WEST HAVEN CITY
PLANNING COMMISSION AGENDA

November 13, 2024
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON NOVEMBER 13, 2024 THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: 6:00 PM: REGULAR PLANNING COMMISSION MEETING.
JOIN US DIGITALLY FOR THE WORK SESSION AND COMMISSION MEETING:
VIA ZOOM AT HTTPS://US06WEB.ZOOM.US/J/86539464549.
WATCH LIVE AT HTTPS://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030.

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. **CALL TO ORDER BY CHAIRMAN ROUNDY**

2. **OPENING CEREMONIES**

   a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER STIMPSON

   b. PRAYER/MOMENT OF SILENCE BY COMMISSION MEMBER LAMAR

3. **ACTION ON MINUTES**

   a. APPROVE MINUTES FOR THE MEETING OF 10/23/2024.

4. **REPORT**

   a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

5. **DISCUSSION AND ACTION ON A FINAL SITE PLAN FOR AN AUTO BODY SHOP AND EDUCATIONAL INSTITUTION**

   a. A FINAL SITE PLAN APPROVAL FOR BLAINE WILLARDSEN LOCATED AT APPROXIMATELY 3747 MIDLAND DRIVE (PARCEL #080220017 AND PARCEL #080220042 APPLICANT BLAINE WILLARDSEN)

6. **DISCUSSION AND ACTION FOR PRELIMINARY SITE PLAN APPROVAL FOR AN ELECTRICAL AND HEATING APPLIANCES AND FIXTURE SALES AND SERVICES**

   a. PRELIMINARY SITE PLAN APPROVAL FOR AN ELECTRICAL AND HEATING APPLIANCES AND FIXTURE SALES AND SERVICES LOCATED AT APPROXIMATELY 2231 W 1800 S PARCEL #150710001 & 150710030. (APPLICANT LWE/AGENT CHAD BAILEY)

7. **DISCUSSION AND ACTION ON PRELIMINARY & FINAL SITE PLAN APPROVAL FOR COMMERCIAL RESTAURANT WITH DRIVE THROUGH**

   a. A PRELIMINARY & FINAL SITE PLAN APPROVAL FOR A FREESTANDING COMMERCIAL RESTAURANT WITH DRIVE THROUGH LOCATED AT APPROXIMATELY 3000 W 4000 S PARCEL #08-029-0090. (APPLICANT CFT NV DEVELOPMENTS/AGENT HENRY C.KLOVER)

8. **ADJOURNMENT**

Robyn VanCampen

Robyn VanCampen, Deputy Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: emilyg@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board and at westhavencity.com; emailed to the Standard-Examiner with a request that it be posted
In their Wednesday night meeting section, mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney.

Planning Commission Meeting Minutes
October 23, 2024 6:00 PM

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Planning Commission Attendees:

Chairman Roundy
Commission member Stimpson
Commission member Galt
Commission member LaMar (attended via Zoom)
Vice-Chairman Reyna
Commission member Reed
Commission member Hepworth

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER BY CHAIRMAN ROUNDY

Called to order at 6:00 pm

2. OPENING CEREMONIES

a. PLEDGE OF ALLEGIANCE-VICE CHAIRMAN REYNA

b. PRAYER/MOMENT OF SILENCE – COMMISSION MEMBER GALT

3. ACTION ON MINUTES

a. APPROVE MINUTES FOR THE MEETING OF 10/09/2024.

**Commission member Galt stated that on agenda item 3a it needs to be changed from him voting "Nay" to Absent/Excused, as he didn't log on to Zoom until 6:06 pm, and on the same agenda item the "Aye" vote needs to be change from Voting Member LaMar to Commission member LaMar. On item 3b he needs to be listed as Absent/Excused as he was not mentioned at all in the vote, and on the item 5 for the voting he reflects he voted "Aye" and he voted "Nay"*

Commission member Galt made a motion to approve. **Commission member Reed** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar
NAYS:
ABSENT:

4. REPORT

a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

**Robyn VanCampen/Deputy Recorder advised the Commission members that the Planning Commission Policies and Procedures were approved by City Council.*

5. DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT FOR A SECOND HOME OCCUPATION BUSINESS

DRAFT

a. FOR A CONDITIONAL USE PERMIT FOR A SECOND HOME OCCUPATION LOCATED AT 4111 S 4550 W PARCEL # 084110006 (APPLICANT TONYA & JASON HODGES/MOUNTAINVENT, LLC & TAC OPS SHOP)

**No one was present to represent the applicant. However, Garth Day stated it was pretty straight forward they currently have a home occupation and they are trying to get approval for a second home occupation (which requires a Conditional Use Permit). The primary home occupation is for Tac Ops (online arm sales/firearm retailer). The second home occupation will be a HVAC business which will not have clients at the home nor equipment that will be stored. The only issue being raised typically is if they fall in conflict with a nuisance violation ordinance the condition is that the business license/conditional use permit or any other conditions that the commission sees fit.*

Commission member Reed made a motion to approve the conditional use permit for a second home occupation located 4111 S 4550 W Parcel # 084110006 Applicant Tonya & Jason Hodges/Mountain Vent LLC & Tac Ops Shop with the following conditions that any violation of the West Haven City Nuisance Ordinance will result in revocation of the business license and conditional use permit. No storage of any HVAC equipment on the property at any time. **Vice-Chairman Reyna** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar.
NAYS:
ABSENT:

