



FARR WEST CITY PLANNING COMMISSION AGENDA

April 27, 2023 at 6:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a 6:00 pm work session and their regular meeting at 7:00 pm on Thursday, April 27, 2023

6 pm Work Session – Discuss the development of a moderate-income housing project for residents who are disabled or 55 years old or older and commercial landscaping ordinance updates

Regular Meeting

1. Call to Order –Chairwoman Genneva Blanchard
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Comments/Reports
 - a. Public Comments (2 minutes)
 - b. Report from City Council
4. Business Items
 - a. Set a public hearing for May 11, 2023 to consider the request of a conditional use permit in the M-1 zone for The Black Pine Group located at 1500 West 2350 North – Daniel Stephens
 - b. Set a public hearing for May 11, 2023 to consider the request of a conditional use permit in the C-2 zone for Triad Land Development located at 1246 North 2000 West – Jordan Watson
 - c. Recommendation to the City Council approval or denial of the Petersen Inc. modified site plan located at 1527 North 2000 West – Steve Peterson
5. Consent Items
 - a. Approval of minutes dated February 23, 2023
6. Chairman/Commission Follow-up
 - a. Report on Assignments
7. 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 mailed to each member of the Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on April 21, 2023.

Lindsay Afuvai
Recorder



Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

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

Application Date: **4/11/2023**

Applicant Name: **Daniel Stephens**

Mailing Address:

Phone Number: (8

Property address of proposed conditional use: **1500 W 2350 N Farr West UT 84404** Current Zoning: **M-1**

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

Assembling, light indoor manufacturing, packaging, processing, research and development, and warehousing

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 project is located within an existing M-1 zone and has its primary access through the Weber Industrial Park. The project will provide the community with benefits through property tax increment, economic output and well-paying jobs.

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 project is located within an existing M-1 zone and has its primary access through the Weber Industrial Park. The project will comply with applicable standards set forth in the city zoning ordinance. Further, the project is surrounded by M-1 uses on 3 sides so the requested uses are consistent with the neighboring properties. The project will be built and operated with Class-A standards and constructed by a licensed general contractor with a proven track record.

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

The proposed use will adhere to all standards, regulations, and conditions outlined in Farr West City's M-1 code title 17.40, including the city code standards pertaining to site development, including general setbacks and lot and building heights and widths, landscaping, screening, sound and lighting restrictions, and standards applicable to borders with residential and agricultural zones, as may be applicable. More specifically, the use intends to comply with the conditions already placed on the property with the rezone which will be further defined during site plan approval. Conditions including the setbacks adjacent to any residential zone shall be equal to or greater than the highest point of the building with a minimum setback of 20 feet; outside storage is not allowed between any structure in the M-1 zone and any adjacent residential zone; outside lighting at or near the property line between the M-1 zone and any residential zone shall be shielded and directed away from the residential zone, lighting at the adjacent residential zone shall comply with measurable levels set by the city, interior or reflective light from any structure in the M-1 zone shall not adversely impact the adjacent residential zone; noise shall not exceed 55db at the property line between a M-1 zone and any residential zone between the hours of 9:00 pm and 6:00 am; and a minimum 8 feet tall solid visual barrier is required between the M-1 zone and any residential zone.

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 proposed use falls in line with intended M-1 uses outlined in Farr West City's General Plan.

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 project has completed environmental, geotechnical and wetland studies and has found no existing environmental or wetlands issues. Geotechnical recommendations will be adhered to during the construction process and all city standards will be used when installing public infrastructure. A SWPPP will be strictly adhered to during construction as well. Applicable federal, state, and local law will apply as protections in this regard as well.

 Property Owner? Y ☒ N
Signature of Applicant

Date Application & \$100.00 Processing Fee received 4/13/2023

Received by McKilzie

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

Conditions/Reasons

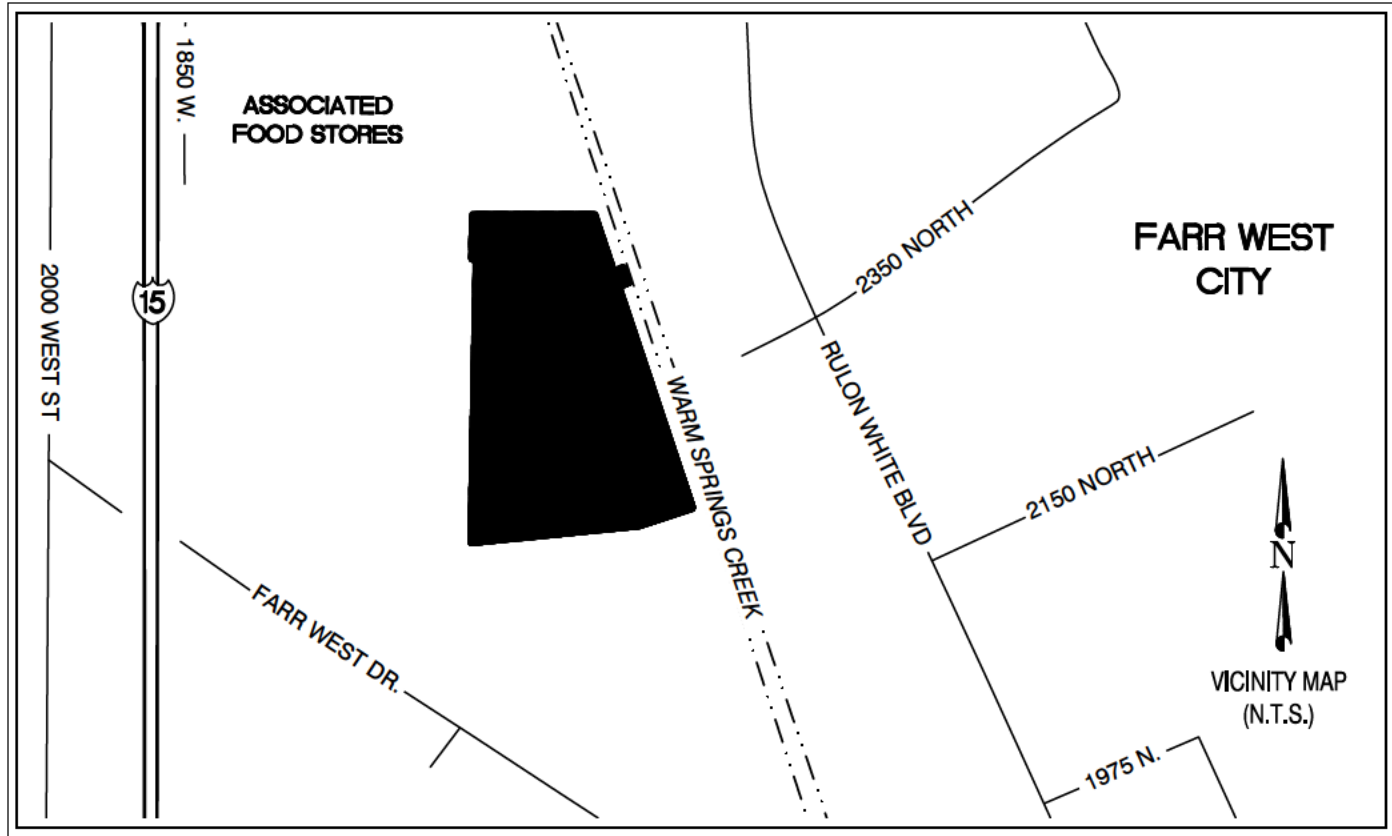
Date application was _____ Approved _____ Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor

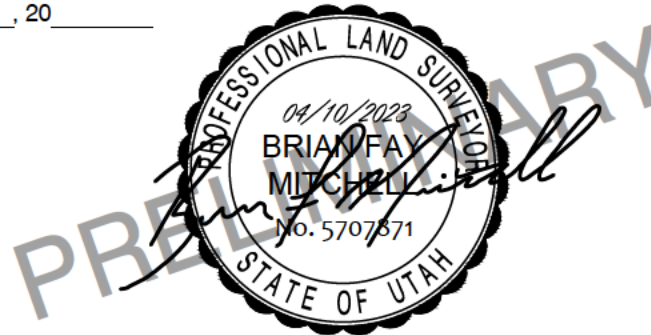
BEN LOMOND BUSINESS PARK
LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH
APRIL 2023



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 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **BEN LOMOND BUSINESS PARK** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____ day of _____, 20____



OWNER'S DEDICATION

LM Partners, LLC, a Utah limited liability company, the owner of the described tracts of land to be hereafter known as **BEN LOMOND BUSINESS PARK**, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2023.

LM Partners, LLC, a Utah limited liability company

By: _____

Print Name: _____

By: _____

OWNER'S DEDICATION

TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company, the owner of the described tracts of land to be hereafter known as **BEN LOMOND BUSINESS PARK**, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2023.

TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company

By: _____

Print Name: _____

By: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of _____)

On this ____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of LM Partners, LLC, a Utah limited liability company 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 **BEN LOMOND BUSINESS PARK** and was signed by him/her on behalf of said LM Partners, LLC, a Utah limited liability company 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 _____)

On this ____ day of _____, in the year 20____, before me, _____ the _____ of TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company 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 **BEN LOMOND BUSINESS PARK** and was signed by him/her on behalf of said TESORO LOGISTICS NORTHWEST PIPELINE LLC, a Delaware limited liability company 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 being part all or part of the following entire tracts described in that Warranty Deed recorded February 7, 2022 as Entry No. 3216213 and that Utah - Special Warranty Deed recorded July 11, 2013 as Entry No. 2644918 in the Office of the Weber County Recorder. Said parcel of land is located within Lots 12 & 22 in the South Half of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at an existing railroad tie fence post described as the southwesterly corner of said entire tract in Entry No. 32162113, which is 923.27 feet N. 00°03'07" E. along the Section line and 1668.26 feet S. 89°56'53" E. from the Southwest Corner of said Section 36; thence along an existing 21.5' alley the following two (2) courses: 1) N. 01°01'58" E. 1347.07 feet; 2) S. 89°40'00" W. 21.50 feet; thence N. 01°01'58" E. 206.76 feet to the South half of said Lot 12; thence N. 89°56'58" E. 574.51 feet along said South Half of Lot 12 to an existing yellow rebar and cap stamped "Weber County Survey" marking the westerly boundary of Warm Springs Creek Drainage and old railroad right of way line; thence S. 18°28'00" E. 285.03 feet along said old westerly railroad right-of-way line to a point of non-tangency with a 235.00 - foot radius curve to the left, concave northerly (Radius point bears N. 24°33'37" W.); thence easterly 42.31 feet along the arc of said curve, through a central angle of 10°19'00", (Chord bears N. 70°35'53" E. 42.26 feet); thence N. 65°26'23" E. 8.50 feet to the intersection of the westerly line of Weber Industrial Park - Plat "A" recorded April 2, 1976 as Entry No. 651691 in Book 19 of Plats, at Page 44 in the Office of said Recorder and the northwesterly right-of-way line of 2350 North Street; thence S. 18°27'30" E. 70.40 feet to the intersection of said westerly line of Weber Industrial Park - Plat "A" and southeasterly right-of-way line of said 2350 North Street; thence S. 65°26'23" W. 1.02 feet to a point of tangency with a 305.00 - foot radius curve to the right, concave northerly; thence westerly 49.75 feet along the arc of said curve, through a central angle of 09°20'46" (Chord bears S. 70°06'46" W. 49.70 feet) to a said westerly boundary of Warm Springs Creek Drainage and old railroad right of way line; thence S. 18°28'00" E. 1111.35 feet along said westerly boundary of Warm Springs Creek Drainage and old railroad right of way line to an existing fence; thence S. 71°14'21" W. 263.74 feet along said existing fence and extension thereof; thence S. 84°14'37" W. 799.16 feet to and along and existing wire fence to the Point of **Beginning**.

The above-described parcel of land contains 1,225,440 sq. ft. in area or 28.132 acres more or less.

SHEET

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PREPARED BY:

C1R CIVIL ENGINEERING
+ SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

BEN LOMOND BUSINESS PARK

LOCATED IN THE SOUTH HALF OF SECTION 36,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
FARR WEST CITY, WEBER COUNTY, UTAH

FARR WEST CITY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Farr West City Planning Commission.
Signed this ____ day of _____ A.D. 20 ____.

