



NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, August 18, 2026, 6:00 PM
City Council Chambers, 20 North Main

- 6:00 Pledge of Allegiance
- 6:02 Approval of Minutes
- 6:05 Application #26-076 / Permitted Use Permit / Brigham City Fueling Center / 1560 North 2400 West / Colin Jube and Andrew Laing, BC Fuel Center Holding LLC
- 6:30 Training

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids or services for this meeting should contact Destry Larsen (435-734-6604) at least 48-hours in advance of the meeting.

CERTIFICATE OF POSTING

The above notice and agenda were posted in three places within Brigham City Limits. A copy was also provided to the Box Elder News Journal and posted on the City Website and the State Public Meeting Notice website on August 6, 2026

**BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION**

APPLICANT: Colin Jube and Andrew Laing
PROPERTY OWNER: BC Fuel Center Holding LLC
PROPERTY ADDRESS: 1560 North 2400 West
PARCEL NO.: 03-074-0055 (Portio of **03-074-0017)

APPLICATION NO.: 26-076
PARCEL AREA: *3.45 acres
ZONING DISTRICT: GC
DATE: August 13, 2026

** Overall improved area (portion of **Brown Bear Investments LLC - Skidmore Trucking).
Property owner parcel is 3 acres.*

PLANNING COMMISSION MEETING: August 18, 2026
APPLICATION TYPE: Administrative
PLANNING COMMISSION ROLE: Land Use Authority

NATURE OF REQUEST:

Permitted Use Permit – Fuel center, convenient store, and quick-service restaurant

OVERVIEW:

Per the submitted application, the proposed project consists of the development of a new commercial fuel center featuring diesel and gasoline fueling facilities, a 5,340 square foot convenience store, and a 1,500 square foot quick-service restaurant (QSR). Site improvements include vehicle circulation, parking, landscaping, utility infrastructure stormwater management, and site lighting. This property was annexed into Brigham City in April 2026. The Planning Commission is the Land Use Authority for this application.

STAFF COMMENTS:

Community & Economic Development Department:

1. Overall Site Plan
 - A. Zoning / Land Use. Site Data Legend.
 - i. Remove “Existing Box Elder County Zoning ...”
 - ii. Remove “Proposed” in front of Brigham City Zoning.
 - iii. Land Use. Update to state actual use.
 - iv. Building Setbacks can be removed where it is based on design review (easement location, clear view, etc.) and not set distances.
 - v. Provide Proposed Building Height
 - vi. Provide Proposed Building Coverage
 - B. Notes
 - i. Where is Trailer Truck Parking Space?
 - ii. Provide the following in the Notes section:
 - a. Impervious Surface Area
 - b. Pervious Surface Area
 - c. Parking Required
 - d. Parking Provided
 - e. Accessible Parking Required
 - f. Accessible Parking Provided
 - g. Number of Fuel Dispensers
2. Parking. Address parking requirements per Brigham City Code. It appears the site is shy of meeting the number of required parking spaces.

- A. C-Store (Retail) – 1 parking stall per 250 sq. ft. of gross floor area.
 - B. QSR (Restaurant and Fast Food) – 1 parking stall per 100 sq. ft. of gross floor area or 1 space for each 4 seats whichever is greater with a minimum of 5 spaces for employee parking.
 - C. Would like to better understand the nature of the QSR portion. Is it a stand-alone restaurant or an element of the C-Store?
- 3. Drive Thru. Drive up windows shall provide sufficient stacking room and sufficient area for 4 spaces from place of order and 4 spaces from pick up window.
 - A. Show Order Menu Board
 - B. Show Pick Up Window
 - C. Show Vehicle Stacking
- 4. EV Charging Stalls. The EV charging stalls do not count toward the minimum required site parking.
 - A. Show equipment and transformer location.
 - B. Provide plans for equipment screening.
- 5. 2400 West Street.
 - A. Show 2400 West Street Improvements on the civil plans.
 - B. Provide a deed to Brigham City for the 20 ft right-of-way dedication.
- 6. Highway 13 (SR-13). Show any required UDOT improvements on the plans.
- 7. Signage. Provide a note on the site plan that “All signage requires a separate Brigham City Sign Permit.”
- 8. Outdoor Lighting Plan. Please update and address. See attached City Code 156.361.
 - A. Include reference that all lighting will be fully shielded.
 - B. Include support and shield.
 - C. Provide canopy example.
 - D. Provide samples of light fixtures.
 - E. Provide height of all outdoor lighting fixtures.
 - F. Provide a light calculation that shows the total lumens output.
- 9. Canopy Elevations.
 - A. Provide canopy elevations.
 - B. Will there be a canopy structure for the semi-truck fueling area?
- 10. Cross Access Agreement. Provide a note on the site plan referencing the cross access agreement and include a line space for the recording entry number.
- 11. Dumpster enclosure. Provide an enclosure detail and a note on plans that enclosure to have similar material and/or color as main building. The note can be on Sheet C.1.0. Add to Note #11.
- 12. Show semi-truck circulation and include site signage to manage the traffic between automobiles and semi-trucks.
- 13. Landscape
 - A. Update Landscape Plan to 2400 West Street improvements. Show proposed landscape in the park strip between curb and sidewalk.
 - B. Please include symbols for the trees and shrubs with the Plant Schedule.
 - C. It seems odd to have crushed stone for the Dog Run area. Wouldn't lawn be more suitable in this area?
- 14. Retaining Wall Sections. Sheet C.4.5.
 - A. Show property line with each of the sections. We need to better understand the location of the proposed retaining walls.
 - B. Include a variation height range with the Gravity Wall Section.
 - C. Shouldn't there be a rail for the retaining wall by the drive thru lanes?
- 15. Details. Sheet C.4.5. Please replace detail #2, 3, and 6 with legible details.

Engineering Department:

1. A cross-access easement and/or agreement will need to be provided between the Fueling Center and the trucking company located to the east.
2. The property to the east of 2400 North that is not already located within the right-of-way will need to be dedicated to the City with a meets and bounds description.
3. Please provide turning templates to show the feasibility of trucks accessing the diesel pumps.
4. Our office has completed a buildout design of the S.R.-13 and 2400 West intersection. We will provide you with that design. Please update your drawings to reflect the portion of those drawings that will be constructed with the completion of the Fueling Center.
5. Please note that P07 on the demolition sheet is an existing air vac and not a PRV. With the proposed 2400 West roadway design that will be provided, this air vac will need to be relocated.
6. The fire hydrant labeled P12 on the demolition sheet will also need to be relocated with the proposed construction of 2400 West.
7. Please provide engineering calculations for the proposed redi-rock retaining wall including proposed elevations.
8. Please adjust the grading sheets to have the labeled elevation listed on the drawing and not a labeled keynote to aid in review. Please note that the 4200 feet of elevation does not need to be included in that elevation.
9. Please note that the applicant will be the owner of the proposed detention basins and will be responsible party for the maintenance of those basins.
10. Our office is in support of the requested variance of the elimination of the 80th-percentile storm retention requirement due to the high groundwater in this area.
11. Please note that due to the likelihood of clogging of orifices within the control structures, the City is willing to allow an orifice up to 3" in diameter to help prevent clogging.
12. Please verify that the stormwater discharged across 2400 West that goes to the borrow pit will not flood the borrow pit. Written acceptance from the owner of that pit would be best.
13. Based on our quick storm calculations, it appears that your storm detention basins have capacity to hold twice as much storm water as necessary.
14. Please note that the sewer main and pumps will be privately owned and maintained by the property owner.
15. It appears the detail provided for the connection to the 16" force sewer main is correct and should not allow pressurized flow into the site.
16. Please coordinate with the Fire Chief to verify if a hydrant is necessary at the rear of the site.

Fire Department:

1. Plans for the CO2 monitoring system will need to be submitted.
2. If there are plans for a kitchen hood in them they will need to submit the hood plans.

Police Department:

1. No comments

Public Power Department:

1. Working on the power design.
2. Requesting a load calculation sheet
<https://www.bcutah.gov/documents/departments/public-power/standards-guide-and-load-sheet/566377>

3. Will have a discussion on Rocky Mountain Power temporary power and share contacts

Public Works Department:

(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)

1. Public Works and City Engineer to review storm water variance request.
 2. What is the plan for the storm water once it leaves the site?
 3. Public works and City Engineer to discuss the anticipated future pressure increase on the 16" force main.
 4. Public works and City Engineer to discuss storm water outfall location.
 5. Storm water activity permit is required before work begins.
 6. Brigham City cut permit is required for work that is done in the City right of way.
-

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the Land Use Authority for this application.
2. The Planning Commission is responsible for verifying the City standards and regulations are being addressed.
3. The Planning Commission should be specific in their motion.

STAFF RECOMMENDATIONS:

1. Support the application subject to addressing the staff review comments and the noted stipulations.

STIPULATIONS:

1. Address staff review comments and any applicable requirements by the Planning Commission. Following the Planning Commission meeting update plans and submit for a second review by the Staff DRT Development Review Team.
2. Provide a deed to Brigham City for the 20 ft right-of-way dedication. The right-of-way will need to be dedicated to the City with a meets and bounds description.
3. Execute a cross-access easement agreement between the Fueling Center and the adjacent property owner, Skidmore Trucking.
4. Subject to UDOT requirements.