6. DISCUSSION REGARDING PLANNING COMMISSION POLICIES AND PROCEDURES

**Garth Day advised the commission that he would be happy to offer input on any changes that could be done. It was brought up that maybe some of the items in the policy and procedures can be moved to a training section, and possibly putting referencing documents with a links and/or QR codes that would provide a link to the information.*

**At the beginning of the year having training's for newcomers/refreshers for existing commission members, possibly bi-monthly work session.*

**Commission member Galt stated that in the current policies and procedures it states addressing the panel as commission member or commissioner and it needs to be decided one or the other to avoid conflict.*

**All commissioners advised that there is some information that could be clarified more.*
**Commissioner members will reconvene in a future work session to continue discussion for possible changes to the Planning Commission Policies and Procedures.*

7. ADJOURNMENT

Commission member Stimpson made a motion to adjourn. **Vice-Chairman Reyna** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, Commission member LaMar.
NAYS:
ABSENT:

Robyn VanCampen
Deputy City Recorder

Date Approve: [enter meeting date]

Planning Commission
Staff Review Memo

November 7, 2024

FINAL SITE PLAN APPROVAL

Request:	Final site plan approval for an auto body shop and educational institution
Property Address:	Parcel# 080220017 and 080220042
Property Zone:	Commercial C-2
Property Size:	2.63 acres
Applicant:	Blaine Willardsen
Governing Document(s):	WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background

We have received an application for an auto body shop with a small portion being for an educational institution for Phase 1 and then Phase 2 being future flex space for the front proposed building on 2700 West, which encompasses Parcel # 080220017 and 080220042. This property was rezoned from C-1 to C-2 on November 15, 2023. Under the commercial ordinance "auto mobile repair, including paint, body and fender, brake, muffler, upholstery or transmission work; provided that it is conducted within a completely-enclosed building" is conditional, an educational institution is permitted, and flex space is permitted. The applicant is proposing to develop this site in two phases.

Staff Review

Staff's review of the proposed site plan as it pertains to the requirements of the West Haven Zoning Code are as follows:

§157.291 Site Development Standards

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	23'-4"	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	35%	Y

Minimum lot area	None	2.63 acres	Y
Min lot width	None	300’	Y
Min yard setbacks			
Front	15 ft.	Building is more than 15’ from the front property line	Y
Rear	10 ft. where building rears on a residential zone	Building is more than 10’ from the rear property line	Y
Side	10 ft. when adjacent to residential	25’-3”	Y
Side, adj. to street	15 ft.	NA	

§157.630 Parking Regulations

This use for Phase 1 falls under “Auto repair shop” which requires 1 space per service bay, plus 1 space per 250 square feet GFA; and “Education, college, university, vocational” which requires 1 space each per faculty member and full-time employee, plus l space per 3 students at maximum enrollment.

The site plan for Phase 1 proposes to have one 20,000 square foot building. The building in phase 1 will be used for the auto repair shop and the educational institution. The requirement for the repair shop would require the site to have 83 parking spaces and 5 spaces for the classroom given that there is a max enrollment of 5 students and three employees. The required amount of 88 stalls is too many for the site and also the proposed uses. Under the parking code, there is a section that says that the planning commission may adjust the number of required spaces. The applicant’s existing business has about 15 parking spaces and is more than enough for the business, not including the area to park the cars that are being worked on/ready to pick up. However, the current site plan is showing 19 spaces in an enclosed fenced area to the side of the building to keep the cars that are ready and 13 spaces in front and on the north property line along with 2 handicap stalls. The total number of spaces shown is 34 spaces. If the Planning Commission chooses to adjust the parking requirement, it should be based on the finding that there are special circumstances attached to the property that do not generally apply to other similar properties or uses, specifically what those special circumstances are, and that the exception will not substantially affect the General Plan, and that the spirit of the land use ordinance is observed.

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only those sections which are applicable are included. There may be portions of Section 157.733 which do not apply to this site plan, owing to the location of buildings, no applicable development agreement or location of landscaping, among other factors.

§ 157.733 Standards Of Review

(A) Traffic safety and circulation.

(1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress and internal circulation? ***Engineering has reviewed site (see below comments).***

(B) Parking. Does the site plan comply with city ordinances regarding design, location and number of parking stalls required? ***See previous comments regarding parking. The proposed parking stalls comply with the 180 square foot requirement.***

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance? ***The site is showing a wall sign that is not in compliance with the size requirement for a wall sign. Currently, the size requirement for a wall sign is up to a maximum 60 square feet and the current proposed sign is 16 feet by 4 feet which is 64 square feet. The Petitioner needs to adjust the size of his proposed sign. All signs must get a building permit approved before proceeding with displaying any sign.***

(D) Landscaping.

(1) The following landscaping shall be provided in each project subject to the provisions of this subchapter:

(a) Front yard. Landscaping shall be required along the entire frontage of the lot, except for the frontage required for ingress/egress. Said landscaping shall be a minimum of 15 feet deep, calculated from the property line. ***The landscaping has been increased to 15' to satisfy this requirement.***

(b) Side/rear yards. There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping is not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot. ***This requirement is fulfilled.***

(4) Landscape plans shall include a minimum of three items from the following list:

(a) Trees;

(b) Decorative rock and boulders (gravel and pea gravel are not permitted);

(c) Shrubs;

(d) Groundcover; and

(e) Grass (artificial or other).