Farr West City Planning Commission

Date

FARR WEST CITY ATTORNEY

This plat that the requirements of all applicable statutes and ordinances prerequisite by the State of Utah and the ordinances of Farr West City of the foregoing plat and dedications have been complied with.
Signed this ____ day of _____ A.D. 20 ____.

Farr West City Attorney

Date

FARR WEST CITY ENGINEER

This plat was approved by the Farr West City Engineer and the Community Development for Farr West City.
Signed this ____ day of _____ A.D. 20 ____.

Farr West City Engineer

Date

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. 20 ____.

Attest: City Recorder

Mayor

WEBER COUNTY COMMISSION
ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____ A.D. 2023.

Weber County Recorder

By: Deputy

WEBER COUNTY PLANNING COMMISSION
APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on this ____ day of _____ A.D. 20 ____.

Chair, Weber County Planning Commission

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this ____ day of _____ A.D. 20 ____.

Weber County Engineer

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

Signed this ____ day of _____ A.D. 20 ____.

Weber County Attorney

WEBER - MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems.
Signed this ____ day of _____ A.D. 20 ____.

Weber-Morgan Health Department

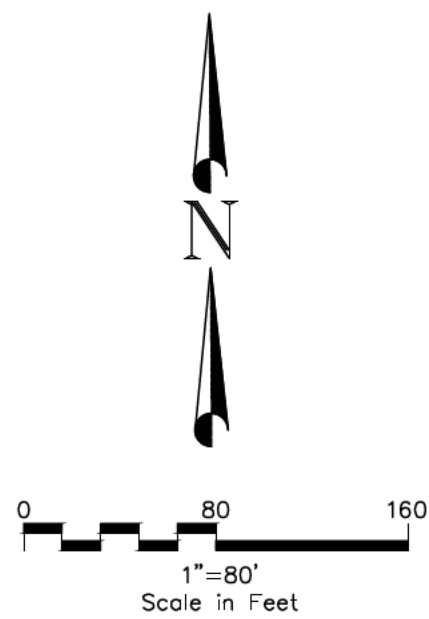
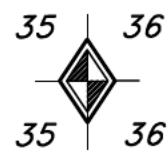
WEBER COUNTY RECORDER

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

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

Fee \$ _____
Weber County Recorder

Found West Quarter
Section 36, T.7N., R.2W., SLB&M
Weber County Survey Dept
Brass Cap - 1974
(7N2W35E)



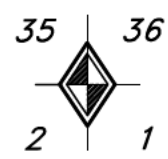
N. 0°03'07" E. 2639.42' (BASIS OF BEARING)

DAVID & SARA CHUGG
LIVING TRUST
19-414-0002

DAVID & SARA CHUGG
LIVING TRUST
19-414-0002

21.5' Alley
"wagon access"

Found Southwest Corner
Section 36, T.7N., R.2W., SLB&M
Weber County Survey
Brass Cap - 2005
(6N2W2NE)



S. 89°56'53" E. 1668.26'

POB

S84°14'37"W 799.16'

PAPPY'S HOME PLACE LLC
19-042-0079

ASSOCIATED FOOD STORES
INC.
19-041-0088

21.5' Alley
"wagon access"

DAVID & SARA CHUGG
LIVING TRUST
19-414-0002

DAVID & SARA CHUGG
LIVING TRUST
19-414-0002

21.5' Alley
"wagon access"

ASSOCIATED FOOD STORES INC.
19-041-0088

LOT 1
173,171 Sq. Ft.,
3.975 Ac.
XXXXX E. 2350 N.

LOT 2
1,000,544 Sq. Ft.,
22.969 Ac.
XXXXX E. 2350 N.

LOT 24
WEBER INDUSTRIAL PARK PLAT "A"
E#661691, B:19, P:44
UTAH POWER AND LIGHT COMPANY
19-060-0031

LOT 11
WEBER INDUSTRIAL PARK PLAT "A"
E#661691, B:19, P:44
2241 OGDEN UTAH LLC
19-060-0012

LINE TABLE

LINE #	LENGTH	BEARING
L1	8.50	N65° 26' 23"E
L2	70.40	S18° 27' 30"E
L3	1.02	S65° 26' 23"W
L4	4.76	S65° 26' 23"W
L5	35.20	S18° 27' 30"E
L6	35.20	S18° 27' 30"E
L7	58.23	N1° 01' 58"E
L8	49.16	N1° 01' 58"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.31	235.00	10°19'00"	N70° 35' 53"E	42.26
C2	49.75	305.00	9°20'46"	S70° 06' 46"W	49.70
C3	120.56	269.52	25°37'42"	S78° 13' 51"W	119.55
C4	232.35	277.00	48°03'35"	S66° 59' 31"W	225.60
C5	62.61	235.00	15°15'56"	S83° 23' 21"W	62.43
C6	225.05	312.00	41°19'41"	S70° 21' 28"W	220.20
C7	104.93	235.00	25°34'55"	N78° 13' 51"E	104.06
C8	86.43	305.00	16°14'09"	S82° 54' 14"W	86.14
C9	246.55	242.00	58°22'19"	S61° 50' 09"W	236.02

Legend of Symbols
& Abbreviations

- Boundary Line
- Adjacent Parcel Line
- Lot Line
- Section Line
- Section Tie
- Road Center Line
- Road Right of Way Line
- PUE (Public Utility Easement)
- Street Monument to be set
- Set Yellow Rebar & Cap stamped "CIR"
- Found Yellow Rebar & Cap stamped "GARDNER ENGINEERING" (Held)
- Found Yellow Rebar & Cap stamped "Weber County Survey" (Held)

SHEET

2

2

PREPARED BY:

CIR CIVIL ENGINEERING
+SURVEYING

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

BEN LOMOND BUSINESS PARK

LOCATED IN THE SOUTH HALF OF SECTION 36,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, SALT LAKE BASE & 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

VICINITY MAP

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL WHERE PLANTING IS SPARSE. ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 30Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING. AND AFTER APPLYING MULCH, THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM SUBMIT PROGRAM TO OWNER.	71,732 sf
	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL WHERE PLANTING IS SPARSE. ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 30Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING. AND AFTER APPLYING MULCH, THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM SUBMIT PROGRAM TO OWNER.	31,979 sf
	2 1/4" GRAY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL WHERE PLANTING IS SPARSE. ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 30Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING. AND AFTER APPLYING MULCH, THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM SUBMIT PROGRAM TO OWNER.	24,060 sf
	BOULDERS - DECORATIVE	255
	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	3,126 lf



PLANT LEGEND						
CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JSM	37	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		5'-6'
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CCC	19	Crataegus crus-galli 'inermis' 'Cruzam' Crusader Crusader Cockspur Hawthorn	B & B		2"Cal
	UXTF	26	Ulmus s 'Frontier' Frontier Elm	B & B		2"Cal
	ZSTB	5	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B		2"Cal
	ZSTM	36	Zelkova serrata 'Musashino' Musashino Zelkova	B & B		2"Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	AAR	84	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal		
	PWCB	8	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark	5 gal		
	PTF	27	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal		
	RFC	18	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn	5 gal		
	RGL	64	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal		
	SBG	56	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spiraea	5 gal		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	HPP	82	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal		
	JHT	129	Juniperus horizontalis 'Mouber' TM Icee Blue Juniper	5 gal		
	PMS	61	Pinus mugo 'Slowmound' Slowmound Mugo Pine	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	CAG	72	Calamagrostis s acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
	FMA	54	Festuca mairai Atlas Fescue	1 gal		
	MML	115	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal		
	MRCU	283	Muhlenbergia reverchonii 'PUNDOIS' TM Unshamed Ruby Mubly	Plug		
	PVS	485	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	Plug		
	SSM	96	Schizachyrium scoparium 'Minibluca' Blue Heaven Little Bluestem	Plug		
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	EKR	63	Echinacea s 'TUECHBER' Kismet® Raspberry Coneflower	1 gal		
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	RCD	77	Rosa s 'Meidrifora' TM Coral Drift Groundcover Rose	5 gal		

4/12/2023

UT23050

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

BEN LOMOND BUSINESS PARK

SOUTH

2350 N. 1700 W.

FARR WEST, UTAH

AE URBIA

909 W. SOUTH JORDAN PARKWAY

SOUTH JORDAN, UT 84095

801-575-6455

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DESIGN GROUP
Landscape Architecture & Planning & Visualization

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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

COLOR ILLUSTRATION

PERMIT SET

LP-COLOR

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

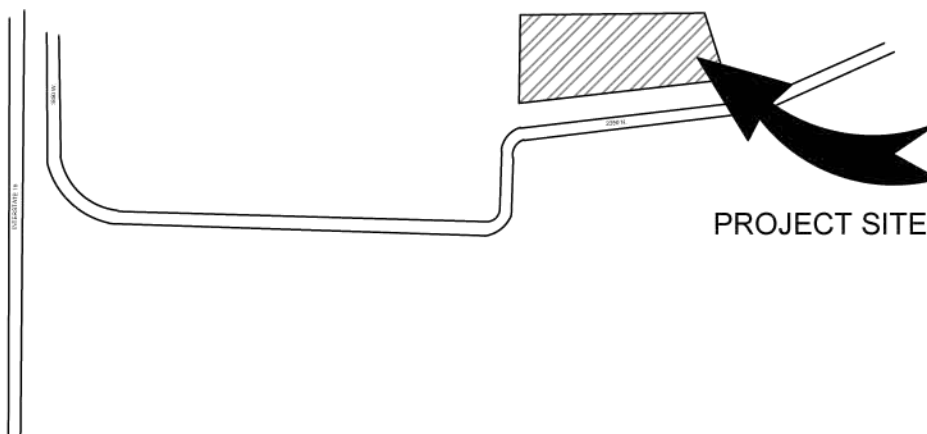
DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

VICINITY MAP



SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50% WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLOR 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	20,223 sf
	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50% WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLOR 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	36,798 sf
	2.4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50% WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLOR 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	15,104 sf
SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	BOULDERS - DECORATIVE	116

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JSM	26	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		5'-6'
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CCC	5	Crataegus crataegus 'Crusader' Crusader Cockspur Hawthorn	B & B		2" Cal
	GDE	1	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	B & B		2" Cal
	QUP	1	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B		2" Cal
	TTS	2	Tilia tomentosa 'Sterling' Sterling Silver Linden	B & B		2" Cal
	UXF	4	Ulmus x 'Frontier' Frontier Elm	B & B		2" Cal
	ZSB	6	Zelkova serrata 'Burgundy Vase' Burgundy Vase Zelkova	B & B		2" Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	AAR	35	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal		
	PWB	52	Physocarpus opulifolius 'SMNPMIS' Summer Wine® Black Ninebark	5 gal		
	PFT	11	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal		
	RPL	9	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn	5 gal		
	RGL	20	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal		
	SPG	12	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spiraea	5 gal		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	HPP	63	Hesperaloe parviflora 'Purpa' TM Babelights Red Yucca	5 gal		
	JFI	77	Juniperus horizontalis 'Mombi' TM Icee Blue Juniper	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	CAV	32	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
	MML	38	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal		
	MRU	32	Muhlenbergia reverchonii 'PUNDOIS' TM Undaunted Ruby Muhly	Plug		
	PVS	48	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	Plug		
	SSM	94	Schizachyrium scoparium 'Mimbluca' Blue Heaven Little Bluestem	Plug		
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	RCD	6	Rosa x 'Mekdora' TM Coral Drift Groundcover Rose	5 gal		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO																								
4/12/2023	UT23050	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	BEN LOMOND BUSINESS PARK NORTH 2350 N. 1700 W. FARR WEST, UTAH	AE URBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	 PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization	 COLOR ILLUSTRATION PERMIT SET	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/12/2023																								
<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table>		NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7								
NO.	REVISION	DATE																													
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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 4/18/2023 Applicant Name Triad Land Development

Mailing Address

Phone Number

Property address of proposed conditional use 1246 N 2000 W Current Zoning: C-2

Please list the requested conditional use as listed within the city zoning ordinance Light indoor Manufacturing
with associated retail sales, Warehousing

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 use and location follow the general plan and are
complementary to the community and surrounding ~~businesses~~ businesses
and residents. There is need in the community for this type
of product, with much interest in this location.

