Quality Report, following the State template, which addresses Low Impact Development (LID) design and the water quality retention requirement.
3. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
4. Enter into a Long-Term Storm Water Maintenance Agreement with the City and record that with the property. This agreement will commit the property owner to maintain their storm drain system and will give the City the authority to inspect the system and enforce proper maintenance.
5. Prior to construction, the Developer and their Contractor must hold a pre-construction meeting with City staff to review construction requirements.

We will follow-up with the Developer to ensure that these items are addressed prior to construction. Please let me know if you have any questions.

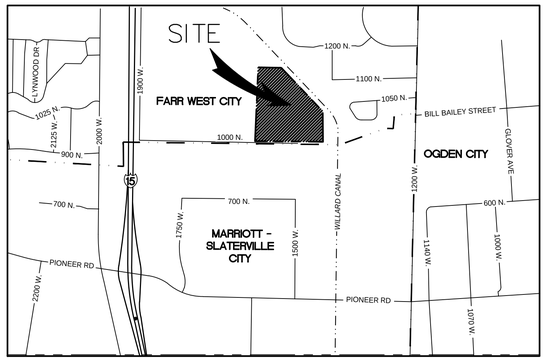
WEST CREEK-BUILDING 5

1000 N 1550 WEST
FARR WEST, UTAH

JUNE 15, 2026

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
EASEMENT LINE		PROPOSED FIRE HYDRANT	
4240.0	PROPOSED GRADE CONTOURS		EXISTING STREET LIGHT
4240.0	EXISTING GRADE CONTOURS		PROPOSED STREET LIGHT
EXISTING CURB			PROPOSED PARKING LOT LIGHT
PROPOSED CURB AND GUTTER		WM	EXISTING WATER METER
PROPOSED CURB WALL		WV	EXISTING WATER VALVE
REVERSE PAN CURB & GUTTER		GV	EXISTING GATE VALVE
SS	EXISTING SEWER		EXISTING OVERHEAD POWER POLE
SS	PROPOSED SEWER	TBC	TOP BACK CONCRETE
W	EXISTING WATER	FF	FINISHED FLOOR
W	PROPOSED WATER	HW	HIGH WATER
F	EXISTING FIRE LINE	TOG	TOP OF GRATE
F	PROPOSED FIRE LINE	TOL	TOP OF LID
SD	EXSITING STORM DRAIN	IE	INVERT ELEVATION
SD	PROPOSED STORM DRAIN	EX	EXISTING
RD	PROPOSED ROOF DRAIN	NG	NATURAL GROUND
G	EXISTING GAS	TA	TOP OF ASPHALT
G	PROPOSED GAS	TC	TOP OF CONCRETE
OHP	EXISTING OVERHEAD POWER	EC	EDGE OF CONCRETE
UGP	EXISTING UNDERGROUND POWER	EA	EDGE OF ASPHALT
UGP	PROPOSED UNDERGROUND POWER	TOW	TOP OF WALL
T	EXISTING TELEPHONE LINE	TG	TOP OF GRAVEL
T	PROPOSED TELEPHONE LINE	TL	TOP OF LANDSCAPING
FO	EXISTING FIBER OPTIC LINE	TS	TOP OF SIDEWALK
FO	PROPOSED FIBER OPTIC LINE	PROP	PROPOSED
PROPOSED CONCRETE		39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED
PROPOSED ASPHALT			
PROPOSED LANDSCAPING			



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
GN	GENERAL NOTES
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C3.0	UTILITY PLAN
C3.1	PRIVATE SEWER LATERAL – PLAN & PROFILE
C4.0	DETAIL SHEET
C4.1	BONA VISTA DETAIL SHEET
C4.2	FARR WEST DETAIL SHEET
C4.3	STORM DRAIN DETAIL SHEET
C5.0	EROSION CONTROL PLAN (SWPPP)
C5.1	EROSION CONTROL DETAIL SHEET

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIRMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
8. INSTALL ALL SIDEWALKS PER CITY STANDARDS
9. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS.
10. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
11. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
12. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
13. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
14. THRUST BLOCKS TO BE INSTALLED PER BONA VISTA STANDARDS.
15. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
16. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
17. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4½", AND 2½" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4½" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

CIVIL ENGINEER:

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

ARCHITECT:

AE URBIA
909 W SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: ANDREW BOLLSCHWEILER
PH: (801) 746-0456

Blue Stakes of UTAH 811 — Blue Stakes.org

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

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

WEST CREEK BUILDING 5
FARR WEST, UTAH
COVER SHEET

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/15/26
STATE OF UTAH

SHEET NO.
CV

PROJECT ID	DATE:
A-1000	06/15/26
FILE NAME: PRJ-WC5	SCALE: 1"=40'

LOT AREAS:

		SQ. FT.	/	ACRES.
LOT		430,909	/	9.892
	BUILDING FOOTPRINT	165,484	/	3.799
	ASPHALT	130,766	/	3.002
	LANDSCAPING	62,343	/	1.431
	CONCRETE	72,316	/	1.660

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	62,343	10.0% REQUIRED
		14.47 % PROVIDED

NOTES:

1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
2. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

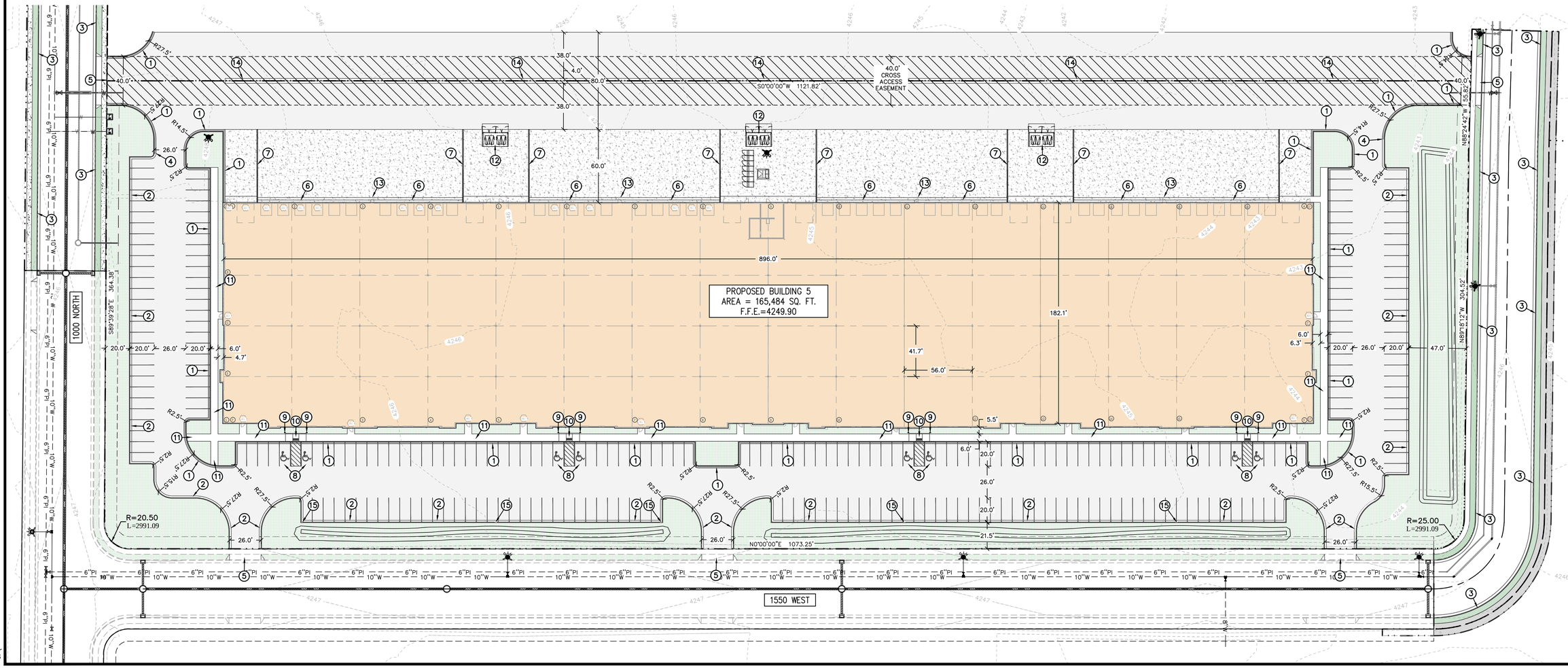
	SQ. FT.	CITY REQ'T	
OFFICE	10,000	50	($\frac{1}{200}$ SQ. FT.)
WAREHOUSE	165,484	165	($\frac{1}{1000}$ SQ. FT.)
TOTAL REQUIRED	215		
TOTAL PROVIDED	276		
ACCESSIBLE SPACES	8	(7 REQ'D 201 TO 300)	

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

SITE PLAN NOTES:

1. PROPOSED 24" REV. PAN CURB & GUTTER. SEE DETAIL 2/C4.0
2. PROPOSED 24" CATCH CURB & GUTTER. SEE DETAIL 1/C4.0
3. CURB & GUTTER, TO BE INSTALLED AS PART OF INFRASTRUCTURE.
4. PROVIDE SMOOTH TRANSITION BETWEEN REV PAN AND CATCH CURB & GUTTER.
5. DRIVE APPROACH PER FARR WEST CITY STANDARDS, INSTALLED PER INFRASTRUCTURE PLANS.
6. INSTALL WARPED ROLL GUTTER PER DETAIL 11/C4.0. SEE GRADING ON SHEET C2.0.
7. PROPOSED DOCK WALLS. SEE STRUCTURAL PLANS FOR DETAILS.
8. PROPOSED ADA PARKING STALLS ALL ADA PARKING STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 10/C4.0
9. PROPOSED ADA PARKING SIGN. SEE DETAIL 11/C4.0
10. PROPOSED ADA RAMP. SEE DETAIL 4/C4.0
11. PROPOSED 6' WIDE SIDEWALK. CROSS SLOPES NOT TO EXCEED 2% SEE DETAIL ON SHEET C5.0
12. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS. SEE SHEET C2.0 FOR CONCRETE PAD SECTION.
13. PROPOSED STAIR SECTION. SEE ARCHITECTURAL PLANS FOR DETAILS.
14. PROPOSED 4' CONCRETE ROLL GUTTER. SEE DETAIL 3/C4.0.
15. INSTALL CURB CUT BEHIND PROPOSED INLETS. SEE DETAIL 13/C4.0.



Blue Stakes of UTAH 811 Bluestakes.org

0 40 80 120

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

- PROPOSED LIGHT ASPHALT SEE DETAIL C4.0
- PROPOSED HEAVY ASPHALT SEE DETAIL C4.0
- PROPOSED CONCRETE SEE DETAIL C4.0

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

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

WEST CREEK BUILDING 5

FARR WEST, UTAH

SITE PLAN

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 06/15/26 STATE OF UTAH

SHEET NO. C1.0

PROJECT ID	DATE:
A-1000	06/15/26
FILE NAME: PRJ-WC5	SCALE: 1" =40'

Blue Stakes of UTAH 811 Bluestakes.org

0 40 80 120

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

PROPOSED BUILDING 5
AREA = 165,484 SQ. FT.
F.F.E.=4249.90

1000 NORTH

1550 WEST

Can an inlet box be installed here to catch the runoff instead of it going to the road?

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

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

WEST CREEK BUILDING 5

FARR WEST, UTAH

GRADING PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/15/26
STATE OF UTAH

SHEET NO.
C2.0

PROJECT ID	DATE:
A-1000	06/15/26
FILE NAME: PRJ-WC5	SCALE: 1"=40'

Blue Stakes of UTAH 811 — Bluestakes.org

0 40 80 120

Scale in Feet

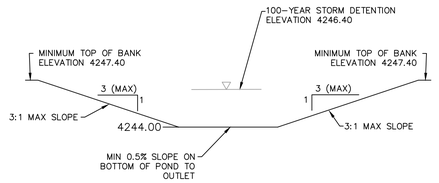
SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

DETENTION AREA

DRAINAGE CALCULATION NOTE

SEE DRAINAGE CALCULATIONS AND DETAILS ON SHEET C4.3.



NORTH POND CROSS-SECTION (TYP)

N.T.S.

EXISTING 18" RCP STORM DRAIN L=39.3'± S=0.17%

Structure – (30) INSTALL BARRACUDA S4 MAX HYDRODYNAMIC SEPARATOR SEE DETAIL SHEET C4.3 TOL=4247.50 I.E. IN (18"N)= 4241.13 I.E. OUT (18"S)= 4241.13

INSTALL 18" ADS SD PIPE L=9.9'± S=0.71%

Structure – (31) INSTALL OUTLET STRUCTURE SEE DETAIL SHEET C4.3 TOL=4248.00 I.E. IN (18"E)= 4241.20 I.E. OUT (18"S)= 4241.20

INSTALL 18" ADS SD PIPE L=166.6'± S=0.15%

INSTALL 12" ADS SD PIPE MARK & CAP END L=50.0'± S=0.20%

Structure – (7) INSTALL 3'x3' SD INLET BOX TOG=4247.18 I.E. IN (18"N)= 4241.45 I.E. IN (15"E)= 4241.45 I.E. OUT (18"W)= 4241.45

Structure – (8) INSTALL 3'x3' SD INLET BOX TOG=4245.58 I.E. IN (18"N)= 4241.65 I.E. IN (12"E)= 4241.65 I.E. IN (12"W)= 4241.65 I.E. OUT (18"S)= 4241.65

Structure – (9) INSTALL 3'x3' SD INLET BOX TOG=4245.58 I.E. IN (18"N)= 4241.82 I.E. IN (12"E)= 4241.82 I.E. IN (12"W)= 4241.82 I.E. OUT (18"S)= 4241.82

Structure – (10) INSTALL 3'x3' SD INLET BOX TOG=4245.58 I.E. IN (18"N)= 4241.99 I.E. IN (12"E)= 4241.99 I.E. IN (12"W)= 4241.99 I.E. OUT (18"S)= 4241.99

Structure – (11) INSTALL 3'x3' SD INLET BOX TOG=4245.58 I.E. IN (18"N)= 4242.16 I.E. IN (12"E)= 4242.16 I.E. IN (12"W)= 4242.16 I.E. OUT (18"S)= 4242.16

Structure – (12) INSTALL 3'x3' SD INLET BOX TOG=4245.58 I.E. IN (18"N)= 4242.33 I.E. IN (12"E)= 4242.33 I.E. IN (12"W)= 4242.33 I.E. OUT (18"S)= 4242.33

Structure – (13) INSTALL 3'x3' SD INLET BOX TOG=4245.58 I.E. IN (18"N)= 4242.50 I.E. IN (12"E)= 4242.50 I.E. IN (12"W)= 4242.50 I.E. OUT (18"S)= 4242.50

Structure – (14) INSTALL 3'x3' SD INLET BOX TOG=4245.58 I.E. IN (18"N)= 4242.67 I.E. IN (12"E)= 4242.67 I.E. IN (12"W)= 4242.67 I.E. OUT (18"S)= 4242.67

Structure – (15) INSTALL 3'x3' SD INLET BOX TOG=4245.58 I.E. IN (18"N)= 4242.84 I.E. IN (12"E)= 4242.84 I.E. IN (12"W)= 4242.84 I.E. OUT (18"S)= 4242.84

Structure – (16) INSTALL 3'x3' SD INLET BOX TOG=4245.58 I.E. IN (18"E)= 4243.00 I.E. IN (12"W)= 4243.00 I.E. OUT (18"S)= 4243.00

INSTALL 18" ADS SD PIPE L=132.8'± S=0.15%

INSTALL 18" ADS SD PIPE L=112.0'± S=0.15%

INSTALL 18" ADS SD PIPE L=112.1'± S=0.15%

INSTALL 18" ADS SD PIPE L=111.9'± S=0.15%

INSTALL 18" ADS SD PIPE L=112.0'± S=0.15%

INSTALL 18" ADS SD PIPE L=112.0'± S=0.15%

INSTALL 18" ADS SD PIPE L=112.0'± S=0.15%

INSTALL 18" ADS SD PIPE L=112.0'± S=0.15%

INSTALL 18" ADS SD PIPE L=109.6'± S=0.15%

DOCK DETENTION AREA

INSTALL 12" ADS SD PIPE L=98.0'± S=1.20%

INSTALL 12" ADS SD PIPE L=98.0'± S=1.38%

INSTALL 12" ADS SD PIPE L=98.0'± S=0.86%

INSTALL 12" ADS SD PIPE L=98.0'± S=1.03%

INSTALL 12" ADS SD PIPE L=98.0'± S=0.51%

INSTALL 12" ADS SD PIPE L=98.0'± S=0.68%

H.W.E.=4246.40

INSTALL 12" ADS SD PIPE L=98.0'± S=0.34%

INSTALL 12" ADS SD PIPE L=98.0'± S=0.20%

INSTALL 18" ADS SD PIPE L=76.1'± S=0.15%

Structure – (52) INSTALL FLARED END SECITON I.E. OUT (15"S)= 4244.00

INSTALL 15" ADS SD PIPE L=161.6'± S=2.12%

Structure – (22) INSTALL 3'x3' SD INLET BOX TOG=4245.70 I.E. OUT (12"W)= 4243.00

Structure – (23) INSTALL 3'x3' SD INLET BOX TOG=4245.69 I.E. OUT (12"W)= 4243.00

Structure – (24) INSTALL 3'x3' SD INLET BOX TOG=4245.70 I.E. OUT (12"W)= 4243.00

Structure – (25) INSTALL 3'x3' SD INLET BOX TOG=4245.70 I.E. OUT (12"W)= 4243.00

Structure – (26) INSTALL 3'x3' SD INLET BOX TOG=4245.70 I.E. OUT (12"W)= 4243.00

Structure – (27) INSTALL 3'x3' SD INLET BOX TOG=4245.69 I.E. OUT (12"W)= 4243.00

Structure – (28) INSTALL 3'x3' SD INLET BOX TOG=4245.70 I.E. OUT (12"W)= 4243.04

Structure – (17) INSTALL 2'x3' SD CURB INLET BOX TOG=4246.87 I.E. IN (18"E)= 4243.11 I.E. IN (15"N)= 4243.11 I.E. OUT (18"W)= 4243.11

Structure – (21) INSTALL 3'x3' SD INLET BOX TOG=4245.69 I.E. OUT (12"W)= 4243.00

Structure – (32) INSTALL 2'x3' SD CURB INLET BOX TOG=4247.42 I.E. IN (15"E)= 4244.88 I.E. OUT (15"W)= 4244.88

PROPOSED BUILDING 5
AREA = 165,484 SQ. FT.
F.F.E.=4249.90

1000 NORTH

INSTALL 15" ADS SD PIPE L=12.9'± S=6.90%

H.W.E.=4246.40

NORTH POND

INSTALL 15" ADS SD PIPE L=114.3'± S=-0.40%

Structure – (33) INSTALL 2'x3' SD CURB INLET BOX TOG=4247.38 I.E. OUT (15"W)= 4244.42

Structure – (39) CONNECT TO ROOF DRAIN I.E. OUT (8"E)= 4245.08

Structure – (40) CONNECT TO ROOF DRAIN I.E. OUT (8"NE)= 4244.90

Structure – (41) CONNECT TO ROOF DRAIN I.E. OUT (8"SE)= 4244.90

Structure – (38) CONNECT TO ROOF DRAIN I.E. OUT (8"SE)= 4244.90

Structure – (42) CONNECT TO ROOF DRAIN I.E. OUT (8"NE)= 4244.90

Structure – (43) CONNECT TO ROOF DRAIN I.E. OUT (8"SE)= 4244.90

Structure – (45) CONNECT TO ROOF DRAIN I.E. OUT (8"SE)= 4244.90

Structure – (44) CONNECT TO ROOF DRAIN I.E. OUT (8"NE)= 4244.90

INSTALL 18" ADS SD PIPE L=248.6'± S=0.15%

INSTALL 8" ADS SD PIPE L=75.4'± S=0.30%

INSTALL 8" ADS SD PIPE L=90.3'± S=0.32%

INSTALL 8" ADS SD PIPE L=81.2'± S=1.86%

INSTALL 8" ADS SD PIPE L=92.6'± S=0.31%

INSTALL 8" ADS SD PIPE L=91.7'± S=0.86%

INSTALL 8" ADS SD PIPE L=92.3'± S=0.86%

INSTALL 8" ADS SD PIPE L=91.9'± S=1.23%

INSTALL 8" ADS SD PIPE L=93.0'± S=1.22%

Structure – (51) INSTALL FLARED END SECITON I.E. OUT (15"S)= 4244.00

Structure – (35) INSTALL 2'x3' SD HOODLESS CURB INLET BOX TOG=4247.39 I.E. IN (10"S)= 4244.85 I.E. IN (8"W)= 4244.85 I.E. OUT (15"N)= 4244.85

INSTALL 15" ADS SD PIPE L=157.8'± S=0.15%

INSTALL 15" ADS SD PIPE L=135.2'± S=0.15%

INSTALL 18" ADS SD PIPE L=200.4'± S=0.15%

INSTALL 18" ADS SD PIPE L=223.5'± S=0.15%

INSTALL 18" ADS SD PIPE L=194.5'± S=0.15%

INSTALL 15" ADS SD PIPE L=14.0'± S=3.72%

Structure – (18) INSTALL 2'x3' SD CURB INLET BOX TOG=4247.20 I.E. IN (18"S)= 4243.48 I.E. IN (15"N)= 4243.48 I.E. OUT (18"W)= 4243.48

Structure – (34) INSTALL 2'x3' SD CURB INLET BOX TOG=4247.00 I.E. OUT (10"N)= 4244.92

INSTALL 10" ADS SD PIPE L=36.3'± S=0.20%

Structure – (36) INSTALL 2'x3' SD HOODLESS CURB INLET BOX TOG=4247.44 I.E. IN (15"S)= 4244.61 I.E. IN (8"SW)= 4244.61 I.E. IN (8"NW)= 4244.61 I.E. OUT (15"N)= 4244.61

Structure – (37) INSTALL 2'x3' SD HOODLESS CURB INLET BOX TOG=4247.45 I.E. IN (15"S)= 4244.41 I.E. IN (8"NW)= 4243.39 I.E. OUT (18"N)= 4244.41

1550 WEST

Structure – (20) INSTALL 2'x3' SD HOODLESS CURB INLET BOX TOG=4247.24 I.E. IN (8"SW)= 4244.11 I.E. IN (8"NW)= 4244.11 I.E. IN (18"S)= 4244.11 I.E. OUT (18"N)= 4244.11

Structure – (19) INSTALL 2'x3' SD HOODLESS CURB INLET BOX TOG=4247.22 I.E. IN (18"S)= 4243.77 I.E. IN (8"SW)= 4243.77 I.E. IN (8"NW)= 4243.77 I.E. OUT (18"N)= 4243.77

see comment on C2.0

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

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

WEST CREEK BUILDING 5

FARR WEST, UTAH

DRAINAGE PLAN

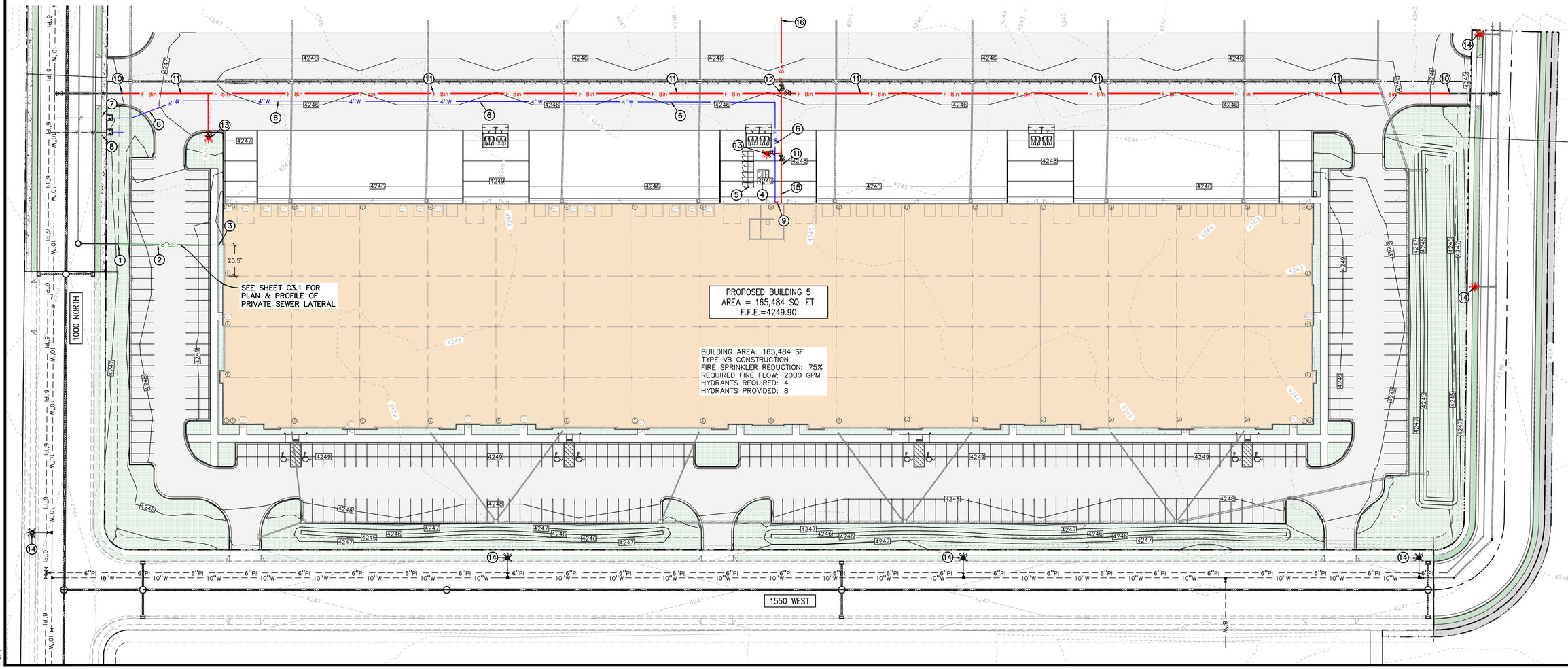
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/15/26
STATE OF UTAH

SHEET NO.
C2.1

PROJECT ID	DATE:
A-1000	06/15/26
FILE NAME: PRJ-WC5	SCALE: 1"=40'

UTILITY SHEET NOTES:

1. CONNECT TO 8" PVC PRIVATE SEWER STUB AND INSTALL CLEANOUT. STUB TO BE INSTALLED WITH INFRASTRUCTURE PLANS. I.E.=4240.89.
2. INSTALL 82.8'± OF 8" PVC PRIVATE SEWER PIPE, S=0.5%.
3. END PIPE 5' FROM BUILDING. I.E.=4241.30. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
4. PROPOSED TRANSFORMER, SEE SITE ELECTRICAL PLAN FOR DETAILS.
5. PROPOSED SWITCHGEAR, SEE SITE ELECTRICAL PLAN FOR DETAILS.
6. INSTALL 4" PVC C-900 WATER LATERAL, END PIPE 5' FROM BUILDING.
7. CONNECT TO 2" WATER METER AND INSTALL 2" POLY WATER LATERAL FOR 5' THEN TRANSITION TO 4" PVC C-900 WATER LATERAL. WATER METER TO BE INSTALLED AS PART OF INFRASTRUCTURE PLANS.
8. CONNECT TO 2" IRRIGATION METER. SEE IRRIGATION PLANS FOR CONTINUATION TO BACKFLOW PREVENTOR.
9. INSTALL WALL MOUNTED FDC AND KNOX BOX 1650 OR 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
10. CONNECT TO PRIVATE 8" PVC C-900 FIRE LINE STUB. FIRE LINE STUB TO BE INSTALLED AS PART OF THE INFRASTRUCTURE PLANS.
11. INSTALL PRIVATE 8" PVC C-900 DR-18 FIRE LINE.
12. INSTALL 8" CROSS W THRUST BLOCKS PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS.
13. INSTALL FIRE HYDRANT AND 6" GATE VALVE PER WEST BONA VISTA WATER IMPROVEMENT DISTRICT STANDARD PLAN BV-02 ON SHEET C4.2
14. FIRE HYDRANT, INSTALLED AS PART OF INFRASTRUCTURE PACKAGE.
15. INSTALL 8" PVC C-900 DR-18 FIRE LINE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS. END PIPE 5' FROM BUILDING AND SEE FIRE SPRINKLER PLAN FOR CONTINUATION INTO FIRE RISER ROOM
16. INSTALL PRIVATE 8" PVC C-900 DR-18 FIRE LINE. MARK & CAP FOR FUTURE CONNECTION.