The plan is only showing decorative rock. It is not compliant with the landscape requirement of having a minimum of three items. However, the Petitioner is asking the Planning Commission to adjust the landscaping requirement to allow for using just decorative rock and boulders and plants or trees, because they do not have access to secondary water. The Petitioner has provided correspondence from Carl Mackley from Weber Basin that states

as follows, "…I can say that there is not an existing secondary water line along 2700 W at this location, and that if they were required to connect to our system, we would likely desire the installation of a 12-inch water line between 3600 S and 3775 S (1200 feet), which seems very burdensome for one small development to have to shoulder the cost for."

(E) Building/site layout.

(1) All buildings shall be designed with breaks in the facade. This may be accomplished through a change in building materials, actual breaks in the facade, a mix of roofline projections. ***The building is compliant with these requirements. There are breaks in the façade which area accomplished by varying building heights and change in materials.***

(F) Engineering standards. Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements? ***Prior to building permits being issued, the applicant will be required to receive engineering staff's formal approval (done through signature/stamp on plans) of the engineering design.***

§ 157.734 DESIGN REQUIREMENTS.

Design approval may include such other conditions consistent with the considerations of this subchapter as the Commission or Planning Director deem reasonable and necessary under the circumstances to carry out the intent of this subchapter.

(A) Building materials. New buildings shall be designed and constructed to meet the following criteria.

(1) Building exteriors shall be designed and constructed with primary and secondary building materials from the list of building materials in division (C) below.

(2) The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.

(3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building materials.

(4) A maximum of six colors for the primary materials may be permitted.

(5) Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.

(6) A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

(7) Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

The elevations include material table with percentages for primary materials, secondary materials and architectural features.

Potential Detrimental Impacts

As is common with commercial projects adjacent to a residential use, the concerns that have not already been addressed in this staff report are noise and lighting.

Noise: We have nuisance ordinances in place which govern noise, so any issues which may arise regarding noise complaints will be handled through the City's code enforcement department. Those noise standards may be found in WHC §90.22. That section of code sets noise standards based on the time of day, proximity to residential areas, and use of the land.

Lighting: Similar to noise, the City has ordinances in place governing lighting and light pollution. That can be found in WHZC 157.775-785. It sets in place standards for commercial lighting, including a required reduction in output, requirements that light be shielded/directed downwards so as not to trespass on adjoining properties. Developer has provided the City with graphics of their proposed lighting fixtures, all of which seem to satisfy these requirements. The code has a mechanism in place for enforcement under the nuisance ordinance.

Other Issue: Cross Access Easements for the Adjacent Properties. The Petitioner currently owns the adjacent properties to this project. However, that may not always be the case. The City is requesting that cross access easements be recorded for the benefit of all adjacent properties, which should be easier at this point since there is one owner for all of the parcels.

Staff Recommendation

Based on the above compliance with all relevant City codes, **Staff recommends that the Planning Commission grants final site plan approval for the Elite Customs body shop and instructional facility based on the following conditions:**

1. ***If the Planning Commission chooses to adjust the parking requirement, it shall be based on the finding that there are special circumstances attached to the property that do not generally apply to other similar properties or uses, specifically what those special circumstances are, and that the exception will not substantially affect the General Plan, and that the spirit of the land use ordinance is observed. Otherwise, Petitioner shall adjust the number of parking stalls to comply with the parking requirements in the City Code.***

2. ***The Planning Commission shall adjust the landscaping requirement to allow just one landscaping element, decorative rocks and boulders as shown on the site plan, based on the findings that there is not a Weber Basin secondary water line currently available at this location and the closest secondary water line is approximately 1200 feet away. This exception will not substantially affect the General Plan, water will be conserved, and that the spirit of the land use ordinance is observed.***

3. ***The Petitioner shall adjust the size of his wall sign to comply with the sign ordinance size.***

4. ***No construction or building permits will be approved until a fully approved set of site construction documents have been approved by the City Engineering Department.***

5. ***No construction or building permits will be approved until cross access easements are presented to the City Engineer for review and approval and then recorded.***

Proposed Motion of the Planning Commission

A possible motion for the Planning Commission is:

"The Planning Commission grants final approval of the commercial site plan for Elite Customs, Parcels # 080220017 and# 080220042, in West Haven, subject to the conditions recommended by staff in the staff report."

~~SITE~~ PLAN
AND DESIGN REVIEW

Address of Site Approx 3747 Midland Dr. Parcel # _____

Applicant Name Blaine Williams

Agent Name _____

Application is hereby made to West Haven City requesting the following permitted use(s),

_____ and

Site plan design for 20,000 (Square Feet) building be approved on 2.68 (acreage) of

Property in the _____ zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: _____ (Owner/Petitioner) Date: 3-14-24

I authorize _____ to act as my representative in all matters relating

to this application.