FINDINGS OF FACT:

1. The property was annexed into Brigham City in April 2026 in preparation for this application.
 2. The subject property is zoned GC General Commercial.
 3. The proposed use is permitted in the GC General Commercial zoning district.
 4. The application is subject to Brigham City Code and the established standards and regulations adopted in the Public Works Standards.
 5. The application is subject to UDOT requirements.
 6. The Planning Commission is the Land Use Authority for this application.
-

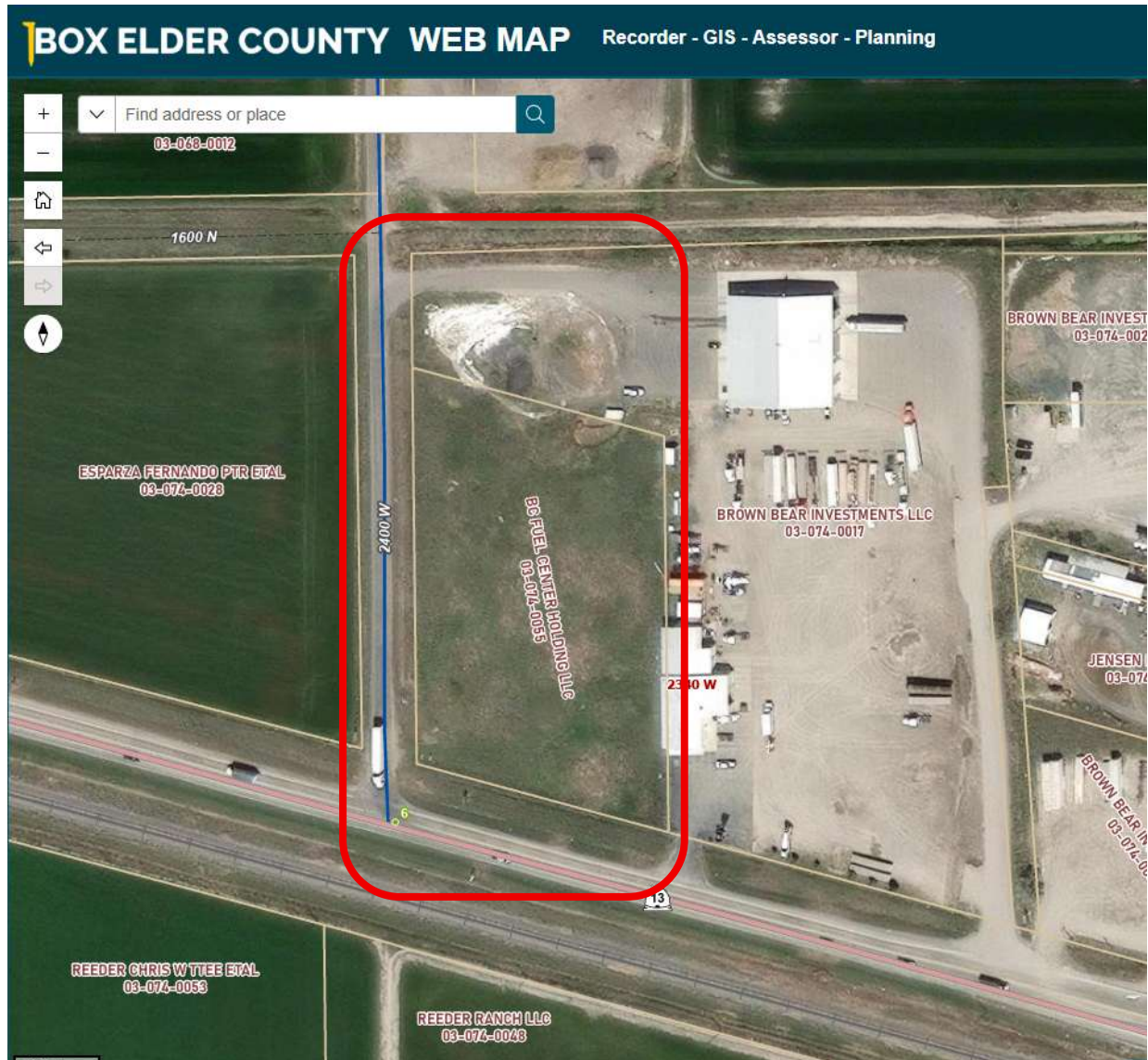
ATTACHMENTS:

1. Locator and Parcel Maps
2. Outdoor Lighting Standards (City Code 156.361)
3. Civil Plan Set
4. Building Elevations
5. Photometric Plan

LOCATOR MAP



PARCEL MAP



§ 156.361 OUTDOOR LIGHTING STANDARDS.

(A) *Purpose.* It is the purpose of this section to balance the critical need for safety, security, and property rights within the city's goal of maintaining a warm community feel and eliminating light pollution.

(B) *Applicability.*

(1) All exterior outdoor lighting installed after the effective date of this section shall conform to these requirements.

(2) All existing outdoor lighting shall be brought into conformance with these requirements when the existing lighting is directly impacted as part of a project that requires a Brigham City building permit.

(C) *Standards.*

(1) *Fixtures.*

(a) *Fully shielded.* All exterior outdoor lighting fixtures shall be fully shielded and directed downward. To qualify as a "fully shielded" fixture, a light fixture shall meet all of the criteria below:

1. The top and sides of the fixture shall be constructed of completely opaque material.
2. The light source shall be entirely contained inside the opaque sides of the fixture housing.

3. Fixtures inside of structures such as eave overhangs, canopies, or patio covers are required to be fully shielded which can be done by the structure.

(b) *Exemption.* A fixture in a residential zone that has a total light output of less than 2,000 lumens is exempt from this section.

(2) *Light trespass.* All outdoor light fixtures, including security lighting, shall be aimed and shielded so that illumination shall be confined to the property boundaries where the source is located.

(D) *Exemption.* The following are exempt from the requirements of this section:

- (1) American flags.
- (2) Architectural lighting of building facades.
- (3) Emergency lighting.
- (4) Aviation lighting.
- (5) Historic lighting.
- (6) String lighting.
- (7) Ornamental lighting.
- (8) Seasonal decorations.
- (9) Swimming pool and decorative water fountain lighting.
- (10) Temporary lighting for approved special events.
- (11) Right-of-way traffic control lighting and devices as determined by the city.

(E) *Plan submittal.* For all developments subject to the International Building Code. An outdoor lighting plan stamped and certified by a professional architect or professional engineer demonstrating

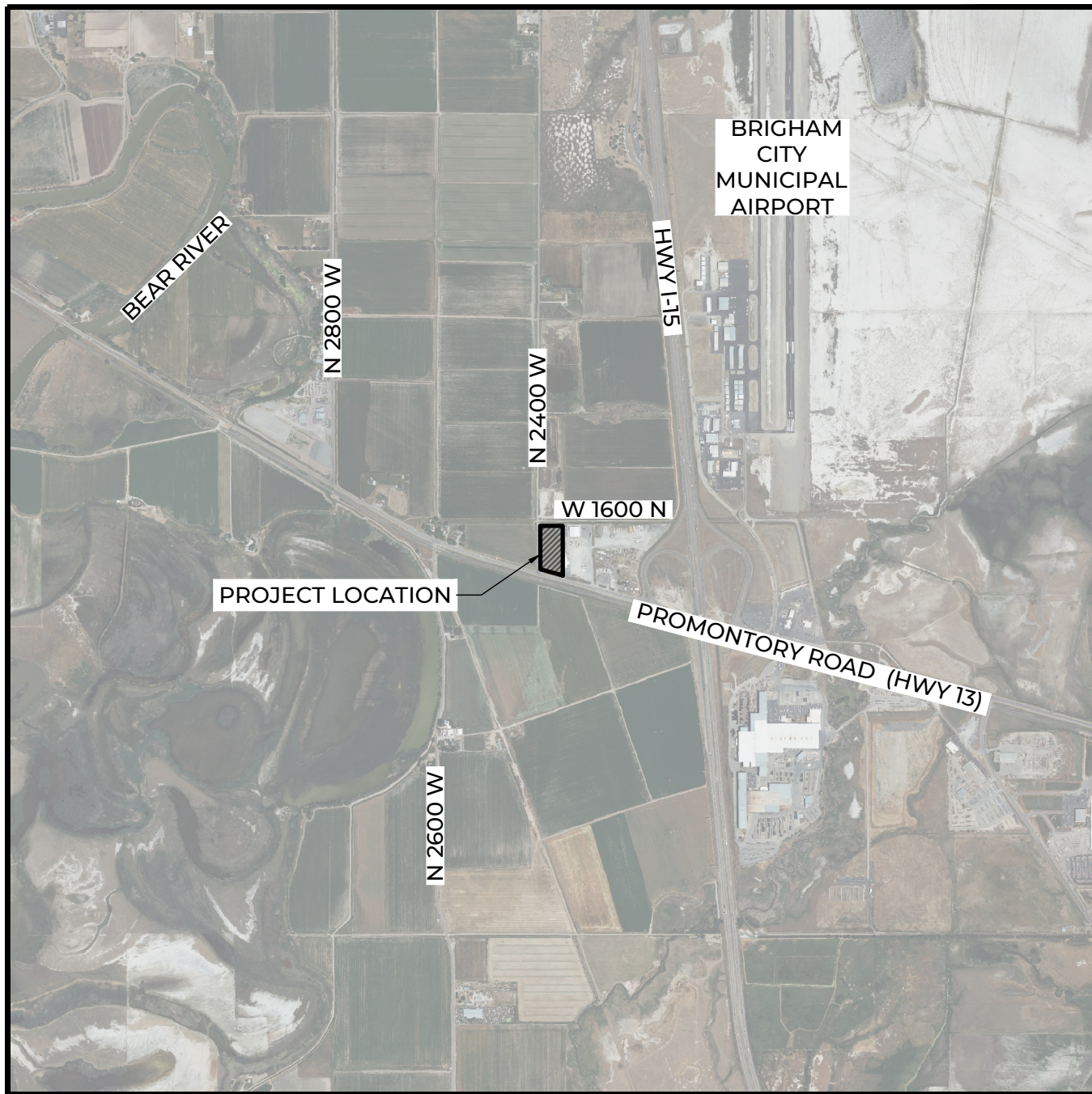
compliance with this section shall be submitted with any land use application or building permit application in which outdoor lighting is proposed and shall include the following:

- (1) A site plan showing the location of all buildings, parking, and pedestrian areas on the property.
- (2) The location and height of all outdoor lighting fixtures on the property.
- (3) A description of each illuminating device, fixture, lamp, support and shield, both proposed and existing. The description shall include the manufacturer's catalog cuts and illustrations (including sections where required), lamp types, materials and shielding, wattages and lumen outputs.
- (4) A light calculation which shows the total lumens output of the proposed and existing outdoor lighting on the property.
- (5) Any change to an outdoor lighting fixture or the type of light source set forth in the plan requires a change request which must be submitted to the city for review and approval, with adequate information to assure compliance with this section.