Blue Stakes of UTAH 811 Bluestakes.org

0 40 80 120

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

FIRE SPRINKLER BACKFLOW NOTE.
A BACKFLOW PREVENTER VALVE IS TO BE INSTALLED IN THE FIRE RISER ROOM. SEE FIRE SPRINKLER PLANS FOR VAULE LOCATION.

PRIVATE WATER SYSTEM NOTE.
FIRE LINES AND WATER LATERALS ARE PRIVATE STARTED AFTER VALVE IN ROAD.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

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

WEST CREEK BUILDING 5

FARR WEST, UTAH

UTILITY PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/15/26
STATE OF UTAH

SHEET NO.
C3.0

PROJECT ID	DATE:
A-1000	06/15/26
FILE NAME: PRJ-WC5	SCALE: 1"=40'

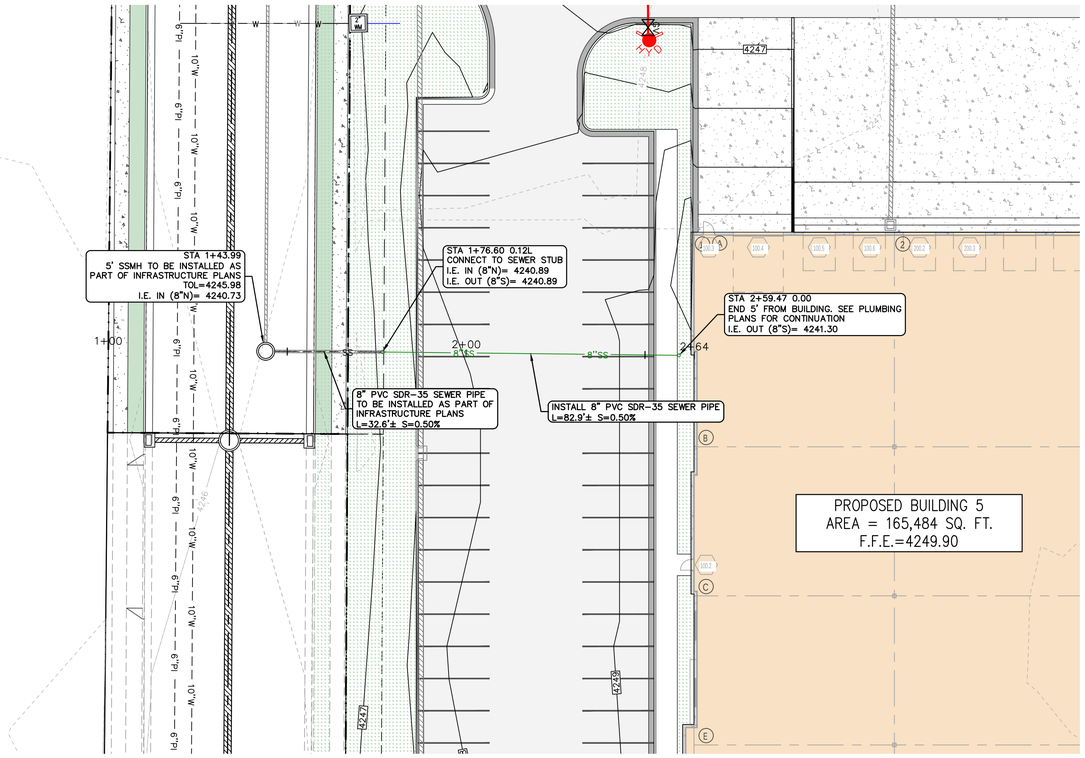
FIRE SPRINKLER BACKBLOW NOTE.
A BACKFLOW PREVENTER VALVE IS TO BE INSTALLED IN THE FIRE RISER ROOM. SEE FIRE SPRINKLER PLANS FOR VAULE LOCATION.

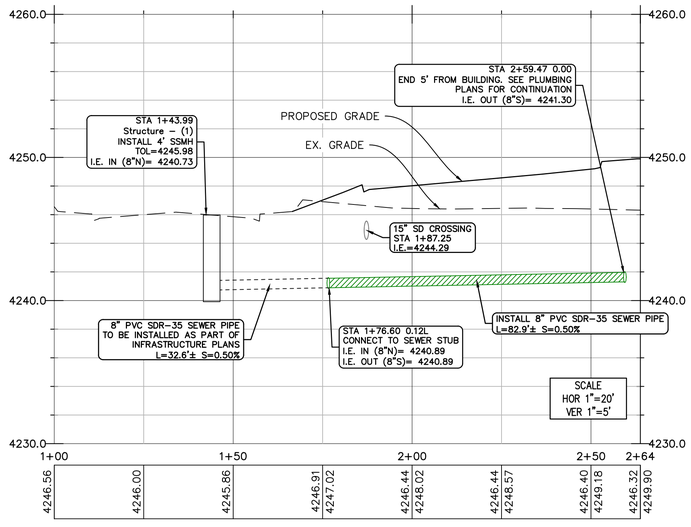
PRIVATE WATER SYSTEM NOTE.
FIRE LINES AND WATER LATERALS ARE PRIVATE STARTED AFTER VALVE IN ROAD.

Blue Stakes of UTAH 811 — Bluestakes.org

0 20 40 60
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND





NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

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

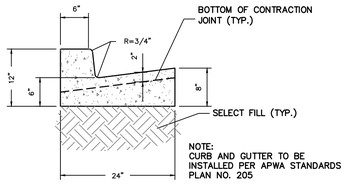
WEST CREEK BUILDING 5

FARR WEST, UTAH

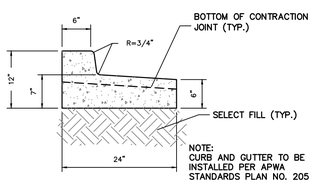
PRIVATE SEWER LATERAL PLAN & PROFILE

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/15/26
STATE OF UTAH

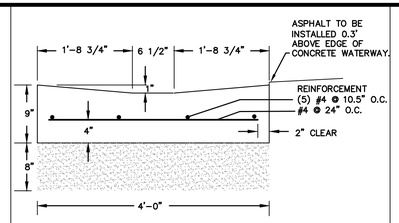
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C3.1	
PROJECT ID: A-1000	DATE: 06/15/26
FILE NAME: PRJ-WC5	SCALE: 1"=20'



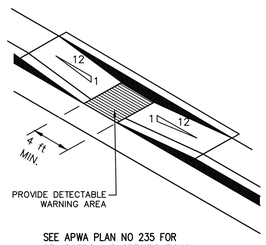
1 24" CURB & GUTTER
N.T.S.



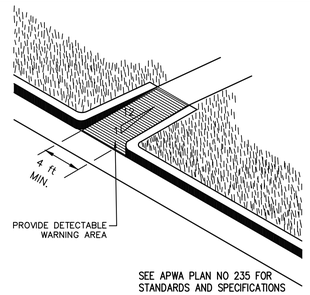
2 24" REVERSE PAN CURB & GUTTER
N.T.S.



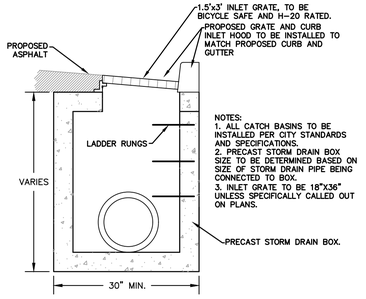
3 4'-0" ROLL GUTTER
N.T.S.



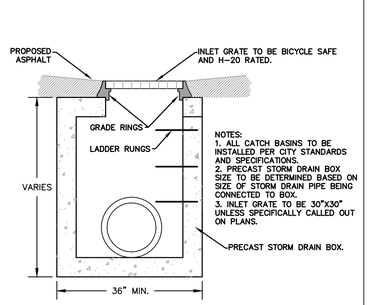
4 ADA RAMP
N.T.S.



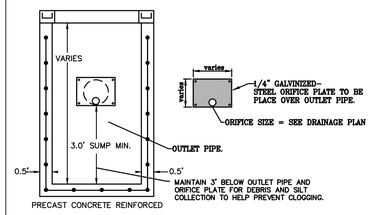
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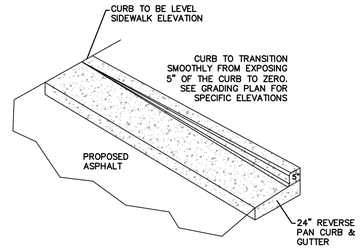
6 STANDARD STORM DRAIN CURB INLET BOX
N.T.S.



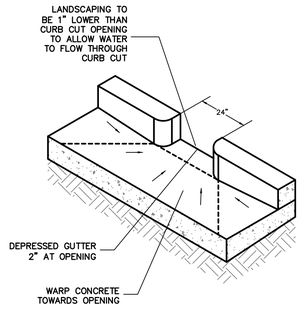
7 STANDARD STORM DRAIN INLET BOX
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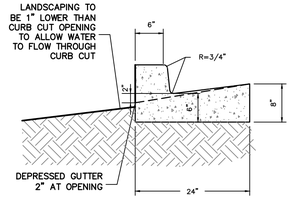


8 ORIFICE PLATE
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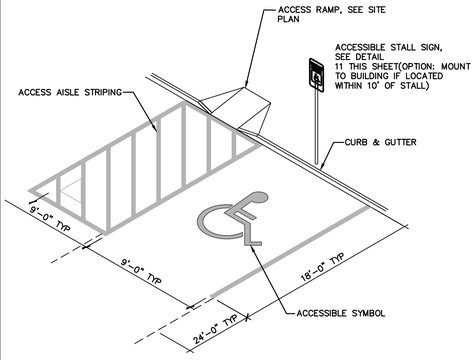


9 TAPER CURB TO SIDEWALK (TYP)
N.T.S.

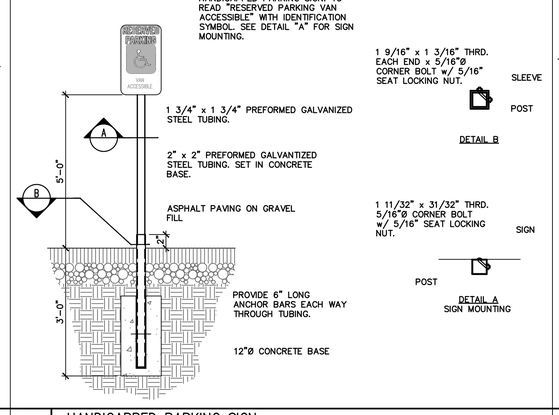




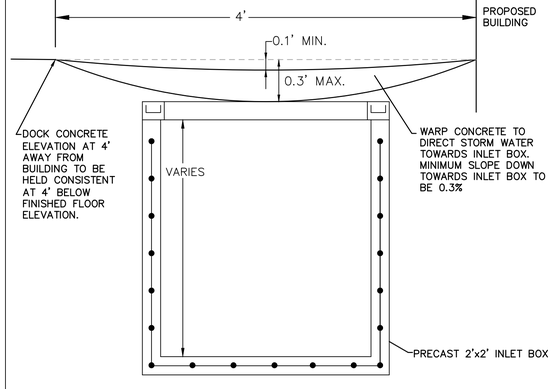
13 24" CURB CUT INLET
N.T.S.



10 ACCESSIBLE PARKING STALL
N.T.S.

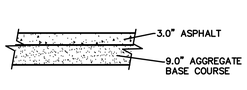


11 HANDICAPPED PARKING SIGN
N.T.S.



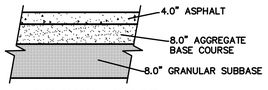
12 DOCK WARPED CONCRETE DETAIL
N.T.S.

PAVEMENT SECTIONS ARE PER THE FEBRUARY 25, 2026, GEOTECHNICAL STUDY BY GSH (JOB NO 3523-021-26). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.



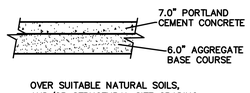
OVER SUITABLE NATURAL SOILS, PROPERLY PREPARED EXISTING FILLS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS.

LIGHT ASPHALT PAVEMENT
N.T.S.



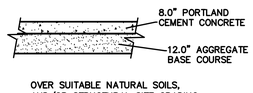
OVER PROPERLY PREPARED NON-ENGINEERED FILLS, SUITABLE NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS.

HEAVY ASPHALT PAVEMENT
N.T.S.



OVER SUITABLE NATURAL SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS. (RIGID PAVEMENTS MUST NOT BE ESTABLISHED OVER NON-ENGINEERED FILLS.

CONCRETE PAVEMENT
N.T.S.



OVER SUITABLE NATURAL SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS. (RIGID PAVEMENTS MUST NOT BE ESTABLISHED OVER NON-ENGINEERED FILLS.

DUMPSTER PAD PAVEMENT
N.T.S.

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South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

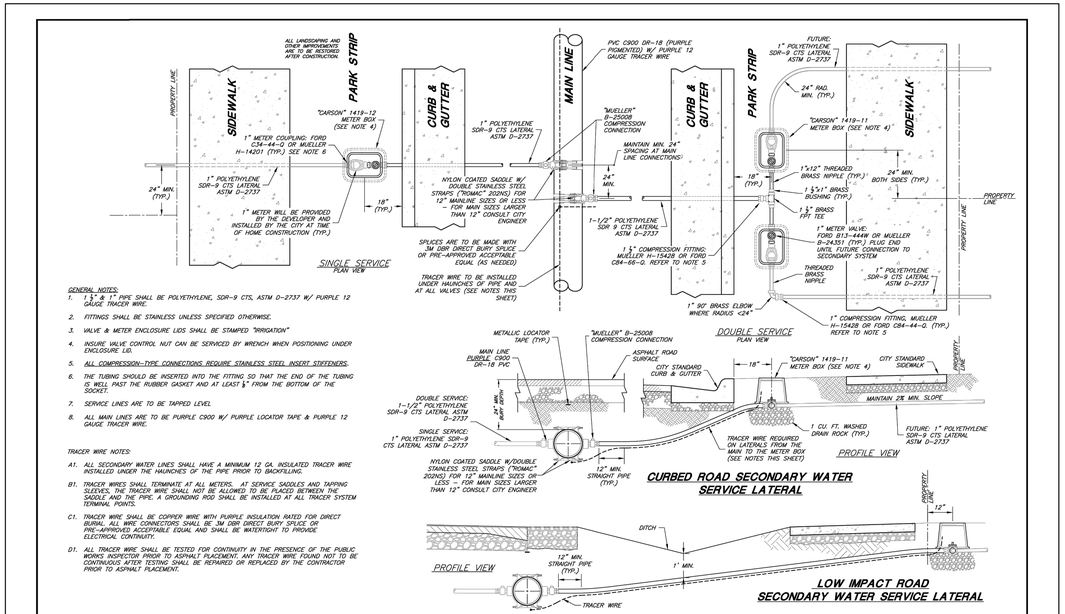
DESIGNER: SDT PROJECT ENGINEER: SDT

WEST CREEK BUILDING 5
FARR WEST, UTAH
DETAIL SHEET

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/15/26
STATE OF UTAH

SHEET NO.
C4.0

PROJECT ID	DATE:
A-1000	06/15/26
FILE NAME: PRJ-WC5	SCALE:



GENERAL NOTES:

1. 1" & 1 ½" & 1" PIPE SHALL BE POLYETHYLENE, SDR-9 CTS, ASTM D-2737 W/ PURPLE 12 GAUGE TRACER WIRE.
2. FITTINGS SHALL BE STAINLESS UNLESS SPECIFIED OTHERWISE.
3. VALVE & METER ENCLOSURE LIDS SHALL BE STAMPED "IRRIGATION"
4. INSURE VALVE CONTROL NUT CAN BE SERVICED BY WRENCH WHEN POSITIONING UNDER ENCLOSURE LID.
5. ALL COMPRESSION-TYPE CONNECTIONS REQUIRE STAINLESS STEEL INSERT STIFFENERS.
6. THE TUBING SHOULD BE INSERTED INTO THE FITTING SO THAT THE END OF THE TUBING IS WELL PAST THE RUBBER GASKET AND AT LEAST ½" FROM THE BOTTOM OF THE SOCKET.
7. SERVICE LINES ARE TO BE TAPPED LEVEL
8. ALL MAIN LINES ARE TO BE PURPLE C900 W/ PURPLE LOCATOR TAPE & PURPLE 12 GAUGE TRACER WIRE.

TRACER WIRE NOTES:

A1. ALL SECONDARY WATER LINES SHALL HAVE A MINIMUM 12 GA. INSULATED TRACER WIRE INSTALLED UNDER THE HAUNCHES OF THE PIPE PRIOR TO BACKFILLING.

B1. TRACER WIRES SHALL TERMINATE AT ALL METERS. AT SERVICE SADDLES AND TAPPING SLEEVES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND THE PIPE. A GROUNDING ROD SHALL BE INSTALLED AT ALL TRACER SYSTEM TERMINAL POINTS.

C1. TRACER WIRE SHALL BE COPPER WIRE WITH PURPLE INSULATION RATED FOR DIRECT BURIAL. ALL WIRE CONNECTORS SHALL BE 3M DBR DIRECT BURY SPLICE OR PRE-APPROVED ACCEPTABLE EQUAL AND SHALL BE WATERTIGHT TO PROVIDE ELECTRICAL CONTINUITY.

D1. ALL TRACER WIRE SHALL BE TESTED FOR CONTINUITY IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR PRIOR TO ASPHALT PLACEMENT. ANY TRACER WIRE FOUND NOT TO BE CONTINUOUS AFTER TESTING, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR PRIOR TO ASPHALT PLACEMENT.

PROJECT ENGINEER — 4/28/2021 — DATE

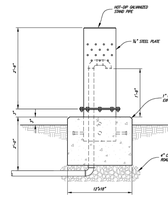
NO.	DATE	APPR.

SCALE: N.T.S.
DESIGNED: BCB
DRAWN: BCB
CHECKED: SJT

JONES & ASSOCIATES CONSULTING ENGINEERS
8080 Fashion Point Drive, South Ogden, Utah 84403 (801) 476-9767

MARRIOTT-SLATERVILLE CITY CORPORATION
PUBLIC WORKS STANDARDS
SECONDARY WATER - TYPICAL SERVICE LATERALS

SHEET: CS-14
37 SHEETS



THRUST PER P.S.I. OF WATER PRESSURE AT VARIOUS FITTINGS				
PIPE SIZE	DEAD END OR TEE	90° ELBOW	45° ELBOW	22 1/2° ELBOW
4	19	27	15	7
6	39	55	30	15
8	67	94	51	26
10	109	154	84	43
12	155	218	119	61
14	210	296	161	82
16	272	383	209	106
18	351	494	269	137
20	434	611	333	169
24	623	878	478	244

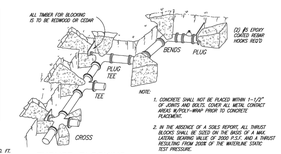
EXAMPLE:

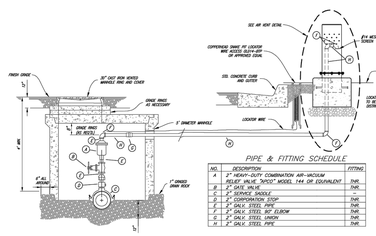
8-INCH 90° ELBOW. PRESSURE 200 LB./SQ. IN. 200 x 155 = 31,000 LBS. THRUST = 31 x 20% = 10,600 LB. ASSUME BEARING STRENGTH OF SOIL = 2000 LB./SQ. FT.

10,600 ÷ 2,000 = 9.4 SQ. FT. AREA OF BEARING REQUIRED FOR THRUST BLOCK

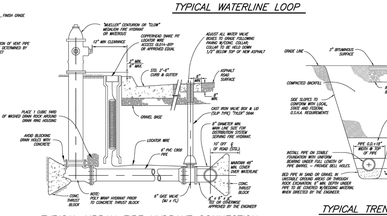
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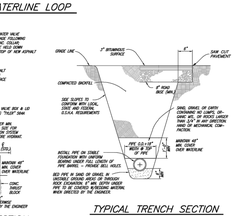
1. IN USING THE ABOVE TABLES, USE THE MAXIMUM OPERATING PRESSURE EXPECTED (I.E. HYDROSTATIC TEST PRESSURE, ROOMICLI SURGE PRESSURE DUE TO PUMP SHUT OFF, ETC.)
2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN THE ABSENCE OF A SOILS REPORT, AN ASSUMED SOIL (EXPANSIVE MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.





NO.	DESCRIPTION	FITTING
A	2" HEAVY-DUTY COMBINATION AIR-VACUUM RELIEF VALVE "A935" MODEL 144 OR EQUIVALENT	THR.
B	2" GATE VALVE	THR.
C	2" CORPORATION NIPPLE	THR.
D	2" CORPORATION STOP	THR.
E	2" DALV. STEEL PIPE	THR.
F	2" DALV. STEEL 90° ELBOW	THR.
G	2" DALV. STEEL UNION	THR.
H	2" DALV. STEEL PIPE	THR.





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J-U-B ENGINEERS, INC.
466 North 900 West
Kaysville, Utah 84037
Phone: 801-547-0393
Fax: 801-547-0397
www.jub.com

WATER SERVICE CONNECTIONS
BONA VISTA WATER IMPROVEMENT DISTRICT
STANDARD DETAIL

FILE - STANDARD DETAILS
J-U-B PROJ. #: 51111.05
DRAWN BY: ZW
DESIGN BY: SJT
CHECKED BY: SJT
— Not Set —
AT FULL SIZE, IF NOT ONE INCH THIS SHEET HAS BEEN SCALED
SHEET NUMBER:
BV-02

C3R | CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

WEST CREEK BUILDING 5
FARR WEST, UTAH
WATER DETAIL SHEET

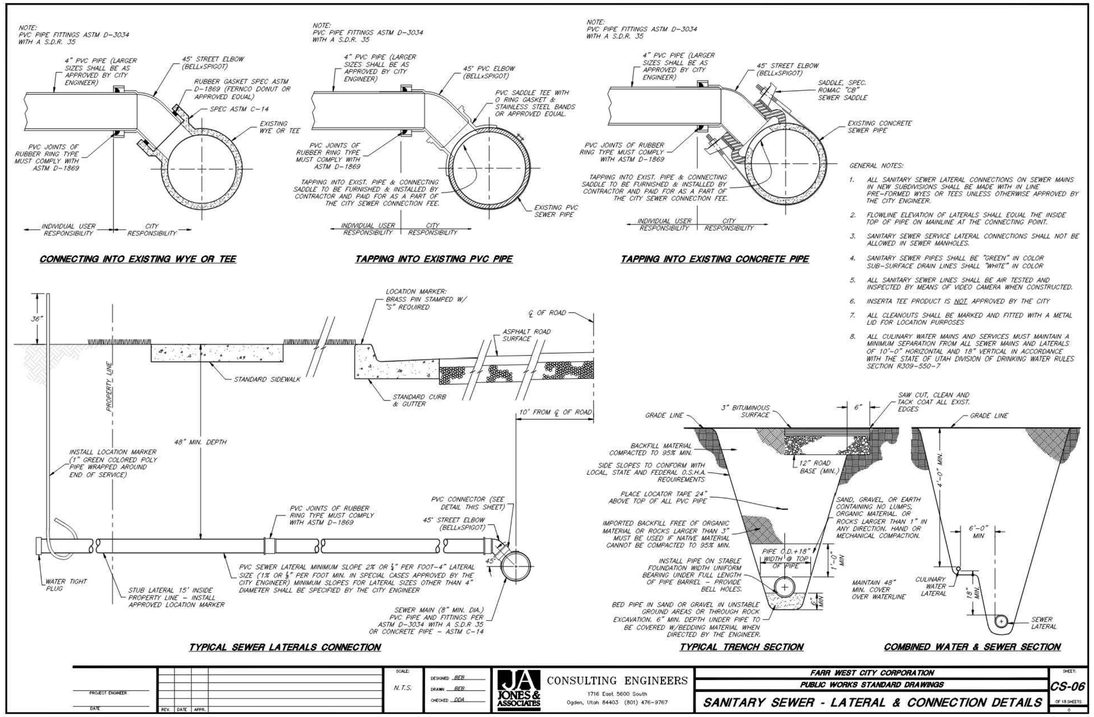
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/15/26
STATE OF UTAH

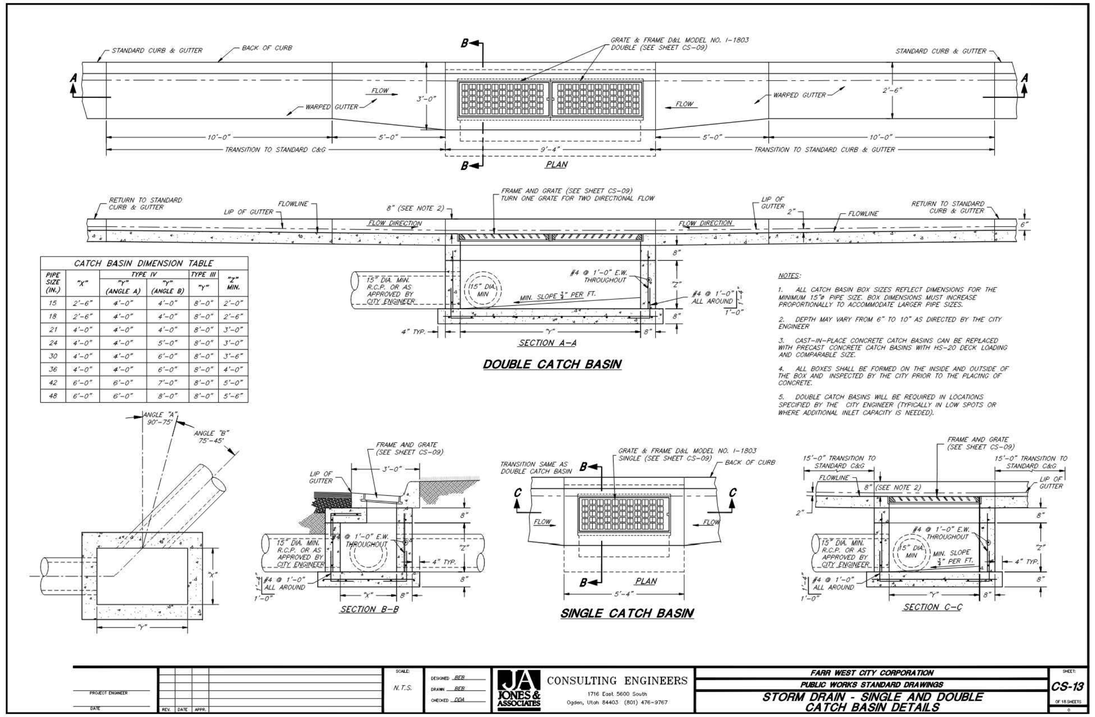
Blue Stakes of UTAH 811 — Bluestakes.org