_____ (Owner)

_____ (Agent as Authorized by Owner)

State of Utah)

§

County of Weber)

On this 14 day of March, in the year 2024, before me, _____

a notary public, personally appeared _____ (name of document signer), proved on the basis of satisfactory

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and

acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

_____

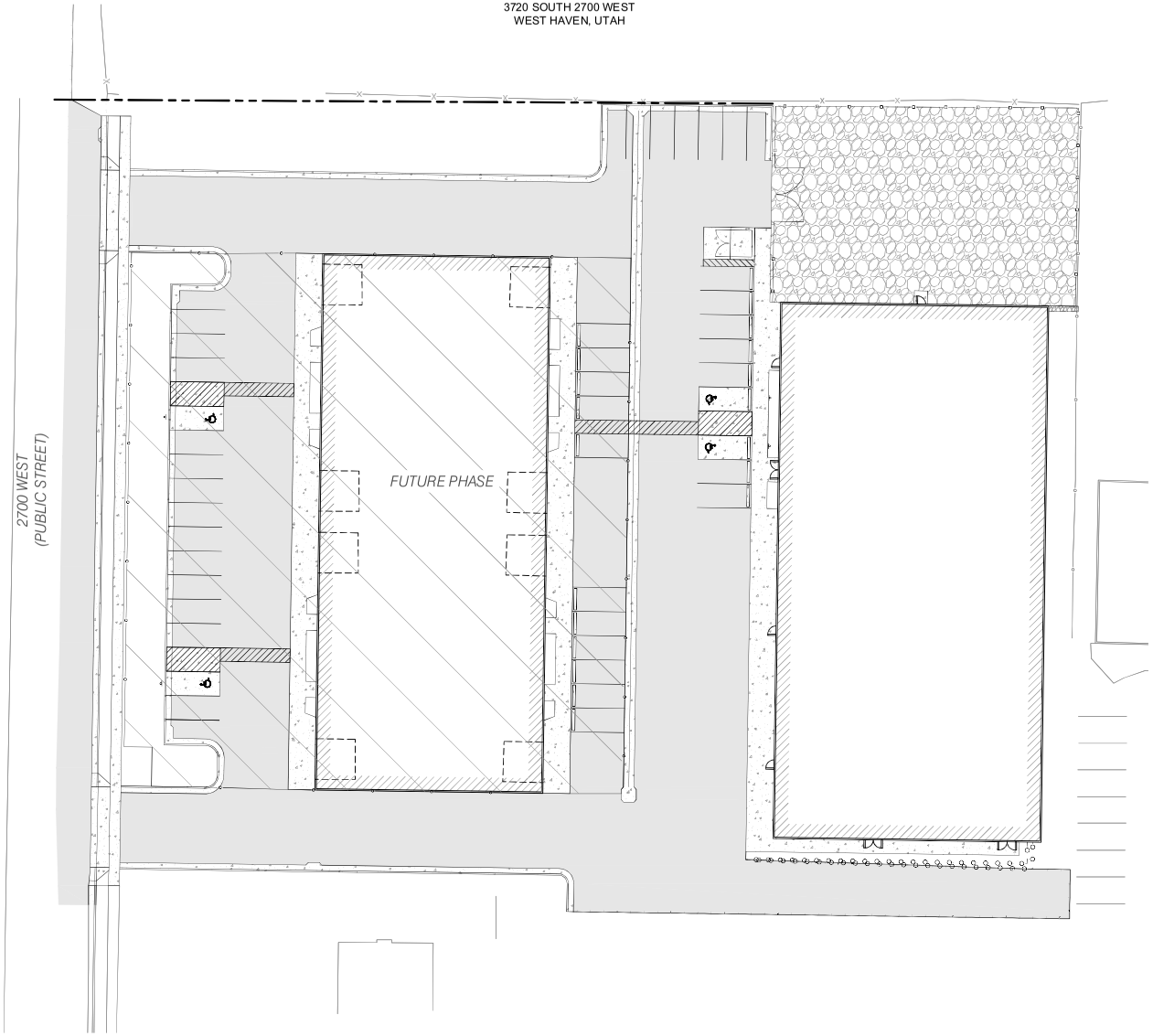
N/A	Received		N/A	Received	Letters of acknowledgment/approval/conditions from
		PRELIMINARY			FINAL
		Affidavit of Understanding and Acceptance of Fees			Culinary Water provider (Will Serve)
					Weber Fire District
					Weber-Morgan Health Department (If applicable)
					UDOT Application Letter (If applicable)

ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA

ELETE CUSTOMS LEASE BUILDINGS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

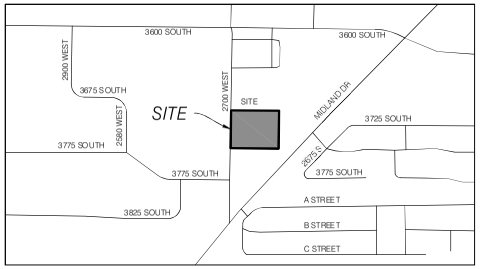
3720 SOUTH 2700 WEST
WEST HAVEN, UTAH



NORTH

GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
1 inch = 20ft.



