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## Engineering Review 1

**Project:** [Taylor Place Subdivision](#)  
**User:** [Rochelle Pfeaster](#)  
**Department:** [Weber County Engineering Division](#)  
**Created:** 2012-06-19 13:57:23  
**Modified:** 2012-06-19 13:57:23

### Notes

I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

1. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
2. The irrigation ditch in the front of the property will need to be piped with 36" RCP with a drainage swale on top. Plan & profile drawings need to be submitted to us and the irrigation company. A letter from the irrigation company approving the design will be required. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
3. If a new septic system will be installed, the location of the perk test pits need to be shown on the plat.
4. If there are irrigation ditches on the property use to convey water to surrounding property owners, an easement needs to be granted on the ditches.
5. An excavation permit is required for all work done within the existing right-of-way.
6. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
7. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

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## Weber Fire District Review

**Project:** Taylor Place Subdivision  
**User:** Ted Black  
**Department:** Weber Fire District  
**Created:** 2012-06-19 13:21:40  
**Modified:** 2012-06-19 13:21:40  
**Approved:** Yes

### Notes

- A = Approved
- C = Correction Required
- N = Not Applicable
- I = Insufficient Info

### Fire Hydrant Requirements

- A (1) One existing fire hydrant(s) as indicated on the plan. Maximum Spacing 500 ft.
- I Fire flow 1000 g.p.m.
- I Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: One existing fire hydrant is required as indicated on the plan. The developer shall submit a letter of water availability. The plan review fee for this project of \$50.00 is due and payable to the Weber Fire District prior to any approval.

### Access road Requirements

- A Roads shall have a minimum clear and unobstructed width of twenty six feet.
- A Roads shall have a minimum clear and unobstructed height of 13'-6".
- A Roads shall have a maximum grade of 10%.
- A Interior turning radius on all corners shall be a minimum of 28'-0".
- N Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- N Second fire apparatus access road required.
- C \$50.00 fee required for this plan review

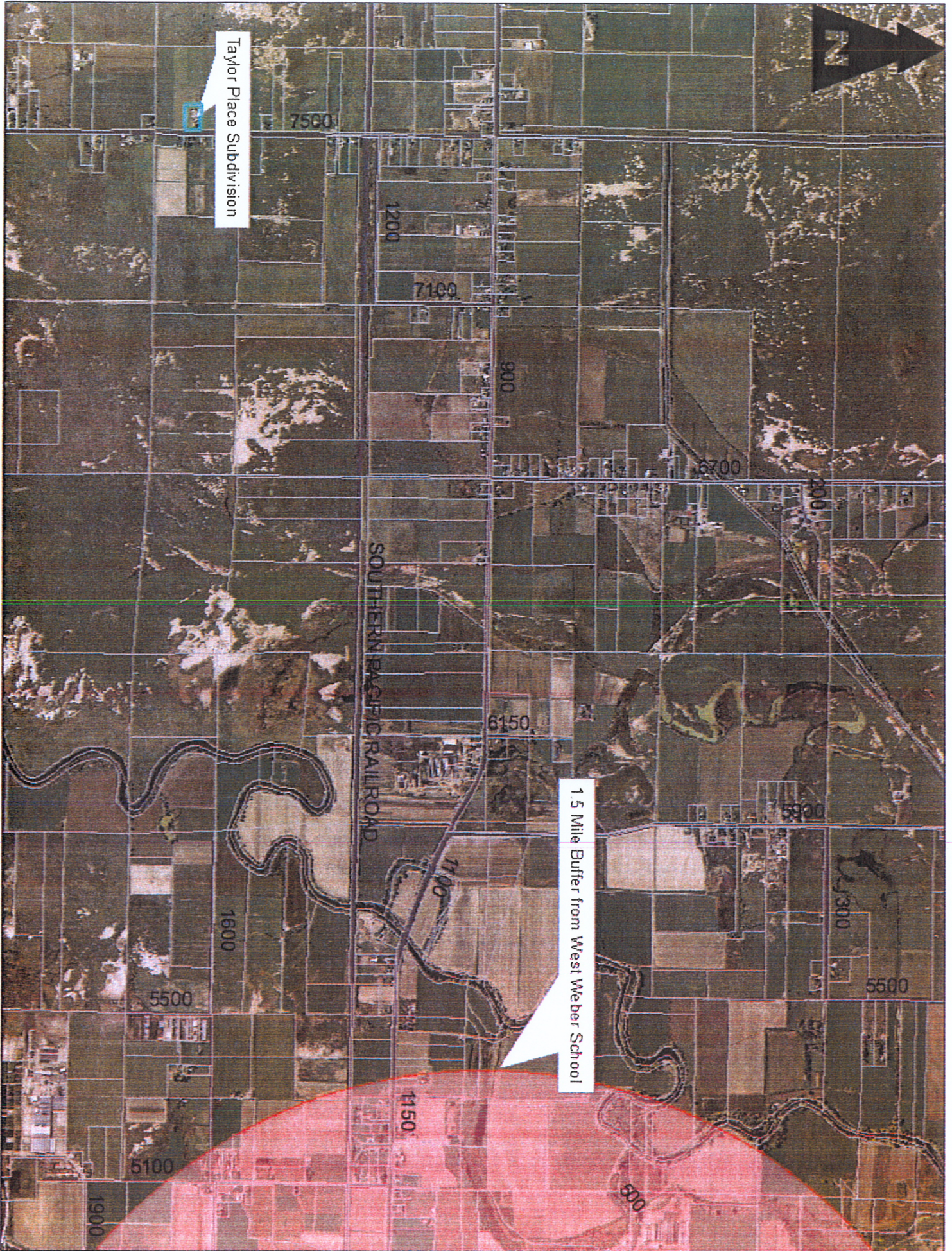
### General Requirements

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. 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.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2007 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to 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.

# Exhibit C



Taylor Place Subdivision

1.5 Mile Buffer from West Weber School