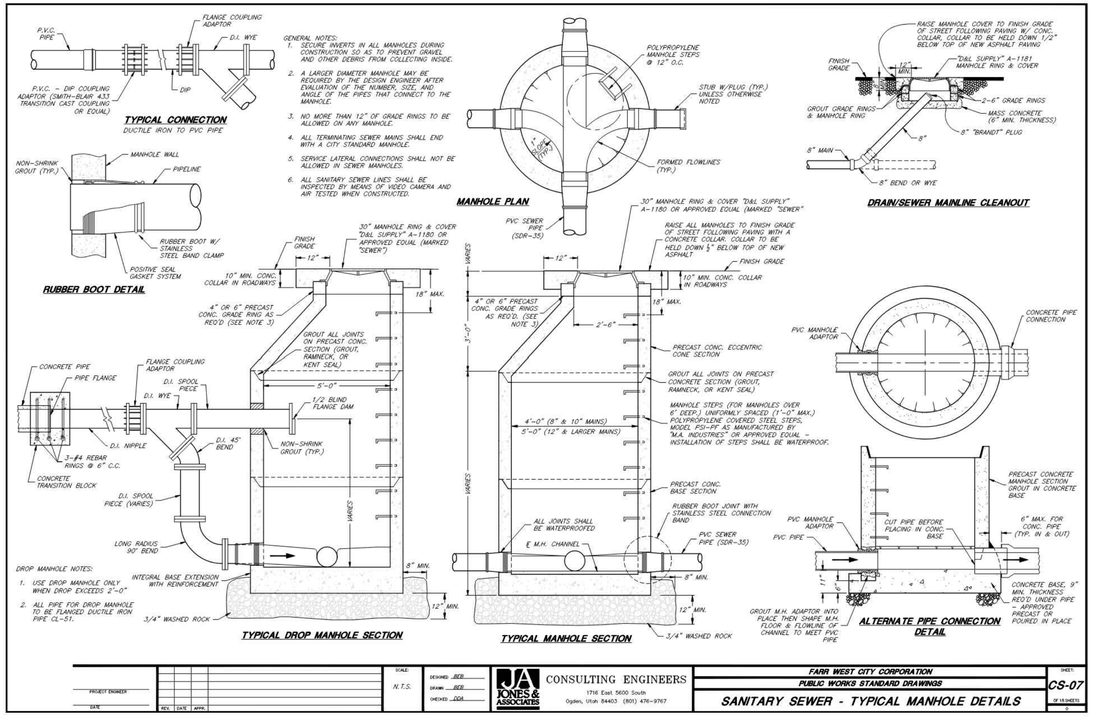
SHEET NO.
C4.1

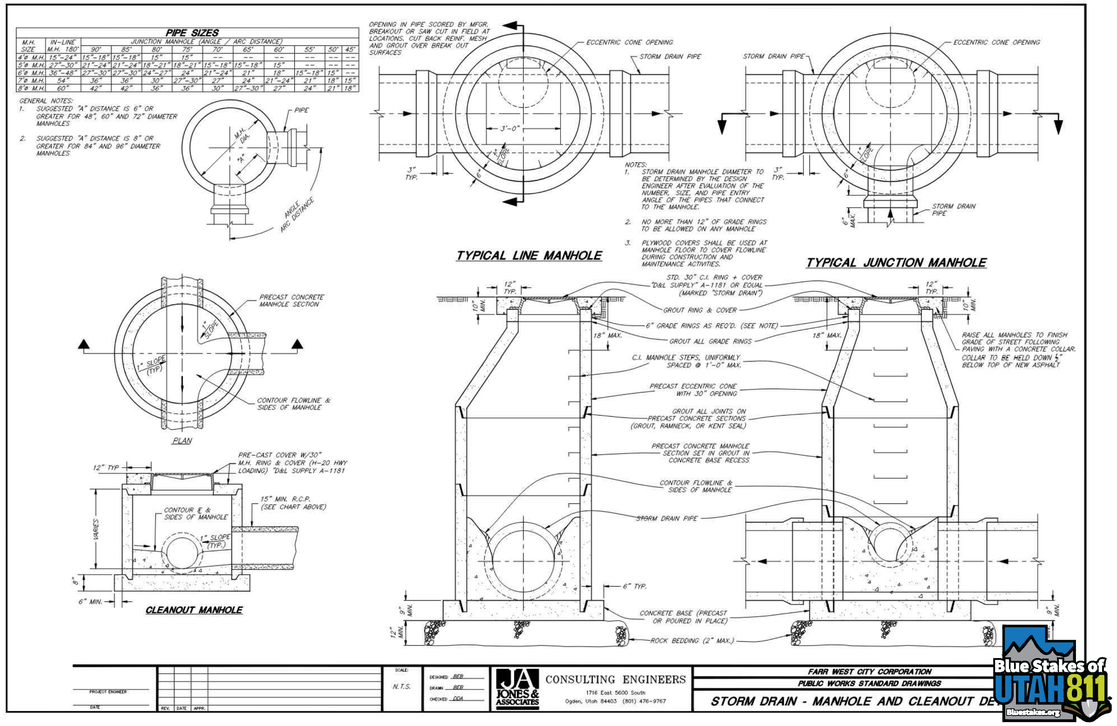
PROJECT ID	DATE:
A-1000	06/15/26
FILE NAME: PRJ-WC5	SCALE:

C4.1









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

NO	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

WEST CREEK BUILDING 5

FARR WEST, UTAH

FARR WEST DETAIL SHEET

SCOTT D. THORSEN No. 354291 06/15/26 LICENSED PROFESSIONAL ENGINEER STATE OF UTAH

SHEET NO. C4.2

PROJECT ID A-1000 DATE: 06/15/26

FILE NAME: PRJ-WC5 SCALE:

Blue Stakes of UTAH 811 Bluestakes.org

C:\

PRODUCT SPECIFICATIONS

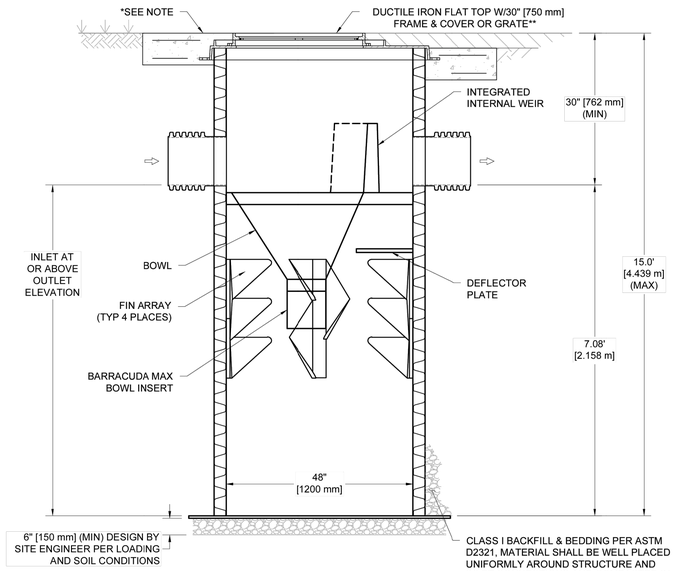
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d_{50}=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER PREVIOUS 2013 NJDEP/NJCAT HDS PROTOCOL.

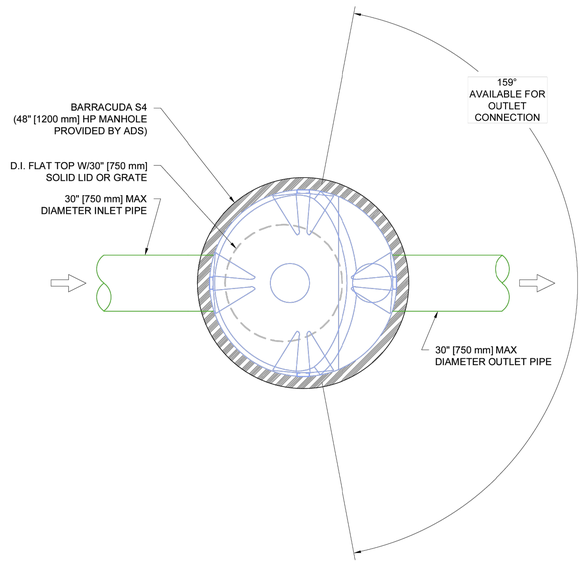


SECTION VIEW A-A
NOT TO SCALE

ATTENTION

THIS TREATMENT UNIT WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON GROUNDWATER LEVELS. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE GROUNDWATER LEVEL RELATIVE TO THE BURIED DEPTH OF THE UNIT. IF THE GROUNDWATER DEPTH ABOVE THE BOTTOM OF THE SUMP EXCEEDS ONE-THIRD THE DEPTH OF THE UNIT, CONTACT ADS FOR SOLUTIONS. SEE TECHNICAL NOTE 5.22 FOR GUIDANCE.

BARRACUDA MAX S4	CFS	L/s
NJDEP (50% Removal)	1.52	43.0
OK-110 (80% Removal)	1.52	43.0



PLAN VIEW
NOT TO SCALE

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
- STUB SIZES SMALLER THAN 12" (300 mm) REQUIRE THE USE OF AN INSERTA TEE

* CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

** SUPPLIED BY ADS FOR LOADS NOT TO EXCEED HL-93; SEE STD-414 FOR FURTHER DETAILS OF FRAME & COVER. ALTERNATE LID & FRAME BY OTHERS AS ALLOWED PER DESIGN ENGINEER. FRAME TO BE SUPPORTED BY CONCRETE COLLAR.

BARRACUDA MAX S4
HP MANHOLE
DUCTILE IRON FLAT TOP

DATE: 09/06/24 DRAWN: JLM
DRAWING #: 531-420 CHECKED: SMW

NO	DESCRIPTION	DRWN. CHKD	DATE
1	LID LEADER	JLM AT	04/01/25

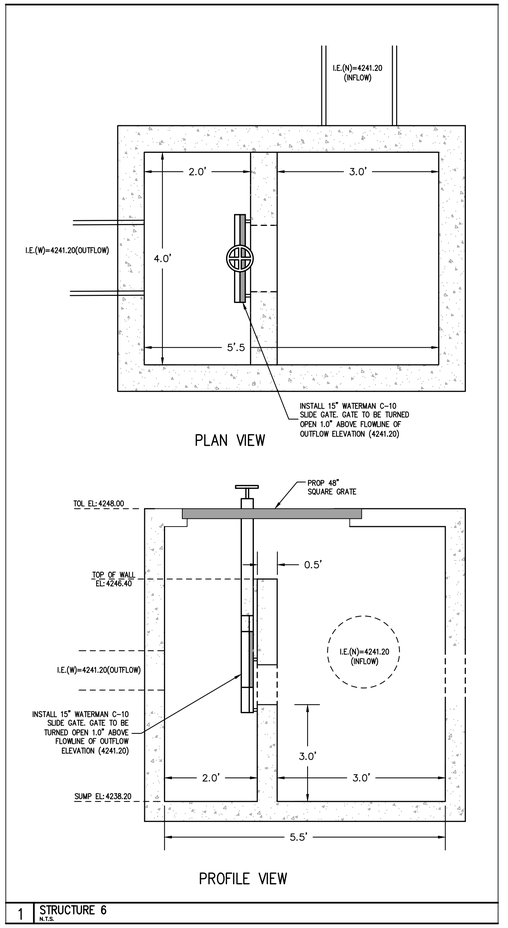
Barracuda Max
Stormwater Separator

4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS

THE DRAWINGS HEREIN PROVIDED TO LOCATION UNDER THE DIRECTION OF THE ENGINEER OF RECORD FOR THIS PROJECT. ANY REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE ENGINEER OF RECORD AND ADS PRIOR TO BEGINNING CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL REGULATIONS AND PROJECT REQUIREMENTS PRIOR APPROVAL EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING

SHEET 1 OF 2



1 STRUCTURE 6
N.T.S.

West Creek Buildings 5 Site

Restriction Rate **0.1000** cfs/acre **100 Year flood design**

Runoff Coefficient

Roof Area	165484 ft^2	C_roof	0.85
Paved Area	203082 ft^2	C_paved	0.86
Landscaped	62343 ft^2	C_landscape	0.20
Gravel	0 ft^2	C_unimprove	0.85
Total Area	430909 ft^2	Weighted C	0.76
	9.89 acres	CA :	327781 ft^2

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Allow Discharge (ft^3)	Required Storage (ft^3)
15	**1.01**	327781	27588	890	26698
30	**1.36**	327781	37148	1781	35368
60	**1.68**	327781	45889	3561	42328
120	**1.84**	327781	50260	7122	43137
180	**1.87**	327781	51079	10684	40395
360	**2.01**	327781	54903	21367	33536
720	**2.35**	327781	64190	42735	0
1440	**2.57**	327781	70200	85469	0

Summary

Required detention storage =	**43137** ft^3
Unit storage per acre =	**4360.70** ft^3/acre
Allowable release rate =	**0.99** ft^3/sec

Dock detention

Elevation	Area (ft^2)	Volume (ft^3)	Acc. Volume (ft^3)
4245.60	68	0	0
4245.70	2693	138	138
4245.80	10223	646	784
4245.90	22647	1644	2427
4246.00	40592	3162	5589
4246.10	58192	4939	10529
4246.20	75445	6682	17210
4246.30	92304	8387	25598
4246.40	108729	10052	**35649**
4246.50	118971	11385	47034

North Pond

Elevation	Area (ft^2)	Volume (ft^3)	Acc. Volume (ft^3)
4244.00	4868	0	0
4245.00	6679	5774	5774
4245.50	7618	3574	9348
4245.60	7807	771	10119
4245.70	7997	790	10909
4245.80	8188	809	11718
4245.90	8379	828	12547
4246.00	8569	847	13394
4246.10	8764	867	14261
4246.20	8956	886	15147
4246.30	9150	905	16052
4246.40	9344	925	**16977**
4246.50	9539	944	17921

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

NO	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

WEST CREEK BUILDING 5
FARR WEST, UTAH
STORM DRAIN DETAIL SHEET

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/15/26
STATE OF UTAH

SHEET NO.
C4.3

PROJECT ID	DATE:
A-1000	06/15/26
FILE NAME: PRJ-WC5	SCALE:

C:\

DURING CONSTRUCTION

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

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

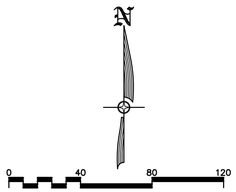
A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

BMP CALLOUTS

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



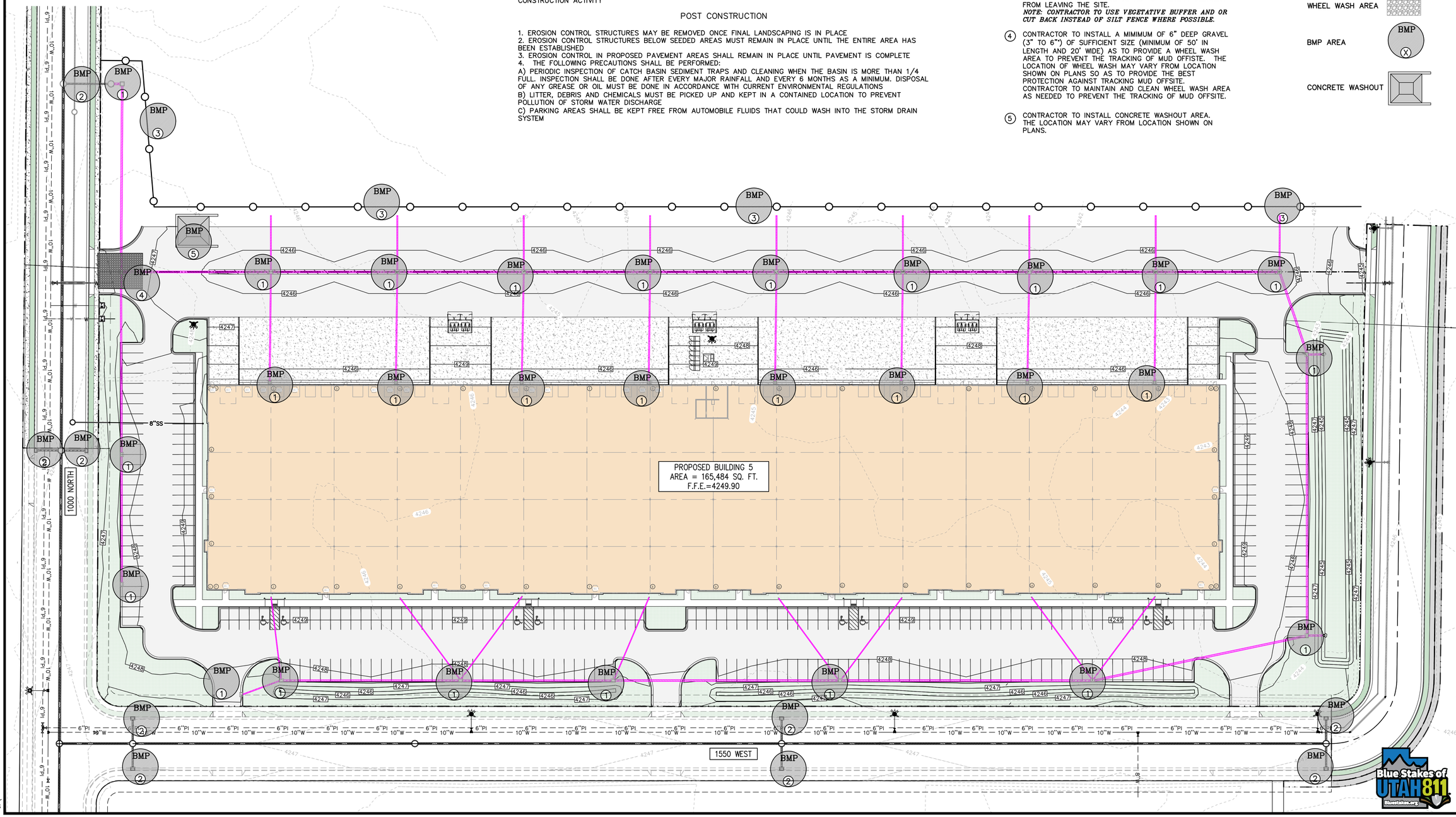
SHEET LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA (BMP X)

CONCRETE WASHOUT



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NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

WEST CREEK BUILDING 5

FARR WEST, UTAH

EROSION CONTROL PLAN (SWPPP)

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/15/26
STATE OF UTAH

SHEET NO.
C5.0

PROJECT ID	DATE
A-1000	06/15/26
FILE NAME: PRJ-WC5	SCALE: 1"=40'

Blue Stakes of UTAH 811
Bluestakes.org

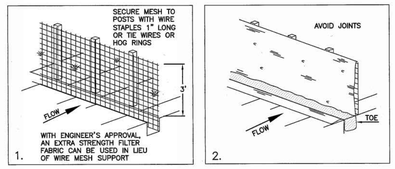
Silt fence

1. **GENERAL**
   - A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   - B. Application. To intercept sediment from disturbed areas of limited extent.
   - C. Perimeter Control: Place barrier at down gradient limits of disturbance.
   - D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   - E. Protection of Existing Waterways: Place barrier at top of stream bank.
   - F. Inlet Protection.

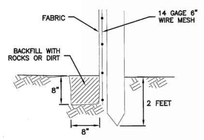
2. **PRODUCTS**
   - A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   - B. Burlap. 10 ounces per square yard of fabric.
   - C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

3. **EXECUTION**
   - A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   - B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   - C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   - D. Maintenance.
     1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
     2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
     3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
     4) Re-anchor fence as necessary to prevent shortcutting.
     5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

February 2006

7

Plan **122**

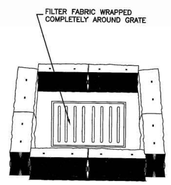
Inlet protection – fence or straw bale

1. **GENERAL**
   - A. Description. A temporary sediment barrier around storm drain inlet.
   - B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

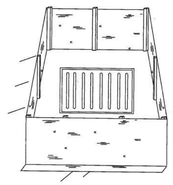
2. **PRODUCT** (Not used)

3. **EXECUTION**
   - A. Installation and application criteria.
     1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
     2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
     3) Install filter fabric completely around grate.
   - B. Maintenance.
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 4-inches in depth.
     3) Repair or re-align barrier or fence as needed.
     4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



STRAW BALE BARRIER
(PLAN No. 121)



SILT FENCE
(PLAN No. 122)

Inlet protection - fence or straw bale

February 2006

15

Plan **124**
Sheet 3 of 3

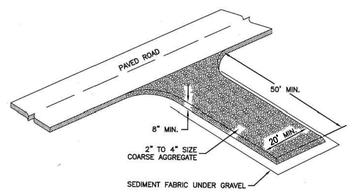
Stabilized roadway entrance

1. **GENERAL**
   - A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
   - B. Application. At any site where vehicles and equipment enter the public right of way.

2. **PRODUCT** (Not used)

3 **EXECUTION**
   - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   - B. Compact subgrade.
   - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
   - D. Maintenance.
     1) Prevent tracking or flow of mud into the public right-of-way.
     2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
     3) Inspect daily for loss of gravel or sediment buildup.
     4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
     5) Expand stabilized area as required to accommodate activities.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

February 2006

19

Plan **126**

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

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

WEST CREEK BUILDING 5

FARR WEST, UTAH

EROSION CONTROL DETAIL SHEET

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/15/26
STATE OF UTAH

Blue Stakes of UTAH 811 Bluestakes.org

SHEET NO.
C5.1

PROJECT ID	DATE:
A-1000	06/15/26
FILE NAME: PRJ-WC5	SCALE:

C5.1

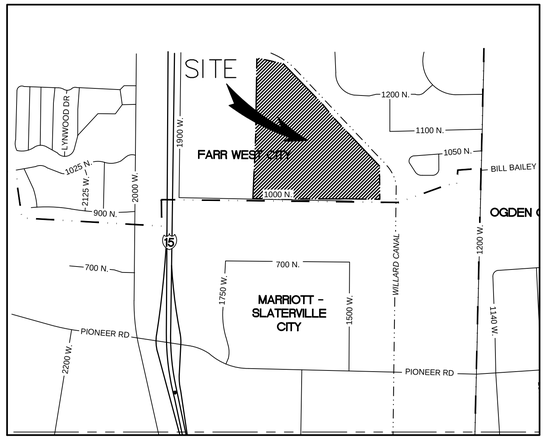
WEST CREEK LOT 5 - INFRASTRUCTURE

1000 NORTH 1550 WEST
FARR WEST, UTAH

JUNE 12, 2026

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
EASEMENT LINE		PROPOSED FIRE HYDRANT	
4240.0	PROPOSED GRADE CONTOURS	EXISTING STREET LIGHT	
4240.0	EXISTING GRADE CONTOURS	PROPOSED STREET LIGHT	
	EXISTING CURB	PROPOSED PARKING LOT LIGHT	
	PROPOSED CURB AND GUTTER		
	PROPOSED CURB WALL	EXISTING WATER METER	
	REVERSE PAN CURB & GUTTER	EXISTING WATER VALVE	
SS	EXISTING SEWER	EXISTING GATE VALVE	
SS	PROPOSED SEWER	EXISTING OVERHEAD POWER POLE	
W	EXISTING WATER	TBC	TOP BACK CONCRETE
W	PROPOSED WATER	FF	FINISHED FLOOR
F	EXISTING FIRE LINE	HW	HIGH WATER
F	PROPOSED FIRE LINE	TOG	TOP OF GRATE
SD	EXSITING STORM DRAIN	TOL	TOP OF LID
SD	PROPOSED STORM DRAIN	IE	INVERT ELEVATION
RD	PROPOSED ROOF DRAIN	EX	EXISTING
G	EXISTING GAS	NG	NATURAL GROUND
G	PROPOSED GAS	TA	TOP OF ASPHALT
OHP	EXISTING OVERHEAD POWER	TC	TOP OF CONCRETE
UGP	EXISTING UNDERGROUND POWER	EC	EDGE OF CONCRETE
UGP	PROPOSED UNDERGROUND POWER	EA	EDGE OF ASPHALT
T	EXISTING TELEPHONE LINE	TOW	TOP OF WALL
T	PROPOSED TELEPHONE LINE	TG	TOP OF GRAVEL
FO	EXISTING FIBER OPTIC LINE	TL	TOP OF LANDSCAPING
FO	PROPOSED FIBER OPTIC LINE	TS	TOP OF SIDEWALK
		PROP	PROPOSED
	PROPOSED CONCRETE	39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED
	PROPOSED ASPHALT		
	PROPOSED LANDSCAPING		



VICINITY MAP
NOT TO SCALE

PROJECT CONSTRUCTION NOTES:

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

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4½", AND 2½" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4½" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

SHEET INDEX

CV	COVER SHEET	C3.3	1350 NORTH – UTILITY PLAN & PROFILE STA 31+00 – 37+00
C1.0	SUBDIVISION OVERVIEW	C4.1	CITY DETAIL SHEET
C2.0	1000 NORTH – ROAD PLAN & PROFILE STA 1+00 – 4+50	C4.2	CITY DETAIL SHEET
C2.1	1000 NORTH – ROAD PLAN & PROFILE STA 4+50 – 9+00	C4.3	BONA VISTA DETAIL SHEET
C2.2	1350 NORTH – ROAD PLAN & PROFILE STA 31+00 – 34+00	C4.4	DRAINAGE CALCULATIONS
C2.3	1350 NORTH – ROAD PLAN & PROFILE STA 34+00 – 37+00	C5.0	EROSION CONTROL PLAN (SWPPP)
C3.1	1000 NORTH – UTILITY PLAN & PROFILE STA 1+00 – 4+50	C6.0	EROSION CONTROL DETAIL SHEET
C3.2	1000 NORTH – UTILITY PLAN & PROFILE STA 4+50 – 9+00		