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
RIDGELINE DESIGN ARCHITECTS
JASON BALL
1708 EAST 5550 SOUTH, #20, SOUTH OGDEN,
UT 84403
801.392.6882
jason@ridgeline-design.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CSP.02	OVERALL SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CCP.01	PLAN AND PROFILE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES
CDT.04	DETAILS & NOTES

PRELIMINARY CIVIL PLANS
NOT FOR CONSTRUCTION

BENCHMARK CIVIL

PROFESSIONAL ENGINEER
10/29/24
No. 11366682
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

ELETE CUSTOMS LEASE BUILDINGS
3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

DRAFT: PAC	DESIGN: JHO	CHKD: AGA
DATE: 07/30/2024	DATE: 07/30/2024	DATE: 08/05/2024

No.	DATE	DESCRIPTION
1	09/29/2024	REVISED PER CITY COMMENTS

PROJECT NO. 2401007

COVER

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

LINETYPES:

NEW	EXISTING	
		SECTION LINE
		PROPERTY LINE
		ADJACENT PL or LOT LINES
		RIGHT-OF-WAY LINE
		CENTERLINE of ROAD
		EASEMENT LINE
		CURB & GUTTER
		EDGE OF ASPHALT
		FENCE / WALL, STONE
		FENCE, BLOCK
		FENCE, BRICK
		FENCE, CHAIN
		FENCE, IRON
		FENCE, VINYL
		FENCE, WIRE
		FENCE, WOOD
4475	4475	INDEX CONTOUR LINE
		INTERMEDIATE CONTOUR LINE
XXXX TOC		SPOT ELEVATION
SS	SS	SANITARY SEWER LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
IRR	IRR	IRRIGATION LINE
OHP	OHP	OVERHEAD POWER LINE
UG	UG	UNDERGROUND POWER LINE
GAS	GAS	GAS LINE
T	T	TELEPHONE LINE
CATV	CATV	CABLE TELEVISION LINE
		DRAINAGE / DITCH CENTERLINE
		TREE LINE EDGE
FO	FO	FIBER OPTIC LINE
		PROPOSED ASPHALT
		PROPOSED CONCRETE

SYMBOLS:

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT (FOUND)
		STREET MONUMENT (NOT FOUND)
		BRASS CAP MONUMENT
		POWER POLE & OVERHEAD POWER
		LIGHT POLE
		GUY WIRE
		TELEPHONE MANHOLE
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN
		DIRECTION OF DRAINAGE
		WATER MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		IRRIGATION VALVE
		GAS MANHOLE
		TREE

ABBREVIATIONS

BC	BAR & CAP	PUE	PUBLIC UTILITY EASEMENT
BOW	BOTTOM OF VISIBLE WALL	R	RADIUS OF CURVE
COR.	SECTION CORNER	RR	RAILROAD
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CF	CUBIC FEET	R/W	RIGHT-OF-WAY
D	DELTA ANGLE	SCO	SEWER CLEANOUT
EG	EXISTING GROUND	SSMH	SEWER MANHOLE
EOA	EDGE OF ASPHALT	SD	STORM DRAIN
EOC	EDGE OF CONCRETE	SF	SQUARE FEET
EX	EXISTING	TBC	TOP BACK OF CURB
FFE	FINISH FLOOR ELEVATION	TMH	TELEPHONE MANHOLE
FG	FINISHED GRADE	TOA	TOP OF ASPHALT
FH	FIRE HYDRANT	TOC	TOP OF CONCRETE
FL	FLOW LINE	TOF	TOP OF FOOTING
GB	GRADE BREAK	TOE	TOE OF SLOPE
GW	GUY WIRE	TOG	TOP OF GRATE
HW	HEAD WALL	TOP	TOP OF SLOPE
I.E.	INVERT ELEVATION	TOW	TOP OF WALL
LIP	LENGTH OF CURVE	TR	TELEPHONE RISER
L	LIP OF CURB	UGP	UNDERGROUND POWER
LF	LINEAR FEET	VPC	VERTICAL POINT OF CURVATURE
LP	LOW POINT	VPI	VERTICAL POINT OF INTERSECTION
M-M	MONUMENT TO MONUMENT	VPT	VERTICAL POINT OF TANGENCY
MH	MANHOLE	WM	WATER METER
MON.	SURVEY MONUMENT	WV	WATER VALVE
OHP	OVERHEAD POWER		
PVC	POINT OF CURVATURE		
PVI	POINT OF INTERSECTION		
PP	POWER POLE		
PVT	POINT OF TANGENCY		

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY- WEST HAVEN CITY
WATER UTILITY COMPANY- TAYLOR WEST WEBER WATER DISTRICT (TWWWD)
SEWER- WEST HAVEN SPECIAL SERVICE DISTRICT (WHSSD)
STORM DRAIN/GROUNDWATER- WEST HAVEN STORM WATER (WHSW)
ELECTRICAL- ROCKY MOUNTAIN POWER (RMP)
TELEPHONE- CENTURY LINK
NATURAL GAS- ENBRIDGE GAS UTAH
APPLICABLE STANDARDS: APWA 2017 STANDARDS

Blue Stakes of UTAH811 Bluestakes.org

NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AN HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED.

11. ALL STAIRS AND RAILINGS ARE DESIGNED BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

13. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

14. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

17. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES FOR THE INSTALLATION OF ALL NEW AND THE REMOVAL, RELOCATION, AND/OR BURIAL OF ALL EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS, AND COMMUNICATION LINES. IF THERE IS A CONFLICT WITH AN EXISTING DRY UTILITY THE CONTRACTOR SHALL COORDINATE THE REMOVAL OR RELOCATION OF THE EXISTING UTILITY WITH THE RESPONSIBLE DISTRICT OR AGENCY. ALL WORK FOR DRY UTILITIES SHALL BE COORDINATED WITH AND COMPLETED TO THE STANDARDS AND REQUIREMENTS OF THE RESPONSIBLE DISTRICT OR AGENCY.

