



FARR WEST CITY COUNCIL AGENDA

July 6, 2023 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold its regular meeting at 7:00 pm on Thursday, July 6, 2023

Call to Order – Mayor Ken Phippen

1. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Opening Prayer
2. Comments/Reports
 - a. ULCT Presentation – Cameron Diehl
 - b. Weber Fire District AED Presentation
 - c. Public Comments (*2 minutes*)
 - d. Report from the Planning Commission
3. Consent Items
 - a. Assignments and direction for Planning Commission
 - b. Consider approval of minutes dated June 15, 2023
 - c. Consider approval of bills dated July 5, 2023
4. Business Items
 - a. Consider approval of business licenses – Markay Johnson Construction of Utah
Precious Pieces Company
 - b. Consider approval of the Samuel D. Knight modified site plan for a maintenance shed located at 1741 North 2000 West
 - c. Consider preliminary approval of the Tyton Retail Center commercial subdivision located at approximately 2656 North 2000 West
 - d. Consider preliminary approval of the Jackson Subdivision located at approximately 2900 North 2000 West
 - e. Consider approval of Ordinance No. 2023-06, amendments to the landscaping requirements in the commercial zone
 - f. Discussion/Action – Interlocal Agreement between Weber County and Farr West City for code enforcement services
 - g. Report on Central Weber Sewer proposed tax increase – Councilman Josh Blazzard
5. Mayor/Council Follow-up
 - a. Report on Assignments
6. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on June 30, 2023.

Andrea Zweifel, Clerk

Application for Business License

Application date: 5/31/23

FARR WEST CITY

Owner Name: Markay Johnson Construction of Utah

Owner Address: 2117 N. Heritage Dr. City: Farr West State: UT Zip: 84404

Telephone: 801 792 9361 Fax: _____ Email: _____

Business Name: Markay Johnson Construction of Utah DBA: _____

Business Address: 2117 N. Heritage Dr. City: Farr West State: UT Zip: 84404

Mailing Address: PO Box 900423 City: Sandy State: UT Zip: 84090

Business Phone Number: 801-792-9361 Number of employees: 9

Manager Name: Sharon Broadhead Contact Phone: 801 792 9361

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

State Sales Tax ID # _____ State License # _____

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

Describe your type of business in detail: General Contractor office - new Residential
some Remodel

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

Health Department Permit # _____ or check if not applicable NA

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

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

MANUFACTURING/WAREHOUSING

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

OTHER

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

ALCOHOL

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

*If you are renewing an alcohol license:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? NO

Type of License Applying For: Contractor License fee due: \$100.00

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

Applicant signature: [Signature] Date: 5/31/23

For office use only:

Amount paid: 100- Date paid: 5/30/2023 Receipt Number: _____
 City Council Date: JUNE 15, 2023 Approved: _____ Disapproved: _____
 License number: _____ Date issued: _____

Page 10 of 10

Page 10 of 10

CS-1012

CS-1012

CS-1012

Application for Business License



Application date: 6-15-23

Owner Name: Laurie Schmanski

Owner Address: [REDACTED] State: UT Zip: 84310

Telephone: [REDACTED] mail: [REDACTED]

Business Name: Precious Pieces Company DBA: _____

Business Address: 3677 N. Highway 126 City: Farr West State: UT Zip: 84404

Mailing Address: #P same City: _____ State: _____ Zip: _____

Business Phone Number: 801-737-3907 Number of employees: 20

Manager Name: Laurie Schmanski Contact Phone: 801-866-9419

**If business is commercial or manufacturing/warehousing, please list square footage: 3200

State Sales Tax ID # [REDACTED] State License # [REDACTED]

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

Describe your type of business in detail: online sales of children's sterling silver jewelry

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

Health Department Permit # _____ or check if not applicable NA

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

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

Application for Business License



Application date: 6-10-12

Owner Name: John Doe

Owner Address: 123 Main St City: Chicago State: IL Zip: 60601

Telephone: 312-555-1234 Fax: 312-555-5678

Business Name: ABC Company

Business Address: 456 Market St City: Chicago State: IL Zip: 60602

Business Phone Number: 312-555-9999

Manager Name: John Doe Contact Number: 312-555-8888

If business is commercial or manufacturing, please list license type: None

State Sales Tax ID #: 12-3456789

If - days of preschool, number of low children: 0

Describe your type of business in detail: General Retail

Businesses that require Health Department inspection and permits: None

Health Department Permit #: None

COMMERCIAL LICENSE FEE SCHEDULE

COMMERCIAL

License Fee	License Fee	License Fee
\$100.00	\$100.00	\$100.00
\$100.00	\$100.00	\$100.00

MANUFACTURING/WAREHOUSING

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

OTHER

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

ALCOHOL

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

*If you are renewing an alcohol license:

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

Type of License Applying For: Small Business License fee due: 150.00

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

Applicant signature: [Signature] Date: 6-15-23

For office use only:

Amount paid: 100 - Date paid: 6-26-23 Receipt Number: 2.013409
 City Council Date: _____ Approved: _____ Disapproved: _____
 License number: _____ Date issued: _____

Application for Site Plan Approval



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

Date Submitted: 18 MAY 2023
Applicant Name: Samuel D. Knight Applicant Address: 1741 N. 2000 W. Farr West
Phone: 801 791-3696 Email: Sam@SSKnight.Com
Business Name: Dr. Samuel P. Knight DDS Application Number: 23087
Business Address: 1741 N. 2000 W. Farr West Phone: 801 791-3696
Address and description of site being considered: Maintenance shed behind
Dental office on 2000 W. West Side

Tax ID number of site being considered: _____
Current zoning of site: Commercial

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. *All READY HAVE storm DRAINS, and Retention Pond.*
- ☐ One copy of a current county ownership plat showing the property and adjacent properties.
- ☐ Approval letter from Weber Fire District (801-782-3580). *Jared Taylor JTaylor@WeberFD.com*
- ☐ Approval letter from Bona Vista Water (801-621-0474). *MATT@BONAVIDAwater.com*

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

Maintenance Shed: to Store ITEMS we need to maintain, Cleanliness, and yard, and buildings on 17411 and 1741 N.

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? *SEE Above*

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?

SAME Clean Construction: Will House and Keep out of Sight, Mowers, Blowers, Weed Sprayers, Painters, LADDERS, equipment, TOOLS, TRACTOR

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.

Samuel D. Knight

Owner Signature

Samuel D. Knight

Print Name

Owner Signature

Print Name

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

Owner Signature

Print Name

Owner Signature

Print Name

Authorized Agent Signature

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

State of Utah)

§

Count of Weber)

On this 24 day of May, in the year 2023, before me Meghan Braegger,
a notary public, personally appeared Samuel D. Knight, 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.



Meghan Braegger
NOTARY PUBLIC

State of Utah)

§

County of Weber)

On this 24 day of May, in the year 2023, before me Meghan Braegger, a notary public, personally appeared Samuel D. Knight, 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.



Meghan Braegger
NOTARY PUBLIC

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): _____

Date: May 18, 2023

Project Name: Knight Building Storage Shed

Project Address: 1727 N 2000 W, Farr West

Contractor/Contact: Sam Knight, 801.791.3696

Fee(s):

Property Type	Schedule Rates	Rate/1000 Sq Ft	Square Feet or Number of Res. Units	Total
Type	Rate		Sq Ft or # of Units	Total
Site Plan Review	Commercial		U building	\$100.00
Impact Fee	Commercial	\$0.00	No fee	
Total Due				\$100.00

Fee Notice:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.



Weber Fire District

2023 W. 1300 N.
Farr West, UT 84404

Invoice

Date	Invoice #
5/24/2023	23-215

Bill To
Sam Knight 1741 N. 2000 W. Farr West, UT 84404

PAID
05/24/2023

Terms
Due on receipt

Fee #	City	Project
23-215	Farr West	Knight Bldg Storage

Item	Description	Quantity	Rate	Amount
Plan Review Fee	1727 N. 2000 W - Knight Building Storage Shed - SITE Plan review - Commercial	1	100.00	100.00

			Total	\$100.00
			Payments/Credits	-\$100.00
			Balance Due	\$0.00

Phone #
801-782-3580



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

Weber County Home - Parcel Search - Interactive Maps

[Print this page](#)
[Current Taxes](#)
[Ownership Info](#)
[Tax History](#)
[Property Characteristics](#)
[Delinquent Taxes](#)

Today's Date: 05/18/2023

[<--Back to Search](#)
[<--Back to Search Results](#)
Parcel # 15-005-0117

Ownership Info

Owner KNIGHT FAMILY LEASING LLC

Property Address

Mailing Address 1741 N 2000 W
FARR WEST UT 84404

Tax Unit 145

[View in Geo-Gizmo](#)

Plat Map

15-005 View PDF
Updated: May 15 2023

Prior Year Plats

Plats as of Dec 31st of each year

2017 - 15-005 View PDF

2016 - 15-005 View PDF

2015 - 15-005 View PDF

2014 - 15-005 View PDF

Dedication Plat

No Dedication Plats found

Current References

Entry #	Book	Page	Recorded Date
Entry #	Book	Kind of Instrument Page	Recorded Date
2781702		Kind of Instrument WARRANTY DEED	07-MAR-16

Prior Parcel Numbers

150050018 (Dead)

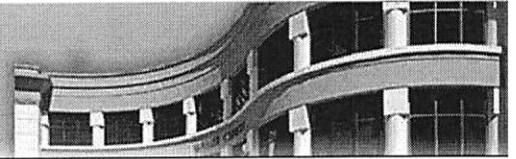
Legal Description

* For Tax Purposes Only *

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY U-84 LOCATED 760.97 FEET NORTH 89D01'43" WEST ALONG THE NORTH LINE OF SAID NORTH EAST QUARTER AND 1270.29 FEET SOUTH 01D06'41" WEST FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER RUNNING THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 01D06'41" WEST 353.28 FEET, THENCE NORTH 88D53'19" WEST 437.35 FEET, THENCE NORTH 01D06'41" EAST 500.05 FEET THENCE SOUTH 87D43'04" EAST 136.44 FEET, THENCE SOUTH 01D37'51" WEST 143.99 FEET, THENCE SOUTH 88D53'19" EAST 302.24 FEET TO THE POINT OF BEGINNING, CONTAINING 4.000 ACRES. AS PER HANSEN & ASSOCIATES INC SURVEY DATED OCTOBER 7, 2014 JOB NO 14-3-174



Weber County Government Property Information System



Weber County Recorder

Abstract of Title

[Print Page](#)
[Close Window](#)

PARCEL NUMBER: 15 - 005 - 0117

Prior Parcel Numbers:

15 - 005 - 0018

OWNER: KNIGHT FAMILY LEASING LLC

**1741 N 2000 W
FARR WEST UT 84404**

**TAX UNIT
145**

DESCRIPTION OF PROPERTY: 2014 ORIG

ACRES: 4

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY U-84 LOCATED 760.97 FEET NORTH 89D01'43" WEST ALONG THE NORTH LINE OF SAID NORTH EAST QUARTER AND 1270.29 FEET SOUTH 01D06'41" WEST FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER RUNNING THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 01D06'41" WEST 353.28 FEET, THENCE NORTH 88D53'19" WEST 437.35 FEET, THENCE NORTH 01D06'41" EAST 500.05 FEET THENCE SOUTH 87D43'04" EAST 136.44 FEET, THENCE SOUTH 01D37'51" WEST 143.99 FEET, THENCE SOUTH 88D53'19" EAST 302.24 FEET TO THE POINT OF BEGINNING, CONTAINING 4.000 ACRES. AS PER HANSEN & ASSOCIATES INC SURVEY DATED OCTOBER 7, 2014 JOB NO 14-3-174

Grantor/ Grantee	Kind of Document Consideration	Time Period Entry #	Book-Page Doc Date	Record Date	Time BK PG Rel	Abstract Date Entry Ref
WEBER COUNTY CLERK WHOM IT MAY CONCERN	CERTIFICATION \$0.00	823948	1370 - 1293 11/06/1980	10-NOV-1980	02:21 -	
MCFARLAND, AMBROSE D WTR MCFARLAND, MARVAL MAY WTR	WD \$10.00	904911	1443 - 0903 02/14/1973	28-MAR-1984	09:56 -	
BOARD WEBER CO COMMISSIONERS WHOM IT MAY CONCERN	RESOLUTION \$0.00	918478	1453 - 1402 09/10/1984	10-SEP-1984	03:09 -	
FARR WEST SEWER IMPROVE DIST WHOM IT MAY CONCERN	ORDR \$0.00	942752	1471 - 2171 04/17/1985	22-JUL-1985	11:41 -	
MCFARLAND, MARVAL MAY MARRIOTT, RANDY E & WF	WD \$10.00	1133170	1595 - 0999 03/06/1991	06-MAR-1991	02:29 -	
MARRIOTT, RANDY & WF MOYES, RONALD G TR ETAL	DEED OF TRST \$215,000.00	1245512	1679 - 0942 09/01/1993	07-SEP-1993	04:15 -	
MARRIOTT, RANDY & WF MOYES, RONALD G TR ETAL	DEED OF TRST \$215,000.00	1284836	1710 - 2244 09/01/1993	08-APR-1994	02:56 -	
MOYES, RONALD G TR STEIN, STEPHEN R TR ETAL	ASGNMT \$0.00	1284837	1710 - 2248 04/01/1994	08-APR-1994	02:56 1679 - 0942	
VALLEY ORTHOPEDIC GRP LTD ETAL	SUB TR/RECON		1748 - 1708	03-MAR-1995	10:37	

MOUNTAIN VIEW TITLE & ESC ETAL	\$0.00	1334865	02/24/1995	2 - REFS	
MARRIOTT, RANDY E ETAL	DEED OF TRST		1796 - 1097	15-MAR-1996	02:19
BANK ONE UT	\$152,260.00	1393638	03/13/1996		-
MARRIOTT, RANDY E ETAL	QCD		1799 - 2697	04-APR-1996	04:20
SPEC INVEST L C ETAL	\$10.00	1397840	03/26/1996		-
MARRIOTT, RANDY E ETAL	WD		1799 - 2699	04-APR-1996	04:21
SPEC INVEST CO L C ETAL	\$10.00	1397841	03/26/1996		-
WEBER BOX ELDER CONSERV DIST ET WTR	AGRMT		1806 - 2917	17-MAY-1996	09:44
WHOM IT MAY CONCERN WTR	\$0.00	1406842	08/13/1987		-
WEBER BOX ELDER CONSERV DIST WTR	EASMNT		1806 - 2925	17-MAY-1996	09:46
BOARD OF WATER RESOURCES WTR	\$10.00	1406843	08/13/1987		-
SPEC INVEST CO LC	ANNL APPL		1816 - 1262	17-JUL-1996	01:13
WHOM IT MAY CONCERN	\$0.00	1418371	//		-
PETERSEN, DENIS M ETAL	QCD		1820 - 2187	13-AUG-1996	03:25
PETERSEN, DENIS MERRILL TR ETAL	\$10.00	1423615	08/07/1996		-
BANK ONE UT TR FKA	RECON		1844 - 2224	23-JAN-1997	08:16
MARRIOTT, RANDY E ETAL	\$0.00	1451360	01/14/1997		1796 - 1097
WEBER FIRE DIST	RESOL #97-01		1887 - 2145	23-OCT-1997	02:57
WHOM IT MAY CONCERN	\$0.00	1500148	08/12/1997		-
SPEC INVEST LC TR ETAL	ANNL APPL		2159 - 1148	09-AUG-2001	10:11
WHOM IT MAY CONCERN	\$0.00	1788063	08/01/2001		-
CHUGG, DALE J ETAL	NTC		-	30-DEC-2003	02:35
WHOM IT MAY CONCERN	\$0.00	2001623	12/18/2003		-
SPEC INVEST CO LC	WD		-	21-JUL-2004	11:25
PETERSEN, DENIS MERRILL TR ETAL	\$10.00	2044979	07/02/2004		-
WEBER COUNTY	WITHDRL ANN APP		-	26-OCT-2005	09:40
SPEC INVEST CO LLC	\$0.00	2137939	10/25/2005		-
WEBER COUNTY	RESOL 23-2005		-	24-JAN-2006	02:31
WHOM IT MAY CONCERN	\$0.00	2156401	07/12/2005		-
PETERSEN, DENIS MERRILL TR ETAL	SP WD		-	22-MAR-2006	09:13
PTN INVEST LLC	\$10.00	2167821	06//2005		-
PETERSEN PROPERTIES LLC ETAL	WD PT		-	11-DEC-2014	09:06
CHUGG, DALE ETAL	\$10.00	2713934	12/10/2014		-
PETERSEN PROPERTIES LLC ETAL	WD PT		-	11-DEC-2014	09:07
PETERSEN PROPERTIES LLC	\$10.00	2713935	12/10/2014		-
CHUGG, DALE ETAL	WD		-		02:02
SAMUEL DON KNIGHT & SHEILA WAYMENT KNIGHT FAMILY TRUST	\$10.00	2717041	01/06/2015	07-JAN-2015	-
STATE OF UTAH	CERT OF CREATION		-	20-JAN-2015	01:50
WHOM IT MAY CONCERN	\$0.00	2718461	12/01/2014		-
FARR WEST CITY	ORDNCE 2014-08		-	22-JAN-2015	02:50
WHOM IT MAY CONCERN	\$0.00	2718930	11/06/2014		-
KNIGHT, DON S	AFFT & DTH CERT		-	18-JUN-2015	09:41
					15-JUL-2015

KNIGHT, CLEJO CAMPBELL (DECD)	\$0.00	2741229	06/12/2015	-	1609746
CHUGG, DALE ETAL	WD	-	-	08:31	21-SEP-2015
THE FAMILY TRUST OF SAMEL DON KNIGHT AND SHEILA WAYMENT KNIGHT	\$10.00	2756714	09/14/2015	21-SEP-2015	-
SAMUEL D KNIGHT LC ETAL	EASMNT AGRMT	-	-	04:50	16-OCT-2015
WHOM IT MAY CONCERN	\$0.00	2760079	10/01/2015	08-OCT-2015	-
AMERICA FIRST FED CR UN ETAL	AGRMT	-	-	03:08	27-JAN-2016
WHOM IT MAY CONCERN	\$0.00	2775698	01/21/2016	27-JAN-2016	-
PETERSEN PROPERTIES LLC ETAL	ESMNT AGRMNT	-	-	04:21	08-FEB-2016
WHOM IT MAY CONCERN	\$0.00	2776243	12/02/2015	29-JAN-2016	-
SAMUEL DON KNIGHT & SHEILA WAYMENT KNIGHT FAMILY TRUST	WD	-	-	02:52	07-MAR-2016
KNIGHT FAMILY LEASING LLC	\$10.00	2781702	03/04/2016	-	-
KNIGHT FAMILY LEASING LLC	DEED OF TRST	-	-	02:52	07-MAR-2016
AMERICA FIRST FED CR UN ETAL	\$2,445,000.00	2781703	03/04/2016	07-MAR-2016	-
KNIGHT FAMILY LEASING LLC	ASGNMT	-	-	02:52	07-MAR-2016
AMERICA FIRST FED CR UN	\$2,445,000.00	2781704	03/04/2016	07-MAR-2016	-
KNIGHT FAMILY LEASING LLC	R/W EASMNT	-	-	08:55	07-APR-2017
ROCKY MTN POWER	\$0.00	2851203	06/22/2016	07-APR-2017	-
PACIFICORP	NTC	-	-	09:55	18-JUL-2017
WHOM IT MAY CONCERN	\$0.00	2867185	07/05/2017	11-JUL-2017	-
UTAH PHYSICAL THERAPY INC	FIN STMT	-	-	08:38	03-NOV-2021
BANK OF UTAH	\$0.00	3194711	//	03-NOV-2021	-
BANK OF UTAH	TERM FIN STMT	-	-	03:16	09-JAN-2023
UTAH PHYSICAL THERAPY INC	\$0.00	3269569	//	09-JAN-2023	3194711
04-26-2023 ABSTRACTED THROUGH					

*** RUN DATE: May 18, 2023, 12:28 pm***

END OF ABSTRACT

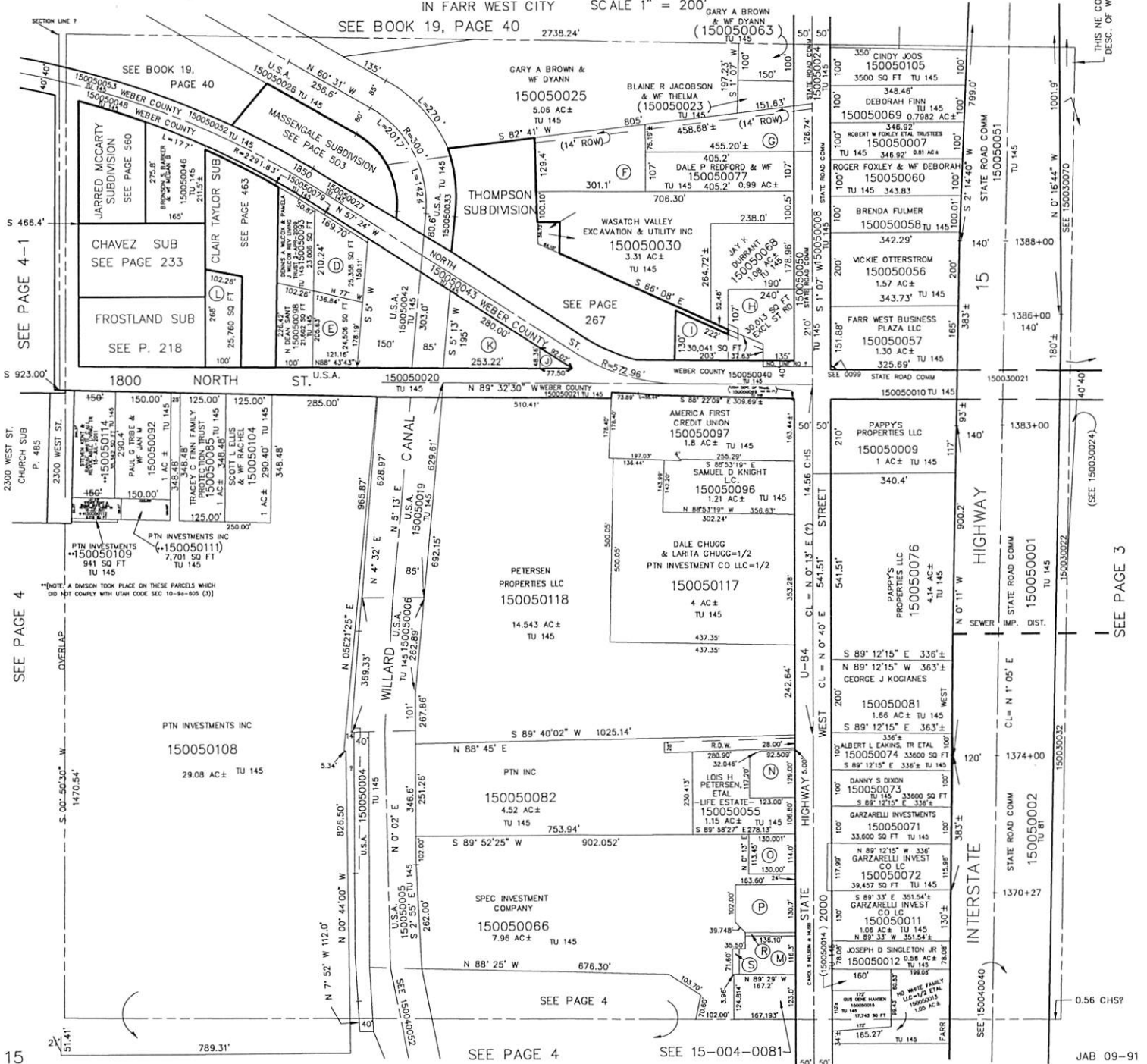
© 2023 Weber County

2014

NE 1/4
SECTION 2, T.6N., R.2W., S.L.B. & M.

IN FARR WEST CITY SCALE 1" = 200'

SEE BOOK 19, PAGE 40



A JAMES R MASSENGALE & WF TONYA Q 150050062 TU 145	C DENNIS G MASSENGALE & WF VICKY M 150050064 TU 145	E W.C. BODELL TRUST 09-NOV-1994 150050086 TU 145	G ROGER E JACOBSON & WF ZANETTA 1.13 AC± TU 145 150050029	I ADAM S CASTILLO 150050054 TU 145	K FARR WEST CITY 150050087 TU 145	M STEVEN M PETERSEN TRUSTEE -1/2 ETAL 150050094 21067 SQ FT TU 145	O PTN INVESTMENT COMPANY 150050084 14,720 SQ FT TU 145	R DENIS MERRILL PETERSEN TRUSTEE & ETAL -1/2 150050016 1340 SQ FT TU 145
B DENNIS G MASSENGALE & VICKY MASSENGALE 150050065 TU 145	D DENNIS A WILCOX & PAMELA J WILCOX REV TRUST 2-APR-2009 150050080 TU 145	F WVE DEVELOPMENT LLC 1.13 AC± TU 145 150050031	H BINGHAM FAMILY, LLC-60% ETAL 150050036 TU 145	J QUESTAR GAS CO. 150050038 TU 145	L KEVIN LEE TAYLOR & WF VICKIE L 150050088 TU 145	N STEVEN M PETERSEN & WF PAULINE 150050017 15,543 SQ FT TU 145	P PTN INVESTMENT CO., LLC 150050075 21,001 SQ FT TU 145	S DENNIS MERRILL PETERSEN ETAL -1/2 TRUSTEES 150050095 1314 SQ FT TU 145

2023

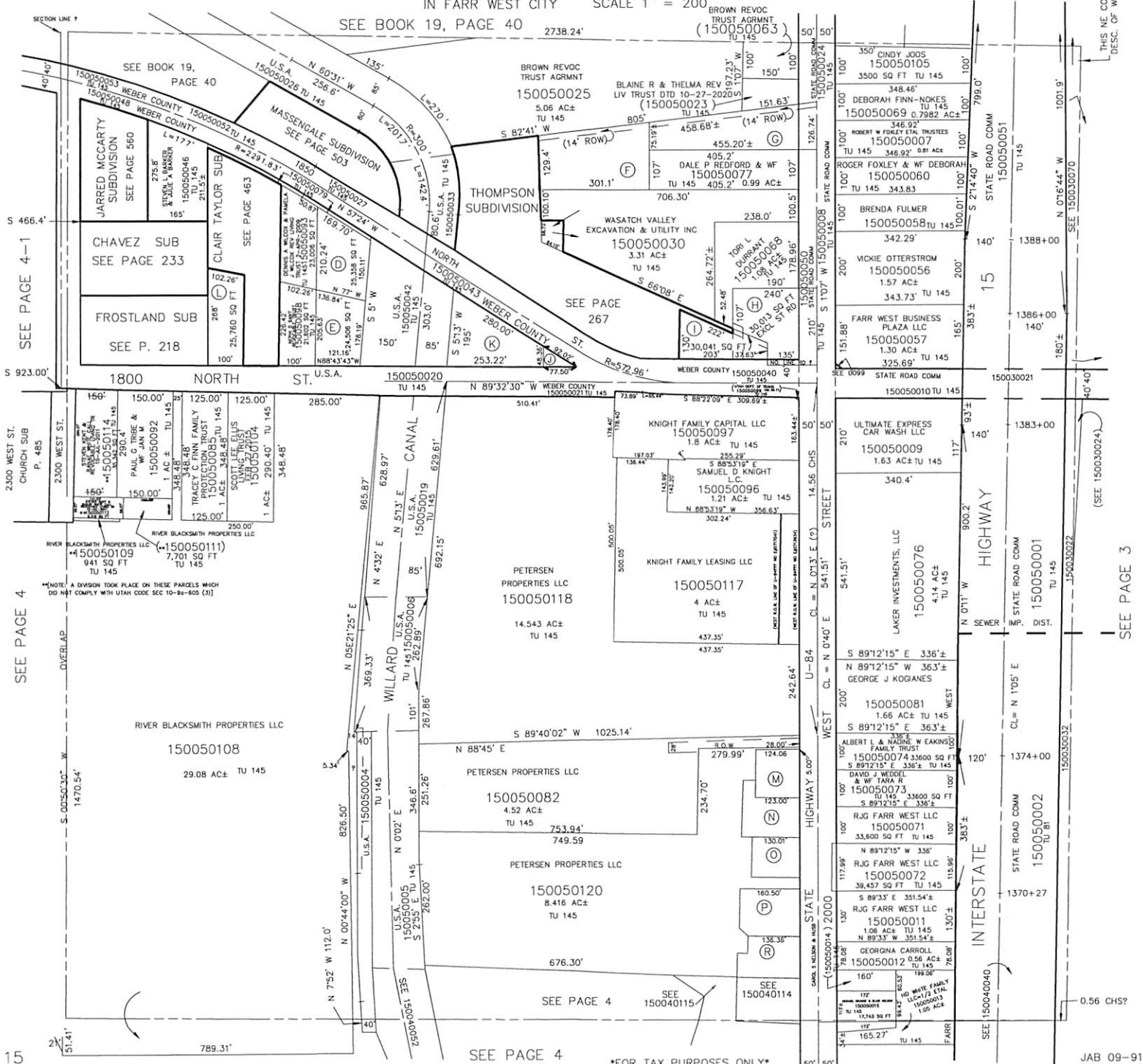
NE 1/4

SECTION 2, T.6N., R.2W., S.L.B. & M.

TAXING UNIT: 81, 145

IN FARR WEST CITY SCALE 1" = 200'

SEE BOOK 19, PAGE 40



15

FOR TAX PURPOSES ONLY

JAB 09-91

JAMES R MASSENGALE & WF TONYA Q 150050062 TU 145	C DENNIS G MASSENGALE & WF WICKY M 150050064 TU 145	E TYLER M HAMBLIN 150050086 TU 145	G ROGER E JACOBSON & WF ZANETTA 150050029 1.13 AC± TU 145	I ADAM S CASTILLO 150050054 TU 145	K FARR WEST CITY 150050087 TU 145	M CHELSEA ELIZABETH STEADMAN & CHRISTOPHER MATTHEW STEADMAN 150050121 16,161 SQ FT TU 145	OPETERSEN PROPERTIES LLC 150050123 14,113 SQ FT TU 145	P PETERSEN PROPERTIES LLC 150050125 17,555 SQ FT TU 145
DENNIS G MASSENGALE & WICKY MASSENGALE 150050065 TU 145	D DENNIS A WILCOX & PAMELA J WILCOX REV TRUST 2-APR-2009 150050080 TU 145	F WVE DEVELOPMENT LLC 150050031 1.13 AC± TU 145	H DR PAUL MACKLEY DDS PC 150050036 TU 145	J QUESTAR GAS CO. 150050038 TU 145	L KEVIN LEE TAYLOR & WF VICKIE L 150050088 TU 145	N JORDAN GRANGE & BRYAN GRANGE 150050122 18,730 SQ FT TU 145	P JOSHUA GRANGE & KAYLEE GRANGE 150050124 20,473 SQ FT TU 145	



"W2851203"

REV05042015

Return to:
Rocky Mountain Power
Lisa Louder/Landon Lucero
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

EH 2851203 PG 1 OF 4
LEANN H KILTS, WEBER COUNTY RECORDER
07-APR-17 855 AM FEE \$16.00 DEP JKC
REC FOR: ROCKY MOUNTAIN POWER

EH 2867185 PG 20 OF 26

Project Name: PLC13 KNIGHT CENTER 1600 AMP SVC
WO#: 6162291
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, KNIGHT FAMILY LEASING LLC ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 320 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in Weber County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof:

Legal Description: PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY U-84 LOCATED 760.97 FEET NORTH 89D01'43" WEST ALONG THE NORTH LINE OF SAID NORTH EAST QUARTER AND 1270.29 FEET SOUTH 01D06'41" WEST FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER RUNNING THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 01D06'41" WEST 353.28 FEET, THENCE NORTH 88D53'19" WEST 437.35 FEET, THENCE NORTH 01D06'41" EAST 500.05 FEET THENCE SOUTH 87D43'04" EAST 136.44 FEET, THENCE SOUTH 01D37'51" WEST 143.99 FEET, THENCE SOUTH 88D53'19" EAST 302.24 FEET TO THE POINT OF BEGINNING, CONTAINING 4.000 ACRES. AS PER HANSEN & ASSOCIATES INC SURVEY DATED OCTOBER 7, 2014 JOB NO 14-3-174

Assessor Parcel No.

15-005-0117

1741 N. 2000W

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes

ORIGINAL



"W2851203"

14

REV05042015

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EN 2851203 PG 1 OF 4
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ORIGINAL



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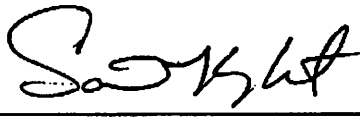
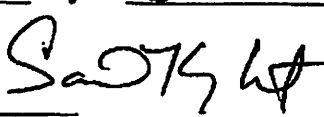
ORIGINAL

not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 22 day of June, 2016

(Insert Grantor Name Here) GRANTOR

(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Weber)

On this 22 day of June, 2016, before me, the undersigned Notary Public in and for said State, personally appeared Samuel Knight (name), known or identified to me to be the President (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of Knight Family Leasing (entity name), and acknowledged to me that said entity executed the same.

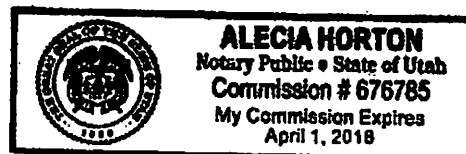
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Alecia Horton
(notary signature)

NOTARY PUBLIC FOR Utah (state)

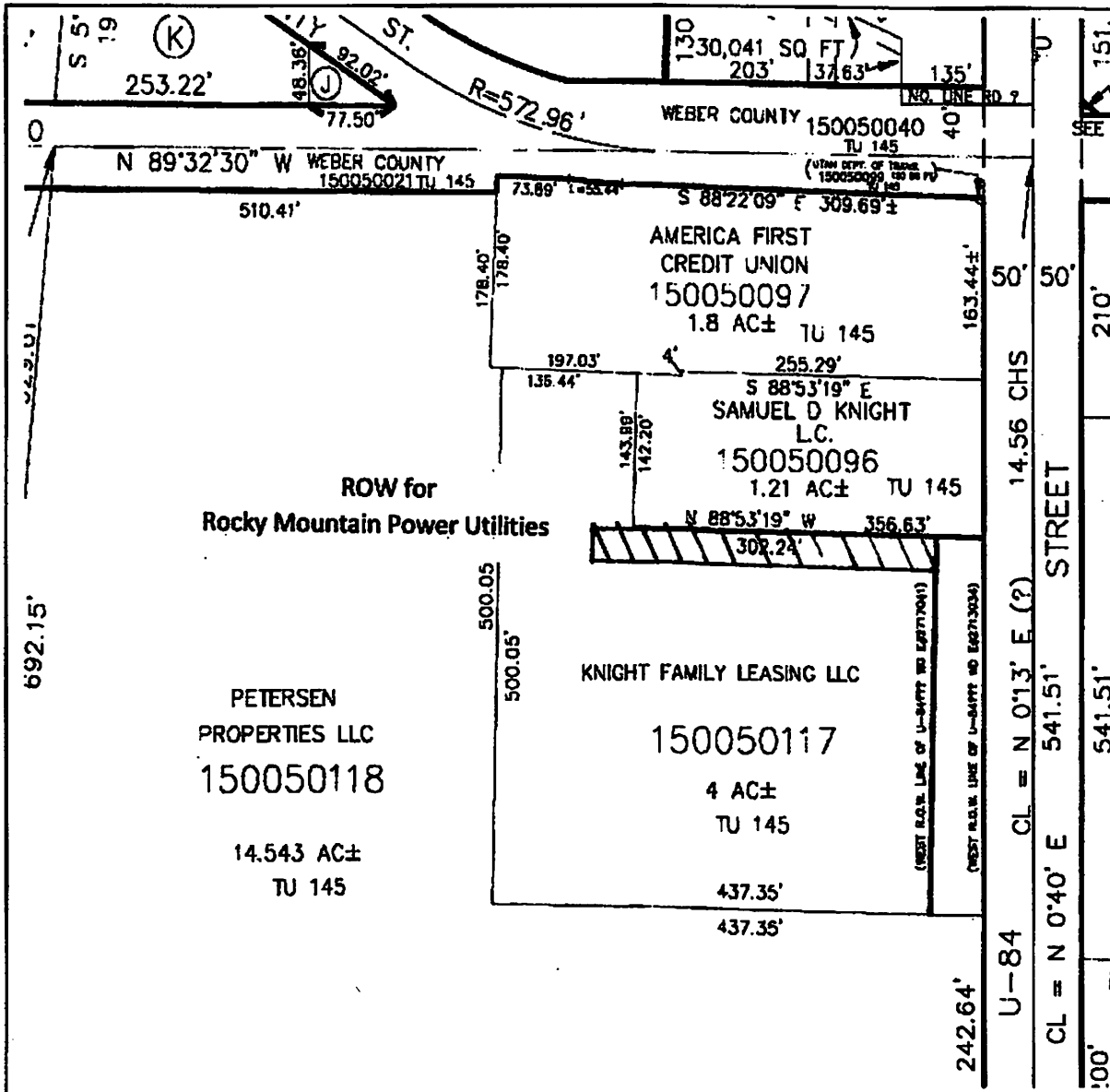
Residing at: Ogden, Utah (city, state)

My Commission Expires: 04-01-2018 (d/m/y)



Property Description

Quarter: NE Quarter: Section: 02 Township 06 N,
Range 02W, Salt Lake Meridian
County: Weber State: Utah
Parcel Number: 15-005-0117



CC#: 11461 WO#: 6162291

Landowner: KNIGHT FAMILY LEASING LLC

Drawn by: Landon Lucero

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: NONE



W2776243

E# 2776243 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
29-Jan-16 04:21 PM FEE \$14.00 DEP TN
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

CROSS DRAINAGE EASEMENT & AGREEMENT

Parties & Pertinent Ownership:

First Party: Petersen Properties LLC (Tax ID Parcel # 15-005-0018) - (for purposes herein titled "Petersen")

Second Party: Samuel Don Knight & Sheila Wayment Knight Family Trust (Tax ID Parcel # 15-005-0117) - ("Knight")

Third Party: Farr West City ("FWC")

Purpose:

15-005-0118^A

WHEREAS, the three parties desire to create a cross drainage easement and agreement for beneficial storm drainage purposes, and do hereby enter into this agreement.