Blue Stakes of UTAH 811 Bluestakes.org

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

NO	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

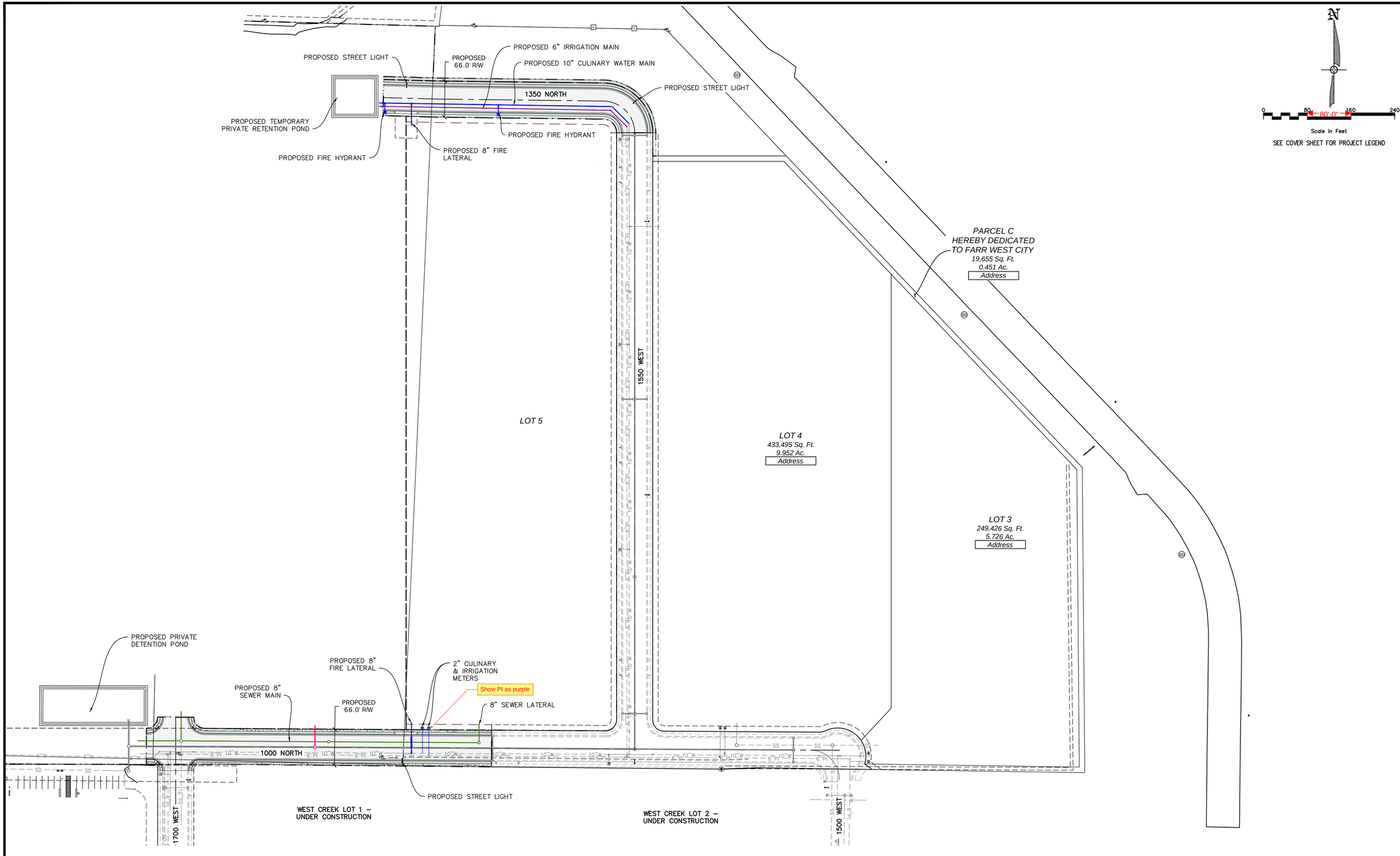
WEST CREEK LOT 5 – INFRASTRUCTURE
FARR WEST, UTAH
COVER SHEET

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

SHEET NO.
CV

PROJECT ID	DATE:
A-1000	06/12/26
FILE NAME: PRJ-WCMP	SCALE:

C:\



SEE COVER SHEET FOR PROJECT LEGEND

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

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

WEST CREEK LOT 5 – INFRASTRUCTURE

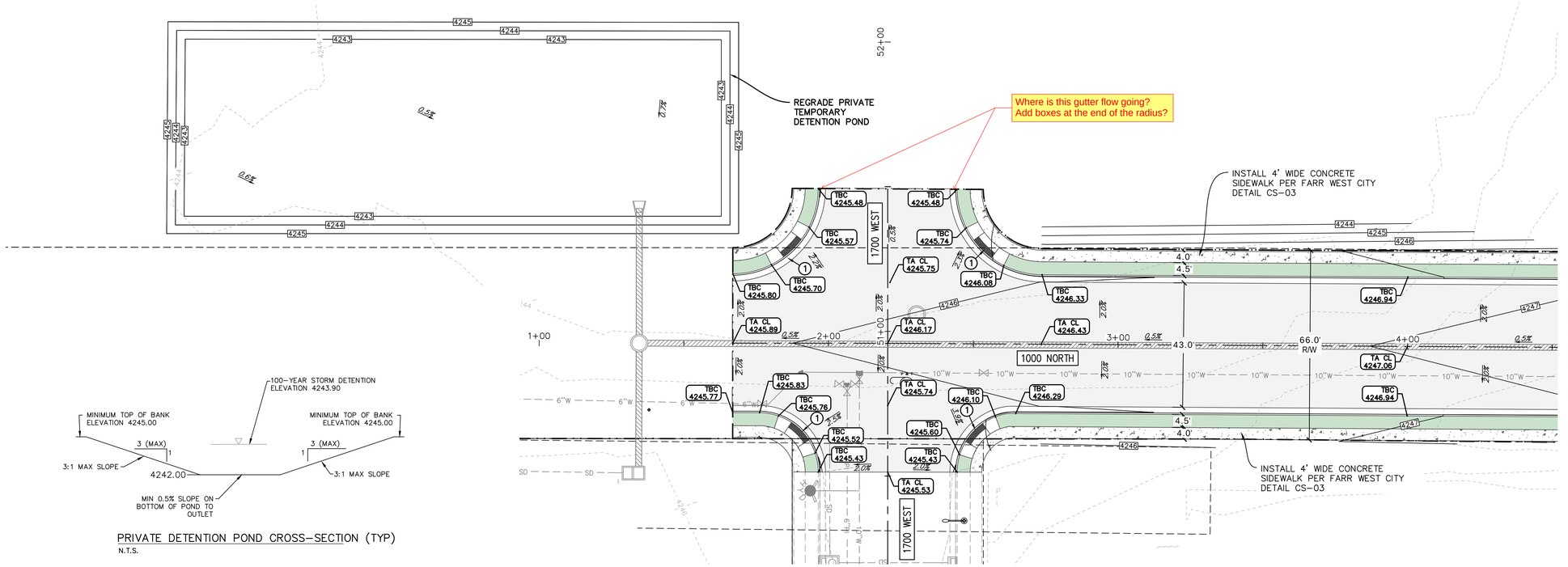
FARR WEST, UTAH

SUBDIVISION OVERVIEW

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

Blue Stakes of UTAH 811
Bluestakes.org

SHEET NO.	
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FILE NAME: CREQ-WCMP	SCALE: 1"=80'

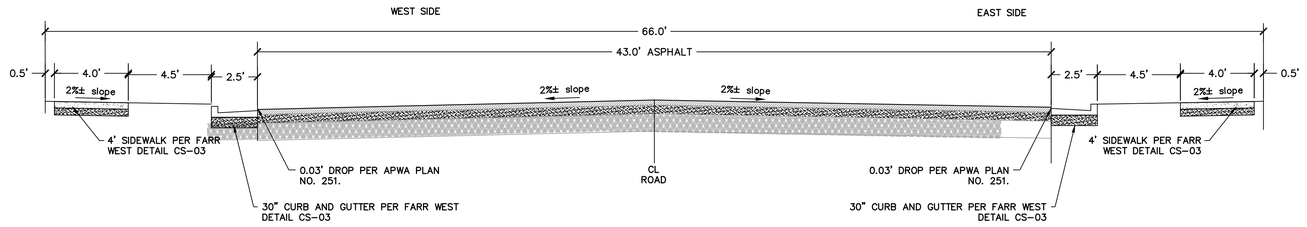


PRIVATE DETENTION POND CROSS-SECTION (TYP)
N.T.S.

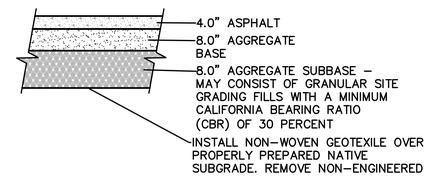
INSTALL PEDESTRIAN RAMP PER FARR WEST CITY STANDARD PLAN CS-04. SEE SHEET C4.1.

SITE PLAN KEYNOTES:

①

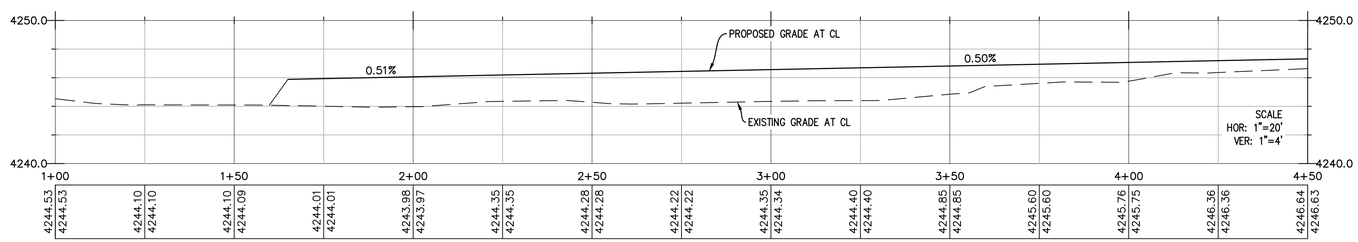


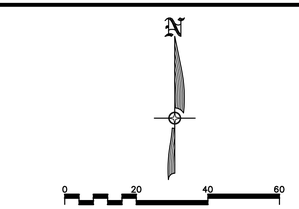
66' PUBLIC R/W CROSS-SECTION



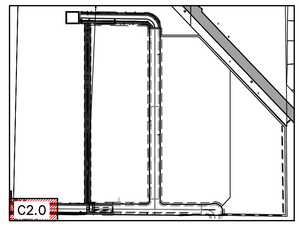
FARR WEST CITY PAVEMENT SECTION
N.T.S.

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





SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

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

WEST CREEK LOT 5 - INFRASTRUCTURE

FARR WEST, UTAH

1000 NORTH - ROAD PLAN & PROFILE

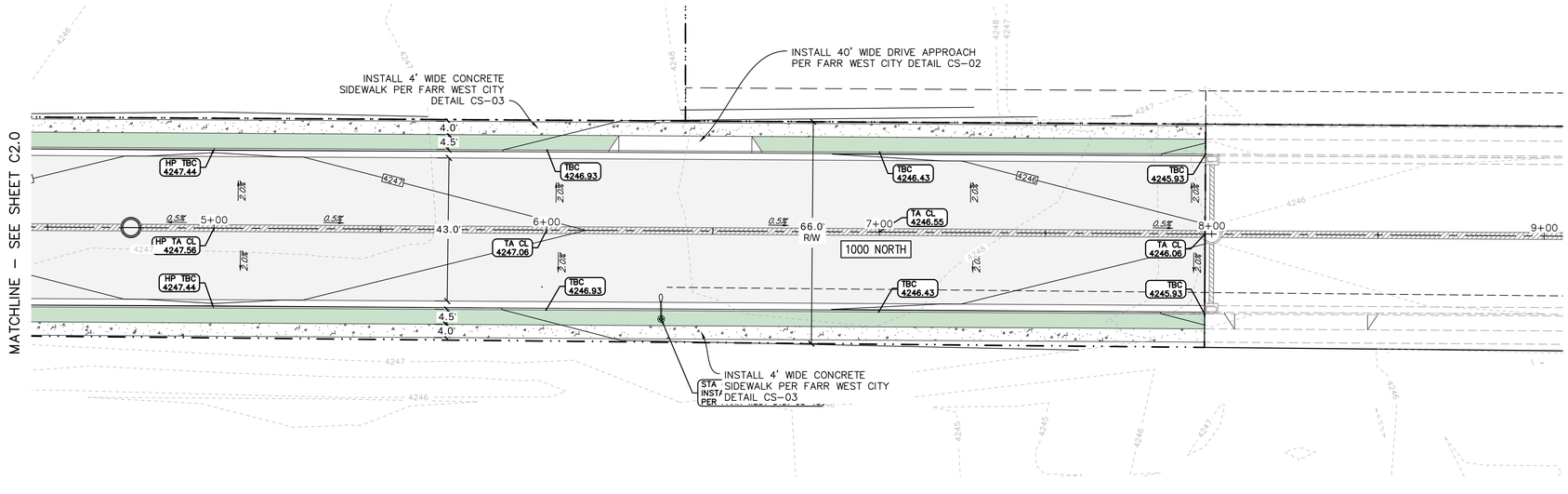
STA 1+00 - 4+50

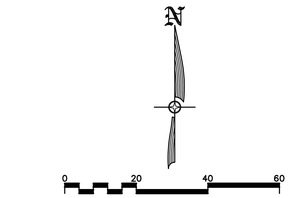
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

SHEET NO.	
C2.0	
PROJECT ID	DATE:
A-1000	06/12/26
FILE NAME: PRJ-WCMP	SCALE: 1"=20'

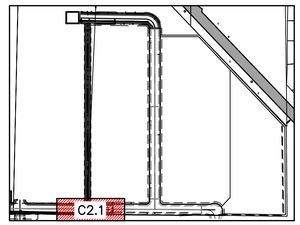
Blue Stakes of UTAH 811 Bluestakes.org

C:\

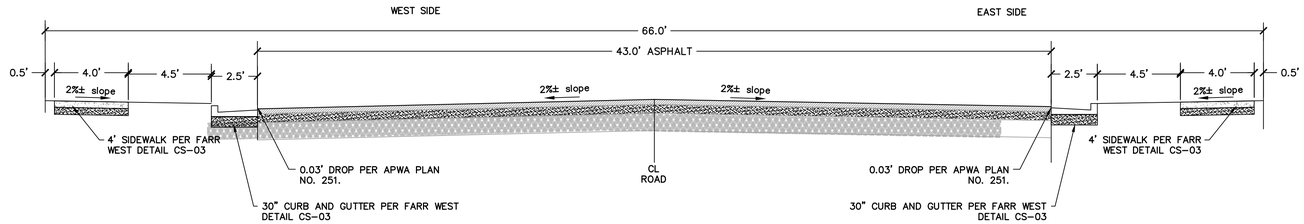




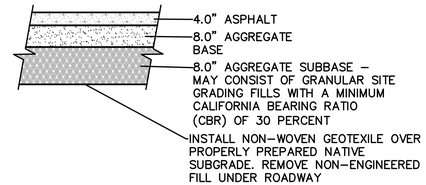
SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
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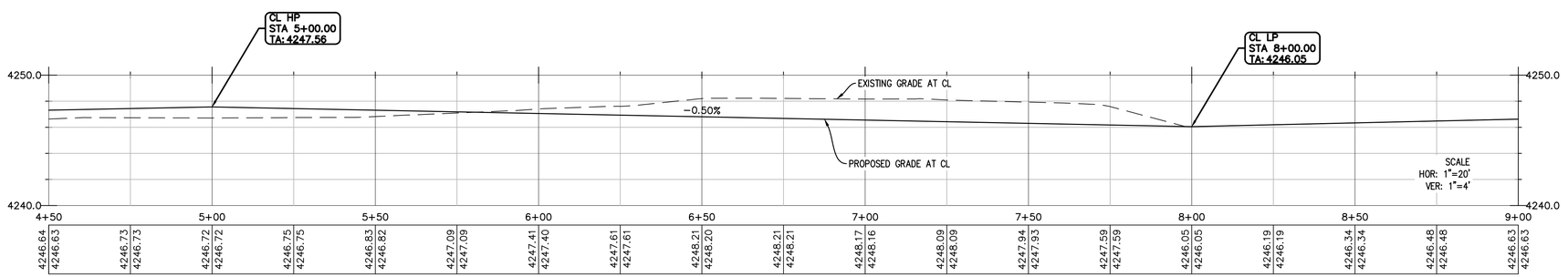


66' PUBLIC R/W CROSS-SECTION



FARR WEST CITY PAVEMENT SECTION
N.T.S.

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



NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

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

WEST CREEK LOT 5 – INFRASTRUCTURE

FARR WEST, UTAH

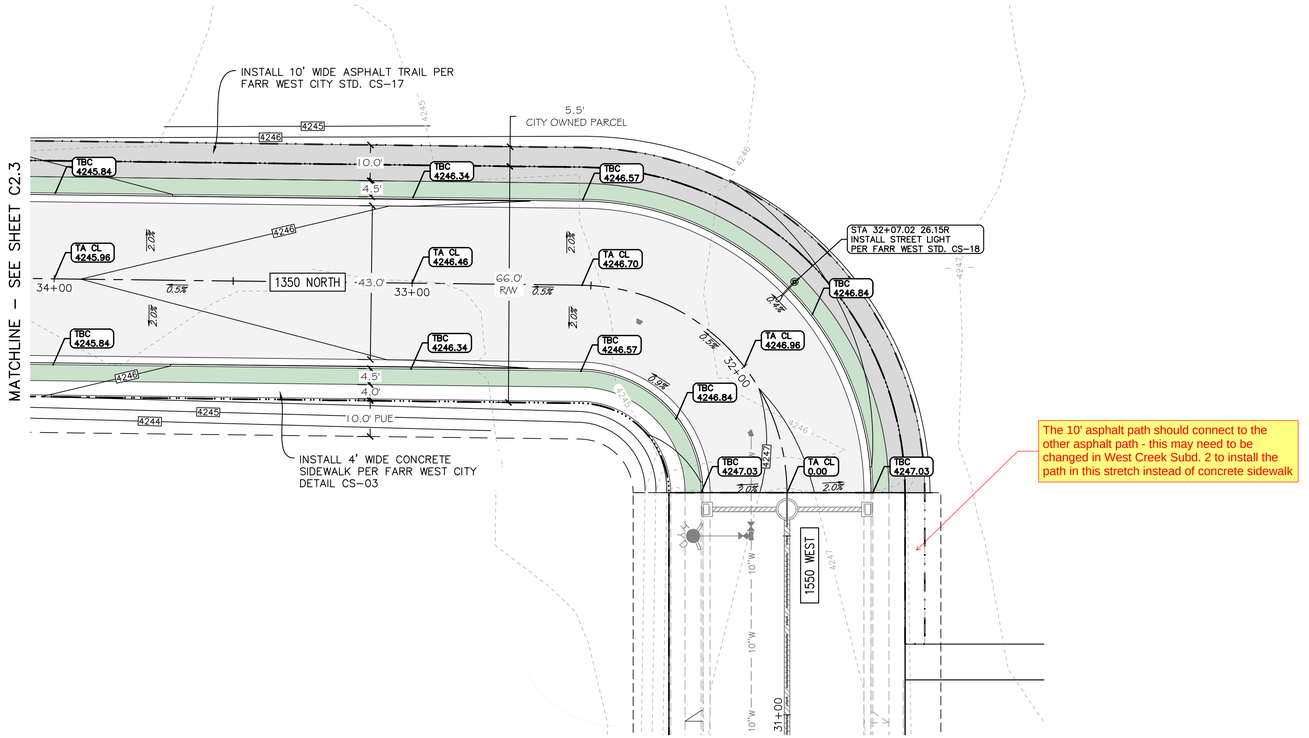
1000 NORTH – ROAD PLAN & PROFILE

STA 4+50 – 9+00

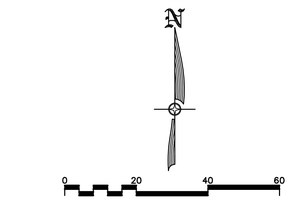
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

SHEET NO.	
C2.1	
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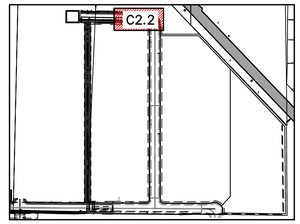
Blue Stakes of UTAH 811
Bluestakes.org

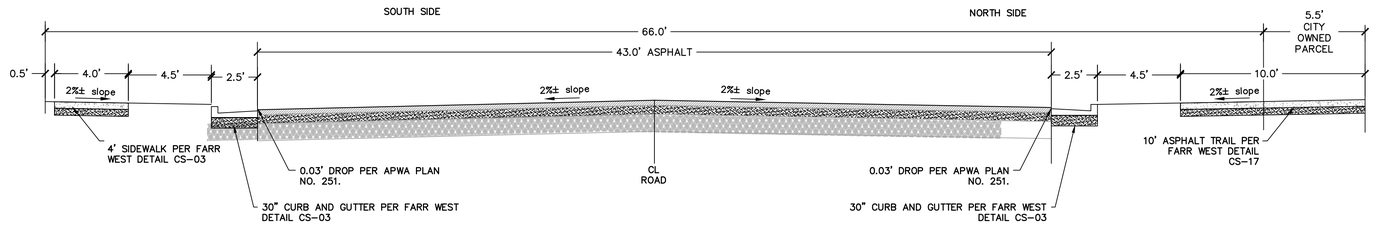


The 10' asphalt path should connect to the other asphalt path - this may need to be changed in West Creek Subd. 2 to install the path in this stretch instead of concrete sidewalk



SEE COVER SHEET FOR PROJECT LEGEND



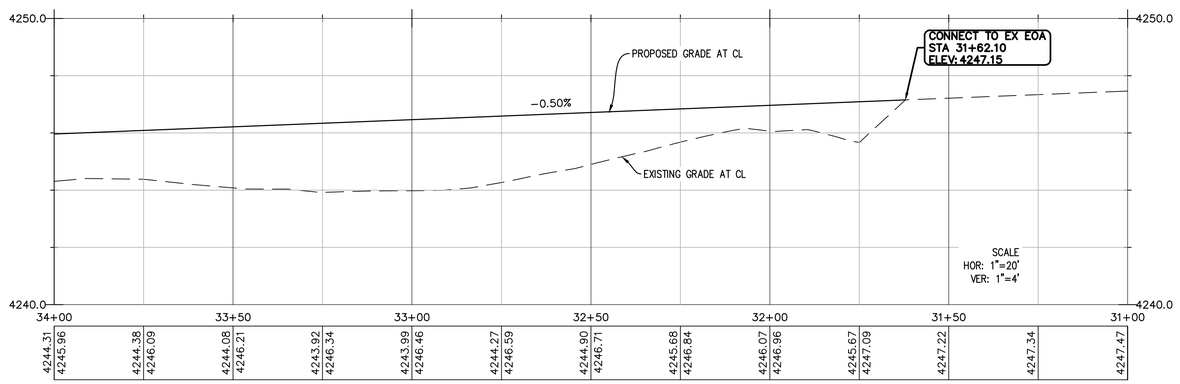


66' PUBLIC R/W CROSS-SECTION



FARR WEST CITY PAVEMENT SECTION
N.T.S.

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



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

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

WEST CREEK LOT 5 - INFRASTRUCTURE

FARR WEST, UTAH

1350 NORTH - ROAD PLAN & PROFILE

STA 31+00 - 34+00

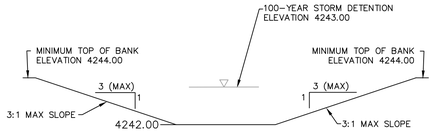
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

SHEET NO.
C2.2

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A-1000	06/12/26
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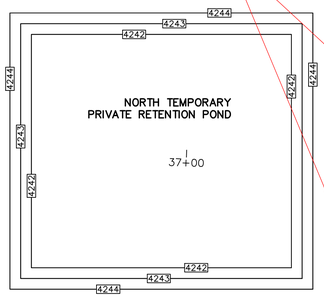
Blue Stakes of UTAH 811
Bluestakes.org

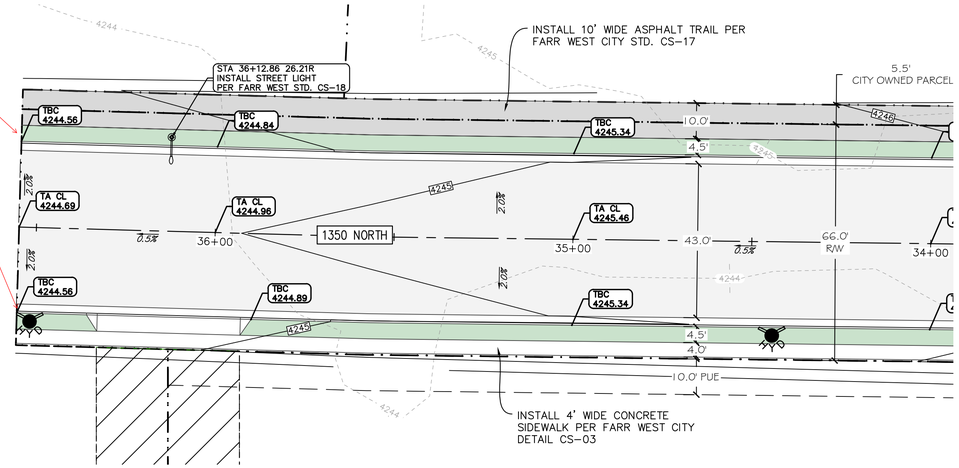
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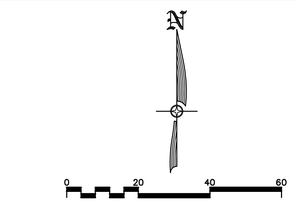


NORTH PRIVATE RETENTION POND
N.T.S.

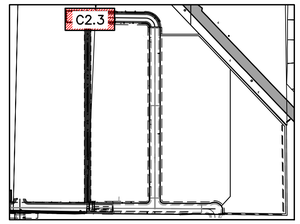
Install rock swale to the temp pond and lower the pond by 6" to ensure that road flows get into the pond and don't just pond up at the end of the roadway



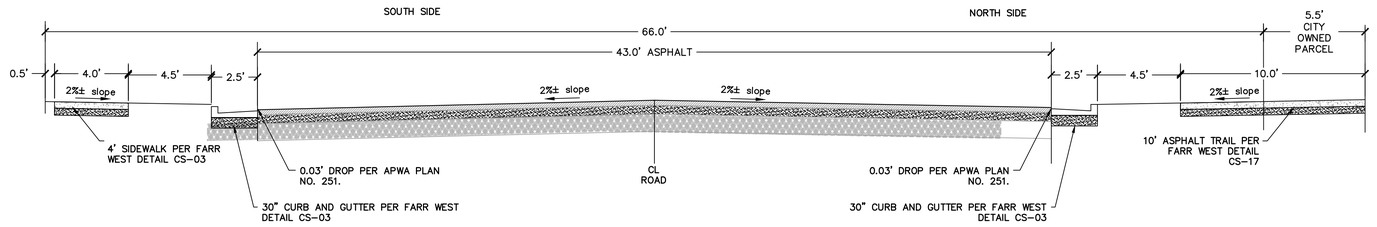




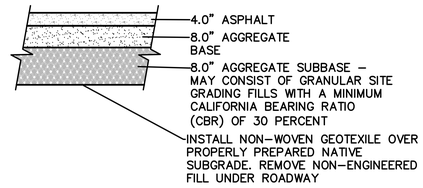
SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE

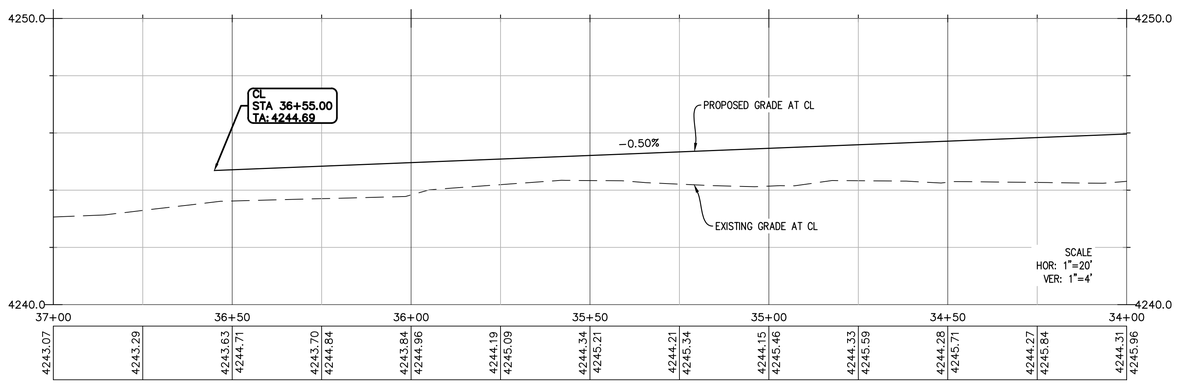


66' PUBLIC R/W CROSS-SECTION



FARR WEST CITY PAVEMENT SECTION
N.T.S.