SEWER

32. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

33. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

34. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

35. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 L.F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

36. A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

37. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

38. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4' AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

39. IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.

WATER

40. WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE

41. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

42. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

43. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

44. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

45. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION OR FABRICATION, IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENT AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

47. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

48. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

49. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

50. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

51. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE; ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

52. SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY CHRISTENSEN GEOTECHNICAL.

53. SOIL INVESTIGATIONS HAVE BEEN CONDUCTED BY CHRISTENSEN GEOTECHNICAL ON 10/23/2019 FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

54. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

55. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

56. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

57. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

58. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON 02/15/2024 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

59. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. REFERENCE CHRISTENSEN GEOTECHNICAL REPORT.

60. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

61. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

62. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

63. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

64. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS AND PAVEMENT AREAS WHICH ARE NOT INSTALLED PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

65. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

66. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE ELEVATION AND LOCATION OF THE EXISTING HARDSCAPE TIE-INS AS WELL AS THE CROSS SLOPE TO THE CURB AND GUTTER FORMS, PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

67. SITE WORK SHALL MEET OR EXCEED OWNER'S SITE SPECIFICATIONS.

68. ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

69. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

70. ALL DESIGN SLOPES AND TIE-IN SLOPES SHALL CONFORM TO THE FOLLOWING LIMITATIONS. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER FOR REDESIGN IF ANY AREAS EXCEED THE FOLLOWING SLOPES PRIOR TO FORMING, POURING OR PAVING ANY HARDSCAPE.
70.1. LANDSCAPING SHALL SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 50% IN ANY DIRECTION
70.2. ASPHALT SHALL SLOPE AT A MINIMUM OF 1.5% AND MAXIMUM OF 6% IN ANY DIRECTION, SEE 68.6
70.3. CONCRETE FLATWORK SHALL SLOPE AT A MINIMUM OF 1% AND MAXIMUM OF 5% IN ANY DIRECTION, SEE 68.6
70.4. CURB AND GUTTER SHALL SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM OF 5% IN THE LONGITUDINAL DIRECTION
70.5. ROADWAY CROSS SLOPES SHALL BE BETWEEN 2% AND 4% OR WITHIN THE RESPONSIBLE DISTRICT OR AGENCY'S LIMITS
70.6. FINISHED GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS FOR A MINIMUM OF 10 FEET WITH THE FOLLOWING SLOPES: LANDSCAPING AT A MINIMUM OF 5%, AND IMPERVIOUS SURFACES AT A MINIMUM OF 2%
70.7. ALL ADA COMPONENTS SHALL MEET CURRENT ADA AND APWA SLOPE REQUIREMENTS

DEWATERING

71. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION: DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

72. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

73. SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

74. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

75. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC SWITCH OVER TO THE EMERGENCY GENERATOR WHEN NORMAL POWER FAILS. DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.

SITE SAFETY AND MAINTENANCE

76. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

77. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

78. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY. ALL CONSTRUCTION WORK IN UDOT RIGHT- OF -WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED TO UDOT STANDARDS.

SURFACE IMPROVEMENTS:

79. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE COMPACTION TO A MINIMUM DEPTH OF 6' FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

80. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

81. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

82. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

83. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE GENERAL NOTES, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

84. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

85. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

86. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

87. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17 23.

88. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

89. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET. CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE PUDDLING ON THE SITE.

DRAWN BY	FAC	No.	DATE	DESCRIPTION
CHECKED BY	AGA	1	10/29/2024	REVISED PER CITY COMMENTS
FIELD CREW	KO			
DATE	08/23/2024			
DWG. FILE	2401007_SITE			

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER
10/29/24
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK CIVIL
BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
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3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO. 2401007

GEN. NOTES
LEGEND &
ABBREV.

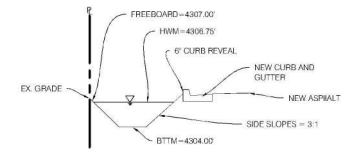
KEY MAP

FUTURE PHASE (PHASE 2)

NOTE:
ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY AND BE INSTALLED AND CONSTRUCTED AS PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS AND SUBDIVISION APPROVAL ORDINANCES.

AREA TABLE PHASE 1*		
PARTICULARS	S.F.	%
BUILDING	23,000	28.7
HARDSCAPE	31,019	44.6
LANDSCAPE	15,540	26.7
TOTAL	69,559	100

AREA TABLE PHASE 2*		
PARTICULARS	S.F.	%
BUILDING	17,000	45.9
HARDSCAPE	16,205	43.7
LANDSCAPE	3,846	10.4
TOTAL	37,051	100



