



FARR WEST CITY COUNCIL AGENDA

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

Notice is hereby given that the City Council of Farr West City will hold their regular meeting at 6:30 p.m. on Thursday, August 6, 2026 at the Farr West City Hall, 1896 North 1800 West, Farr West

Call to Order – Mayor David Bolos

1. Opening Ceremony
 - a. Opening Prayer
 - b. Pledge of Allegiance
2. Comments/Reports/Presentation
 - a. Public Comments (3 minutes)
 - b. Report from the Planning Commission
3. Consent Items
 - a. Assignments and directions for Planning Commission
 - b. Consider approval of minutes dated June 18, 2026 and July 16, 2026
 - c. Consider approval of bills dated August 5, 2026
4. Business Items
 - a. Consideration of a business licenses – Prathan Builders & HVAC, LLC – *Aslam Prathan*
Victory Threads – *Jared Hadley*
Burton Excavation LLC – *Cody Burton*
 - b. Consider approval of a conditional use permit for Alex Maurer for a vehicle and parts sales and repair business located at 3677 North 2000 West
 - c. Public hearing to consider the request to vacate a public utility easement for Charles and Patty Nielson located at 2523 West 2525 North
 - d. Consideration of Ordinance No. 2026-15, vacating the public utility easement for Charles and Patty Nielson located at 2523 West 2525 North
 - e. Consideration of the West Creek Subdivision No. 3 located at approximately 1000 North 1500 West – *BlackPine*
 - f. Consideration of the West Creek Building V Site Plan located at approximately 1000 North 1550 West – *BlackPine*
 - g. Consideration of final approval of the Legends Subdivision Phase 2 located at approximately 1500 North 2300 West – *Visionary Homes*
5. Mayor/Council Remarks
 - a. Assignment Follow-up (3 minutes)
6. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on August 4, 2026.

Lindsay Afuvai, Recorder

Application for Residential Business License



Application date: 7-1-2020

Owner Name: Aslam Prathan

Owner Address: [REDACTED]

Telephone: [REDACTED]

Business Name: Prathan Builders + HVAC, LLC DBA: N/A

State Sales Tax ID # 14512192-0160 State License # 14283871-5501

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

Describe your type of business in detail: General contractor + HVAC service + repair

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

Health Department Permit # N/A or check if not applicable

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

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

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

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

Residential Business License Fee
\$30.00

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

Is this business conducted entirely within the primary residence? yes

If no, is it conducted in a garage and/or accessory building? no

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: [Signature] Date: 7-2-24

For office use only:

Amount paid: 30.00 Date paid: 7-9-24 Receipt Number: 2.000014225
 City Council Date: 8-6-24 Approved: _____ Disapproved: _____
 License number: _____ Date issued: _____

Application for Business License

Application date: 7/14/2026

Owner Name: Javed Hadley

Owner Address: [REDACTED]

Telephone: [REDACTED]



Business Name: Victory Threads DBA: Coleman Knitting Mills Intermountain T-shirt Company

Business Address: 1128 N 2000 W Suite 300 City: Farr West State: UT Zip: 84404

Mailing Address: 1128 N 2000 W Suite 300 City: Farr West State: UT Zip: 84404

Business Phone Number: 801-399-5171 Number of employees: 30+

Manager Name: Jake Brian Contact Phone: 801-564-4632

**If business is commercial or manufacturing/warehousing, please list square footage: 15,000

State Sales Tax ID # 12275732-002-STC State License # 6387206-0142

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

Describe your type of business in detail: Manufacturer of Letterman jackets, Screen print, embroidery, direct film transfer on clothing

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

Health Department Permit # _____ or check if not applicable _____

All new business licenses or change of ownership/tenant are required to undergo a fire inspection from Weber Fire District and a building code compliance inspection from Farr West City Building Department. Please contact Jolene at Weber Fire District at 801-782-3580 to schedule the fire inspection and the city office at 801-731-4187 for the building inspection. Proof of passed inspections must be submitted with the business license application before any approval is given.

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

OTHER

Contractor	Professional	Interstate Commerce
\$100.00	\$50.00	\$50.00

ALCOHOL

Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

*If you are renewing an alcohol license:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? _____

Type of License Applying For: Medium Manufacturing/Warehouse License fee due: \$150.00

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature:  Date: 7/14/2026

For office use only:

Amount paid: _____ Date paid: _____ Receipt Number: _____
City Council Date: _____ Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Application for Business License



Application date: 7/9/26

Owner Name: Cody Burton

Owner Address: [REDACTED]

Telephone: [REDACTED]

Business Name: Burton Excavation LLC DBA: _____

Business Address: 1128 N 2000 W Ste 200 City: Farr West State: UT Zip: 84404

Mailing Address: 1128 N 2000 W Ste 200 City: Farr West State: UT Zip: 84404

Business Phone Number: (801) 389-8873 Number of employees: 12

Manager Name: Cody Burton Contact Phone: (801) 389-8873

**If business is commercial or manufacturing/warehousing, please list square footage: _____

State Sales Tax ID # 92-2096583 State License # 13260533-5501

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

Describe your type of business in detail: Excavation and underground utility
Construction.

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

Health Department Permit # _____ or check if not applicable _____

All new business licenses or change of ownership/tenant are required to undergo a fire inspection from Weber Fire District and a building code compliance inspection from Farr West City Building Department. Please contact Jolene at Weber Fire District at 801-782-3580 to schedule the fire inspection and the city office at 801-731-4187 for the building inspection. Proof of passed inspections must be submitted with the business license application before any approval is given.

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

OTHER

Contractor	Professional	Interstate Commerce
\$100.00	\$50.00	\$50.00

ALCOHOL

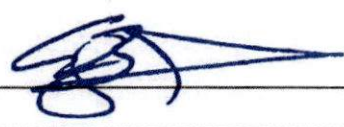
Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

*If you are renewing an alcohol license:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? _____

Type of License Applying For: Contractor License fee due: ~~\$100.00~~ 50.00
pro-rated

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: Cody Burton  Date: 7/9/26

For office use only:

Amount paid: 50.00 Date paid: 7.21.26 Receipt Number: 2.000014232
City Council Date: 8.6.26 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

[REDACTED]

Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

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

Application Date 4/27/26 Applicant Name Alex Maurer

Mailing Address [REDACTED]

Phone Number [REDACTED] Email [REDACTED]

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

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

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

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

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

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

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

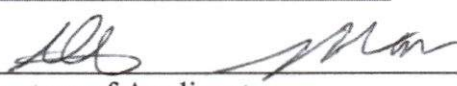
All operations are contained to the inside of a warehouse. The facility has a large area for storage of inventory and distributing product as well as containing vehicle repairs inside with no impact to surrounding businesses and properties. We have been operating for 10 years following local and state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

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

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

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

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

 _____ Property Owner? Y ☒
Signature of Applicant

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

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

Conditions/Reasons

Date application was _____ Approved _____ Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair _____ Mayor _____

**APPLICATION TO VACATE PUBLIC ROAD
OR PUBLIC UTILITY EASEMENT**

Date Submitted: July 7 2026

Fee Paid: 10000

Type of Vacation or Modification Request:

X Utility Easement

 Public Street

APPLICANT CONTACT INFORMATION

Name of Applicant:

Charles + Patty Nielson

Mailing Address:

Phone:



PROPERTY INFORMATION

Property Address

2523 W 2525 N

Land Serial Number

Subdivision Name:

Mya Meadows

Lot Number

58-R

Description of Vacation Location and Requested Action:

South west Corner of the lot. 34 feet x 32 feet.
Shed

Included Documents: List of Adjacent Property Owners;

 Approval Letters

 Other (Please describe)

Applicant Signature:

Charles + Patty Nielson

Date:

July 7 2026

Application for Subdivision



Date Submitted 6/11/26

Developer's Name BlackPine - Daniel Stephens

Developer's Mailing Address [REDACTED]

Developer's Daytime Phone 8 [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: <u>Marriott-Slaterville City</u>
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 Connex: 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

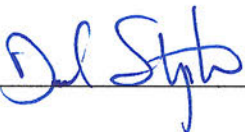
Please give a brief history of the property that is being subdivided (attach additional pages if needed).

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 6/10/26

FEE SCHEDULE

Subdivision Plan Processing:

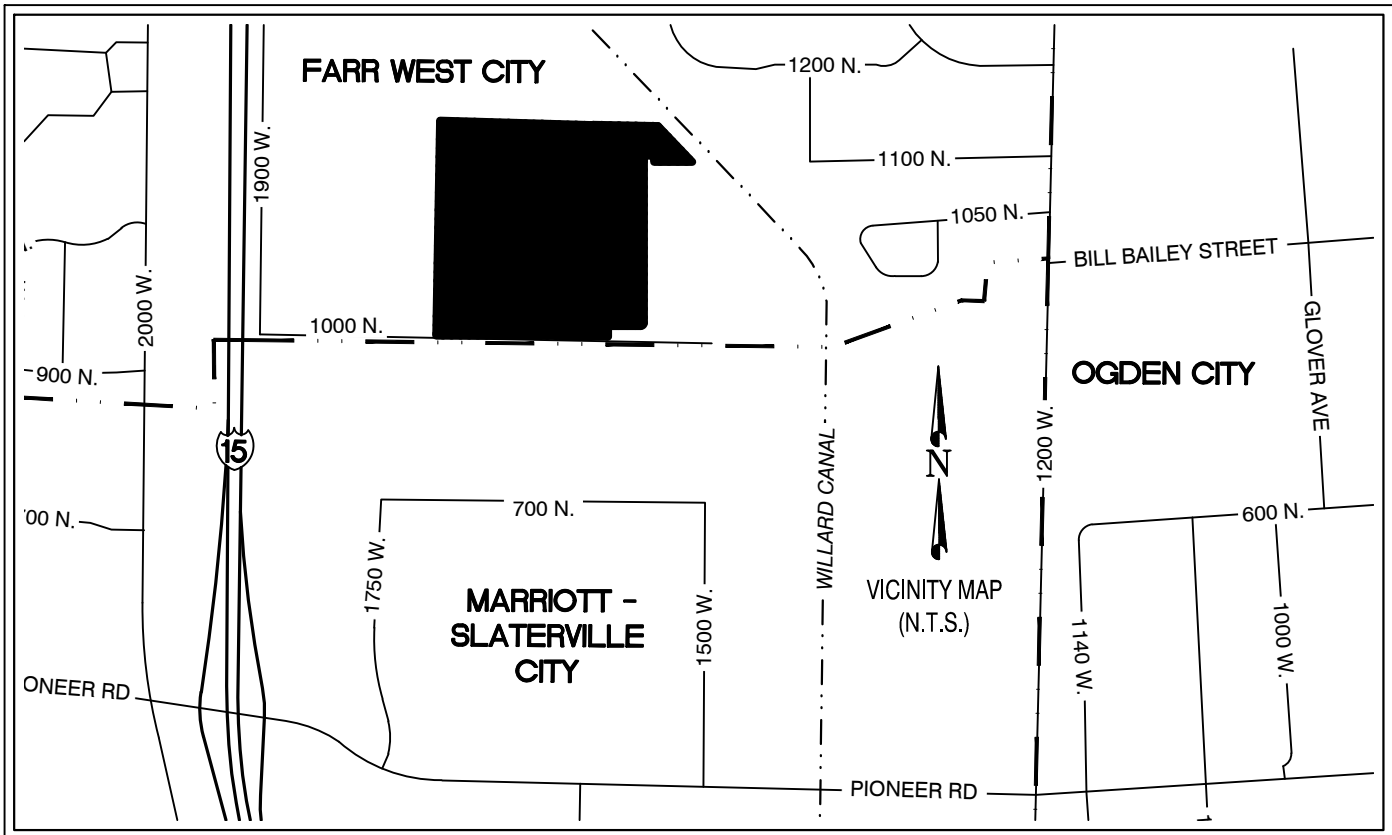
1-4 lots	\$100.00
5-9 lots	\$100.00 plus \$10/lot
10-24 lots	\$150.00 plus \$10/lot
25 lots +	\$250.00 plus \$10/lot

Engineering Fee Deposit: \$125.00/lot/phase

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

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

- 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.
- "R" Restricted Lots - No Basements.
- 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

Blair West Creek LLC

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
)
:SS
County of Weber)

On this ____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of 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

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. 29.09 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**.