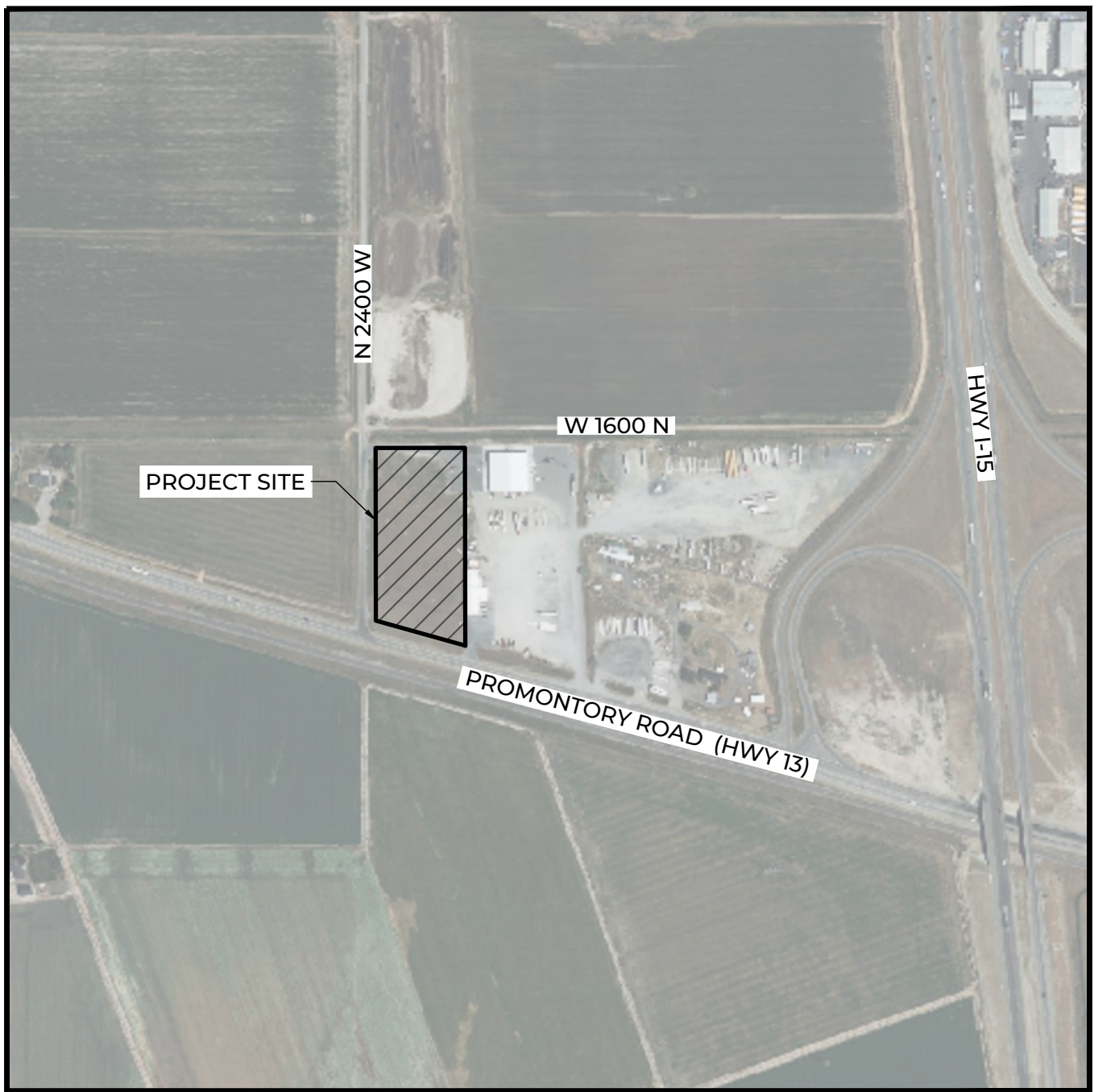
(Ord. 25-15, passed 7-17-2025)

CONSTRUCTION DRAWINGS
FOR
BRIGHAM CITY
FUELING CENTER

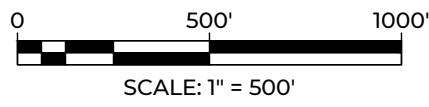
1560 N 2400 W, BRIGHAM CITY, UTAH 84302



VICINITY MAP



PROJECT SITE



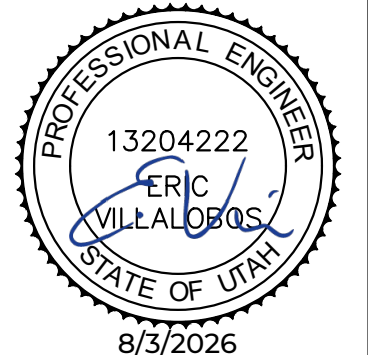
ENGINEER:
KAMPFIRE PARTNERS, LLC.
3440 YOUNGFIELD STREET #295
WHEAT RIDGE, CO 80033
CONTACT: ERIC VILLALOBOS, P.E.
PHONE: 915.539.0028
EMAIL: ERIC.VILLALOBOS@KAMPFIREPARTNERS.COM

APPLICANT/OWNER
RIVERFRONT OPERATIONS, LLC.
250 NORTH REDWOOD RD, SUITE 204
NORTH SALT LAKE, UT 84054
CONTACT: COLIN JUBE
PHONE: 801.850.2258
EMAIL: COLIN@FAROE.CO



WARNING
0 1 2
IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

DRAWING INFO		REVISIONS	
DATE	08-03-2026	REV NO.	DATE
DESIGNED BY	EV		
DRAWN BY	SS		
CHECKED BY	BC		
PROJECT	25-UT-068		



BRIGHAM CITY
FUELING CENTER
1560 N 2400 W, BRIGHAM CITY, UTAH 84302
COVER
100% CONSTRUCTION DOCUMENTS

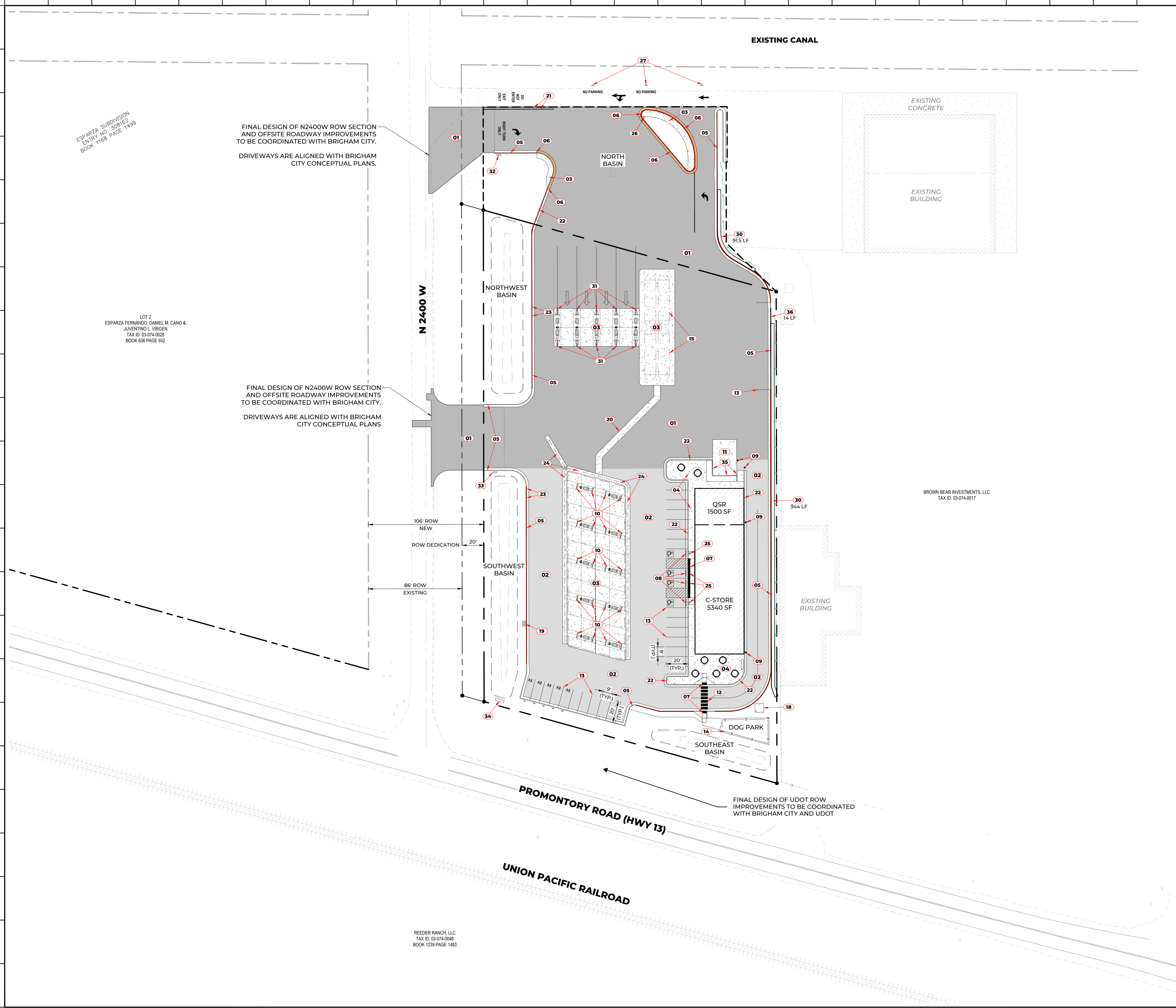
SHEET INDEX		
PAGE NUMBER	SHEET NUMBER	SHEET TITLE
01	C.0.0	COVER
02	C.0.1	GENERAL NOTES
03	C.0.2	LEGEND & ABBREVIATIONS
04	C.0.3	EXISTING CONDITIONS & DEMOLITION PLAN
05	C.1.0	OVERALL SITE PLAN
06	C.1.1	HORIZONTAL CONTROL PLAN
07	C.1.2	HORIZONTAL CONTROL PLAN - ENLARGEMENT
08	C.2.0	OVERALL GRADING AND DRAINAGE PLAN
09	C.2.1	DETAILED GRADING & DRAINAGE - NORTH
10	C.2.2	DETAILED GRADING & DRAINAGE - SOUTH
11	C.2.3	STORM DRAIN PROFILE SHEET
12	C.2.4	BASIN & OUTFALL PROFILE SHEET
13	C.3.0	OVERALL UTILITY PLAN
14	C.3.1	UTILITY PROFILES
15	C.4.0	DETAIL SHEET 1
16	C.4.1	DETAIL SHEET 2
17	C.4.2	DETAIL SHEET 3
18	C.4.3	DETAIL SHEET 4
19	C.4.4	DETAIL SHEET 5
20	C.4.5	DETAIL SHEET 6
21	C.4.6	DETAIL SHEET 7
22	C.4.7	DETAIL SHEET 8
23	C.4.8	DETAIL SHEET 9
24	C.4.9	SD DETAIL SHEET 1
25	C.4.10	SD DETAIL SHEET 2
26	C.5.0	EROSION CONTROL PLAN
27	C.5.1	EROSION CONTROL DETAILS
28	C.6.0	LANDSCAPE PLAN
29	C.6.1	LANDSCAPE DETAIL SHEET & NOTES
30	C.6.2	IRRIGATION PLAN
31	C.6.3	IRRIGATION DETAILS 1

- AS THE ENGINEER-OF-RECORD, I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE CONSTRUCTION PLANS AND SUPPORTING DOCUMENTATION (PLANS) COMPLY WITH THE APPLICABLE CITY CODE, PUBLIC WORKS STANDARDS, LOCAL, STATE, AND FEDERAL REGULATIONS, AND GENERAL ENGINEERING PRACTICES (STANDARDS). I UNDERSTAND AND AGREE THAT:
- THE CITY'S ACCEPTANCE OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VARIANCE FROM ANY PROVISIONS OF THE STANDARDS.
 - ANY COMMUNICATION FROM THE CITY GIVING FEEDBACK ON THE PLANS SHALL BE CONSTRUED AS FEEDBACK ONLY AND SHALL NOT BE INTERPRETED AS AUTHORIZATION TO VARY FROM OR CANCEL THE PROVISIONS OF THE STANDARDS.
 - THE CITY'S ACCEPTANCE OF THESE PLANS, OR FEEDBACK FROM THE CITY ON WHETHER THE PLANS MEET THE STANDARDS, SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS IN THE PLANS AT ANY TIME, INCLUDING DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - ANY EXCEPTIONS TO THE STANDARDS GRANTED BY THE APPROPRIATE GOVERNING AGENCY HAVE BEEN PROVIDED IN WRITING TO THE CITY.