POND CROSS SECTION (A)
SCALE: NTS

Blue Stakes of UTAH 811 Bluestakes.org

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 20ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAF BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
3	6" CURB WALL PER APWA STDS #209 TYPE 'P'	
4	SIDEWALK FLUSH WITH ASPHALT*	3/CDT.01
5	SIDEWALK PER WEST HAVEN CITY STS. #2	3/CDT.01
6	ADA RAMP PER WEST HAVEN CITY STDS #6	1/CDT.02
7	ADA SIGN PER WEST HAVEN CITY STDS #6	1/CDT.02
8	DRIVE APPROACH PER WEST HAVEN CITY STDS. #2 TYPE 'B'	3/CDT.01
9	CONCRETE PAVEMENT WITH GRANULAR BASE	
10	CONC. DUMPSTER PAD & LANDING PAVEMENT (DESIGNED BY OTHERS)	
11	CURB STOP	
12	SAWCUT AND REPAIR PER WEST HAVEN STDS #2 (1' MIN. WIDTH)	3/CDT.01
13	4' WATERWAY PER APWA STDS #211	
14	ADA VAN ACCESIBLE SIGN PER WEST HAVEN CITY STDS. #6	1/CDT.02
15	6" CURB REVEAL	
16	6' CHAIN LINK FENCE (DESIGNED BY OTHERS)	
17	PUBLIC ASPHALT PAVEMENT	A/CGD.01

*SIDEWALK FLUSH WITH ASPHALT (6" REQUIRED AT ALL GARAGE DOORS PER WEST HAVEN CITY STDS #2)

TOTAL AREA TABLE*		
PARTICULARS	S.F.	%
BUILDING	37,000	34.7
HARDSCAPE	47,224	44.3
LANDSCAPE	22,386	21.0
DEDICATION AREA**	8,892	
TOTAL	106,610	100

*AREA TABLE INCLUDE FUTURE PHASE IMPROVEMENTS
**DEDICATION AREA OF 8,892 S.F. NOT INCLUDED IN AREA TABLE VALUES

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

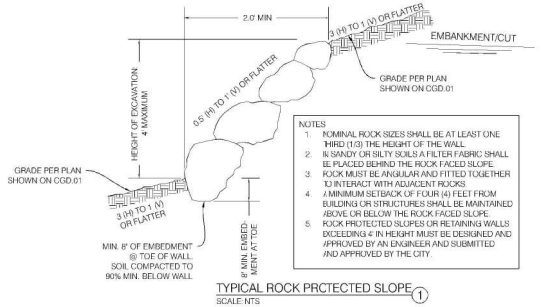
OVERALL PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	40	4
TOTAL	44	

PARKING COUNT PHASE 1		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	14	2
TOTAL	16	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTEDON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH WEST HAVEN CITY STANDARDS AND SPECIFICATIONS

NOTE:
ASPHALT SEAL COAT FOR ASPHALT PRESERVATION TO BE COORDINATED WITH WEST HAVEN CITY. SEAL COAT SHALL BE HA5 OR AP4 AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.



NOTES
1. NOMINAL ROCK SIZES SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE WALL.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGIETHER TO INTERACT WITH ADJACENT ROCKS
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDING OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW THE ROCK FACED SLOPE.
5. ROCK PROTECTED SLOPES OR RETAINING WALLS EXCEEDING 4' IN HEIGHT MUST BE DESIGNED AND APPROVED BY AN ENGINEER AND SUBMITTED AND APPROVED BY THE CITY.

TYPICAL ROCK PRCTECTED SLOPE (1)
SCALE: NTS

No.	DATE	DESCRIPTION
1	11/20/2024	REVISED PER CITY COMMENTS

DESIGNED: FAC
DRAWN BY: AGA
REVIEWED BY: KO
DATE: 08/23/2024
SHEET: 2401007 SITE
SCALE: 1" = 20'

ALL LEVELS ARE BASED ON FIELD SURVEY. ADJUST ACCORDINGLY FOR RESOLVED SURVEY

PROFESSIONAL ENGINEER
10/29/24
No. 11586633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

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3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO. 2401007

SITE PLAN

CSP.01
3 OF 13



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

Blue Stakes of UTAH811

No.	DATE	DESCRIPTION
1	10/30/2024	REVISED PER UTY COMMENTS

DRAWN BY: FAC
CHECKED BY: AGA
REVIEWED BY: KO
DATE: 08/23/2024
WK # 2401007 SITE

SCALE: GRAPHICS ARE CAPABLE AT 24X36 SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER
No. 11586639
ALLISON G. ALBERT
STATE OF UTAH
12/31/24

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9138 SOUTH STATE STREET SUITE #100
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BENCHMARK CIVIL