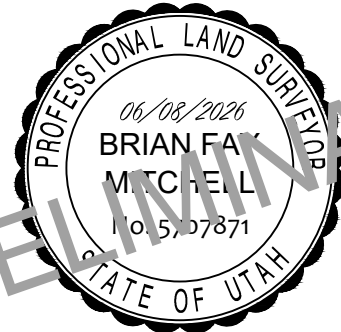
The above-described parcel contains 1,819,309 sq. ft. in area, or 41.765 acres, more or less.

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 **BLAIR WEST CREEK** has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____ day of _____, 20____



PRELIMINARY

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 LLC
221 25th Street Ste 213,
Ogden UT 844012301

PREPARED BY:



10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

**CIVIL ENGINEERING
+ SURVEYING**

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

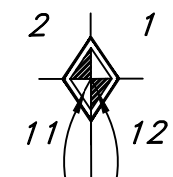
Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

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

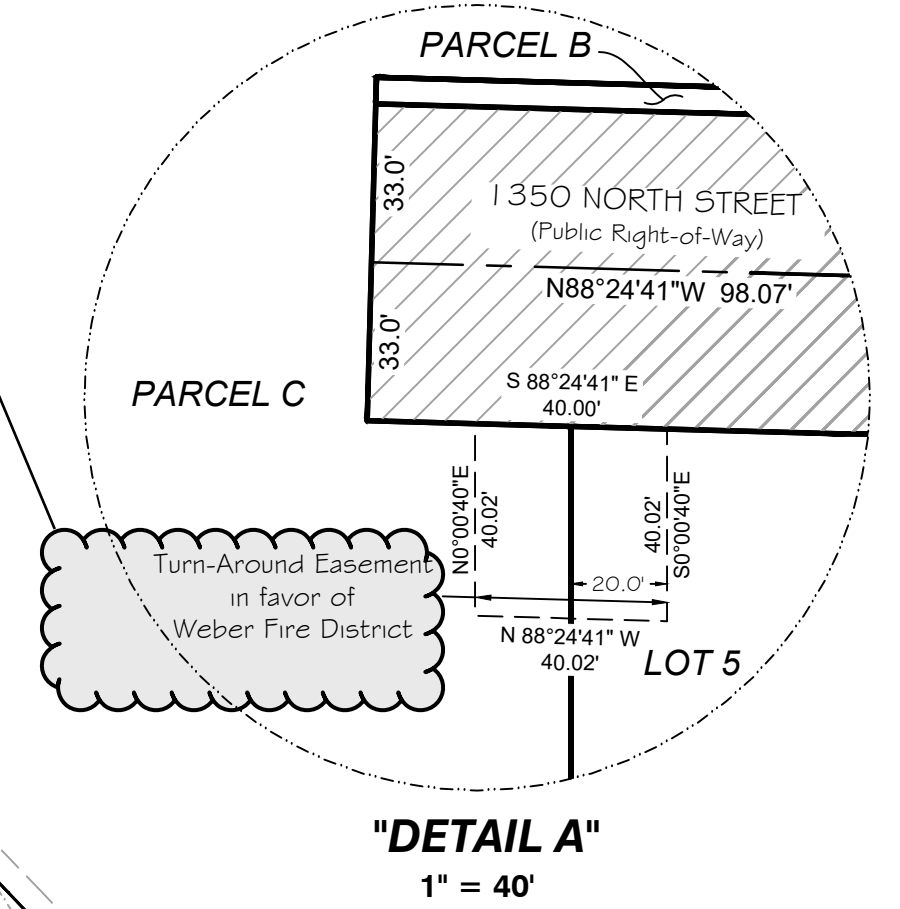
THE UNITED STATES OF AMERICA
15-001-0006

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

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

VERIFY - I GET
70,291 SF / 1.61 AC



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

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:
CIR 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

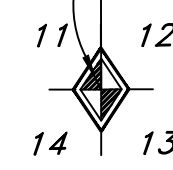
Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of

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

Fee \$ _____ Weber County Recorder

SHEET
2
2

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



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

OWNER?

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

MOVE STREET
LABEL - CAN'T READ

S. 1/2 OF STREET IS
VARIABLE WIDTH

SHOW DIST
TO CL

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

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

66.0' DUT5
Access & Utility
Easement No.3

POB

1 WEST STREET
(Public Right-of-Way)

40.0' Cross Access Easement
E# _____

OWNER?

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.

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

Daniel Stephens
Print Name

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 Genevra 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.




NOTARY PUBLIC

E
A
L

State of Utah)

§

County of _____)

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

NOTARY PUBLIC

S
E
A
L

For City Use:

Fee received by: _____ Date received: _____

Receipt number: _____ Cash/Check (circle one)

Date site plan received: _____ Received by: _____

Date met with city engineer: _____ Signed: _____

Date engineer approved plan: _____ Signed: _____

Date planning commission approved: _____

Date city council approved (conditional use permit only): _____

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.

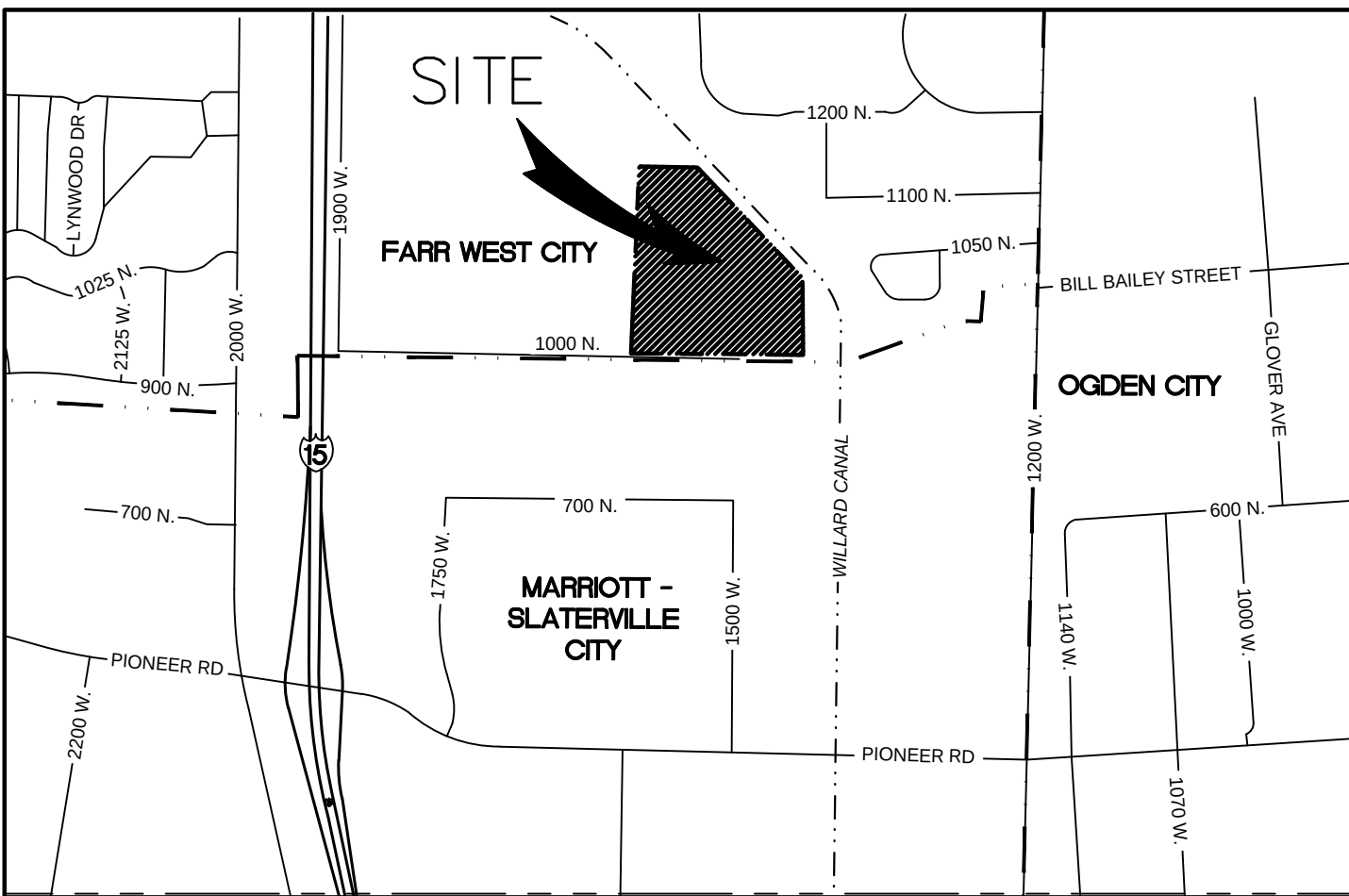
WEST CREEK-BUILDING 5

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		EXISTING WATER METER
---	PROPOSED CURB WALL		EXISTING WATER VALVE
---	REVERSE PAN CURB & GUTTER		EXISTING GATE VALVE
---	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---	EXISTING 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		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:

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

FIRE DEPARTMENT NOTES:

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

CIVIL ENGINEER:



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



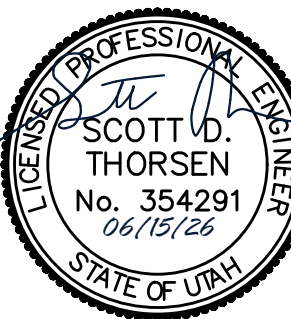
CIVIL ENGINEERING
+ SURVEYING

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

WEST CREEK BUILDING 5

FARR WEST, UTAH

COVER SHEET



SHEET NO.

CV

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

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

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

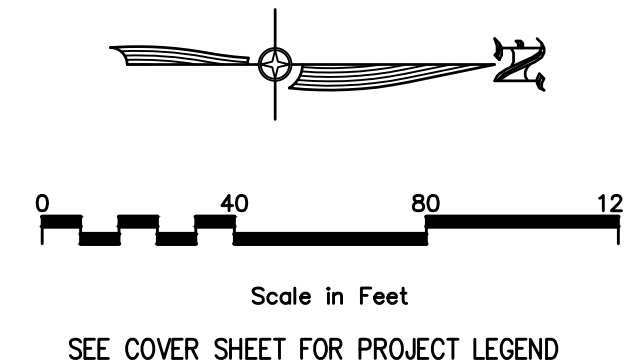
	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING PROVIDED	62,343	10.0% REQUIRED 14.47 % PROVIDED

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.

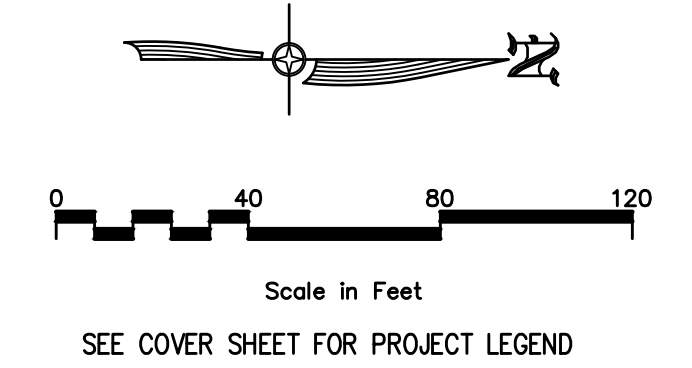
	SQ. FT.	CITY REQ'T
OFFICE	10,000	50 (200 SQ. FT.)
WAREHOUSE	165,484	165 (1000 SQ. FT.)
TOTAL REQUIRED	215	
TOTAL PROVIDED	276	
ACCESSIBLE SPACES	8	(7 REQ'D 201 TO 300)

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

- 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.