ENGINEER OF RECORD _____ DATE _____



Know what's below.
Call before you dig.



0 40' 80'
SCALE: 1" = 40'

LEGEND

- EXTENTS OF REVERSE GUTTER PAN
- EXTENTS OF 4" ROLL CURB
- FIRE LANE

CONSTRUCTION KEYNOTES

- 01 INSTALL HEAVY-DUTY ASPHALT PAVEMENT (SEE DETAIL 2, SHEET C.4.0)
- 02 INSTALL MEDIUM-DUTY ASPHALT PAVEMENT (SEE DETAIL 1, SHEET C.4.0)
- 03 INSTALL VEHICULAR CONCRETE PAVEMENT (SEE DETAIL 3, SHEET C.4.0)
- 04 INSTALL CONCRETE SIDEWALK (SEE DETAIL 4, SHEET C.4.0)
- 05 INSTALL 6" CURB & GUTTER (SEE DETAIL 5, SHEET C.4.0)
- 06 INSTALL 4" ROLL CURB & GUTTER (SEE DETAIL 7, SHEET C.4.0)
- 07 INSTALL ADA RAMP WITH DETECTABLE WARNING SURFACE (SEE DETAIL 4, SHEET C.4.1)
- 08 INSTALL PARKING WHEEL STOP (SEE DETAIL 8, SHEET C.4.0)
- 09 INSTALL 6" DIA. CONCRETE FILLED BOLLARDS (SEE DETAIL 10, SHEET C.4.0)
- 10 INSTALL 8" U-SHAPED CONCRETE FILLED BOLLARDS (SEE DETAIL 9, SHEET C.4.0)
- 11 INSTALL TRASH ENCLOSURE CONCRETE PAD (SEE DETAIL 1, SHEET C.4.5)
- 12 INSTALL PEDESTRIAN CROSSING STRIPING (PER MUTCD)
- 13 INSTALL PARKING STALL STRIPING (PER MUTCD)
- 14 INSTALL 4' METAL CHAINLINK FENCE (SEE DETAIL 1, SHEET C.4.3)
- 15 INSTALL UNDERGROUND STORAGE TANKS (BY OTHERS)
- 16 INSTALL 4 HIGH FLOW DIESEL PUMPS (BY OTHERS)
- 17 INSTALL 10 GAS PUMPS (BY OTHERS)
- 18 INSTALL MONUMENT SIGN- HIGH RISE (BY OTHERS)
- 19 INSTALL AIR DISPENSER MACHINE (BY OTHERS)
- 20 INSTALL CONCRETE PETROLEUM TRENCH CAP
- 21 4" WIDE DOUBLE WHITE SOLID STRIPING PER MUTCD
- 22 INSTALL 6" CURB & GUTTER WITH REVERSE PAN (SEE DETAIL 6, SHEET C.4.0)
- 23 INSTALL 4" WIDE CURB OPENING FOR DRAINAGE (SEE DETAIL 1, SHEET C.4.1)
- 24 INSTALL 4" WIDE VALLEY GUTTER (SEE DETAIL 2, SHEET C.4.5)
- 25 INSTALL SIGNAGE - ADA PARKING (PER MUTCD)
- 26 INSTALL SIGNAGE - DO NOT ENTER (PER MUTCD)
- 27 INSTALL SIGNAGE - NO PARKING (PER MUTCD)
- 28 INSTALL PAVEMENT MARKINGS (PER MUTCD)
- 29 INSTALL 4" SINGLE WHITE SOLID STRIPING (PER MUTCD)
- 30 INSTALL RED-ROCK RETAINING WALL (SEE DETAIL 7, SHEET C.4.5)
- 31 INSTALL CONCRETE WEDGE BOLLARD (SEE DETAIL 3, SHEET C.4.5)
- 32 MONUMENT SIGN- TRUCK ENTRANCE (BY OTHERS)
- 33 MONUMENT SIGN- CAR ENTRANCE (BY OTHERS)
- 34 MONUMENT SIGN (BY OTHERS)
- 35 INSTALL 6" VERTICAL CURB (SEE DETAIL 6, SHEET C.4.5)
- 36 INSTALL CONCRETE RETAINING WALL (SEE DETAIL 8, SHEET C.4.5)

NOTES

- PARKING SPACES: 29 TOTAL
- ADA PARKING SPACES: 4 (2 VAN ACCESSIBLE)
- TRAILER TRUCK PARKING SPACES: 1
- CURB GUTTER TRANSITIONS BETWEEN STANDARD GUTTER AND REVERSE GUTTER SHALL BE OVER A MINIMUM LENGTH OF 5 FT.

PROPERTY INFORMATION:

PARCEL NUMBER: 03-074-0007
AREA: 3.0+ ACRES

ZONING / LAND USE:

EXISTING BOX ELDER COUNTY ZONING: GENERAL COMMERCIAL DISTRICT (C-G)
PROPOSED BRIGHAM CITY ZONING: GENERAL COMMERCIAL ZONE (GC)
LAND USE: AUTOMOBILE FUEL OR SERVICE STATION/FAST FOOD ESTABLISHMENT

BUILDING REQUIREMENTS:

SETBACKS:
- SIDE: 15'
- FRONT: 20'
MAX BLDG HEIGHT: 75 FEET
MAX BLDG COVERAGE: 50%

kampfpartners.com

WARNING

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	DATE	REV NO.	DATE
DESIGNED BY	08-03-2026	EV	
DRAWN BY		SS	
CHECKED BY		BC	
PROJECT			25-UT-068

PROFESSIONAL ENGINEER

13204222
ERIC VILLALOBOS
STATE OF UTAH
8/3/2026

**BRIGHAM CITY
FUELING CENTER**

1560 N 2400 W, BRIGHAM CITY, UTAH 84302

OVERALL SITE PLAN

100% CONSTRUCTION DOCUMENTS

SHEET

C.1.0

PAGE 05

CONNECT TO EXISTING 20" WATER MAIN
CONTRACTOR TO FIELD
VERIFY PRIOR TO CONSTRUCTION
N: 721124.3614
E: 483646.3352

SEE WATER PROFILE 1,
SHEET C.3.1

CONNECT TO EXISTING 16" FORCE MAIN
CONTRACTOR TO FIELD
VERIFY PRIOR TO CONSTRUCTION
N: 721099.8295
E: 483633.0940

N: 721077.6065
E: 483704.3917

N: 721099.8295
E: 483705.3109

N: 721099.8295
E: 483757.7055

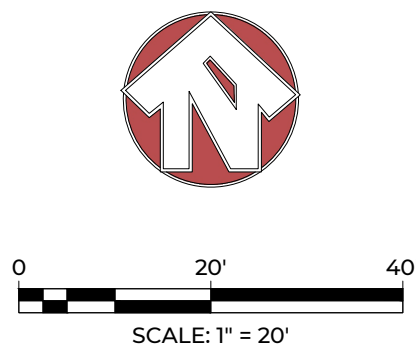
SEE SS PROFILE 1,
THIS SHEET

SEE WATER PROFILE 2,
SHEET C.3.1

N: 720917.9019
E: 483851.3347

N: 721077.6240
E: 483851.1006

SEE SS PROFILE 2 - OIL & WATER SEPARATOR,
SEE SHEET C.3.1



WATER KEYNOTES

- 30 CONNECT TO EXISTING 20" WATER MAIN
- 31 INSTALL HDPE DR-9 WATER LINE, SIZE PER PLAN
- 32 N/A
- 33 INSTALL BACKFLOW PREVENTER (SEE DETAIL 1, SHEET C.4.2)
- 34 INSTALL WATER METER (SEE DETAIL 2, SHEET C.4.2)
- 35 INSTALL 4" X 3" REDUCER (M3 X M3)
- 36 INSTALL 3" 90 DEGREE BEND (M3 X M3)
- 37 INSTALL 3" X 3" TEE FITTING (M3 X M3 X M3)
- 38 INSTALL IRRIGATION SERVICE ASSEMBLY (SEE SHEET C.6.2)
- 39 INSTALL WATER TAPPING SLEEVE (SEE DETAIL 4, SHEET C.4.5)

SEWER KEYNOTES

- 50 INSTALL PVC SDR-35 SANITARY SEWER PIPE, SIZE AND SLOPE PER PLAN
- 51 INSTALL PVC SCH 80 SANITARY FORCE MAIN, SIZE AND SLOPE PER PLAN
- 52 INSTALL GREASE INTERCEPTOR- 890 GAL (6'X8') (SEE DETAIL 1, SHEET C.4.4)
- 53 INSTALL SANITARY SEWER PUMP & VALVE STATION (SEE DETAIL 1 & 2, SHEET C.4.7)
- 54 INSTALL SANITARY SEWER CLEANOUT (SEE DETAIL 3, SHEET C.4.7)
- 55 INSTALL SANITARY SEWER TAPPING SLEEVE (SEE DETAIL 2, SHEET C.4.7)
- 56 CONNECT TO EXISTING 16" SANITARY SEWER FORCEMAIN
- 57 INSTALL 48" SANITARY SEWER MANHOLE (SEE DETAIL 1, SHEET C.4.6)

UTILITY NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF WATER & SANITARY SEWER INFRASTRUCTURE SHALL ADHERE TO CITY OF BRIGHAM PUBLIC WORKS STANDARDS.
- ALL WATER LINES SHALL MAINTAIN A MINIMUM OF 48" GROUND COVER (TO FINISHED GRADE). ALL SANITARY SEWER LINES SHALL MAINTAIN A MINIMUM OF 72" GROUND COVER (TO FINISHED GRADE).
- ALL VALVES AND APPURTENANCES SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI FOR SIZES UP TO 3 INCH AND 350 PSI FOR SIZES 3-24 INCHES, UNLESS OTHERWISE NOTED
- FOR CATHODIC PROTECTION, ALL DUCTILE IRON PIPE AND APPURTENANCES SHALL BE ENCASED WITH POLYETHYLENE WRAP PER ANSI/AWWA C105/A21.5, LATEST REVISION.
- MAXIMUM JOINT DEFLECTION AND MINIMUM RADIUS FOR PVC C900 PER MANUFACTURER STANDARDS AND GUIDELINES.
- MINIMUM RADIUS FOR HDPE VERTICAL AND HORIZONTAL CURVES PER MANUFACTURER ALLOWABLE BENDING RADIUS. NO FITTINGS.