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.

This project will be "like" and complementary to the existing
businesses in the area. The development will also provide
attractive aesthetics to the community. It will also bring additional
jobs into the community.

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

The proposed project will comply with conditions outlined in
the C-2 zone. We will be constructing buildings to be used for
light indoor manufacturing and warehousing.

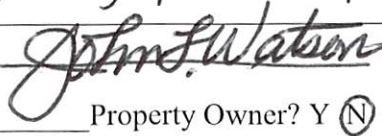
D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

The project conforms with the general plan and surrounding/adjacent zones in place. This property being on 2000 W will serve as a place of employment for community & residents.

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 proposed project will provide a quality and sustainable project that conform with the general plan conditions and landscaping to improve and beautify the area. The project will provide an aesthetically pleasing development people will enjoy and work from.


Signature of Applicant

 Property owner ☒
Property Owner? Y ☒ N

Date Application & \$100.00 Processing Fee received 4/20/2023

Received by McKibbie

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

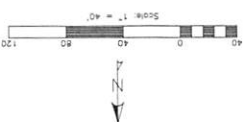
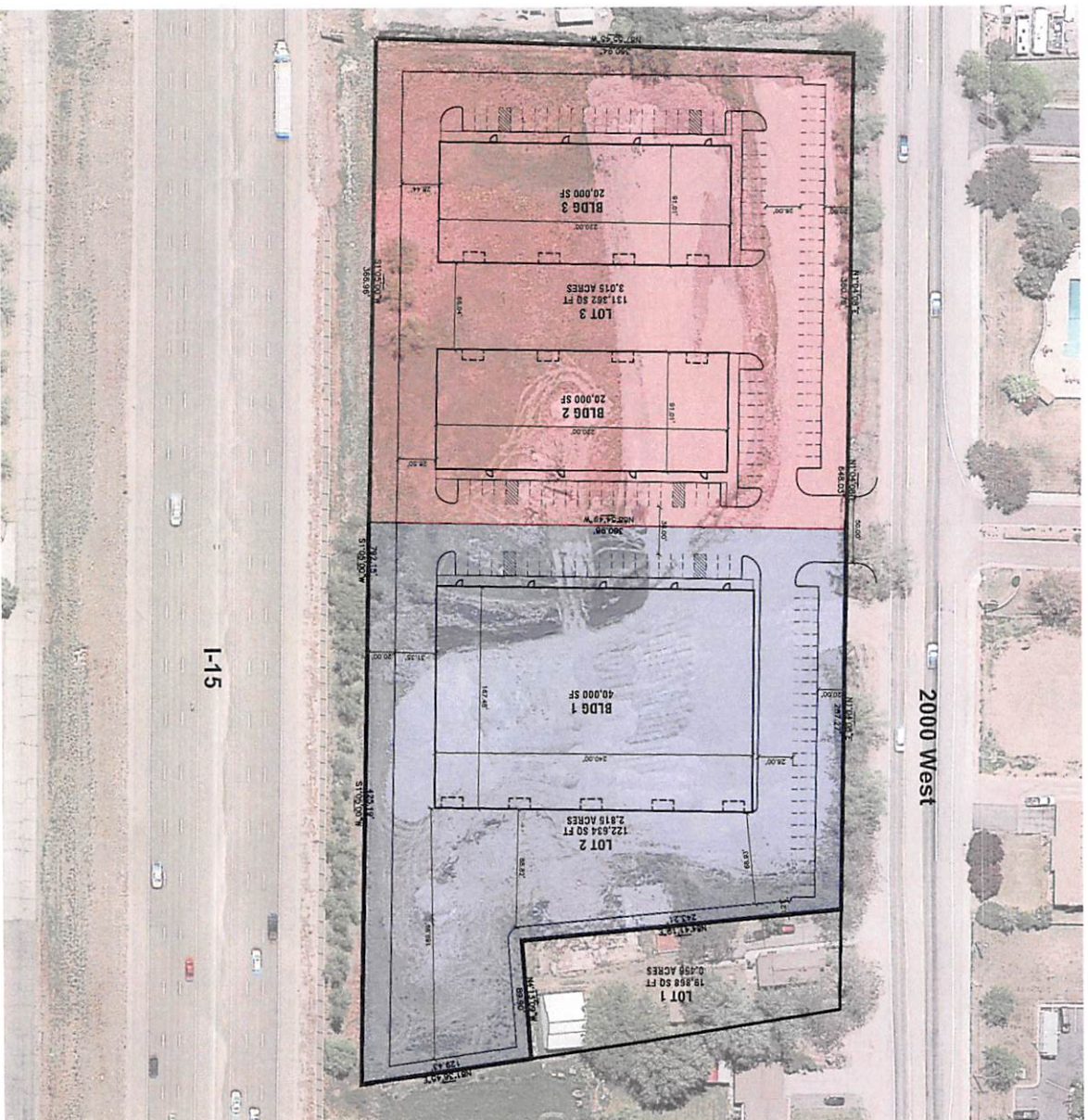
Conditions/Reasons

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

Conditions/Reasons

Planning Commission Chair

Mayor



Site Information	
LOCATED IN:	FARR WEST, WEBER COUNTY
REMAINDER PARCELS:	5.831 ACRES 233,986 SF
LOT 2:	2.815 ACRES 122,534 SF
BUILDING AREA:	40,000 SF
LOT 3:	3.015 ACRES 131,562 SF
BUILDING AREA:	40,000 SF
PARKING:	28 STALLS REQ'D

SHEET
1

PROJECT INFO.
Engineer: T. HUNT
Draftsman: T. HUNT
Start Date: 10/20/22
Name: Watson Fisher



Building	Size

Site Plan

Watson Fisher Property
1246 N 2000 West
Farr West, Weber County, UT

HE HUNT
ENGINEERING, LLC
HUNT ENGINEERING, LLC
6015 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Application for Site Plan Approval



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

Date Submitted: _____

Applicant: _____

Phone: _____

Business Name: _____ Application Number: _____

Business Address: _____ Phone: _____

Address and description of site being considered: _____

Tax ID number of site being considered: _____

Current zoning of site: _____

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:

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? _____

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?

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

Phil Owen
Owner Signature

Casey Jones
Print Name

PHIL OWEN
Print Name

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


Owner Signature

Phil Owen
Owner Signature


Authorized Agent Signature

Casey Jones
Print Name

PHIL OWEN
Print Name

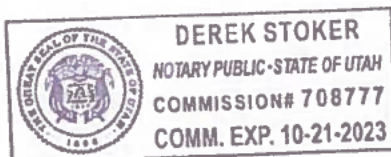
Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

§

Count of Weber)

On this 15 day of March, in the year 2023, before me Derek Stoker,
a notary public, personally appeared Steve Peterson, 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:

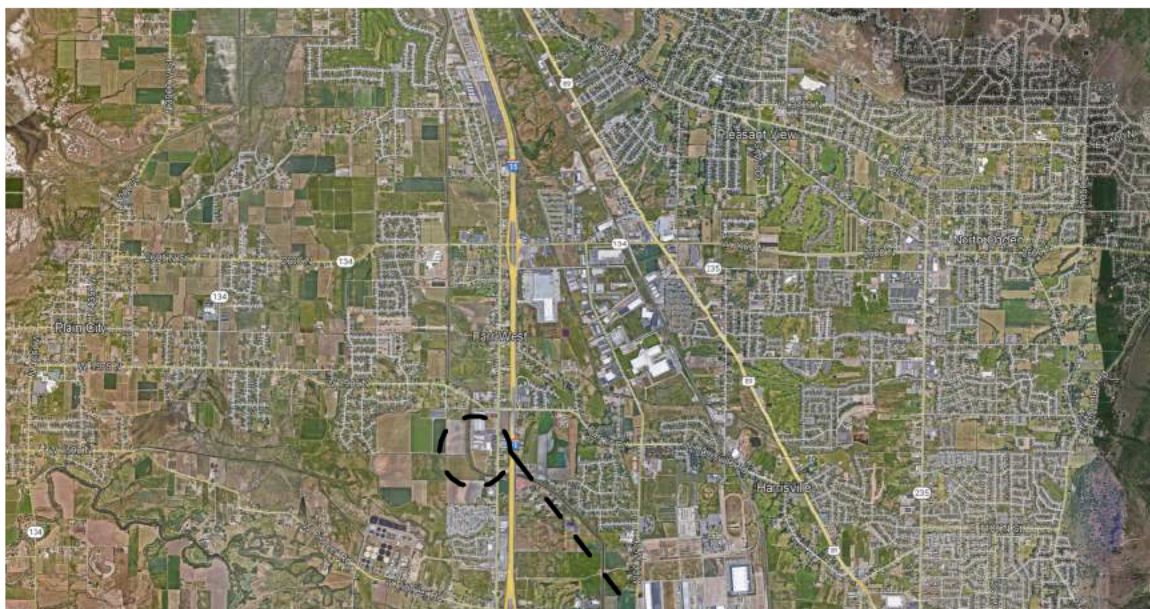
Fee received by: _____ Date received: _____
Receipt number: _____ Cash/Check (circle one)
Date site plan received: _____ Received by: _____
Date met with city engineer: _____ Signed: _____
Date engineer approved plan: _____ Signed: _____
Date planning commission approved: _____
Date city council approved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

PETERSEN SF BLAST BOOTH FOUNDATION

Case, Lowe and Hart, Inc.
2484 Washington Blvd. Ste 510
Ogden, Utah 84401

ARW Engineers
1594 W Park Circle
Ogden, Utah 84404

Hansen & Associates
538 N Main Street
Brigham, Utah 84302



VICINITY MAP



LOCATION MAP



ABBREVIATIONS

& L @ #	AND ANGLE AT POUND OR NUMBER	JAN JST JT	JANITOR JOIST JOINT
AC A.F.F. ALUM APPROX ARCH ASPH	ACOUSTICAL ABOVE FINISH FLOOR ALUMINUM APPROXIMATE ARCHITECTURAL ASPHALT	K.O. LAM LAV	KNOCK OUT LAMINATE LAVATORY
BD BITUM BLDG BLKG BRG BTM	BOARD BITUMINOUS BUILDING BLOCKING BEARING BOTTOM	MAX MAS MECH MEMB MTL MFTR MH MIN MISC M.O. MTD	MAXIMUM MASONRY MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED
C C.I. C.J. C.L. CLG CLR C.M.U. C.O. C.O.T.G. COL CONC CONN CONSTR CONT C.T. CTR	TOP OF FINISH CONCRETE CAST IRON CONTROL JOINT CENTER LINE CEILING CLEAR CONCRETE MASONRY UNIT CLEAN OUT CLEAN OUT AT GRADE COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CERAMIC TILE CENTER	N N.I.C. NO or # NOM N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
D.C.W. D.H.W. D.F. DTL DIA DIM DISP DN DRN DS DWG	DOMESTIC COLD WATER DOMESTIC HOT WATER DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DRAIN DOWNSPOUT DRAWING	O.C. O.D. OFF OH OPNG OPP	ON CENTER OUTSIDE DIAMETER (DIM) OFFICE OVERHEAD OPENING OPPOSITE
E EA E.I.F.S. E.J. EL ELEC ENGR EQ EQUIP (E) EXP EXT	EAST EACH EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT ELEVATION ELECTRICAL ENGINEER EQUAL EQUIPMENT EXISTING EXPANSION EXTERIOR	PL PLAM PLYWD P.O.C. PNL PR PT	PLATE PLASTIC LAMINATE PLYWOOD POINT OF CONNECTION PANEL PAIR POINT
F.A. F.D. FDN F.E. F.E.C. FIN FLR FLASH FLUOR F.O. F.R. FT FTG FUT	FIRE ALARM FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF FIRE RATED FOOR OR FEET FOOTING FUTURE	Q.T. RAD R.D. REF REINF REQD RESIL RFG RM RS R.O.	QUARRY TILE RADIUS ROOF DRAIN REFERENCE REINFORCED REQUIRED RESILIENT ROOFING ROOM RESINOUS FLOORING ROUGH OPENING
GA GALV GND GR G.W.B. GYP	GAUGE GALVANIZED GROUND GRADE GYPSUM WALL BOARD GYPSUM	S SCH SECT SHT SIM SPECS SQ S.S. S.ST STD STL STOR STR SUSP SYM SYS	SOUTH SCHEDULE SECTION SHEET SIMILAR SPECIFICATION SQUARE SANITARY SEWER STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SYSTEM
H.B. HC H.M. HORIZ HGT	HOSE BIBB HANDICAP HOLLOW METAL HORIZONTAL HEIGHT	TLT TRTD T & B T.O. TRANS TYP	TOILET (ROOM) TREATED (PRESERVATIVE) TOP & BOTTOM TOP OF TRANSFORMER TYPICAL
I.D. IN INSUL INT	INSIDE DIAMETER (DIM) INCH, INCHES INSULATION INTERIOR	U.N.O. UT VERT VEST	UNLESS NOTED OTHERWISE URINAL VERTICAL VESTIBULE
W w/ WC WD W/O WP	WEST WITH WATER CLOSET WOOD WITHOUT WATERPROOF		

