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Engineering Review 1

Project: Hideaway Estates
User: Rochelle Pfeaster
Department: Weber County Engineering Division
Created: 2012-09-04 09:23:41
Modified: 2012-09-04 09:23:53

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 culvert will need to be installed in the irrigation ditch, in front of the property, under the driveway. The size of the pipe will need to be determined by the irrigation company.
2. All improvements need to be either installed or escrowed for prior to recording of the subdivision.

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: Hideaway Estates
User: Ted Black
Department: Weber Fire District
Created: 2012-09-04 09:05:38
Modified: 2012-09-04 09:05:38
Approved: Yes

Notes

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

Fire Hydrant Requirements

- C (1) One new fire hydrant(s) anywhere along the subdivision frontage. Maximum Spacing 500 ft.
- I Fire flow 1500 g.p.m.
- I Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: One new fire hydrant is required anywhere along the frontage of the property. Consult the water company for best location. 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.

Comments and Correspondences

Karl Sewell
Thu, Aug 30th 2012, 13:03

RMP will have to do some line work to get power to this new lot. Site plan is feasible.

Sue Morgan
Fri, Aug 31st 2012, 06:42

All students are eligible for bussing. Current stops are at 2975 W 4000 N.

Michela Gladwell
Fri, Aug 31st 2012, 13:06

This property has received feasibility from our office, nothing further should be needed from the Health Dept.

Jerry Allen
Mon, Sep 10th 2012, 13:57

they have been into our office and are aware of the fees that need to be paid.

Scott Slater
Fri, Sep 14th 2012, 08:00

Questar does not have facilities along 2975 West

Exhibit C