History:

10000
The first party ("Petersen") has a storm drainage system that has historically received flows from the second and third parties. Previously there have been no formal easements or agreements memorializing such usage. Currently Farr West City receives some minor UDOT flows in drainage structures located on Knight's property which are approximately six feet west of Knight's east line. Flows discharge westerly near the north line of Knight's property and angle northwesterly to a catch basin on Petersen's east side. Petersen's system conducts flows to an on-site detention pond and also connects to a pipe that discharges under the Willard Canal. There have been no known significant historical problems with the current inter-connected drainage system.

Procedure:

Knight desires to build a commercial project and to provide on-site detention, thereby maintaining release at historical rates and not unduly impacting Petersen. FWC desires to obtain easements and clarify ownership and maintenance of the drainage system associated with Knight's project.

Ownership & Maintenance:

Farr West City will own the drainage structures and underground piping along Knight's east boundary, as well as the connecting piping that traverses westward to a catch basin on Petersen's property. FWC will be responsible to maintain said easterly piping and structures, as well as the westbound piping to the Petersen property.

Knight will have a privately owned and maintained on-site drainage pond at the northwest portion of his property.

Petersen will continue to own and maintain its on-site system consisting of drainage structures, detention pond, piping, and any other on-site drainage appurtenances.

The parties recognize that there are natural limitations associated with any storm drainage system, and in general accept those limitations and concur that they desire that the current system continue to essentially operate how it has to date. Nothing precludes parties in the future from doing storm drainage upgrades as long as such are in harmony with the general operation of the system as it exists at this time and does not unduly impact the other parties.

Easements:

- (1) Knight hereby grants to Farr West City a fifteen (15) foot easement along its easterly boundary for storm drainage purposes. Such includes the right to access, maintain, repair and upgrade all associated storm drainage appurtenances.
- (2) Knight hereby grants to Farr West City a fifteen (15) foot storm drainage easement centered over the existing as-built pipe location from Knight's northeast corner and continuing westward to a catch basin on Petersen's property. The actual location and pathway of said pipe is not precisely known. Any modification of said City piping by Knight's project will inherently carry with it an accepted easement by Knight to FWC for access, maintenance, repair and upgrades of all City storm drainage appurtenances similar to the spirit and intent of the fifteen - foot easement declared.
- (3) Petersen hereby grants to FWC and Knight a short easement(s) from Knight's west line to its drainage system, with an allowance for Knight and/or City to perform drainage construction improvements.
- (4) Knight hereby grants to FWC and Petersen the right to access Knight's on-site pond and participate in proper operation of the outlet control system.

Agreement

The three parties agree that essentially the City will maintain the easterly drainage structures and piping, as well as the associated westbound piping to Petersen. Knight will maintain all project-related on-site storm drainage appurtenances including project drainage structures, piping and drainage pond. Knight's pond is to be metered such that flows are released at historical rates per FWC standards. Petersen will continue to maintain its on-site drainage system.

Nothing in this agreement precludes the parties by mutual agreement to upgrade or modify the current storm drainage system for beneficial purposes.

Severability and Assigns:

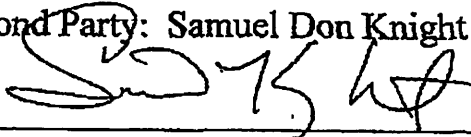
If any clause of this agreement is deemed to be improper, the underlying purposes and remaining clauses are to remain in effect. This agreement is to run with the land and be binding on all future successors in interest, heirs, and assigns.

In witness thereof, we sign below:

First Party: Petersen Properties LLC

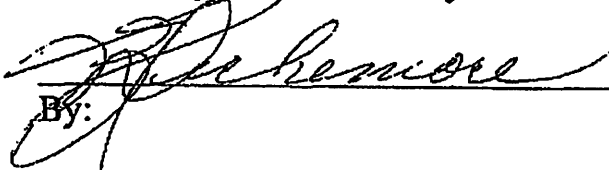
By:  12.2.2015
Date:

Second Party: Samuel Don Knight & Sheila Wayment Knight Family Trust

 12-10-15
Samuel D Knight Date:

 12-10-15
Sheila Wayment Knight Date:

Third Party: Farr West City

By:  12-11-15
Date:



W2760079

EH 2760079 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
08-OCT-15 450 PM FEE \$12.00 DEP JKC
REC FOR: SAM AND SHEILA KNIGHT

CROSS ACCESS EASEMENT AND PARKING AGREEMENT

Parties & Pertinent Ownership:

First Party: Samuel D Knight LC (Tax ID Parcel # 15-005-0096) ✓
Second Party: Samuel Don Knight & Sheila Wayment Knight Family Trust
(Tax ID Parcel # 15-005-0117) ✓

Purpose:

WHEREAS, the two parties desire to create a cross access easement for reciprocal usage and parking, and do hereby enter into this agreement.

History:

The first party has been operating a professional office complex with access from 2000 West Street (SR 126) in Farr West City, Utah. The second party seeks to develop the adjoining property to the south of first party's property, and in so doing has been required by the Utah Department of Transportation ('UDOT') to implement a new entrance and seek closure of first party's current access.

Procedure:

Upon second party's development approval by Farr West City, UDOT, and any other necessary associated entities, the second party will construct a connecting drive aisle to first party's parking lot at the southeast corner of site. Second party will construct driveway and parking improvements per City-approved plans. At the completion of improvements, the existing access will be vacated for access purposes and both sites will utilize the new southerly entrance on second party's land.

Agreement

The two parties agree that the connective drive aisle between the two properties and onto 2000 West Street hereby is a cross access easement mutually benefitting both parties for access purposes.

The two parties hereby further agree that the parking lot areas on both sites are allowed reciprocal parking privileges for the use of either site. Both sites are compelled to individually establish sufficiency on-site for site-specific parking requirements. The first party has already received approval for the existing improvements; the second party is seeking to gain formal on-site approval for parking needs associated with proposed buildings and development.

RECEIVED

OCT 2 2015

Utah Dept of Trans
Denton One

Nothing in this agreement precludes the parties from jointly agreeing to enter into an agreement for substantiating that reciprocal use of parking improvements on both sites is satisfactory for a proposed development(s) on either site.

Maintenance:

Each party shall maintain the drive aisle and parking improvements on their individual sites in a proper manner for the purposes thereto. If the common drive aisle from 2000 West Street and connecting to first party's site experiences unusual wear and debilitating use, the parties hereby mutually agree to formulate and financially implement a reasonable plan to rectify the situation for the area that experiences such focused common usage.

Severability and Assigns:

If any clause of this agreement is deemed to be improper, the underlying purposes and remaining clauses are to remain in effect. This agreement is to run with the land and be binding on all future successors in interest, heirs, and assigns.

In witness thereof, we sign below:

First Party: Samuel D Knight LC

SD Knight 1 OCT 2015
Samuel D Knight LC Date:

Second Party: Samuel Don Knight & Sheila Wayment Knight Family Trust

Samuel D Knight + Sheila Wayment Knight Family Trust 1 OCT 15
Samuel D Knight Date:
Sheila Wayment Knight Oct 1, 2015
Sheila Wayment Knight Date:

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **KNIGHT CENTER AMENDED SITE PLAN**
Site Plan Review

Date: June 16, 2023

Our office has completed a review of the site plan amendment at the Knight Center Site located at 1741 North 2000 West. The proposed amended site plan will include a new maintenance shed on the northwest area of the site near the existing detention pond. The proposal doesn't include any new parking or new utilities. We recommend approval of the amended site subject to the following comments:

1. Ensure that the proposed building is not being constructed over the drainage or power easements recorded on the site. Show the location of the building in relation to these easements on the plans.
2. It appears that the new building is south of the existing detention pond but ensure that the new building does not affect the detention basin.

Please let me know if you have any further questions.

STRUCTURAL CALCULATIONS

FOR

Knight Center
1727 N. 2000 W.
100x50 Shop

Farr West, Utah
12/9/2022



Karras Engineering PLLC
Pleasant View, Utah
801-786-0849

Design Criteria

Governing Code:	2015 IRC
Seismic:	Category D
	Ss= 140.60%
	Fa= 1.2
	Ra= 6
	I = 1
Wind:	Basic wind speed (mph 3 sec gust) 115
	Exposure C
	I = 1
Roof Loads	Dead (psf) 15
	Snow (psf) 30
Floor Loads	Dead (psf) 10
	Live (psf) 40
Soil Bearing Pressure	(psf) 1500
Steel	fy= 60 ksi

Footing Design

Loads:

Roof:					
Dead	Plywood	3.0	(psf)		
	Insulation	2.0			
	Shingles	2.0			
	Felt	1.5			
	Gypsum	2.5			
	Truss	4.0			
	Sub Total	15.0	(psf)		
	Tributary Width	26.0	(ft)		
				Total	390 (plf)
Live	Roof Snow Load	30	(psf)		
	Tributary Width	26.0	(ft)		
				Total	780 (plf)
Floor:					
Dead	Sub Total	10.0	(psf)		
	Tributary Width	0.0	(ft)		
				Total	0 (plf)
Live	Live Load	40	(psf)		
	Tributary Width	0.0	(ft)		
				Total	0 (plf)
Walls:					
	Framing	10.0			
	Siding	10.0			
	Sub Total	20.0	(psf)		
	Wall Height	16.0	(ft)		
				Total	320 (plf)
Foundation:	Concrete Unit Weight	145	(#/ft^3)		
	Wall Width	0.67	(ft)		
	Wall Height	3.5	(ft)		
				Total	340.025 (plf)
Footing:	Concrete Unit Weight	145	(#/ft^3)		
	Footing Width	2	(ft)		
	Footing Height	0.83	(ft)		
				Total	240.70 (plf)
Soil:	Soil Unit Weight	130	(#/ft^3)		
	Contributing Width	0.67	(ft)		
	Contributing Height	1	(ft)		
				Total	87.1 (plf)
Total:					2158 (plf)
Assumed Soil Bearing Pressure					
		1500	(#/ft^3)		
Actual Footing Width					
		1.4	(ft)		

*** Use 20" x 10" Conc. Footings W/ (2) # 4 Bars Running Continous**

Seismic Analysis

Seismic Coefficient		
Ss (%g)	140.60%	.2 sec Spectral Response
Fa	1.20	Table 1615.1.2 (2)
Ra	6	Table 1617.6
Ie	1.0	Table 1604.5
Sms=FaSs	1.6872	(Eq. 16-16)
Sds=(2/3)Sms	1.13	(Eq. 16-18)
S.D. Category	D	
Response Coefficient	0.226	(Eq. 16-49)

Diaphragm Dimensions			
Member	Transverse (ft)	Longitudinal (ft)	Height (ft)
Roof	50	100	16
Floor			

Base Shear						
Transverse						
Diaphragm	Diaphragm (lb)	Wall Trib (ft)	Wall (lb)	Total (lb)	Shear (lb)***	Shear (plf)
Roof*	79057	8.0	32000	111057	17934	359
Floor**	0	0.0	0	0	0	0
Total				111057	17934	359
Longitudinal						
Diaphragm						
Roof*	79057	8.00	16000	95057	15351	154
Floor**	0	0	0	0	0	0
Total				95057	15351	154

*This value includes 20% of snow load over 30 psf.

**This value includes 10 psf for partition load.

***This value divided by 1.4

Shearwall & Connection Requirements

Connections			
Wall	Top Plate		Sill Plate
	Uplift	Shear	Shear
Transverse (lb)	71408	17934	17934
Longitudinal (lb)	59346	15351	15351

Roof Diaphragm Connection			
Wall	Uplift (@24" O.C.)		Shear (@24" O.C.)
Transverse (plf)	1381		359
Longitudinal (plf)	198		154
Simpson H1	490	Problem	415 OK

Anchor Bolt Spacing			
Wall	O.C. Spacing (in)		Plate Strength
	1/2"	5/8"	Doogie Fir (lb/bolt)
Transverse (plf)	41	60	1/2" 620
1/2 @ 32" O.C.	OK		5/8" 890
5/8" @ 32" O.C.		OK	
Longitudinal (plf)	97	139	
1/2 @ 32" O.C.	OK		
5/8" @ 32" O.C.		OK	

Wall Shear									
Transverse Walls	Shearwall Length (ft)	Tributary Ln (ft)		Wind Shear (plf)			Seismic Shear (plf)		
		Roof	Floor	Roof	Floor	Base	Roof	Floor	Base
Wall A	39	50	0	168	0	168	230	0	230
Wall B	50	50	0	131	0	131	179	0	179
Wall C	0	0	0						
Wall D	0	0	0						
Longitudinal Walls									
Wall 1	43	25	0	55	0	55	209	0	209
Wall 2	80	25	0	29	0	29	112	0	112
Wall 3	0	0	0						
Wall 4	0	0	0						

Controlling Shear		
Transverse Walls	Design Shear (plf)	Nailing Schedule
Wall A	230	8d w/ 6 in Edge, 12 in Field
Wall B	179	8d w/ 6 in Edge, 12 in Field
Wall C	0	8d w/ 6 in Edge, 12 in Field
Wall D	0	8d w/ 6 in Edge, 12 in Field
Longitudinal Walls		
Wall 1	209	8d w/ 6 in Edge, 12 in Field
Wall 2	112	8d w/ 6 in Edge, 12 in Field
Wall 3	0	8d w/ 6 in Edge, 12 in Field
Wall 4	0	8d w/ 6 in Edge, 12 in Field

Holdown Requirements

Gross Moment			
Transverse Walls	Shear (plf)	Length (ft)	Moment (plf-lbs)
Wall A	230	16	3679
Wall B	179	16	2870
Wall C	0	16	0
Wall D	0	16	0
Longitudinal Walls			
Wall 1	209	16	3337
Wall 2	112	16	1793
Wall 3	0	16	0
Wall 4	0	16	0

Resistive Moment					
Transverse Walls	Roof Dead (plf)	Roof Snow (plf)	Floor (plf)	Wall (plf)	Total (plf)
Wall A	47	0	10	320	377
Wall B	47	0	10	320	377
Wall C	0	0	10	320	330
Wall D	0	0	10	320	330
Longitudinal Walls					
Wall 1	395	0	250	320	965
Wall 2	395	0	250	320	965
Wall 3	0	0	0	320	320
Wall 4	0	0	0	320	320

Holdown Requirements					
Transverse Walls	Shear Wall Length (ft)				
	4	8	12	16	20
Wall A	3226	2773	2320	1867	1414
Wall B	2417	1964	1511	1058	605
Wall C					
Wall D					
Longitudinal Walls					
Wall 1	2178	1020	-138	-1297	-2455
Wall 2	635	-523	-1682	-2840	-3998
Wall 3					
Wall 4					



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Dec. 10, 2022 16:16

PROJECT

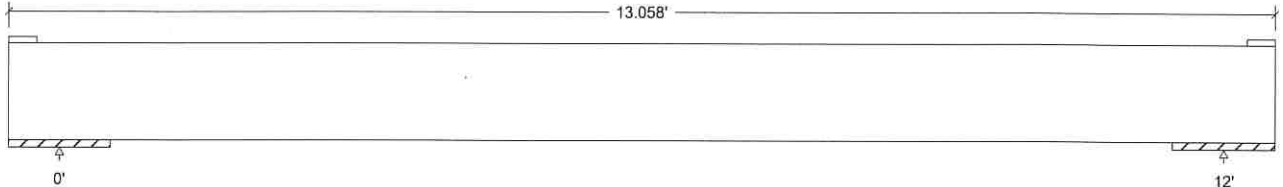
RB1

Design Check Calculation Sheet
WoodWorks Sizer 2019 (Update 4)

Loads:

Load	Type	Distribution	Pat-tern	Location [ft] Start End	Magnitude Start End	Unit
Load1	Dead	Full UDL			390.0	plf
Load2	Snow	Full UDL			780.0	plf
Self-weight	Dead	Full UDL			18.0	plf

Maximum Reactions (lbs), Bearing Capacities (lbs) and Bearing Lengths (in) :



Unfactored:			
Dead	2448		2448
Snow	4680		4680
Factored:			
Total	7128		7128
Bearing:			
Capacity			
Beam	50005		50005
Des ratio			
Beam	0.14		0.14
Load comb	#2		#2
Length	12.70*		12.70*
Min req'd	12.70*		12.70*
Cb	1.00		1.00
Cb min	1.00		1.00

*Minimum bearing length setting used: 12-11/16" for end supports

LVL n-ply, 1.8E, 2600Fb, 1-3/4"x11-7/8", 3-ply (5-1/4"x11-7/8")

Supports: All - Non-wood

Total length: 13.06'; Clear span: 10.938'; Volume = 5.7 cu.ft.

Lateral support: top = at supports, bottom = at supports; Repetitive factor: applied where permitted (refer to online help);

This section PASSES the design code check.

Analysis vs. Allowable Stress and Deflection using NDS 2018 :

Criterion	Analysis Value	Design Value	Unit	Analysis/Design
Shear	$f_v = 128$	$F_v' = 328$	psi	$f_v/F_v' = 0.39$
Bending(+)	$f_b = 2080$	$F_b' = 3044$	psi	$f_b/F_b' = 0.68$
Live Defl'n	$0.29 = L/496$	$0.40 = L/360$	in	0.73
Total Defl'n	$0.52 = L/277$	$0.60 = L/240$	in	0.86

Additional Data:

FACTORS:	F/E (psi)	CD	CM	Ct	CL	CV	Cfu	Cr	Cf _{rt}	Ci	LC#
Fv'	285	1.15	-	1.00	-	-	-	1.00	-	-	2
Fb'+	2600	1.15	-	1.00	0.978	1.001	-	1.04	1.00	-	2
Fcp'	750	-	-	1.00	-	-	-	-	1.00	-	-
E'	1.9 million	-	-	1.00	-	-	-	-	1.00	-	2
E _{miny} '	0.95 million	-	-	1.00	-	-	-	-	1.00	-	2

CRITICAL LOAD COMBINATIONS:

Shear : LC #2 = D + S
Bending(+): LC #2 = D + S
Deflection: LC #2 = D + S (live)
LC #2 = D + S (total)
Bearing : Support 1 - LC #2 = D + S
Support 2 - LC #2 = D + S

D=dead S=snow

All LC's are listed in the Analysis output

Load combinations: ASD Basic from ASCE 7-16 2.4 / IBC 2018 1605.3.1

CALCULATIONS:

V max = 7128, V design = 5324 lbs; M(+) = 21383 lbs-ft

EI_y = 461.54 lb-in²/ply GA = 7.36e06 lb

"Live" deflection is due to all non-dead loads (live, wind, snow...)

Total deflection = 1.5 dead + "live"

Lateral stability(+): Lu = 12.00' Le = 22.50' RB = 10.8; b = full member width

Design Notes:

- Analysis and design are in accordance with the ICC International Building Code (IBC 2018) and the National Design Specification (NDS 2018), using Allowable Stress Design (ASD). Design values are from the NDS Supplement.
- Please verify that the default deflection limits are appropriate for your application.
- System factor KH may not apply to field-assembled multi-ply beams.
- BUILT-UP BEAMS: it is assumed that each ply is a single continuous member (that is, no butt joints are present) fastened together securely at intervals not exceeding 4 times the depth and that each ply is equally top-loaded. Where beams are side-loaded, special fastening details may be required.
- SCL: Structural composite lumber design has assumed: - dry service conditions - no preservative or fire-retardant treatment - no notches
- BUILT-UP SCL: Contact manufacturer for connection details when side-loaded or when loads are not applied equally to all plies.
- SCL: Shear deflection is calculated using true modulus of elasticity E and shear modulus G = E/16.



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PROJECT

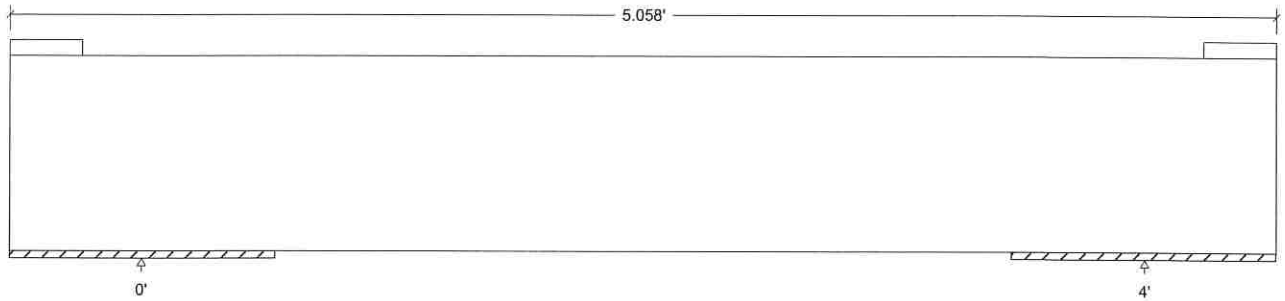
RB2

Design Check Calculation Sheet
WoodWorks Sizer 2019 (Update 4)

Loads:

Load	Type	Distribution	Pat-tern	Location [ft] Start End	Magnitude Start End	Unit
Load1	Dead	Full UDL			390.0	plf
Load2	Snow	Full UDL			780.0	plf
Self-weight	Dead	Full UDL			6.6	plf

Maximum Reactions (lbs), Bearing Capacities (lbs) and Bearing Lengths (in) :



Unfactored:			
Dead	793		793
Snow	1560		1560
Factored:			
Total	2353		2353
Bearing:			
Capacity			
Beam	23812		23812
Des ratio			
Beam	0.10		0.10
Load comb	#2		#2
Length	12.70'		12.70'
Min req'd	12.70'		12.70'
Cb	1.00		1.00
Cb min	1.00		1.00

*Minimum bearing length setting used: 12-11/16" for end supports

Lumber n-ply, D.Fir-L, No.2, 2x10, 2-ply (3"x9-1/4")

Supports: All - Non-wood

Total length: 5.06'; Clear span: 2.938'; Volume = 1.0 cu.ft.

Lateral support: top = at supports, bottom = at supports;

This section PASSES the design code check.

Analysis vs. Allowable Stress and Deflection using NDS 2018 :

Criterion	Analysis Value	Design Value	Unit	Analysis/Design
Shear	$f_v = 45$	$F_v' = 207$	psi	$f_v/F_v' = 0.22$
Bending(+)	$f_b = 660$	$F_b' = 1127$	psi	$f_b/F_b' = 0.59$
Live Defl'n	$0.01 < L/999$	$0.13 = L/360$	in	0.11
Total Defl'n	$0.03 < L/999$	$0.27 = L/180$	in	0.09

Additional Data:

FACTORS:	F/E(psi)	CD	CM	CE	CL	CF	Cfu	Cr	Cft	Ci	LC#
F_v'	180	1.15	1.00	1.00	-	-	-	-	1.00	1.00	2
F_b'	900	1.15	1.00	1.00	0.990	1.100	-	1.00	1.00	1.00	2
F_{cp}'	625	-	1.00	1.00	-	-	-	-	1.00	1.00	-
E'	1.6 million	1.00	1.00	1.00	-	-	-	-	1.00	1.00	2
E_{min}'	0.58 million	1.00	1.00	1.00	-	-	-	-	1.00	1.00	2

CRITICAL LOAD COMBINATIONS:

Shear : LC #2 = D + S
Bending(+): LC #2 = D + S
Deflection: LC #2 = D + S (live)
LC #2 = D + S (total)
Bearing : Support 1 - LC #2 = D + S
Support 2 - LC #2 = D + S

D=dead S=snow

All LC's are listed in the Analysis output

Load combinations: ASD Basic from ASCE 7-16 2.4 / IBC 2018 1605.3.1

CALCULATIONS:

$V_{max} = 2353$, $V_{design} = 824$ lbs; $M(+) = 2353$ lbs-ft
 $EI_y = 158.29$ lb-in²/ply
"Live" deflection is due to all non-dead loads (live, wind, snow...)
Total deflection = 1.5 dead + "live"
Lateral stability(+): $L_u = 4.00'$ $L_e = 8.25'$ $RB = 10.1$; b = full member width

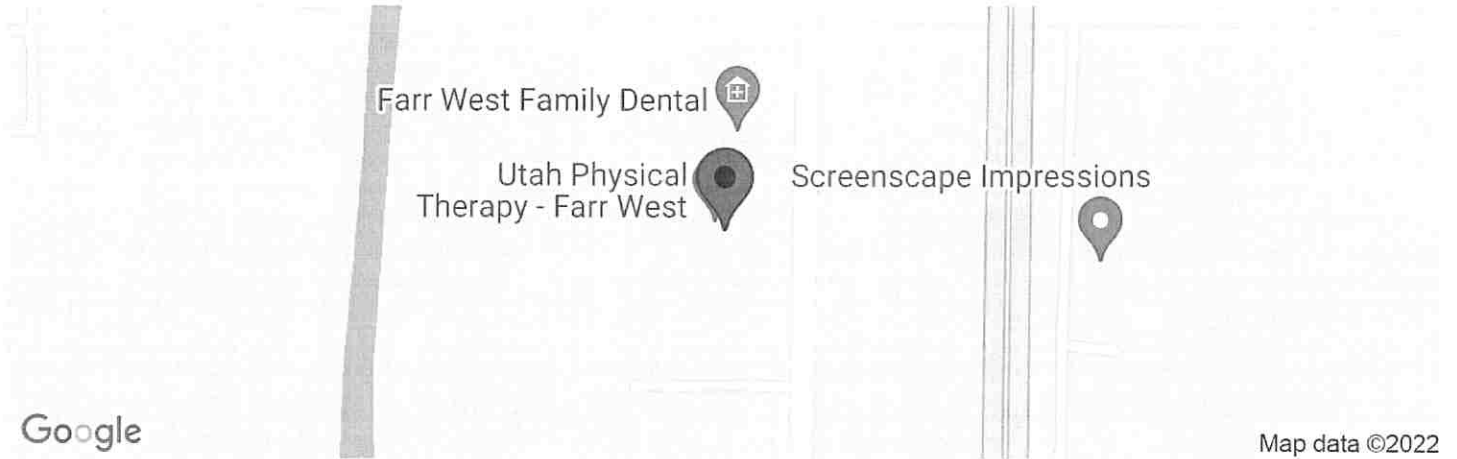
Design Notes:

- Analysis and design are in accordance with the ICC International Building Code (IBC 2018) and the National Design Specification (NDS 2018), using Allowable Stress Design (ASD). Design values are from the NDS Supplement.
- Please verify that the default deflection limits are appropriate for your application.
- Sawn lumber bending members shall be laterally supported according to the provisions of NDS Clause 4.4.1.
- BUILT-UP BEAMS: it is assumed that each ply is a single continuous member (that is, no butt joints are present) fastened together securely at intervals not exceeding 4 times the depth and that each ply is equally top-loaded. Where beams are side-loaded, special fastening details may be required.



1727 N 2000 W, Farr West, UT 84404, USA

Latitude, Longitude: 41.2880372, -112.0286778



Date	12/9/2022, 8:17:02 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Default (See Section 11.4.3)

Type	Value	Description
S_S	1.406	MCE_R ground motion. (for 0.2 second period)
S_1	0.507	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.687	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	1.125	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.631	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.758	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
S_{sRT}	1.406	Probabilistic risk-targeted ground motion. (0.2 second)
S_{sUH}	1.635	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S_{sD}	3.06	Factored deterministic acceleration value. (0.2 second)
S_{1RT}	0.507	Probabilistic risk-targeted ground motion. (1.0 second)
S_{1UH}	0.584	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S_{1D}	1.186	Factored deterministic acceleration value. (1.0 second)
$PGAd$	1.193	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA_{UH}	0.631	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{RS}	0.86	Mapped value of the risk coefficient at short periods

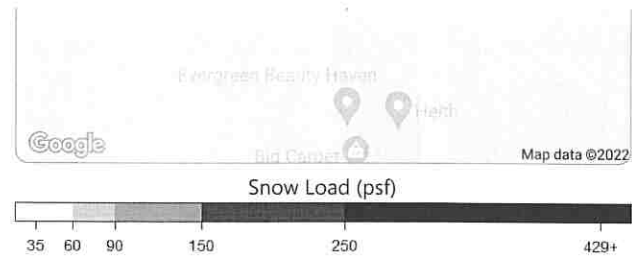
Type	Value	Description
C _{R1}	0.869	Mapped value of the risk coefficient at a period of 1 s
C _V	1.381	Vertical coefficient

DISCLAIMER

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Ground Snow Load:

36 psf / 1.74 kPa



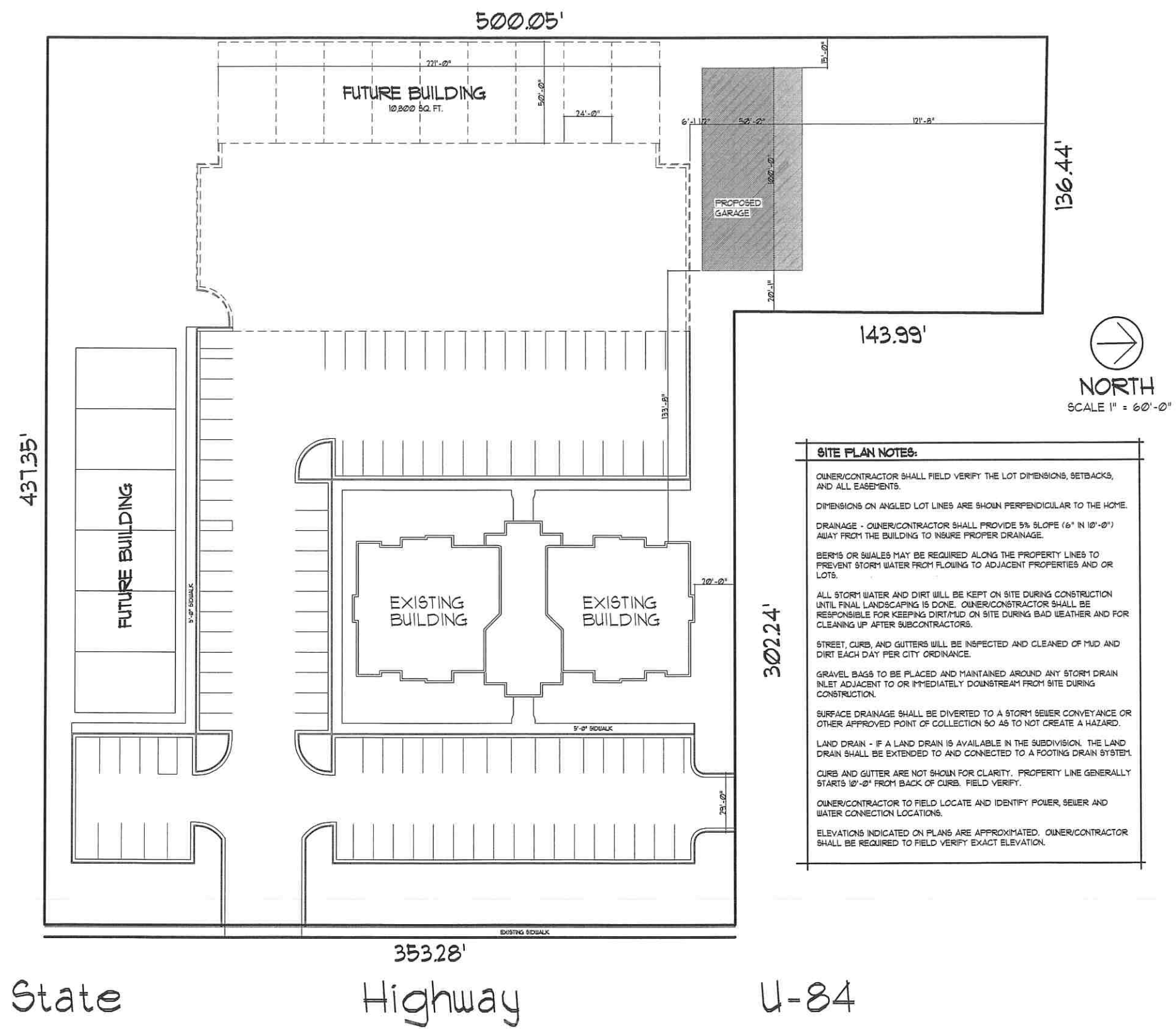
*This document is not legally binding. The user is urged to verify ground snow load values with the local authority having jurisdiction.

