



Brandon Thueson <bthueson@weberfd.com>

Re: Terakee Farm Phase 1

1 message

Brad's Gmail <bradblanch@gmail.com>

Thu, Dec 14, 2017 at 11:34 AM

To: Brandon Thueson <bthueson@weberfd.com>

Cc: David Reed <dreed@weberfd.com>

Brandon,

Thanks for your reply. Following are my responses to each of the items identified with an asterisk:

2. Fire hydrants have been added to the plan I sent to you on Friday, December 8th at 9:50am. If the locations need to be moved/or more added I can do that.
4. For now the development will have one primary access and all structures built within the development will have fire suppression systems installed during construction.
5. Roads throughout Terakee Farm PRUD will be 32' or greater in width.
6. The cul-de-sacs carry an 80 foot radius with a 50 foot street width circular around the island. Are you providing fire vehicle information you would like me to provide the Autoturn document against?

Best Regards,
Brad Blanch
[801-668-8565](tel:801-668-8565)

On Dec 14, 2017, at 10:57 AM, Brandon Thueson <bthueson@weberfd.com> wrote:

Brad,

The items in asterisks need to be addressed prior to approval, or at least acknowledge via the written response. The best way is to just take each item and respond to it, that way everything is covered.

As far as the second access: The only way that we can accept a planned future access is if you can submit a letter stating that the access will be completed within a 24 month period. The code allows us to use some discretion on this and we have as practice only accepted this when it can be clearly demonstrated that it will happen. Too many times the land hasn't even been secured and there is no real plan or timing for the second access. This leaves us in a position of huge liability in accepting something that may never happen.

There is also new provisions in this section of code that requires the second access to be located distant to the main. See below:

SECTION D106**MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS**

*D106.1 Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.*

*D106.2 Projects having more than 200 dwelling units.
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether*

they are equipped with an approved automatic sprinkler system.
D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D107

ONE- OR TWO-FAMILY

RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Brandon Thueson
Deputy Chief/Fire Marshal
Weber Fire District
[801-782-3580 Ext. 205](tel:801-782-3580)

It takes EVERYONE to make a safe community.

On Thu, Dec 7, 2017 at 8:24 AM, Brad's Gmail <bradblanch@gmail.com> wrote:
Brandon,

Thanks for your review. A couple of quick questions: 1) For preliminary approval I am assuming that I need to complete the points with an asterisk, is that correct; and, 2) Is it possible to have a plan in place for second access (for example at the end of 2nd or 3rd phase) and not be required to put in a fire suppression system for each home?

I stopped in and took care of the fees for the Village and the Farm.

Thanks,
Brad Blanch
[801-668-8565](tel:801-668-8565)

On Dec 4, 2017, at 3:19 PM, Brandon Thueson <bthueson@weberfd.com> wrote:

Brad,

The review for phase 1 is completed and is listed as a "Make Corrections". Please review the document and respond to the request for information as listed.

Contact Andrea or Cierra at [801-782-3580](tel:801-782-3580) to arrange payment of the review fee.

Let me know if you have questions.

Date: December 4, 2017

Project Name: Terakee Farm Cluster Subdivision Phase 1

Project Address: ~700 N 3600 W, Weber County

Contractor/Contact: Brad Blanch 801-668-8565

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	206 Lot Subdivision			\$150.00
Residential Impact Fee	328.15			\$0.00
				\$0.00
				\$0.00
			Total Due	\$150.00

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.**

Brandon Thueson
Deputy Chief/Fire Marshal
Weber Fire District
[801-782-3580 Ext. 205](tel:801-782-3580)

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<SUB- Terakee Farm Cluster Subdivision Phase 1 [700 N 3600 W Weber County.pdf](#)>