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

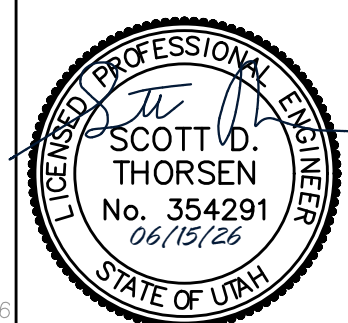
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**CIVIL ENGINEERING
+ SURVEYING**

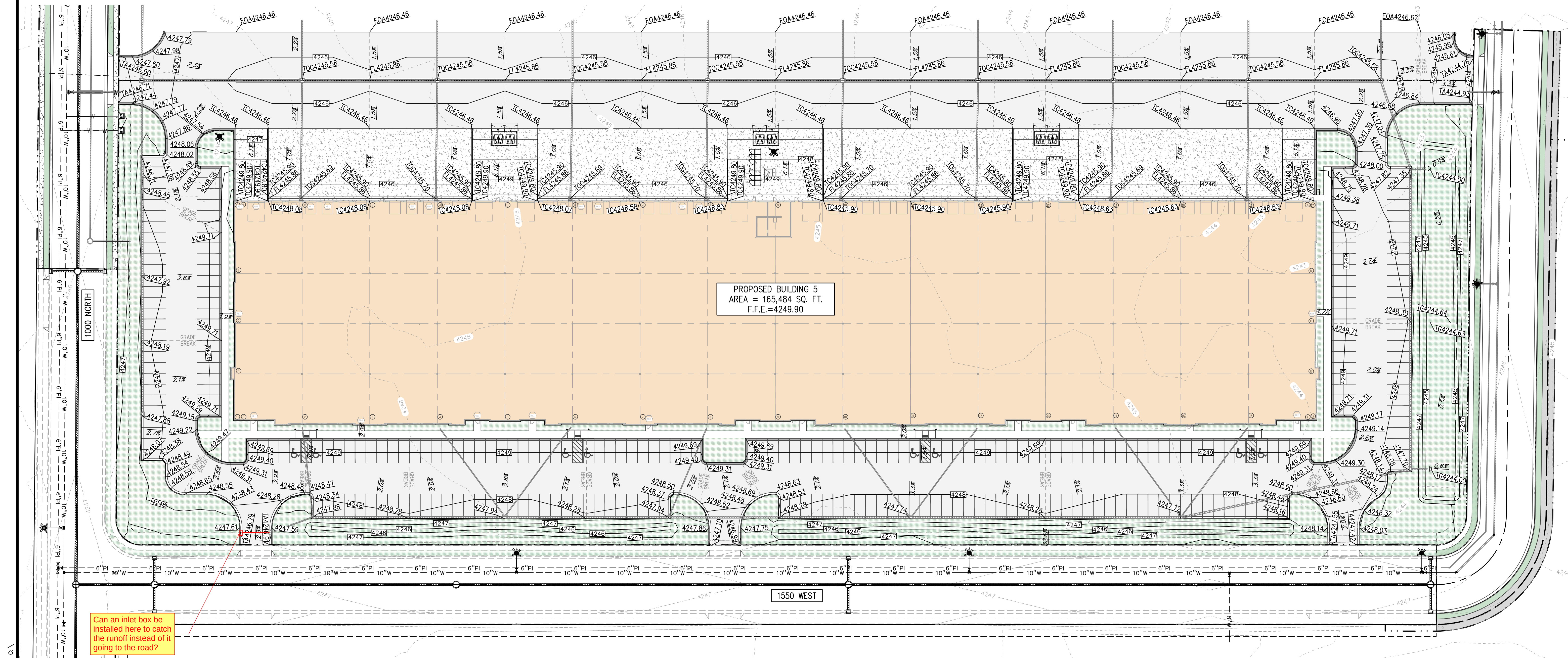
CIR |

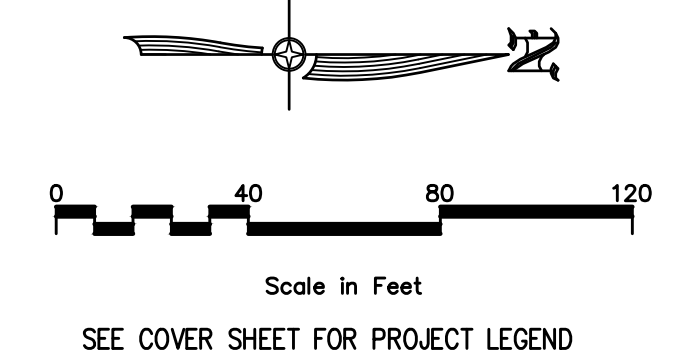
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-949-6296

WEST CREEK BUILDING 5
FARR WEST, UTAH
GRADING PLAN



SHEET NO.	
C2.0	
PROJECT ID	DATE:
A-1000	06/15/26
FILE NAME:	SCALE:
PRJ-WC5	1"=40'



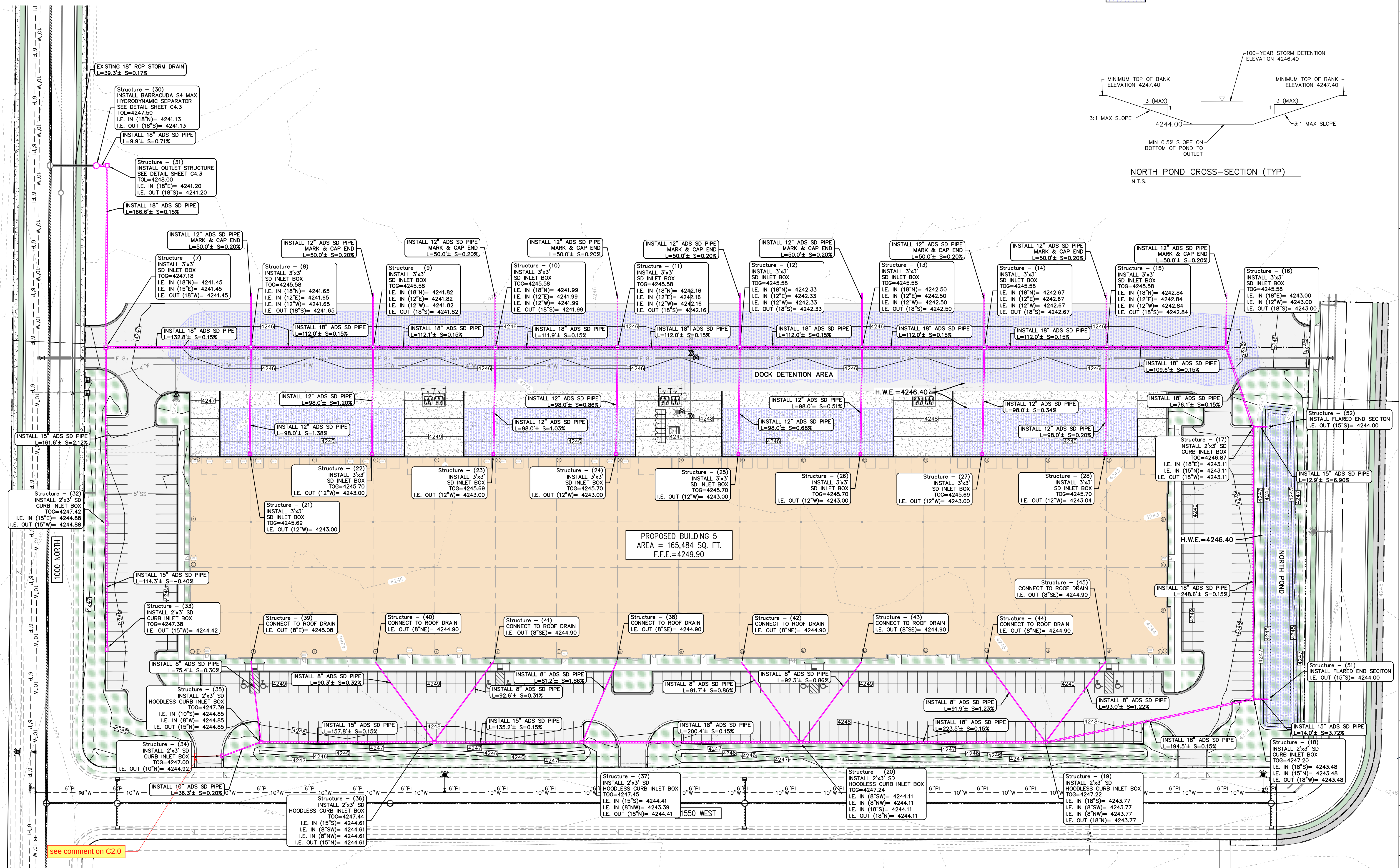
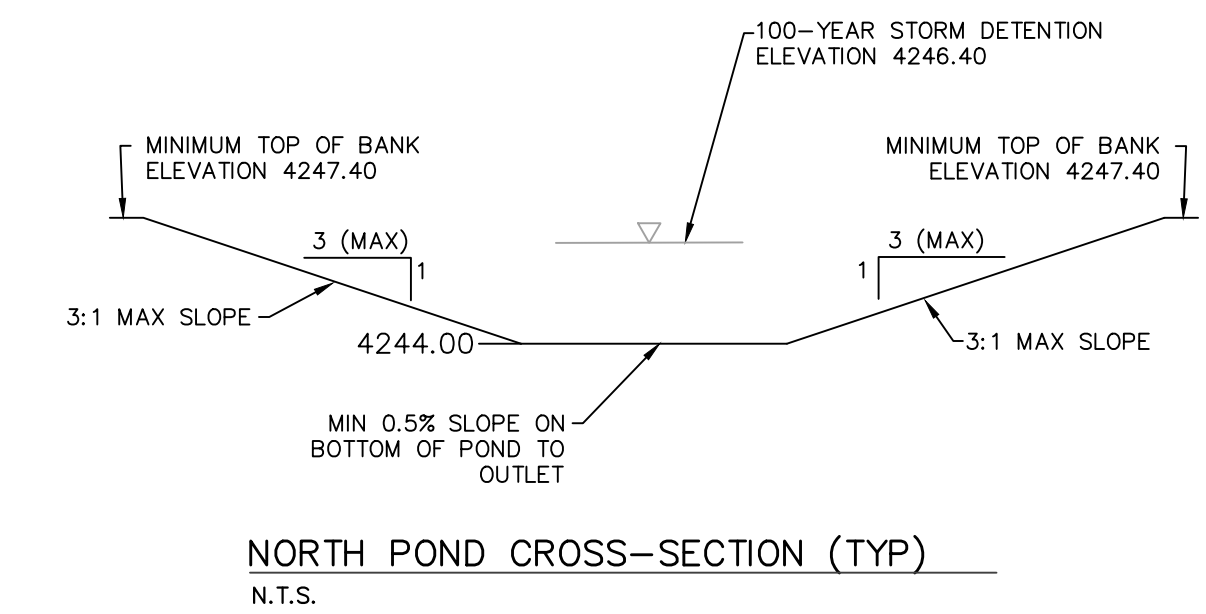


SHEET LEGEND

DETENTION AREA

DRAINAGE CALCULATION NOTE

SEE DRAINAGE CALCULATIONS AND
DETAILS ON SHEET C4.3.