These ground snow load values represent 50-year ground snow load estimated value at a 2% probability of exceedance for the location given. The grid used in the map is 3350ft by 3350ft. Elevations for these grid cells were estimated by aggregating data from 100ft by 100ft USGS digital elevation models and may not coincide with the actual site elevation. These predictions are calculated using the process outlined in The Utah Snow Load Study.¹

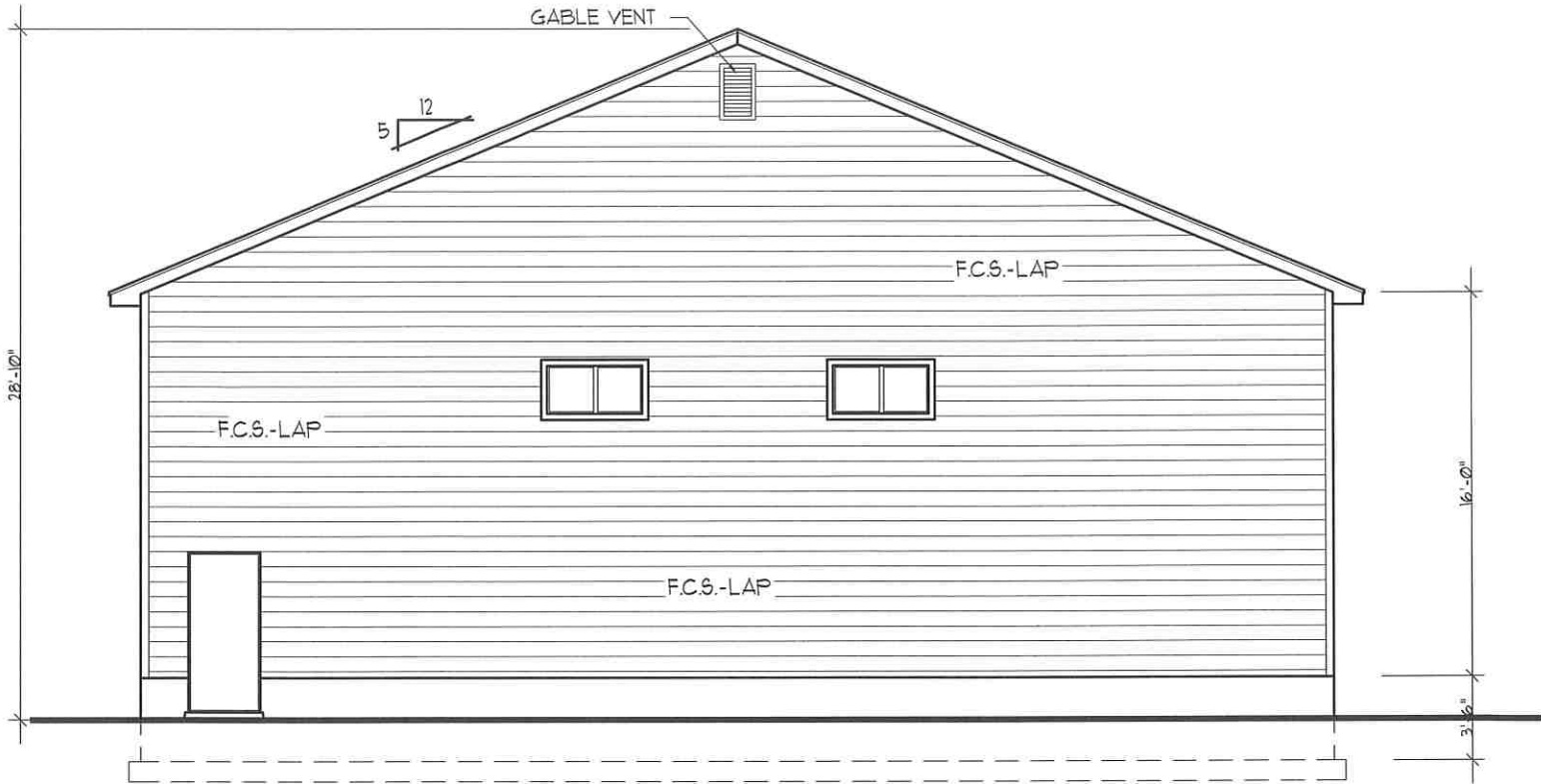
Final predictions given are bounded at a lower limit for a minimum ground snow load of 21 psf to meet ASCE 7. Estimated values for snow loads at elevations significantly higher than all nearby stations lead to unreasonably high snow load estimates, therefore, the predictions in the map are not allowed to extend beyond the highest 50-year station ground snow load of 429 psf. Elevations over 9,000 ft are also considered less accurate due to the limited number of stations at these elevations. The results shown in this report have included a warning if the results have reached or exceeded the upper limit.

While great efforts have been made to ensure these predictions are as accurate as possible, designers must use expert judgement to ensure that such predictions are appropriate for their particular project. The SEAU and the authors cannot accept responsibility for prediction errors or any consequences resulting therefrom.

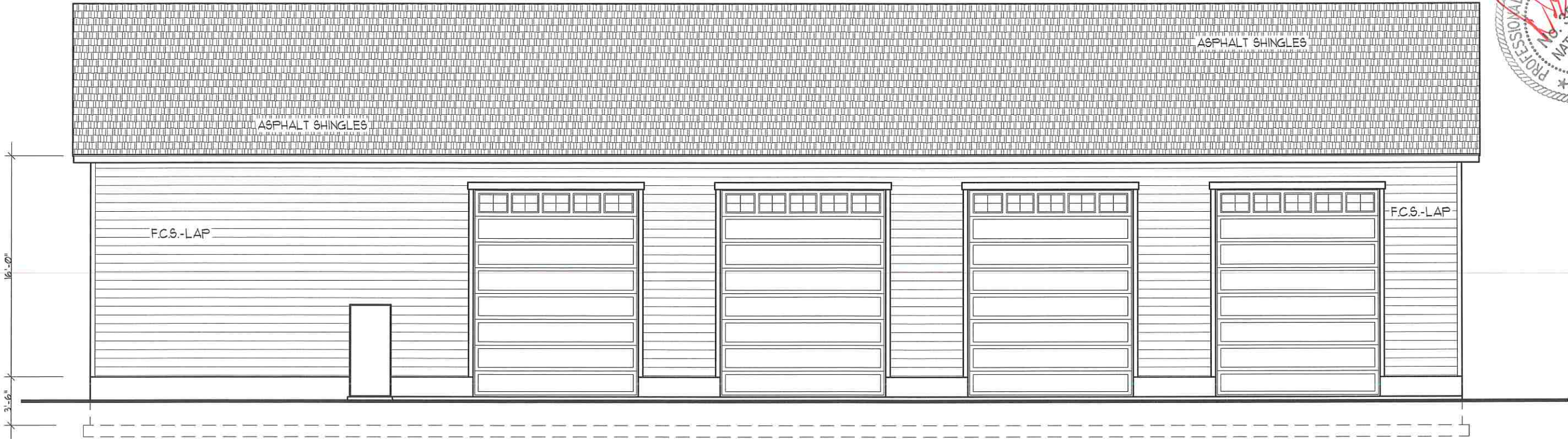
¹ Bean, Brennan; Maguire, Marc; and Sun, Yan, "The Utah Snow Load Study" (2018). Civil and Environmental Engineering Faculty Publications. Paper 3589.



ATTIC VENTILATION	R806
ATTIC VENTILATION SHALL COMPLY WITH SECTION R806.	
THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/50th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/30th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R806.	
EXTERIOR WALL COVERING	R103
ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103	
STUCCO(EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568	
FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186.	
VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3679	
ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 225 OR D 3462, CLASS "A"	



LEFT SIDE VIEW
SCALE 1/8" = 1'-0"



FRONT ELEV. VIEW
SCALE 1/8" = 1'-0"



FARR WEST - UTAH
KNIGHT CENTER

Kustom House Plans

RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING

NATE KARRAS P.E. (801) 786-0849 email: KustomNK@gmail.com

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SCALE

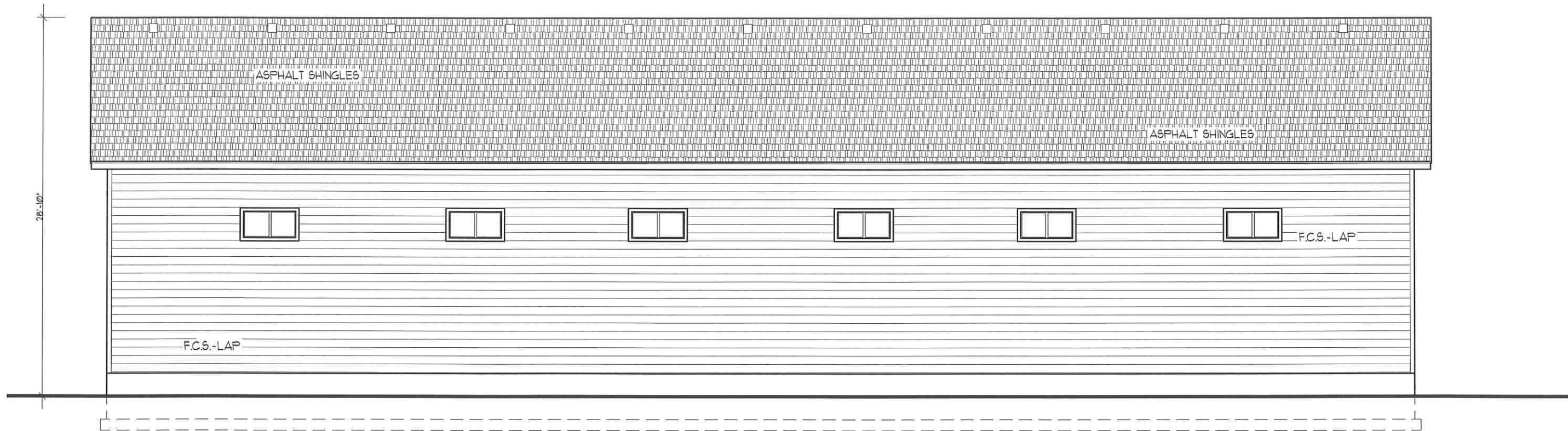
1/8" = 1'-0" 11x17

1/4" = 1'-0" 24x36

PLAN NUMBER

100X30

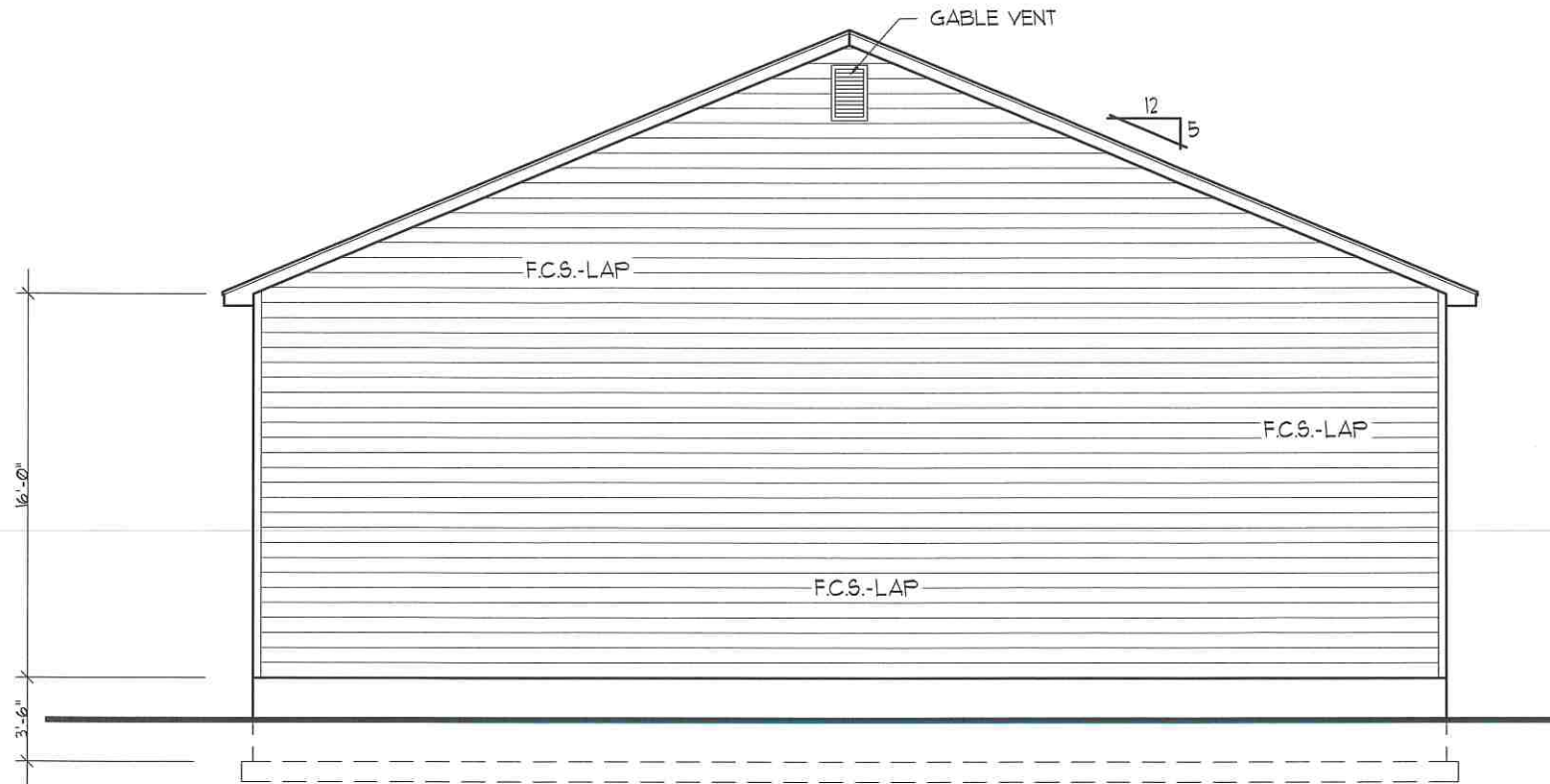
A1



REAR ELEV. VIEW

SCALE 1/8" = 1'-0"

ATTIC VENTILATION	R206
ATTIC VENTILATION SHALL COMPLY WITH SECTION R206.	
THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R206.	
EXTERIOR WALL COVERING	R103
ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103	
STUCCO (EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568	
FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186.	
VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3679	
ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 225 OR D 3462, CLASS "A"	



RIGHT SIDE VIEW

SCALE 1/8" = 1'-0"

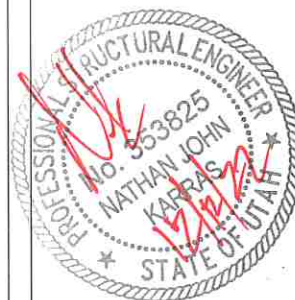


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KNIGHT CENTER**

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1. CONTRACTOR IS TO VERIFY DESIGN DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.



FARR WEST - UTAH
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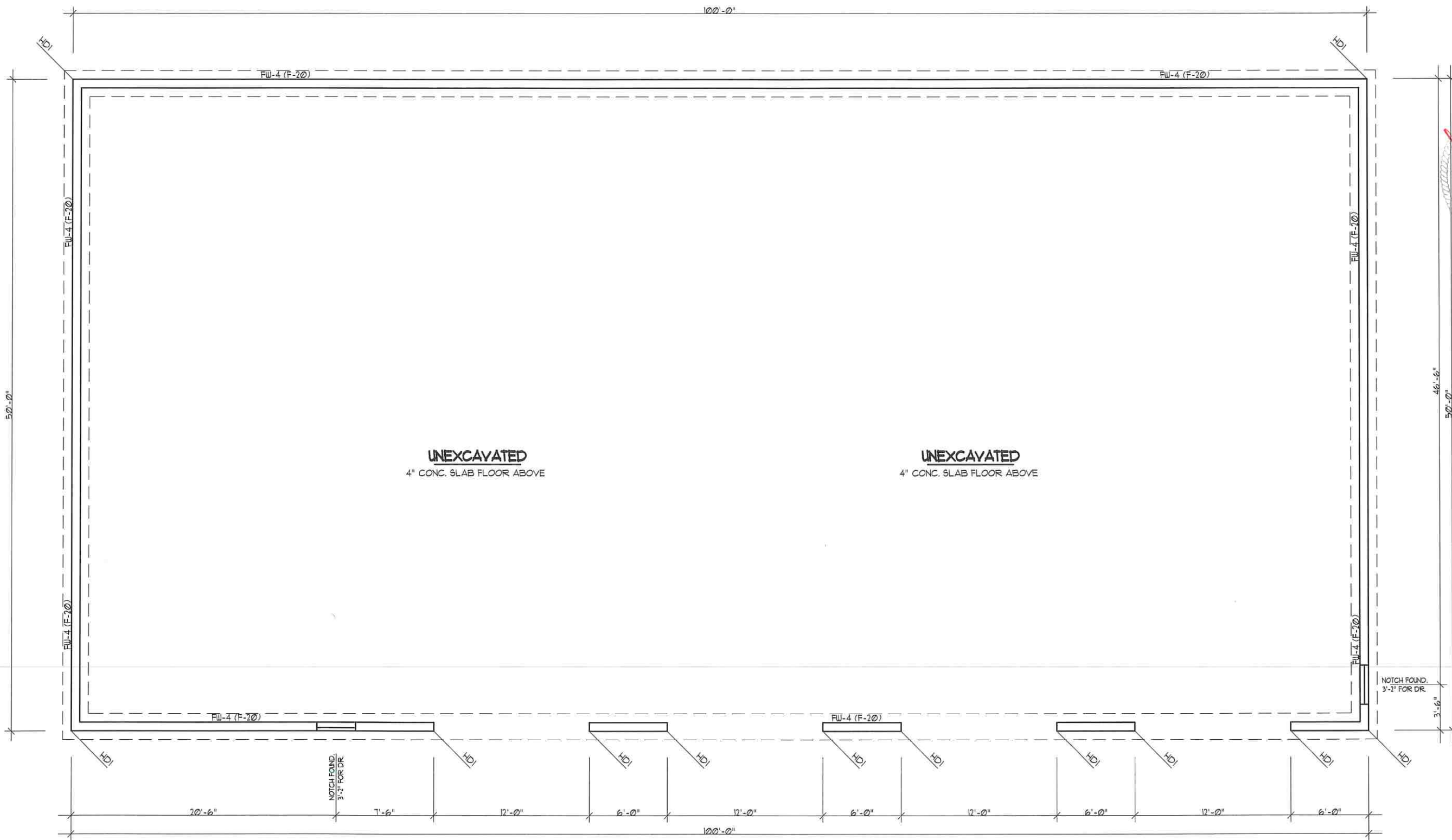
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SCALE
1/8" = 1'-0" 11x17
1/4" = 1'-0" 24x36
PLAN NUMBER
100X50

A3

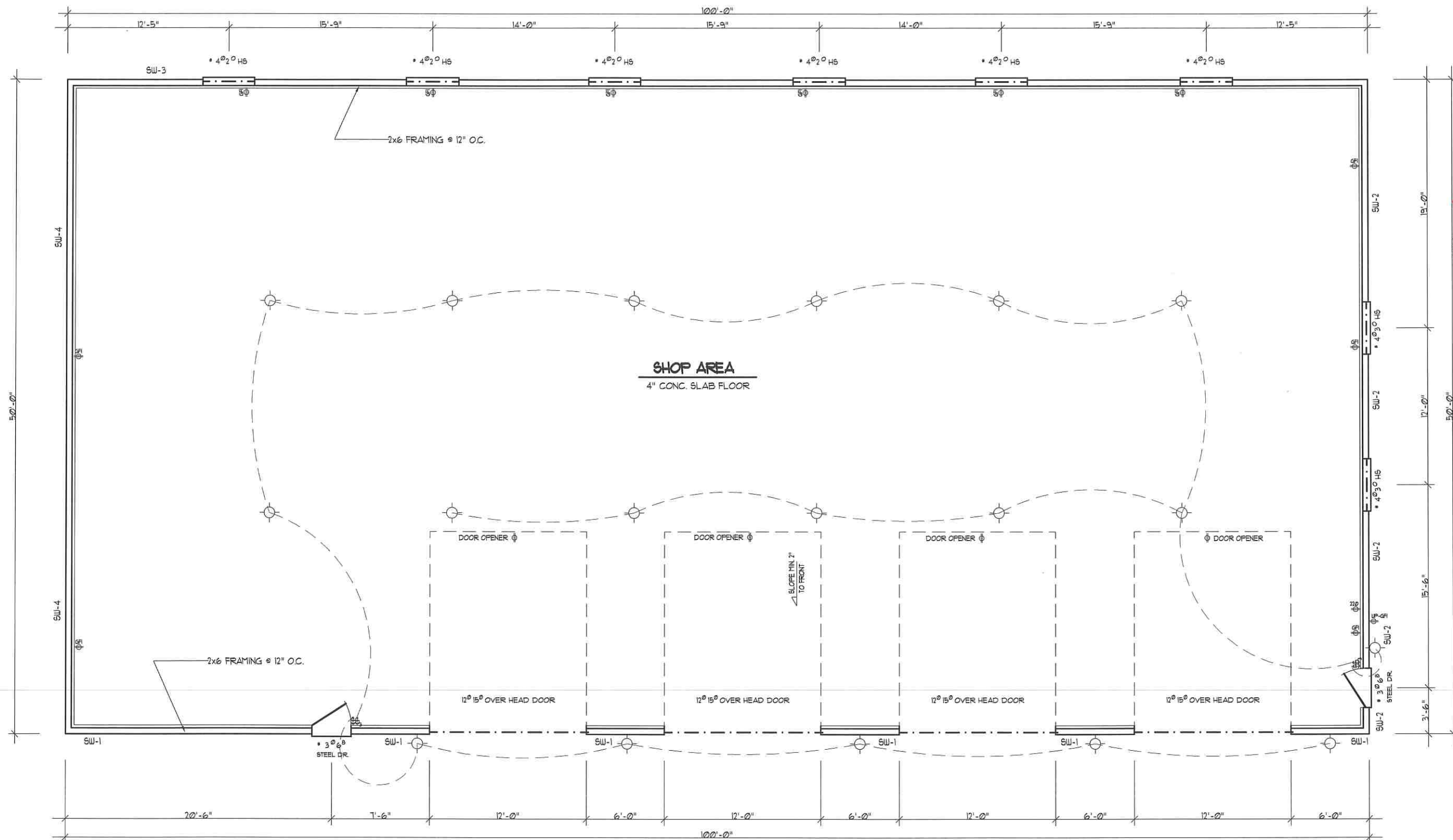
MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"



NOTES: GENERAL

1. CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
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5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.



MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"



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SCALE
1/8" = 1'-0" 11x17
1/4" = 1'-0" 24x36
PLAN NUMBER
100X50

A4

NOTES: GENERAL

1. CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.

NOTES: PRE-MANUFACTOR TRUSSES

PRE-MANUFACTURED TRUSSES SHALL CONFORM WITH SECTION R202.10 AND R202.11.

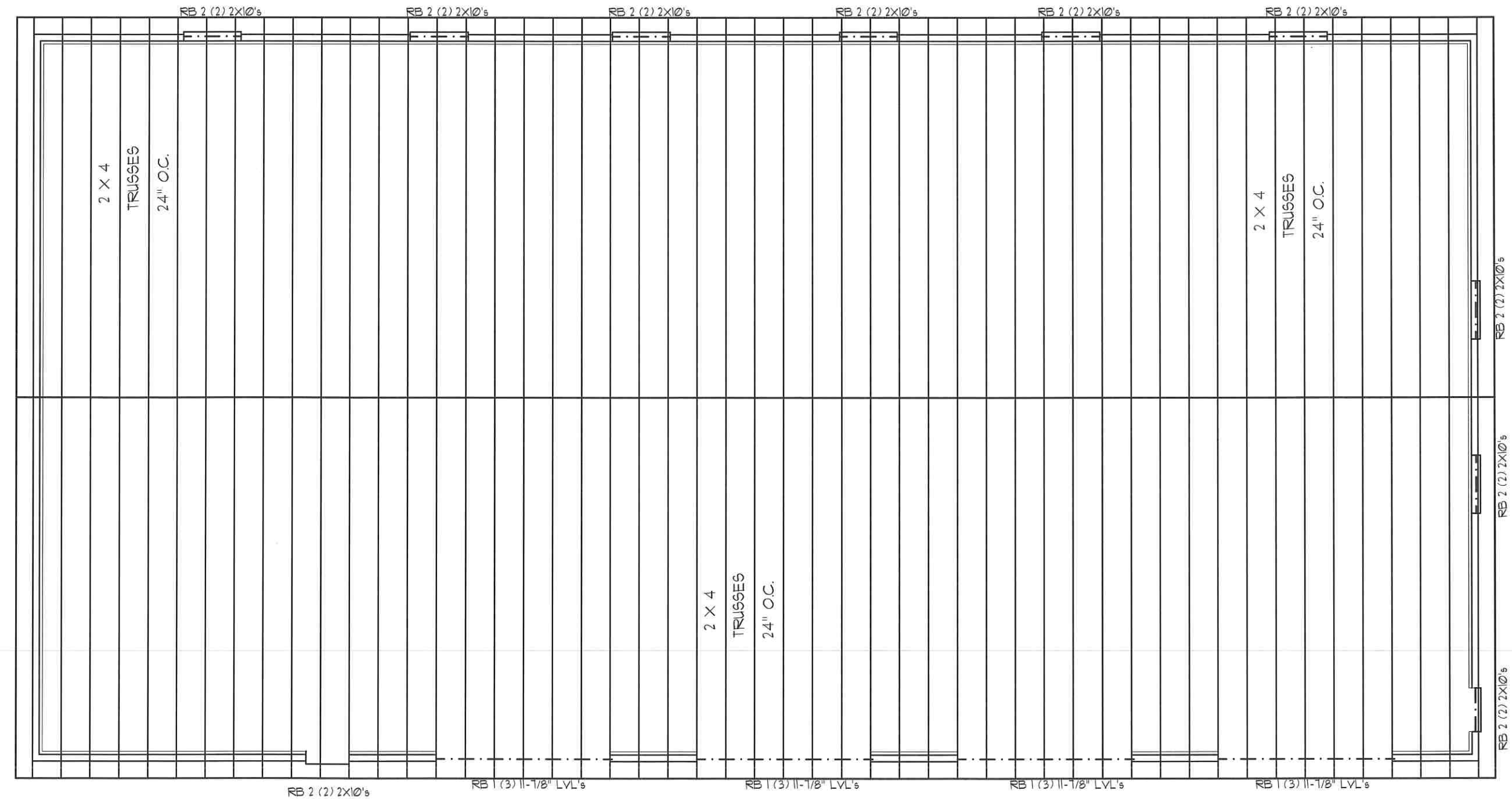
TRUSS MANUFACTURE SHALL PROVIDE DETAILS AND INSTRUCTION FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF TRUSSES BEFORE AND AFTER CONSTRUCTION.

TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R106.1

NO ALTERATIONS SHALL BE MADE TO THE TRUSSES OR THE TRUSS LAYOUT.

ANY CHANGES TO THE ROOF FRAMING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO MANUFACTURING AND OR CONSTRUCTION OF SAID TRUSSES.

TRUSS DESIGN DRAWINGS SHALL COMPLY WITH SECTION R202.11.4 + R202.10.1.



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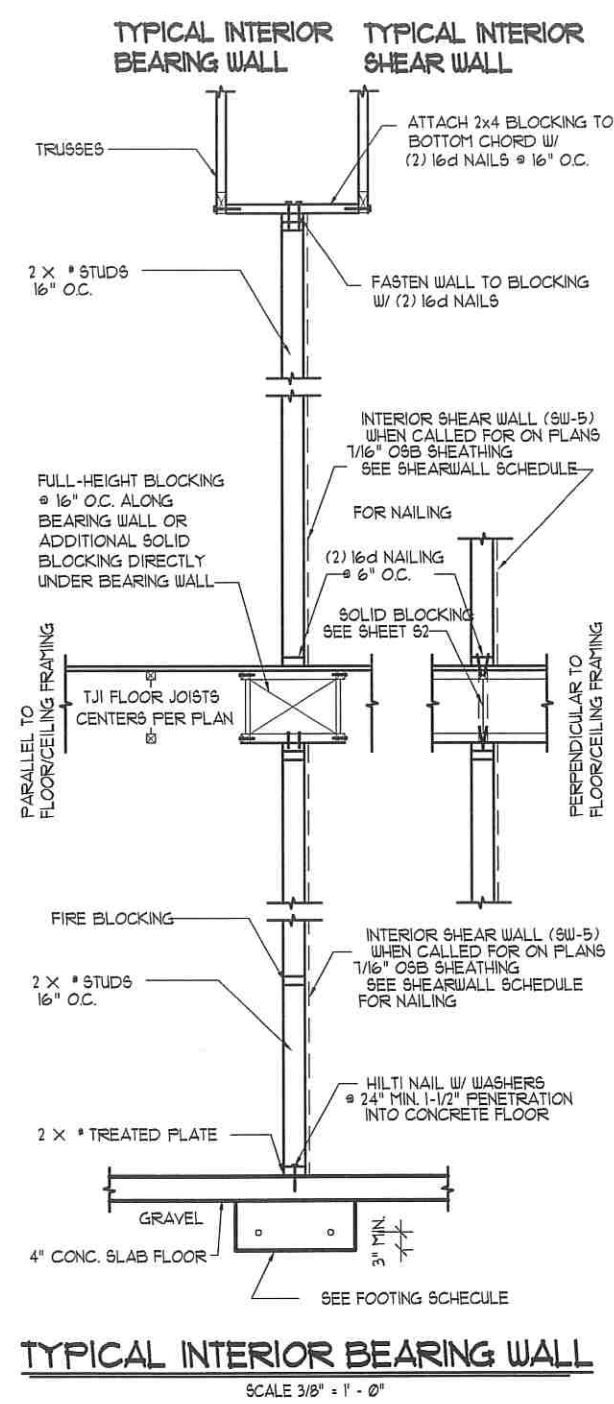
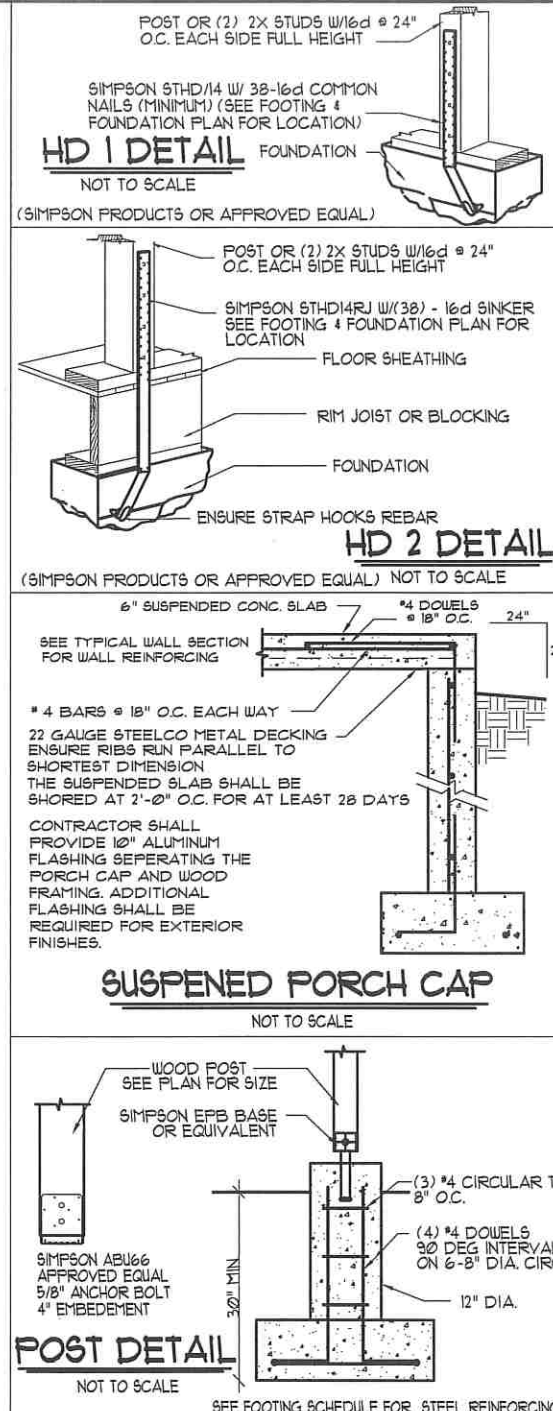
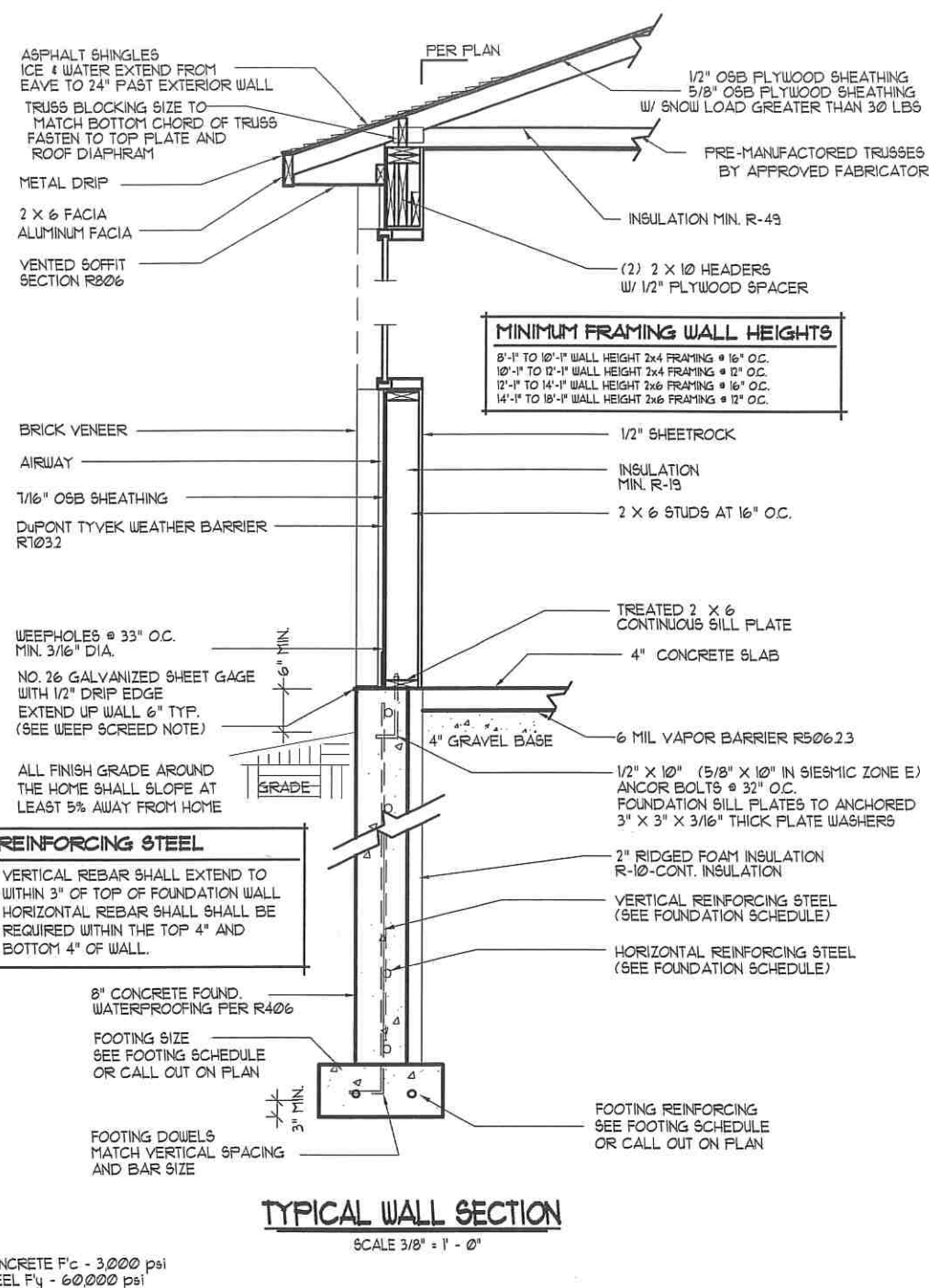
ROOF FRAMING PLAN

SCALE 1/8" = 1'-0"

SCALE
1/8" = 1'-0" 11x17
1/4" = 1'-0" 24x36
PLAN NUMBER
100X50

A5

SLAB ON GRADE



FOUNDATION WALL SCHEDULE

MARK

WALL HEIGHT

WIDTH

HORIZONTAL BAR

* OF BARS

VERTICAL BAR

NOTES

FU-3

3'-0"

8"

* 4 BARS @ 9" O.C.

3

* 4 BARS @ 32" O.C.

PER STATE AMENDMENT (SEE WALL SECTION)

FU-4

3'-6"

8"

* 4 BARS @ 13" O.C.

4

* 4 BARS @ 24" O.C.

PER STATE AMENDMENT (SEE WALL SECTION)

CONCRETE F_c - 3,000 psi

STEEL F_y - 60,000 psi

FOOTING SCHEDULE

MARK

NOMINAL SIZES

WIDTH

THICK-NESS

LENGTH

REINFORCING STEEL

LENGTHWISE

* OF BARS

CROSSWISE

* OF BARS

NOTES

F-20

20"

10"

CONT.

* 4 BARS

2

(SEE WALL TYPICAL WALL SECTION)

F-24

24"

10"

CONT.

* 4 BARS

3

(SEE WALL TYPICAL WALL SECTION)

F-30

30"

12"

CONT.

* 4 BARS

3

(SEE WALL TYPICAL WALL SECTION)

F-36

36"

12"

CONT.