SYMBOLS

1 View Name 1/8" = 1'-0"	VIEW TITLE
	GRAPHIC SCALE
	NORTH ARROW w/ TRUE NORTH
	GRID INDICATOR
	SECTION CALLOUT
	DETAIL CALLOUT
	DETAIL CALLOUT
	ELEVATION CALLOUT
	LEVEL / ELEVATION CALLOUT
	SPOT ELEVATION CALLOUT
	ROOF SLOPE INDICATOR
	ROOM TAG
	DOOR TAG
	WALL TAG
	WINDOW TAG
	DEMOLITION KEYNOTE
	FIRE RISER

DRAWING INDEX

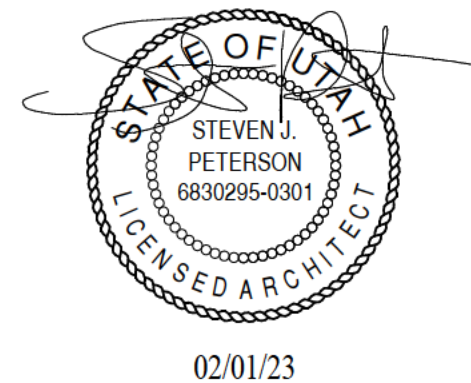
G-001	TITLE SHEET
C1	OUTALL SITE PLAN
C2	SITE PLAN
C3	GRADING PLAN
S001	STRUCTURAL NOTES
S002	SCHEDULES
S003	SCHEDULES
S101	FOOTING AND FOUNDATION PLAN
S102	FRAMING PLAN
S201	DETAILS
S202	DETAILS
A-101	PLAN VIEW
A-301	SECTIONS



Case, Lowe & Hart, Inc.
2484 Washington Blvd. - Ste. 510
Ogden, Utah 84401-2346
801-399-5821 www.clhae.com

CONSULTANTS

STAMP



Petersen SF Blast
Booth Foundation

Farr West, Utah

MARK | DATE | DESCRIPTION

ISSUE DATE: 2/1/2023
PROJECT NO: 22220
CAD DWG FILE:
DRAWN BY: Author
CHK'D BY: Checker

PERMIT SET

01 FEB 2023

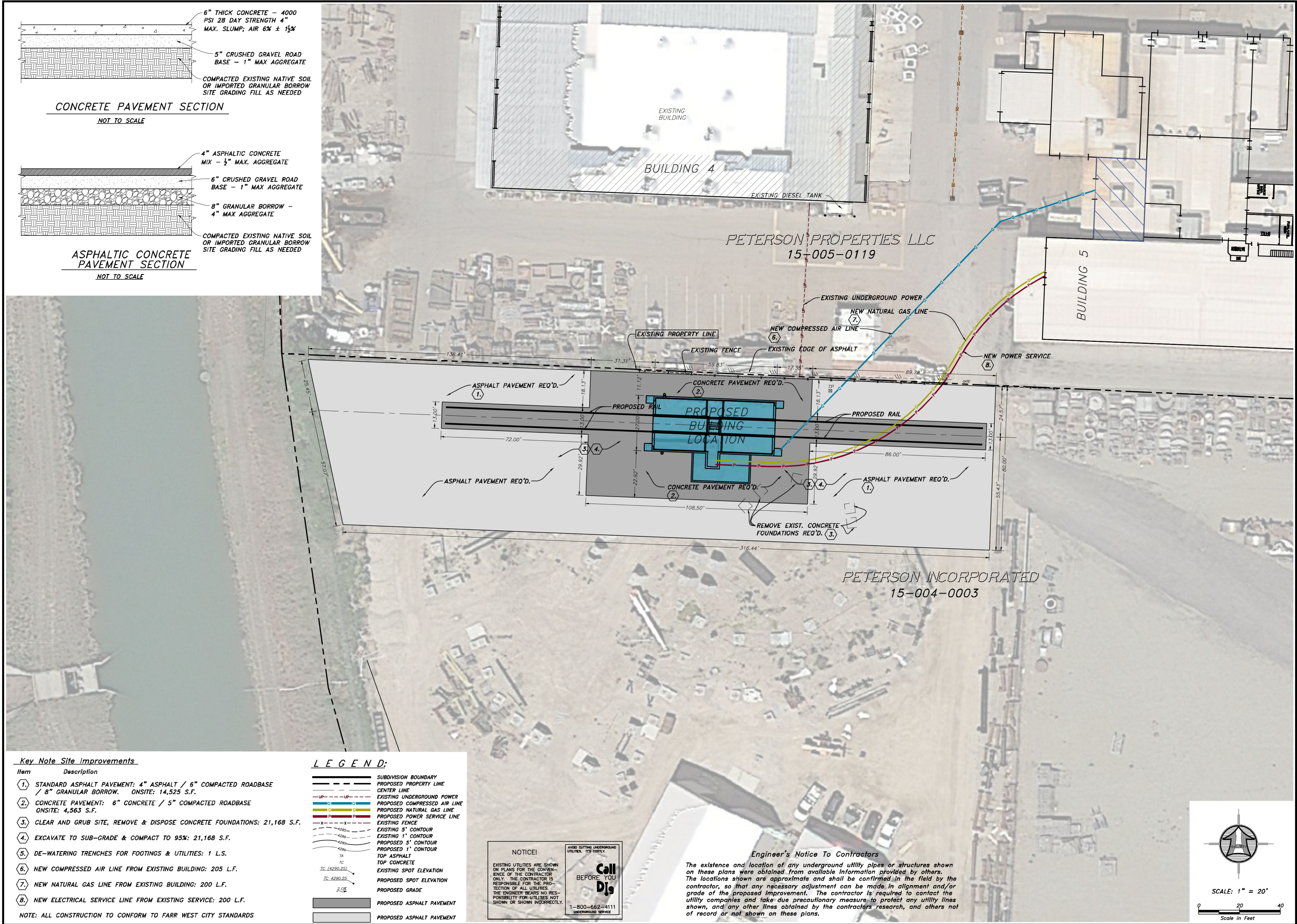
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TITLE SHEET

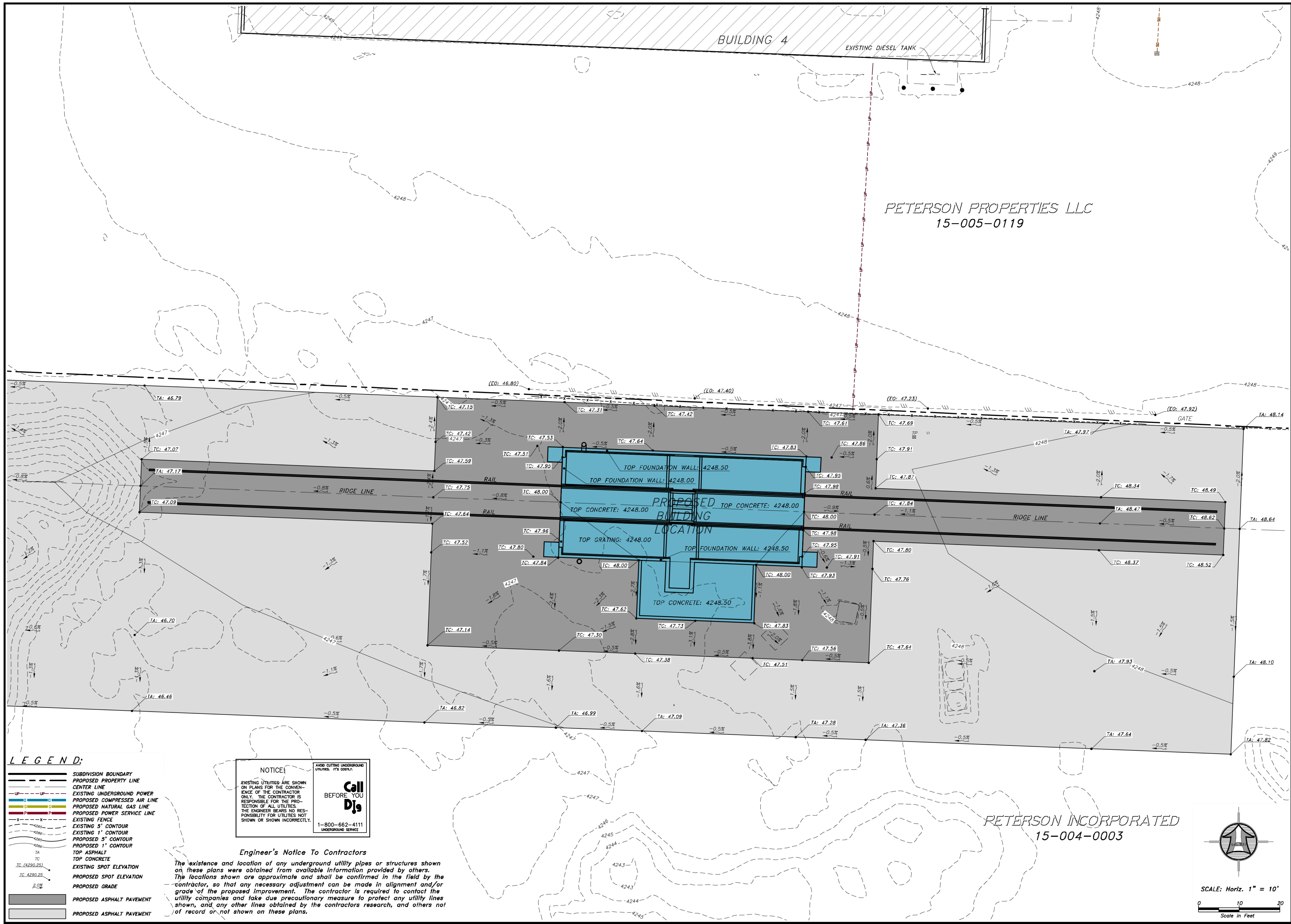
SHEET NO:

G-001

N:\2022\22-5-24 Case-Lowe-Hart - Steve Peterson\drawings\22-5-24v19 Rev Rails 01-25-2023.dwg, 2/1/2023 11:59:09 AM, DWG To PDF.pc3



N:\2022\22-5-24 Case-Lowe-Hart - Steve Peterson\drawings\22-5-24\19 Rev Rails 01-25-2023.dwg, 2/1/2023 12:01:16 PM, DWG To PDF.pc3



SITE PLAN FOR	
Petersen SF Blast Booth	
2105 W 1800 N FARR WEST, WEBER COUNTY, UTAH A Part of the Northeast Quarter of Section 2 Township 6 North, Range 2 West, S.L.B.M.	
Drawn By: SRH	Date: 02/01/23
Designed By:	
Checked By:	
Approved By:	
Scale: 1" = 10'	
Drawing File: 22-5-24\19.dwg	
JOB NUMBER: 22-5-24	
Sheet 3 of 3 Sheets	
Professional Engineer's Seal JAMES R. HANSEN REGISTERED PROFESSIONAL ENGINEER No. 4787 Exp. 12/31/24 By: [Signature] Date: [Signature] No. [Signature] Revision [Signature]	
HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.hansen.net Brigham City, Utah 84302 (435) 723-3401 (801) 399-4905 (435) 752-4272 Celebrating over 60 Years of Business	