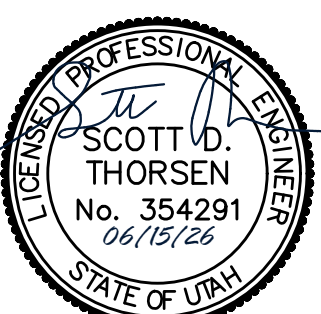


CIR | **CIVIL ENGINEERING
+SURVEYING**

WEST CREEK BUILDING 5

FARR WEST, UTAH

DRAINAGE PLAN

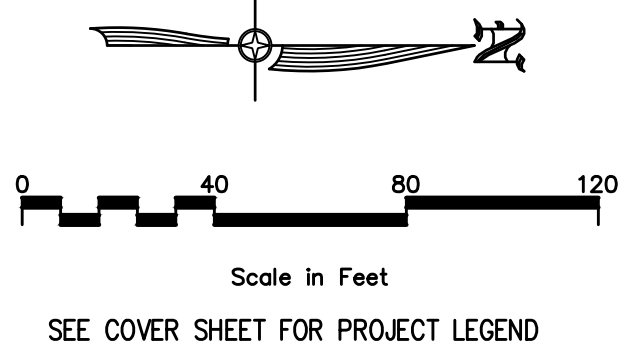


SHEET NO. C2 1

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

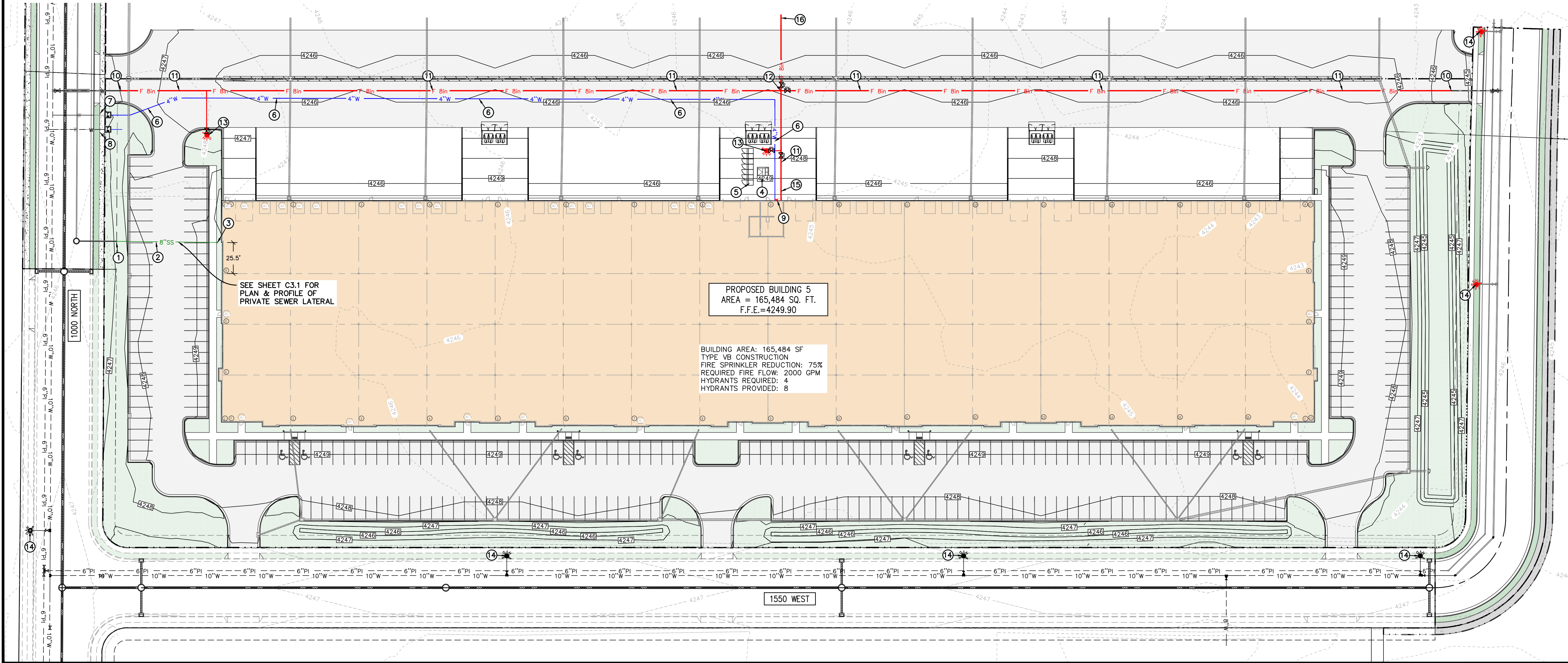
UTILITY SHEET NOTES:

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

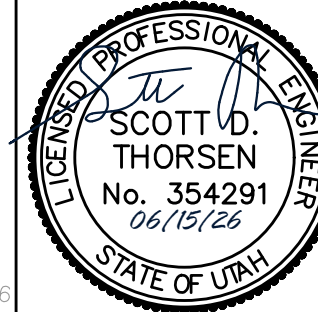


FIRE SPRINKLER BACKFLOW NOTE.
A BACKFLOW PREVENTER VALVE IS TO BE INSTALLED IN THE FIRE RISER ROOM. SEE FIRE SPRINKLER PLANS FOR VAULE LOCATION.

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



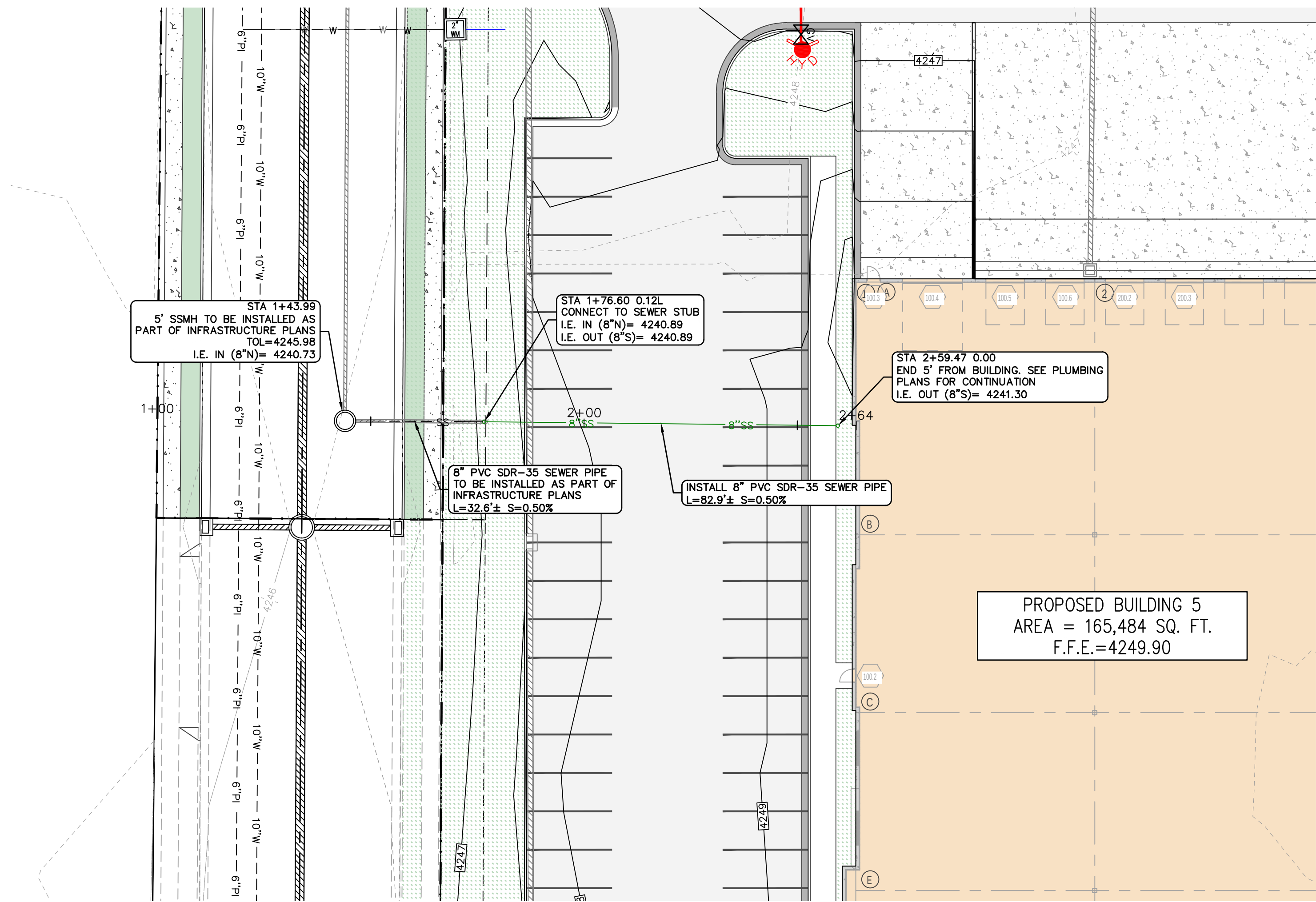
WEST CREEK BUILDING 5
FARR WEST, UTAH
UTILITY PLAN



SHEET NO.
C3.0
PROJECT ID: A-1000
DATE: 06/15/26
FILE NAME: PRJ-WCS
SCALE: 1"=40'

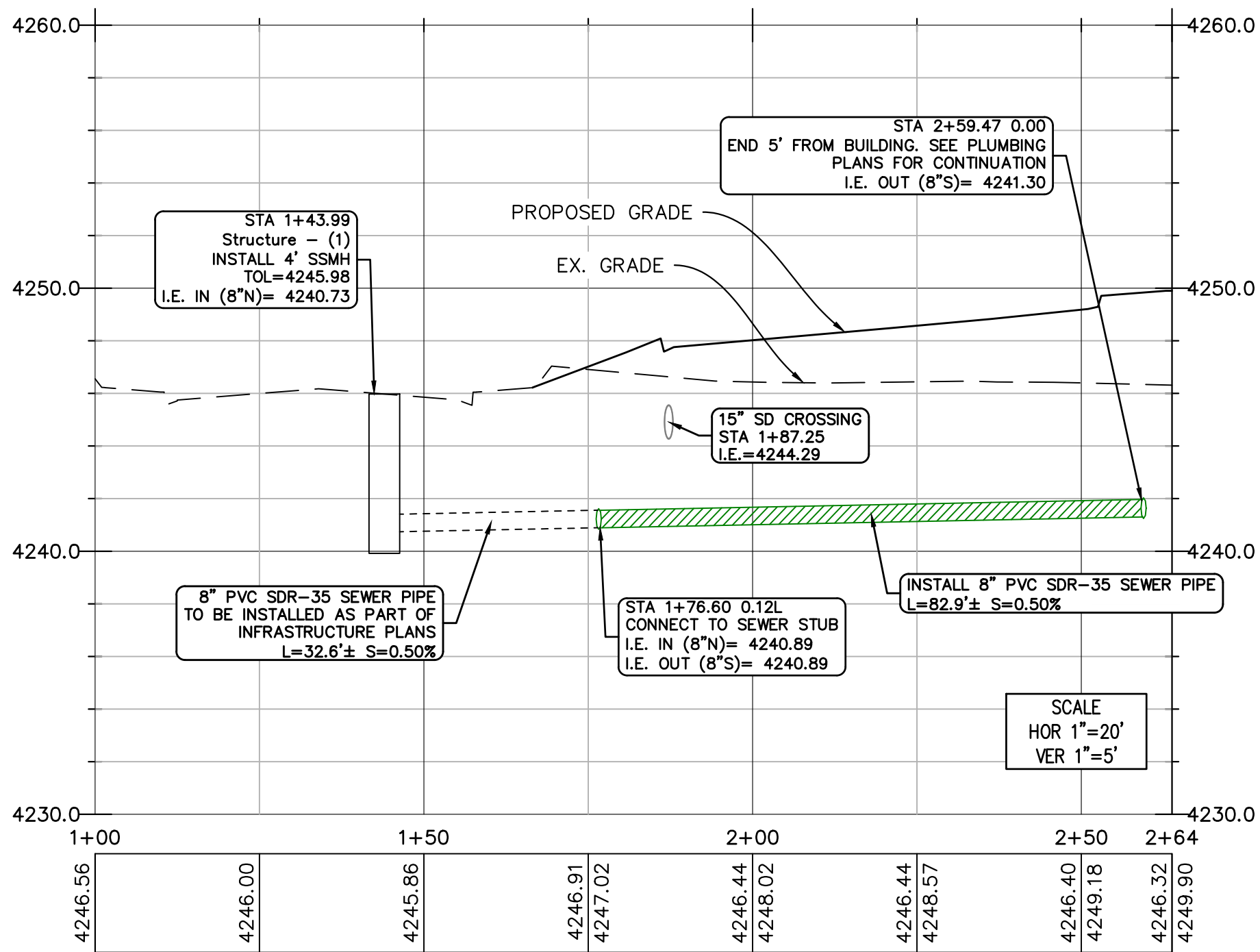
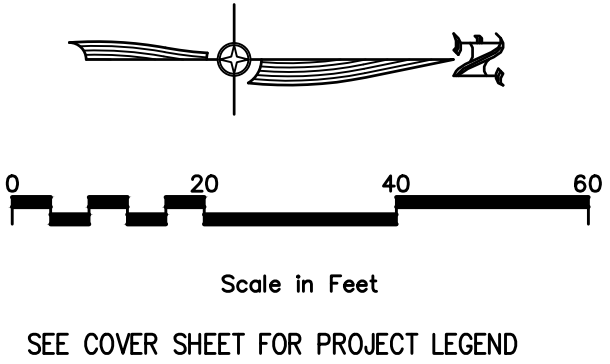
CIVIL ENGINEERING
+ SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296
DESIGNER: SDT

