

PLAN REVIEW RESPONSE



April 10, 2026

RE: Tooele County Agency Review #1
Manning Site Plan – Project No. 7650B
Box Elder Canyon, Tooele County

Mili,

The following responses address the Tooele County Agency Review Comments dated 2/11/2026 that were issued by Tooele County. The section and numbering correspond to the comment section and numbering provided in the original review comments.

HEALTH DEPARTMENT COMMENTS:

1. My comments are that the owner needs to work with the state Division of Drinking Water to see if their water source will be classified as a public drinking water system. If they say it needs to be a public water system, then we will need written approval from the state signing off on it. For the existing septic system, it is currently under sized in capacity so they will need to work with a certified wastewater professional to get a new design/application submitted for us to review. The application will also need to work with the Health Department staff on the permit for food establishment, and through the Health Department's plan review process for that.

Owner will work with organizations/professionals and provide any needed documentation.

ROADS DEPARTMENT COMMENTS:

1. Provide traffic study per road policy-15 Traffic study.

Based on the "Manning building tenant improvement" plans, the design occupant load of the building is 122. If the building has an occupancy load of 122 and assuming 2 people per car, then a maximum of 61 cars will be on site during the proposed building functions. Based on table 10 of the Tooele County Transportation Master Plan, Mormon Trail Road has a level of service of A going to the year 2043. With these 61 cars on site this will have a very limited impact to the LOS on Mormon Trail Road, thus a traffic study for this development will not be needed.

2. Dedicate ROW for existing gravel road/claimed B road per Development Code 4-3 (2).

Parcel 06-028-0019 County ROW has been dedicated as a 60' Row and no additional dedication is needed at this time. See provided document recorded on the 6th of November 1995.

SANDY

45 W 10000 S, STE 500
Sandy, UT 84070
P: 801.255.0529

LAYTON

919 N 400 W
Layton, UT 84041
P: 801.547.1100

CEDAR CITY

88 E Fiddler's Canyon Rd, STE 210
Cedar City, UT 84721
P: 435.865.1453

TOOELE

3950 N Tealby Way, STE 200
Erda, UT 84074
P: 435.843.3590

RICHFIELD

225 N 100 E
Richfield, UT 84701
P: 435.896.2983

GIS/ADDRESSING COMMENTS:

1. Parcel 06-028-0-0006 doesn't have access to existing, established road. Tooele County GIS can provide an address when parcel has road access.

Parcel 06-028-0019 is County ROW along the South boundary line of parcel 06-028-0006, therefore it has County Road access along the South boundary.

ENGINEERING COMMENTS:

1. It is understood that there is an existing well on the property and that a future well house is to be built. Verify that the existing well has adequate water supply to meet the proposed water demands for this project.

Owner to verify existing well has adequate water supply.

2. Per the application check list, provide finished grade for the entire site shall be shown as well as the first-floor elevation of all buildings. This shall include but not be limited to proposed roadways, grading around building, ect.

Finished floor of proposed building and finished grade for the entire site are provided and shown on sheet C-200.

3. It is presumed there are no County-owned utilities near the project site that would affect the project.

That is correct.

4. Provide roadway details including but not limited to materials, depth, ect. Keep in mind firefighting access/ apparatus.

Road cross section given and depth provided on details sheet C-400.

5. Are there provisions for an outdoor lighting system?

N/a.

6. Is 4" thick concrete adequate for the ADA parking surface in a traffic area? I typically see 6" min in these areas. There is not a geo-technical report furnished with this submission. I would presume this would be provided in a future submission prior to construction.

Concrete section in ADA parking areas updated to 6" thick.

7. Verify location or means of trash receptacles.

Location and details of trash receptacles are provided and shown on sheets C-100 and C-400.

8. Address 12-6 Storm water drainage per application checklist.

Provisions for storm surface drainage in accordance with the design standards of the road department. Location, size, types and grades of drainage structures, ditches shown provided and shown on C-200.

CIVIL COMMENTS:

1. Provide roadway cross section.

Road cross section added to C-400 details.

2. Show existing and proposed grading of entire site (include roadways).

Existing and proposed grading of entire site shown on C-200.

3. Existing roads have never been inspected for fire apparatus compliance. They will need to be inspected and if found to not meet compliance will need to be built properly.

Proposed gravel roads provide turnarounds for fire truck access.

4. Show width and length of roads.

Approximate width and length of road with dimensions shown on C-100 site plan.

5. Show well protection zone.

Well protection zone shown on C-100.

6. Show storm water system for roads, parking lots, and buildings.

Storm water system for roads, parking lots, and buildings shown on C-200.

7. 15' culverts will need to be added at driveways.

Surface sheet flow on site directed to drainage channels ending in retention basin as seen on C-200.

PLANNING COMMENTS:

1. Add vicinity map.

Vicinity map shown on cover C-000.