	1	2	3	4	5																																				
	STRUCTURAL NOTES :																																								
D	A. GENERAL																																								
	1. THE STRUCTURAL NOTES ARE INTENDED TO COMPLEMENT THE PROJECT SPECIFICATIONS WHICH ARE PART OF THE CONSTRUCTION DOCUMENTS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL GOVERN OVER THE STRUCTURAL NOTES AND TYPICAL DETAILS. 2. THESE DRAWINGS (AND, WHERE APPLICABLE, ACCOMPANYING WRITTEN SPECIFICATIONS) ARE THE ONLY CONTRACT DOCUMENTS PROVIDED BY ARW ENGINEERS FOR THE PROJECT REPRESENTED HEREIN. NOTHING IN ANY DIGITAL MODEL OR DIGITAL FILE RELATED TO THIS PROJECT SHALL BE TAKEN TO SUPERSEDE ANY INFORMATION SHOWN IN THESE DRAWINGS (INCLUDING, BUT NOT LIMITED TO, DIMENSIONS, SIZES, ETC). 3. THE ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. THE STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO AND MUST BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND OTHER CONSULTANTS DRAWINGS. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER. 4. SEE SPECIFICATIONS FOR REQUIRED SUBMITTALS. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER AS INDICATED IN SPECIFICATIONS. REVIEW OF SUBMITTALS BY ARW ENGINEERS IS FOR GENERAL COMPLIANCE ONLY AND IS NOT INTENDED AS APPROVAL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SIZES, DIMENSIONS, AND ELEVATIONS ON SUBMITTALS AS RELATED TO DESIGN DOCUMENTS. PREPARATION OF SHOP DRAWINGS FOR STRUCTURAL ELEMENTS WILL REQUIRE INFORMATION (I.E. DIMENSIONS, ETC.) FOUND IN THE ARCHITECTURAL, STRUCTURAL, AND OTHER CONSULTANTS DRAWINGS. 5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION OF ANY AFFECTED ELEMENTS. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT OR OTHER EQUIPMENT BEFORE FABRICATING AND ERECTING STRUCTURAL ELEMENTS. SIZES AND LOCATIONS THAT DIFFER FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT. 7. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ARCHITECT FOR ARCHITECT AND/OR ENGINEER APPROVAL BEFORE PROCEEDING WITH ANY CHANGES, MODIFICATIONS, OR SUBSTITUTIONS. 8. OBSERVATION VISITS TO THE SITE BY ARW ENGINEERS FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION. 9. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS AS NOTED IN THESE DOCUMENTS. 10. TYPICAL OR SIMILAR DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN. TYPICAL OR SIMILAR DETAILS REFER TO THE CONDITION ADDRESSED AND ARE NOT NECESSARILY DETAILS LABELED "TYPICAL" OR "SIMILAR" IN THE PLANS AND DOCUMENTS. 11. DRAWINGS SHARED WITH THE HAVE BEEN PREPARED WITH THE INTENT TO VISUALLY REPRESENT INFORMATION PROVIDED IN SCALED FORM; HOWEVER CONTRACTOR/SUPPLIERS SHOULD NOT SCALE PLANS OR DETAILS FOR DIMENSIONAL INFORMATION. 12. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS UNTIL THE ENTIRE STRUCTURAL SYSTEM IS COMPLETED. DESIGN OF ALL SHORING AND BRACING IS BY OTHERS AT NO ADDITIONAL COST TO THE OWNER. 13. ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTIVITIES UNDER CONTROL OF THE CONTRACTOR SUCH AS CONSTRUCTION SITE SAFETY, MEANS, METHODS AND SEQUENCING OF CONSTRUCTION. ENGINEER SHALL NOT BE RESPONSIBLE FOR FABRICATION, ERECTION AND CONSTRUCTION REQUIREMENTS AS PRESCRIBED BY OSHA OR OTHER REGULATORY AGENCIES REGARDLESS OF INDICATIONS IN THESE DOCUMENTS. 14. NOTICE OF COPYRIGHT: THESE STRUCTURAL DRAWINGS ARE HEREBY COPYRIGHTED BY ARW ENGINEERS, ALL RIGHTS RESERVED. THESE DOCUMENTS DEFINE A STRUCTURE AND ARE INSTRUMENTS OF SERVICE, FOR ONE USE ONLY. REPRODUCTION AND DISTRIBUTION OF THESE DRAWINGS IS ONLY ALLOWED AS REQUIRED FOR REGULATORY AGENCIES AND FOR CONVEYANCE OF INFORMATION TO PARTIES INVOLVED IN THE CONSTRUCTION OF THE PROJECT. THESE DOCUMENTS SHALL NOT BE REPRODUCED OR COPIED, IN PART OR WHOLE BY ANY PARTY FOR USE IN PREPARATION OF SHOP DRAWINGS OR OTHER SUBMITTALS. 15. WHERE THE WORD "SHALL" OCCURS IN THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS, IT IS CONSIDERED A MANDATORY OBLIGATION AND SYNONYMOUS WITH THE PHRASE "HAS DUTY TO".																																								
C	B. STATEMENT OF SPECIAL INSPECTIONS AND SPECIAL INSPECTIONS																																								
	1. THE DESIGNATED SEISMIC/WIND SYSTEMS AND SEISMIC/WIND-FORCE-RESISTING SYSTEMS THAT ARE SUBJECT TO SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.11 AND 1705.12 ARE IDENTIFIED ON THESE DOCUMENTS WITH A CIRCLE "L". ALL OTHER ITEMS REQUIRING SPECIAL INSPECTION ARE IDENTIFIED IN THE SPECIAL INSPECTION SCHEDULE ON SHEET S003. 2. SPECIAL INSPECTIONS AND TESTING ARE TO BE PROVIDED AS REQUIRED BY IBC SECTIONS 1704 THROUGH 1706 AND OTHER APPLICABLE SECTIONS OF THE IBC. THE TYPE AND FREQUENCY OF TESTING AND SPECIAL INSPECTIONS SHALL BE AS NOTED IN THE SPECIAL INSPECTION SCHEDULE, JOB SPECIFICATIONS, AND ACCORDANCE WITH IBC SECTION 110 AND CHAPTER 17. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH REQUIRED INSPECTIONS. 3. ALL TESTING AND SPECIAL INSPECTION SHALL BE PROVIDED BY A QUALIFIED INDEPENDENT SPECIAL INSPECTION AGENCY IN ACCORDANCE WITH IBC 1704 AND AS OUTLINED IN THE JOB SPECIFICATIONS. REPORTS OF FINDINGS OR DISCREPANCIES SHALL BE NOTED AND FORWARDED TO THE CONTRACTOR, ARCHITECT, ENGINEERS, AND BUILDING OFFICIAL IN A TIMELY MANNER. 4. STRUCTURAL OBSERVATION VISITS SHALL BE PERFORMED BY A REPRESENTATIVE FROM ARW ENGINEERS IN ACCORDANCE WITH THE CONTRACT AS NEEDED TO OBSERVE THE CONSTRUCTION OF CRITICAL BUILDING ELEMENTS (I.E. FOOTINGS, BRACED FRAMES, MOMENT FRAMES, DRAG STRUTS AND THEIR CONNECTIONS, COLLECTORS, AND ROOF AND FLOOR DIAPHRAGMS). STRUCTURAL OBSERVATION REPORTS FOR EACH VISIT SHALL BE SENT DIRECTLY TO THE ARCHITECT FOR DISTRIBUTION TO THE CONTRACTOR AND BUILDING OFFICIAL. STRUCTURAL OBSERVATION VISITS SHALL NEITHER BE CONSTRUED AS SPECIAL INSPECTION NOR APPROVAL OF COMPLETED CONSTRUCTION. 5. IN ACCORDANCE WITH IBC 1704.4, THE CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER. THE STATEMENT SHALL BE SUBMITTED PRIOR TO THE CONSTRUCTION OF ANY SEISMIC/WIND-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC/WIND SYSTEM, OR COMPONENT IDENTIFIED IN THESE DOCUMENTS WITH A CIRCLE "L".																																								
A	C. BASIS OF DESIGN																																								
	1. GOVERNING BUILDING CODE : INTERNATIONAL BUILDING CODE (IBC) 2018 2. WIND DESIGN a. BASIC WIND SPEED (3 SECOND GUST) : 115 MPH b. ALLOWABLE STRESS DESIGN WIND SPEED, V_{ASD} : 89 MPH c. WIND EXPOSURE : C d. INTERNAL PRESSURE COEFFICIENT, G_{CPI} : +/- 0.18 e. COMPONENT AND CLADDING DESIGN WIND PRESSURE SHALL BE AS REQUIRED PER ASCE 7-16.																																								
	D. FOUNDATION																																								
	1. GENERAL a. DESIGN SOIL PRESSURE : 1500 PSF b. ALL FOOTINGS SHALL BE PLACED ON MECHANICALLY COMPACTED FILL COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557). c. UNLESS NOTED OTHERWISE, ALL CONCRETE SLABS ON EARTH SHALL BEAR ON STRUCTURAL FILL COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY (ASTM D-1557). d. TOP OF FOOTING ELEVATIONS SHOWN ON THE FOOTING AND FOUNDATION PLAN ARE BASED ON PRELIMINARY GRADING INFORMATION AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. STEPS WHERE SHOWN ARE AT APPROXIMATE LOCATIONS. ACTUAL STEP LOCATIONS SHALL BE AT THE CONTRACTOR'S DISCRETION BASED UPON FIELD CONDITIONS. ALL EXTERIOR FOUNDATIONS SHALL BEAR A MINIMUM OF ... INCHES BELOW LOWEST ADJACENT FINAL GRADE. e. ALL WALLS (EXCEPT CANTILEVERED RETAINING WALLS) SHALL BE ADEQUATELY BRACED AGAINST LATERAL MOVEMENT PRIOR TO BACKFILLING. DESIGN AND ERECTION OF BRACING/SHORING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRACING SHALL REMAIN IN PLACE UNTIL SUPPORTING STRUCTURAL ELEMENTS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH. f. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS SHALL BE CENTERED BELOW COLUMNS. g. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE VERTICAL FACES FORMED WITH STANDARD FORMING MATERIALS (WOOD, METAL, ETC.), WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER. CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATED SOIL "FORMS" PROVIDED THAT THE DIMENSIONS ARE INCREASED 3" ON ALL SIDE.																																								
	E. CONCRETE																																								
	1. ALL CONCRETE MIX DESIGNS SHALL COMPLY WITH THE REQUIREMENTS LISTED BELOW : a. FOOTINGS, GRADE BEAMS, FOUNDATION WALLS : 1. 28 DAY COMPRESSIVE STRENGTH : 4500 PSI 2. MAXIMUM W/C RATIO : 0.45 3. MAXIMUM AGGREGATE SIZE : 1" 4. AIR CONTENT : SEE SCHEDULE BELOW b. RETAINING WALLS (EXPOSURE CATEGORY F2) : 1. 28 DAY COMPRESSIVE STRENGTH : 4500 PSI 2. MAXIMUM W/C RATIO : 0.45 3. MAXIMUM AGGREGATE SIZE : 1" 4. AIR CONTENT : SEE SCHEDULE BELOW c. TOTAL AIR CONTENT FOR CONCRETE EXPOSED TO CYCLES OF FREEZING AND THAWING SHALL BE DETERMINED IN ACCORDANCE WITH THIS SCHEDULE. TOLERANCE ON AIR CONTENT AS DELIVERED SHALL BE +/- 1.5 PERCENT. <table><tr><th>NOMINAL MAXIMUM AGGREGATE SIZE, IN.</th><th>F1</th><th>F2 AND F3</th></tr><tr><td>3/8</td><td>6</td><td>7.5</td></tr><tr><td>1/2</td><td>5.5</td><td>7</td></tr><tr><td>3/4</td><td>5</td><td>6</td></tr><tr><td>1</td><td>4.5</td><td>6</td></tr><tr><td>1-1/2</td><td>4.5</td><td>5.5</td></tr><tr><td>2</td><td>4</td><td>5</td></tr><tr><td>3</td><td>3.5</td><td>4.5</td></tr></table> 2. WATER USED IN MIXING CONCRETE SHALL CONFORM TO ASTM C1602. 3. NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO ALUMINUM PRODUCTS SHALL BE EMBEDDED IN CONCRETE. PENETRATIONS THRU STRUCTURAL CONCRETE ELEMENTS MUST BE APPROVED BY THE ENGINEER AND SHALL BE BUILT INTO THE ELEMENT PRIOR TO CONCRETE PLACEMENT. 4. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, ETC. TO BE CAST IN TO CONCRETE, AND FOR EXTENT AND LOCATION OF DEPRESSIONS, CURBS, RAMPS, ETC. 5. UNLESS NOTED OTHERWISE, MINIMUM REINFORCING IN ALL CONCRETE FOUNDATION WALLS SHALL BE AS FOLLOWS: <table><tr><th>THICKNESS</th><th>TOP & BOTTOM BARS</th><th>VERTICAL BARS</th><th>HORIZONTAL BARS</th></tr><tr><td>12"</td><td>(2) #5</td><td>#5 AT 12" O.C. EA FACE</td><td>#4 AT 16" O.C. EA FACE</td></tr><tr><td>14"</td><td>(2) #5</td><td>#5 AT 12" O.C. EA FACE</td><td>#5 AT 16" O.C. EA FACE</td></tr></table> 6. UNLESS NOTED OTHERWISE, CONCRETE SLABS ON EARTH SHALL BE REINFORCED AS FOLLOWS: 6" THICK - #4 AT 18" O.C. EACH WAY 12" THICK - #5 AT 12" O.C. EACH WAY TOP AND BOTTOM REINFORCING SHALL BE CONTINUOUSLY SUPPORTED AT 36" O.C. MAXIMUM SPACING. UNLESS NOTED OTHERWISE, FOR NON-DETAILED OPENINGS IN CONCRETE WALLS LARGER THAN 12" AND SMALLER THAN 24" IN ANY DIRECTION ADD (2) #5 BARS ON ALL SIDES IN ADDITION TO REGULAR WALL REINFORCING AND EXTEND 24" EACH WAY BEYOND OPENING. IF 24" IS NOT AVAILABLE ON EVERY SIDE, NOTIFY STRUCTURAL ENGINEER FOR FURTHER DIRECTION. OPENINGS SHALL HAVE A MINIMUM OF 12" OF CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE MADE AND LOCATED SO AS TO NOT IMPAIR THE STRENGTH OF THE STRUCTURE AND AS APPROVED BY THE STRUCTURAL ENGINEER. PROVIDE 2 X 4 (SHAPED) KEYWAY IN ALL VERTICAL AND HORIZONTAL JOINTS UNLESS NOTED OR DETAILED OTHERWISE. ALL STEEL REINFORCING SHALL BE CONTINUOUS THROUGH COLD JOINTS UNLESS NOTED OTHERWISE. SEE TYPICAL DETAILS FOR COLD/CONSTRUCTION JOINTS FOR SLABS ON GRADE.	NOMINAL MAXIMUM AGGREGATE SIZE, IN.	F1	F2 AND F3	3/8	6	7.5	1/2	5.5	7	3/4	5	6	1	4.5	6	1-1/2	4.5	5.5	2	4	5	3	3.5	4.5	THICKNESS	TOP & BOTTOM BARS	VERTICAL BARS	HORIZONTAL BARS	12"	(2) #5	#5 AT 12" O.C. EA FACE	#4 AT 16" O.C. EA FACE	14"	(2) #5	#5 AT 12" O.C. EA FACE	#5 AT 16" O.C. EA FACE				
