



Weber Fire District

Subdivision Plan Review

Date: June 6, 2016

Project Name: Dixie Land Estates- Subdivision Review

Project Address: ~4200 West 3600 North Weber County

Contractor/Contact: Dale Satterhwaite 801-629-2720 dales@big-d.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	Subdivision 6 lots			\$50.00
				\$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: APPROVED WITH CONDITIONS

SPECIFIC COMMENTS:

1. Fire Flow: BonaVista Water has provided information indicating that the available fire flow in this location is 400 GPM at 20 PSI. A field test was performed and verified the modeling report. Fire flow is determined by structure size and type of construction. As this is a subdivision plan, it is not possible to determine an exact fire flow as the structure size and types are unknown. Be it known however that 400 GPM is not enough water to meet fire flow requirements for any home size. A minimum of 1000 GPM would be required for most homes.
2. 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.
3. Fire Hydrant(s): Hydrant spacing indicated on the plan is approved.
4. When the lots are sold, depending on the location of the homes, other hydrants may be required so that there is a hydrant within 400 feet of the furthest most portion of a buildings(see IFC 507.5.1)
5. 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.
6. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
7. All required fire hydrants and water systems shall be installed, approved and fully



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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.

Reviewed by: Brandon Thueson
Fire Marshal

cc: File