PIPE SIZE	MINIMUM RADIUS
12"	30'
8"	20'
6"	15'
4"	10'
2"	5'

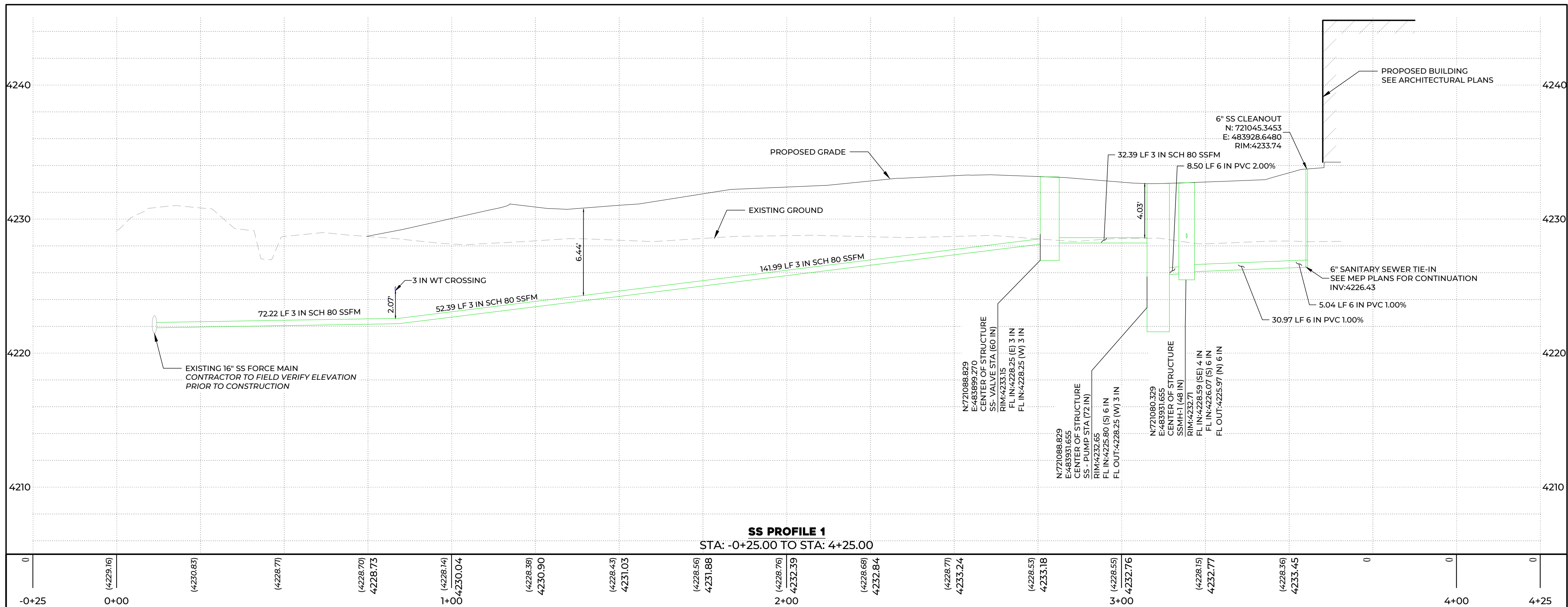
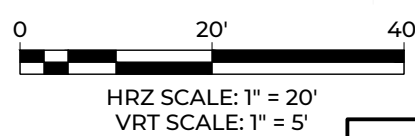
- MECHANICAL RESTRAINT JOINTS SHALL BE MEGALUG OR APPROVED EQUAL (SEE DETAILS H, SHEET #####)

GAS KEYNOTES

- 90 GAS MAIN (DESIGN BY OTHERS)
- 91 SEE ARCHITECTURAL PLANS FOR BUILDING CONNECTION

ELECTRICAL KEYNOTES

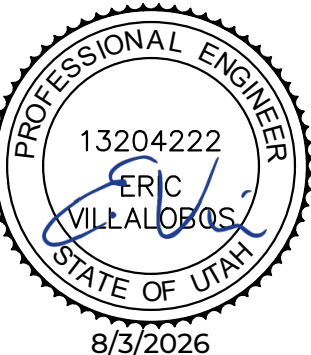
- 95 BURIED ELECTRICAL LINE (DESIGN BY OTHERS)
- 96 SEE ARCHITECTURAL PLANS FOR BUILDING CONNECTION



WARNING

IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

REVISIONS	DATE	REV NO.	DATE
DESIGNED BY	08-03-2026	EV	
DRAWN BY		SS	
CHECKED BY		BC	
PROJECT			25-UT-068



BRIGHAM CITY
FUELING CENTER
1560 N 2400 W, BRIGHAM CITY, UTAH 84302
OVERALL UTILITY PLAN
100% CONSTRUCTION DOCUMENTS





PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	QTY
TREES				
LKD	LILAC, DWARF KOREAN (TREE FORM)	<i>Syringa meyeri</i> 'Palibin'	#15 GAL	6
CSZ	ZELKOVA, CITY SPRITE	<i>Zelkova serrata</i> 'JFS-KW1' City Sprite®	2" CAL.	15
ABS	SERVICEBERRY, AUTUMN BRILLIANCE	<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	6" HT B&B	6
IHL	HONEYLOCUST, IMPERIAL	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Imperial'	2" CAL.	4
			SUBTOTAL	31
SHRUBS				
DNB	NINEBARK, DIABOLO	<i>Physocarpus opulifolius</i> 'Monlo' Diabolo®	#5 GAL	3
NFS	SPIREA, NEON FLASH	<i>Spiraea japonica</i> 'Neon Flash'	#5 GAL	15
GBS	SPRUCE, GLOBE BLUE	<i>Picea pungens</i> 'Globosa'	#10 GAL	3
			SUBTOTAL	21
PERENNIALS & GRASSES				
BBS	BIG BLUESTEM GRASS	<i>Andropogon gerardii</i>	#1 GAL	13
FRG	FEATHER REED GRASS	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	#1 GAL	41
MGG	MAIDEN GRASS, MORNING LIGHT	<i>Miscanthus sinensis</i> 'Morning Light'	#1 GAL	12
MNS	SALVIA, MAY NIGHT	<i>Salvia</i> x <i>sylvestris</i> 'May Night'	#1 GAL	6
RSD	SAGE, DWARF RUSSIAN	<i>Perovskia atriplicifolia</i> 'Little Spire'	#1 GAL	21
PDS	PRARIE DROPSEED	<i>Sporobolus heterolepis</i>	#1 GAL	24
CMB	COREOPSIS 'MOONBEAM'	<i>Coreopsis verticillata</i> 'Moonbeam'	#1 GAL	16
JBC	CRANESBILL, JOHNSON'S BLUE	<i>Geranium</i> 'Johnson's Blue'	#1 GAL	12
			SUBTOTAL	132

LEGEND

- STEEL EDGER
- INSTALL 1-1/2" LOCAL GRAVEL ROCK MULCH TO A DEPTH OF 3" OVER PERMEABLE WEED FABRIC
- NATIVE SEED WITH BIODEGRADABLE COCONUT FIBER EROSION BLANKET
- 3/4" ANGULAR CRUSHED STONE OVER COMPACTED BREEZE (SEE DETAIL 3, SHEET C.6.1)

TREE REQUIREMENT CALCULATION

SF OF UNDEVELOPED LAND ONSITE: 31,128 SF
(INCLUDES DOG RUN)