* 4 BARS

4

(SEE WALL TYPICAL WALL SECTION)

F-24

24"

10"

24"

* 4 BARS

3

* 4 BARS

3

(SEE POST DETAIL)

F-30

30"

10"

30"

* 4 BARS

3

* 4 BARS

3

(SEE POST DETAIL)

F-36

36"

12"

36"

* 4 BARS

4

* 4 BARS

4

(SEE POST DETAIL)

ACTUAL SIZES - F-24 (24"x9.25") - F-30 (30"x11.25") - F-36 (36"x12")

CONCRETE F_c - 3,000 psi

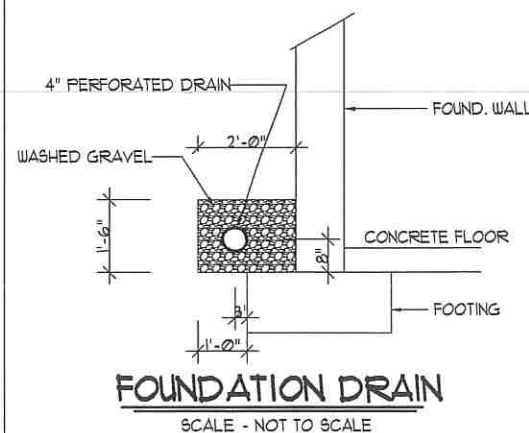
STEEL F_y - 60,000 psi

GENERAL NOTES

1. CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.

FOUNDATION WALL NOTES

1. WALLS GREATER THAN 10'-0" SEE ENGINEERING
2. REINFORCING STEEL SHALL BE PLACED IN CENTER OF WALL
3. FOOTING DOUELS SHALL MATCH VERTICAL STEEL AND EXTEND A MIN. OF 18" INTO FOUNDATION WALL.
4. MIN. SPLICE LENGTH * 4 BAR 24" INCHES - * 5 BAR 30" INCHES
5. CORNER REINFORCING - LAP 24" INCHES
6. OPENINGS - BARS SHALL BE PLACED WITHIN TWO INCHES OF OPENINGS AND EXTEND 24" BEYOND THE EDGE OPENING.



NOTES: FOUNDATION DRAINAGE - R405

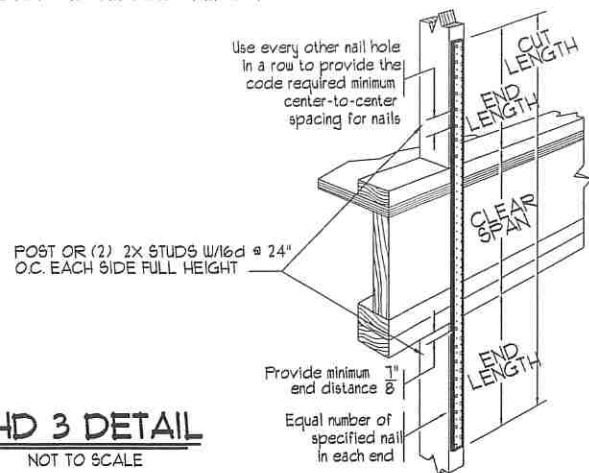
A LAND DRAIN - IF A LAND DRAIN IS AVAILABLE THE FOUNDATION DRAIN SYSTEM SHALL BE EXTENDED AND CONNECTED TO THE LAND DRAIN.

A SUMP SHALL BE PROVIDED TO DRAIN THE POROUS LAYER AND FOOTINGS. THE SUMP SHALL BE AT LEAST 24 INCHES IN DIAMETER OR 20 INCHES SQUARE, SHALL EXTEND AT LEAST 24 INCHES BELOW THE BOTTOM OF THE BASEMENT FLOOR AND SHALL BE CAPABLE OF POSITIVE GRAVITY OR MECHANICAL DRAINAGE TO REMOVE ANY ACCUMULATED WATER. THE DRAINAGE SYSTEM SHALL DISCHARGE INTO AN APPROVED SEWER SYSTEM OR TO DAYLIGHT.

EXCEPTION - A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND GRAVEL MIXTURE SOILS ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1.

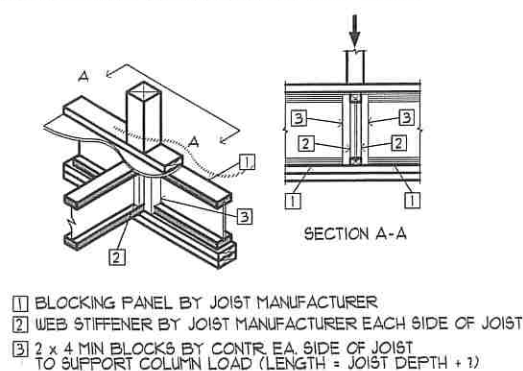
PORTIONS OF THE DUELLING THAT ARE BELOW GRADE SHALL BE AT A DEPTH SIMILAR TO THE SURROUNDING DUELLINGS. IF GROUND WATER IS OBSERVED AT TIME OF EXCAVATION, A GEOTECHNICAL ENGINEER SHALL EVALUATE THE SITE AND PROVIDE RECOMMENDATIONS. ALL RECOMMENDATIONS THAT ARE PROVIDED SHALL BE FOLLOWED.

GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 IN. OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.



(SIMPSON PRODUCTS OR APPROVED EQUAL) SIMPSON M5T4B STRAP TIE

COLUMN LOADS CANNOT BE SUPPORTED BY WOOD JOISTS



1/2" for TJI 560

Gap: 1/8" minimum, 2 3/4" maximum

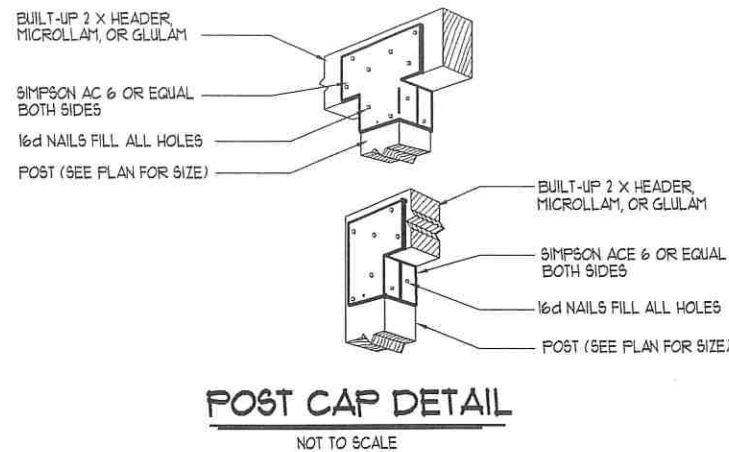
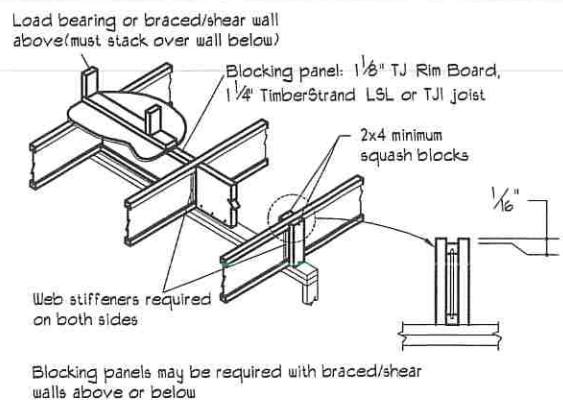
Nailing: See sizes below.

Web stiffener both sides. See sizes below.

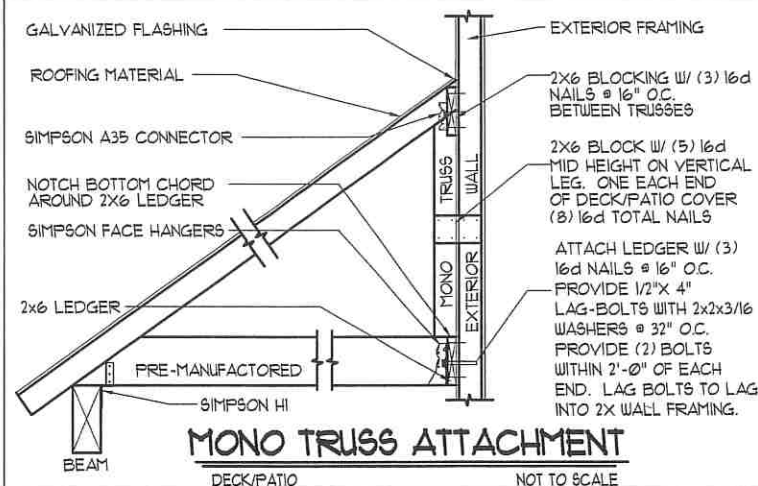
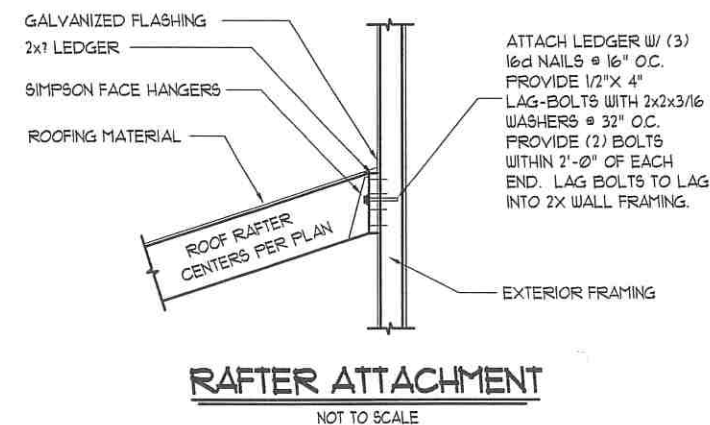
Tight fit

TJI Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements	
			Type	Number Nails
110 210 230 & 360	All	5/8" x 2 1/8"	8d (Ø113" x 2 1/2")	3
	All	3/4" x 2 1/8"		
	All	1/2" x 2 1/8"		
560	All	2x4	16d (Ø135" x 3 1/2")	3

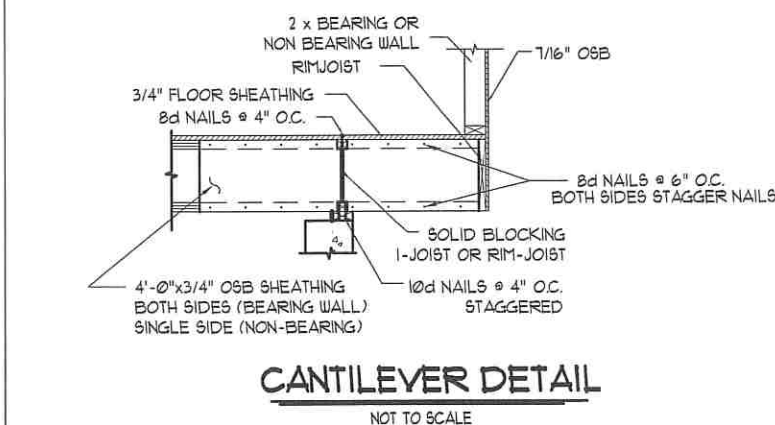
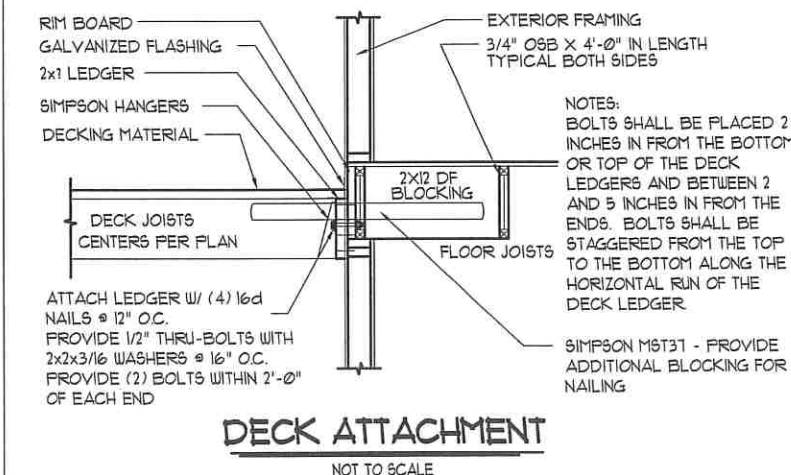
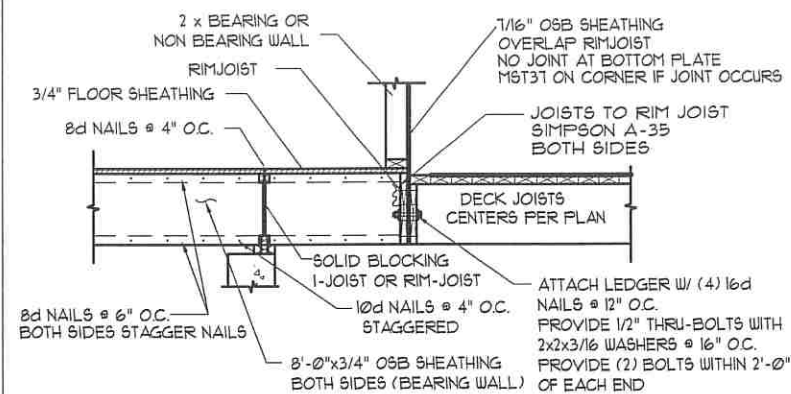
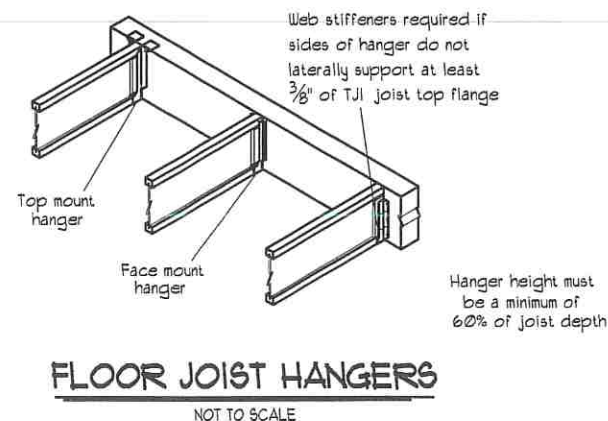
WEB STIFFENERS DETAIL
NOT TO SCALE



INSTALL SIMPSON HANGER PER SPECIFICATIONS.



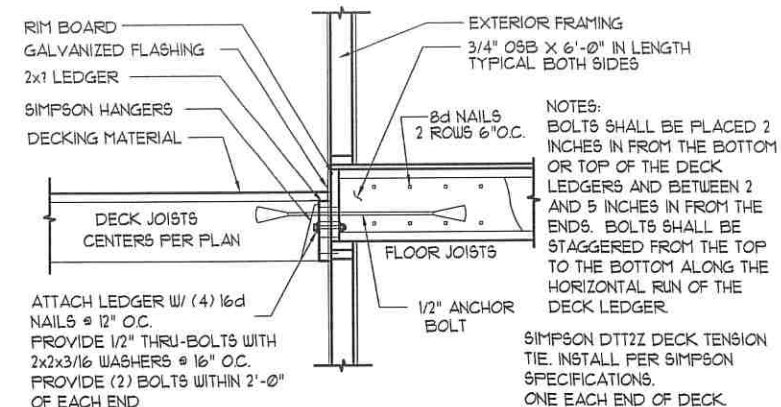
INSTALL SIMPSON HANGER PER SPECIFICATIONS.



Multiple-Member Connections for Top-Loaded Beams
Fastener Installation Requirements

Ply	Width	# of Plies	Fastener					Location
			Type ⁽¹⁾	Min. Length	# Rows	O.C. Spacing		
1 3/4"		2	10d nails	3"	3 ⁽²⁾	12"		One side
			12d-16d nails	3 1/4"	2 ⁽²⁾			
		3	Screws	3 3/8" or 3 1/2"	2	24"		Both sides
			10d nails	3"	3 ⁽²⁾			
1 3/4"		3	12d-16d nails	3 1/4"	2 ⁽²⁾	12"		Both sides
			Screws	3 3/8" or 3 1/2"	2	24"		
		4	10d nails ⁽³⁾	3"	3 ⁽²⁾	12"		One side (per ply)
			12d-16d nails ⁽³⁾	3 1/4"	2 ⁽²⁾			
1 3/4"		4	Screws	5" or 6"	2	24"		Both sides
				6 3/4"				

- (1) 10d nails are Ø128" diameter; 12d-16d nails are Ø148" - Ø162" diameter; screws are SDS, SDW, WS, or Truss-LOK-EWP.
- (2) An additional row of nails is required with depths of 14" or greater.
- (3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from the rows in the ply below.

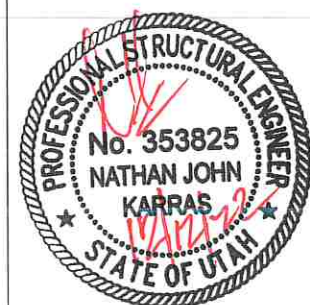
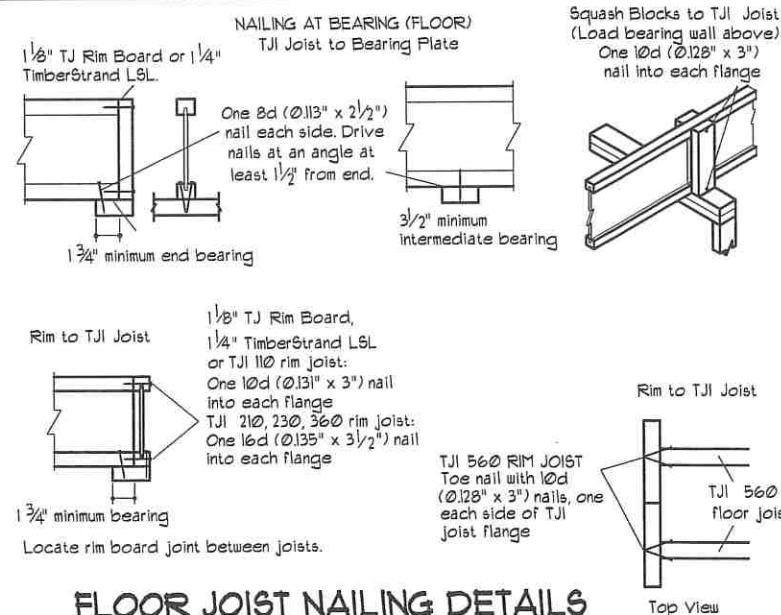


SIMPSON DTT2Z HOLDOWN - SPECIFICATIONS

INSTALLATION - USE ALL SPECIFIED FASTENERS. 1/2" ANCHOR BOLT, 8-SDS 1/2"x1-1/2" SIMPSON SCREWS, STANDARD CUT WASHER INSTALLED BETWEEN THE NUT AND THE SEAT. SDS SCREWS INSTALL BEST WITH A LOW SPEED HIGH TORQUE DRILL WITH A 3/8" HEX. HEAD DRIVER. WHEN INSTALLING SCREWS PREVENT WOOD FROM SPLITTING.

HOLDOWNS-ANCHOR BOLT - DO NOT OVER-TORQUE, FINGER TIGHT PLUS 1/2 TO 1 TURN WITH A HAND WRENCH.

ATTACHMENT TO TJI FLOOR SYSTEM - INSTALL 3/4" OSB FLOOR SHEATHING BY 6'-0" WITH 8d COMMON NAILS TWO ROWS AT 6" O.C. TO BOTH SIDES OF 1-JOISTS.



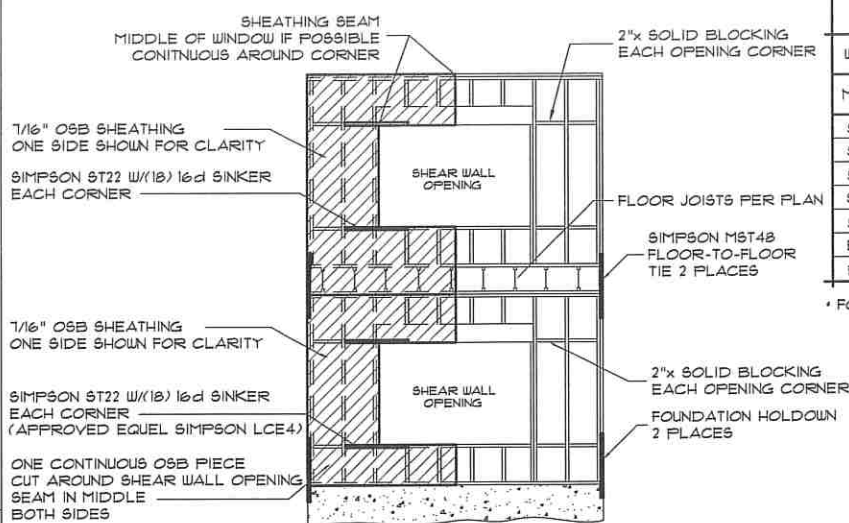
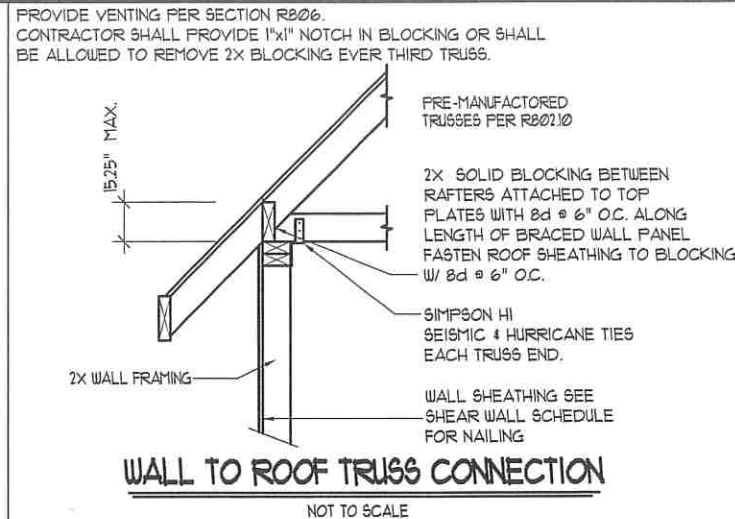
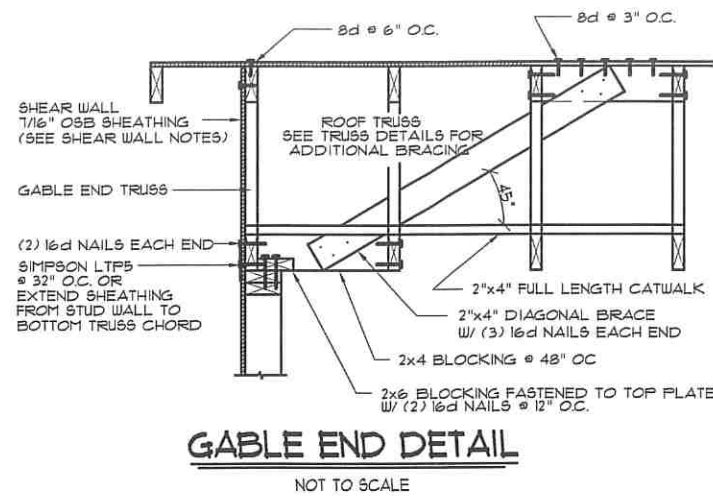
Karras Engineering

RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING

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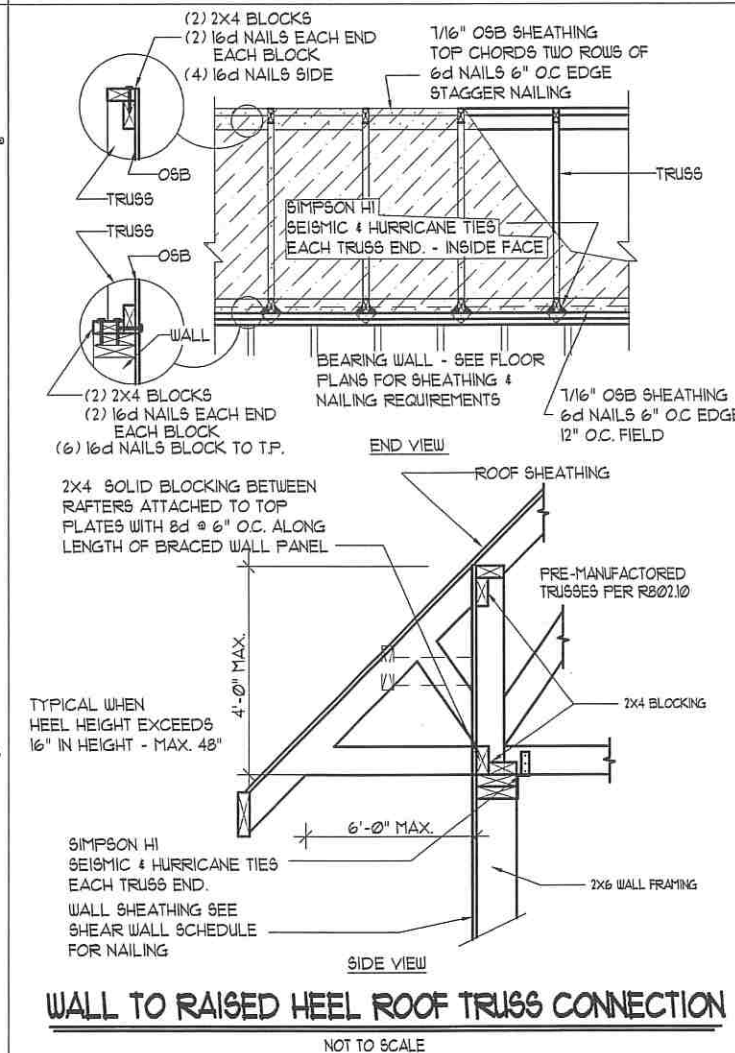
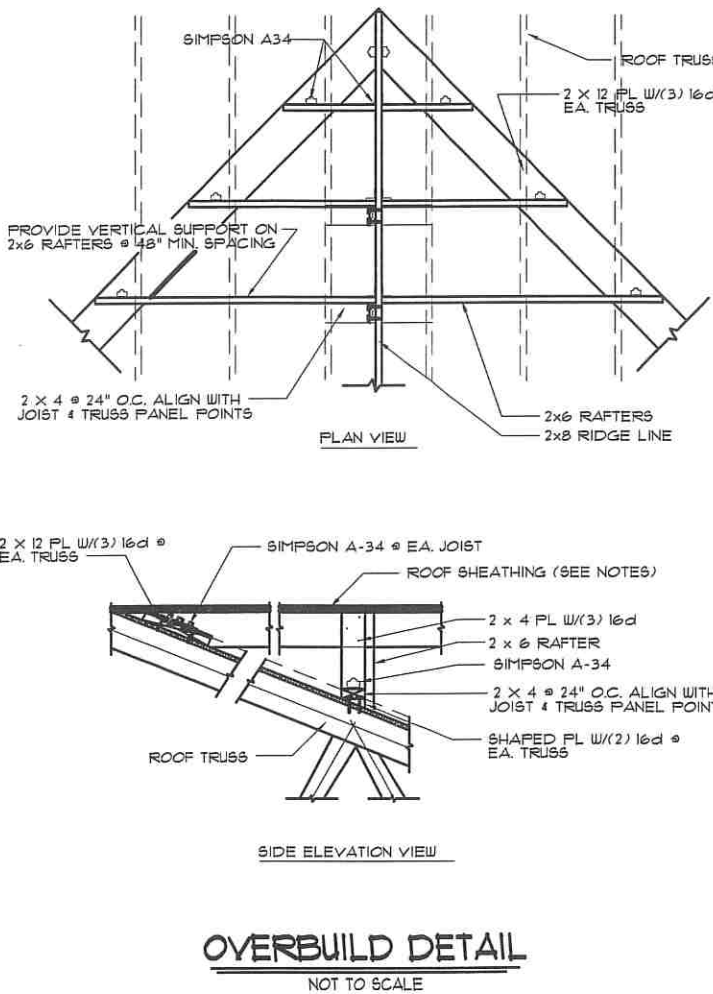
SCALE	1/8" = 1'-0"	11x17
	1/4" = 1'-0"	24x36
PLAN NUMBER		
2022-1		S2



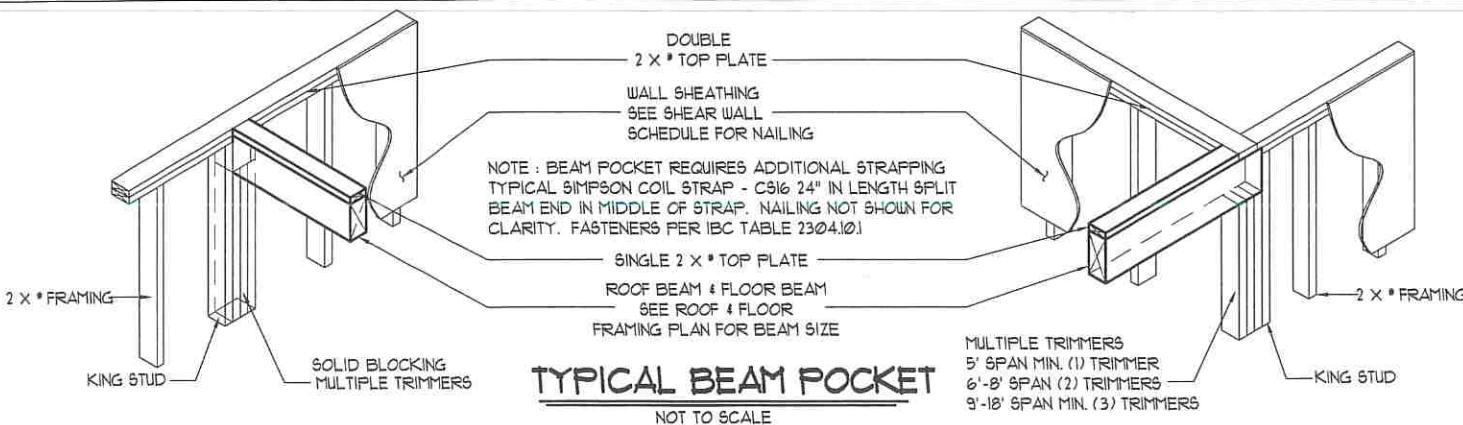
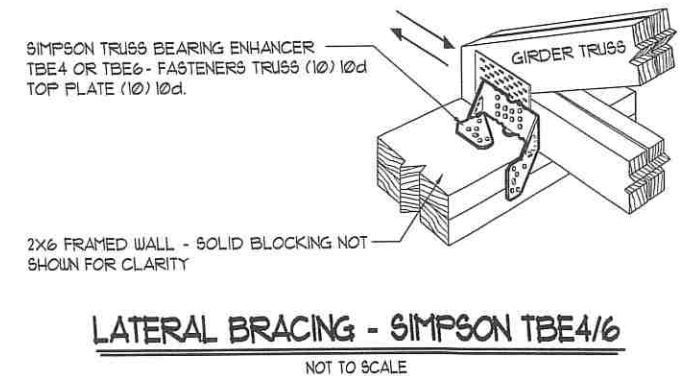
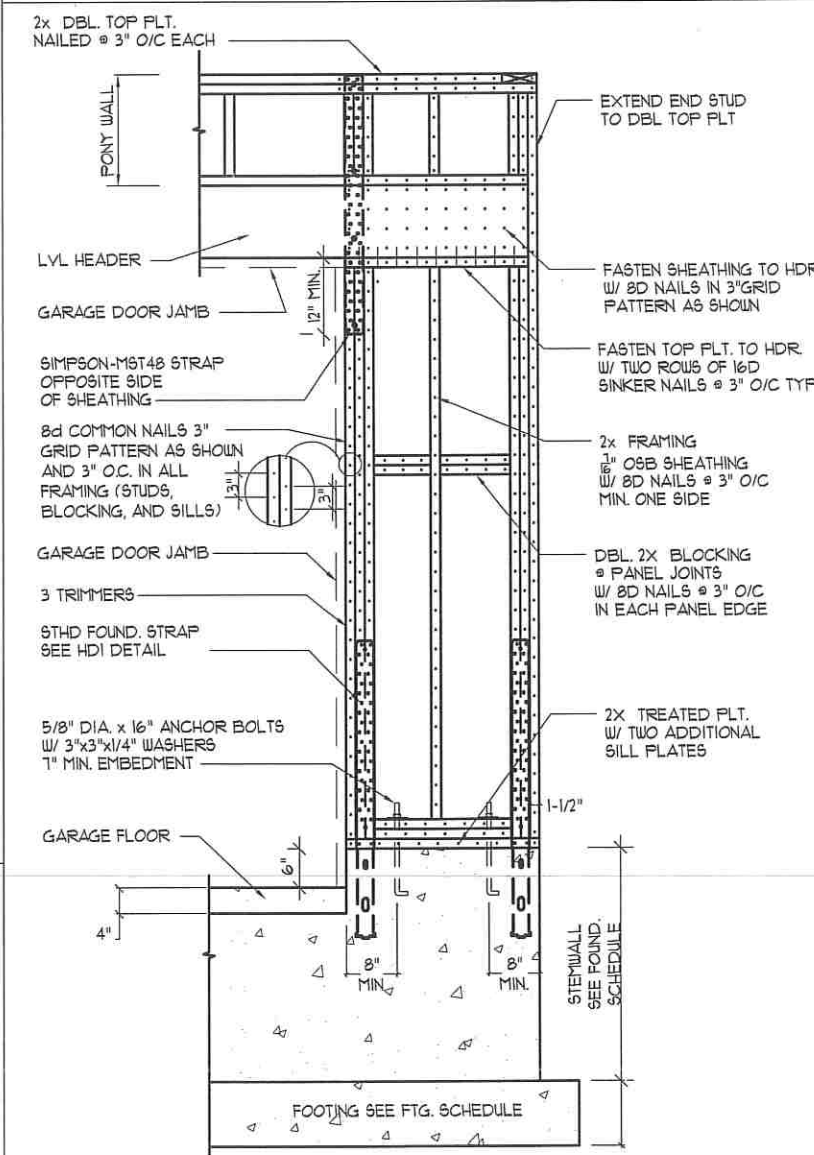
SHEAR WALL SCHEDULE									
MARK	OSB SHEATHING	NAILING			ANCHOR BOLTS			NOTES	ZONE = D2, R = 6
		SIZE	EDGE	FIELD	DIA.	LENGTH	SPACING		
SW-1	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-2	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-3	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-4	7/16"	8d	4"	12"	1/2"	10"	32"		
SW-5	7/16"	8d	6"	12"				INTERIOR SHEARWALL	
BWP	7/16"	8d	3"	3"	5/8"	16"	TWO	NO STAPLES	
PSW	7/16"	8d	3"	12"	1/2"	10"	32"	NO STAPLES	

* FOUNDATION SILL PLATES TO ANCHORED WITH 3" X 3" X 0.225" THICK PLATE WASHERS

TABLE OF EQUIVALENT FASTENERS					
NAILS, STAPLES, & T-NAILS (VALID FOR LATERAL LOADS ONLY)					
COMMON NAIL SPACING	STAPLE SPACING			T-NAIL SPACING	
	16"	15"	14"	13"	13"
	1 1/2"	1 1/4"	1 1/4"	1 1/4"	1 1/2"
*NO STAPLES EQUIVALENT FOR BWP & PSW SEE DETAILS FOR NAILING FOR BWP & PSW					
6d	4"	3 1/2"	4"	5"	4"
	6"	5"	6"	7"	7 1/2"
	8"	6 1/2"	8"	8"	10"
	10"	8 1/2"	10"	10"	12"
8d	4"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	5"	6"
	8"	5 1/2"	6 1/2"	6 1/2"	8"
	10"	6 1/2"	8"	8"	10"



PERFORATED SHEAR WALL FRAMING DETAIL
NOT TO SCALE



BRACED WALL PANEL DETAIL (BWP)
NOT TO SCALE

INSTALL SIMPSON HANGER PER SPECIFICATIONS.



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SCALE	1/8" = 1'-0"	11x17
	1/4" = 1'-0"	24x36
PLAN NUMBER		S3
2022-1		

2015 INTERNATIONAL BUILDING/RESIDENTIAL CODE

CONTRACTOR/OWNER SHALL COMPLY WITH BOTH IBC AND IRC BUILDING CODE REQUIREMENTS.