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



NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

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

WEST CREEK LOT 5 - INFRASTRUCTURE

1000 NORTH - ROAD PLAN & PROFILE

FARR WEST, UTAH

STA 34+00 - 37+00

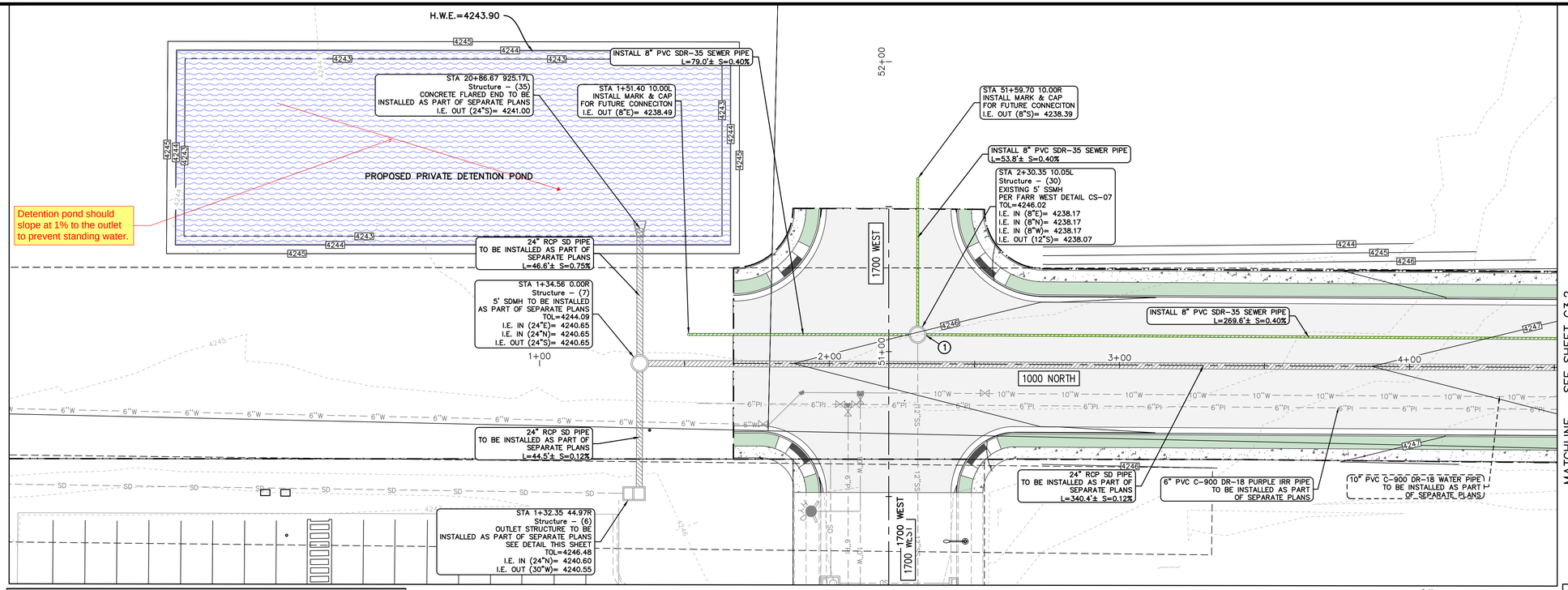
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

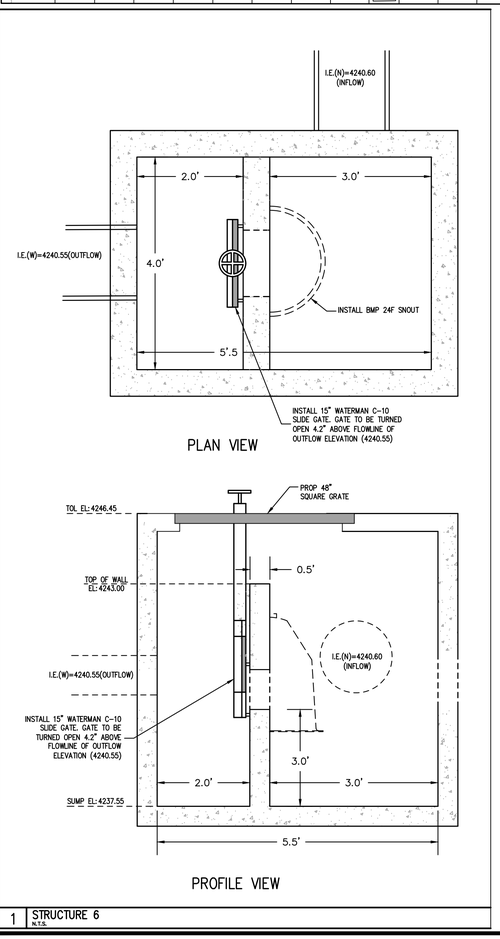
SHEET NO.
C2.3

PROJECT ID	DATE:
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Blue Stakes of UTAH 811
Bluestakes.org

C.1

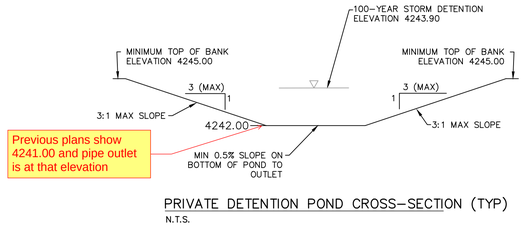




PLAN VIEW

PROFILE VIEW

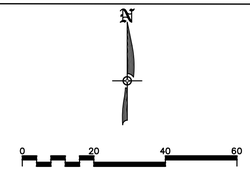
1 STRUCTURE 6
N.T.S.



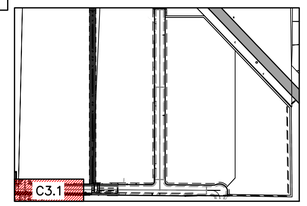
PRIVATE DETENTION POND CROSS-SECTION (TYP)
N.T.S.

UTILITY PLAN KEYNOTES:

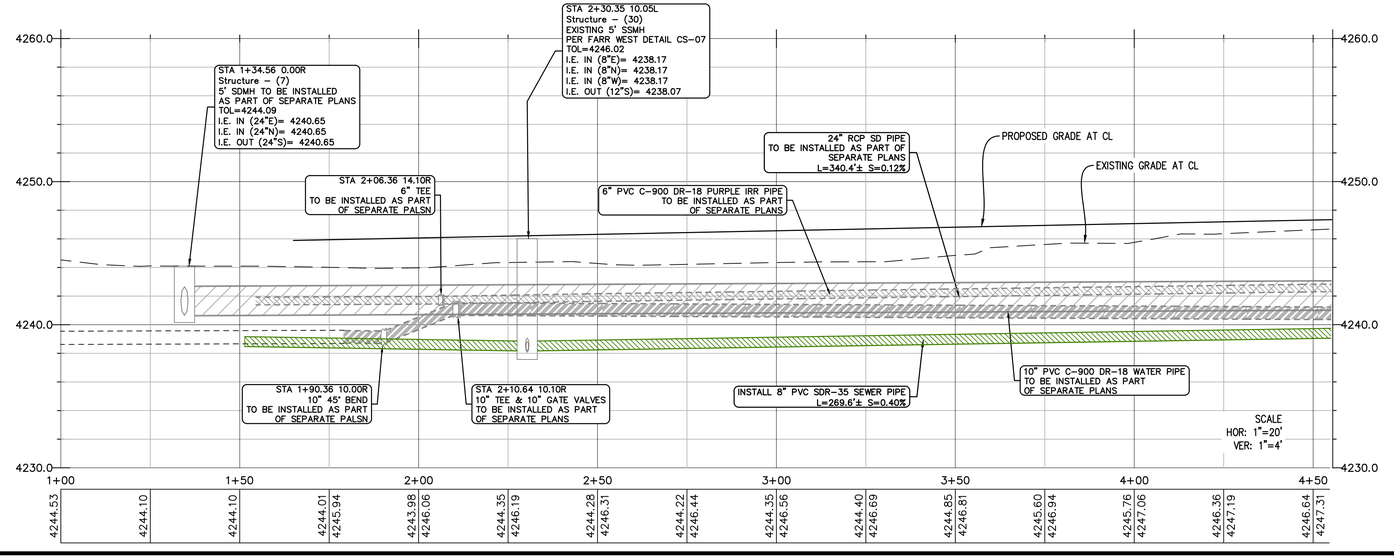
① CONNECT TO EXISTING SANITARY SEWER MANHOLE PER FARR WEST CITY STANDARDS.



SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE



NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

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

Blue Stakes of UTAH 811

WEST CREEK LOT 5 - INFRASTRUCTURE

FARR WEST, UTAH

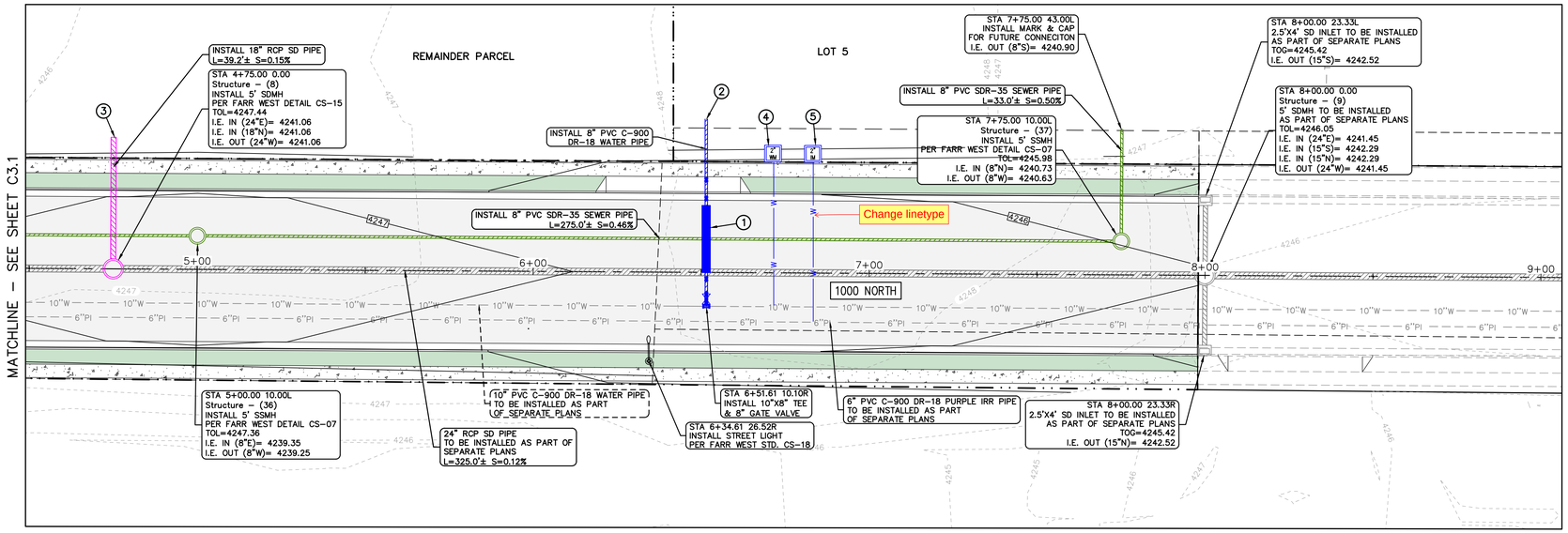
1000 NORTH - UTILITY PLAN & PROFILE

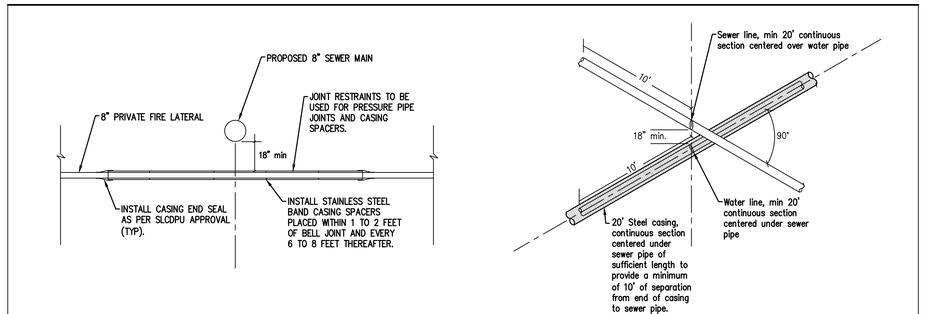
STA 1+00 - 4+50

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

SHEET NO.
C3.1

PROJECT ID	DATE:
A-1000	06/12/26
FILE NAME: PRJ-WCMP	SCALE: 1"=20'





1 SEWER/WATER CROSSING DETAIL
N.T.S.

UTILITY PLAN KEYNOTES:

① LOOP PRIVATE 8" FIRE LATERAL UNDER 24" SD & 8" SEWER PER BONA VISTA STANDARDS. 8" FIRE LATERAL IS TO BE INSTALLED IN A 20' STEEL CASING CENTERED AT THE CROSSING WITH THE 8" SEWER. SEE DETAIL & PROFILE THIS SHEET.

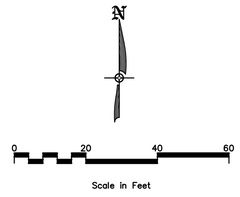
② SEE WEST CREEK BUILDING 5 SITE PLANS FOR CONTINUATION OF PRIVATE 8" FIRE LATERAL.

③ SEE WEST CREEK BUILDING 5 SITE PLANS FOR CONTINUATION OF PRIVATE 18" STORM DRAIN LATERAL.

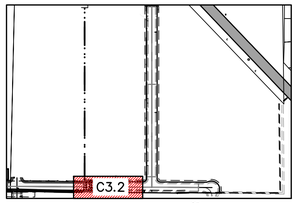
④ INSTALL 2" CULINARY WATER METER PER BONA VISTA STANDARD PLAN BV–01.

⑤ INSTALL 2" IRRIGATION WATER METER PER ~~FARR WEST~~ CITY STANDARDS.

Marriott-Slaterville

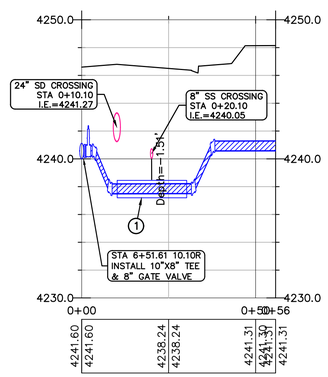


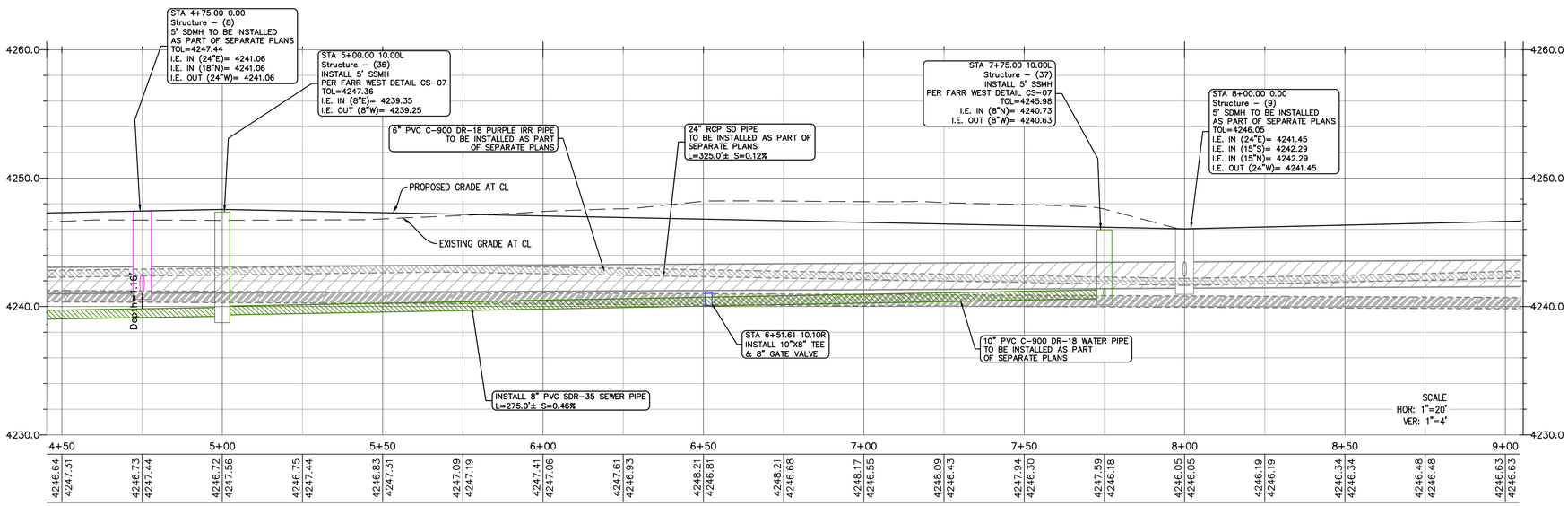
SEE COVER SHEET FOR PROJECT LEGEND



KEY MAP
NOT TO SCALE

PRIVATE FIRE LATERAL PROFILE





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

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

WEST CREEK LOT 5 – INFRASTRUCTURE
1000 NORTH – UTILITY PLAN & PROFILE
FARR WEST, UTAH
STA 4+50 – 9+00

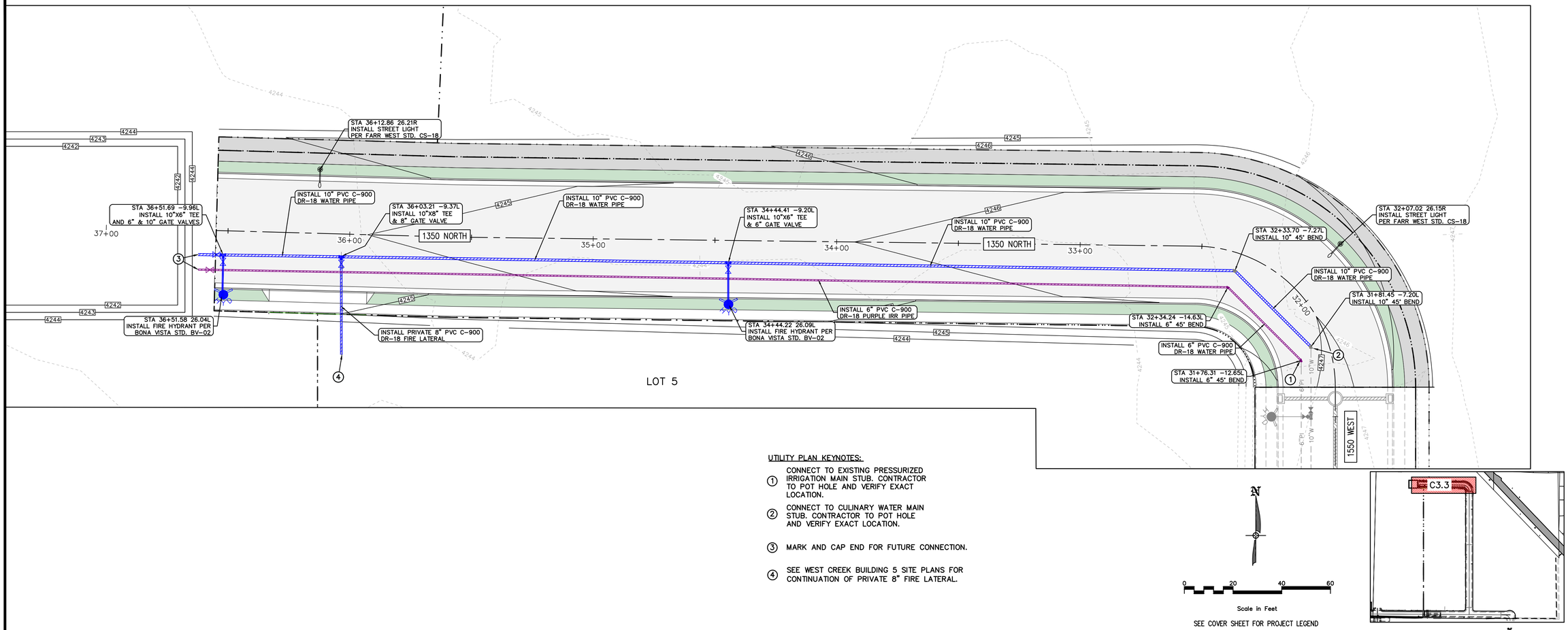
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

Blue Stakes of UTAH 811

SHEET NO.
C3.2

PROJECT ID	DATE:
A–1000	06/12/26
FILE NAME: PRJ–WCMP	SCALE: 1"=20'

C:\



UTILITY PLAN KEYNOTES:

1. CONNECT TO EXISTING PRESSURIZED IRRIGATION MAIN STUB. CONTRACTOR TO POT HOLE AND VERIFY EXACT LOCATION.
2. CONNECT TO CULINARY WATER MAIN STUB. CONTRACTOR TO POT HOLE AND VERIFY EXACT LOCATION.
3. MARK AND CAP END FOR FUTURE CONNECTION.
4. SEE WEST CREEK BUILDING 5 SITE PLANS FOR CONTINUATION OF PRIVATE 8" FIRE LATERAL.

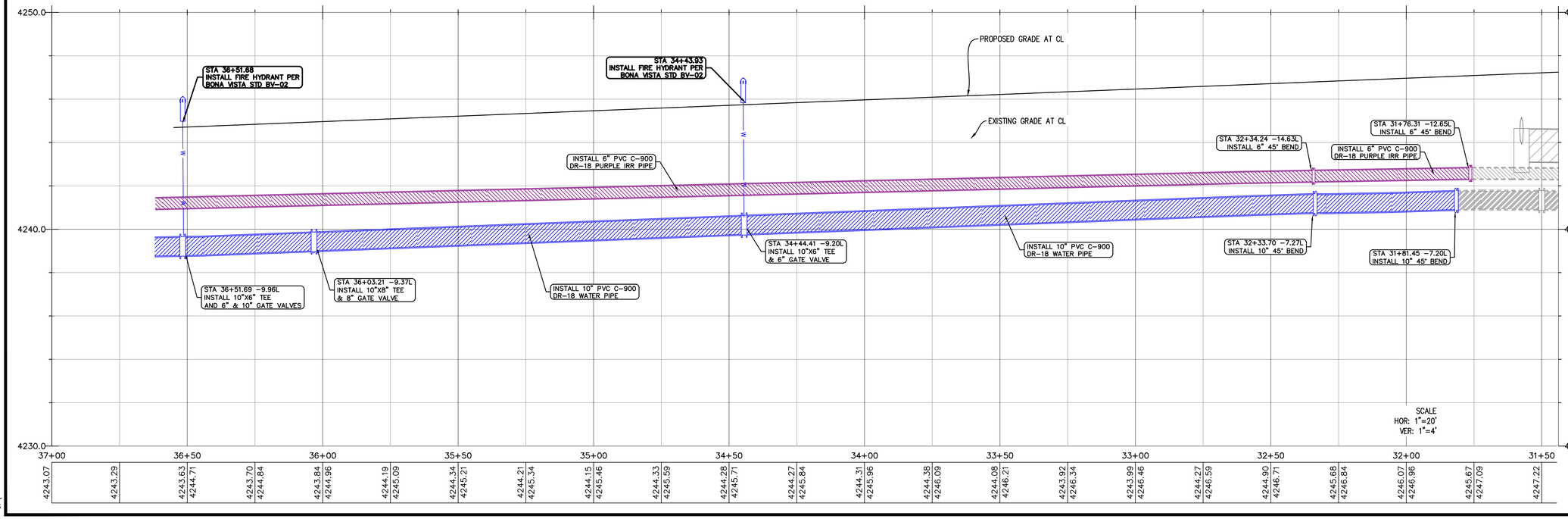
N

0 20 40 60

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

KEY MAP
NOT TO SCALE



SCALE
HOR: 1"=20'
VER: 1"=4'

Blue Stakes of UTAH 811 — Bluestakes.org

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

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

WEST CREEK LOT 5 – INFRASTRUCTURE

FARR WEST, UTAH

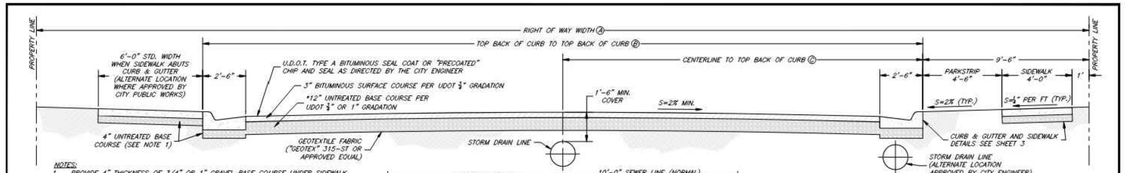
1350 NORTH – UTILITY PLAN & PROFILE

STA 31+50 – 37+00

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

SHEET NO.
C3.3

PROJECT ID	DATE:
A-1000	06/12/26
FILE NAME: PRJ-WCMP	SCALE: 1"=20'



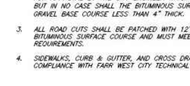
NOTES:
1. PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR AS DIRECTED BY THE CITY ENGINEER
2. *THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY STANDARDS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY; DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 3" AND GRAVEL BASE COURSE LESS THAN 4" THICK.
3. ALL ROAD CUTS SHALL BE PATCHED WITH 12" UNTREATED ROAD BASE AND 3" OF BITUMINOUS SURFACE COURSE AND MUST MEET THE MINIMUM COMPACTION REQUIREMENTS.
4. SIDEWALKS, CURB & GUTTER, AND CROSS DRAINS SHALL BE CONSTRUCTED IN COMPLIANCE WITH FARR WEST CITY TECHNICAL SPECIFICATIONS.