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	F. ANCHOR BOLTS/EMBEDDED BOLTS																																								
	1. SEE TYPICAL ANCHOR BOLT DETAIL FOR DEFINITIONS OF EMBEDMENT LENGTH, ETC. 2. FURNISH TEMPLATES AND OTHER DEVICES AS NECESSARY FOR PRESETTING ALL BOLTS PRIOR TO PLACING CONCRETE AND/OR GROUT. 3. IF THREADED RODS ARE USED AS PERMITTED ABOVE, THEY SHALL BE CLEAR OF SOIL AND DIRT.																																								
	G. ADHESIVE/MECHANICAL ANCHORS																																								
	1. WITHOUT WRITTEN APPROVAL OF THE ENGINEER, CONTRACTOR SHALL NOT SUBSTITUTE POST-INSTALLED ANCHORS WHERE CAST-IN-PLACE ANCHORS ARE SPECIFIED IN THE DRAWINGS. 2. WHERE STRUCTURAL DETAILS SPECIFY SPECIFIC BRANDS AND/OR TYPES OF ADHESIVES OR ANCHORS, SUBSTITUTIONS OF OTHER BRANDS AND/OR TYPES IS NOT ALLOWED, WITHOUT WRITTEN APPROVAL OF THE ENGINEER. 3. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. SUBSTITUTION REQUESTS SHALL INCLUDE AN ICC ESR OR IAPMO REPORT AND SUPPORTING CALCULATIONS INDICATING COMPLIANCE WITH DESIGN INTENT. 4. ALL ADHESIVE/MECHANICAL ANCHORS SHALL BE INSTALLED, INCLUDING HOLE DRILLING AND PREPARATION, IN ACCORDANCE WITH AN APPROVED INDEPENDENT EVALUATION REPORT (ICC-ES, IAPMO, OR APPROVED EQUAL), AS INDICATED BELOW, AND IN ACCORDANCE WITH ALL MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). INSTALLERS SHALL BE, AT A MINIMUM, TRAINED FOR THE SPECIFIC APPLICATION INSTALLATION TECHNIQUE FOR THE SPECIFIC PRODUCT BY THE PRODUCT MANUFACTURERS FIELD EMPLOYEE OR SHALL POSSESS A TRAINING CARD OBTAINED BY THE MANUFACTURERS ONLINE TRAINING PROGRAM. 6. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT TIME OF ANCHOR INSTALLATION. ADHESIVE ANCHORS SHALL NOT BE FULLY LOADED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH. 7. ADHESIVE ANCHORS SHALL CONSIST OF REINFORCING BAR OR THREADED RODS AS INDICATED IN THESE DOCUMENTS. 8. UNLESS APPROVED BY THE ENGINEER OF RECORD, CONCRETE AND DRILLED ANCHOR HOLES SHALL BE DRY AND FREE OF WATER FOR 14 DAYS PRIOR TO ADHESIVE INSTALLATION. CONTACT THE ENGINEER OF RECORD FOR GUIDANCE IF THE CONTRACTOR CHOOSES TO INSTALL IN DAMP, WATER-SATURATED, OR WATER-FILLED HOLES. 9. CONCRETE TEMPERATURE AT THE TIME OF INSTALLATION SHALL BE MONITORED BY THE CONTRACTOR. CONTRACTOR SHALL COMPLY WITH ALL MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) RELATIVE TO SUBSTRATE TEMPERATURE. 10. INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY AN ANCHORING INSTITUTE PROGRAM, CERTIFICATION PROGRAM, OR EQUIVALENT AND PERFORMANCE TESTS IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT IN ACCORDANCE WITH ACI 318-11 D.9.2.2. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. CONTINUOUS SPECIAL INSPECTION SHALL BE PROVIDED FOR THESE ANCHORS. 11. UNLESS NOTED OTHERWISE, ALL ADHESIVE ANCHORS INTO CONCRETE SHALL BE: a. HILTI HIT-HY 500V3 (ESR-4057), OR HILTI HIT-HY 200-A (ESR-3187). b. SIMPSON SET-3G (ESR-4057), OR AT-XP (ER-0265). c. DEWALT PURE 110+ (ESR-3298), OR AC208+ GOLD (ESR-4027-COLD WEATHER). 12. UNLESS NOTED OTHER WISE, ALL MECHANICAL ANCHORS INTO CONCRETE SHALL BE: a. HILTI KWIK BOLT-T22 (ESR-4266). b. SIMPSON STRONG-BOLT 2 (ESR-3037). 13. UNLESS NOTED OTHERWISE, ALL SCREW ANCHORS INTO CONCRETE SHALL BE: a. SIMPSON TITEN HD (ESR-2713). b. DEWALT SR-3889B (ESR-3889). c. HILTI KWIK HUS-EZ (ESR-3027). 14. THE TESTING LABORATORY WILL PERFORM VISUAL INSPECTION OF ANCHORS AND DOWELS AS SPECIFIED IN THE SPECIAL INSPECTION SCHEDULE AND THE APPROVED INDEPENDENT EVALUATION REPORT. TENSION TESTING CAN BE REQUIRED AT THE DIRECTION OF THE STRUCTURAL ENGINEER OF RECORD OR THE SPECIAL INSPECTOR. 15. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON THAT HOLE AND SHIFT THE ANCHOR LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM SPACE OF (2) ANCHOR HOLE DIAMETERS OR 2 INCHES, WHICHEVER IS LARGER, OF SOUND CONCRETE/MASONRY BETWEEN THE ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT OR AN APPROVED ANCHORING ADHESIVE. AT CONTRACTORS OPTION, LOCATE EXISTING REINFORCEMENT PRIOR TO DRILLING/CORING. IF THE ANCHOR OR DOWEL CANNOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION. 16. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.																																								
	H. REINFORCING STEEL																																								
	1. REINFORCING BAR STRENGTH REQUIREMENTS: a. ALL REINFORCING BARS SHALL CONFORM TO ASTM STANDARD A-615 GRADE 60 AND ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-1064 AND SHALL BE SUPPLIED IN FLAT SHEETS, ADEQUATELY TIE AND SUPPORT ALL REINFORCING STEEL AS SPECIFIED BY ACI 117, TO MAINTAIN EXACT REQUIRED POSITION. 2. HEADED SHEAR STUD ASSEMBLIES SHALL CONFORM TO ASTM A1044. 3. HEADED DEFORMED BARS SHALL CONFORM TO ASTM A970. OBSTRUCTIONS OR INTERRUPTIONS OF THE BAR DEFORMATIONS, IF ANY, SHALL NOT EXTEND MORE THAN 2 BAR DIAMETERS FROM THE BEARING FACE OF THE HEAD. 4. ALL REINFORCING STEEL SHALL BE TIED IN PLACE AND ADEQUATELY SUPPORTED PRIOR TO PLACING CONCRETE. WET STABBING OF ANY REINFORCING STEEL IS NOT PERMITTED, UNLESS SPECIFICALLY DETAILED OTHERWISE OR APPROVED BY THE ENGINEER. 5. ALL FIELD BENT DOWELS SHALL BE GRADE 40 WITH SPACING INDICATED REDUCED BY 1/3. UNLESS NOTED OTHERWISE, REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVERAGE : a. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3" b. EXPOSED TO EARTH OR WEATHER : 1. #6 & LARGER 2" 2. #5 & SMALLER 1-1/2" c. NOT EXPOSED TO WEATHER OR EARTH : 1. SLABS, WALLS, JOISTS, #11 & SMALLER 3/4" 2. BEAMS, COLUMNS: MAIN REINFORCING OR TIES 1-1/2" d. SLAB ON GRADE : 1. PLACE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE. 7. EXCEPT WHERE NOTED ON PLANS OR DETAILS CONTINUOUS REINFORCEMENT SHALL BE SPLICED AT POINTS OF MINIMUM STRESS BY LAPPING PER THE REBAR LAP SCHEDULE. 8. REINFORCING STEEL MAY BE SPLICED WITH MECHANICAL COUPLERS THAT HAVE A TENSION CAPACITY OF AT LEAST 125% OF THE STRENGTH OF THE BAR. MECHANICAL COUPLERS SHALL BE A POSITIVE CONNECTING TYPE COUPLER, AND SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED ICC RESEARCH REPORT. WHERE THESE ARE USED, SPLICES ON ADJACENT BARS SHALL BE STAGGERED AT LEAST 24 INCHES ALONG THE LENGTH OF THE BARS. 9. ALL VERTICAL REINFORCING IN STRUCTURAL ELEMENTS ABOVE SHALL BE SPLICED WITH MATCHING DOWELS EMBEDDED WITHIN THE FOOTINGS OR STRUCTURE BELOW. SPLICE LENGTHS SHALL COMPLY WITH REBAR LAP SCHEDULE. DOWELS INTO FOOTINGS SHALL TERMINATE WITH A STANDARD HOOK, AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NEED NOT EXTEND MORE THAN 20" INTO FOOTING. 10. DO NOT WELD REINFORCING EXCEPT AS NOTED ON PLANS, WHERE REINFORCING IS WELDED, USE ASTM A-706 REINFORCING. 11. REINFORCING BARS, TIES, AND TENDONS SHALL BE SUPPORTED BY NYLON CONES, PLASTIC-COATED TIE-WIRES, OR PLASTIC-COATED CHAIRS. REINFORCING IN FOOTINGS IS PERMITTED TO BE SUPPORTED ON CONCRETE DOBIES. 12. UNLESS NOTED OTHERWISE, HOOKS, STIRRUPS, TIES, AND OTHER BENDS IN REINFORCING STEEL SHALL MEET THE STANDARDS SET FORTH IN ACI 318/318R-14. UNLESS OTHERWISE PERMITTED BY THE ENGINEER, ALL REINFORCEMENT SHALL BE BENT COLD. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT AS SHOWN ON THESE DRAWINGS OR OTHERWISE PERMITTED BY THE ENGINEER. 13. UNLESS SPECIFICALLY NOTED AND/OR DETAILED IN THE STRUCTURAL DRAWINGS CONDUIT SHALL NOT BE IN CONTACT WITH REINFORCING STEEL.																																								
	I. PRE-ENGINEERED BUILDING NOTES																																								
	1. PRE-ENGINEERED METAL BUILDING, FRAME, ROOF, WALL PANELS, ANCHOR BOLTS, ETC. SHALL BE DESIGNED AND DETAILED BY THE MANUFACTURER. SPECIFICATIONS, CALCULATIONS, REACTIONS AT FOUNDATIONS, AND PLANS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT OCCURS AND SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. 2. FOOTING AND FOUNDATION PLANS AND DETAILS SHOWN IN THIS SET OF DRAWINGS ARE FOR INFORMATION AND REFERENCE ONLY. SIZES FOR FOOTINGS, PIERS, REINFORCING, HAIRPIN TIES, ETC. ARE MINIMUMS. CONTRACTOR SHALL PREPARE FOOTING AND FOUNDATION PLANS AND DETAILS INDICATING ACTUAL SIZES, ANCHOR BOLT LAYOUT, ETC. BASED ON ACTUAL REACTIONS AND INFORMATION PROVIDED BY A LICENSED () PROFESSIONAL ENGINEER AND SUBMITTED TO ARCHITECT FOR REVIEW. 3. GOVERNING BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2018 4. WIND DESIGN: SEE "BASIS OF DESIGN" 5. LATERAL SUPPORT OF BUILDING TO BE DESIGNED BY BUILDING MANUFACTURER MAY BE BRACING, FRAMES, ETC. 6. EXPANDABLE BUILDING FRAMES SHALL BE PROVIDED AT END WALLS INDICATED. ASSUME SAME BAY SPACINGS FOR FUTURE EXPANSION. 7. BUILDING MANUFACTURER MAY SUBMIT ALTERNATE BAY LAYOUT BASED ON ECONOMY OF THE STRUCTURE. ACTUAL BUILDING FUNCTION LAYOUT MAY NOT BE ALTERED. FRAMING ALTERNATES MAY NOT INTERFERE WITH BUILDING FUNCTIONS. ALTERNATES MUST BE APPROVED BY THE ARCHITECT PRIOR TO BID. 8. ARW ENGINEERS EXPRESSLY DISCLAIMS RESPONSIBILITY FOR THE ENGINEERING OF THE PRE-ENGINEERED METAL BUILDING. 9. SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS.																																								