CONTRACTOR/OWNER SHALL COMPLY WITH UTAH ADMINISTRATIVE CODE RULE R506-506.

DESIGN CRITERIA

GOVERNING CODE	2015 IRC
SEISMIC	ZONE D Ss = 1.0/3.1 Fa = 12 R = 6.5 Sds = 0.812 Cs = 0.134
WIND LOADS	
ULTIMATE WIND SPEED	115 MPH
ROOF LOADS	EXPOSURE C
DEAD	15 PSF
ROOF SNOW	30 PSF
FLOOR LOADS	
DEAD	10 PSF
LIVE	40 PSF
DECK LOADS	
DEAD	10 PSF
LIVE	60 PSF
SOIL BEARING PRESSURE	1500 PSF

STRUCTURAL STEEL

1. FABRICATION AND CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARDS:
- A. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, "WITH " COMMENTARY."
- B. AISC "CODE OF STANDARD PRACTICE" EXCLUDING THE FOLLOWING: SECTION 3.4 , SECTION 4.4, SECTION 4.41.
- C. AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A430 BOLTS"
- D. AMERICAN WELDING SOCIETY (AWS), STRUCTURAL WELDING CODE (SPECIFIC ITEMS DO NOT APPLY WHEN THEY CONFLICT WITH AISC REQUIREMENTS).
- E. AISC "SEISMIC PROVISION FOR STRUCTURAL STEEL BUILDINGS"

CONCRETE

- CONCRETE
1. ALL CONCRETE SHALL BE MIN. OF 3,000 PSI CONCRETE
2. TYPE I/II CEMENT COMPLYING WITH ASTM C-150 SHALL BE USED FOR ALL CONCRETE.
3. THE WATER/CEMENT RATIOS AND AIR ENTRAINMENT SHALL MEET THE REQUIREMENTS OF ACI 318.
4. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVER:
- A. CAST IN PLACE CONCRETE..... CLEAR COVER
- B. CAST AGAINST PERMANENTLY EXPOSED TO EARTH..... 3"
- C. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
- % THRU #10 BARS..... 2"
- % AND SMALLER BARS..... 1-1/2"
- D. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS, #1 BARS AND SMALLER..... 3/4"
- BEAMS, COLUMNS: PRIMARY REINF, TIES, STIRRUPS, SPIRALS..... 1 1/2"
5. REINFORCING MIN. LAP SPLICE - #4 BARS 24" - #5 BARS 30"

FOOTING & FOUNDATION R403 & R404

FOOTINGS AND FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTIONS R403 AND R404.

IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SITE AND GEOTECHNICAL CONDITIONS ARE IN COMPLIANCE WITH THE DESIGN CRITERIA LISTED ABOVE.

1. FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN THE DESIGN CRITERIA.
2. ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND SHALL BE A MINIMUM OF 30", OR LOCAL FROST DEPTH, BELOW THE FINISH GRADE.
3. THE CONTRACTOR SHALL ENSURE THAT THE FOOTINGS ARE PROPERLY DRAINED AND THAT THE SOIL MOISTURE CONTENT MEETS THE IBC AND IRC REQUIREMENTS.
4. ANY ANOMALOUS SOIL CONDITION ENCOUNTERED DURING EXCAVATION, SUCH AS SLIPPAGE, HIGH MOISTURE CONTENT, IMPROPER DRAINAGE, ETC., SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
5. COMPACT BACKFILL AGAINST FOUNDATION WALL TO 85% OF MODIFIED PROCTOR DRY DENSITY TO REDUCE SETTING OF FILL.
6. FOUNDATION ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 1" OF CONCRETE AND PLACED WITHIN 12" OF SILL PLATE END. IF MULTIPLE PLATES ARE USED, THE ANCHOR BOLTS SHALL EXTEND THROUGH ALL PLATES. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLT PER WALL SECTION. 3"x3"x0.229" SQUARE WASHERS SHALL BE USED BETWEEN ANCHOR BOLT AND PLATE. SEE CROSS SECTION FOR SIZE AND SPACING.
7. GRADE 60 REBAR SHALL BE USED FOR BOTH VERTICAL AND HORIZONTAL INSTALLATIONS.
8. HOLD-DOWNS SHALL BE EMBEDDED IN THE FOUNDATION PER MANUFACTURERS REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THE FASTENERS HOOK THE REBAR AND MEETS THE MINIMUM EDGE DISTANCE.

CONCRETE-ENCASED ELECTRODE E3608.12

AN ELECTRODE ENCASED BY AT LEAST 2 INCHES OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH DIAMETER, OR CONSISTING OF AT LEAST 20 FEET OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BONDED TOGETHER BY THE USUAL STEEL TIE WIRE OR OTHER EFFECTIVE MEANS.

FOOTINGS ON OR ADJACENT TO SLOPES R403.1.7

THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL (33.3-PERCENT SLOPE) SHALL CONFORM TO SECTIONS R403.1.1 THROUGH R403.1.4

BUILDING CLEARANCES FROM ASCENDING SLOPE SURFACES R403.1.7.1

IN GENERAL, BUILDINGS BELOW SLOPES SHALL BE SET A SUFFICIENT DISTANCE FROM THE SLOPE TO PROVIDE PROTECTION FROM SLOPE DRAINAGE, EROSION AND SHALLOW FAILURES.

FOOTING SETBACK FROM DESCENDING SLOPE SURFACES R403.1.7.2

FOOTINGS ON OR ADJACENT TO SLOPE SURFACES SHALL BE FOUNDED IN MATERIAL WITH AN EMBEDMENT AND SETBACK FROM THE SLOPE SURFACE SUFFICIENT TO PROVIDE VERTICAL AND LATERAL SUPPORT FOR THE FOOTING WITHOUT DETRIMENTAL SETTLEMENT.

FOUNDATION ELEVATION R403.1.7.3

ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT.

STRUCTURAL FILL

STRUCTURAL FILL SHALL BE IMPORTED FILL MATERIAL.

IMPORTED FILL MATERIAL SHALL CONSIST OF WELL-GRADED SANDY GRAVELS TO SILTY SANDS WITH A MAXIMUM SIZE OF 4" AND 5 TO 20 PERCENT FINES (MATERIALS PASSING NO. 200 SIEVE). THE LIQUID LIMIT OF THE FINES SHALL NOT EXCEED 35% AND THE PLASTICITY INDEX SHALL BE BELOW 15.

CLEAN GRAVEL RANGING FROM PEA GRAVEL TO 4" WITH LESS THAN 5 PERCENT FINES AND SAND COMBINED MAY ALSO BE USED AS STRUCTURAL FILL.

ALL FILL SOILS SHALL BE FREE FROM TOPSOIL, HIGHLY ORGANIC MATERIAL, FROZEN SOIL, AND OTHER DELETERIOUS MATERIALS.

THE THICKNESS OF EACH LIFT SHALL BE APPROPRIATE FOR THE COMPACTION EQUIPMENT BEING USED. MAX. 6" LIFT FOR HAND COMPACTION. MAX. 8" FOR TRENCH COMPACTORS.

THE FULL THICKNESS OF EACH LIFT OF STRUCTURAL FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

CLEAN GRAVEL FILL MAY BE PLACED IN MAX. 24" LIFTS. THE GRAVEL WILL NEED TO BE COMPACTED WITH AT LEAST 4 PASSES OF A VIBRATORY PLATE OR DRUM COMPACTOR.

WOOD - GENERAL FRAMING NOTES R502 & R602

WOOD FRAMING SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTIONS R502 AND R602. FASTENERS SCHEDULE FOR STRUCTURAL MEMBERS PER TABLE R602.3(1).

1. FRAMING LUMBER SHALL BE #2 DOUGLAS FIR-LARCH OR BETTER UNLESS NOTED OTHER WISE.
2. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED OR BE REDWOOD.
3. ALL FRAMING ANCHORS, POST CAPS, HOLD DOWNS, COLUMN BASES, ETC. SHALL BE PROVIDED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
4. ALL WALLS SHALL HAVE A MINIMUM OF TWO TOP PLATES . SPLICES IN TOP PLATES SHALL BE STAGGERED A MINIMUM OF FOUR FEET FROM THE NEAREST SPLICE IN ADJOINING TOP PLATE.
5. ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS SHALL HAVE (2) 2x10 DF No. 2 W/FILLER UNLESS NOTED OTHERWISE ON DRAWING.
6. ALL HEADERS SUPPORTING A GIRDER TRUSS SHALL BE A MIN. OF (2) 1-3/4"x2-1/2" LVLs UNLESS NOTED OTHERWISE ON DRAWING.
7. MULTIPLE BEAMS AND HEADERS SHALL BE NAILED TOGETHER ACCORDING TO DETAIL ON SHEET S2.
8. ALL POINT LOADS SHALL BE SOLID BLOCKED TO THE FOUNDATION. SEE SHEETS S1-S3.
9. MULTIPLE TRIMMERS - SEE TYPICAL BEAM POCKET SHEET 3.
10. USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS.
11. TALL WALL FRAMING SHALL BE BALLOON FRAMING - WALL FRAMING SHALL BE FULL HEIGHT AND CONTINUOUS FROM FLOOR TO CEILING. SEE TYPICAL WALL SECTION OR FLOOR PLANS FOR FRAMING MATERIAL AND SIZES.
12. MULTI LEVEL FRAMING - MULTI LEVEL FRAMING SHALL BE STAKE AND VERTICALLY ALIGNED TO CREATE DIRECT LOAD PATH.

FLOOR SHEATHING NOTES R503

1. TYPICAL FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD NAILED W/ 8d NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
2. SOLID JOIST BLOCKING REQUIRED AT ALL BEARING POINTS.
3. INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
4. USE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.
5. USE DOUBLE FLOOR JOISTS UNDER ALL SHEAR WALLS RUNNING PARALLEL WITH FLOOR JOISTS. NAIL BOTTOM PLATE TO JOISTS W/ 16d NAILS @ 3" O.C.
6. USE DOUBLE JOISTS TO SOLID BLOCK UNDER ALL SHEAR WALLS RUNNING PERPENDICULAR TO FLOOR JOISTS. NAIL BOTTOM PLATE TO BLOCKING W/ 16d NAILS @ 3" O.C.
7. FLOOR JOIST INSTALLATION PER MANUFACTORS SPECIFICATIONS.

SHEAR WALL NOTES

1. AS A MINIMUM, ALL EXTERIOR WALL SHALL BE SHEATHED WITH 7/16" APA RATED C-D OR C-C SHEATHING AND NAILED WITH 8d's 4" O.C. EDGE AND 12" O.C. FIELD. IF NOT INDICATED ON PLANS, SEE SHEARWALL SCHEDULE.
2. SHEATHING SHALL EXTEND CONTINUOUS FROM MUD SILL TO TOP PLATE AND NAILED AT LEAST 1" O.C. ALONG SILL PLATE. SHEATHING SHALL EXTEND FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS.
3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH. NAIL SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

WOOD TRUSS NOTES R502.10

PRE-MANUFACTURED TRUSSES SHALL CONFORM WITH SECTION R502.10 AND R502.11.

TRUSS MANUFACTURE SHALL PROVIDE DETAILS AND INSTRUCTION FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF TRUSSES BEFORE AND AFTER CONSTRUCTION.

TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R106.1

NO ALTERATIONS SHALL BE MADE TO THE TRUSSES OR THE TRUSS LAYOUT.

ANY CHANGES TO THE ROOF FRAMING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO MANUFACTURING AND OR CONSTRUCTION OF SAID TRUSSES.

TRUSS DESIGN DRAWINGS SHALL COMPLY WITH SECTION R502.11.4 & R502.10.1.

DEFERRED TRUSS DESIGN SHALL BE SUBMITTED TO KARRAS ENGINEERING AND THE BUILDING OFFICAL FOR REVIEW AND GENERAL CONFORMANCE PRIOR TO INSTALLATION IN ACCORDANCE WITH IBC 1013.4.1.

CONTRACTOR SHALL PROVIDE MINIMUM 22" X 30" ATTIC ACCESS. - FIELD LOCATE PROVIDE WEATHER STRIPPING AROUND OPENING. R501.1.

THE CONTRACTOR SHALL BLOCK BETWEEN TRUSSES AND CONNECT EACH TRUSS TO WALL TOP PLATE WITH SIMPSON HI CONNECTORS.

GABLE ENDS SHALL HAVE SIMPSON STRONGTIE STRAPS @ 32" O.C. CONNECTING GABLE TRUSS TO WALL FRAMING.

TRUSSES TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS.

BLOCKING BETWEEN TRUSSES SHALL MATCH BOTTOM CHORD OF TRUSS.

BRACING - TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERL STABILITY.

ROOF SHEATHING NOTES R503

1. SHEATHING SHALL BE 7/16", 24/16, APA RATED SHEATHING. NAIL W/ 8d's @ 6" O.C. 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEARWALL TOPS, AND ALL BLOCKING. NAIL @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. (5/8" SHEATHING WITH SNOW LOADS GREATER THAN 30 LBS)
2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

BRICK VENEER SUPPORT / LINTELS R103.12.1

A MINIMUM 6 INCHES BY 4 INCHES BY 5/8 INCH STEEL ANGLE, WITH THE LONG LEG PLACED VERTICALLY, SHALL BE ANCHORED TO DOUBLE 2 INCHES BY 4 INCHES WOOD STUDS AT A MAXIMUM ON-CENTER SPACING OF 16 INCHES. ANCHORAGE OF THE STEEL ANGLE AT EVERY DOUBLE STUD SPACING SHALL BE A MINIMUM OF TWO 5/8" DIAMETER BY 4 INCH LAG SCREWS.

STEEL LINTELS SHALL BE SHOP COATED WITH RUST INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

FASTENERS R317.3

FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE - TREATED WOOD SHALL BE HOT DIPPEED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. EXCEPTIONS 1/2" DIAMETER OR GREATER STEEL BOLTS.

DWELLING/GARAGE SEPERATION R302.6

STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY FIRE-RESISTIVE CONSTRUCTION. 1/2-INCH GYPSUM BOARD TYPICAL. 5/8-INCH TYPE X GYPSUM BOARD FOR HABITABLE ROOMS ABOVE THE GARAGE.

COMPLY WITH SECTION R302.6.

CEILING HEIGHT R305

HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BASEMENTS 6'-8" MIN. EXCEPTIONS UNDER BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.

WINDOW WELLS R310.2

WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORZ. DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER. COMPLY WITH SECTION R310.2.1

BASEMENT - WINDOW SILL HEIGHT R310.2.2

BASEMENT WINDOWS SHALL HAVE A SILL HEIGHT OF NO MORE THAN 44-INCHES ABOVE THE FLOOR. WHERE THE SILL HEIGHT IS BELOW GRADE THE WINDOW SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH R310.2.3.

WINDOW SILL HEIGHTS R312.2.1

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISH GRADE OR SURFACE BELOW, THE LOWEST PART OF THE OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIA. SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.

MEANS OF EGRESS R311

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS. (2%)

GUARDS AND WINDOW FALL PROTECTION R312

GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.

OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

SMOKE ALARMS R314

SMOKE ALARMS SHALL BE IN ACCORDANCE WITH SECTION R314.

ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND UNINHABITABLE ATTICS.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

CARBON MONOXIDE ALARMS R315

CARBON MONOXIDE ALARMS SHALL BE IN ACCORDANCE WITH SECTION R315.

AN APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLINGS UNITS THAT HAVE ATTACHED GARAGES.

SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND NFPA 720.

GLAZING R308

1. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

3. GLAZING IN WALLS ENCLOSING STAIRWAY LANDING OR WITHIN 60 INCHES OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

WEATHER-RESISTANT BARRIER R103.6.3

WEATHER-RESISTANT BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R103.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WEATHER-RESISTANT VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.

WEEP SCREEDS R103.6.2.1

A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

ARC-FAULT PROTECTION E3902.12

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

TUB AND SHOWER R301

BATHTUB AND SHOWER SPACES - R301.2

BATHTUB ND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

LIMIT WATER TEMPERATURE TO A MAX. 120° F. PER SECTION P2100.3 AND P2113.3.

JETTED TUB ACCESS - 12"x12" ACCESS PER IRC P2120.

GENERAL NOTES

1. CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
3. ALL WORK IS TO DONE UNDER LOCAL AND STATE BUILDING CODES.
4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.



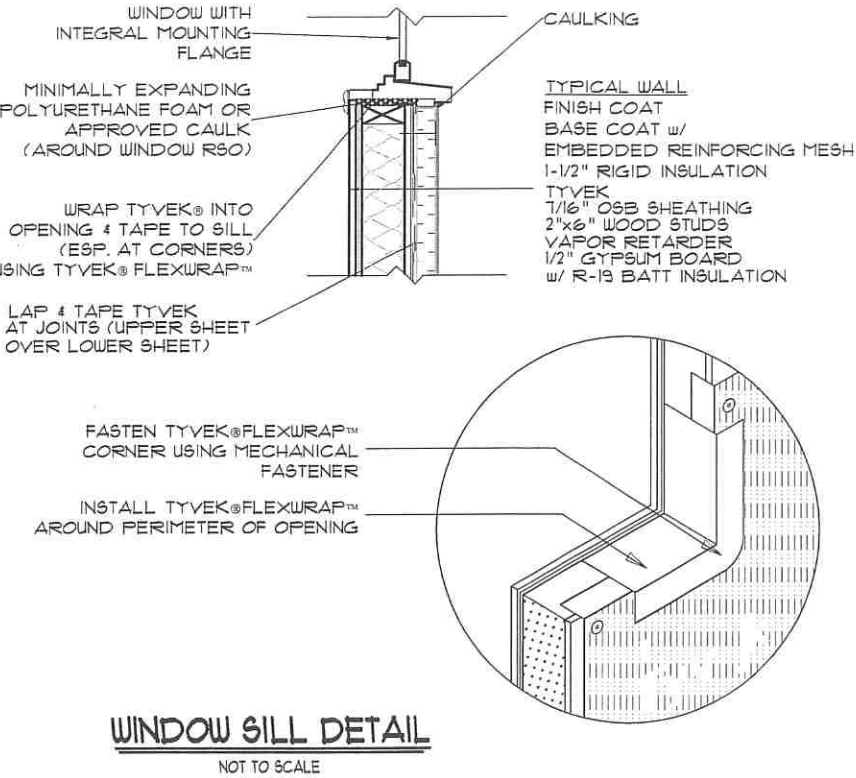
SCALE	1/8" = 1'-0"	1 1/4" = 1'-0"	1 1/2" = 1'-0"
PLAN NUMBER	S4		
2022-1			

Karras Engineering

RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING
NATE KARRAS P.E. (801) 786-0849 email: KustomNK@gmail.com

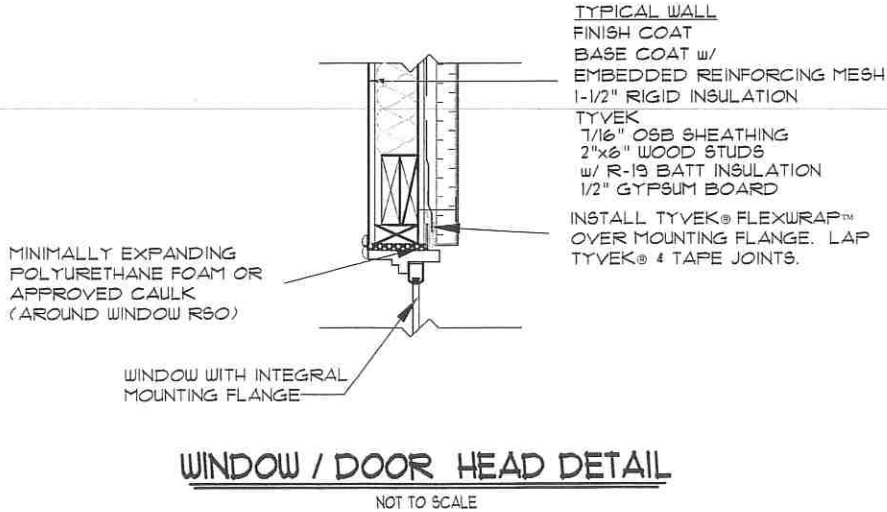
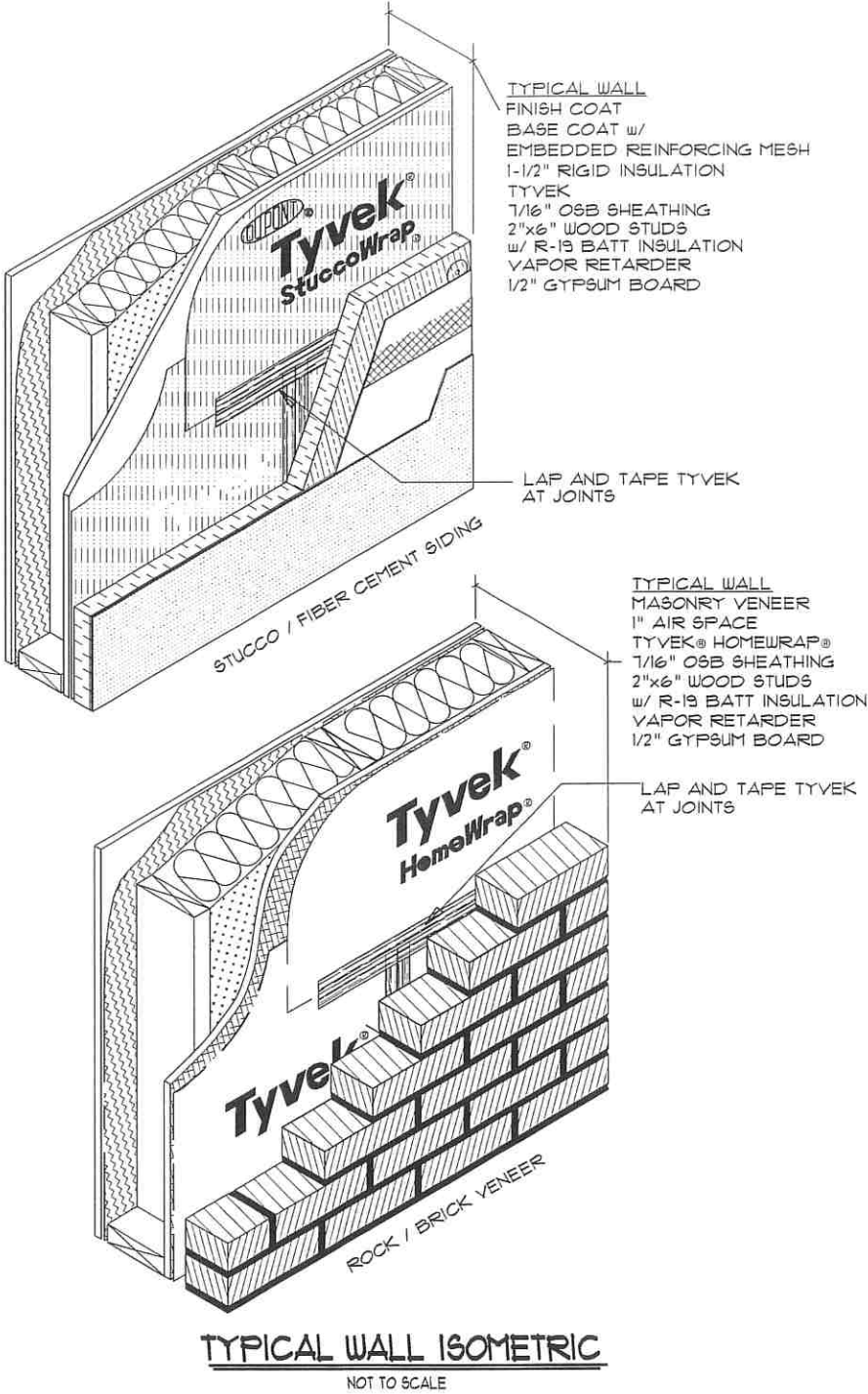
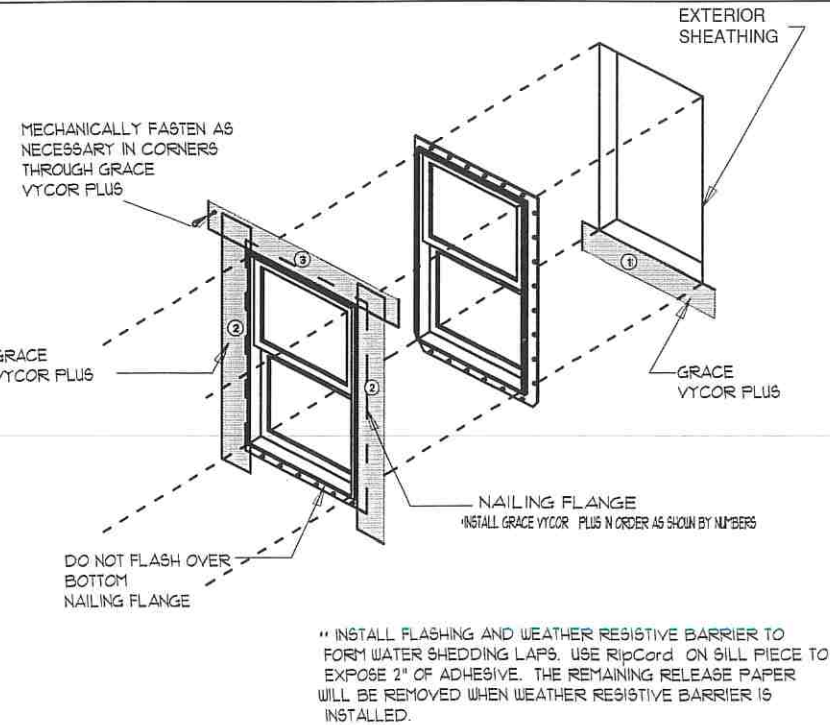
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WEATHER RESISTIVE BARRIER (R103.2)



GENERAL NOTES

- SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH APPROVED TAPE (ex. DUPONT CONTRACTOR TAPE)
- FASTEN TYVEK TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (ex. DUPONT WRAPCAPS)
- LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERN OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW
- INSTALL EIFS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS



2015 IECC REQUIREMENTS FOR UTAH HOMES

	WINDOWS		INSULATION				FOUNDATION		
	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
ZONE 6	0.32	NR	49	20 + 5 OR 13 + 10	15/20	30	15/20	10, 4 FT	15/19
ZONE 5	0.32	NR	49	20 OR 13 + 5	13/17	30	13/17	10, 2 FT	15/19
ZONE 3	0.32	0.25	38	20 OR 13 + 5	8/13	19	8/13	0	5/13
ZONE 3	WASHINGTON		ZONE 5	BEAVER, DAVIS, EMERY, GARFIELD, GRAND, IRON, JUAB, KANE,					
ZONE 5	MILLARD, BIUTE, SALT LAKE, SAN JUAN, SANPETE, SEVIER, TOOELE UTAH, WAYNE, WEBER								
ZONE 6	BOX ELDER, CACHE, CARBON, DAGGETT, DUCHESNE, MORGAN, RICH, SUMMIT, UINTAH, WASATCH								

FENESTRATION (IECC SECTIONS R303.13, R402.3, R402.5)

FENESTRATION (INCLUDING ALL WINDOWS AND DOORS) AND SKYLIGHT U-FACTORS ARE MAXIMUM ACCEPTABLE LEVELS. THE GLAZED FENESTRATION SHGC MAXIMUMS APPLY TO ALL WINDOWS, SKYLIGHTS AND GLAZED DOORS. AN AREA-WEIGHTED AVERAGE OF FENESTRATION PRODUCTS IS PERMITTED TO SATISFY THESE REQUIREMENTS. (SEE IECC SECTION R402.3)

WINDOW, DOOR AND SKYLIGHT U-FACTORS AND SHGC'S MUST BE DETERMINED BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER, IN ACCORDANCE WITH A NATIONAL FENESTRATION RATING COUNCIL (NFR) RATING. PRODUCTS WITHOUT AN NFR LABEL MUST USE THE DEFAULT VALUES IN IECC SECTION R303.13

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS MUST BE LABELED TO SHOW THAT THEY MEET THE IECC'S AIR INFILTRATION REQUIREMENTS.

UP TO 15 SQUARE FEET OF GLAZED FENESTRATION IS PERMITTED TO BE EXEMPT FROM THE U-FACTOR AND SHGC REQUIREMENTS. ONE SIDE HINGED OPAQUE DOOR ASSEMBLY UP TO 24 SQUARE FEET IS EXEMPTED FROM THE FENESTRATION U-FACTOR REQUIREMENTS IN THERMALLY ISOLATED SUNROOMS. (IECC SECTION R402.3.5)

INSULATION (IECC SECTIONS R303.1.4 AND R402.2)

INSULATION R-VALUES ARE MINIMUM ACCEPTABLE LEVELS AND MUST BE DETERMINED ACCORDING TO FEDERAL TRADE COMMISSION RULE.

R-VALUES FOR WALLS REPRESENT THE SUM OF CAVITY INSULATION PLUS INSULATED SHEATHING, IF ANY. THE SECOND R-VALUE FOR MASS WALLS APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

THE INSULATION FOR BASEMENT WALLS MUST BE FROM THE TOP OF THE WALL DOWN 10 FEET BELOW GRADE OR TO THE BASEMENT FLOOR, WHICHEVER IS LESS. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED IN IECC FIGURE R301.1. INSULATION REQUIREMENTS FOR CRAWL SPACE WALLS ARE FURTHER SPECIFIED IN IECC SECTION R402.2.1

FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING. REFER TO THE CODE FOR DETAILS ALLOWING INSULATION TO BE INSTALLED ON THE LOWER SIDE OF THE CEILING CAVITY.

ACCESS DOORS FROM CONDITIONED SPACES (E.G. ATTICS AND CRAWL SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. VERTICAL ACCESS DOORS ARE PERMITTED TO MEET THE FENESTRATION REQUIREMENTS.

INSULATION REQUIREMENTS FOR SLAB ON GRADE FLOORS ARE FURTHER SPECIFIED IN IECC SECTION R402.2.10. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.

SPECIAL INSULATION EXCEPTIONS RELATED TO CEILINGS WITH OR WITHOUT ATTIC SPACES, MASONRY VENEER AND THERMALLY ISOLATED SUNROOMS ARE SET FORTH IN IECC SECTION R402.

DUCTS (IECC SECTION R403.3)

DUCTS MUST BE TESTED AND VERIFIED TO HAVE TOTAL LEAKAGE OF NO MORE THAN 4cfm/100 SQ. FT. (OR 3cfm IF AIR HANDLER IS NOT INSTALLED), EXCEPT WHERE AIR HANDLER AND ALL DUCTS ARE LOCATED INSIDE CONDITIONED SPACE. AIR HANDLERS AND FILTER BOXES MUST ALSO BE PROPERLY SEALED.

SUPPLY AND RETURN DUCTS SHALL BE SEALED AND INSULATED AS FOLLOWS

DUCT LOCATION	LESS THAN 3 INCHES IN DIAMETER	GREATER THAN 3 INCHES IN DIAMETER
ATTIC	R-6	R-8
OTHER PORTIONS OF THE BUILDING	R-4.2	R-6
COMPLETELY INSIDE CONDITIONED SPACE	EXEMPT	EXEMPT

AIR SEALING (IECC SECTION R402.4)

THE BUILDING ENVELOPE IS REQUIRED TO BE PROPERLY SEALED AND TESTED, AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NO HIGHER THAN 3 ACH AT 0.2 INCH WG. (50 PASCAL) IN CLIMATE ZONES 3, 5 AND 6. RECESSED LIGHTING MUST ALSO BE SEALED TO LIMIT AIR LEAKAGE.

DOCUMENTATION (IECC SECTIONS R103, R303.3, R401.3)

THE APPROPRIATE CONSTRUCTION DOCUMENTS AND PREVENTATIVE MAINTENANCE INFORMATION MUST BE PROVIDED, ALONG WITH A PERMANENT CERTIFICATE LISTING CERTAIN INSULATION, WINDOW AND HVAC PERFORMANCE INFORMATION.

SYSTEMS (IECC SECTION R403)

HVAC SYSTEM MUST BE PROPERLY SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED METHODOLOGIES. NEW OR REPLACEMENT HEATING AND COOLING EQUIPMENT MUST MEET OR EXCEED FEDERAL MINIMUM EFFICIENCY REQUIREMENTS FOR GEOGRAPHIC LOCATION IN WHICH IT IS INSTALLED.

TEMPERATURE CONTROLS MUST BE INSTALLED, INCLUDING A PROGRAMMABLE THERMOSTAT WHERE REQUIRED.

MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MINIMUM OF R-3. HOT WATER PIPING MUST BE INSULATED TO R-3, WITH CERTAIN EXCEPTIONS.

SPECIFIC REQUIREMENTS APPLY TO CIRCULATING HOT WATER SYSTEMS, MECHANICAL VENTILATION, SNOW MELT SYSTEMS, AND POOLS.

LIGHTING (IECC SECTIONS R202 AND R404.1)

A MINIMUM OF 15% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.



Karras Engineering
RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING
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Application for Subdivision



Date Submitted 5/26/2023

Developer's Name RYAN WICKNICK

Developer's Mailing Address [REDACTED]

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

Subdivision Name TYTON RETAIL CENTER Phase 1

Subdivision Address 2656N 2000W

Is this a Re-Subdivision NO Current Property Zone C-2 Is Re-Zoning Required NO

Acreage of property being divided 3.16 Acreage of entire land parcel 3.16

Number of proposed lots in Subdivision 4 In Phase 1 Number of Phases 1

Title Search Completed Y N *Attach Documentation

Available Utilities and Services:

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

Application for Subdivision



Property is in which Flood Zone: ZONE X Panel Number: 49057C-0200E, MAP 35

Lowest Elevation of Property: 4263.31

Access Road above 4,215' Elevation: 4268.96 Source: TYTON RETAIL SITE PLAN-GRADING

Does the property contain Wetlands: NO Source: UTAH GEOLOGICAL SURVEY

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

3 PARCELS UNDER SAME OWNERSHIP RENTED OUT FOR RESIDENTIAL SINGLE FAMILY USE AND COMMERCIAL USES, SEE ATTACHED SECTION PAGE FOR 2017 AND 2023.

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

2000W (SR-126) ROW, 2700N (SR-134) ROW, BOTH ROW WIDTHS HAVE BEEN REPRESENTED ON THE PLAT, FARRWEST CITY SEWER LINE EASEMENT, SHARED ACCESS EASEMENT, POWER EASEMENT, NO OTHER KNOWN ITEMS ON PARCELS. SEE ATTACHED PRELIM PLAT.

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

Signed _____ Date _____

FEE SCHEDULE

Subdivision Plan Processing:

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

Engineering Fee Deposit: \$125.00/lot/phase

Application Fee \$ 100 Developer User Fee \$ 500 Total \$ 600
Receipt # 6.006701 Date Paid 5/26/23 Received by ukdsdy

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

**RE: TYTON RETAIL SUBDIVISION
Preliminary Plat Review**

Date: June 15, 2023

Our office has completed a review of the preliminary plat for the Tyton Retail Subdivision located at 2656 North 2000 West. This retail subdivision is located in a commercial zone and they are proposing to subdivide the three existing parcels into four lots. We recommend preliminary approval of the plat at this time with the following comments that will need to be addressed prior to final plat approval:

1. Obtain UDOT approval for the accesses to 2000 West. If the access locations change at all then the access easements will need to be revised on the plat.
2. Add addresses to the lots as provided by our office.
3. Provide a sewer easement on behalf of the City for the sewer main that will be installed on the site. The individual laterals will be private and will not need any easements, but the main line will need to be a public line and an easement over the pipe is necessary.
4. See the red-line comments on the plat and make sure all comments are addressed and that the boundary description closes.
5. The existing home on Lot 3 should be removed as part of the development to make it a conforming lot within the commercial zone. It is also not recommended to share an access between the commercial development and the residential.

This review and recommendation are for the preliminary plat only. Final plat approval will still be needed once all comments are addressed. We are also working on the review of the site plan drawings for Lots 1 and 2. There are outstanding issues on the site plan that will need to be resolved and approvals from other agencies will need to be submitted (UDOT, Bona Vista, Pineview, and Weber Fire) prior to approval of the site plan.

Please let me know if you have any further questions.