STANDARD STREET SECTION

CURBED ROAD SECTION

STREET DESIGNATION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	℄ TO T.B.C. (C)
MINOR (STANDARD RESIDENTIAL)	60'	41'	20.5'
COLLECTOR	66'	47'	23.5'
MINOR ARTERIAL	84'	65'	32.5'
MAJOR ARTERIAL	100'	81'	40.5'

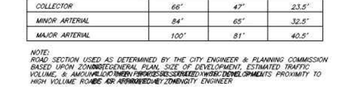
NOTE:
ROAD SECTION USED AS DETERMINED BY THE CITY ENGINEER & PLANNING COMMISSION BASED UPON ZONING, GENERAL PLAN, SIZE OF DEVELOPMENT, ESTIMATED TRAFFIC VOLUME, & AMOUNT OF LOT FRONTAGES ACCESSED ONTO THE DEVELOPMENTS PROXIMITY TO HIGH VOLUME ROADS AS ARRANGED BY ZONING/CITY ENGINEER



SECTION B-B



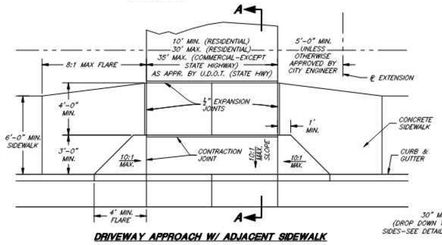
SECTION A-A



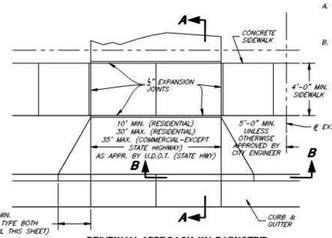
CROWN NOTES:
A. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURBS ON OPPOSITE SIDES OF THE STREET SHALL NOT EXCEED THOSE SHOWN IN DETAIL AND TABLE.
B. ON ARTERIAL STREETS AND CERTAIN STREETS APPROVED BY THE CITY COUNCIL, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN, LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF THE CITY ENGINEER.

CROWN LOCATION TABLE		
(A)	(E)	(F)
41'-0"	20'-6"	0'-0"
41'-0"	12'-0"	0'-6"
41'-0"	10'-0"	1'-0"
47'-0"	23'-6"	0'-0"
47'-0"	10'-6"	0'-6"
47'-0"	10'-6"	1'-0"

CROWN LOCATION FOR VARIOUS CROSS SLOPES



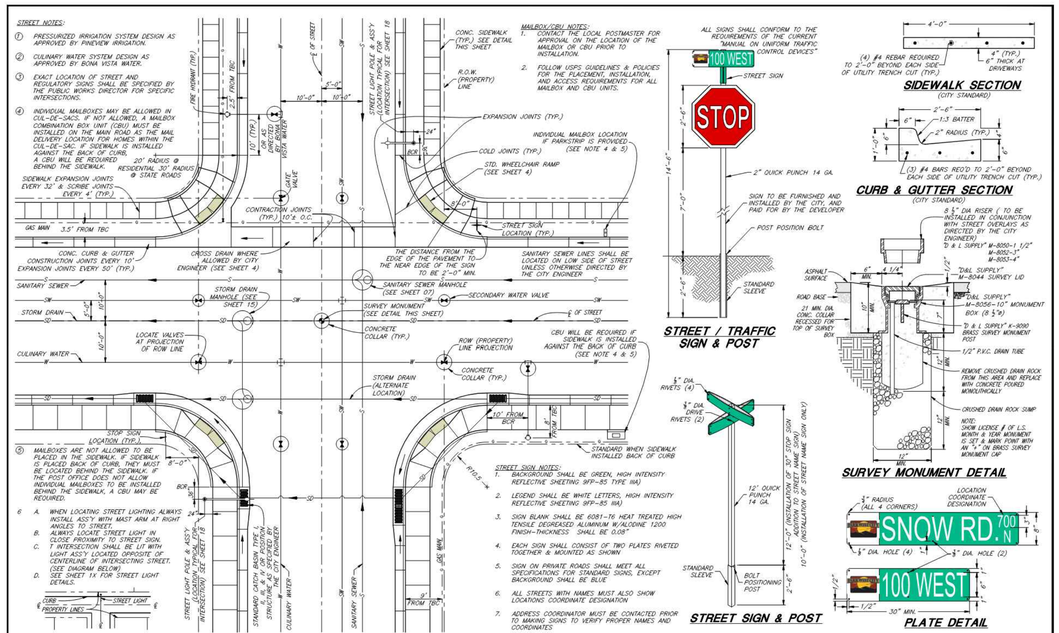
DRIVEWAY APPROACH W/ ADJACENT SIDEWALK



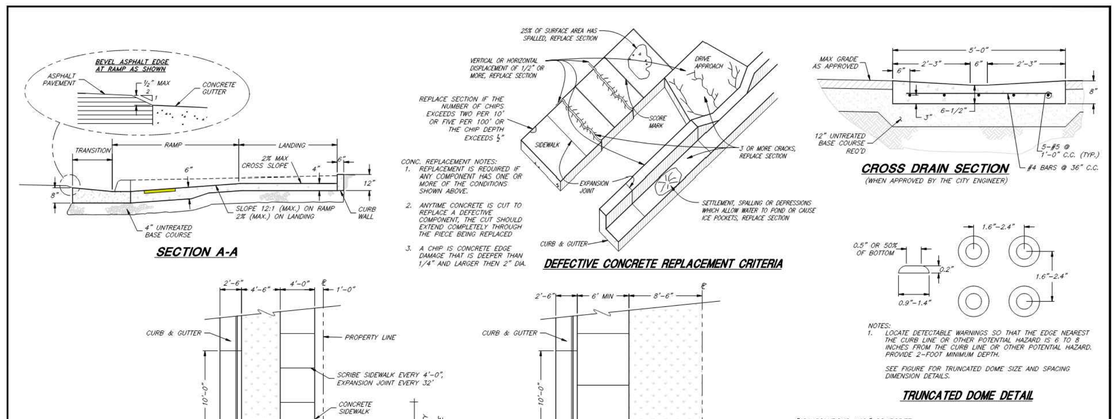
DRIVEWAY APPROACH W/ PARK&TRIP
DROP DOWN STYLE (CITY STANDARD)

DRIVEWAY APPROACH NOTES:
1. IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
2. SIDEWALK ADJACENT TO THESE SAW CUTS MUST BE 6" MIN. THICKNESS THROUGH THE DRIVEWAY WIDTH.
3. SCORE SIDEWALK ½" OF SIDEWALK THICKNESS @ EACH 4'-0" EXPANSION JOINTS @ EACH 32'-0" PROVIDE ADDITIONAL CONTRACTION JOINTS ON OVERSIZE DRIVEWAYS AT 5'-0" MAX. SPACING

PROJECT ENGINEER		SCALE: N.T.S.	DESIGNED: BCB	JONES & ASSOCIATES CONSULTING ENGINEERS 1716 East 5600 South Ogden, Utah 84403 (801) 476-9767	FARR WEST CITY CORPORATION PUBLIC WORKS STANDARD DRAWINGS PUBLIC ROADS - TYPICAL STREET SECTION & DRIVE APPROACH DETAILS	SHEET: CS-02 OF 18 SHEETS
DATE	REV. DATE APPR.		DRAWN: BCB CHECKED: CDH			



PROJECT ENGINEER		SCALE: N.T.S.	DESIGNED: BCB	JONES & ASSOCIATES CONSULTING ENGINEERS 1716 East 5600 South Ogden, Utah 84403 (801) 476-9767	FARR WEST CITY CORPORATION PUBLIC WORKS STANDARD DRAWINGS PUBLIC ROADS - TYPICAL INTERSECTION DETAILS	SHEET: CS-03 OF 18 SHEETS
DATE	REV. DATE APPR.		DRAWN: BCB CHECKED: CDH			



SECTION A-A

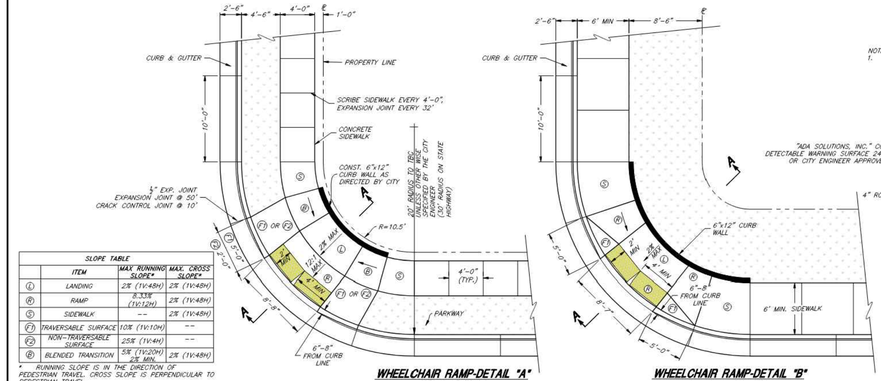
DEFECTIVE CONCRETE REPLACEMENT CRITERIA

CROSS DRAIN SECTION
(WHEN APPROVED BY THE CITY ENGINEER)

NOTES:
1. LOCATE DETECTABLE WARNINGS SO THAT THE EDGE NEAREST THE CURB LINE OR OTHER POTENTIAL HAZARD IS 6 TO 8 INCHES FROM THE CURB LINE OR OTHER POTENTIAL HAZARD. PROVIDE 2-FOOT MINIMUM DEPTH.

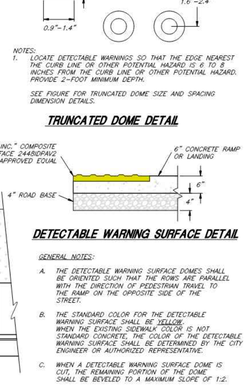
SEE FIGURE FOR TRUNCATED DOME SIZE AND SPACING DIMENSION DETAILS.

TRUNCATED DOME DETAIL



WHEELCHAIR RAMP-DETAIL "A"
(WITH PARK STRIP)

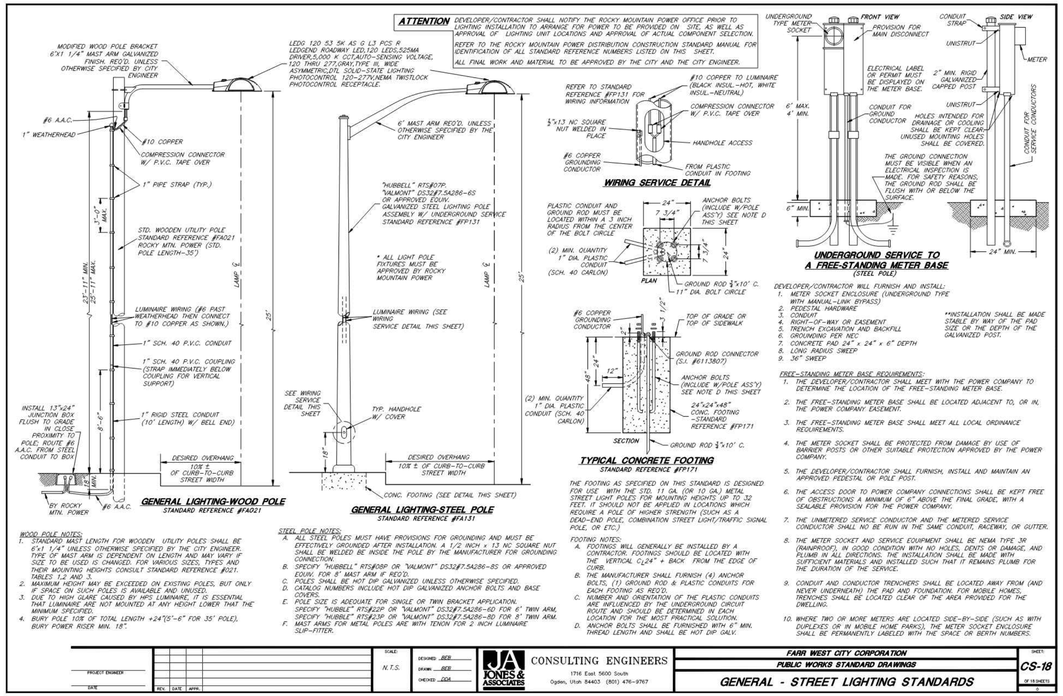
WHEELCHAIR RAMP-DETAIL "B"
(WITHOUT PARK STRIP)

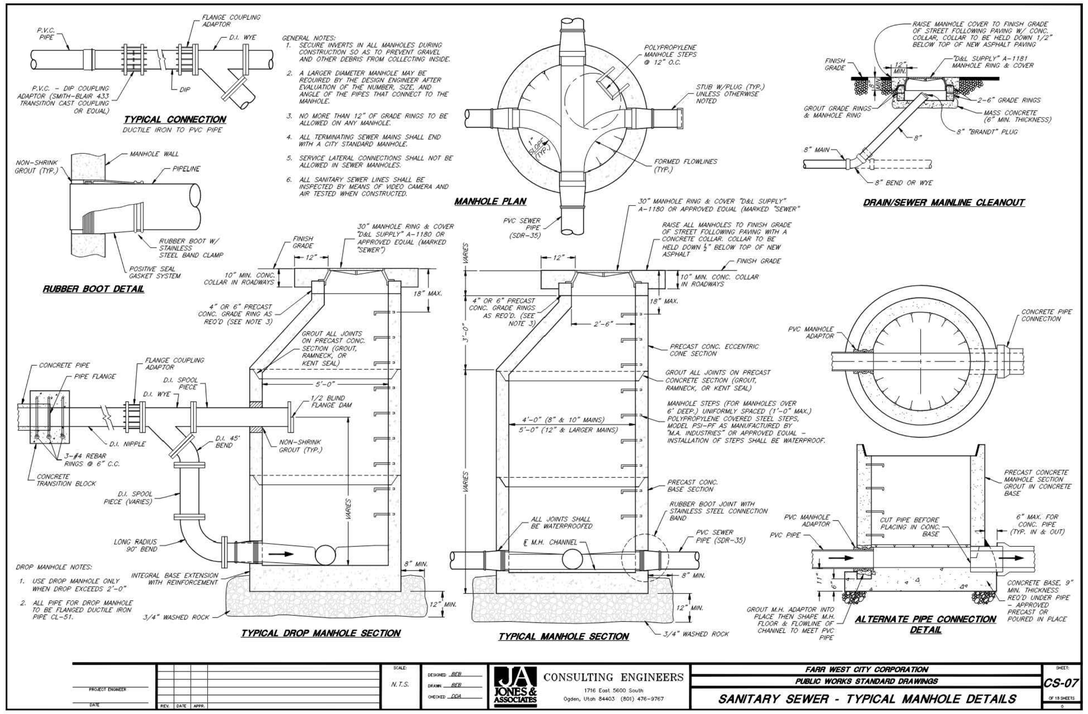


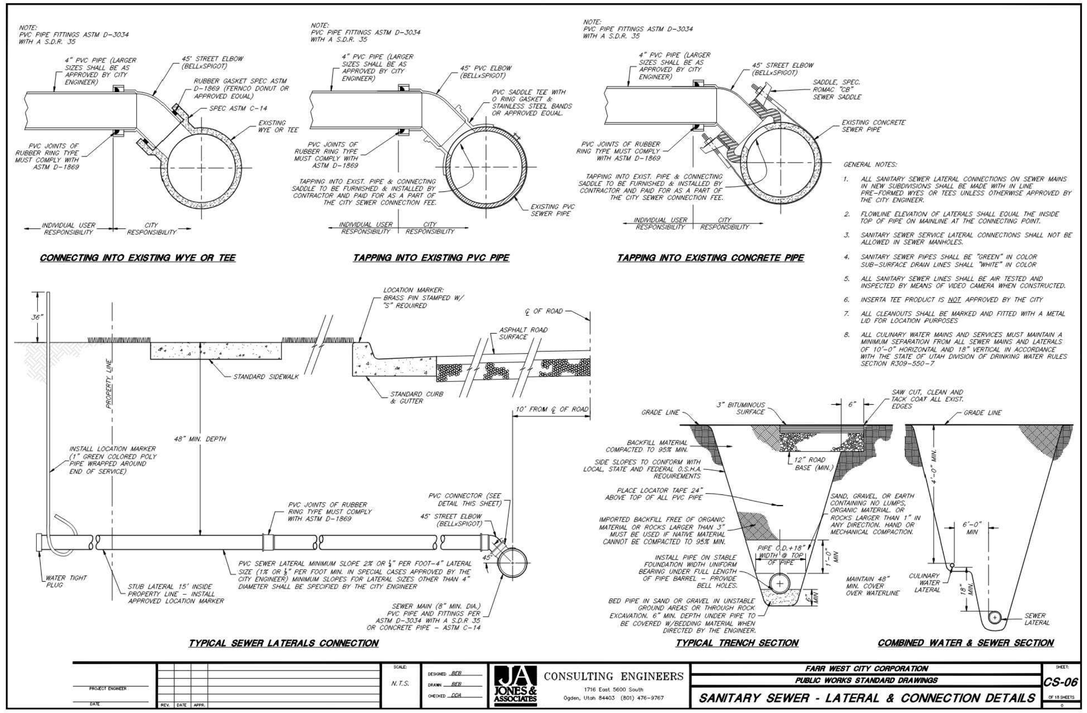
DETECTABLE WARNING SURFACE DETAIL

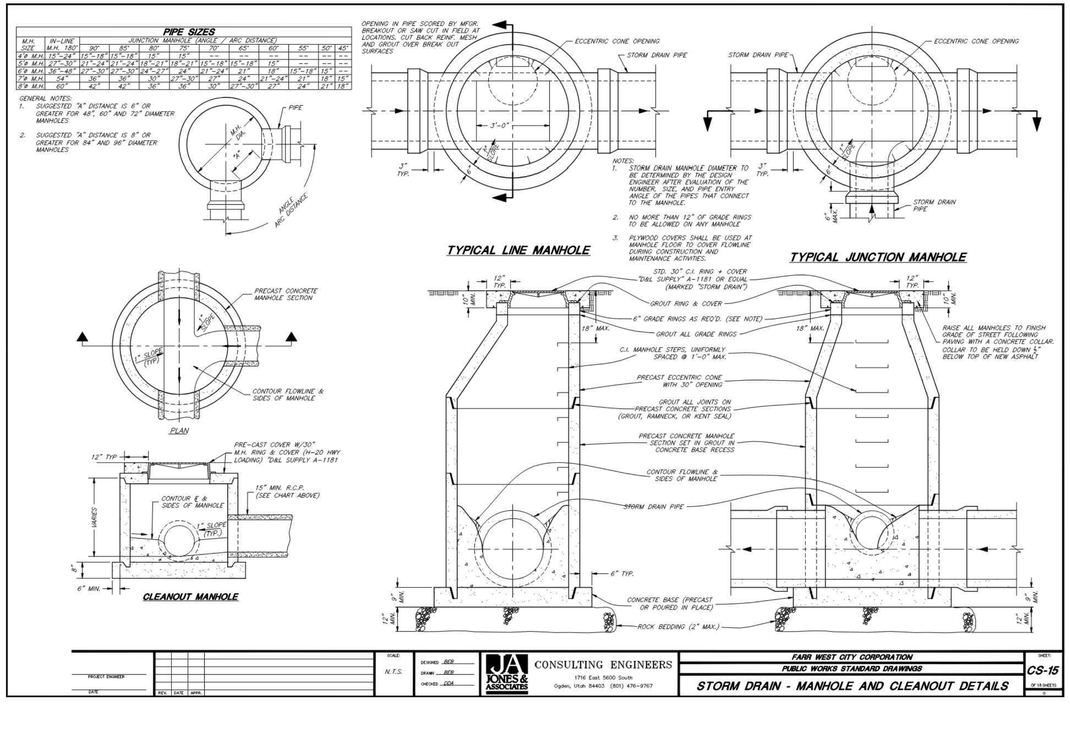
GENERAL NOTES:
A. THE DETECTABLE WARNING SURFACE DOMES SHALL BE ORIENTED SUCH THAT THE ROWS ARE PARALLEL WITH THE DIRECTION OF PEDESTRIAN TRAVEL TO THE RAMP ON THE OPPOSITE SIDE OF THE STREET.
B. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW. WHEN THE EXISTING SIDEWALK COLOR IS NOT STANDARD CONCRETE, THE COLOR OF THE DETECTABLE WARNING SURFACE SHALL BE DETERMINED BY THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE.
C. WHEN A DETECTABLE WARNING SURFACE DOME IS CUT, THE REMAINING PORTION OF THE DOME SHALL BE BEVELED TO A MAXIMUM SLOPE OF 1:2.

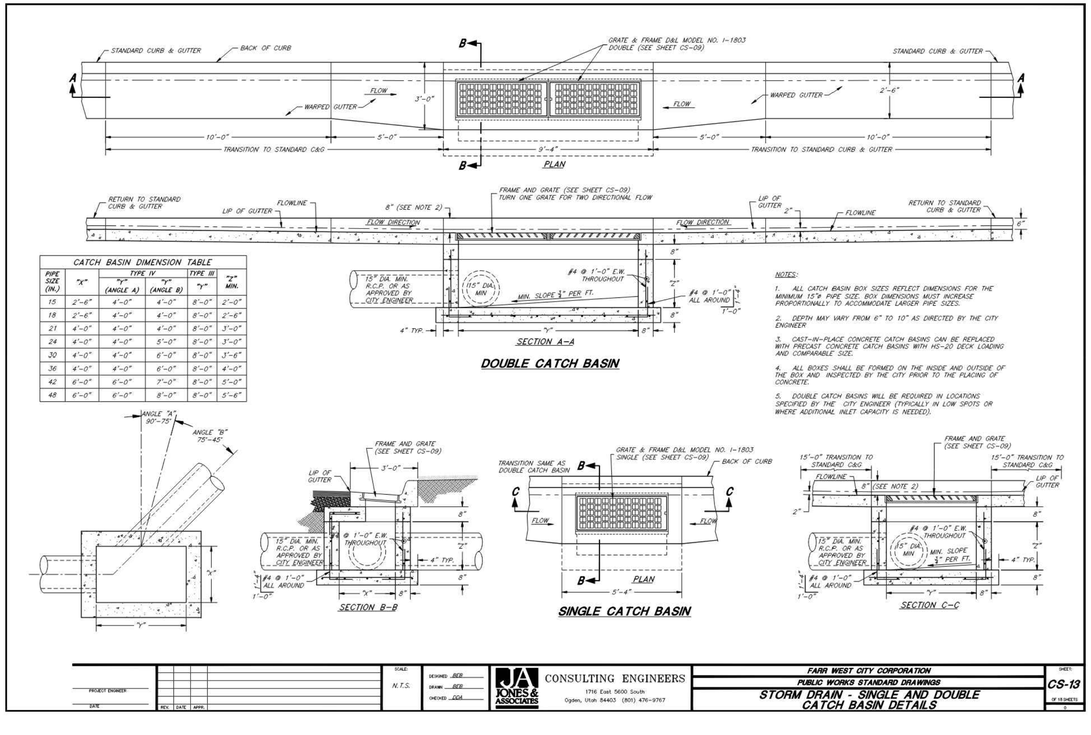
PROJECT ENGINEER		SCALE: N.T.S.	DESIGNED: BCB	JONES & ASSOCIATES CONSULTING ENGINEERS 1716 East 5600 South Ogden, Utah 84403 (801) 476-9767	FARR WEST CITY CORPORATION PUBLIC WORKS STANDARD DRAWINGS PUBLIC ROADS - TYPICAL ADA RAMP & DEFECTIVE CONCRETE REPLACEMENT	SHEET: CS-04 OF 18 SHEETS
DATE	REV. DATE APPR.		DRAWN: BCB CHECKED: CDH			