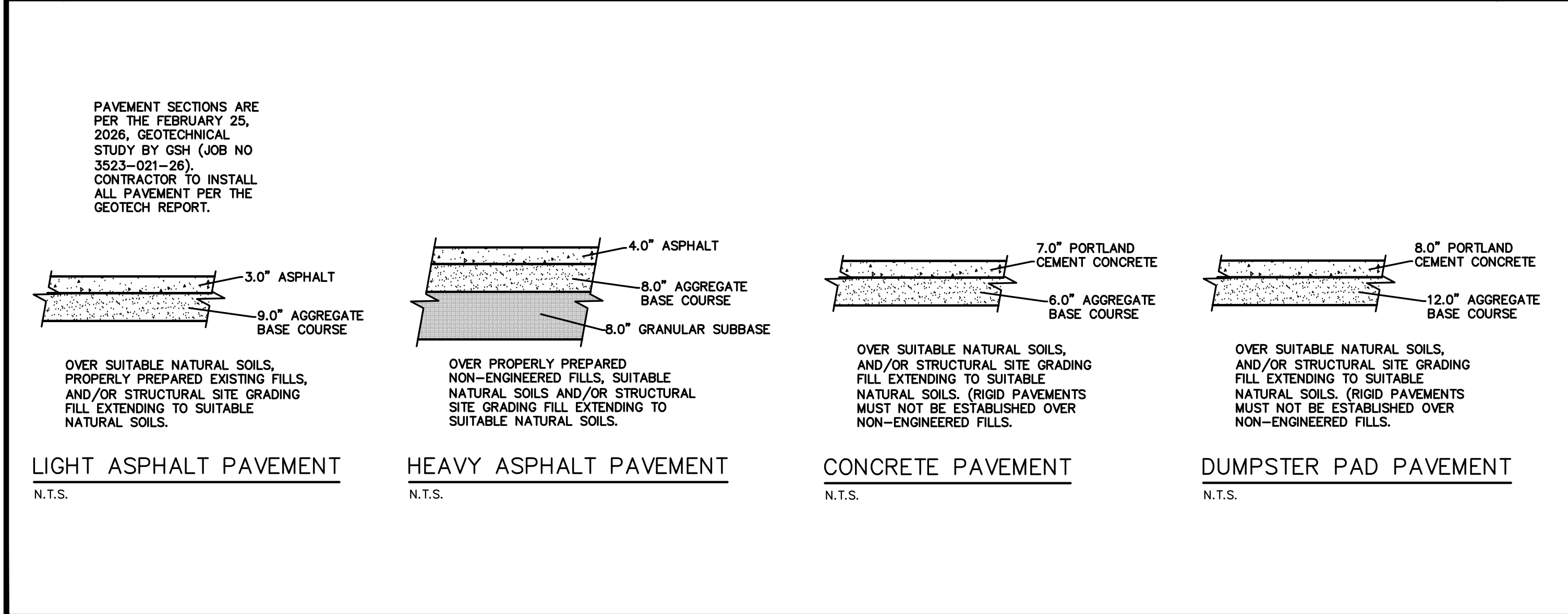
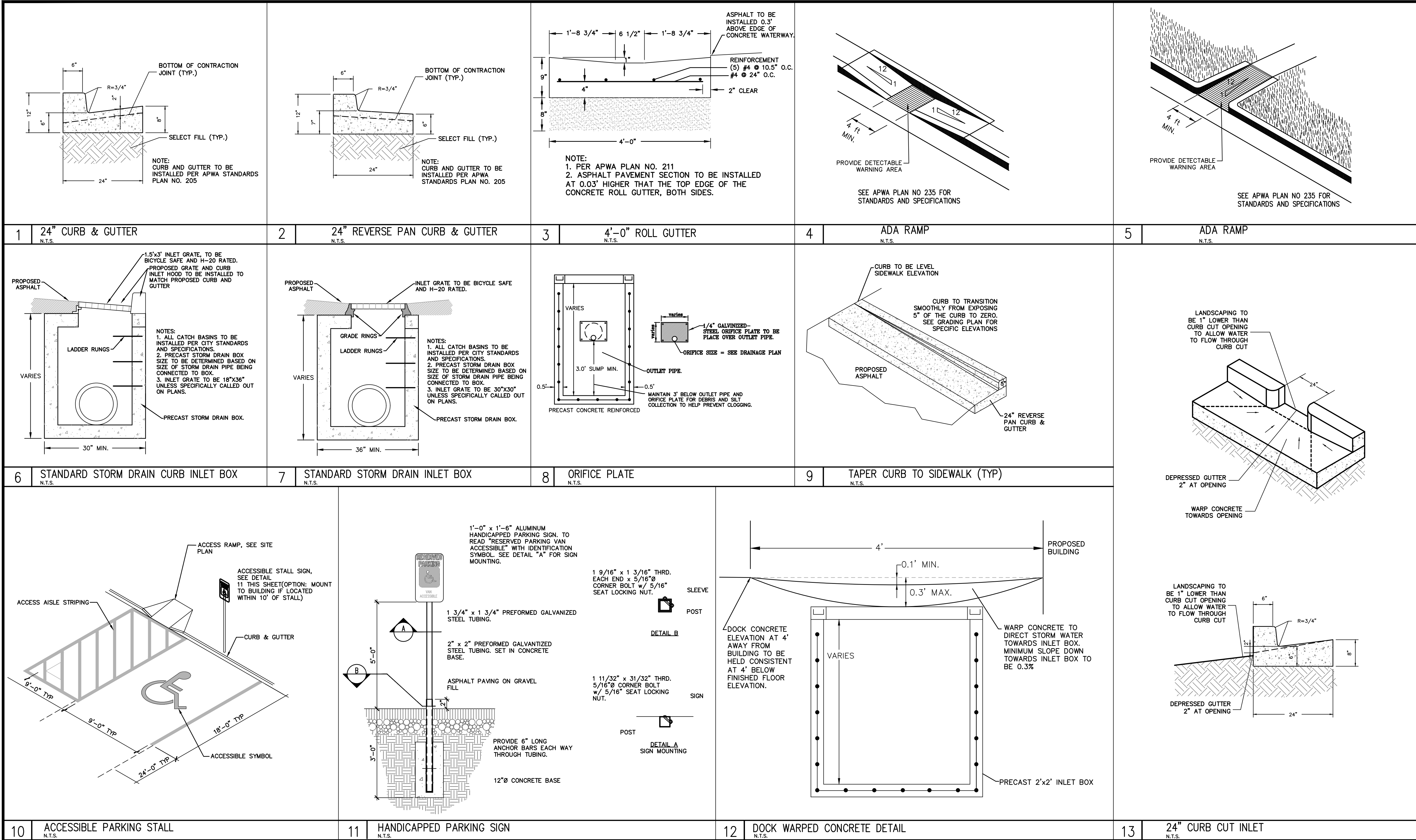
NO.	REVISIONS	BY	DATE

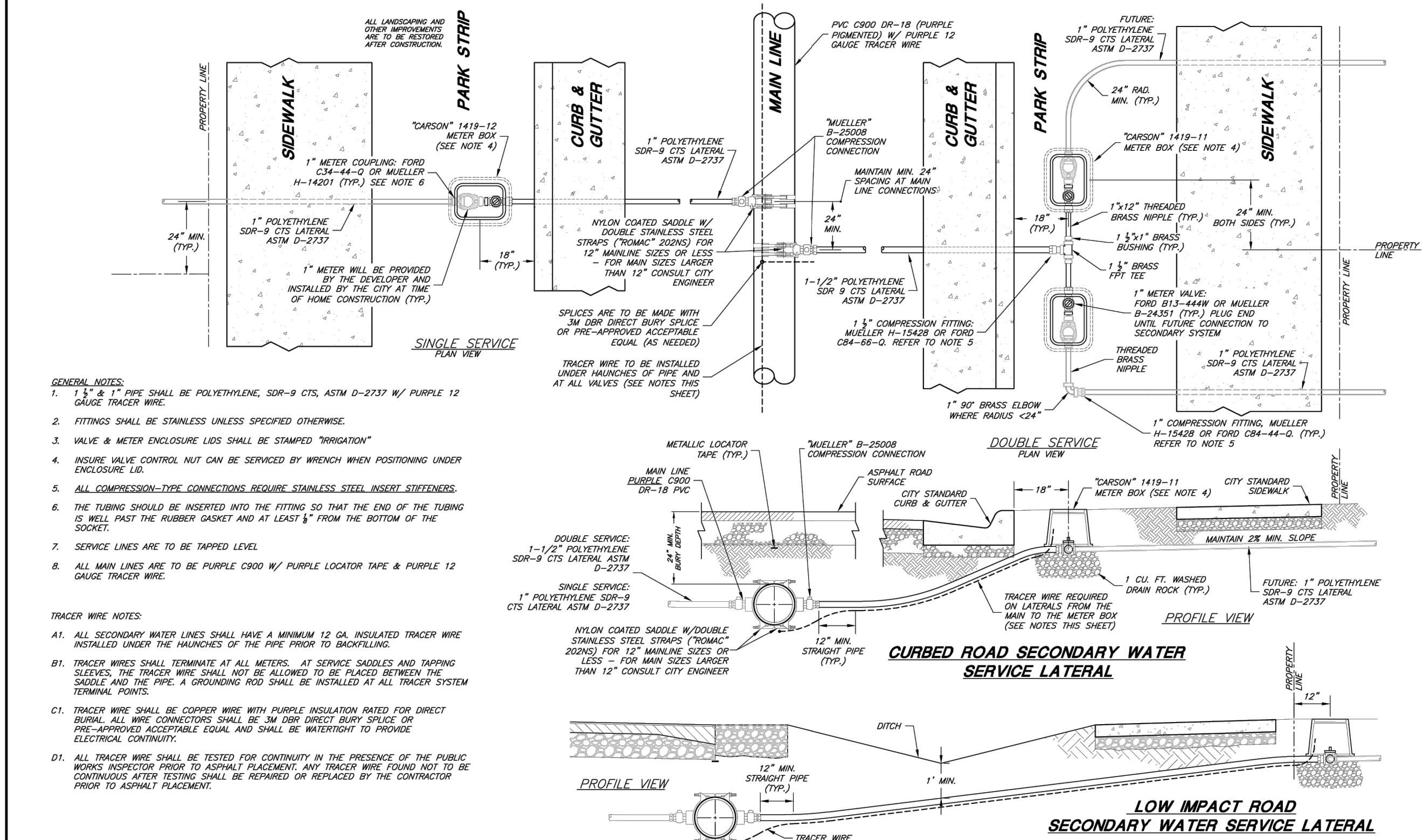


FIRE SPRINKLER BACKFLOW NOTE:
A BACKFLOW PREVENTER VALVE IS TO BE
INSTALLED IN THE FIRE RISER ROOM. SEE FIRE
SPRINKLER PLANS FOR VAULE LOCATION.

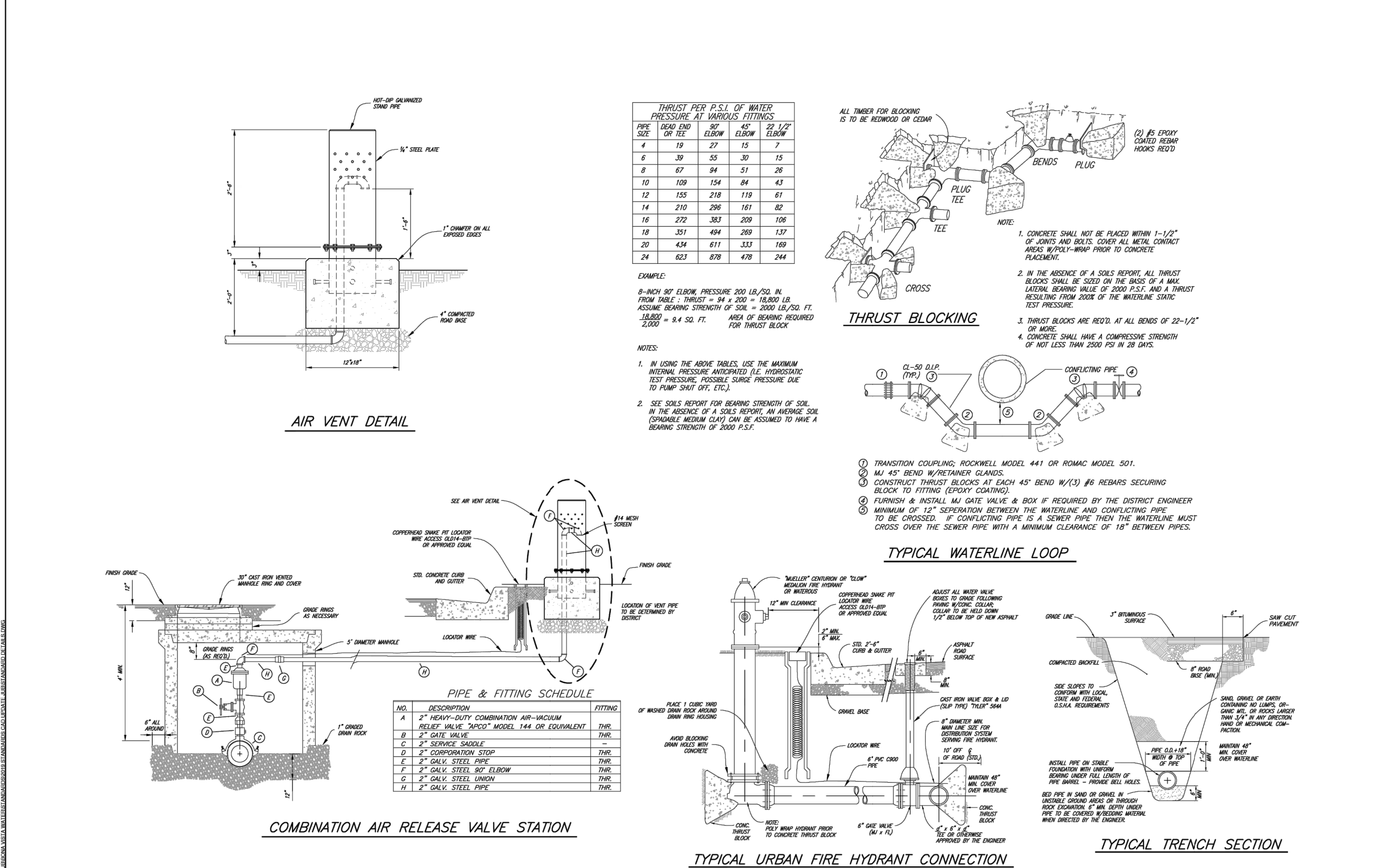
PRIVATE WATER SYSTEM NOTE:
FIRE LINES AND WATER LATERALS ARE PRIVATE
STARTED AFTER VALVE IN ROAD.