TREES REQUIRED FOR EVERY 1,000 SF OF UNDEVELOPED LAND: 31

WARNING

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	
REV NO.	DATE

DRAWING INFO	
DATE	DESIGNED BY
08-03-2026	SS

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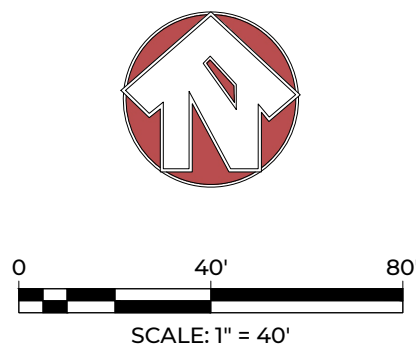
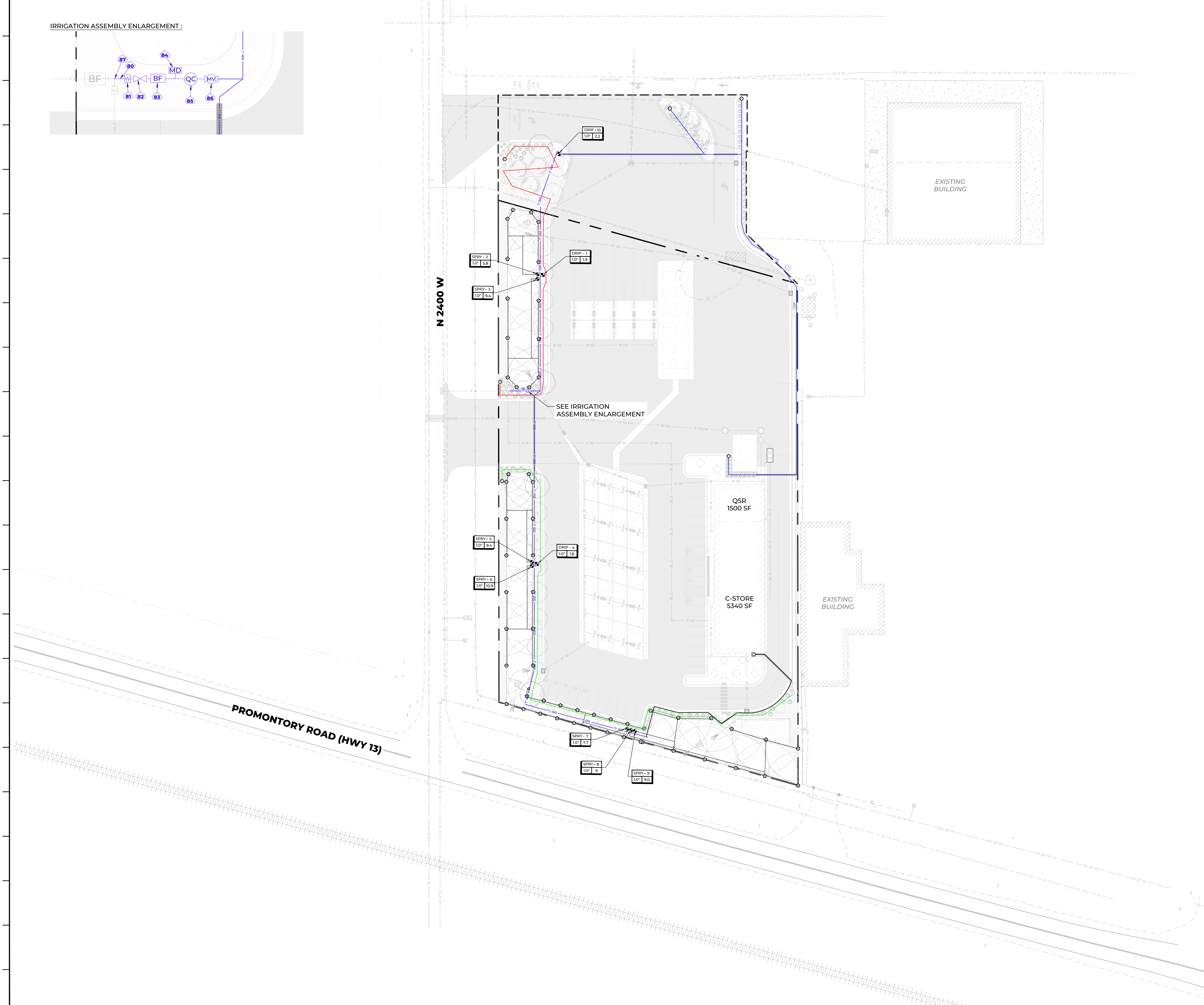
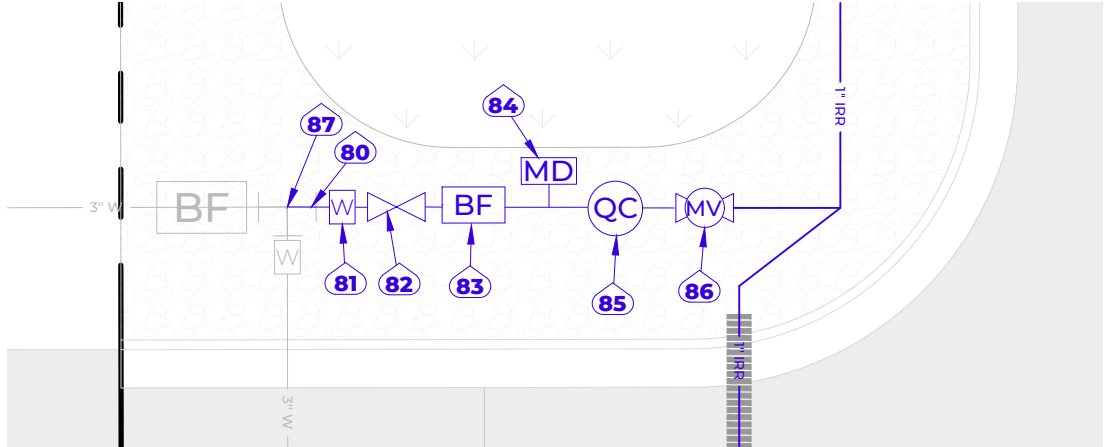
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IRRIGATION ASSEMBLY ENLARGEMENT:



IRRIGATION KEYNOTES

- 80 INSTALL 1" SCHEDULE 40 PVC PIPE
- 81 INSTALL WATER METER (SEE DETAIL 2, SHEET C.4.2)
- 82 INSTALL GATE VALVE (SEE DETAIL 1, SHEET C.4.8)
- 83 INSTALL BACKFLOW ASSEMBLY (SEE DETAIL 1 SHEET C.4.2)
- 84 INSTALL MANUAL DRAIN VALVE (SEE DETAIL 3, SHEET C.6.3)
- 85 INSTALL QUICK COUPLER
- 86 INSTALL MASTER VALVE
- 87 CONNECT TO PROPOSED 3" WATER LINE (SEE DETAIL 1, SHEET C.4.8)

LEGEND

INFRASTRUCTURE

- CONTROLLER (SEE DETAIL 5, SHEET C.6.3)

VALVES

- 1" CONTROL VALVE (SEE DETAIL 3, SHEET C.6.3)
- 1" DRIP CONTROL VALVE WITH PRESSURE REDUCER (SEE DETAIL 4, SHEET C.6.3)

NATIVE SPRAY HEADS

- NATIVE POP UP ROTARY HEADS 12" (SEE DETAIL 6, SHEET C.6.3)
NOZZLE: SEE SYMBOL
BODY: RAINBIRD 1812-SAM-PRS, 45 PS
- HUNTER 1000 MP ROTATOR NOZZLE (M,L,O)
M=Maroon (ARC 90 to 210)
L=Light Blue (ARC 210 to 270)
O=Olive (ARC 360)
- HUNTER 2000 MP ROTATOR NOZZLE (K,G,R)
K=Black (ARC 90-210)
G=Green (ARC 210-270)
R=Red (ARC 360)
- HUNTER 3000 MP ROTATOR NOZZLE (B,Y,A)
B=Blue (ARC 90-210)
Y=Yellow (ARC 210-270)
A=Gray (ARC 360)

OTHER EQUIPMENT

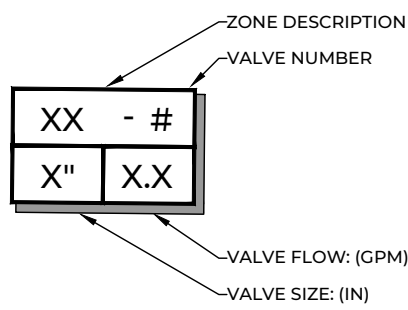
- FC DRIPLINE FLUSH CAP
- 4" SCH 40 PVC SLEEVE
- IRRIGATION CONTROL WIRE
- 1" SCH 40 PVC MAINLINE (SEE DETAIL 2, SHEET C.6.3)
- 1" SCH 40 PVC NATIVE SPRAY ZONE LATERAL LINE (SEE DETAIL 2, SHEET C.6.3)
- 3" POLYETHYLENE DRIPLINE LATERAL LINE COLOR VARIES TO DISTINGUISH ZONES (SEE DETAIL 2, SHEET C.6.3)
- N/A XQ 1/4" DISTRIBUTION TUBING w/ XBF FITTINGS & RAINBIRD XERBUG EMITTERS - INSTALLED ON ALL PROPOSED PLANTINGS (SEE DETAIL 7, SHEET C.6.3)

EMITTER SCHEDULE

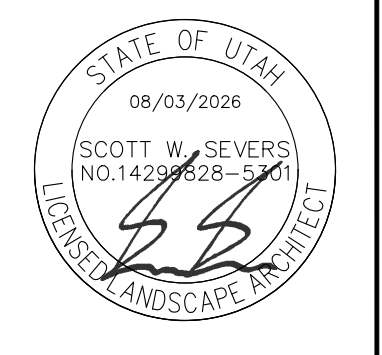
PLANT TYPE	EMITTER TYPE	QTY PER PLANT
TREES	2 GPH	3
SHRUBS	2 GPH	1
PERENNIALS	1 GPH	1
GRASSES		

IRRIGATION NOTES

- ASSUMES 20 GPM WATER FLOW & 55 PSI AT POINT OF CONNECTION



DRAWING INFO		REVISIONS	
DATE	DESIGNED BY	REV NO.	DATE
08-03-2026	SS		
	DRAWN BY	SS	
	CHECKED BY	BC	
	PROJECT	25-UT-068	



BRIGHAM CITY
FUELING CENTER
1560 N 2400 W, BRIGHAM CITY, UTAH 84302
IRRIGATION PLAN
100% CONSTRUCTION DOCUMENTS

GENERAL NOTES - ELEVATIONS

- A. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
B. SEE ROOF PLAN FOR ALL ROOF SLOPES.
C. SEE BUILDING SECTIONS FOR ROOF OVERHANG DIMENSIONS.
D. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

KEYED NOTES

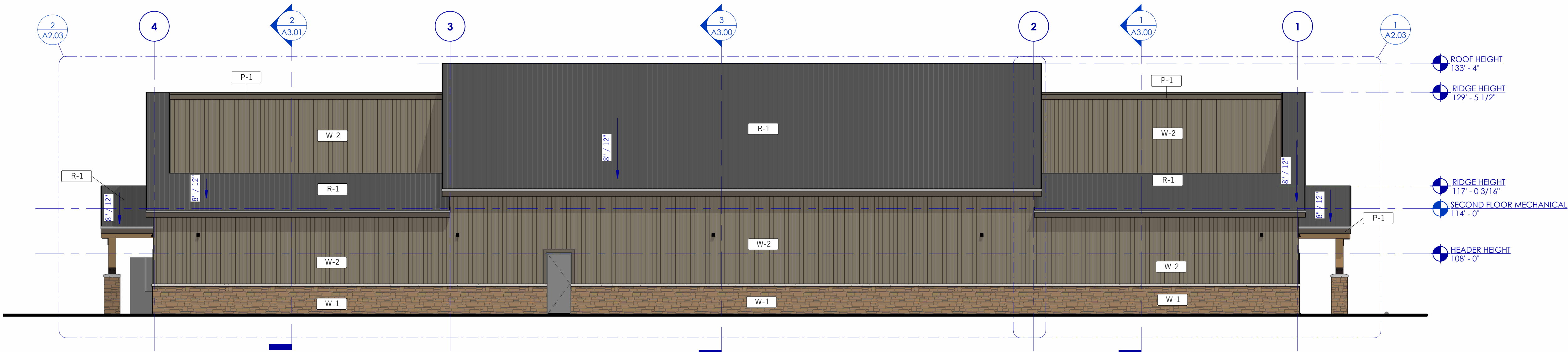
EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
	W-1	TYPE: STONE VENEER MFR: NORSTONE COLOR: OCHRE XL
	W-2	TYPE: VERTICAL T&G SIDING MFR: JAMES HARDIE COLOR: OAK LEAF BROWN (SW 7054)
	R-1	TYPE: STANDING SEAM METAL ROOFING COLOR: DARK GRAY
	P-1	TYPE: PAINTED SURFACE MFR: SHERWIN WILLIAMS COLOR: OAK LEAF BROWN (SW 7054)

*CONTRACTOR TO COORDINATE WITH OWNER ON FINAL SELECTION OF ALL MATERIALS AND COLORS



1 OVERALL FRONT ELEVATION
A2.00 1/8" = 1'-0"



2 OVERALL REAR ELEVATION
A2.00 1/8" = 1'-0"

BRIGHAM CITY FUEL STATION

2384 PROMONTORY RD
BRIGHAM CITY, UT 84302

ISSUED:
AUGUST 3, 2026

REVISIONS:

DESCRIPTION

DATE

NO.

