



# Weber Fire District

## Plan Review

**Date:** August 16, 2017

**Project Name:** Sunset Equestrian Cluster Subdivision

**Project Address:** 4075 W 2200 South Weber County

**Contractor/Contact:** Doug Nosler 801-564-2064 [dougnosler@yahoo.com](mailto:dougnosler@yahoo.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	180 Lot Subdivision			\$150.00
Residential Impact Fee	328.15			\$0.00
				\$0.00
				\$0.00
			<b>Total Due</b>	<b>\$150.00</b>

### 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 Hydrant(s): Add a hydrant near lot 105. The distance between hydrants in a residential area is not to exceed 500 feet.
2. Fire Flow: Fire flow for the subdivision shall be 1000 GPM.
3. Phasing: The phasing of the subdivision shall be done so that there are never more than 30 residential units without a second approved access road to the development area.
4. For subdivisions with more than 30 single family residences, a second fire apparatus access road required.
5. Provide a temporary address marker at the building site during construction.
6. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load.
7. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
8. 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.

### General Requirements:

- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.



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- All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- 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.
- All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- Fire department apparatus access is required for each lot.

**A written response for this review is required.**

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