



2023 West 1300 North
Farr West, Utah 84404
(801) 782-3580
Fax (801) 782-3582

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PLAN REVIEW

Date: October 30, 2013

Project Name: Summit at Powder Mountain Phase 1D- Parcel D- Village Nest Condos

Project Address: Daybreak Ridge (New Road)

Contractor/Contact: Russ Watts/ NV5

Review Fee: \$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.**

Status: MAKE CORRECTIONS (See attached and marked PDF files)

Specific Comments:

PLAT & LAYOUT:

1. On sheet 1, there are several units which are further than 150 feet from the fire access road (Daybreak Ridge). Per the 2006 Utah Wildland Interface Code, section 403.2, any residence with an exterior wall portion further than 150 feet from the access road (as measured by an approved route), must be provided with a driveway meeting the requirements of a driveway in section 403. Two options exist for this situation:

Option 1: It would be possible to extend two short "driveways" up the where the sidewalk is shown off of Daybreak Ridge and extend the driveway into the center of the project until the 150 foot requirement is met. If the driveway does not exceed 150 feet in length, then no turnaround is required. You may restrict use of these areas and label them as fire lanes and allow no public access.

Option 2: If the buildings are provided with an automatic fire suppression system, then the distance will be allowed to be increased to be as shown on the plans.

**PHASE 1D- DEVELOPMENT PARCEL D- VILLAGE NESTS CONDOS
CONSTRUCTION DRAWINGS:**

1. Comment number 1 for the PLAT & LAYOUT applies to sheet 1.02 of the construction drawings.

NOTE: A written response is required. If the developer chooses to place a driveway into the properties in question, then the plat and the constructions documents must be change to reflect

Chief, David L. Austin - Deputy Chief, Paul Sullivan - Fire Marshal, Brandon Thueson

this. If the option to provide fire suppression systems for the residences is selected, then a written response should indicate this.

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. If you have any questions, please contact me at 801-782-3580.

Brandon Thueson
Fire Marshal

cc: File