STAMP

PROJECT NUMBER:
26003

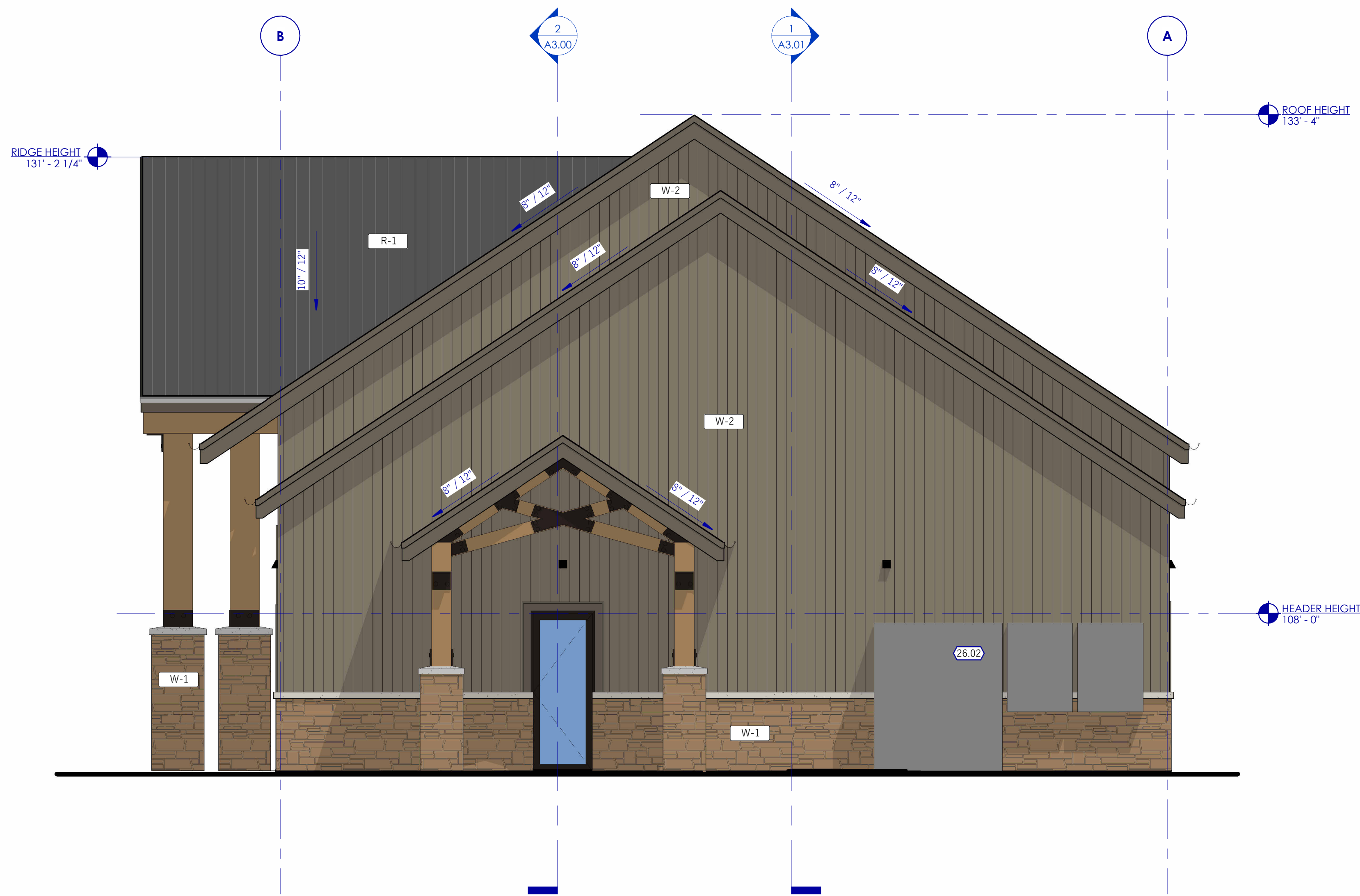
EXTERIOR
ELEVATIONS

A2.00

JZW
ARCHITECTS



1
A2.01
LEFT SIDE ELEVATION
1/4" = 1'-0"



2
A2.01
RIGHT SIDE ELEVATION
1/4" = 1'-0"

GENERAL NOTES - ELEVATIONS

- A. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
B. SEE ROOF PLAN FOR ALL ROOF SLOPES.
C. SEE BUILDING SECTIONS FOR ROOF OVERHANG DIMENSIONS.
D. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

KEYED NOTES

26.02 ELECTRICAL PANEL AS SCHEDULED. COORDINATE W/ ELECTRICAL DRAWINGS / ENGINEER.

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
	W-1	TYPE: STONE VENEER MFR: NORSTONE COLOR: OCHRE XL
	W-2	TYPE: VERTICAL T&G SIDING MFR: JAMES HARDIE COLOR: OAK LEAF BROWN (SW 7054)
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BRIGHAM CITY FUEL STATION

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PROJECT NUMBER:
26003

EXTERIOR
ELEVATIONS

A2.01

JZW
ARCHITECTS



1
A2.02
1/4" = 1'-0"

ENLARGED FRONT ELEVATION - QSR

GENERAL NOTES - ELEVATIONS

- A. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
B. SEE ROOF PLAN FOR ALL ROOF SLOPES.
C. SEE BUILDING SECTIONS FOR ROOF OVERHANG DIMENSIONS.
D. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

KEYED NOTES

- 03.03 BRACKET SITTING ON TOP OF PRECAST CAP
03.04 CONCRETE PIER, TYPICAL
26.02 ELECTRICAL PANEL AS SCHEDULED. COORDINATE W/ ELECTRICAL DRAWINGS / ENGINEER.

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
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2
A2.02
1/4" = 1'-0"

ENLARGED FRONT ELEVATION - C-STORE

BRIGHAM CITY FUEL STATION

2384 PROMONTORY RD
BRIGHAM CITY, UT 84302

ISSUED:
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DESCRIPTION
DATE

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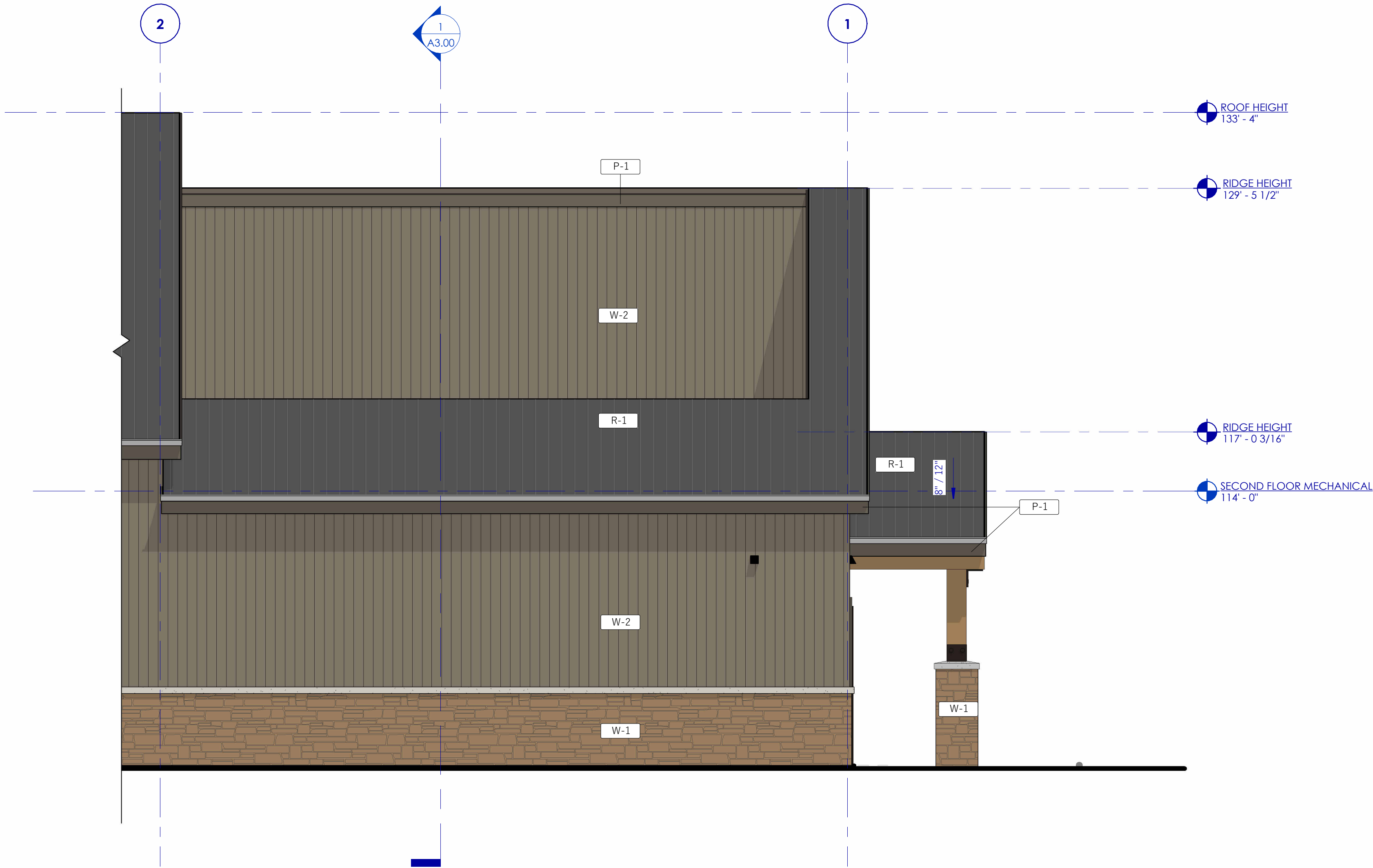
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PROJECT NUMBER:
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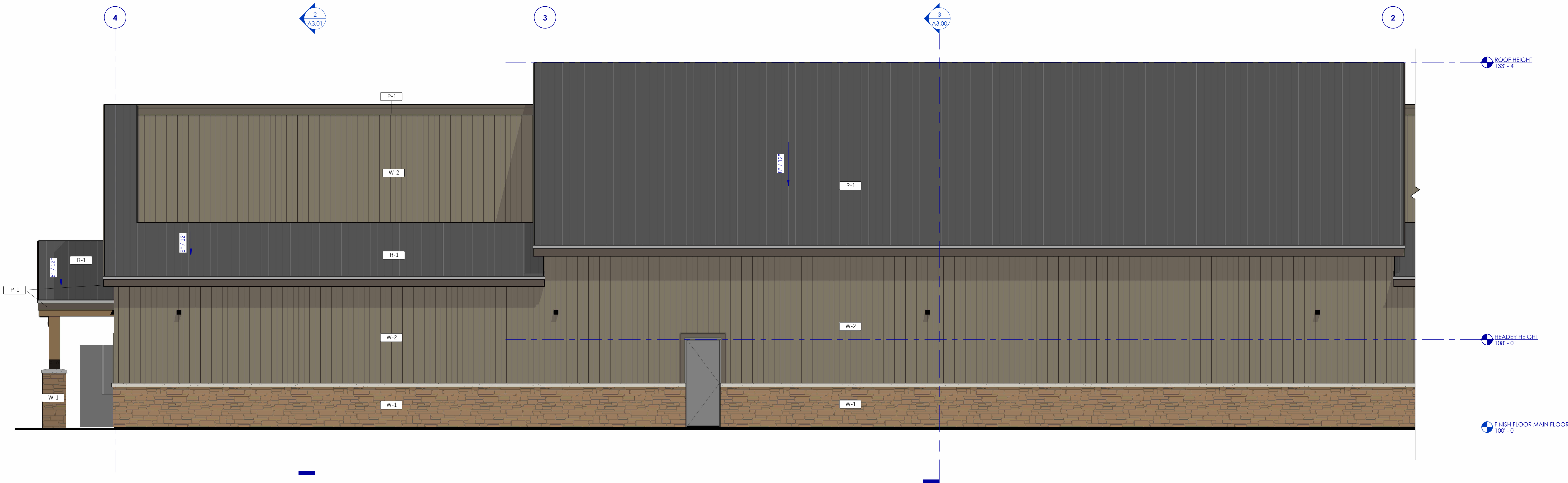
**ENLARGED
EXTERIOR
ELEVATIONS**