TYTON RETAIL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
FARR WEST CITY, WEBER COUNTY, UTAH, APRIL 2023

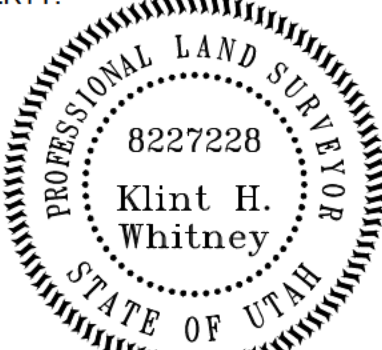
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 2700 WEST AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 15 BEING LOCATED SOUTH 00°03'23" WEST 110.94 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 412.87 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 15 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°10'54" WEST 197.22 FEET; (2) SOUTH 00°12'24" WEST 0.29 FEET; (3) ALONG THE ARC OF A 1966.39 FOOT RADIUS CURVE TO THE LEFT 325.99 FEET, HAVING A CENTRAL ANGLE OF 99°29'55", CHORD BEARS SOUTH 04°32'33" EAST 325.61 FEET; (4) SOUTH 09°16'04" EAST 197.82 FEET; THENCE NORTH 89°20'37" WEST 329.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°31'33" EAST 667.62 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°28'28" EAST 4.55 FEET; (2) NORTH 10°48'18" EAST 33.54 FEET; (3) NORTH 56°14'40" EAST 56.69 FEET; (4) SOUTH 86°38'32" EAST 82.15 FEET; (5) SOUTH 70°59'06" EAST 38.62 FEET TO THE POINT OF BEGINNING, CONTAINING 3.213 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 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 COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS TYTON RETAIL SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2023.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

TYTON RETAIL SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY FARR WEST CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2023.

FARR WEST DEVELOPMENT LLC

SIGNATURE

PRINTED NAME/TITLE

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

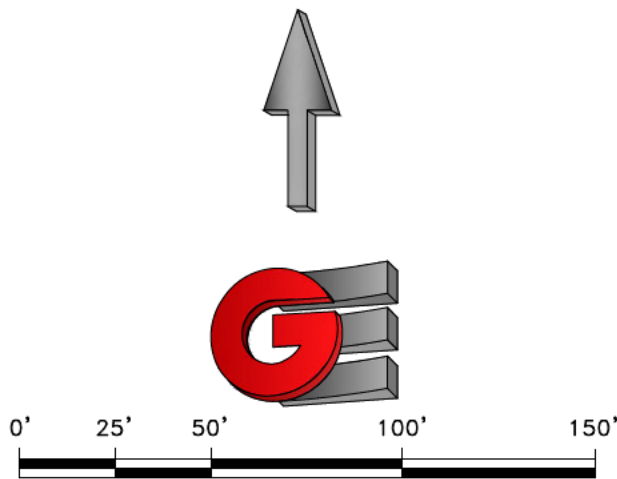
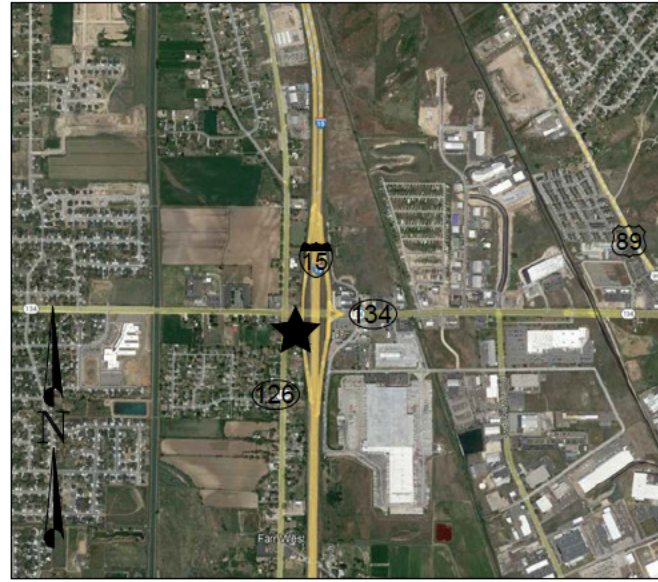
On this _____ day of _____, 2023, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of FARR WEST DEVELOPMENT LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

VICINITY MAP

NOT TO SCALE



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TYTON RETAIL. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°03'23" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE ALLEN TAYLOR SUBDIVISION WAS ALSO USED TO DETERMINE BOUNDARY LOCATION.

NOTES

- ZONE (C-2) CURRENT YARD SETBACKS: FRONT 20', SIDE NONE, REAR 10'.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DESIGNATED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16TH, 2005.

2700 NORTH STREET

2000 WEST STREET

INTERSTATE 15

NORTH QUARTER CORNER SECTION 35,
T7N, R2W, S.L.B.&M. (FOUND W.C.
BRASS CAP MONUMENT 2022 GOOD COND.

NORTHEAST CORNER SECTION 35,
T7N, R2W, S.L.B.&M. (FOUND W.C.
BRASS CAP MONUMENT 2019 GOOD COND.

WEST QUARTER CORNER SECTION 35,
T7N, R2W, S.L.B.&M. (FOUND W.C.
BRASS CAP MONUMENT 1974 GOOD COND.

TODD WHITELY
190390003

LURLENE
WESTERGAUD
190390176

LURLENE
WESTERGAUD
190390084

JENNIFER MCGEE
190390153

GENE HANCOCK
190390154

JAMES OWENS
190390009

VANDY GIRRES
190390010

TRISTIN LAWRENCE
190390014

DOUGLAS GROBERG
190390011

JIM THIROS
190580001

FARR WEST CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE FARR WEST CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2023.

CITY ATTORNEY

FARR WEST CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____, 2023.

CITY ENGINEER

FARR WEST CITY COUNCIL 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 CITY COUNCIL OF FARR WEST CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2023.

MAYOR, FARR WEST CITY

ATTEST: _____
CITY RECORDER

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2023.

CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

Application for Subdivision



Date Submitted MAY 31, 2023

Developer's Name B AND G MANAGEMENT LLC (BRAD JACKSON)

Developer's Mailing Address _____

Developer's Daytime Phone _____

Developer's Fax / E-mail _____

Subdivision Name JACKSON SUBDIVISION Phase 1

Subdivision Address ~2900 NORTH 2000 WEST

Is this a Re-Subdivision NO Current Property Zone C-2 Is Re-Zoning Required NO

Acreage of property being divided 2.997 AC Acreage of entire land parcel 2.997 AC.

Number of proposed lots in Subdivision 2 In Phase 1 Number of Phases 1

Title Search Completed ☒ Y ☐ N *Attach Documentation

Available Utilities and Services:

Culinary Water	☒ Y	☐ N	<u>BONA VISTA</u>
Secondary Water	☒ Y	☐ N	Company: <u>PINEVIEW</u>
Secondary System	☒ Y	☐ N	<u>PINEVIEW</u>
Adequate Storm Sewer/Drainage	☐ Y	☐ N	<u>CITY → IRRIGATION DITCH</u>
Sewer	☒ Y	☐ N	<u>CITY</u>
Electric Power	☒ Y	☐ N	<u>RMP</u>
Natural Gas	☒ Y	☐ N	<u>DOMINION ENERGY</u>
Telephone Service	☒ Y	☐ N	
Broadband/Fiber Internet	☒ Y	☐ N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connex: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	☒ Y	☐ N	Company:

Application for Subdivision



Property is in which Flood Zone: X Panel Number: 49057C0200E

Lowest Elevation of Property: 4266

Access Road above 4,215' Elevation: YES Source: SURVEY

Does the property contain Wetlands: NO Source: NATIONAL WETLANDS INVENTORY MAPPING

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

2-LOT ZONE-CONFORMING COMMERCIAL SUBDIVISION

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). (NONE)

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

Signed [Signature] Date 6-2-23

FEE SCHEDULE

Subdivision Plan Processing:

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

Engineering Fee Deposit: \$125.00/lot/phase

Application Fee \$ 100 Developer User Fee \$ 250 Total \$ 350
Receipt # _____ Date Paid _____ Received by Mckinzie

BRAD JACKSON

PROJECT NOTES

±2900 North 2000 West
FARR WEST, WEBER COUNTY, UTAH

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO FARR WEST CITY STANDARDS EXCEPT FOR CULINARY WATER AND SECONDARY WATER. CULINARY WATER IMPROVEMENTS SHALL BE TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS. SECONDARY WATER IMPROVEMENTS SHALL BE TO PINEVIEW WATER STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER/CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING, VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

TRAFFIC CONTROL MAY BE NECESSARY FOR IMPROVEMENTS ALONG 2000 WEST STREET - CONTRACTOR TO WORK OUT AN ACCEPTABLE PLAN WITH UDOT.

GRADING NOTES:

GRADING IS QUITE MINIMAL ON THIS VERY FLAT SITE. CONTRACTOR TO ENCOMPASS GRADING INTO BID.

NATIVE SUBGRADE, GRANULAR BORROW, ROADBASE (UTC) AND UTILITY TRENCHES TO BE COMPACTED TO 96% (MODIFIED PROCTOR AASHTO T-180).

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 96%!

STRUCTURAL SECTION:

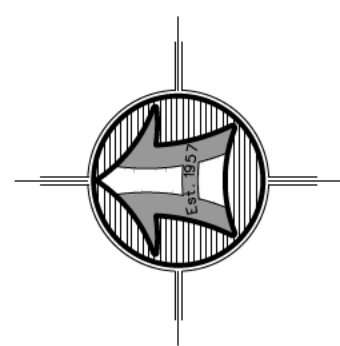
STRUCTURAL SECTION TO BE PER UDOT DICTATES. CONTRACTOR TO BID AN INITIAL STRUCTURAL SECTION OF 8 INCHES ASPHALT, ON 6 INCHES UTBC ROADBASE, ON 12 INCHES OF GRANULAR BORROW (ON 8 INCHES OF COMPACTED NATIVE SUBGRADE TO 95%).

WATER: TO UTILIZE WATER FROM NEARBY EXISTING FIRE HYDRANT(S), CONTACT BONA VISTA WATER IMPROVEMENT DISTRICT AND FARR WEST CITY AND MAKE APPROPRIATE ARRANGEMENTS.

UDOT UTILITY NOTES:

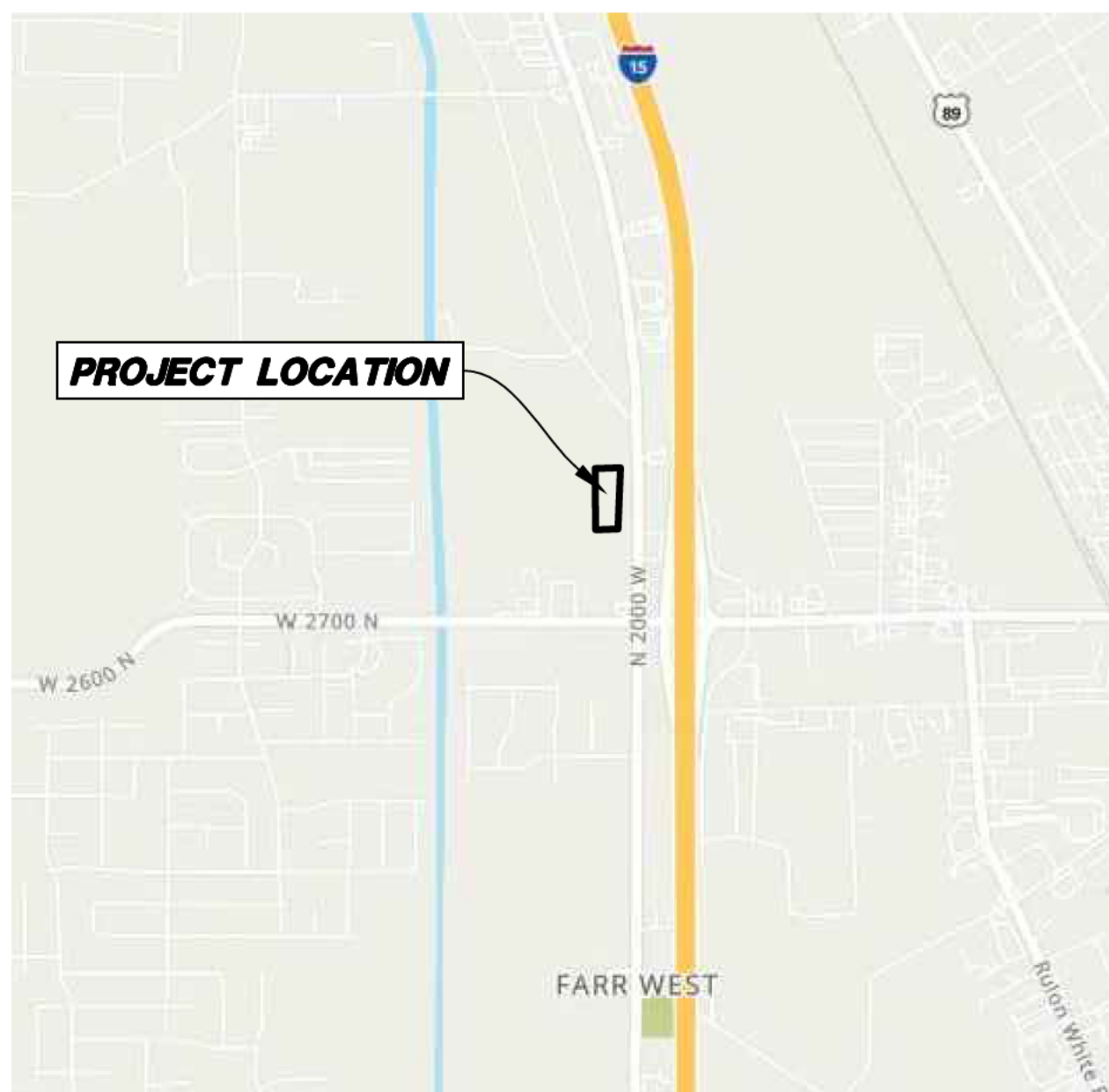
OUR POLICY IS THAT WE REQUIRE TRENCHLESS CONSTRUCTION UNLESS CONVINCING AND SUFFICIENT REASON IS GIVEN FOR OPEN TRENCH CONSTRUCTION. THE REASON FOR THIS IS THE SUBSTANTIAL DELAYS CAUSED TO THE PUBLIC WHICH WE MEASURE IN USER COSTS, AND THE DEGRADATION TO OUR PAVEMENT WHICH INCREASES MAINTENANCE COSTS AND SHORTENS THE LIFE CYCLE DURATION OF THE PAVEMENT.

A TRENCH MAY BE CONSIDERED IF COORDINATED WITH THE DOMINION ENERGY TRAFFIC CONTROL PLANS TO DO WORK SO AS TO NOT BE IN CONFLICT WITH THE NEW GAS LINE. ALL TRENCHES FOR LATERALS WITHIN A 100 FT DISTANCE MUST HAVE A 2 INCH MILL AND REPLACED AS A SINGLE PATCH. SINGLE LATERALS WILL REQUIRE A 2 INCH MILL FOR 20 FT EACH DIRECTION.



SHEET INDEX:

- 1 PROJECT DATA
- 2 OVERALL SITE & UTILITY PLAN
- 3 PLAN & PROFILE - 2000 WEST
- 4 UDOT ACCESS PLAN
- 5 UDOT STRIPING PLAN
- 6 UDOT SITE DETAILS
- 7 PINEVIEW DETAILS
- 8 SWPPP PLAN



VICINITY MAP

WATER / FIRE PROTECTION:

CULINARY WATER IS UNDER THE AUSPICES OF THE BONA VISTA WATER IMPROVEMENT DISTRICT - ALL CONSTRUCTION SHALL BE TO THEIR STANDARDS. CONTACT PERSON IS MATT FOX/ BLAKE CARLIN AT 801-621-0474. THE SITE WILL CONNECT TO THE EXISTING 8-INCH WATERMAIN IN 2000 WEST STREET - ALL WATER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED INTO A WATER MAIN. EACH LOT WILL HAVE A SEPARATE 2-INCH WATER SERVICE LINE AND SETTER(NO METER) PER BONA VISTA STANDARDS.

BONA VISTA WATER NOTES / PARTICULARS:

- (1) ALL WORK ON THE CULINARY WATER SYSTEM IS TO BE TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS.
- (2) DISTRICT STANDARDS REQUIRE THE USE OF CORROSION RESISTENT MATERIALS FOR THE WATER LINE, NAMELY, EITHER ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS, ALONG WITH POLY WRAP OF METAL FITTINGS.
- (3) SEWER AND WATER MUST BE SEPARATED A MINIMUM HORIZONTALLY 10 FEET AND VERTICALLY 1.5' (WATER ABOVE THE SEWER) FOR BOTH THE MAINS AND THE LATERALS.
- (4) A 14 GA. LOCATOR WIRE IN ACCORDANCE WITH BONA VISTA STANDARDS IS REQUIRED.

FIRE HYDRANT LOCATIONS AND PARTICULARS WILL BE PER THE FIRE MARSHAL - PROJECT IS UNDER REVIEW.

SEWER:

THERE IS EXISTING SEWER MAIN IN 2000 WEST STREET. THE PROJECT WILL INSTALL A NEW SEWER MANHOLE & EXTEND AN 8-INCH SANITARY SEWER PIPE INTO THE PROPERTY. EACH LOT WILL HAVE A 4-INCH LATERAL STUBBED TO IT. CONTRACTOR TO WORK WITH UDOT ON HIGHWAY CROSSING METHODOLOGY, BORING MAYBE REQUIRED.

STORM DRAINAGE:

FUTURE SITE PLAN DESIGNS FOR THE INDIVIDUAL LOTS TO ENCOMPASS ON LOT DETENTION PONDS. THE PONDS WILL EMPTY INTO EXISTING ONSITE IRRIGATION DITCH ALONG TO FRONT OF LOTS.

SECONDARY WATER:

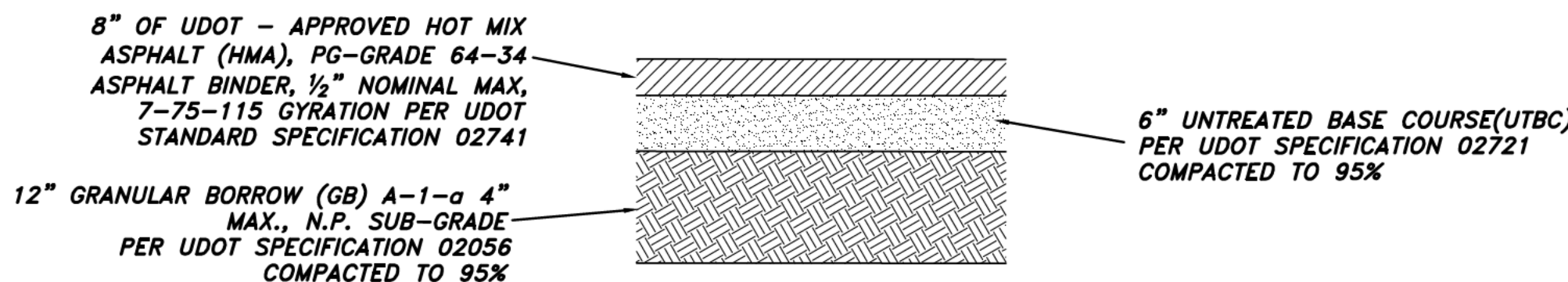
SECONDARY WATER IS UNDER THE AUSPICES OF THE PINEVIEW WATER COMPANY WHICH HAS EXISTING UTILITY MAIN INSIDE THE WEST EDGE OF PAVEMENT. THE MAIN IS 8-INCHES PVC CLASS 200. PROJECT INVOLVES RUNNING A 1-1/2 INCH LINE ACROSS 2000 WEST BRANCHING INTO TWO 1 INCH METERED SERVICES. UDOT REQUIRES 1-1/2 INCH LINE TO BE BORED.

ELECTRIC - GAS - TELECOMMUNICATIONS:

ALL DRY UTILITIES TO BE UNDERGROUND ACCORDING TO LUC 1.26.040 D 6. ELECTRICAL, GAS AND TELECOMMUNICATIONS ROUTING TO BE DETERMINED.

CONTACTS:

SEWER & STORM DRAIN: PUBLIC WORKS DIRECTOR: NATE CARVER - (801) 710-7095
CULINARY WATER: BONA VISTA - MATT FOX / BLAKE CARLIN (801) 621-0474
SECONDARY WATER: PINEVIEW WATER - DOUG JEPPESEN (801) 621-6555



ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY SHALL CONFORM TO UDOT STANDARDS

TYPICAL PAVEMENT SECTION
(WITHIN UDOT R.O.W.)

SCALE: NONE

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City, Ogden
(435) 725-4991 (801) 399-4905 (435) 725-8272
Celebrating over 60 Years of Business



Drawn By: SRH Date: 05/26/23
Designed By: _____
Checked By: _____
Approved By: _____
Scale: NTS
Drawing File: 22-100v19 052423.dwg
JOB NUMBER: 22-100

PROJECT NOTES FOR
BRAD JACKSON
±2900 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet

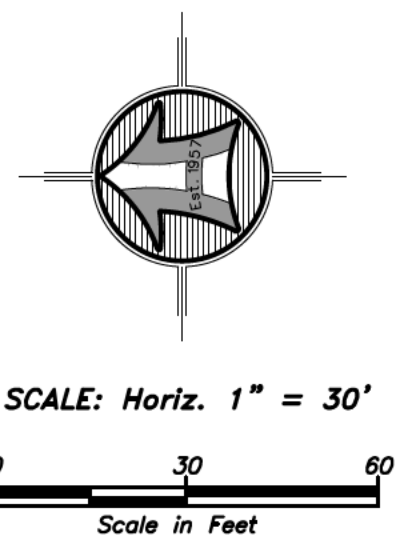
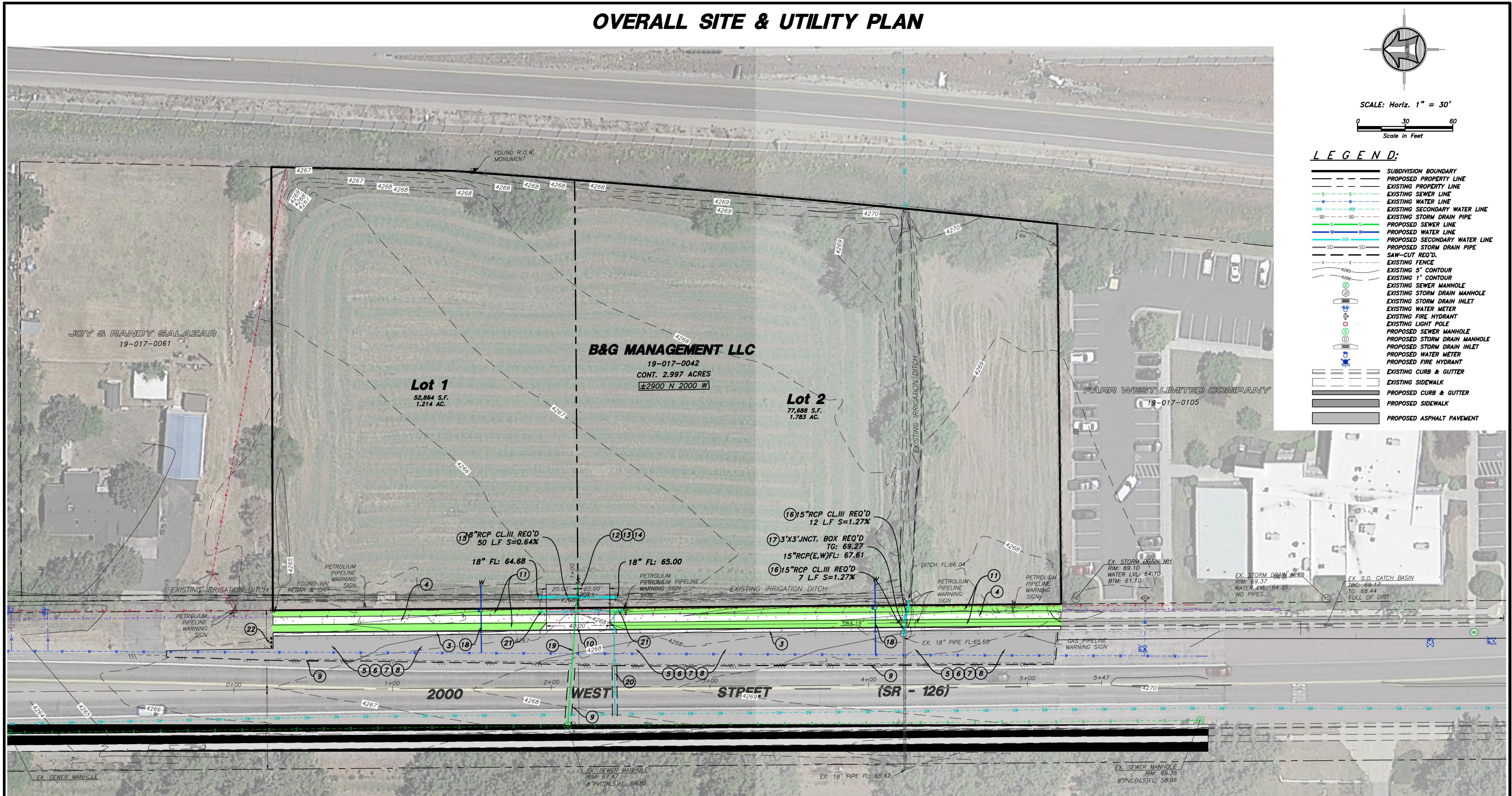
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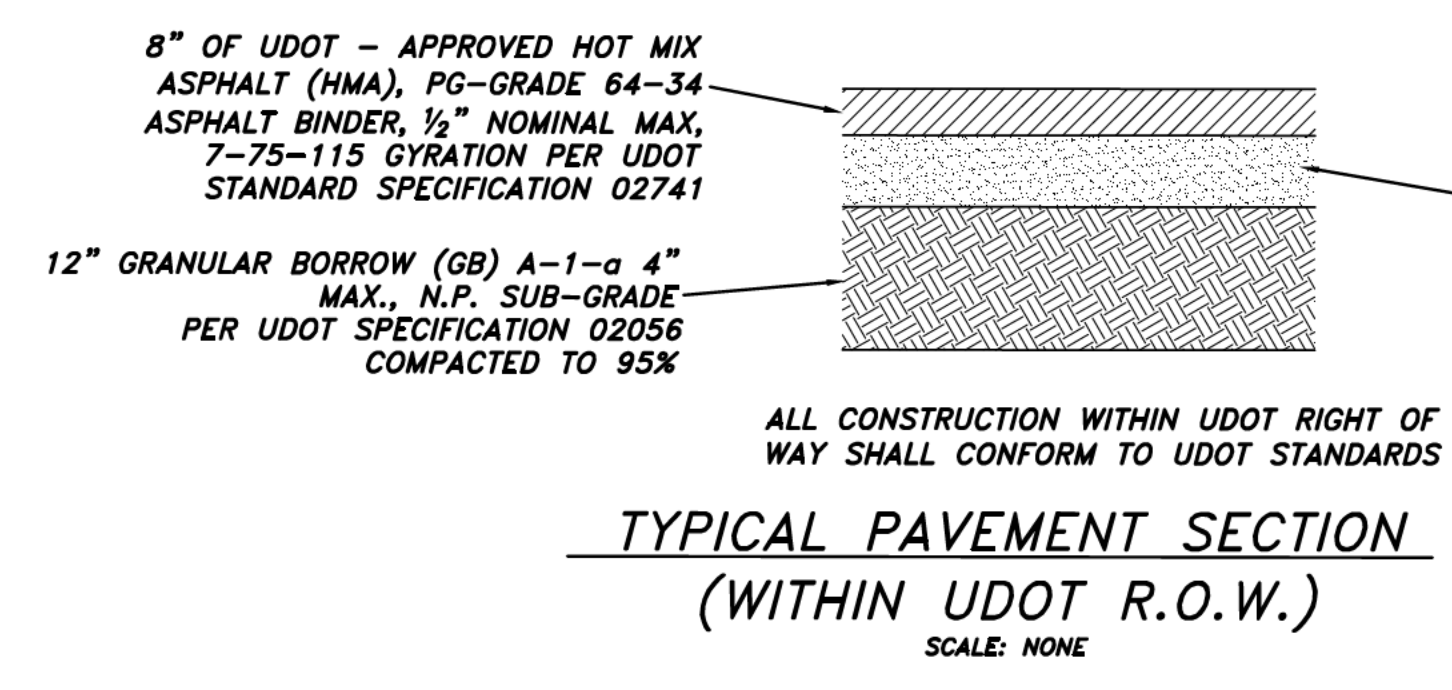
Sheets

OVERALL SITE & UTILITY PLAN



LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT



UDOT NOTES:

- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
- OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

KEY NOTES - RIGHT OF WAY IMPROVEMENTS

Item	Description	Quantity
1.	MOBILIZATION	1 L.S.
2.	CLEARING & SITE PREPARATION	1 L.S.
3.	30" STD. CITY/UDOT STANDARD CURB & GUTTER	497 L.F.
4.	5' WIDE CITY/UDOT STANDARD SIDEWALK	1,950 S.F.
5.	8" SCARIFY - SUBGRADE PREP & COMPACT TO 95%	10,253 S.F.
6.	8" ASPHALT PAVEMENT IN-PLACE	9,951 S.F.
7.	6" UNTREATED BASE COURSE IN-PLACE	9,951 S.F.
8.	12" GRANULAR BORROW	9,951 S.F.
9.	SAWCUT (2000 WEST)	658 L.F.
10.	40' WIDE CITY STD. DRIVE APPROACH	1 EACH
11.	LANDSCAPING	4,405 S.F.

KEY NOTES - SITE IMPROVEMENTS

Item	Description	Quantity
12.	8" SCARIFY - SUBGRADE PREP & COMPACT TO 95%	924 S.F.
13.	4" ASPHALT PAVEMENT IN-PLACE	806 S.F.
14.	12" UNTREATED BASE COURSE IN-PLACE	806 S.F.
15.	18" RCP CLASS III ENTRANCE CULVERT	50 L.F.
16.	IRRIGATION: 15" RCP CLASS III PIPE	20 L.F.
17.	IRRIGATION: 3"x3' JUNCTION BOX	1 EACH
18.	WATER: 2" SERVICE WITH 2" SETTER (NO METER)	2 EACH
19.	SEWER: 8" PVC SDR 35 SERVICE LATERAL	89 L.F.
20.	1-1/2" SECONDARY WATER SERVICE LATERAL	65 L.F.
21.	1" SECONDARY WATER BRANCH WITH METER & BOX	2 EACH
22.	END OF PAVEMENT OBJECT MARKER SIGNS	3 EACH
23.	POWER - DIG, PLACE CONDUIT, BURY	497 L.F.
24.	GAS SERVICE LINE	N.I.C.

ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTORS RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call Before You Dig

1-800-662-4111

UNDERGROUND SERVICE

OVERALL SITE AND UTILITY PLAN FOR

BRAD JACKSON

538 NORTH 2000 WEST
#2900 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Drawn By: SRH Date: 05/30/23
Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 30'
Drawing File: 22-100v19 050423.dwg
JOB NUMBER: 22-100

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.holies.net
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Ogden
Brigham City
(801) 399-4905 (435) 725-8272
Celebrating over 60 Years of Business

Sheet
2
of
8
Sheets

UDOT ACCESS PLAN

GENERAL NOTES:

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

NOTES:

1. FOR ASPHALT CONSTRUCTION WITHIN THE UDOT ROW MATCH EXISTING, OR THE ANTICIPATED EXISTING OF 8 INCHES OF UDOT- APPROVED HOT MIX ASPHALT (HMA), PG-GRADE 64-34 ASPHALT BINDER, 1/2 INCH NOMINAL MAX. 7-75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741; OVER 6 INCHES UNTREATED BASE COURSE (UTBC) PER UDOT SPECIFICATION 02721; OVER 12 INCHES GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02056 (WHICHEVER IS GREATER). PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY
2. PEDESTRIAN RAMPS ARE TO MEET UDOT STANDARD AND SUPPLEMENTAL DRAWINGS PA SERIES. ANY NON-CONFORMING RAMPS WILL BE REPLACED AT NO COST TO THE DEPARTMENT. PERMIT INSPECTORS WILL SUBMIT THE REQUIRED FORMS FOR ALL IMPACTED RAMPS. REMOVE ALL CONCRETE SIDEWALK, CURB AND GUTTER TO NEAREST EXISTING JOINT. DIRECTIONAL RAMPS (N/S) SHOULD BE PLACED AS THERE IS NOT SIDEWALK ON THE EAST SIDE OF SR-126.

NOTES FOR CONSTRUCTION WITHIN STATE HIGHWAY RIGHT-OF-WAY:

1. CONSTRUCTION WITHIN UDOT'S RIGHT-OF-WAY SHALL MEET UDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH SAID SPECIFICATIONS.
2. CONTRACTOR SHALL BE REQUIRED TO OBTAIN A UDOT ONLINE ENCROACHMENT PERMIT AS FOLLOWS:
 - Go to www.udot.utah.gov
 - Click "UDOT Permits" under the "Doing Business" Tab.
 - Click "Apply Online".
 - Register As a New Customer or Enter User Name and Password.
 - Apply For Encroachment Permit.
3. CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO UDOT REGION ONE HEADQUARTERS FOR APPROVAL.
4. CONSTRUCTION SHALL NOT INHIBIT REGULAR TRAFFIC OPERATIONS.

8" OF UDOT - APPROVED HOT MIX ASPHALT (HMA), PG-GRADE 64-34 ASPHALT BINDER, 1/2" NOMINAL MAX, 7-75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741

12" GRANULAR BORROW (GB) A-1-a 4" MAX., N.P. SUB-GRADE COMPACTED TO 95%

CHIP SEAL TYPE II WITH EMULSION LMCRS-2 PER UDOT STANDARD SPECIFICATION 20785 (ESTIMATED APPLICATION RATE OF 0.45 GRGAL/SQ YD) (IF REQUIRED)

6" UNTREATED BASE COURSE COMPACTED TO 95%

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY SHALL CONFORM TO UDOT STANDARDS

TYPICAL PAVEMENT SECTION

(WITHIN UDOT R.O.W.)