2. Item H, is missing, details needed.

Grading plan provided for additional details.

3. Item I, Power approval letter needed.

Owner to provide power approval letter.

4. Item J, streets – need to work on getting legal access to the property.

Parcel 06-028-0019 is a dedicated 60' ROW County Road along the South boundary line of parcel 06-028-0006, therefore it has legal County Road access along the South boundary. See provided document recorded on the 6th of November 1995.

5. ADA parking lot stall dimensions need to follow Tooele County Code Chapter 6. (3) Handicap parking spaces shall comply with the following standards: (a) Regular handicapped parking stalls shall be 96" wide. (b) Van accessible stalls shall be 132" wide but may be permitted to be 96" wide where the access aisle is 96" wide. (c) All stalls shall have an access aisle with a width of no less than 60".

ADA parking stalls dimensioned and comply with Tooele County Code chapter 6 requirements.

6. Proposed lighting? We will need details (reference 8-3 of land use ordinance).

See electrical plans on the "Manning building tenant improvement" plan set.

7. 2-6 Storm water drainage plan.

Grading and drainage plan shown on C-200 and grading and drainage calculations are on C-201.

8. Total calculated spaces is 55 stalls for proposed building, ADA standards require you to have 3 ADA stalls.

As seen on C-100, 4 ADA stalls provided to comply with land use ordinance chapter 6 requirements.

9. There is an old building permit for stages that remains incomplete, as well as unlicensed business notice associated with the property. These items will need to be addressed and brought into compliance as part of your project moving forward.

Client to address these needs.

NTFD COMMENTS:

1. Occupancy is estimated at 230 and will require sprinklers.

Per the architectural drawings the occupant load is 122.

2. Roof loads must allow for added weight from sprinklers

Noted and will be provided if required.

3. Occupancy must meet all code requirements for an A2 type.

Per the architectural drawings this is a V-B type construction. Allowable square footage without fire sprinklers is 9,000 per table 506.2 of the IBC.

4. Fire access road must be 26' wide, 75000lb compaction, all weather surface, less than 10% grade

All grades are less than 10%, please see the grading.

5. Required fire suppression, an NFPA approved drafting site with 180000 gallons of available water.

Per NFPA 1142 the required storage tank for this size of structure is 10,000 gallons. Please see the calculations.

If you have any questions concerning these comments, feel free to contact us at any time.

Sincerely,



Donald Geverts, EIT
Civil Design Engineer

Reviewed by:



Jacob Clegg, PE
Project Manager

Building Dimensions

Building 1		NA	
Structure			
Width, ft	48	Width, ft	
Length, ft	72	Length, ft	
Height, ft	19	Height, ft	
Area, ft ²	3456	Area, ft ²	
Vol, ft ³	65664	Vol, ft ³	
Usage		Usage	
Business and dance area			

Building 2		NA	
Width, ft		Width, ft	
Length, ft		Length, ft	
Height, ft		Height, ft	
Area, ft ²	0	Area, ft ²	0
Vol, ft ³	0	Vol, ft ³	0
Usage		Usage	

Tank Size

NFPA 1142

$$W_{\text{min}} = ((V_{\text{stot}}) / \text{OHC}) * (\text{CC})$$

CC= 0.75 Type V Construction

OHC= 7 5.2.5.2

OHC= 7 General Storage and Maintenance

$$V_{\text{stot}} = \text{Area} * \text{Height}$$

1 gallon= 0.133681 ft³

Building	
area, ft ²	3947
Vstot, ft ³	73520
Wmin=	7877.143 gal
Tank size=	1053.02 ft ³

NA	
area, ft ²	0
vol, ft ³	0
Wmin=	0 gal
Tank size=	0.00 ft ³

NA	
area, ft ²	0
vol, ft ³	0
Wmin=	0 gal
Tank size=	0.00 ft ³

NA	
area, ft ²	0
vol, ft ³	0
Wmin=	0 gal
Tank size=	0.00 ft ³

$$\text{Length} = \text{Tank Size} / (\text{Width} * \text{Height})$$

Tank Dimensions, Building 1

Height=	12 ft
Width=	12 ft
Length=	7.313 ft

NA

Height=	12 ft
Width=	12 ft
Length=	0.000 ft

NA

Height=	12 ft
Width=	12 ft
Length=	0.000 ft

NA

Height=	12 ft
Width=	12 ft
Length=	0.000 ft

NA

area, ft ²	0
Vstot, ft ³	0
Wmin=	0 gal
Tank size=	0 ft ³

Factor of 1.5 required for firewall

For No Firewall Required Tank Dimensions	
Height=	12.0 ft
Width=	12.0 ft
Length=	0.00 ft

For Firewall Required Tank Dimensions	
Height=	12.0 ft
Width=	12.0 ft
Length=	0.0 ft