IF SHEET IS LESS THAN 22"x 34"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY

Structural Sheet Index		
SHEET NUMBER	SHEET NAME	
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S002	SCHEDULES	
S003	SCHEDULES	
S101	FOOTING AND FOUNDATION PLAN	
S102	FRAMING PLAN	
S201	DETAILS	



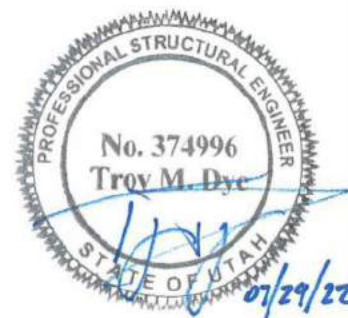
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MARK	DATE	DESCRIPTION
1	08/18/2022	Revision 1

ISSUE DATE:	7/29/2022
PROJECT NO:	Project No
CAD DWG FILE:	
DRAWN BY:	LEE
CHK'D BY:	BKA

PERMIT SET

29 July 2022

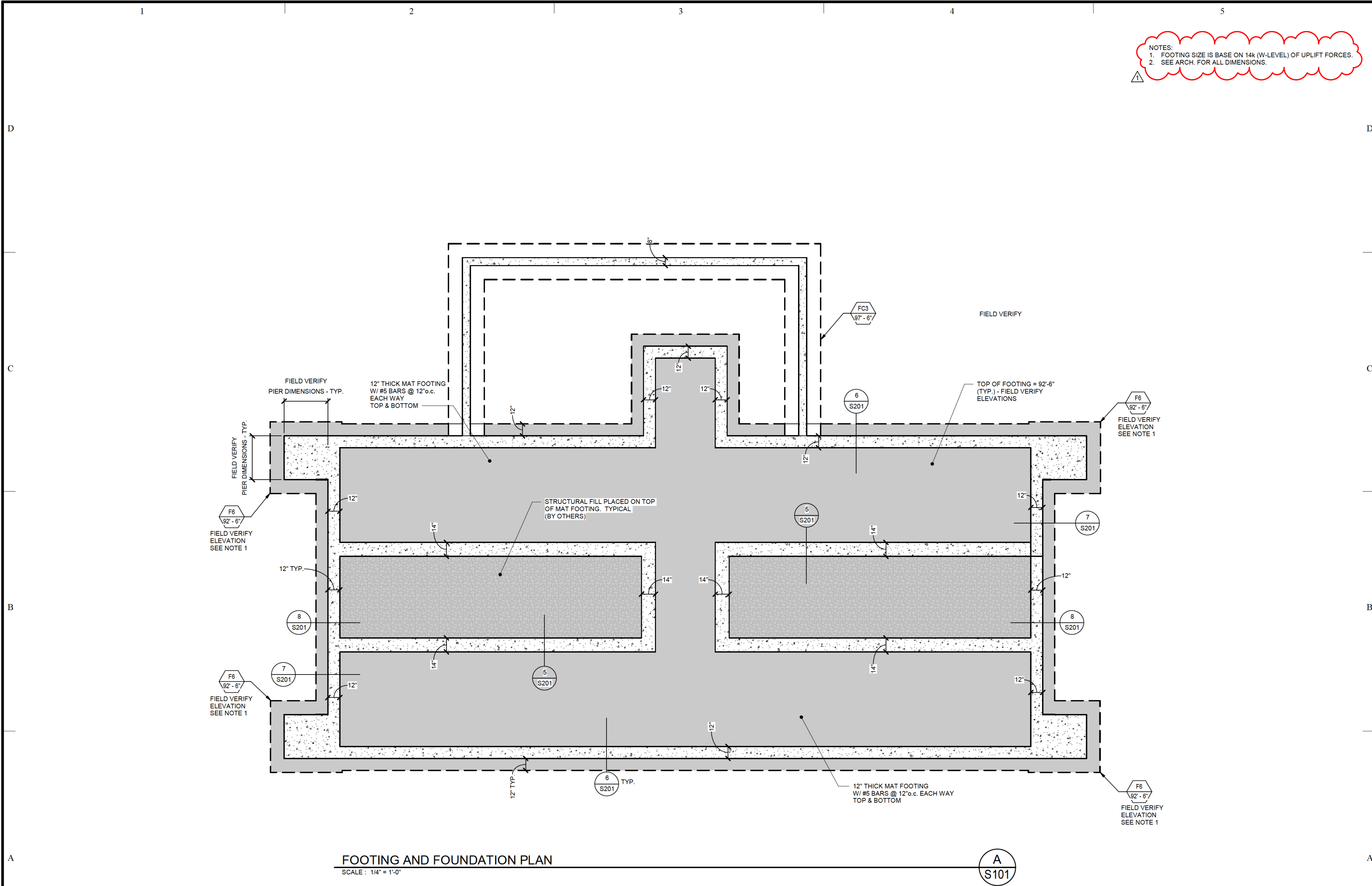
SHEET TITLE

STRUCTURAL NOTES

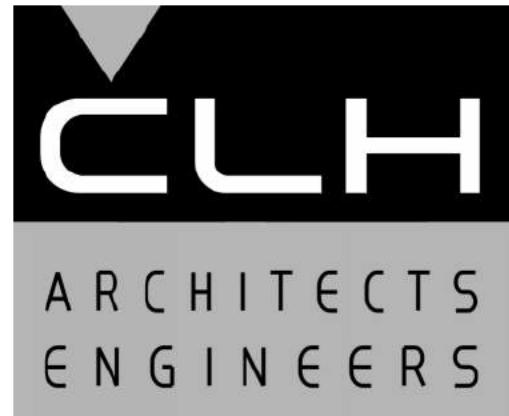
SHEET NO:

S001

IF SHEET IS LESS THAN 22"x 34"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY

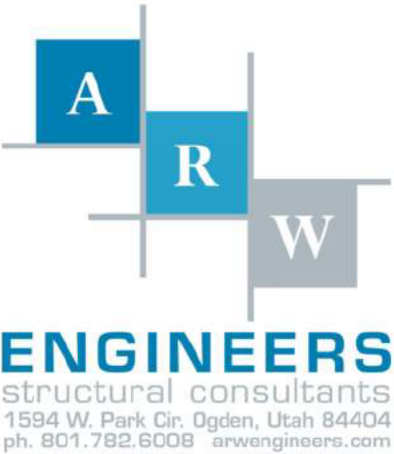


NOTES:
1. FOOTING SIZE IS BASE ON 14k (W-LEVEL) OF UPLIFT FORCES.
2. SEE ARCH. FOR ALL DIMENSIONS.



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STAMP



Petersen SF Blast Booth Foundation

Farr West, Utah

MARK	DATE	DESCRIPTION
1	08/18/2022	Revision 1

ISSUE DATE:	7/29/2022
PROJECT NO:	Project No
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DRAWN BY:	LEE
CHK'D BY:	BKA

PERMIT SET

29 July 2022

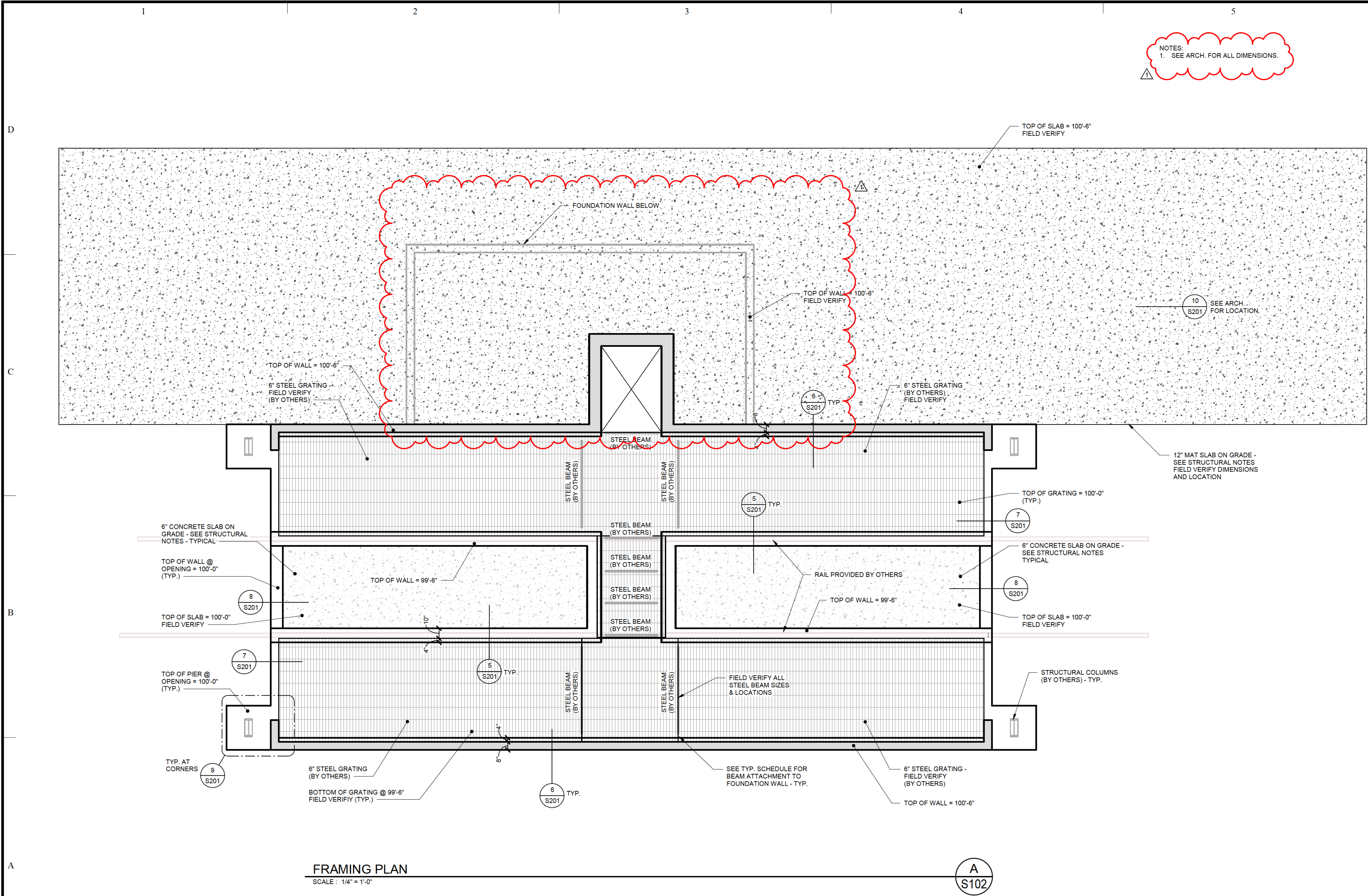
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FOOTING AND FOUNDATION PLAN

