



Weber Fire District

Plan Review

Date: June 6, 2016

Project Name: The Bridges at Wolf Creek Conditional Use Review

Project Address: 4945 E Snowflake Drive Eden

Contractor/Contact: Eric Householder 801-389-0040 eric@thg-cs.com

Fees:

Property Type	Schedule Rates	Square Foot Rate	Square Feet or Number of Res. Units	Total
Type	Rate	Rate/ Sq Ft	Sq Ft or # of Units	Total
Plan Review	Conditional Use Review			\$50.00
Residential Impact Fee	328.15			\$0.00
				\$0.00
				\$0.00
			Total Due	\$50.00

FEE NOTICE:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: **Weber Fire District.**

REVIEW STATUS: MAKE CORRECTIONS AND RESUBMIT

NOTE: Most of these items were listed in the “Hillside Review” and still have not been addressed or corrected. The plans submitted for the conditional use reflect the same issues that were noted during the Hillside review. Please read this review completely make a written response to each item.

SPECIFIC COMMENTS:

1. The concept plan indicates many long cul-de-sacs. The design appears to meet the requirements of the fire code but it does create many dead end roadways. It would be beneficial to interconnect some of these longer cul-de-sacs so that in the event of an emergency responders and citizens could move more easily throughout the development area.
2. Phase 3 includes a long dead-ended cul-de-sac (road E). This roadway has more than 30 homes accessed from it. This area does not meet the requirements of the fire code section D107.1 which requires two fire access roads if there are more than 30 residences. If the developer chooses to move forward with this current design, it will be required that all the homes in Phase 3 are required to be protected with automatic fire suppression systems (fire sprinklers). A note shall be placed upon the plat’s of all lots in this area stating this fact.
3. Grove Cabins Phase 2 has a similar situation to that of Phase 3. This roadway has more than 30 homes accessed from it. This area does not meet the requirements of the fire code section D107.1 which requires two fire access roads if there are more than 30 residences. If the developer chooses to move forward with this current



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design, it will be required that all the homes in Phase 3 are required to be protected with automatic fire suppression systems (fire sprinklers). A note shall be placed upon the plat's of all lots in this area stating this fact.

4. Grove Cabins Phase 2 Road H has a pinch point created by an island which reduces travel lanes to less than 20 feet in width. Minimum road width allowed is 20 feet per IFC 503.2.1
5. The cul-de-sac near lot 40 in the Grove Cabins Phase 2 is too small. The minimum cul-de-sac diameter is 80' (see IFC Appendix D).
6. Parkside Phase 2 "Road C" also has a single access point with over 30 homes. This area does not meet the requirements of the fire code section D107.1 which requires two fire access roads if there are more than 30 residences. If the developer chooses to move forward with this current design, it will be required that all the homes in Phase 3 are required to be protected with automatic fire suppression systems (fire sprinklers). A note shall be placed upon the plat's of all lots in this area stating this fact.
7. Fire Hydrant(s): Hydrant spacing is incorrect. Several hydrants are located further than the maximum allowed distance between hydrants. The maximum spacing between hydrants in a residential area is 500 ft.
8. An additional hydrant appears to be needed near lot 243.
9. Fire Flow: All dwellings structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
10. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
11. Radius on all corners shall be a minimum of 28'-0".
12. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
13. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
14. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
15. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.



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Reviewed by: Brandon Thueson
Fire Marshal

cc: File