ATTENTION DEVELOPER/CONTRACTOR SHALL NOTIFY THE ROCKY MOUNTAIN POWER OFFICE PRIOR TO LIGHTING INSTALLATION TO ARRANGE FOR POWER TO BE PROVIDED ON SITE AS WELL AS APPROVAL OF LIGHTING UNIT LOCATIONS AND APPROVAL OF ACTUAL COMPONENT SELECTION.
REFER TO THE ROCKY MOUNTAIN POWER DISTRIBUTION CONSTRUCTION STANDARD MANUAL FOR IDENTIFICATION OF ALL STANDARD REFERENCE NUMBERS LISTED ON THIS SHEET.
ALL FINAL WORK AND MATERIAL TO BE APPROVED BY THE CITY AND THE CITY ENGINEER.
MODIFIED WOOD POLE BRACKET 6'x1 1/4" MAST ARM GALVANIZED FINISH. RE'D, UNLESS OTHERWISE SPECIFIED BY CITY ENGINEER
#6 A.A.C. 1" WEATHERHEAD
#10 COPPER COMPRESSION CONNECTOR W/ P.V.C. TAPE OVER
1" PIPE STRAP (TYP.)
STD. WOODEN UTILITY POLE -STANDARD REFERENCE #PA021 ROCKY MTN. POWER (STD. POLE LENGTH=-35')
LUMINAIRE WIRING (#6 PAST WEATHERHEAD THEN CONNECT TO #10 COPPER AS SHOWN.)
1" SCH. 40 P.V.C. CONDUIT
1" SCH. 40 P.V.C. COUPLING (STRAP IMMEDIATELY BELOW COUPLING FOR VERTICAL SUPPORT)
1" RIGID STEEL CONDUIT (10' LENGTH) W/ BELL END)
DESIRED OVERHANG (DIST. ℄ OF CURB-TO-CURB STREET WIDTH
INSTALL 13"x24" JUNCTION BOX FLUSH TO GRADE IN CLOSE PROXIMITY TO POLE; ROUTE #6 A.A.C. FROM STEEL CONDUIT TO BOX
BY: ROCKY MTN. POWER
#6 A.A.C.
GENERAL LIGHTING-WOOD POLE
STANDARD REFERENCE #PA021
WOOD POLE NOTES:
1. STANDARD MAST LENGTH FOR WOODEN UTILITY POLES SHALL BE 6'x1 1/4" UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER. TYPE OF MAST ARM IS DEPENDENT ON LENGTH AND MAY VARY IF SIZE TO BE USED IS CHANGED. FOR VARIOUS SIZES, TYPES AND THEIR MOUNTING HEIGHTS CONSULT STANDARD REFERENCE #221, TABLES 1,2 AND 3.
2. MAXIMUM HEIGHT MAY BE EXCEEDED ON EXISTING POLES, BUT ONLY IF SPACE ON SUCH POLES IS AVAILABLE AND UNUSED.
3. DUE TO HIGH GLARE CAUSED BY HPS LUMINAIRE, IT IS ESSENTIAL THAT LUMINAIRE ARE NOT MOUNTED AT ANY HEIGHT LOWER THAT THE MINIMUM SPECIFIED.
4. BURY POLE 10% OF TOTAL LENGTH +24"(5'-6" FOR 35' POLE), BURY POWER RISER MIN. 18".
LEDG 120 53 5K AS G L3 PCS R LEDGEND ROADWAY LED,120 LEDS,525MA DRIVER,5,000 K COTAUTO-SENSING VOLTAGE, 120 THRU 277,GRAY,TYPE III, WIDE ASYMMETRIC,DS, SOLID-STATE LIGHTING PHOTOCONTROL 120-277V,NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE.
6" MAST ARM RE'D, UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER
"HUBBELL" RTS#07P- "VALMONT" DS32#7.5A286-6S OR APPROVED EQUAL GALVANIZED STEEL LIGHTING POLE ASSEMBLY W/ UNDERGROUND SERVICE STANDARD REFERENCE #PP137
* ALL LIGHT POLE FIXTURES MUST BE APPROVED BY ROCKY MOUNTAIN POWER
LUMINAIRE WIRING (SEE WIRING SERVICE DETAIL THIS SHEET)
SEE WIRING SERVICE DETAIL THIS SHEET
TYP. HANDHOLE W/ COVER
DESIRED OVERHANG (DIST. ℄ OF CURB-TO-CURB STREET WIDTH
CONC. FOOTING (SEE DETAIL THIS SHEET)
GENERAL LIGHTING-STEEL POLE
STANDARD REFERENCE #PA131
STEEL POLE NOTES:
A. ALL STEEL POLES MUST HAVE PROVISIONS FOR GROUNDING AND MUST BE EFFECTIVELY GROUNDED AFTER INSTALLATION. A 1/2 INCH × 13 NC SQUARE NUT SHALL BE WELDED BE INSIDE THE POLE BY THE MANUFACTURER FOR GROUNDING CONNECTION.
B. SPECIFY "HUBBELL" RTS#08P OR "VALMONT" DS32#7.5A286-8S OR APPROVED EQUAL FOR 8" MAST ARM 9" RE'D.
C. POLES SHALL BE HOT DIP GALVANIZED UNLESS OTHERWISE SPECIFIED.
D. CATALOG NUMBERS INCLUDE HOT DIP GALVANIZED ANCHOR BOLTS AND BASE COVERS.
E. POLE SIZE IS ADEQUATE FOR SINGLE OR TWIN BRACKET APPLICATION. SPECIFY "HUBBELL" RTS#22P OR "VALMONT" DS32#7.5A286-6D FOR 6" TWIN ARM, SPECIFY "HUBBELL" RTS#23P OR "VALMONT" DS32#7.5A286-8D FOR 8" TWIN ARM.
F. MAST ARMS FOR METAL POLES ARE WITH TENON FOR 2 INCH LUMINAIRE SLIP-FITTER.
REFER TO STANDARD REFERENCE #PP131 FOR WIRING INFORMATION
#10 COPPER TO LUMINAIRE (BLACK INSUL.-HOT, WHITE INSUL.--NEUTRAL)
COMPRESSION CONNECTOR W/ P.V.C. TAPE OVER
½"x13 NC SQUARE NUT WELDED IN PLACE
HANDHOLE ACCESS
#6 COPPER GROUNDING CONDUCTOR
FROM PLASTIC CONDUIT IN FOOTING
WIRING SERVICE DETAIL
PLASTIC CONDUIT AND GROUND ROD MUST BE LOCATED WITHIN A 3 INCH RADIUS FROM THE CENTER OF THE BOLT CIRCLE
(2) MIN. QUANTITY 1" DIA. PLASTIC CONDUIT (SCH. 40 CARLON)
ANCHOR BOLTS (INCLUDE W/POLE ASS'Y) SEE NOTE D THIS SHEET
24"
3 3/4"
PLAN
GROUND ROD ⅝"x10' C.
11" DIA. BOLT CIRCLE
#6 COPPER GROUNDING CONDUCTOR
TOP OF GRADE OR TOP OF SIDEWALK
GROUND ROD CONNECTOR (U.L. #K113007)
ANCHOR BOLTS (INCLUDE W/POLE ASS'Y) SEE NOTE D THIS SHEET
24"x24"x48" CONC. FOOTING -STANDARD REFERENCE #PP171
(2) MIN. QUANTITY 1" DIA. PLASTIC CONDUIT (SCH. 40 CARLON)
SECTION
GROUND ROD ⅝"x10' C.
TYPICAL CONCRETE FOOTING
STANDARD REFERENCE #PP171
THE FOOTING AS SPECIFIED ON THIS STANDARD IS DESIGNED FOR USE WITH THE STD. 11 GA. (OR 10 GA.) METAL STREET LIGHT POLES FOR MOUNTING HEIGHTS UP TO 32 FEET. IT SHOULD NOT BE APPLIED IN LOCATIONS WHICH REQUIRE A POLE OF HIGHER STRENGTH (SUCH AS A DEAD-END POLE, COMBINATION STREET LIGHT/TRAFFIC SIGNAL POLE, OR ETC.)
FOOTING NOTES:
A. FOOTINGS WILL GENERALLY BE INSTALLED BY A CONTRACTOR. FOOTINGS SHOULD BE LOCATED WITH THE VERTICAL C.L.24" + BACK FROM THE EDGE OF CURB.
B. THE MANUFACTURER SHALL FURNISH (4) ANCHOR BOLTS, (1) GROUND ROD & PLASTIC CONDUITS FOR EACH FOOTING AS REQ'D.
C. NUMBER AND ORIENTATION OF THE PLASTIC CONDUITS ARE INFLUENCED BY THE UNDERGROUND CIRCUIT ROUTE AND SHOULD BE DETERMINED IN EACH LOCATION FOR THE MOST PRACTICAL SOLUTION.
D. ANCHOR BOLTS SHALL BE FURNISHED WITH 6" MIN. THREAD LENGTH AND SHALL BE HOT DIP GALV.
UNDERGROUND TYPE METER-SOCKET
FRONT VIEW
PROVISION FOR MAIN DISCONNECT
ELECTRICAL LABEL OR PERMIT MUST BE DISPLAYED ON THE METER BASE.
CONDUIT FOR UNGROUNDED CONDUCTOR
UNISTRUT
HOLES INTENDED FOR DRAINAGE OR COOLING SHALL BE KEPT CLEAR-UNUSED MOUNTING HOLES SHALL BE COVERED.
THE GROUNDING CONNECTION MUST BE VISIBLE WHEN AN ELECTRICAL INSPECTION IS MADE. FOR SAFETY REASONS, THE GROUND ROD SHALL BE FLUSH WITH OR BELOW THE SURFACE.
6" MAX. 4" MIN.
6" MIN.
SIDE VIEW
CONDUIT STRAP
UNISTRUT
METER
2" MIN. RIGID GALVANIZED-CAPPED POST
CONDUIT FOR UNGROUNDED CONDUCTORS
24" MIN.
UNDERGROUND SERVICE TO A FREE-STANDING METER BASE (STEEL POLE)
DEVELOPER/CONTRACTOR WILL FURNISH AND INSTALL:
1. METER SOCKET ENCLOSURE (UNDERGROUND TYPE WITH MANUAL-LINK BYPASS)
2. PEDESTAL HARDWARE
3. CONDUIT
4. RIGHT-OF-WAY OR EASEMENT.
5. TRENCH EXCAVATION AND BACKFILL
6. GROUNDING PER NEC
7. CONCRETE PAD 24" x 24" x 6" DEPTH
8. LONG RADIUS SWEEP.
9. 36" SWEEP
**INSTALLATION SHALL BE MADE STABLE BY MATCHING THE PAD SIZE OR THE DEPTH OF THE GALVANIZED POST.
FREE-STANDING METER BASE REQUIREMENTS:
1. THE DEVELOPER/CONTRACTOR SHALL MEET WITH THE POWER COMPANY TO DETERMINE THE LOCATION OF THE FREE-STANDING METER BASE.
2. THE FREE-STANDING METER BASE SHALL BE LOCATED ADJACENT TO, OR IN, THE POWER COMPANY EASEMENT.
3. THE FREE-STANDING METER BASE SHALL MEET ALL LOCAL ORDINANCE REQUIREMENTS.
4. THE METER SOCKET SHALL BE PROTECTED FROM DAMAGE BY USE OF BARRIER POSTS OR OTHER SUITABLE PROTECTION APPROVED BY THE POWER COMPANY.
5. THE DEVELOPER/CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN AN APPROVED PEDESTAL OR POLE POST.
6. THE ACCESS DOOR TO POWER COMPANY CONNECTIONS SHALL BE KEPT FREE OF OBSTRUCTIONS A MINIMUM OF 6" ABOVE THE FINAL GRADE, WITH A SCRABBLE PROVISION FOR THE POWER COMPANY.
7. THE UNMETERED SERVICE CONDUCTOR AND THE METERED SERVICE CONDUCTOR SHALL NO BE RUN IN THE SAME CONDUIT, RACEWAY









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

NO.	REVISIONS	BY	DATE

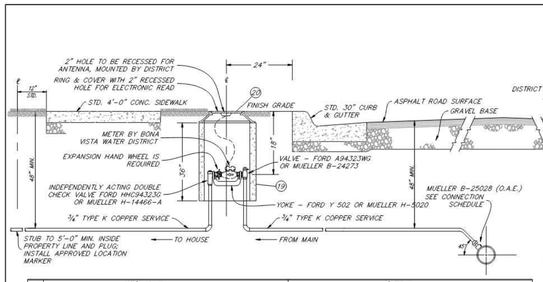
DESIGNER: SDT
PROJECT ENGINEER: SDT

WEST CREEK LOT 5 - INFRASTRUCTURE
FARR WEST, UTAH
CITY DETAIL SHEET

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

SHEET NO.
C4.2

PROJECT ID	DATE:
A-1000	06/12/26
FILE NAME: PRJ-WCMP	SCALE:



NO.	¾" SERVICE	1" SERVICE
19	18"x36" METER BOX-CONCRETE OR CORRUGATED PVC (DOUBLE WALL)	24"x36" METER BOX-CONCRETE OR CORRUGATED PVC (DOUBLE WALL)
20	CAST IRON, COVER W/ LOCKING NUT (D & L SUPPLY MODEL E-3240-15)	24" MANHOLE RING & COVER W/ DAVLOCK (D & L SUPPLY MODEL R-5024-03)

TYPICAL CULINARY WATER SERVICE CONNECTION

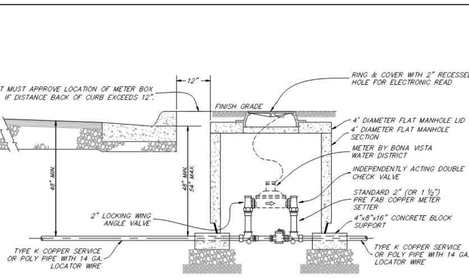
OWNERS RESPONSIBILITY:

THE OWNER OR CONTRACTOR SHALL PAY CONNECTION FEE AND SECURE PERMITS.

1. THE OWNER OR CONTRACTOR SHALL PAY FOR ALL COSTS OF INSTALLATION INCLUDING ALL MATERIALS, (SADDLE, NECESSARY PIPE, YOKE/SETTER, CHECK VALVE, METER, ANGLE VALVE & EXPANSION FITTING, METER BOX, CAST RING & COVER, -- METER PROVIDED BY BONA VISTA WATER DISTRICT) ALL EXCAVATION AND FILL, ASPHALT REPLACEMENT, WATER MAIN CONNECTION, AND LABOR.
2. NOTIFY THE DISTRICT 24 HOURS IN ADVANCE FOR LINE LOCATIONS AND/OR TAP ON MAIN. ALL WORK MUST BE INSPECTED AND APPROVED BY BONA VISTA WATER DISTRICT.
3. PROPER GRADE IS THE OWNERS/CONTRACTORS RESPONSIBILITY. THE DISTRICT WILL NOT SET METER UNLESS THE YOKE AND METER BOX ARE AT THE PROPER GRADE.
4. WORK MAY BE DONE BY OWNER OR LICENSED PLUMBER OR CONTRACTOR. ALL WORK IS THE RESPONSIBILITY OF THE OWNER.
5. OWNER OR CONTRACTOR SHALL CALL BLUE STAKES OR DIRECT TO UTILITY COMPANIES FOR LOCATION OF UNDERGROUND GAS, TELEPHONES, ELECTRIC, CABLE T.V., IRRIGATION, PETROLEUM, AND SEWER LINES BEFORE DIGGING.
6. DISTRICTS RESPONSIBILITY:
   1. BONA VISTA WATER DISTRICT WILL FURNISH AND INSTALL METER AT NO COST.
   2. THE DISTRICT WILL LOCATE WATER MAIN PRIOR TO EXCAVATION – 24 HOUR NOTICE.
   3. THE OWNER WILL MAKE THE TAP ON THE WATER MAIN INCLUDING FURNISHING THE CORPORATION STOP.
   4. THE DISTRICT WILL FURNISH AND SET WATER METER IN CUSTOMERS YOKE.
   5. THE DISTRICT WILL INSPECT AND APPROVE ALL WORK – 24 HOUR NOTICE.

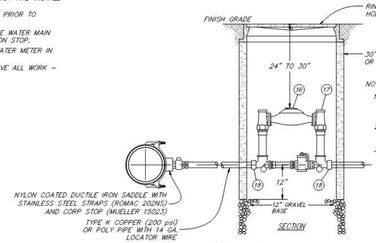
CONNECTION SCHEDULE		
MATERIAL	SIZE	CONNECTION ②
STEEL AND/OR ASBESTOS CEMENT	¾"	ROMAC 101 N
STEEL AND/OR ASBESTOS CEMENT	1"	ROMAC 202 N DOUBLE STRAP
CAST IRON AND/OR DUCTILE IRON	¾"	CORPORATION STOP–MUELLER B–25028
CAST IRON AND/OR DUCTILE IRON	1"	CORPORATION STOP–MUELLER B–25028
PVC C–900	¾"	ROMAC 101 N (FOR PVC) W/ I.P. CORPORATION STOP MUELLER B–25028
PVC C–900	1"	ROMAC 202 N DBL. STRAP (FOR PVC) W/ I.P. CORP. STOP
PVC CLASS 200	¾"	CONTROLLED O.D. SADDLE

④ SADDLE CAN BE COMPARABLE TO ABOVE BUT SAME CORROSION PROOF BODY AND WIDE STRAPS ARE REQUIRED.
② ALL NEW SUB CONNECTION TAPS SHALL BE DONE BY DEVELOPER. DISTRICT PROJECT TAPS SHALL BE COORDINATED BY THE DISTRICT.



2" (OR 1 ½") WATER METER STATION

NO.	DESCRIPTION (1 1/2" & 2" METER STA.)	JOINT TYPE	1 1/2" LINE	2" LINE
16	WATER METER	FL	1 1/2"	2"
17	"MUELLER" B–2423–2 METER YOKE (18" HEIGHT)	–	1 1/2"	2"
18	"MUELLER" 110 COMPRESSION CONN. COUPLING	–	1 1/2"	2"



NOTES:

1. ALL SERVICE LINES TO AND FROM METER TO BE TYPE K COPPER (200 psi) OR POLY PIPE WITH 14 GA. LOCATOR WIRE.
2. 1 1/2" SERVICE LINE–17"METER 2" SERVICE LINE–17"METER
3. DUAL CHECK DEVICE AS SHOWN ARE APPLICABLE FOR NON COMMERCIAL METERS UP TO 2". ONLY. ALL LARGER METER & COMMERCIAL APPLICATION SHALL COMPLY W/ CURRENT STATE BLACK FLOW PREVENTION REQUIREMENTS OUTSIDE THE METER.

1 1/2" & 2" WATER METER STATION

WATER SERVICE CONNECTIONS BONA VISTA WATER IMPROVEMENT DISTRICT	STANDARD DETAIL
P.I.D. STANDARD DETAILS	
SUB PROJ. # 7811-1701	
DESIGN BY: JSM	
DRAWN BY: DJA	
CHECKED BY: SDT	
APPROVED BY: ADD DATE OF FULL SIGN. IF NOT ONE (NON-SIGNIFICANT)	
LAST UPDATED: 10/28/25	
SHEET NUMBER:	BV-01



AIR VENT DETAIL

THRUST PER P.S.I. OF WATER PRESSURE AT VARIOUS FITTINGS				
PIPE SIZE	DEAD END OR 90°	90° ELBOW	45° ELBOW	22 ½° ELBOW
4	19	27	15	7
6	39	55	30	15
8	67	94	51	26
10	109	154	84	43
12	155	218	118	61
14	210	296	161	82
16	272	383	209	106
18	351	494	269	137
20	434	611	332	169
24	623	878	479	244

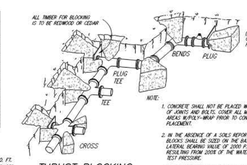
EXAMPLE:

8–INCH 90° ELBOW, PRESSURE 200 LB./SQ. IN. FROM TABLE: THRUST = 34 x 200 = 19,800 LB. ASSUME BEARING STRENGTH OF SOIL = 2000 LB./SQ. FT.

$\frac{19,800}{2,000} = 9.9$ SQ. FT. AREA OF BEARING REQUIRED FOR THRUST BLOCK

NOTES:

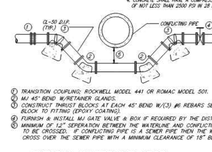
1. IF USING THE ABOVE TABLE, USE THE MAXIMUM OPERATING PRESSURE ANTICIPATED (I.E. HYDROSTATIC TEST PRESSURE, SURGE PRESSURE DUE TO PUMP SHUT OFF, ETC.)
2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IF SOILS REPORT IS NOT AVAILABLE, AN AVERAGE SOIL STRENGTH OF 2000 PSF CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.



THRUST BLOCKING

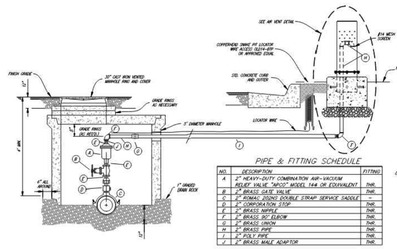
NOTE:

1. CONCRETE SHALL NOT BE PLACED WITHIN 1–1/2" OF JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS W/POLY–WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAX. LATERAL BEARING VALUE OF 2000 P.S.F. AND A THRUST RESULTING FROM 200% OF THE WATERLINE STATIC TEST PRESSURE.
3. THRUST BLOCKS ARE NEEDED AT ALL BENDS OF 22–1/2° OR MORE.
4. CONCRETE SHALL HAVE A COMPRESIVE STRENGTH OF NOT LESS THAN 2500 PSI IN 28 DAYS.



1. TRANSITION COUPLING, ROCKWELL MODEL 441 OR ROMAC MODEL 501.
2. (4) #4 45° BEND W/RETAINER GLANDS.
3. CONSTRUCT THRUST BLOCKS AT EACH 45° BEND W/(3) #5 REBARS SECURING BLOCK TO FITTING (EPOXY COATING).
4. FURNISH & INSTALL #4 GATE VALVE IN BOX IF REQUIRED BY THE DISTRICT ENGINEER
5. MINIMUM OF 12" SEPERATION BETWEEN WATERLINE AND SEWER PIPE WHERE TO BE CROSSED. IF CONFLICTING PIPE IS A SEWER PIPE THEN THE WATERLINE MUST CROSS OVER THE SEWER PIPE WITH A MINIMUM CLEARANCE OF 18" BETWEEN PIPES.

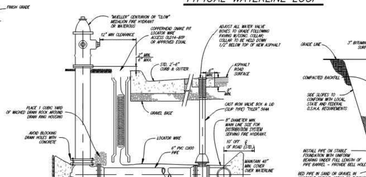
TYPICAL WATERLINE LOOP



PIPE & FITTING SCHEDULE

NO.	DESCRIPTION	FITTING
A	2" HEAVY–DUTY COMBINATION AIR–VACUUM RELIEF VALVE, "APCO" MODEL 144 OR EQUIVALENT	THR.
B	2" BRASS GATE VALVE	THR.
C	8" ROMAC DOUBLE STRAP SERVICE SADDLE	–
D	2" CORPORATION STOP	THR.
E	2" BRASS NIPPLE	THR.
F	2" BRASS 90° ELBOW	THR.
G	2" BRASS NIPPLE	THR.
H	2" BRASS COUPLING	THR.
I	2" POLY PIPE	THR.
J	2" BRASS MALE ADAPTOR	THR.

COMBINATION AIR RELEASE VALVE STATION



TYPICAL URBAN FIRE HYDRANT CONNECTION

TYPICAL TRENCH SECTION

WATER SERVICE CONNECTIONS BONA VISTA WATER IMPROVEMENT DISTRICT	STANDARD DETAIL
P.I.D. STANDARD DETAILS	
SUB PROJ. # 7811-1701	
DESIGN BY: JSM	
DRAWN BY: DJA	
CHECKED BY: SDT	
APPROVED BY: ADD DATE OF FULL SIGN. IF NOT ONE (NON-SIGNIFICANT)	
LAST UPDATED: 10/28/25	
SHEET NUMBER:	BV-02

J-U-B ENGINEERS, INC.
466 North 900 West
Kaysville, Utah 84037
Phone: 801.547.0393
Fax: 801.547.0397
www.jub.com

NO.	REVISIONS	BY	DATE

DESIGNED: SDT PROJECT ENGINEER: SDT

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

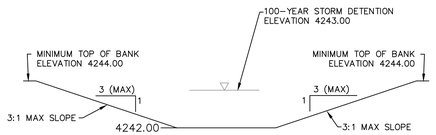
WEST CREEK LOT 5 – INFRASTRUCTURE

FARR WEST, UTAH

BONA VISTA DETAIL SHEET

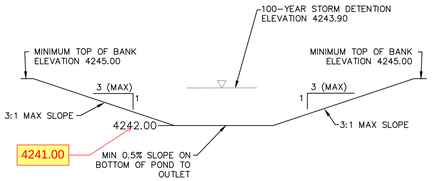
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

SHEET NO.	
C4.3	
PROJECT ID: A–1000	DATE: 06/12/26
FILE NAME: PRJ–WCMP	SCALE:



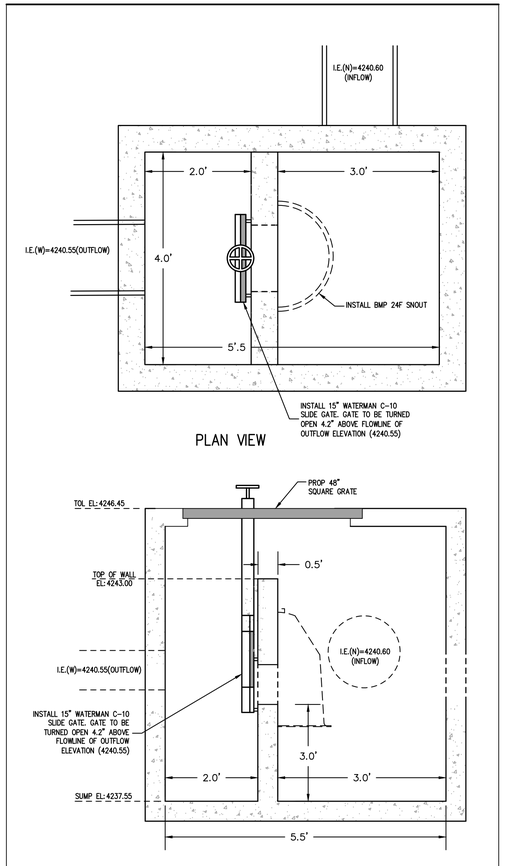
NORTH PRIVATE RETENTION POND

N.T.S.

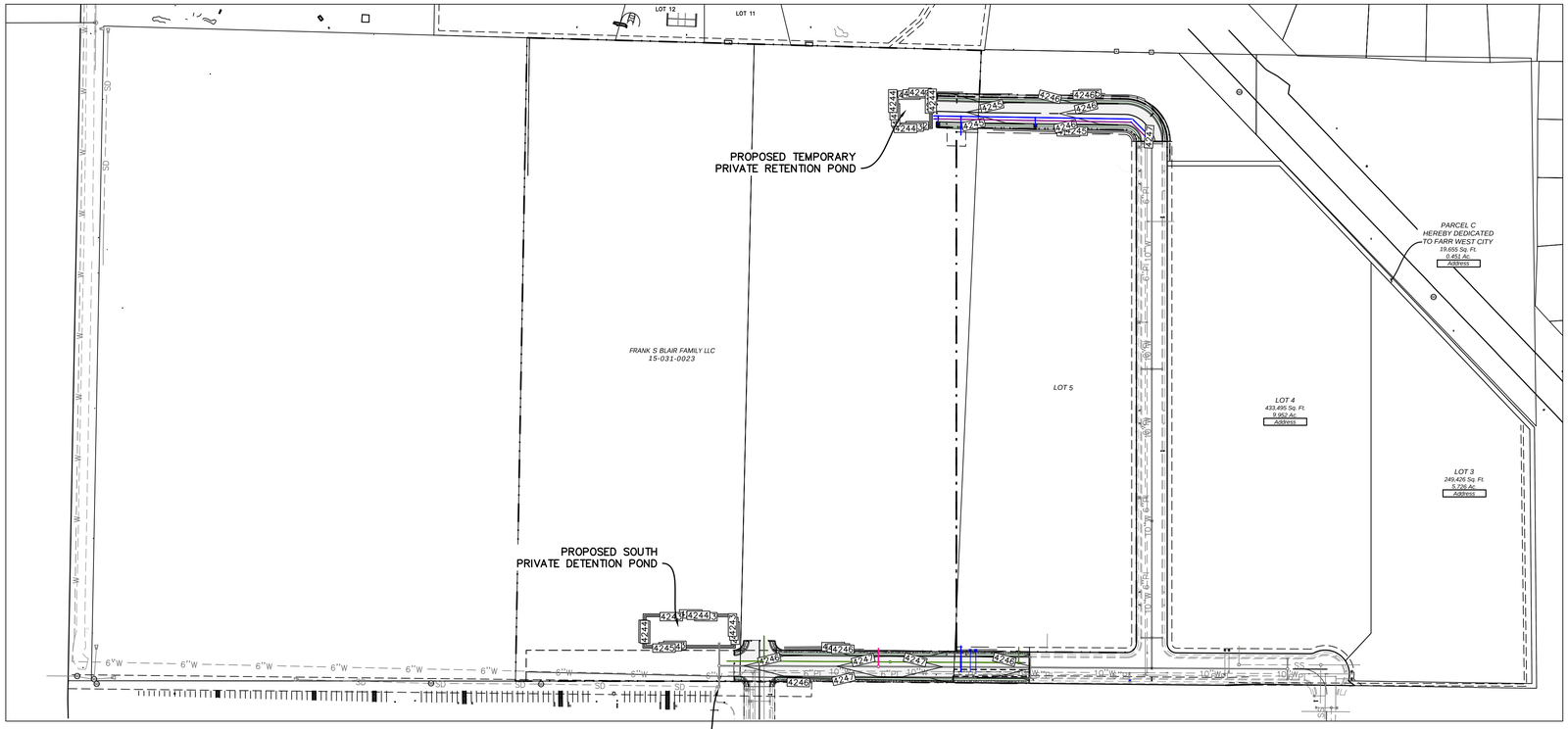


SOUTH PRIVATE DETENTION POND

N.T.S.