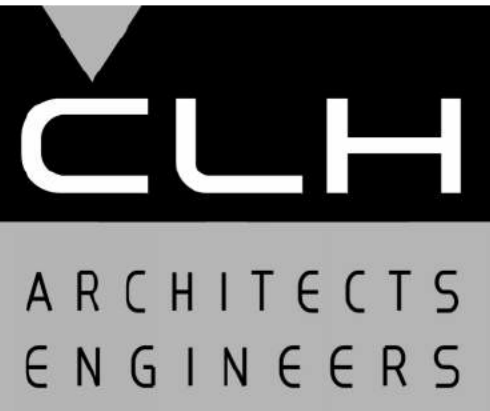
SHEET NO:

S101

IF SHEET IS LESS THAN 22"x 34"
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REDUCE SCALE ACCORDINGLY

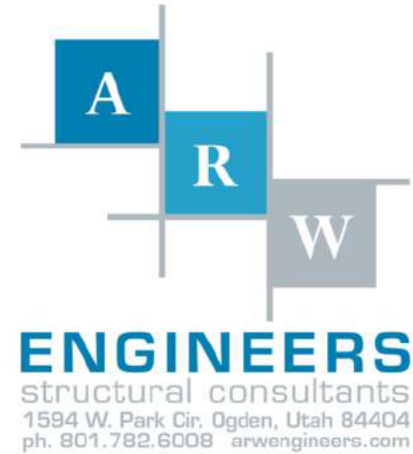


NOTES:
1. SEE ARCH. FOR ALL DIMENSIONS.



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MARK	DATE	DESCRIPTION
1	08/18/2022	Revision 1

ISSUE DATE:	7/29/2022
PROJECT NO:	Project No
CAD DWG FILE:	
DRAWN BY:	LEE
CHK'D BY:	BKA

PERMIT SET

29 July 2022

SHEET TITLE

FRAMING PLAN

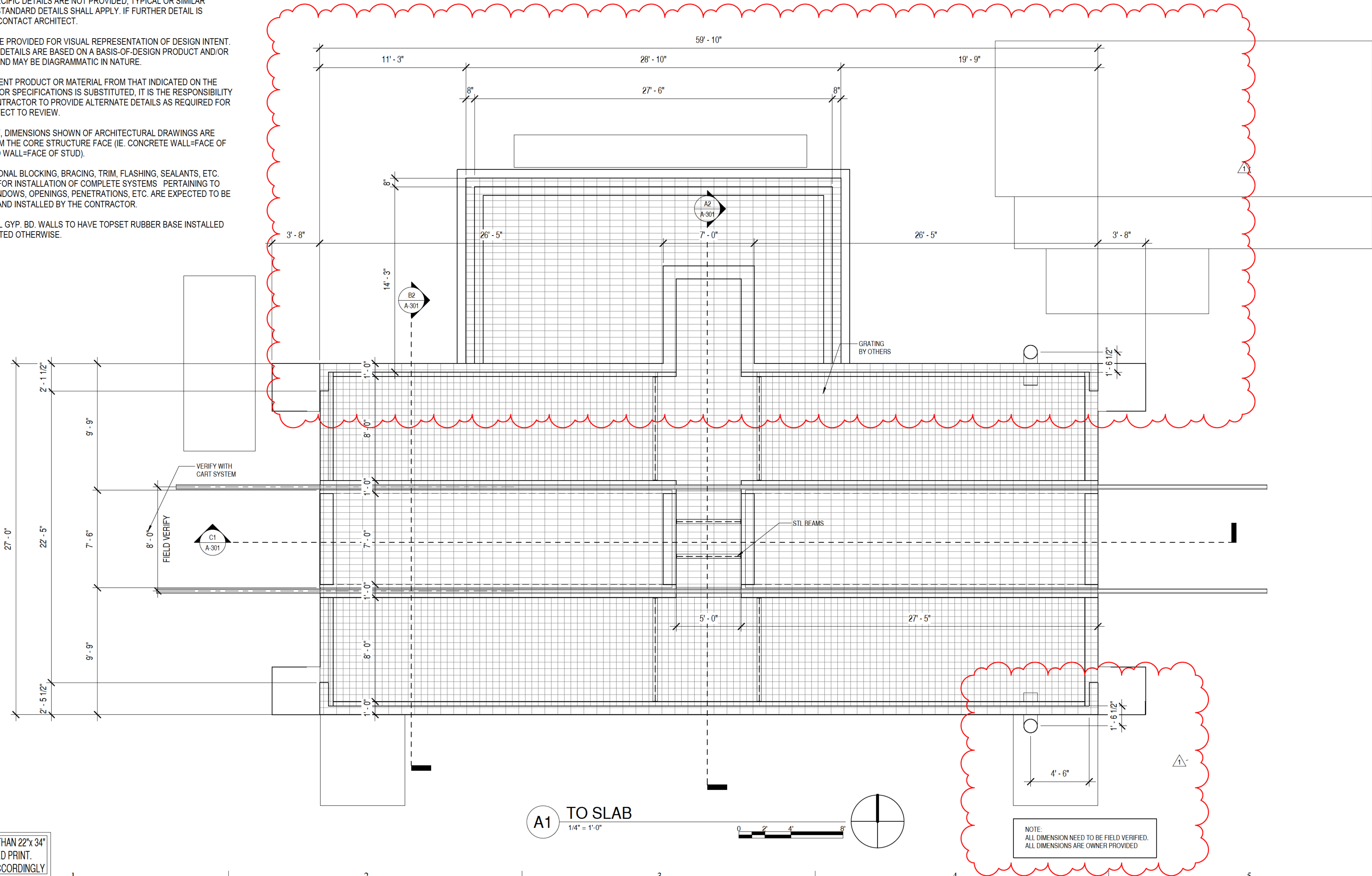
SHEET NO:

S102

IF SHEET IS LESS THAN 22"x 34"
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REDUCE SCALE ACCORDINGLY

ARCHITECTURAL NOTES

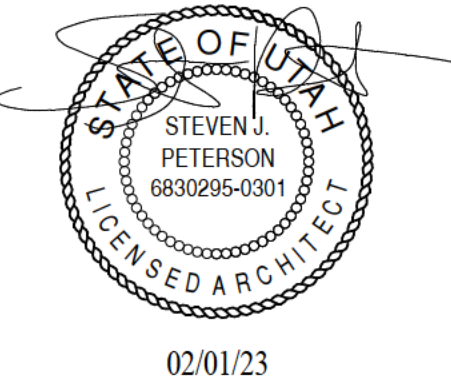
1. THE ARCHITECTURAL DRAWINGS ARE THE PRIMARY CONTRACT DOCUMENTS. ANY CONFLICTS BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS AND/OR DRAWINGS OF OTHER DISCIPLINES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO AY WORK. ITEMS AND DIMENSIONS BETWEEN EXISTING AND NEW PORTIONS OF THE PROJECT SHALL BE VERIFIED TO ENSURE COORDINATION.
3. THE CONTRACTOR SHALL SUBMIT ANY PROPOSED CHANGES OR MODIFICATIONS OF THE CONTRACT DOCUMENTS, IN WRITING, TO THE ARCHITECT BEFORE PROCEEDING WITH ANY ACTION.
4. WHERE SPECIFIC DETAILS ARE NOT PROVIDED, TYPICAL OR SIMILAR INDUSTRY STANDARD DETAILS SHALL APPLY. IF FURTHER DETAIL IS REQUIRED CONTACT ARCHITECT.
5. DETAILS ARE PROVIDED FOR VISUAL REPRESENTATION OF DESIGN INTENT. OFTEN THE DETAILS ARE BASED ON A BASIS-OF-DESIGN PRODUCT AND/OR MATERIAL AND MAY BE DIAGRAMMATIC IN NATURE.
6. IF A DIFFERENT PRODUCT OR MATERIAL FROM THAT INDICATED ON THE DRAWINGS OR SPECIFICATIONS IS SUBSTITUTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALTERNATE DETAILS AS REQUIRED FOR THE ARCHITECT TO REVIEW.
7. GENERALLY, DIMENSIONS SHOWN OF ARCHITECTURAL DRAWINGS ARE TAKEN FROM THE CORE STRUCTURE FACE (IE. CONCRETE WALL=FACE OF WALL; STUD WALL=FACE OF STUD).
8. ANY ADDITIONAL BLOCKING, BRACING, TRIM, FLASHING, SEALANTS, ETC. REQUIRED FOR INSTALLATION OF COMPLETE SYSTEMS PERTAINING TO DOORS, WINDOWS, OPENINGS, PENETRATIONS, ETC. ARE EXPECTED TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
9. ASSUME ALL GYP. BD. WALLS TO HAVE TOPSET RUBBER BASE INSTALLED UNLESS NOTED OTHERWISE.
7. PROVIDE SEALANT OR TRIM AS APPROPRIATE WHERE DISSIMILAR MATERIALS COME IN CONTACT.
8. PROVIDE FLOORING TRANSITION WHERE DISSIMILAR FLOORING MATERIALS OCCUR.
9. PAINT ALL MISCELLANEOUS SURFACES, SUPPORTS, METALS, ETC. IF PERMANENTLY ATTACHED TO PAINTED SURFACE OR EXPOSED TO THE ELEMENTS.



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MARK	DATE	DESCRIPTION
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1	8/18/2022	Revision 1
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ISSUE DATE:	2/1/2023
PROJECT NO:	22220
CAD DWG FILE:	
DRAWN BY:	Author
CHK'D BY:	Checker

PERMIT SET

01 FEB 2023

SHEET TITLE

PLAN VIEW

SHEET NO:

A-101

IF SHEET IS LESS THAN 22"x 34"
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REDUCE SCALE ACCORDINGLY

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

RE: **PETERSEN BLAST BOOTH SITE**
Site Plan Review

Date: April 20, 2023

Our office has completed a review of the site plan for the Petersen SF Blast Booth on the Petersen Inc. property located at 1461 North 2000 West. This new Blast Booth Structure will replace the existing concrete piers/foundations in this area and will include new asphalt and concrete surfacing in addition to the structure. The proposed asphalt will drain off into the existing site. The only utilities being installed to the site include natural gas, power, and compressed air. We recommend approval of this plan subject to the following comments:

1. It appears that there have been buildings and other site development that have been completed in the last 5-6 years on this parcel and the parcel to the south that did not go through the site plan review process with the City. Please provide an overall site plan showing these changes and demonstrate how the storm drain runoff in this area is being handled so that we can verify that the City's storm drain standards are being met.

Please let me know if you have any further questions.