SCALE: NONE

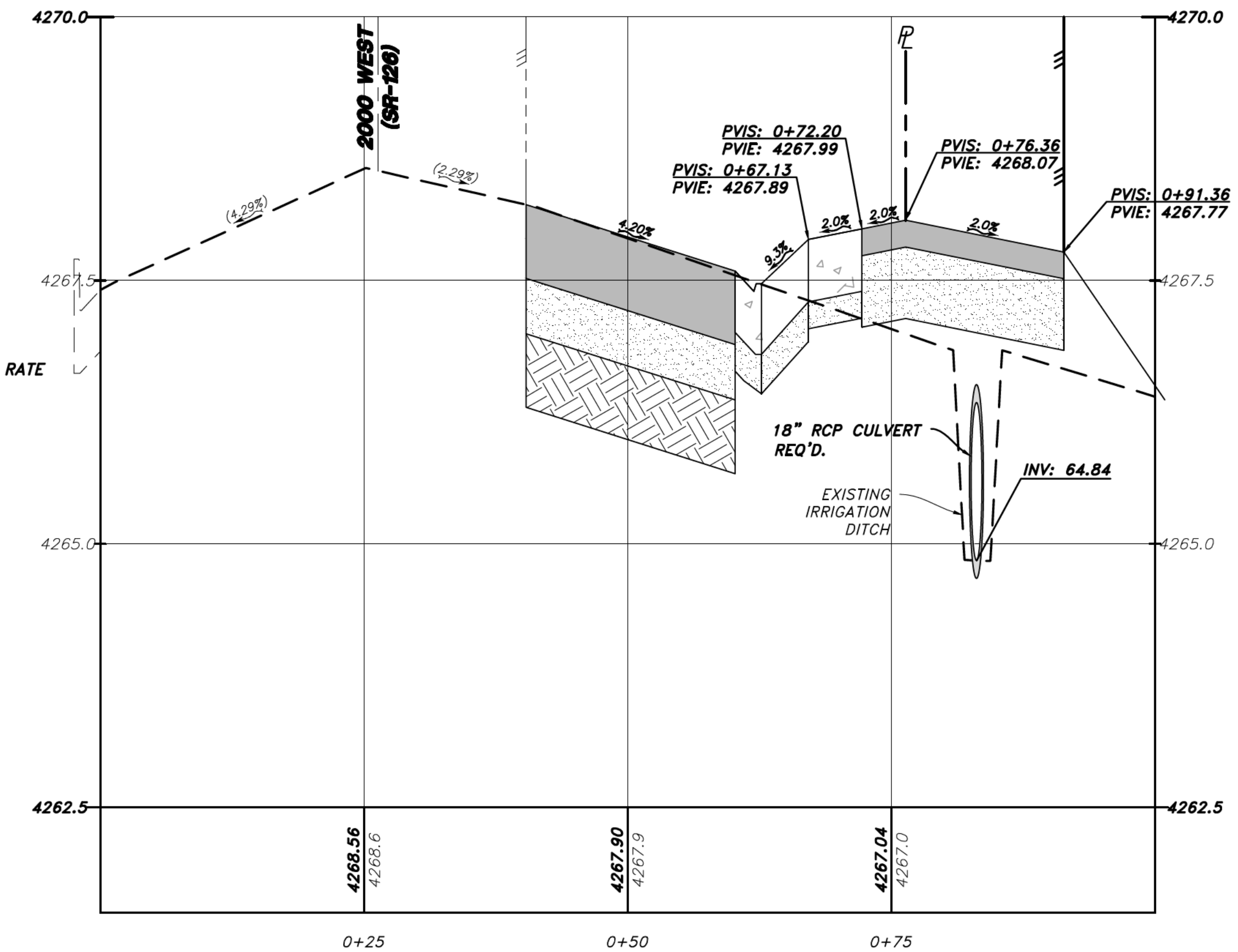
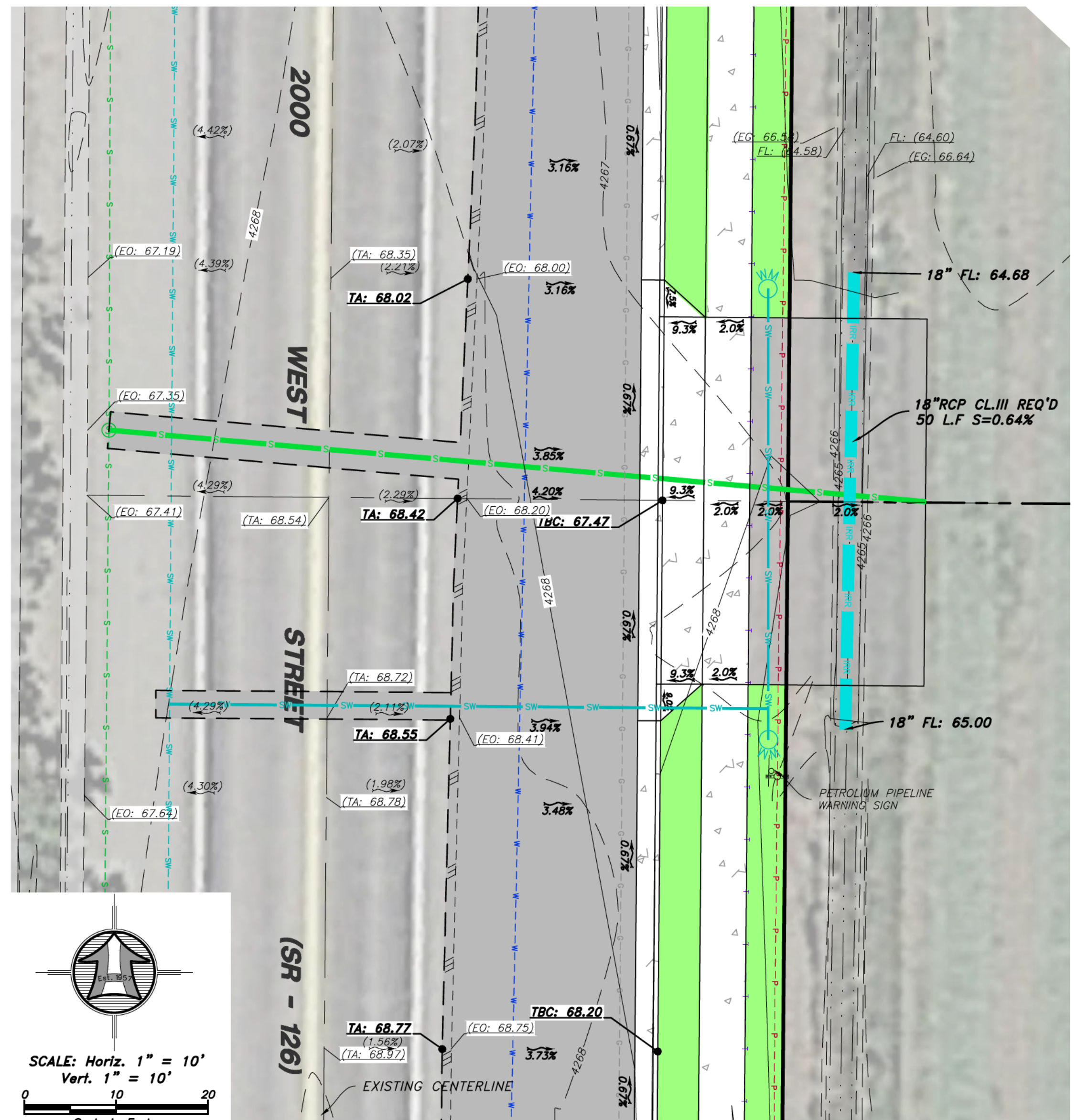
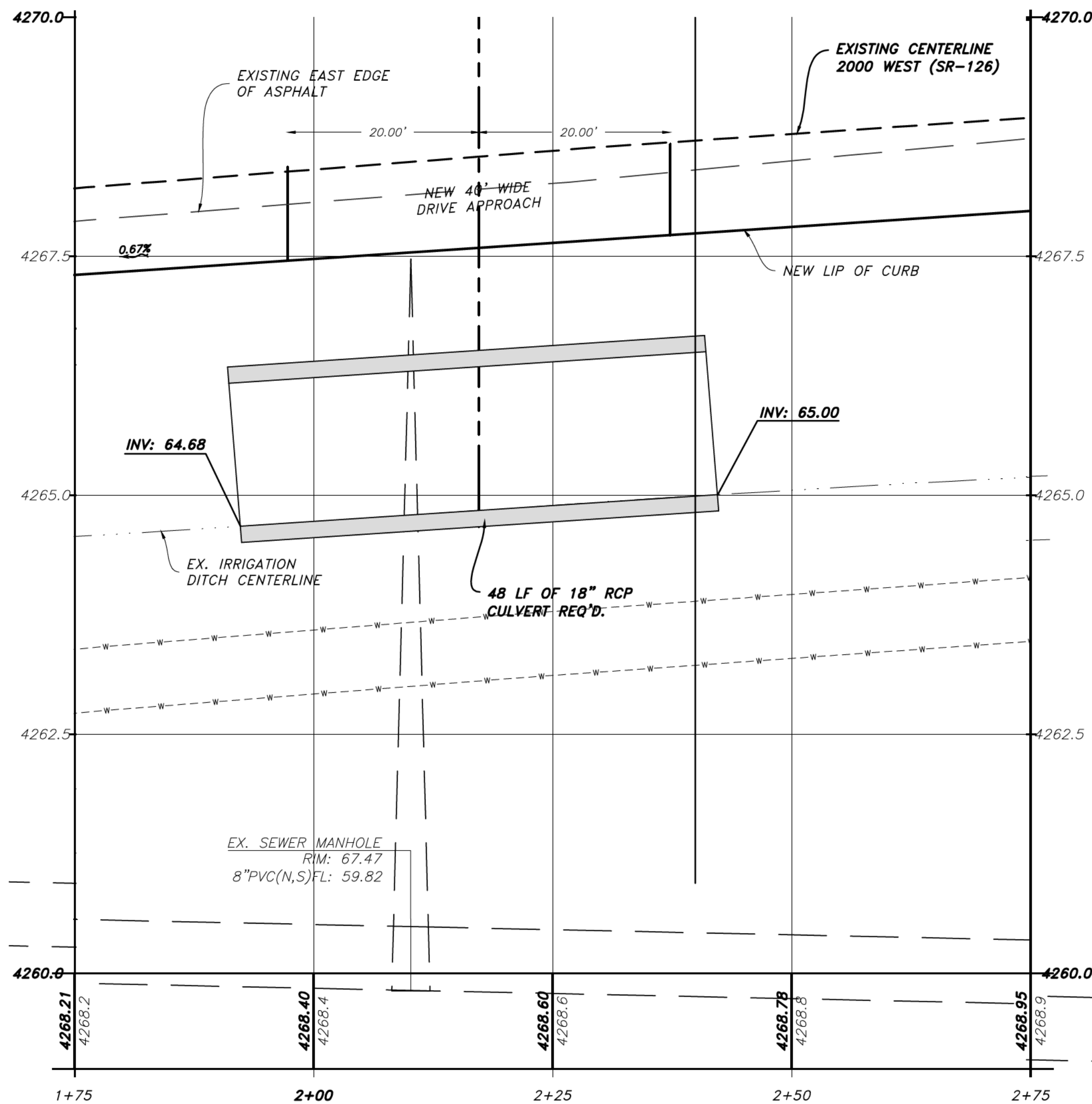
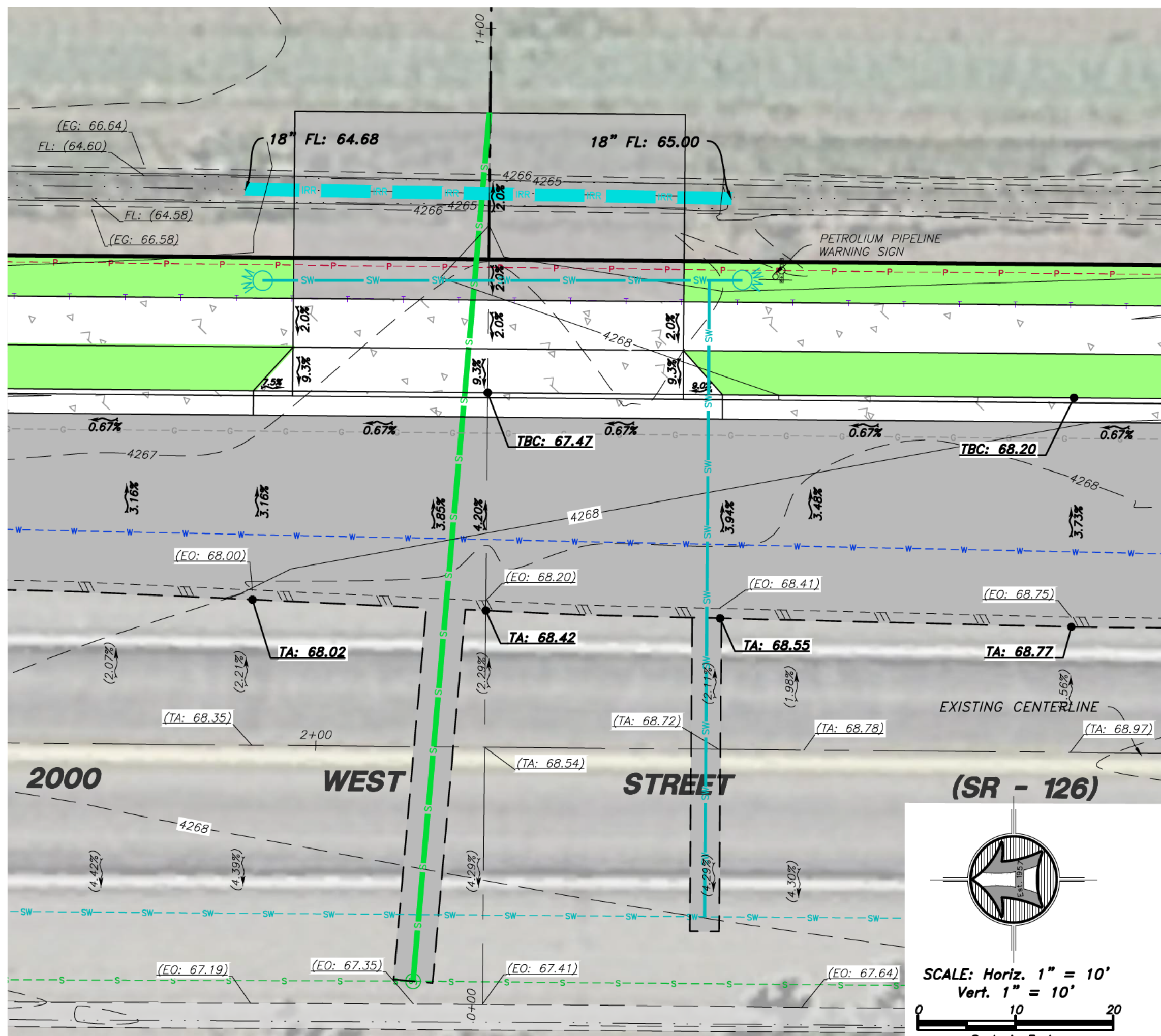
GRADING LEGEND

EO = EDGE OF OIL
TA = TOP OF ASPHALT
TBC = TOP BACK OF CURB
(EO = EXISTING ELEVATION)
TC = TOP OF CONCRETE

NOTICE!

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HAI

Drawn By: SRH Date: 05/26/23
Designed By: _____
Checked By: _____
Approved By: _____
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Drawing File: 22-100v19 050423.dwg
JOB NUMBER: 22-100

UDOT ACCESS FOR
BRAD JACKSON
±2900 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet

4

of

8
Sheets

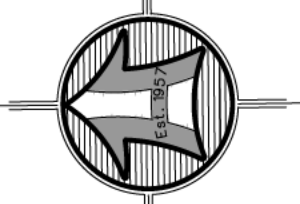
UDOT STRIPING PLAN

TABLE OF STRIPING CHANGES

Existing Striping to be Removed
1,375' of 4" Solid White Striping
2,365' of 4" Solid Yellow Striping
275' of 4" Dash Yellow Striping

Proposed Striping to be Added
1,375' of 4" Solid White Striping
2,270' of 4" Solid Yellow Striping
1,880' of 4" Dash Yellow Striping

EXISTING STRIPING



SCALE: 1" = 60'
0 60 120
Scale in Feet

STRIPING KEY

- 1E Existing 4" Solid White Line
- 2E Existing 4" Solid Yellow Line
- 3E Existing 4" Broken White Line
- 4E Existing 4" Broken Yellow Line
- 1P Proposed 4" Solid White Line
- 2P Proposed 4" Solid Yellow Line
- 3P Proposed 4" Broken Yellow Line
- WBSR Water Blast Striping Removal

ASPHALT WIDENING REQUIRED FOR
12' WIDE DECELERATION LANE &
2' WIDE SHOULDER

PROPOSED STRIPING

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
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Brigham City Ogden
(435) 723-1461 (801) 399-4905 (435) 726-8272
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Drawn By: SRH Date: 05/26/23
Designed By:
Checked By:
Approved By:
Scale: 1" = 20'
Drawing File: 22-100019 052423.dwg
JOB NUMBER: 22-100

UDOT EXISTING AND PROPOSED STRIPING FOR
BRAD JACKSON
±2900 NORTH, 2000 WEST
FARR WEST, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

FLARED DRIVEWAY WITH ADJACENT SIDEWALK

FLARED DRIVEWAY WITH PARKSTRIP

SECTION A-A

DRIVEWAY FLARE AREA CHART

FLARED DRIVEWAY	FLARE AREA
DISTANCE FROM BACK OF CURB TO SIDEWALK	
3 FT	18 R ²
4 FT	24 R ²
6 FT	36 R ²
8 FT	48 R ²
10 FT	60 R ²
ADD (DL/DW) FOR TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	

EXPANSION-CONTRACTION JOINT DETAIL

NOTES:

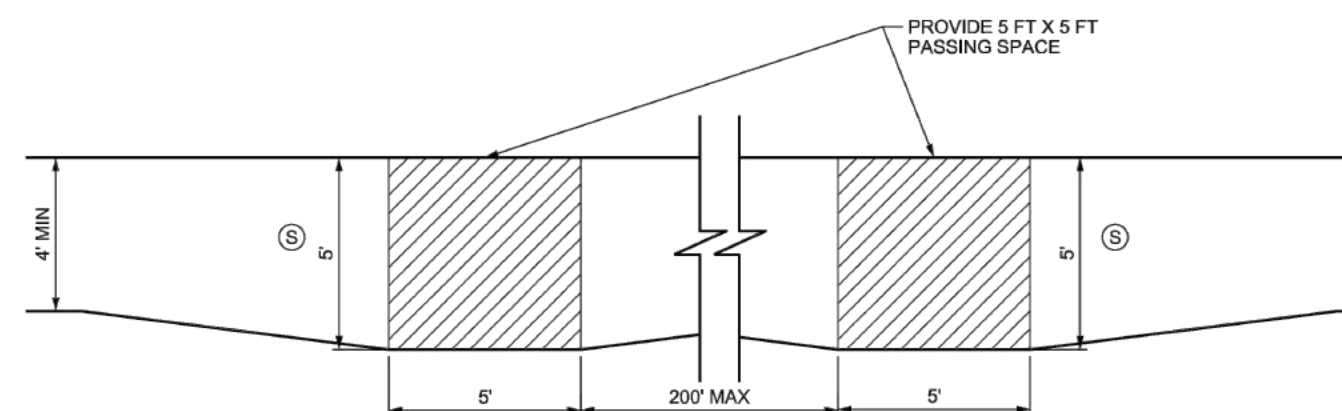
- SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
- MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
- PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK BUTTS AGAINST DRIVEWAY.
- SIDEWALK INSIDE THE DRIVEWAY LIMITS IS PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
- FLARED CONCRETE DRIVEWAY
 - RESIDENTIAL = 8 INCH THICK COMMERCIAL = 7 INCH THICK
 - USE THESE THICKNESSES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
 - DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON - APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
- USE CLASS AA(AE) CONCRETE FOR SIDEWALK AND DRIVEWAYS.
- USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
- QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB. CURB AND GUTTER PAID SEPARATELY THROUGH DRIVEWAY LOCATIONS.
- REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.
- APPROACH IS FROM EXISTING DRIVEWAY TIE-IN TO TOP-BACK-CURB AND IS PART OF DRIVEWAY QUANTITIES.

DESIGN-ONLY NOTES:

- DRIVEWAY DIMENSIONS (MAX & MIN) ARE LOCATED IN UDOT "ADMINISTRATIVE RULE R130-3-4 ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY."

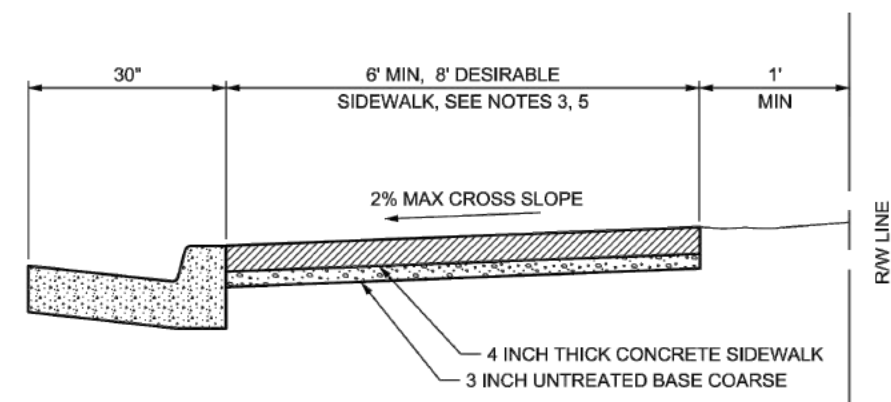
-
- 8" OF UDOT - APPROVED
HOT MIX ASPHALT (HMA),
PG-GRADE 64-34 ASPHALT
BINDER, 1/2" NOMINAL NAX,
7-75-115 GYRATION PER
UDOT STANDARD
SPECIFICATION 02741
- 12" GRANULAR BORROW (CB)
A-1-a 4" MAX., N.P.
SUB-GRADE COMPACTED TO
95%
- 6" UNTREATED
BASE COURSE
COMPACTED TO 95%
- CHISEL SEAL TYPE II WITH
EMULSION LACER--2 PER
UDOT STANDARD
SPECIFICATION 20785
(ESTIMATED APPLICATION RATE
OF 0.45 GR/GAL/SQ YD)
(IF REQUIRED)

TYPICAL PAVEMENT SECTION
(WITHIN UDOT R.O.W.)
SCALE: NONE

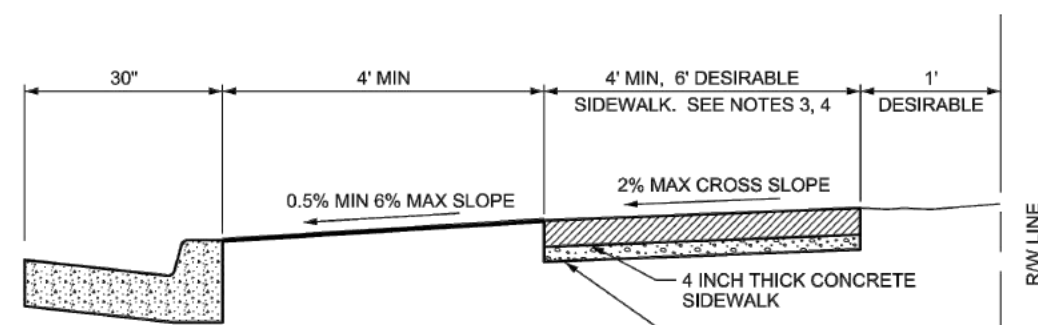


PASSING SPACE
DETAIL A

1.2



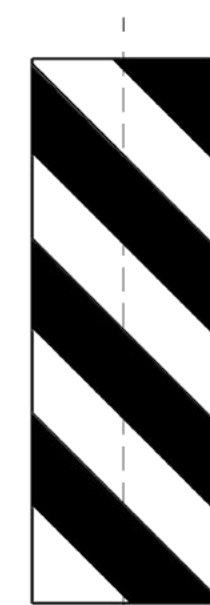
NO PARKSTRIP
DETAIL B



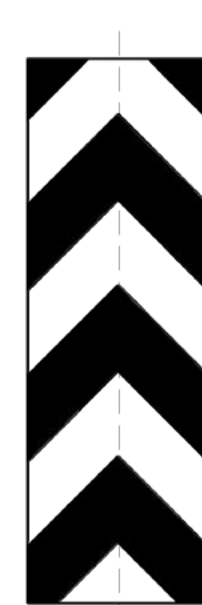
PARKSTRIP
DETAIL C

- NOTES:**

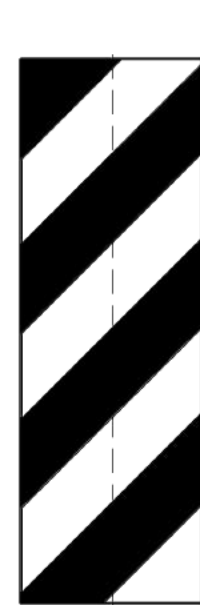
1. INSTALL 8" OR FLATTER PLATE, WHEN CHANGING THE WIDTH OF SIDEWALK.
2. PROVIDE A 5 FT x 5 FT PASSING SPACE ON PEDESTRIAN ACCESS ROUTES LESS THAN 5 FT WIDE, AT INTERVALS OF 200 FT MAXIMUM.
3. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND CURBS SUCH THAT THE FINISHED SURFACE DOES NOT EXCEED, IN ANY WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
4. PROVIDE A 5 FT x 5 FT PASSING AREA ON SIDEWALKS OF LESS THAN 5 FT WIDE WHERE THERE IS NOT A HARD SURFACE PASSING AREA OF 5 FT MINIMUM WIDTH IN A 200 FT SEGMENT.
5. A MINIMUM OF 7 FT IS REQUIRED AT BACK OF SIDEWALK AT DRIVEWAY LOCATIONS TO MEET GRADING REQUIREMENTS.



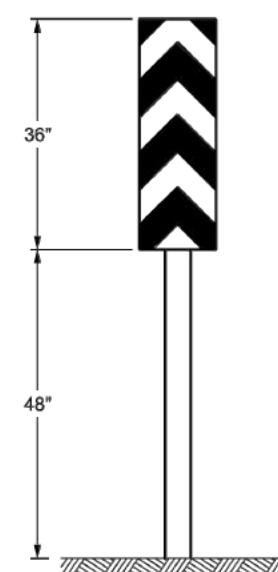
TRAFFIC PASS RIGHT
OM3-L



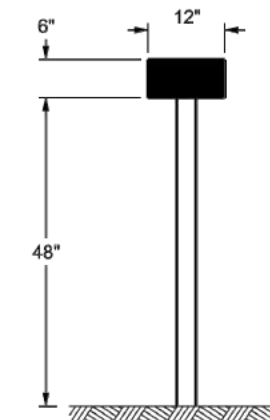
TRAFFIC PASS EITHER SIDE
OM3-C



TRAFFIC PASS LEFT
OM3-R

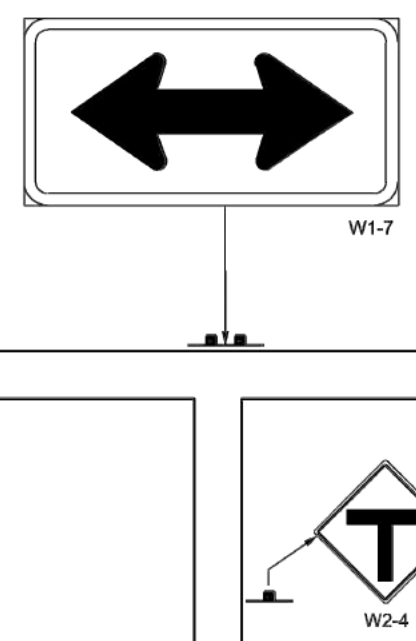


OBJECT MARKERS MOUNTING HEIGHT DETAIL

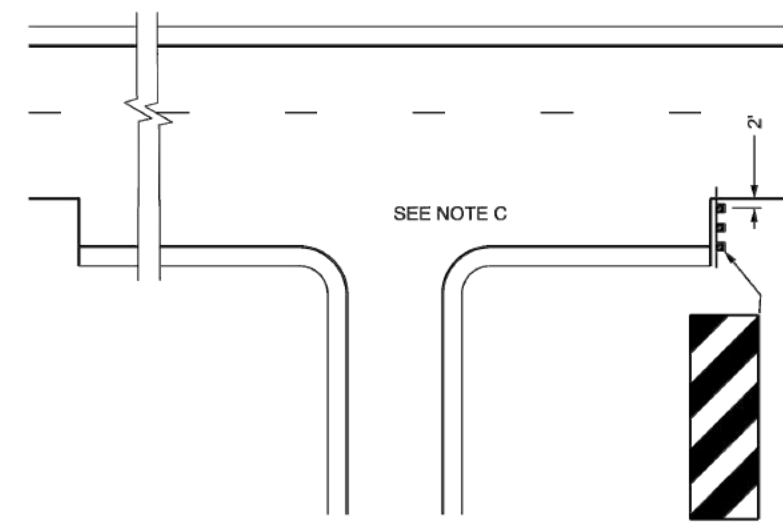


OVERPASS MARKER
OM2-2H SHOWN (TYP)

TYPE 3 OBJECT MARKERS



'T' INTERSECTION SIGNING



PAVEMENT TRANSITION

- DESIGN-ONLY NOTES:**

- D. USE TYPE 3 OBJECT MARKER TO MARK THE ENDS OF OBSTRUCTIONS SUCH AS NARROW BRIDGES AND CULVERTS. INSTALL THE MARKER ON EACH SIDE OF BOTH ENDS OF THE OBSTRUCTION ON ONE-WAY ROADWAYS, AND ON EACH SIDE OF THE APPROACH END OF BRIDGE ON ONE-WAY ROADWAYS FOR TWO-WAY BRIDGES.
- E. USE TYPE 3 OBJECT MARKER TO MARK THE APPROACH TO THE ENDS OF BARRIERS THAT DO NOT HAVE A CRASH CUSHION OR END TREATMENT INSTALLED.
- F. SEE SET SERIES STD SIGNS FOR PAVEMENT MARKINGS AND STRIPING FOR PAVEMENT TRANSITION.
- G. PLACE T-INTERSECTION SIGN (W2-4) WHEN THE INTERSECTION IS UNCONTROLLED AND WHEN THE SIGN IS USED.
- H. PLACE THE APPROPRIATE ADVANCE TRAFFIC CONTROL SIGN (W2-5) WHEN THE INTERSECTION IS CONTROLLED BY SIGNAL, STOP, OR YIELD SIGN.
- I. INSTALL OVERPASS MARKER 2 FT BEHIND PARAPET.

CONCRETE DRIVEWAYS AND SIDEWALKS	UTAH DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION SALT LAKE CITY, UTAH		REVISIONS			
	RECOMMENDED FOR APPROVAL  RANDY A. PARK		NO.	DATE	DATE	REVISIONS
STD. DWG. NO. GW 3A	CHECKED BY STANDARD CONTRACT NO. _____ APPROVED _____ DEPUTY DIRECTOR		NO.	DATE	DATE	REVISIONS
	JAN. 01, 2017 JAN. 01, 2017 JAN. 01, 2017		NO.	DATE	DATE	REVISIONS

OBJECT MARKERS "T" INTERSECTION AND PAVEMENT TRANSITION GUIDANCE	UTAH DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION SALT LAKE CITY UTM		REVISIONS			
	RECOMMENDED FOR UTM	JAN. 01, 2017				
	DATE					
	APPROVED					
	CHECKED BY					
	DESIGNED BY					
	DRAWN BY					
	PERMANENT					
	NO.	DATE	APPROVED			
	CERTIFY DIRECTOR	JAN. 2017				
STANDARD DRAWING TITLE						
STD. DWG. NO.	SN 6					

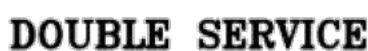
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Drawing File: 22-100v19 052423.dwg
JOB NUMBER: 22-100

BRAD JACKSON
UDOT SITE DETAILS FOR
±2900 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.#M.

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of
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Sheets

PINEVIEW DETAILS

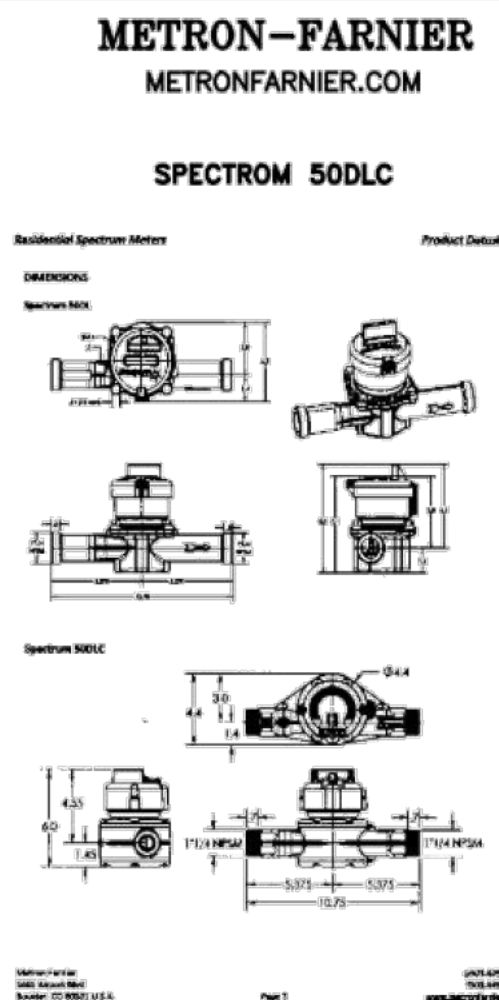
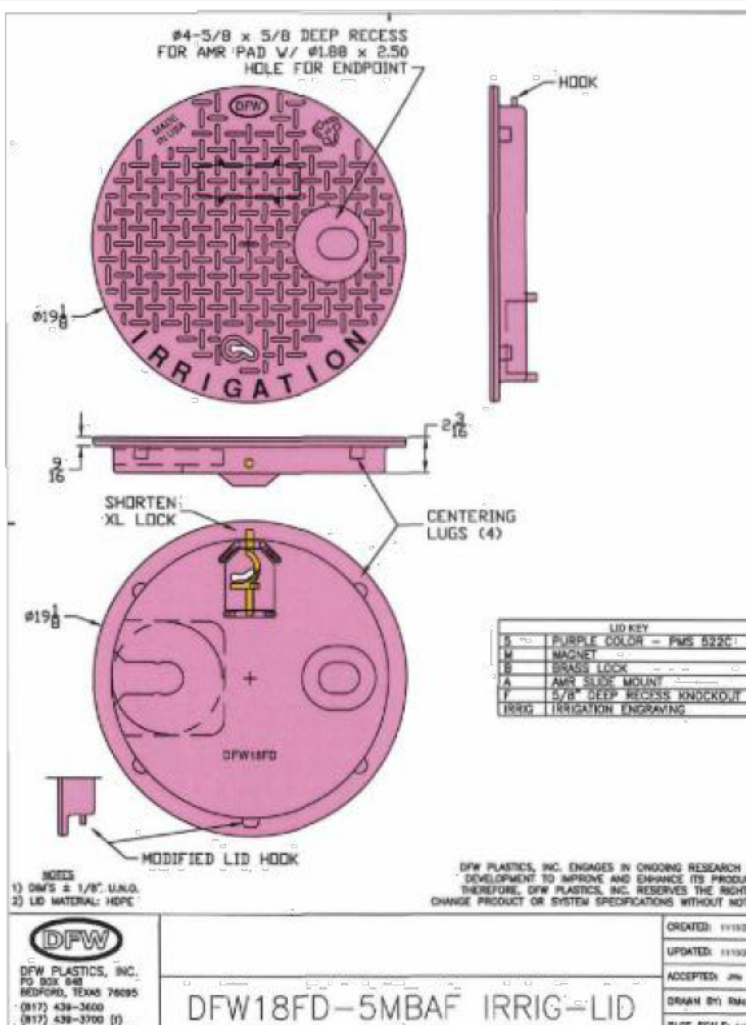


DETAIL A

LID DFW18FD-5MBAF

METER & 5' PIT-LID ANTENNA

METRON-FARNIER
MIKE WALLEY (sales rep. for
 Pineview Water System)
 303-440-0674
MIKEW@METRONFARNIER.COM

[illegible]

WEBER—BOX ELDER CONSERVATION DISTRICT

SERVICE WITH METER DETAIL

DESIGN	D. JEPPESEN	APPROVED
DRAWN	D. JEPPESEN	DATE
REVIEW		APPROVED
DATE	2017	DATE
SCALE	NONE	SHEET OF DWG. NO.