A2.02

JZW
ARCHITECTS



1
A2.03
ENLARGED REAR ELEVATION - QSR
1/4" = 1'-0"



2
A2.03
ENLARGED REAR ELEVATION - C-STORE
1/4" = 1'-0"

GENERAL NOTES - ELEVATIONS

- A. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
B. SEE ROOF PLAN FOR ALL ROOF SLOPES.
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D. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

KEYED NOTES

EXTERIOR MATERIAL LEGEND

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FINAL SELECTION OF ALL MATERIALS AND COLORS

BRIGHAM CITY FUEL STATION

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BRIGHAM CITY, UT 84302

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ENLARGED
EXTERIOR
ELEVATIONS

A2.03

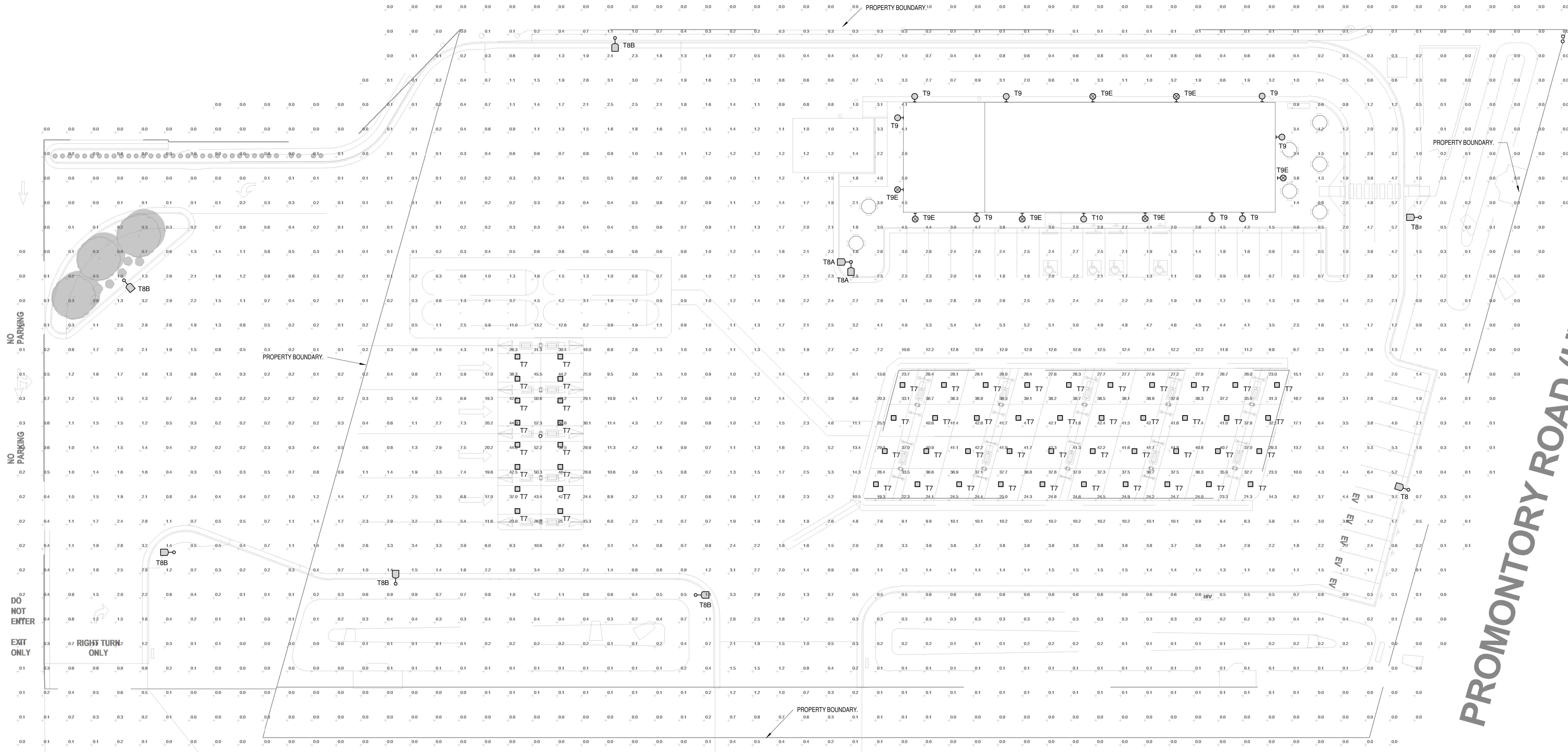
SPECIAL NOTE
DESIGN HERE-IN IS IN COMPLIANCE WITH BRIGHAM CITY CODE 156.361

PHOTOMETRIC CALCULATION SUMMARY			
AREA	MAX. (fc)	MIN. (fc)	AVE. (fc)
BUILDING PERIPHERAL	52.3	0.0	3.8

PHOTOMETRIC PLAN LUMINAIRE SCHEDULE

Notes:

TYPE	DESCRIPTION	MANUF.	MODEL	MOUNTING TYPE	LAMPS	VOLTAGE	WATTAGE	CONTROL	Comments
T7	CANOPY MOUNTED, CUTOFF LUMINAIRE, 67W, 9900 LUMENS, 4K, INTEGRATED SENSORS	LSI	SCV LED 10L SC UNV DIM 40K WHT IMSBT1L	CANOPY	LED (INCLUDED)	208	67 VA	MOTION/ PHOTO CELL	
T8	POLE MOUNTED, CUTOFF LUMINAIRE, 14000 LUMENS, 25FT SQ. POLE (4" 11GA), TYPE 2 DISTRIBUTION, 4K, 109W, HOUSE SHIELD.	LITHONIA	RSX1 LED P3 40K R2 MVOLT SPA HS DDBXD	25'-0" POLE, 2'-6" BASE	LED (INCLUDED)	208	109 VA		PROVIDE MOUNTING HARDWARE FOR CONFIGURATION SHOWN
T8A	SAME AS TYPE T8 EXCEPT TYPE 5 DISTRIBUTION, NO HS SHIELD						109 VA		PROVIDE MOUNTING HARDWARE FOR CONFIGURATION SHOWN
T8B	SAME AS TYPE T8 EXCEPT TYPE 4 DISTRIBUTION						109 VA		PROVIDE MOUNTING HARDWARE FOR CONFIGURATION SHOWN
T9	WEDGE SHAPED FULL CUTOFF WALL PACK, VISUAL COMFORT, WIDE DISTRIBUTION, 1200 LUMENS, 4K, 10W	LITHONIA	WDGE2 LED P1 40K 80CRI VW MVOLT SRM DDBXD	10'-6" A.F.G.	LED (INCLUDED)	120	10 VA	TIME CLOCK/ PHOTO CELL	
T9E	SAME AS T24 EXCEPT WITH COLD WEATHER EMERGENCY BATTERY (18W)						18 VA	TIME CLOCK/ PHOTO CELL	
T10	WEDGE SHAPED FULL CUTOFF WALL PACK, VISUAL COMFORT, WIDE DISTRIBUTION 3100 LUMENS, 4K, 23W	LITHONIA	WDGE2 LED P3 40K 80CRI VW MVOLT SRM DDBXD	22'-0" A.F.G.	LED (INCLUDED)	120	23 VA	TIME CLOCK/ PHOTO CELL	



1
E102
SITE PHOTMETRIC PLAN
1" = 20'-0"