1 STRUCTURE 6
N.T.S.



West Creek Public Roads - South Basin

Restriction F **0.1000** cfs/acre **100 Year flood desig**

Runoff Coefficient

Roof Area	0 ft^2	C_roof	0.85
Paved Area	137748 ft^2	C_paved	0.86
Landscaped	24111 ft^2	C_landscaped	0.20
Gravel	0 ft^2	C_unimproved	0.85
Total Area	161859 ft^2	Weighted C	0.76
	3.72 acres	CA :	123285 ft^2

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Allow Discharge (ft^3)	Required Storage (ft^3)
15	**1.01**	123285	10377	334	10042
30	**1.36**	123285	13972	669	13304
60	**1.68**	123285	17260	1338	15922
120	**1.84**	123285	18904	2675	16228
180	**1.87**	123285	19212	4013	15199
360	**2.01**	123285	20650	8026	12624
720	**2.35**	123285	24143	16052	0
1440	**2.57**	123285	26404	32104	0

Summary

Required detention storage =	**16228** ft^3
Unit storage per acre =	4367.46 ft^3/acre
Allowable release rate =	**0.37** ft^3/sec

South Private Road Detention Pond

4241.00

Elevation	Area (ft^2)	Volume (ft^3)	Acc. Volume (ft^3)
4242.00	9	0	0
4242.10	521	27	27
4242.20	1919	122	149
4242.30	3764	284	433
4242.40	5864	481	914
4242.50	7776	682	1596
4242.60	9242	851	2447
4242.70	10263	975	3422
4242.80	10838	1055	4477
4242.90	11107	1097	5575
4243.00	11331	1122	6696
4243.10	11479	1141	7837
4243.20	11628	1155	8992
4243.30	11778	1170	10163
4243.40	11928	1185	11348
4243.50	12079	1200	12548
4243.60	12231	1216	13764
4243.70	12384	1231	14994
4243.80	12537	1246	16241
4243.90	12691	1261	**17502**
4244.00	12846	1277	18779

NOTE:
THE WATERMAN GATE OPENING HAS BEEN SIZED TO ACCOUNT FOR THE DETAINED RUNOFF FROM THE PROPOSED PUBLIC ROADS AND LOTS 3, 4, & 5 AT 0.1 CFS/ACRE RELEASE RATE. THE TOTAL AREA OF DEVELOPED LAND THAT THIS GATE OPENING ACCOUNTS FOR IS 29.3 ACRES (2.93 CFS). AS MORE LAND IS DEVELOPED, THE WATERMAN GATE OPENING WILL NEED TO BE RE-EVALUATED SO THAT PEAK RUNOFF FROM THE 100-YEAR STORM DOES NOT EXCEED 0.1CFS/ACRE.

West Creek Public Roads - North Basin

Restriction **0.0000** cfs/acre **100 Year flood desig**

Runoff Coefficient

Roof Area	0 ft^2	C_roof	0.85
Paved Area	9183 ft^2	C_paved	0.86
Landscape	24111 ft^2	C_landsca	0.20
Gravel	0 ft^2	C_unimpro	0.85
Total Area	32518 ft^2	Weighted	0.39
	0.75 acres	CA	12720 ft^2

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Allow Discharge (ft^3)	Required Storage (ft^3)
15	**1.01**	12720	1071	0	1071
30	**1.36**	12720	1442	0	1442
60	**1.68**	12720	1781	0	1781
120	**1.84**	12720	1950	0	1950
180	**1.87**	12720	1982	0	1982
360	**2.01**	12720	2131	0	2131
720	**2.35**	12720	2491	0	2491
1440	**2.57**	12720	2724	0	2724

Summary

Required retention storage =	**2724** ft^3
Unit storage per acre =	3649.14 ft^3/acre
Allowable release rate =	**0.00** ft^3/sec

0 150 300 450

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

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

WEST CREEK LOT 5 - INFRASTRUCTURE

FARR WEST, UTAH

DRAINAGE CALCULATIONS

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

SHEET NO. C4.4

PROJECT ID	DATE:
A-1000	06/12/26
FILE NAME: PRJ-WCMP	SCALE: 1"=150'

Blue Stakes of UTAH 811

DURING CONSTRUCTION

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

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

N

0 40 80 120

Scale in Feet

SHEET LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA (BMP X)

CONCRETE WASHOUT

BMP CALLOUTS

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

PARCEL C
HEREBY DEDICATED
TO FARR WEST CITY
19,655 Sq. Ft.
0.451 Ac.
Address

LOT 5

LOT 4
433,495 Sq. Ft.
9.952 Ac.
Address

LOT 3
249,426 Sq. Ft.
5.726 Ac.
Address

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

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

WEST CREEK LOT 5 – INFRASTRUCTURE

FARR WEST, UTAH

EROSION CONTROL PLAN (SWPPP)

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
06/12/26
STATE OF UTAH

SHEET NO.	
C6.0	
PROJECT ID: A-1000	DATE: 06/12/26
FILE NAME: PRJ-WQMP	SCALE: 1"=80'

Blue Stakes of UTAH 811 Bluestakes.org

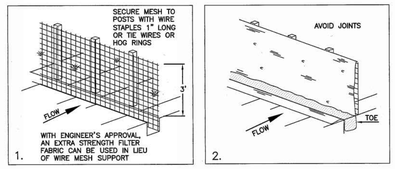
Silt fence

1. **GENERAL**
   - A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   - B. Application. To intercept sediment from disturbed areas of limited extent.
   - C. Perimeter Control: Place barrier at down gradient limits of disturbance.
   - D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   - E. Protection of Existing Waterways: Place barrier at top of stream bank.
   - F. Inlet Protection.

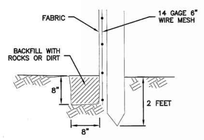
2. **PRODUCTS**
   - A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   - B. Burlap. 10 ounces per square yard of fabric.
   - C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

3. **EXECUTION**
   - A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   - B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   - C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   - D. Maintenance.
     1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
     2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
     3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
     4) Re-anchor fence as necessary to prevent shortcutting.
     5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

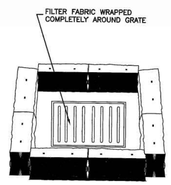
Inlet protection – fence or straw bale

1. **GENERAL**
   - A. Description. A temporary sediment barrier around storm drain inlet.
   - B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

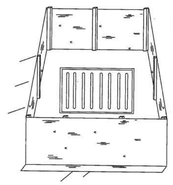
2. **PRODUCT** (Not used)

3. **EXECUTION**
   - A. Installation and application criteria.
     1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
     2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
     3) Install filter fabric completely around grate.
   - B. Maintenance.
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 4-inches in depth.
     3) Repair or re-align barrier or fence as needed.
     4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



STRAW BALE BARRIER
(PLAN No. 121)



SILT FENCE
(PLAN No. 122)

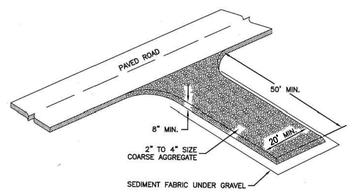
Stabilized roadway entrance

1. **GENERAL**
   - A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
   - B. Application. At any site where vehicles and equipment enter the public right of way.

2. **PRODUCT** (Not used)

3 **EXECUTION**
   - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   - B. Compact subgrade.
   - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
   - D. Maintenance.
     1) Prevent tracking or flow of mud into the public right-of-way.
     2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
     3) Inspect daily for loss of gravel or sediment buildup.
     4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
     5) Expand stabilized area as required to accommodate activities.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



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

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

WEST CREEK LOT 5 – INFRASTRUCTURE
FARR WEST, UTAH

EROSION CONTROL DETAIL SHEET

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
04/12/26
STATE OF UTAH

Blue Stakes of UTAH 811
Bluestakes.org

SHEET NO.
C7.0

PROJECT ID	DATE:
A-1000	06/12/26
FILE NAME: PRJ-WCMP	SCALE:

C:\

Application for Subdivision

Date Submitted 2.9.26

Developer's Name VHD Nexus LLC

Developer's Mailing Address [redacted]

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

****

Subdivision Name Legends Crossing Phase 2

Subdivision Address 1500 North 2300 West

Is this a Re-Subdivision NO Current Property Zone Unknown Is Re-Zoning Required Yes

Acreage of property being divided 48.52 Acreage of entire land parcel 48.52 acres

Number of proposed lots in Subdivision 299 units In Phase 32 Number of Phases 6

Title Search Completed Y N *Attach Documentation submitted as part of phase 1

Available Utilities and Services:

Culinary Water	Y	N	
Secondary Water	Y	N	Company: Pineveiw
Secondary System	Y	N	
Adequate Storm Sewer/Drainage	Y	N	
Sewer	Y	N	
Electric Power	Y	N	
Natural Gas	Y	N	
Telephone Service	Y	N	
Broadband/Fiber Internet	Y	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connext: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	Y	N	Company:

Application for Subdivision

Property is in which Flood Zone: Zone X - Area of Minimum Flood Hazard Panel Number: 49057C0191F

Lowest Elevation of Property: 4243'

Access Road above 4,215' Elevation: 2300 W and 1300 N Source: Civil Plans

Does the property contain Wetlands: NA Source: NA

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

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). -50' Rocky Mountain Power Easement running through phase 1, phase 2, and phase 4A.
-3 points of access: 2300 W (phase 1), 2250 W (phase1) and 2200 W (phase 4)

****

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs**.** I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed Signed by: Nasir Javed 26942520139E45C... Nasir Javed Land Development Project Manager Date 3/5/2026

FEE SCHEDULE

Subdivision Plan Processing:	
1-4 lots	**$100.00**
5-9 lots	**$100.00 plus $10/lot**
10-24 lots	**$150.00 plus $10/lot**
25 lots +	**$250.00 plus $10/lot**

Engineering Fee Deposit: $125.00/lot/phase

Application Fee $_____ Developer User Fee $_____ Total $_____
Receipt #_____ Date Paid_____ Received by_____

MEMORANDUM

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

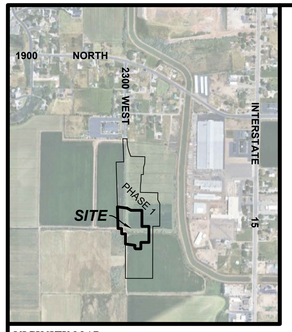
RE: LEGENDS MIXED-USE SUBDIVISION PHASE 2
Final Subdivision Plat Review

Date: July 27, 2026

Our office has completed a review of the final subdivision plat for the referenced phase of the Legends Mixed-Use Development. This phase is an extension of the residential area and includes 9 single-family lots and 23 townhome units. The phase also includes the extension of the public roadway, 2300 North, and the construction of private roads in the townhome area. The final infrastructure drawings were previously reviewed for all phases of the development. We recommend approval of this phase of the development with the following comments:

1. Ensure that the Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) with the State cover this phase before any construction begins.
2. The Developer and Contractor must hold a pre-construction meeting with City staff to review construction requirements.

Please let me know if you have any questions.



VICINITY MAP
NTS

DATE OF PREPARATION
February 23, 2026
REVISED:May 08, 2026
PROJECT #24-255

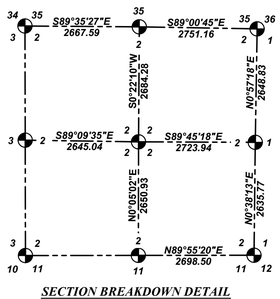
DEVELOPER
RIVER BLACKSMITH PROPERTIES
2105 W 1800 N, FARR WEST UT 84404
C/O JEREMY SCHEER

LEGEND

- PRIVATE OWNERSHIP (INCLUDES RESIDENTIAL LOTS 201R-209R & LOT 118R AMENDED)
- COMMON AREA/ OPEN SPACE (EXCLUDES ALL RESIDENTIAL LOTS 201R-209R & LOT 118R AMENDED)
- LIMITED COMMON AREA
- XXX — LOT ADDRESSES
- SECTION MONUMENT
- STREET MONUMENT
- EASEMENT LINE
- BOUNDARY LINE

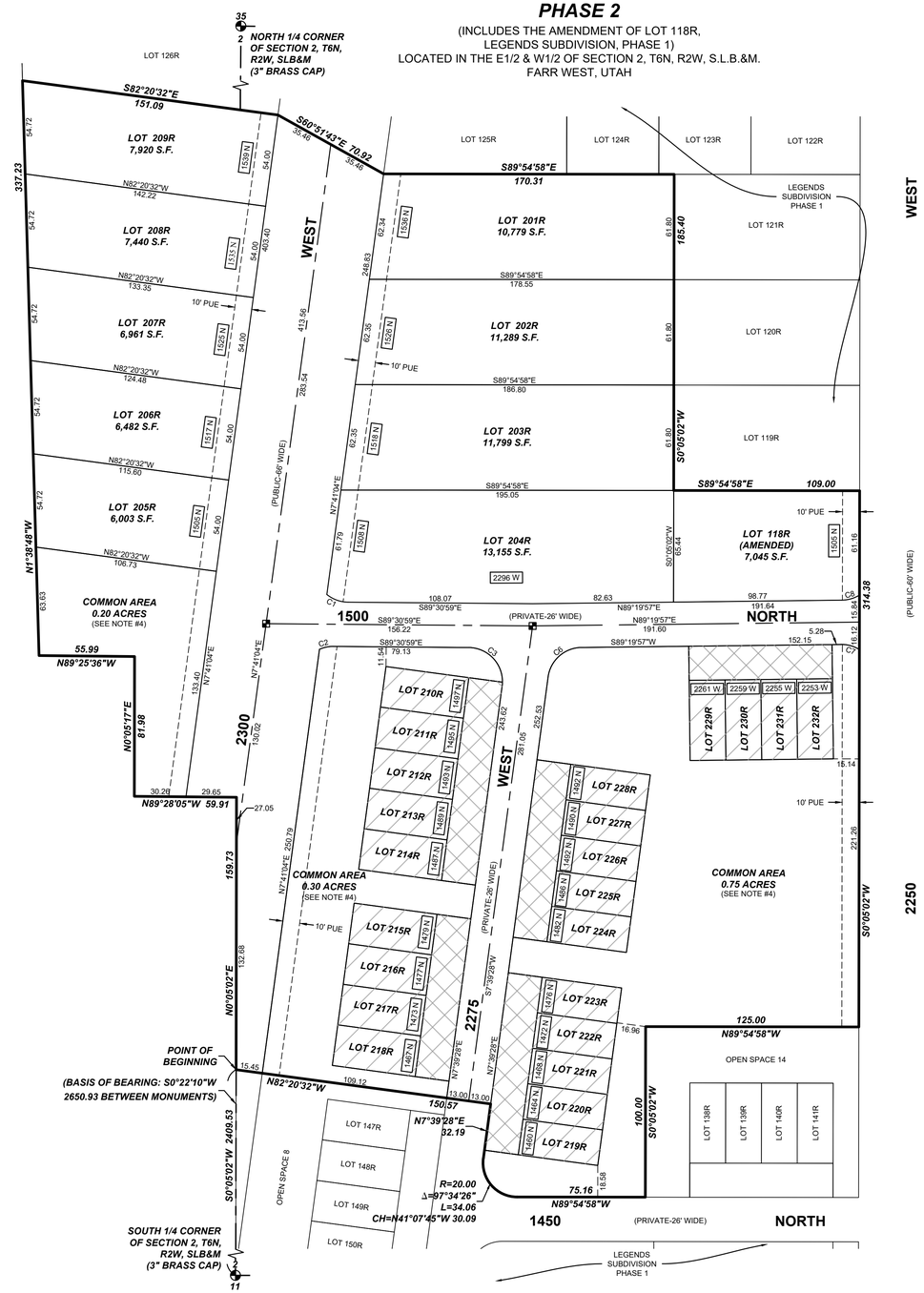
CURVE TABLE

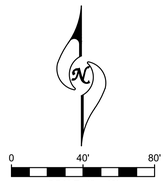
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	20.00	38°52'08"	13.57	S70°04'55"E 13.31
C2	20.00	24°28'02"	8.54	N78°15'08"E 8.48
C3	20.00	97°10'27"	33.92	S40°55'45"E 30.00
C4	20.00	90°23'56"	31.56	N44°19'01"W 28.38
C5	20.00	6°46'31"	2.37	S4°16'13"W 2.36
C6	20.00	81°40'29"	28.51	S48°29'43"W 26.16
C7	20.00	32°25'11"	11.32	N74°27'27"W 11.17
C8	20.00	30°55'00"	10.79	N73°52'27"E 10.66



SECTION BREAKDOWN DETAIL

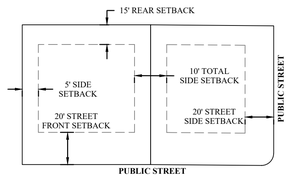
FINAL PLAT
OF
LEGENDS SUBDIVISION
PHASE 2
(INCLUDES THE AMENDMENT OF LOT 118R,
LEGENDS SUBDIVISION, PHASE 1)
LOCATED IN THE E1/2 & W1/2 OF SECTION 2, T6N, R2W, S.L.B.&M.
FARR WEST, UTAH





NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL REAR RESIDENTIAL SINGLE FAMILY LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. ACCORDING TO FARR WEST MUNICIPAL CODE 16.24.030(F) THE FINAL PLAT WILL DESIGNATE ALL LOTS WITH AN "R" RESTRICTION WITH THE FOLLOWING NOTE: ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED WITH REGARD TO FINISHED FLOOR LEVEL. FINISHED FLOOR ELEVATION OF FUTURE HOMES LOWER THAN TOP BACK OF CURB ELEVATION FRONTING THE LOT ARE NOT ALLOWED. EXCEPTIONS TO THIS RESTRICTION ARE FOUND IN SUBSECTION 15.04.020K OF THE FARR WEST MUNICIPAL CODE.
3. ACCORDING TO FARR WEST MUNICIPAL CODE 15.04.020K ALL NEW HOME BUILDING PERMIT APPLICATIONS SHALL HAVE A RESTRICTION THAT THE LOWEST FINISHED FLOOR ELEVATION IN THE DWELLING SHALL NOT BE LOWER THAN THE ADJACENT TOP BACK OF CURB ELEVATION OR IF CURB IS NOT PRESENT, NO LOWER THAN THE EXISTING GROUND SURFACE. FINISHED FLOOR IS DEFINED AS ANY BASEMENT OR STORY OF A DWELLING THAT IS OR CAN BE MADE TO BE LIVING SPACE, AS THAT TERM IS DEFINED IN THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
4. COMMON AREAS/ LIMITED COMMON AREAS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT ACROSS ITS ENTIRETY WITH THE EXCEPTION OF THE AREA WITHIN THE FOOTPRINT OF ANY FUTURE BUILDINGS CONSTRUCTED ON SAID PARCEL(S), WHICH IS HEREBY CREATED AND IS SUBJECT TO FUTURE PLAT AMENDMENT(S). NO ABOVE-GROUND UTILITY STRUCTURES, CABINETS, PEDESTALS, TRANSFORMERS, VAULTS, OR OTHER APPURTENANCES SHALL BE PERMITTED WITHIN DRIVEWAYS, ACCESS AISLES, PARKING AREAS, OR LIMITED COMMON AREAS, EXCEPT WHERE SPECIFICALLY APPROVED BY THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION, AND THEN ONLY IF SUCH FACILITIES DO NOT MATERIALLY INTERFERE WITH VEHICULAR ACCESS, PEDESTRIAN CIRCULATION, OR REQUIRED PARKING.
5. ALTHOUGH THE SETBACK LINES SHOWN HERON REFLECT THE DEVELOPMENT AGREEMENT AS OF THE DATE OF THIS PLAT, FUTURE BUILDINGS SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS IN EFFECT WHEN ANY BUILDING PERMITS ARE ISSUED, SETBACKS SHOULD BE VERIFY WITH CITY BEFORE CONSTRUCTION.



SINGLE FAMILY SETBACK DETAIL
(TYPICAL SEE NOTE #5)
NTS

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THIS PLAT AND APPROVE IT FOR ACCEPTANCE BY FARR WEST CITY.

CITY ATTORNEY DATE

CITY COUNCIL'S CERTIFICATE APPROVAL

THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE FARR WEST CITY COUNCIL ON THIS _____DAY OF _____, 20____

MAYOR ATTEST:

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND FARR WEST CITY'S SUBDIVISION ORDINANCE.

CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION

A portion of property located in the E1/2 & W1/2 of Section 2, Township 6 North, Range 2 West, Salt Lake Base & Meridian, Farr West, Utah, more particularly described as follows:
Beginning at a point on the Center 1/4 Section line of Section 2, located S0°05'02"W along said Section line 2409.53 feet from the South Quarter Corner of Section 2, Township 6 North, Range 2 West, Salt Lake Base & Meridian; thence N0°05'02"E along said 1/4 Section line 159.73 feet; thence N89°28'05"W 59.91 feet; thence N0°05'17"E 81.98 feet; thence N89°25'36"W 55.99 feet; thence N1°38'48"W 337.23 feet to a corner of the boundary of LEGENDS Subdivision Phase 1, according to the Official Plat thereof on file in the Office of the Weber County Recorder; thence along said boundary the following 4 (four) bearing and distances: (1) thence S82°20'32"E 151.09 feet; (2) thence S60°51'43"E 70.92 feet; (3) thence S89°54'58"E 170.31 feet; (4) thence S0°05'02"W 185.40 feet to the corner of Lot 118R of said subdivision; thence S89°54'58"E along the north line of said lot 109.00 feet; thence S0°05'02"W 314.38 feet to the boundary of LEGENDS Subdivision Phase 1; thence along said boundary the following 6 (six) bearing and distances: (1) thence N89°54'58"W 125.00 feet; (2) thence S0°05'02"W 100.00 feet; (3) thence N89°54'58"W 75.16 feet; (4) thence northwesterly along the arc of a 20.00 foot radius curve to the right 34.06 feet through a central angle of 97°34'26" (chord: N41°07'45"W 30.09 feet); (5) thence N7°39'28"E 32.19 feet; (6) thence N82°20'32"W 150.57 feet to the Center 1/4 Section line of Section 2 and the point of beginning.

Contains: 5.13 Acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, COMMON/ OPEN SPACE AREAS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

LEGENDS SUBDIVISION
PHASE 2
(INCLUDES THE AMENDMENT OF LOT 118R,
LEGENDS SUBDIVISION, PHASE 1)

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC & FARR WEST CITY ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE COMMON AREAS/ OPEN SPACE TO THE PROJECT HOA.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20___.

_____(SIGNATURE)

BY: _____(PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF RIVER BLACKSMITH PROPERTIES, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

PLANNING AND ZONING CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVE BY THE FARR WEST CITY PLANNING AND ZONING COMMISSION.

_____
CHAIRPERSON DATE

SHEET 1 OF 2

FINAL PLAT
OF
LEGENDS SUBDIVISION
PHASE 2
(INCLUDES THE AMENDMENT OF LOT 118R,
LEGENDS SUBDIVISION, PHASE 1)
LOCATED IN THE E1/2 & W1/2 OF SECTION 2, T6N, R2W, S.L.B.&M.
FARR WEST, UTAH

RECORDED #_____
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE WEBER COUNTY RECORDER

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

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

ENBRIDGE GAS* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

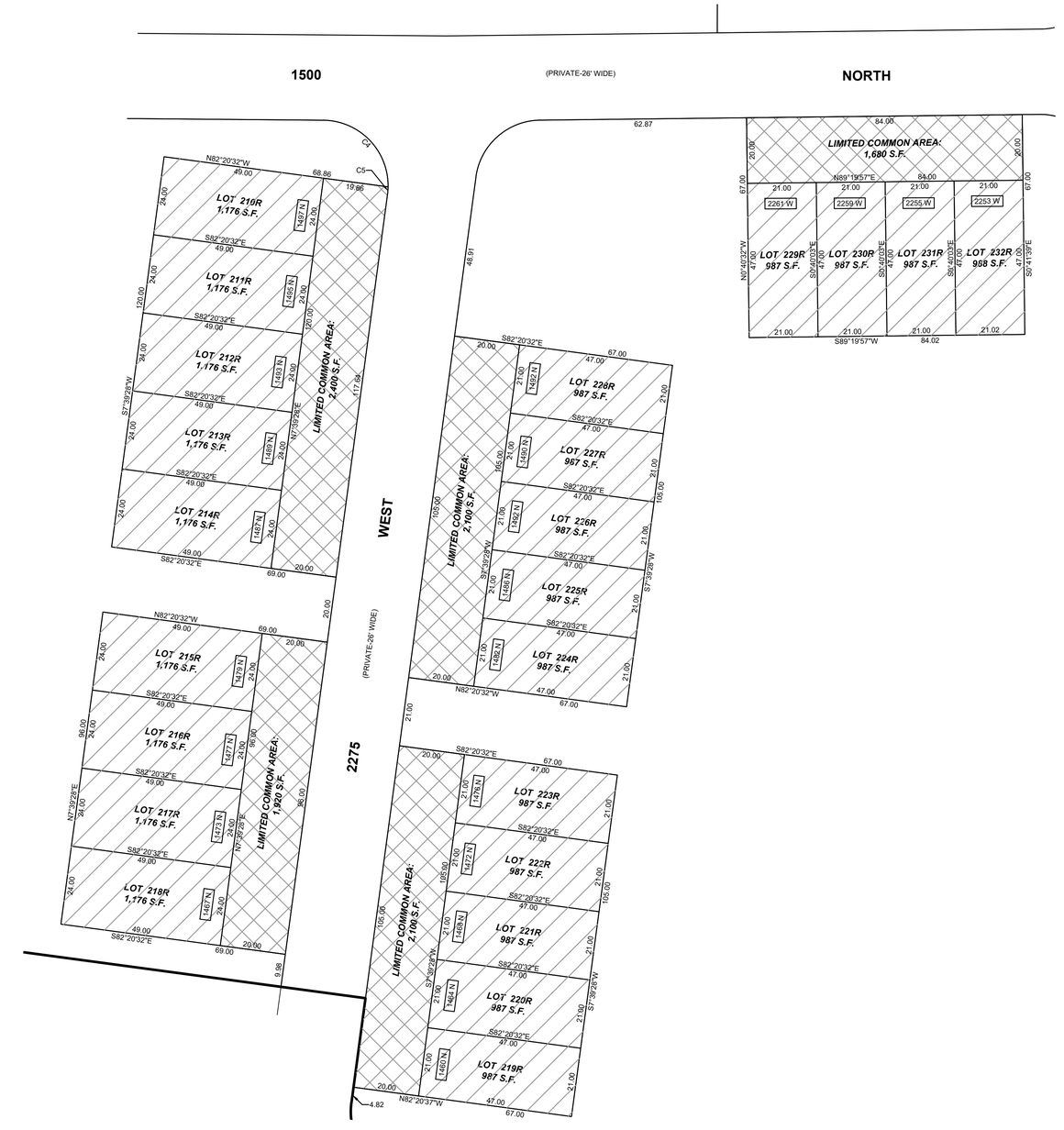
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

FINAL PLAT
OF

LEGENDS SUBDIVISION

PHASE 2

(INCLUDES THE AMENDMENT OF LOT 118R,
LEGENDS SUBDIVISION, PHASE 1)
LOCATED IN THE E1/2 & W1/2 OF SECTION 2, T6N, R2W, S.L.B.&M.
FARR WEST, UTAH



0 20' 40'
SCALE: 1" = 20'

LEGEND

- PRIVATE OWNERSHIP (INCLUDES RESIDENTIAL LOTS 201R-209R & LOT 118R AMENDED)
- COMMON AREA/ OPEN SPACE (EXCLUDES ALL RESIDENTIAL LOTS 201R-209R & LOT 118R AMENDED)
- LIMITED COMMON AREA
- XXX — LOT ADDRESSES

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

FINAL PLAT
OF
LEGENDS SUBDIVISION
PHASE 2
(INCLUDES THE AMENDMENT OF LOT 118R,
LEGENDS SUBDIVISION, PHASE 1)
LOCATED IN THE E1/2 & W1/2 OF SECTION 2, T6N, R2W, S.L.B.&M.
FARR WEST, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____ _____
FEE WEBER COUNTY RECORDER