		MARriott-SLAtERVILLE CITY CORPORATION PUBLIC WORKS STANDARDS SECONDARY WATER - TYPICAL SERVICE LATERALS	SHEET CS-14 OF 21 SHEETS



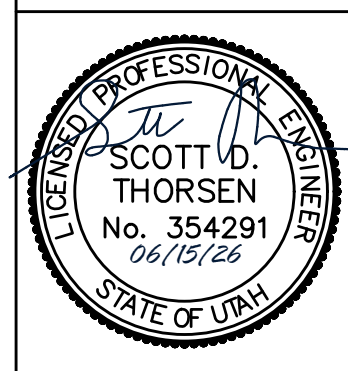
JUB ENGINEERS, INC.
488 North 900 West
Kaysville, Utah 84037
Phone: 801-547-0000
Fax: 801-547-0001
www.jub.com

WATER SERVICE CONNECTIONS
BONA VISTA WATER IMPROVEMENT DISTRICT

STANDARD DETAIL
BV-02

WEST CREEK BUILDING 5
FARR WEST, UTAH

WATER DETAIL SHEET



SHEET NO.
C4.1

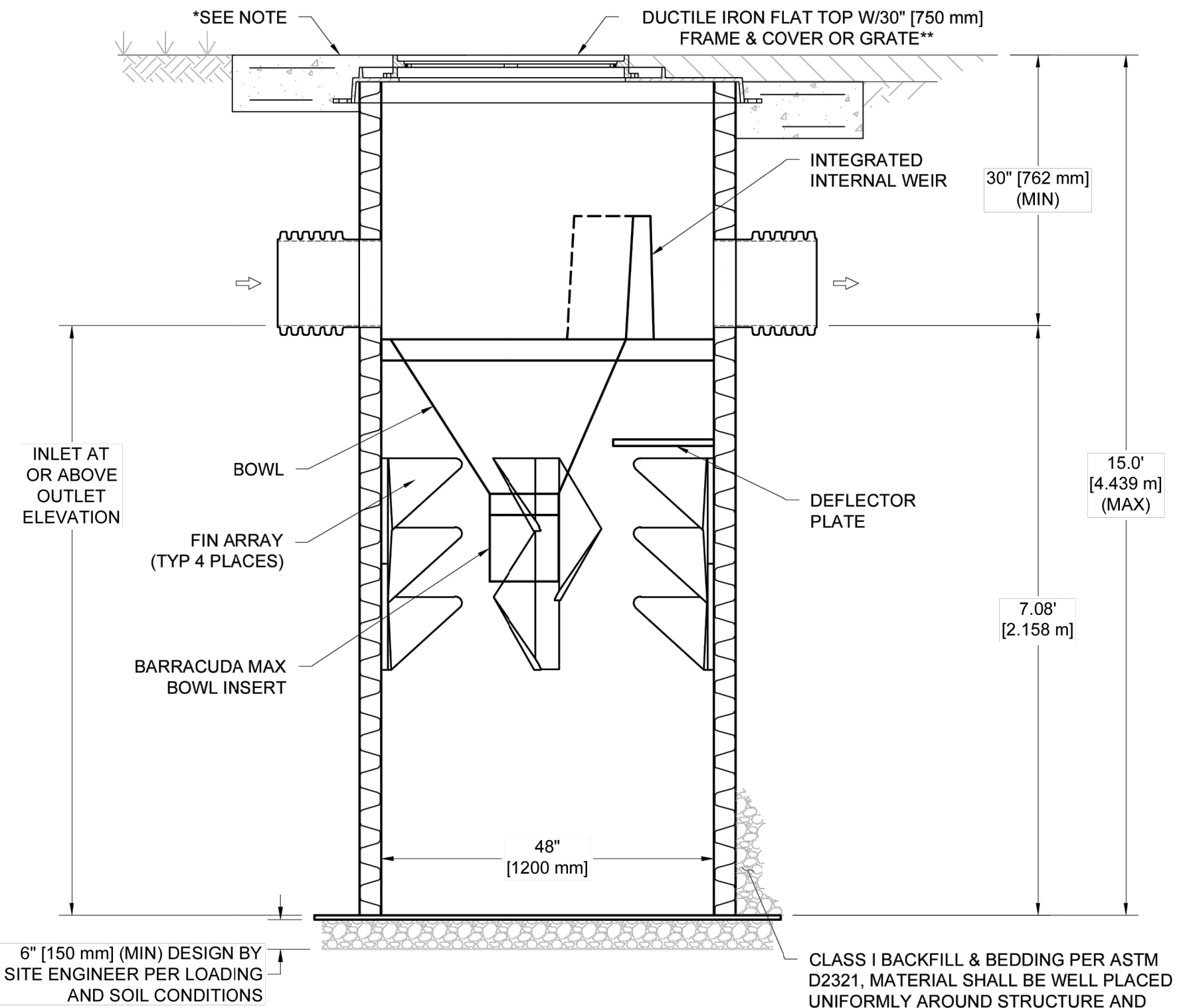
PROJECT ID: A-1000
DATE: 06/15/26

FILE NAME: PRJ-WCS



PRODUCT SPECIFICATIONS

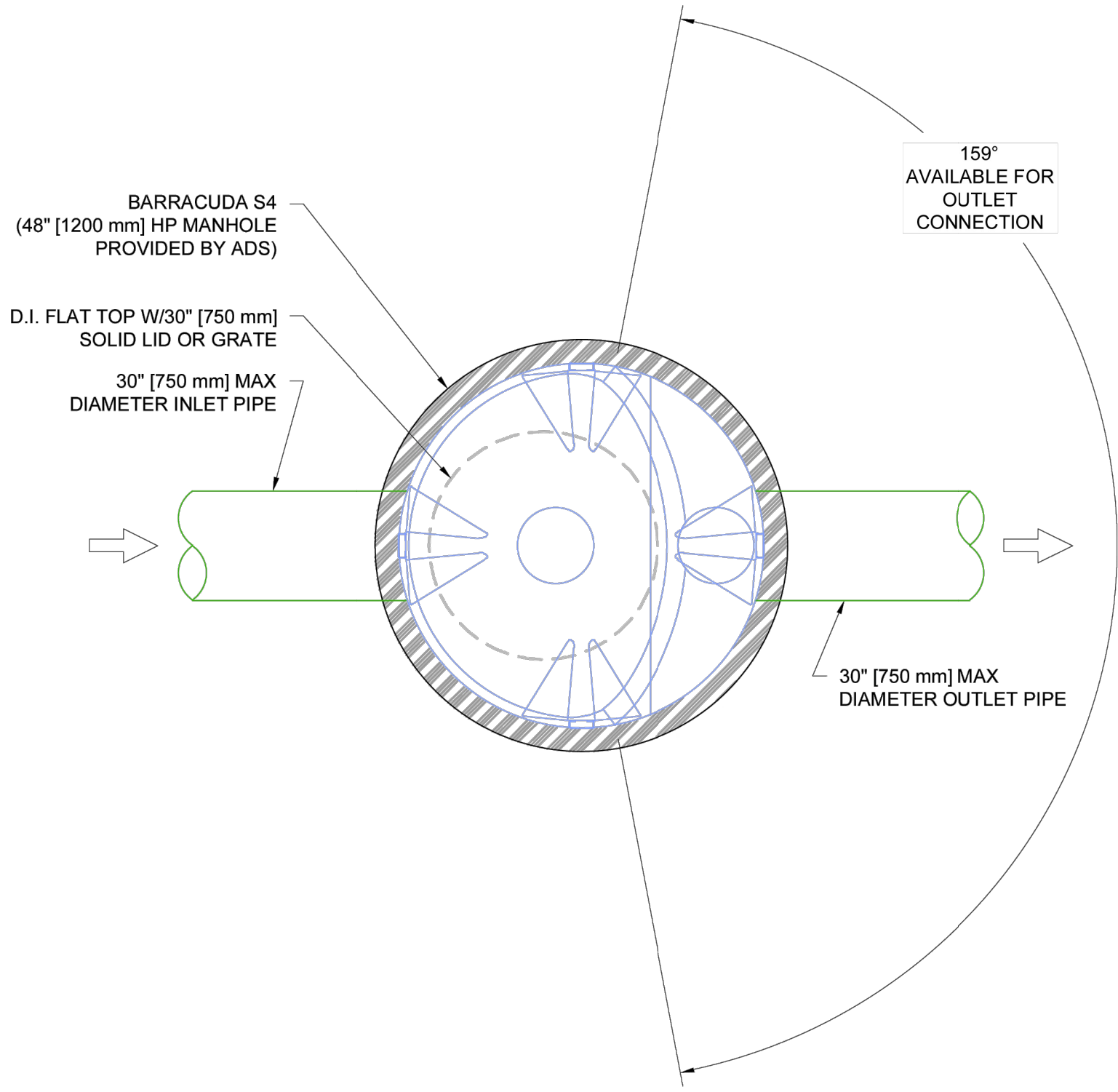
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE 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.



