



Weber Fire District

Plan Review

Date: July 12, 2017

Project Name: Hidden Cove Subdivision (Previously Hidden Oak)

Project Address: 6260 S 2125 E Unincorporated Weber County

Contractor/Contact: Sharon Jean Clark 801-580-8931 bluehomes@gmail.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
Residential Impact Fee	328.15			\$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: MAKE CORRECTIONS

NOTES: This project was previously reviewed and included 7 lots (see review dated 5-4-16) and then as Hidden Oak Subdivision and reviewed on Dec. 21 2016. The plan being reviewed and commented on in this documents, is for 3 lots and homes. The roadway was not changed from the previous review although there were outstanding comments which have still not been addressed. Please read this review carefully and provide a written response to each item.

SPECIFIC COMMENTS:

1. Grade: The grades indicated on the plat exceed the maximum allowed. The maximum allowed is 10% unless an exception is granted which has a maximum of up to 15% allowed. For this to apply the applicant must have approval from both Weber County Engineering and Weber Fire District. Weber Fire District will grant the request to allow a maximum of 15% grade for no more than 500 linear feet unless the homes are provided with fire suppression systems (as outlined by the Utah State Fire Code Act).
2. Cul-de-sac: The cul-de-sac indicated does not meet the minimum required dimension of 80 feet in diameter.
3. Access to all buildings: Access to all buildings must be provided within 150 feet of all portions of the building. The plan indicates a "Clubhouse" and other pads but does not indicate access to them.
4. Fire Hydrant(s): There shall be a fire hydrant within 400 feet of the furthest most portion of any building or facility (see IFC 507.5.1). The maximum spacing



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between hydrants in a residential area is 500 ft.

5. Provide a temporary address marker at the building site during construction.
6. Radius on all corners shall be a minimum of 28'-0".
7. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
8. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
9. 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.
10. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
11. 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