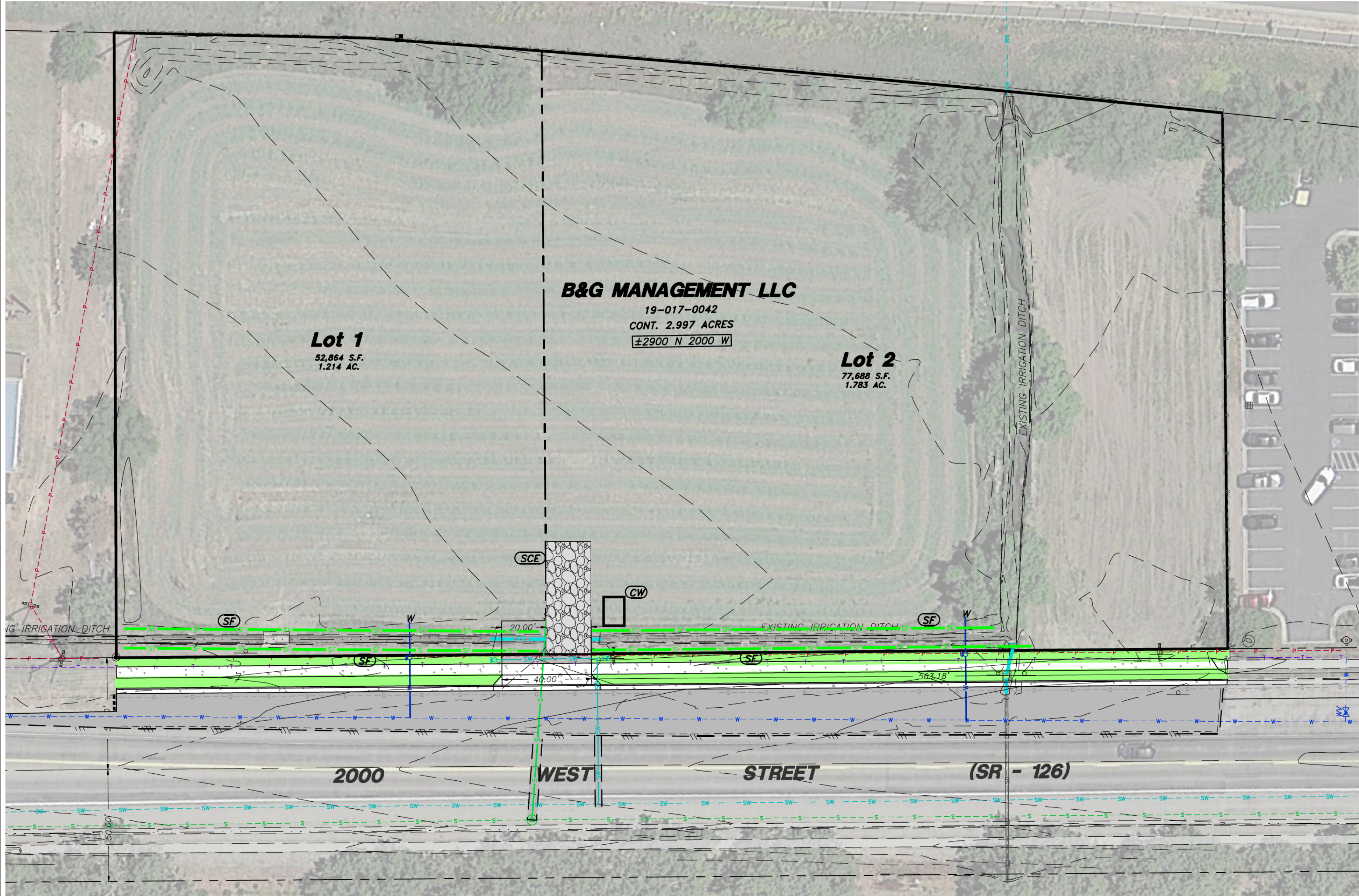
Drawn By: SRH Date: 05/26/23
Designed By: _____

BRAD JACKSON

±2900 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UTAH
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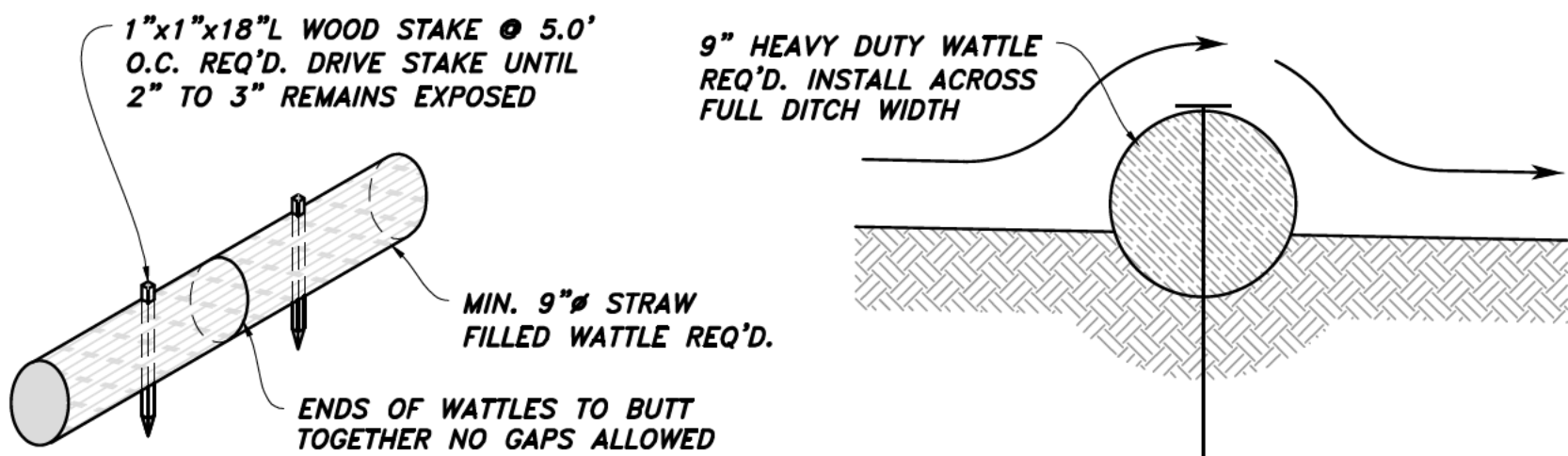
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SWPPP PLAN

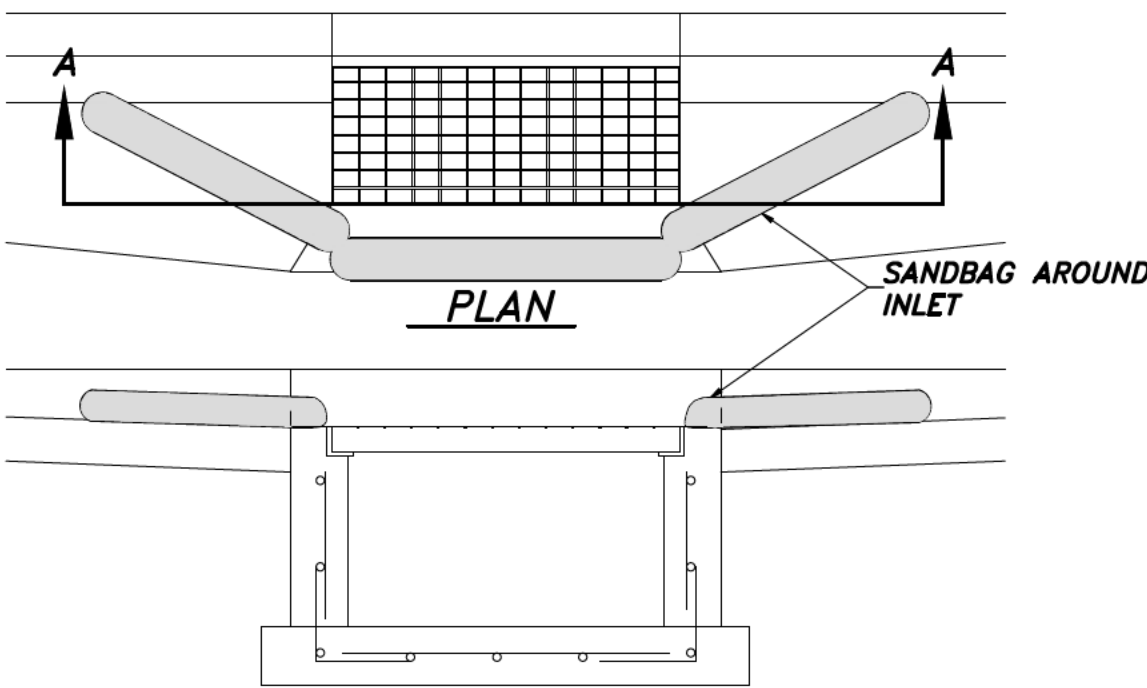
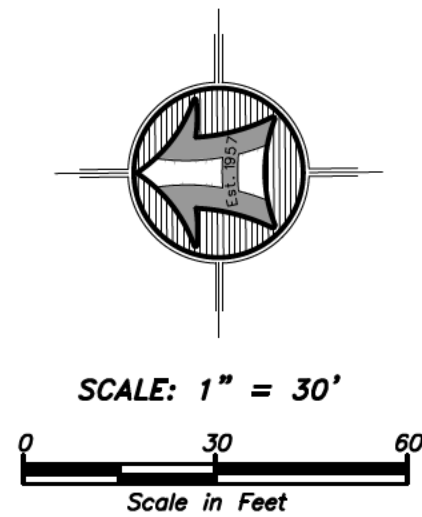


CONCRETE WASHOUT AREA
NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:
INSTALLATION & MAINTENANCE PER SERVICE AGREEMENT.
NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.



TYPICAL WATTLE/FILTER SOCK
NOT TO SCALE



SECTION A
CURB INLET PROTECTION DETAIL
NOT TO SCALE

LOCATION:
LOCATION: FARR WEST, WEBER COUNTY, UTAH
SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°18'36" N LONGITUDE: 112°01'37" W
APPROXIMATE ELEVATION: 4267'

PROJECT DATA:
TAX ID #: 190170042
PARCEL ACREAGE: 2.997 ACRES
B&G MANAGEMENT LLC - BRAD JACKSON
3243 N 2700 W, FARR WEST UT 84404

OVERVIEW:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A BUILDING LOT EXPANSION AND PARKING LOT REPLACEMENT. CONSTRUCTION WILL ALSO CONSIST OF UTILITY CONNECTIONS AND INSTALLATION, STORM DRAIN PIPING AND SITE GRADING. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM ALONG THE NORTH, EAST, & WEST BOUNDARIES OF THE PROJECT. CONCRETE WASHOUT AREA IS LOCATED NEAR THE ENTRANCE/EXIT.

- LABELS**
- (SF) - SILT FENCE OR BERM
 - (SCE) - STABILIZATION CONSTRUCTION ENTRANCE
 - (IP) - INLET PROTECTION
 - (CW) - CONCRETE WASHOUT

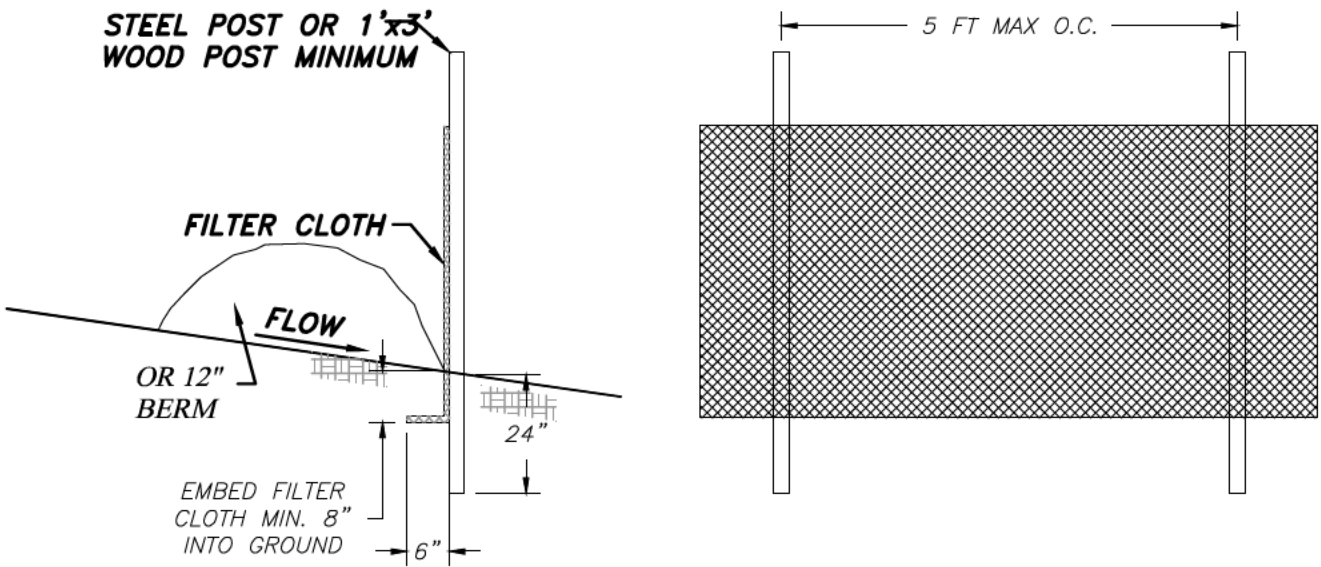
MAINTENANCE/RECORD-KEEPING:
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF WEST HAVEN CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY WEST HAVEN. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS WEST HAVEN CITY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING WEST HAVEN CITY APPROVAL.

- QUANTITIES**
- SILT FENCE/BERM - 803 LF
 - STABILIZED CONSTRUCTION ENTRANCE - 1
 - INLET PROTECTION - 0
 - CONCRETE WASHOUT - 1

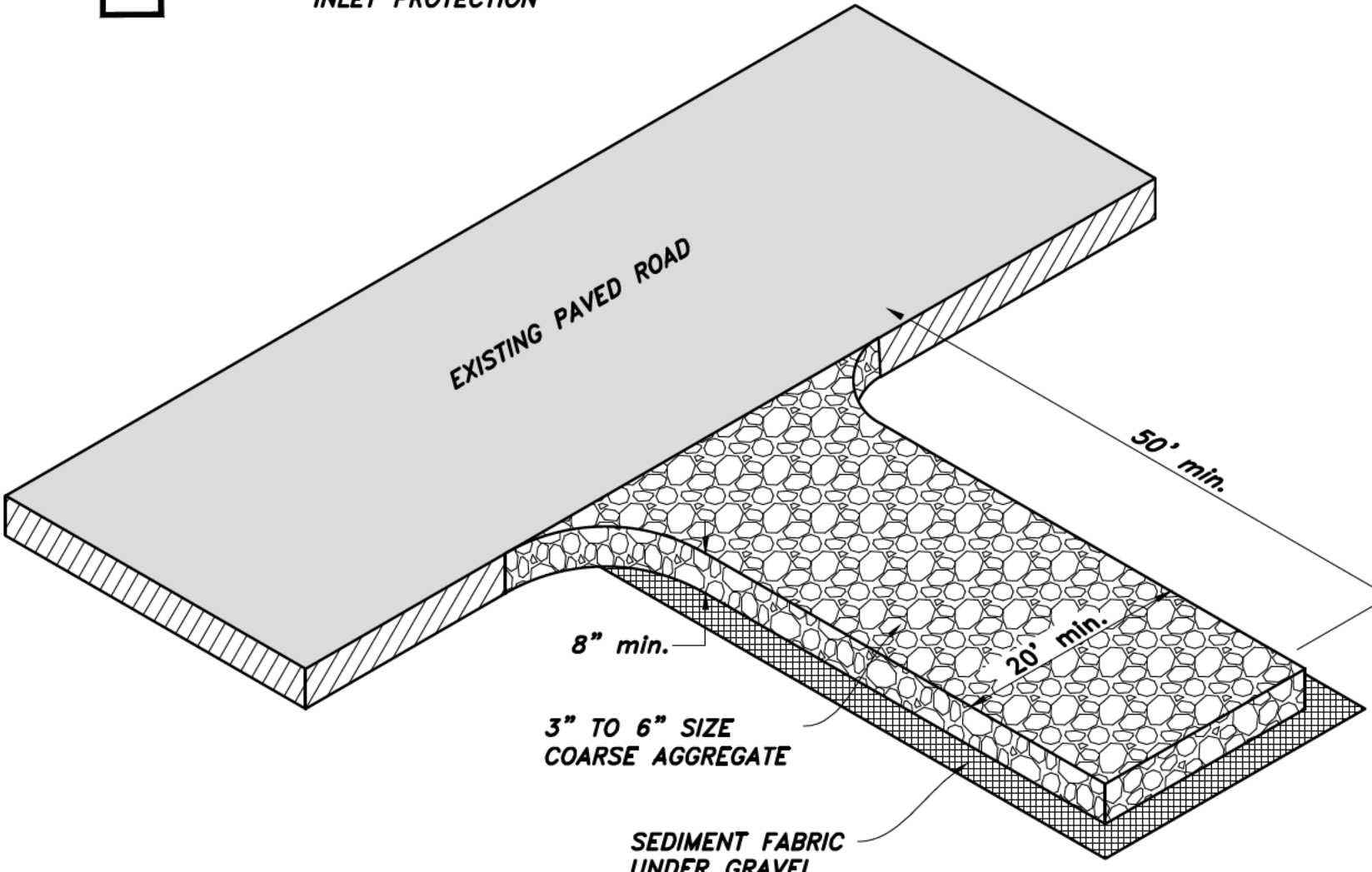
SWPPP PHASING - ORDER OF WORK:
PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS, AND INLET PROTECTION.
PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS.
PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.

LEGEND

- PROPERTY BOUNDARY LINE
- SILT FENCE OR BERM REQ'D
- TRACKING PAD
- CONCRETE WASHOUT AREA & SIGNAGE
- INLET PROTECTION



SILT FENCE DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:
INSTALLATION/APPLICATION CRITERIA:
1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".
LIMITATIONS:
1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.
MAINTENANCE:
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

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(435) 725-4491 (801) 399-4905 (435) 725-8272
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Drawn By: SRH Date: 05/26/23
Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 30'
Drawing File: 22-100v19_052423.dwg
JOB NUMBER: 22-100

STORM WATER POLLUTION PREVENTION PLAN FOR
BRAD JACKSON
±2900 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

JACKSON SUBDIVISION

FARR WEST CITY, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MAY 2023

SURVEYOR'S CERTIFICATE

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREFTER AS JACKSON SUBDIVISION IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2023.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET, POINT ALSO BEING THE NORTHWEST CORNER OF THE FARR WEST LIMITED COMPANY PROPERTY, TAX ID. NO. 19-017-0105 LOCATED 585.15 FEET NORTH 89°36'22" WEST AND 901.32 FEET NORTH 00°29'54" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 26;

RUNNING THENCE NORTH 00°29'54" EAST 496.77 FEET (NORTH 00°15'00" WEST 496.775 FEET BY RECORD) ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE JOY AND RANDY SALAZAR PROPERTY, TAX ID. NO. 19-017-0061; THENCE SOUTH 89°14'07" EAST 279.45 FEET (EAST 278.50 FEET M/L BY RECORD) ALONG THE SOUTH LINE OF SAID SALAZAR PROPERTY TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 02°10'49" WEST 113.77 FEET; AND (2) SOUTHERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 11409.16 FOOT RADIUS CURVE, A DISTANCE OF 383.08 FEET, CHORD BEARS SOUTH 05°58'13" WEST 383.06 FEET, HAVING A CENTRAL ANGLE OF 01°55'26" TO THE NORTHEAST CORNER OF SAID FARR WEST LIMITED COMPANY PROPERTY; THENCE NORTH 89°36'23" WEST 239.58 FEET (WEST 236.38 FEET M/L BY RECORD) ALONG THE NORTH LINE OF SAID FARR WEST LIMITED COMPANY PROPERTY TO THE POINT OF BEGINNING. CONTAINING 2.997 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT THE JACKSON SUBDIVISION, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC AND PRIVATE UTILITY PURPOSES AS SHOWN HEREON, THE SAME ALSO ENCOMPASSES PROVISION FOR DRAINAGE AND IRRIGATION MATTERS, AND FOR THE ACCESS, INSTALLATION, MAINTENANCE AND OPERATION OF SAID UTILITY LINES. WE HEREBY DEDICATE AN IRRIGATION EASEMENT TO WESTERN IRRIGATION COMPANY AND/OR THE EXISTING IRRIGATION DITCH USERS FOR THE EXISTING IRRIGATION DITCH AS SHOWN ACROSS LOT 2 - THE OWNER RESERVES THE RIGHT TO RELOCATE SAID DITCH - SUCH ALSO APPLIES TO THE EXISTING IRRIGATION DITCH THAT RUNS SOUTH-TO-NORTH ALONG THE PROJECT FRONTAGE. WE HEREBY DEDICATE THE SHARED ACCESS SHOWN AS THE SOLE ACCESS LOCATION FROM THE HIGHWAY FOR LOTS 1 AND 2 - THE REMAINDER OF THE FRONTAGE IS DECLARED AS 'NON-ACCESS.' WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2023.

GLENDA JACKSON, REGISTERED AGENT OF B & G PROPERTY MANAGEMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, GLENDA JACKSON, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT SHE IS A REGISTERED AGENT OF B & G PROPERTY MANAGEMENT LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

FARR WEST CITY COUNCIL 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 CITY COUNCIL OF FARR WEST CITY, UTAH, THIS _____ DAY OF _____, 2023.

BY: _____
MAYOR

ATTEST: _____
RECORDER

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2023.

FARR WEST CITY PLANNING COMMISSION CHAIRMAN

FARR WEST ATTORNEY

I CERTIFY 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. DATED THIS _____ DAY OF _____, 2023.

SIGNATURE

FARR WEST CITY ENGINEER

THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR FOR FARR WEST CITY THIS _____ DAY OF _____, 2023.

CITY ENGINEER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY BRAD JACKSON. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS HAI ROS NO. 3264 AND THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°36'22" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

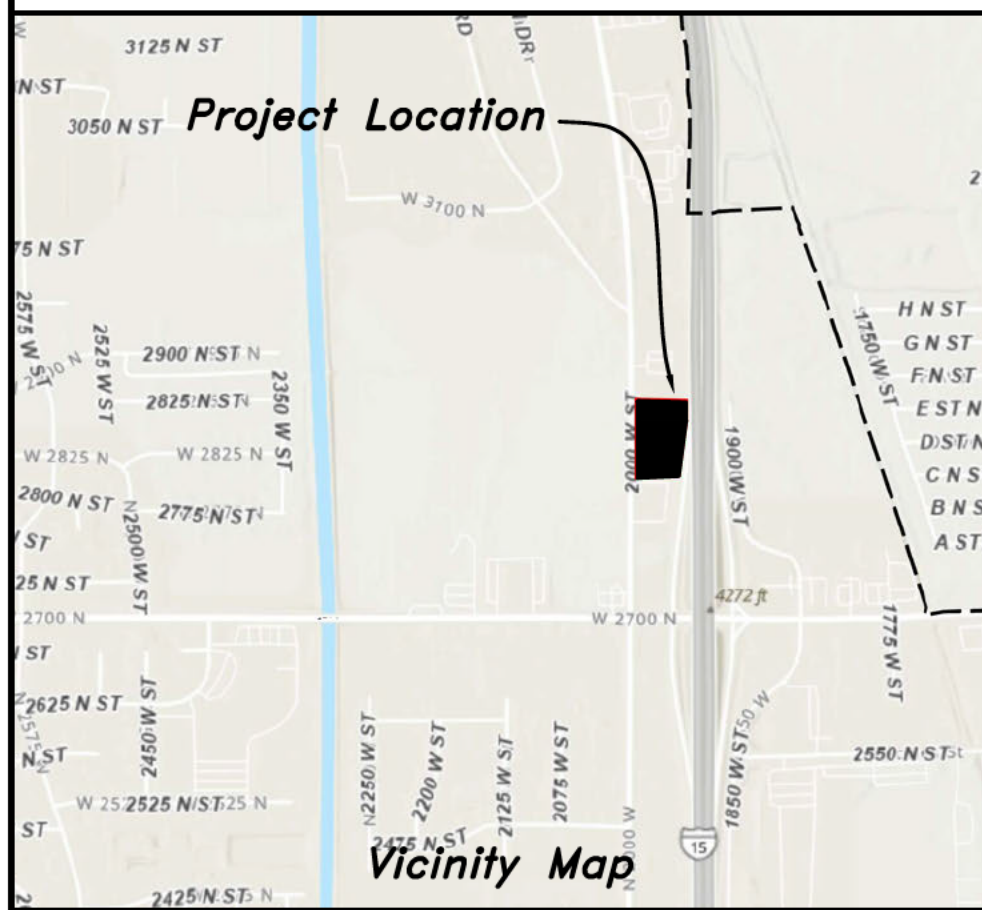
LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Fence Line
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

NOTE:

1 - All public utility easements (P.U.E.) are 15.0 foot wide unless otherwise noted.

2 - Easement Recorded May 17, 1966, Entry no. 1406843, Book 1806, Page 2925, may affect Subdivision, unable to plot.



Developer:
BRAD JACKSON
3243 NORTH 2700 WEST
FARR WEST, UT 84404
(801) 540-7000



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MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **BRAD JACKSON SUBDIVISION**
Subdivision Plat Review

Date: June 15, 2023

Our office has completed a review of the plat for the proposed Jackson Subdivision located at approximately 2900 North 2000 West. The subdivision will divide the parcel into two lots for potential commercial development. We recommend approval of the subdivision plat subject to the following comments:

1. Include addresses on the lots as provided by our office.
2. Provide a defined easement for the irrigation ditch which runs east to west on the site.
3. Address all red-line comments made by our office on the plat and improvement drawings.
4. Obtain approval from UDOT, Bona Vista Water, and the owner of the gravity irrigation ditch on the property for the proposed improvements along 2000 West.

The submitted improvement drawings only include improvements along 2000 West and a separate site plan application(s) will need to be submitted once the lots are developed.

Please let me know if you have any further questions.

Landscaping Requirements in Commercial Zone:

Area requirements: An area of not less than ten percent (10%) of the site as depicted on the site plan shall be landscaped. Detention basins shall not be included as part of the landscaped area.

Screening; Visual/Noise: Landscaping prescribed by the Planning Commission to accomplish other requirements of this title, as in visual screening, noise abatement or other needs based on site conditions may be required as part of, or in addition to, the ten percent (10%) landscaping requirement.

Location: Front setbacks, side setbacks facing a street, and other areas visible to the public are required to be landscaped

Ground Cover: All landscaped area shall be covered with a minimum three-inch layer of decorative rock to allow water to infiltrate the ground and inhibit weed growth. Detention basins shall also be lined with rock.

Plant Materials: The landscaped area shall be planted with plants that are well-suited to conditions at the project site and may include native and locally adapted shrubs, trees, or ornamental grasses and perennials compatible with a xeriscape environment. (Xeriscape is a landscaping method developed especially for arid and semiarid climates that utilizes water-conserving technique.)

Watering: The landscape plan shall include a secondary water supply. Culinary water shall not be used. The irrigation systems shall be designed to minimize water consumption by using an underground drip or bubbler system with an automatic controller. Overhead spraying shall not be allowed.

Maintenance: The preservation and maintenance of the landscaping and park strip areas are the responsibility of the site property owner/tenant. The landscaping shall be maintained in a healthy, neat, and orderly condition, free of weeds and litter. Diseased or dead plant material shall be removed and replaced in by June 1 if due to winter kill or October 1 if the plant material dies during the summer months.

Completion Requirements: Landscaping shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which it is associated. In the case of inclement weather that prevents the installation of the required landscaping, the time completion may be extended, in writing, upon approval of the Building Official.

INTERLOCAL AGREEMENT
between
WEBER COUNTY
and
FARR WEST CITY
for code enforcement services

THIS AGREEMENT is between WEBER COUNTY (“County”), a body corporate and politic of the State of Utah and FARR WEST CITY (“City”) a municipal corporation of the State of Utah. County and City may be referred to jointly as the “parties.”

RECITALS

WHEREAS, the City does not currently have code enforcement personnel and is desirous of making the most cost effective use of tax dollars for code enforcement services; and

WHEREAS, City and County have determined that it is mutually advantageous to each party to enter into this Agreement; and

WHEREAS, City agrees to compensate the County as hereinafter set forth and City and County have determined and agreed that the said amount is reasonable, fair, and adequate compensation for providing such services;

NOW THEREFORE, in consideration of the promises, and in compliance with, and pursuant to the terms and provisions of the Interlocal Cooperation Act, the parties hereby agree as follows:

1. SCOPE OF AGREEMENT

County shall provide code enforcement services for City. County’s Code Enforcement Officer will only respond to official complaints made to City. Once an official complaint has been made, City will contact County to initiate any review or inspection process with the County’s Code Enforcement Officer subject to the availability of the County Code Enforcement Officer.

If legal action is required to enforce the review or inspection, City shall be responsible for the legal enforcement and/or prosecution of any violations.

2. CONSIDERATION

City shall reimburse County for services rendered under this Agreement at a rate of \$45.00 per hour plus \$0.61 per mile. The parties agree that adjustments to the hourly and/or mileage rate may occur on an annual basis subject to changes in the Consumer

Price Index for that year. Adjustments to the hourly and/or mileage rate and shall be done through a written amendment to this Agreement and signed by the parties.

City shall remit payment to the Weber County Clerk/Auditor within 20 days after receiving an invoice for services rendered by County. If such payment is not remitted to the County Clerk/Auditor when due, County is entitled to recover interest thereon. Said interest shall be at the rate of one percent (1%) per calendar month starting the month after the month in which the services were performed.

Any monies received from payment of fines resulting from a violation shall be paid to City and County shall have no claim to said resulting payments.

3. EFFECTIVE DATE/TERMINATION

This Agreement shall be effective as of the ____ day of _____ 2023 and shall terminate five years thereafter on the ____ day of _____ 2028. The parties may indicate their desire to renew this Agreement through a properly executed amendment to this Agreement. The parties reserve the right to terminate this Agreement, in whole or in part, at any time during the Term or any additional terms whenever the terminating party determines, in its sole discretion that it is in the terminating party's interest to do so. The parties agree that termination for convenience will not be deemed a termination for default nor will it entitle either party to any rights or remedies provided by law or this Agreement for breach of contract or any other claim or cause of action.

4. AGENT

No agent, employee or servant of either party is or shall be deemed to be an employee, agent or servant of the other party. None of the benefits provided by each party to its employees, including but not limited to workers' compensation insurance, health insurance and unemployment insurance, are available to the employees, agents, or servants of the other party. The parties shall each be solely and entirely responsible for its acts and for the acts of its agents, employees, and servants during the performance of this Agreement.

5. SEVERABILITY

In the event that any condition, covenant or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

6. COMPLIANCE WITH LAWS

Each party agrees to comply with all federal, state and local laws, rules and regulations in the performance of its duties and obligations under this Agreement. Any violation by either party of applicable law, rule or regulation, shall constitute an event of default under this Agreement. The parties are responsible, at their sole expense, to acquire, maintain and renew during the term of this Agreement, all necessary permits and licenses required for its lawful performance of its duties and obligations under this Agreement.

7. NON-ASSIGNMENT

Neither party shall assign, transfer, or contract for the furnishing of services to be performed under this Agreement without the prior written approval of the other.

8. NON-FUNDING

If either party's performance under this Agreement depends upon the appropriation of funds by either the Utah Legislature or the governing legislative body, and if the legislating body fails to appropriate the funds necessary for the performance, then this Agreement may be terminated by either party by providing written notice to the other party without further obligation. Said termination shall not be construed as breach of or default under this Agreement and said termination shall be without penalty, additional payments, or other charges to either party of any kind whatsoever, and no right of action for damages or other relief shall accrue to the benefit of either party, their successors or assigns, as to this Agreement, or any portion thereof, which may so terminate and become null and void.

9. GOVERNING LAW

It is understood and agreed by the parties hereto that this Agreement shall be governed by the laws of the State of Utah as to interpretation and performance. All actions, including but not limited to court proceedings, administrative proceedings, arbitration and mediation proceedings, shall be commenced, maintained, adjudicated and resolved within the jurisdiction of Utah.

10. INDEMNIFICATION

Both parties are governmental entities under the Governmental Immunity Act of Utah, §§ 630-7-101 to -904, as amended (the "Act"). There are no indemnity obligations between these parties. Subject to and consistent with the terms of the Act, the parties shall be liable for their own negligent acts or omissions, or those of their authorized employees, officers, and agents while engaged in the performance of the obligations under this

Agreement, and neither party shall have any liability whatsoever for any negligent act or omission of the other party, its employees, officers, or agents. Neither party waives any defenses or limits of liability available under the Act and other applicable law. Both parties maintain all privileges, immunities, and other rights granted by the Act and all other applicable law.

11. INSURANCE

Both parties to this Agreement shall maintain insurance or self-insurance coverage sufficient to meet their obligations hereunder and consistent with applicable law.

12. COUNTERPARTS

This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the parties, notwithstanding that each of the parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by facsimile shall be deemed an original signed copy of this Agreement.

13. INTERLOCAL COOPERATION ACT REQUIREMENTS

In satisfaction of the requirements of the Interlocal Cooperation Act, §§ 11-13-101 *et seq.*, and in connection with this Agreement, the parties agree as follows:

- a. This Agreement shall be approved by each party pursuant to § 11-13-202.5;
- b. This Agreement shall be reviewed as to the proper form and compliance with applicable law by an authorized attorney on behalf of each party pursuant to § 11-13-202.5;
- c. An executed original counterpart shall be filed with the keeper of records for each party pursuant to § 11-13-209;
- d. The term of this Agreement shall not exceed fifty (50) years pursuant to § 11-13-216 of the Interlocal Cooperation Act;
- e. No separate legal entity is created by the terms of this Agreement. No real or personal property shall be acquired jointly by the parties as a result of this Agreement. To the extent that a party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such party shall do so in the same manner that it deals with other property of such party; and
- f. Except as otherwise specifically provided herein, each party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any financing of such costs.

14. ENTIRE AGREEMENT

The parties acknowledge and agree that this Agreement constitutes the entire integrated understanding between the parties, and that there are no other terms, conditions, representations or understanding, whether written or oral, concerning the rights and obligations of the parties to this Agreement except as set forth in this Agreement. This Agreement may not be enlarged, modified or altered, except in writing, signed by the parties.

IN WITNESS WHEREOF, the parties execute this Agreement.

By: _____
Weber County

By: _____
Farr West City

Date: _____

Date: _____

Attest: _____
Weber County Clerk/Auditor

Approved as to form

Approved as to form

Date

Date

Memo

To: Board of Trustees
From: Kevin Hall & Camille Cook
Date: June 21, 2023
Subject: Legislative Reporting Criteria

On June 12, 2023, the Central Weber Sewer Improvement District (District) Board of Trustees declared an intent to increase property tax above the certified rate. During this discussion, a request was made of Trustees to report to their legislative bodies. This report is intended to comply with a recent addition to Utah Code (17B-1-1003). To be compliant, this report should be heard before July 31, 2023. The notice attached to this memo contains the required elements of this report.

In addition, some of you requested that we include supporting information that was shared with you during the meeting. This may be helpful in making your reports.

Supporting Information

The District treats wastewater from 16 municipal entities, which collectively produced 30 million gallons per day (30 MGD) in 2023. There are 4 comparable District's along the Wasatch Front with a similar scope of responsibility. A recent comparison of the District to these peers is shown in Table 1. The District seeks to convey and treat wastewater from member entities in a cost efficient manner. The District has lower than average operating expenses when compared to these peer facilities.

The District went through the truth in taxation process in 2021, but due to increased property valuations, the District has not increased the property tax rate since 2012 and has sought to continue to operate efficiently but must respond to increasing operating expenses due to inflation in the cost of essential operating inputs such as chlorine which has increased 184% since June of 2021 and natural gas, which has increased 13.74% over the past year.

Table 1. Comparison to other Facilities

Facility	Miles of Collection Pipe	Average Flow, MGD	Number of FTEs	Employees per MG	Total Operating Expenses	\$ Per MG
Central Weber Sewer Improvement District	57	30.7	34	1.1	\$17,476,000	\$569,251
Average	36.7	27.4	54	2.0	\$21,878,797	\$896,422

NOTICE OF PROPOSED TAX INCREASE

Central Weber Sewer Improvement District

The Central Weber Sewer Improvement District is proposing to consider increasing its property tax revenue.

The Central Weber Sewer Improvement District tax on a \$477,000 residence would increase from \$126.19 to \$142.19, which is \$16.00 per year.

The Central Weber Sewer Improvement District tax on a \$477,000 business would increase from \$229.44 to \$258.53, which is \$29.09 per year.

If the proposed budget is approved, Central Weber Sewer Improvement District would increase its property tax budgeted revenue by 12.87% or \$1,355,000 above last year's property tax budgeted revenue excluding eligible new growth.

All concerned citizens or legislative entity representatives are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date/Time: 08/14/2023 at 6:00 p.m.

Location: Admin Building, District Offices
2618 West Pioneer Road
Marriott-Slaterville, UT.

To obtain more information regarding the tax increase, citizens may contact Central Weber Sewer Improvement District at 801-731-3011 or visit www.centralweber.com.