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

BARRACUDA MAX S4
HP MANHOLE
DUCTILE IRON FLAT TOP

DATE: 09/06/24
DRAWN: JLM
CHECKED: SNW

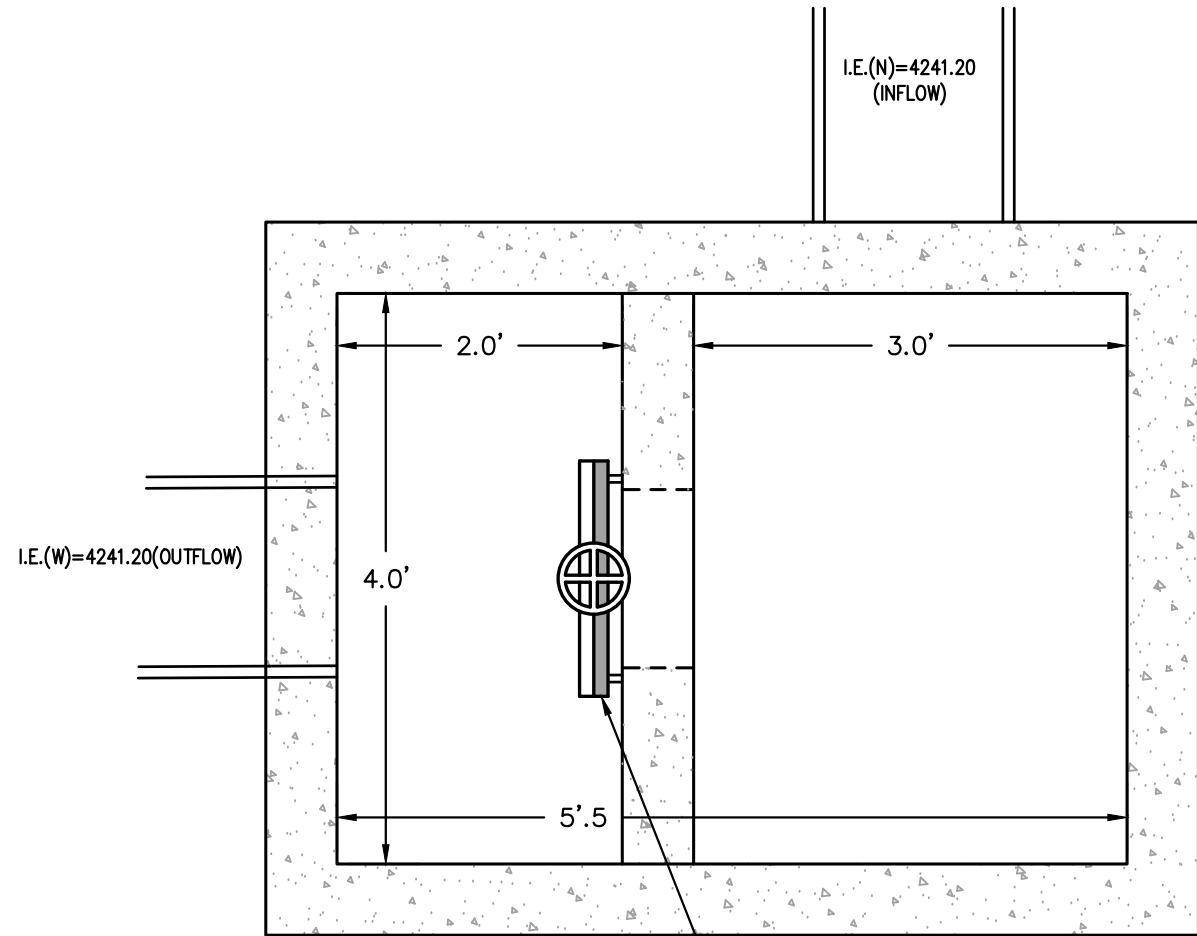
THIS DRAWING AND ANY INFORMATION HEREON IS UNCLASSIFIED AND NOT FOR DISSEMINATION. IT IS THE USER'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS AND TO ENSURE THAT THE PRODUCT IS DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS. THE USER SHALL REVIEW THIS DRAWING PRIOR TO BEGINNING CONSTRUCTION. IT IS THE USER'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS AND TO ENSURE THAT THE PRODUCT IS DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Barracuda Max
Stormwater Separator

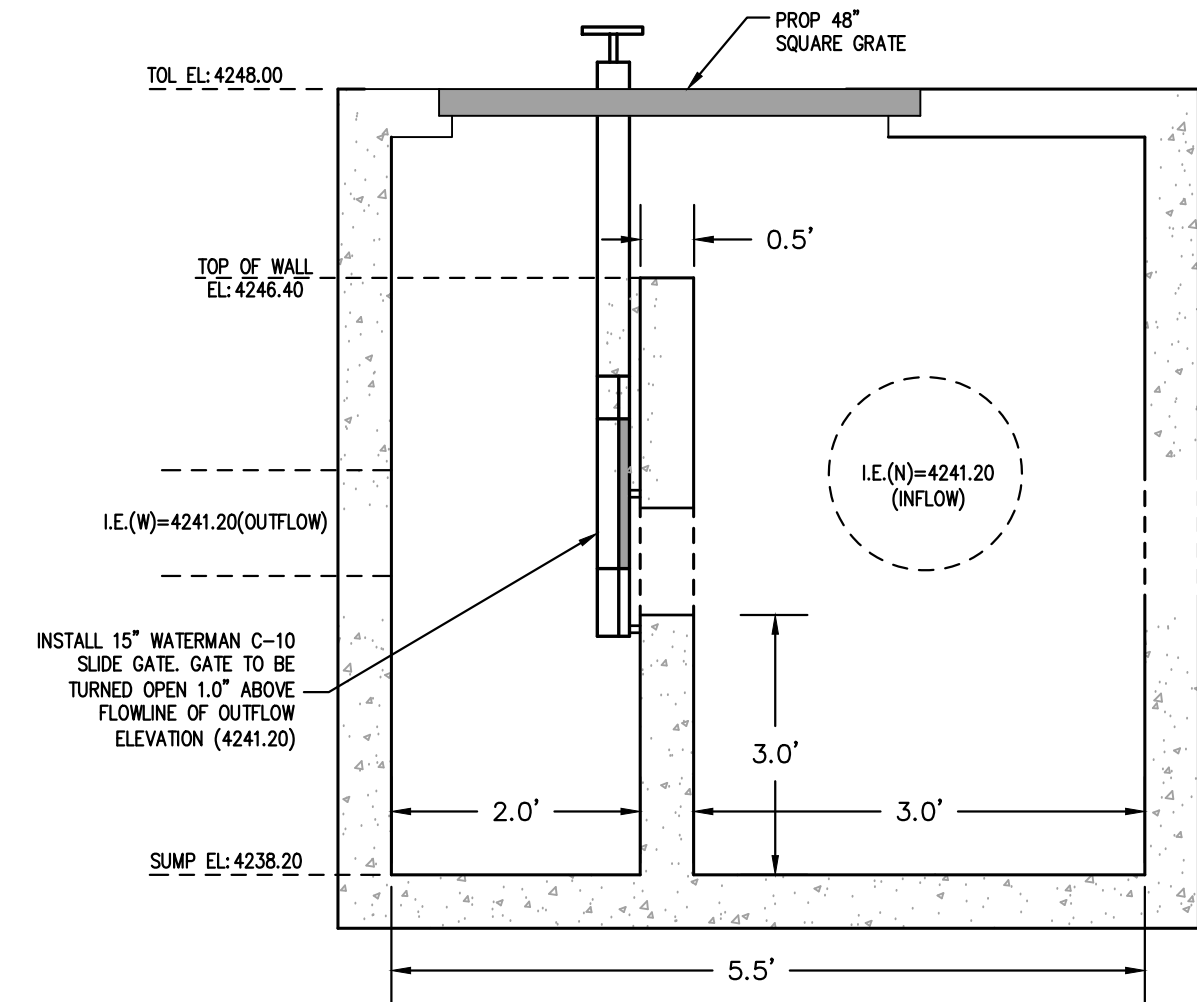
4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS

1 SHEET
OF 2



PLAN VIEW



PROFILE VIEW

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 _{unimproved} 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 /s)	Allow Discharge (ft ³ /s)	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 ft³
Unit storage per acre = 4360.70 ft³/acre
Allowable release rate = 0.99 ft³/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

CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

WEST CREEK BUILDING 5
FARR WEST, UTAH

STORM DRAIN DETAIL SHEET



SHEET NO. C4.3
PROJECT ID: A-1000
DATE: 06/15/26
FILE NAME: PRJ-WCS
SCALE:

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

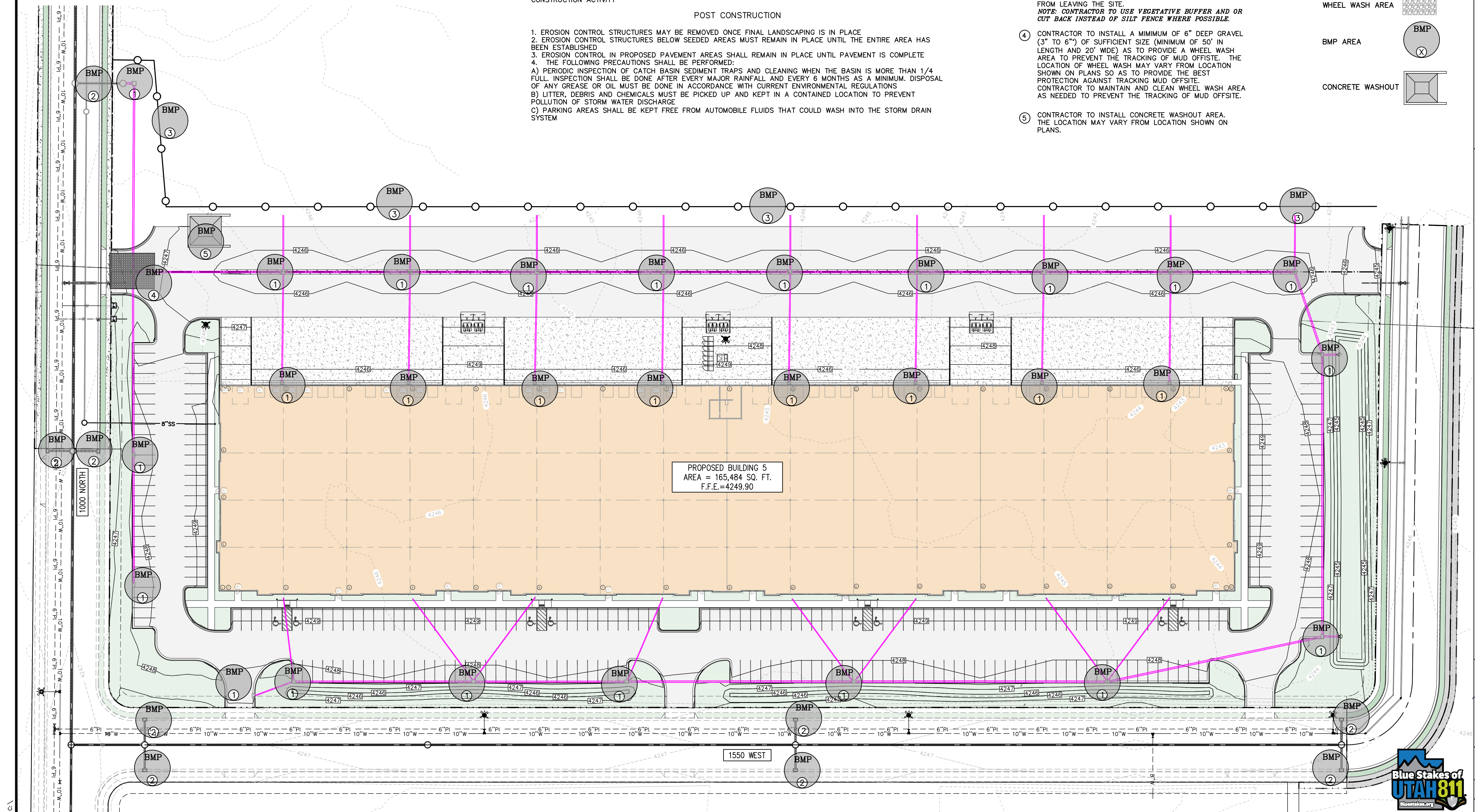
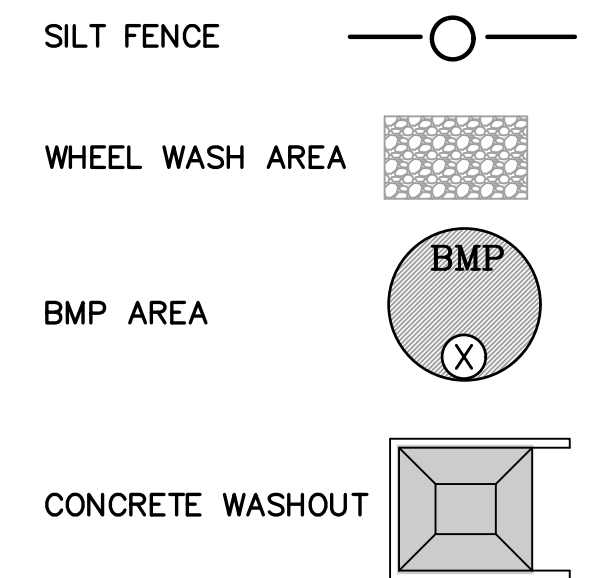
1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING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

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 OUT TO COVER CURB OPENING. GRAVEL BAGS TO BE PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.

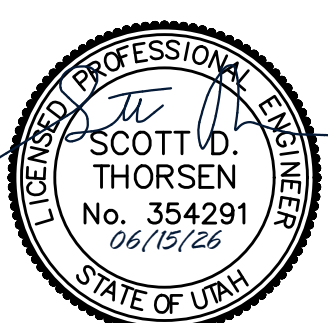
③ INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE
INSTALLED PERPENDICULAR TO STORM WATER FLOW.
INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT
FROM LEAVING THE SITE.
*NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR
CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.*

⑤ CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.



FARR WEST, UTAH

EROSION CONTROL PLAN (SWPPP)

[illegible]

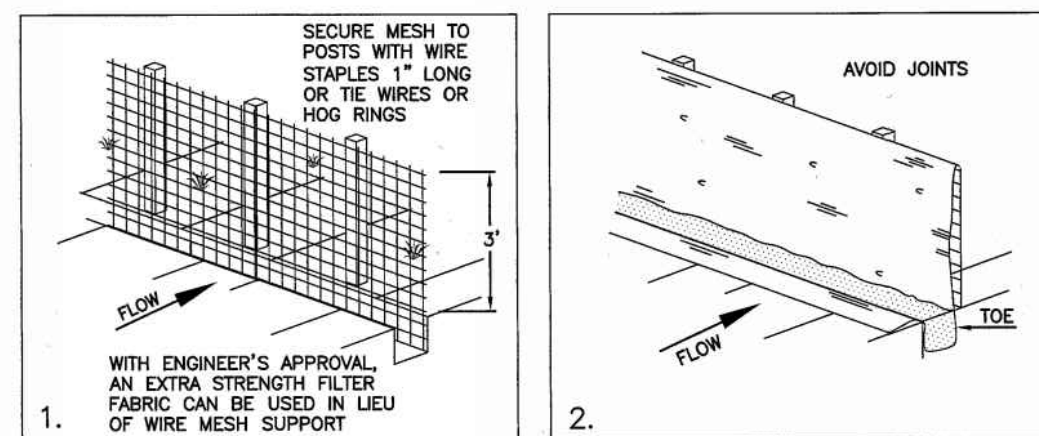
SHEET NO.
C5.0

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

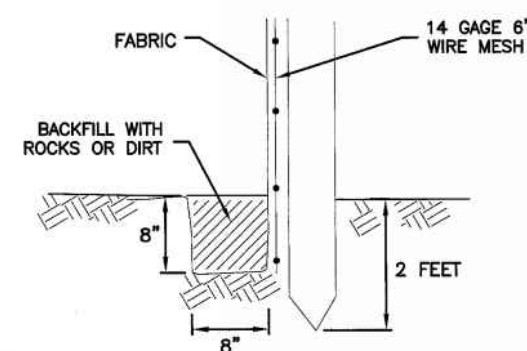


It fence

- 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.



TOE DETAIL



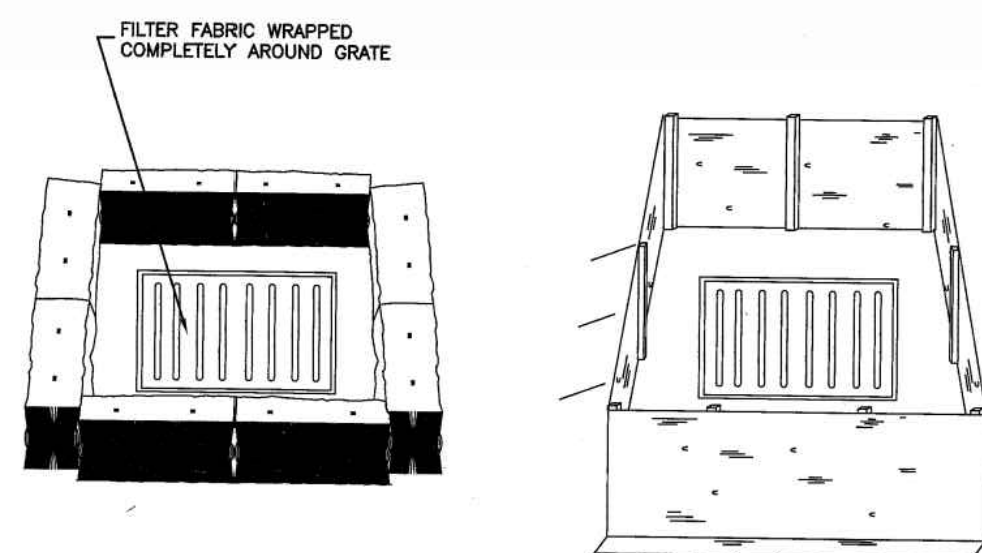
February 2006

7

Plan
122

Inlet protection - fence or straw bale

- 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)

February 2006

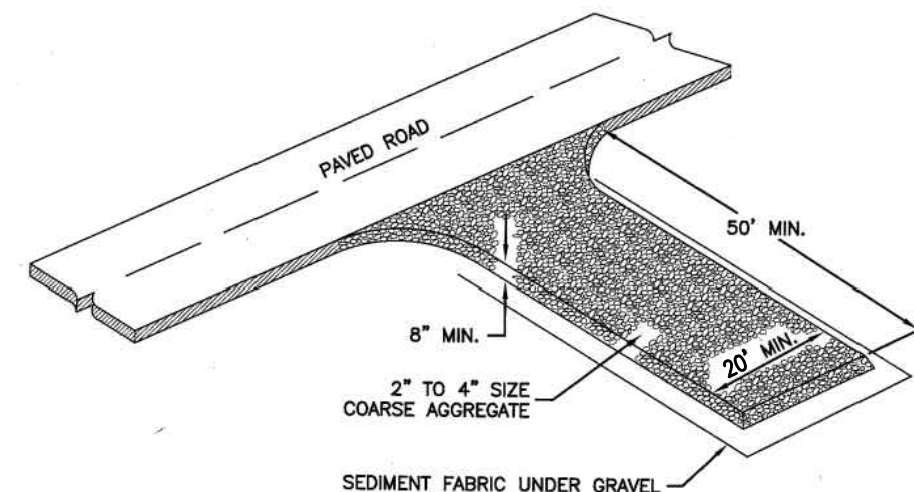
19

Plan
124

Sheet 3 of 3

Stabilized roadway entrance

- 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.



February 2006

19

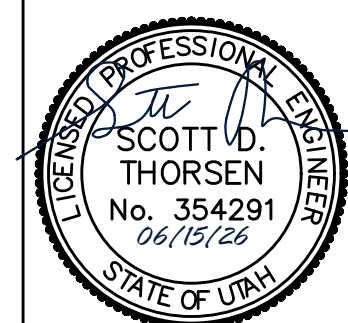
Plan
126

126

[illegible]

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

WEST CREEK BUILDING 5
FARR WEST, UTAH
EROSION CONTROL DETAIL SHEET



SHEET NO.	
C5.1	
PROJECT ID	DATE:
A-1000	06/15/20
FILE NAME:	SCALE:
PRJ-WC5	



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]

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: <u>Pineveiw</u>
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 Connex: 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 Nasir Javed Signed by: Nasir Javed Land Development Project Manager Date 3/5/2026
26942520139E45C...

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.



SECTION BREAKDOWN DETAIL

The diagram illustrates the required setbacks for a single-family residential structure. A horizontal line at the bottom represents the **PUBLIC STREET**. Above it, a dashed rectangle represents the building footprint. The setbacks are defined as follows:

- 15' REAR SETBACK:** Indicated by a vertical arrow pointing from the top of the building to the top boundary line.
- 5' SIDE SETBACK:** Indicated by a horizontal arrow pointing from the left side of the building to the left boundary line.
- 20' STREET FRONT SETBACK:** Indicated by a vertical arrow pointing from the bottom of the building to the street line.
- 10' TOTAL SIDE SETBACK:** Indicated by a horizontal arrow pointing from the right side of the building to the right boundary line.
- 20' STREET SIDE SETBACK:** Indicated by a horizontal arrow pointing from the right side of the building to the street line.

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

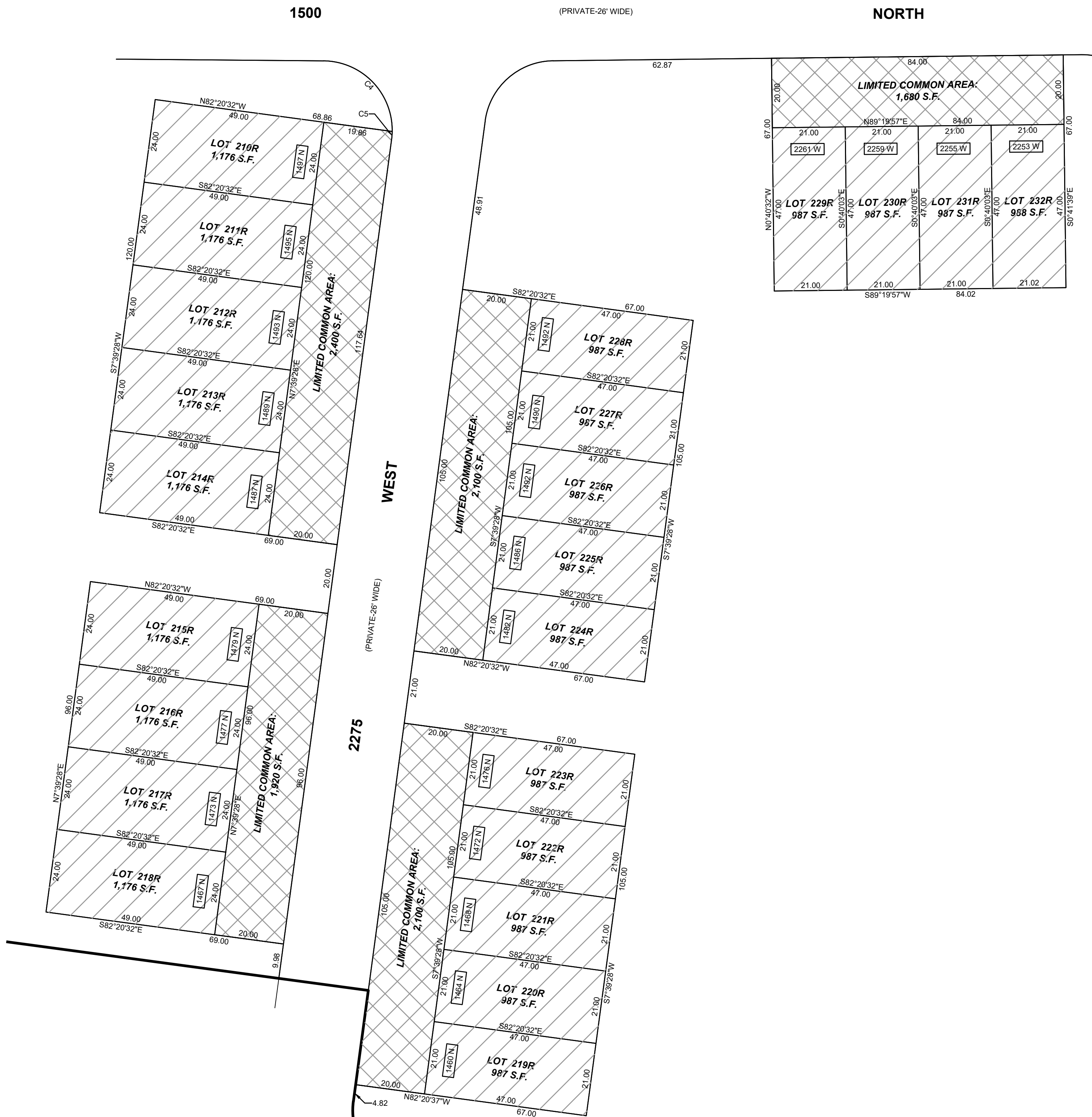
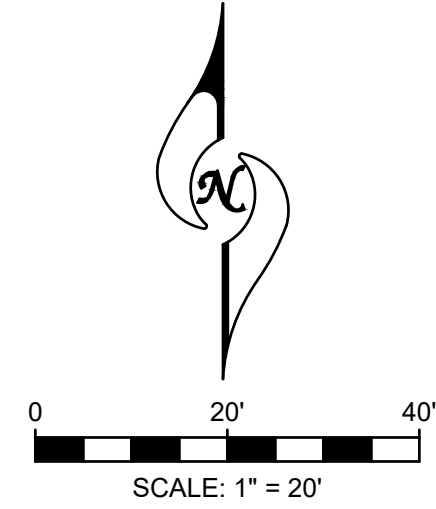
- (1) A RECORDED EASEMENT OR RIGHT OF WAY
- (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
- (4) ANY OTHER PROVISION OF LAW.

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.

\$
FEE

WEBER COUNTY RECORDER

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



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
- 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