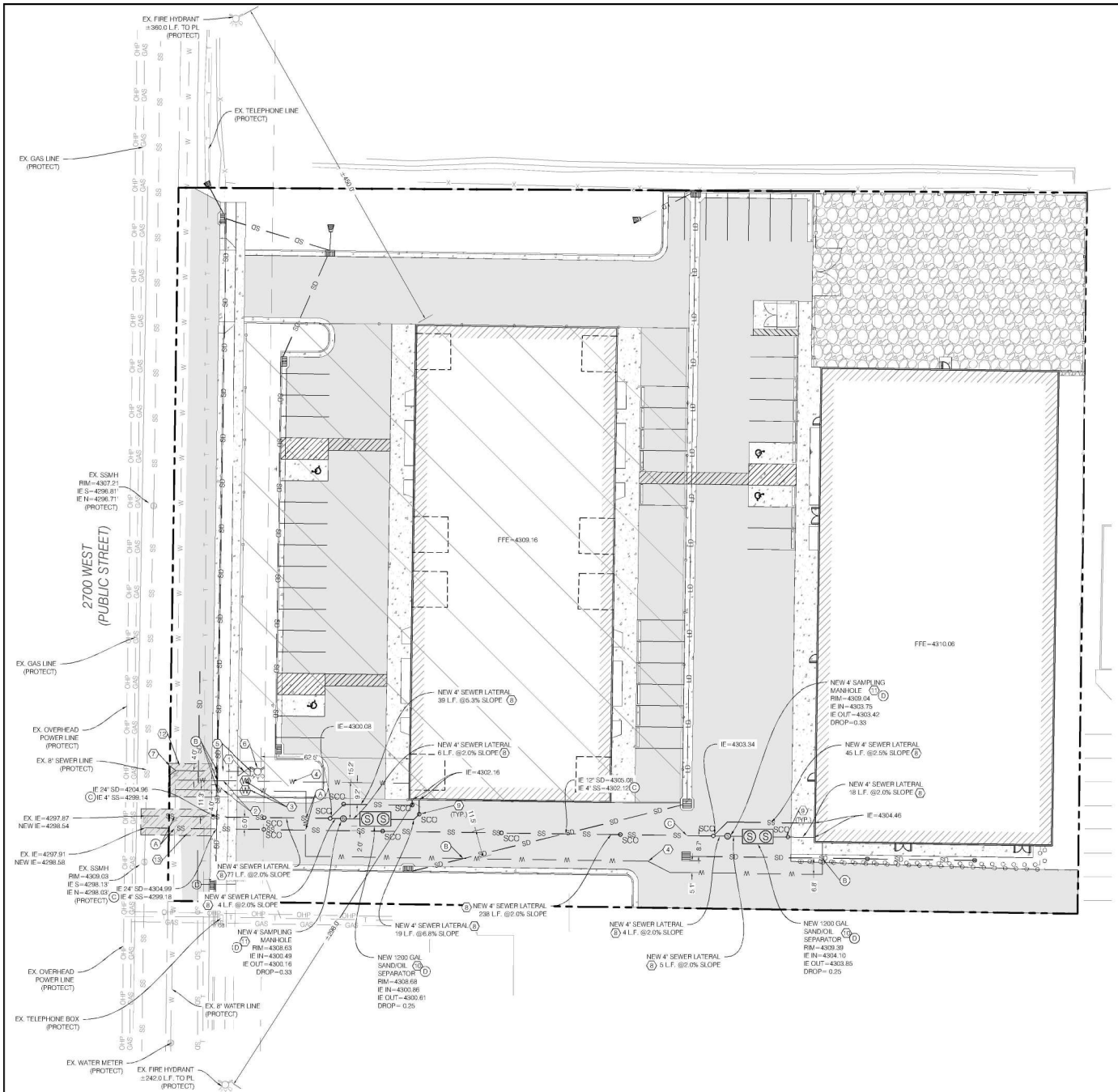
ELETE CUSTOMS LEASE BUILDINGS

3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO. 2401007

OVERALL SITE PLAN

CSP.02
4 OF 13



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GATE VALVE PER WEST HAVEN STDS. #10	4/CDT.01
2	1" TYPE K COPPER WATER SERVICE LINE PER WEST HAVEN CITY STDS #10	4/CDT.01
3	1" WATER METER & VAULT PER WEST HAVEN CITY STDS #10	4/CDT.01
4	1" POLY WATER SERVICE LINE	
5	6" PVC C-900 FIRELINE PER WEST HAVEN CITY STDS #10	4/CDT.01
6	FIRE HYDRANT PER WEST HAVEN CITY STDS #10	4/CDT.01
7	"THRUST BLOCK PER WEST HAVEN CITY STDS #10	4/CDT.01
8	4" GREEN PVC SDR-35 SEWER LATERAL PER WEST HAVEN STDS. #11	1/CDT.03
9	SEWER CLEAN OUT PER WEST HAVEN STDS. #11	1/CDT.03
10	SAND/OIL SEPARATOR PER APWA #441	
11	4' SAMPLING MANHOLE PER WEST HAVEN STDS #13	2/CDT.03
12	SAWCUT CULINARY WATER PER WEST HAVEN STDS. #10	4/CDT.01
13	SAWCUT SANITARY SEWER PER WEST HAVEN STDS. #11	1/CDT.03

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

EXISTING UTILITIES NOTE:
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

NOTE A: (A)
18" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE B: (B)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE C: (C)
12" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY.

NOTE:
VIDEO INSPECTION WILL BE REQUIRED ON ALL NEW SEWER INSTALLATIONS AFTER THE ROAD BASE FOR THE ROADWAY HAS BEEN COMPLETED AND PRIOR TO PAVING. COORDINATE THE VIDEO SCHEDULE WITH THE CITY INSPECTOR PRIOR TO THE ROADWAY BEING COMPLETED. WHSSD SUPERINTENDENT, JOHN WALLACE, 801.430.7478.

NOTE D: (D)
WHSSD MINIMUM REQUIREMENT OF 1 FT OF COBBLE IMPORT AND GRAVEL BEDDING PRIOR TO ALL STRUCTURE INSTALLATION

NOTE:
WEST HAVEN CITY REQUIREMENTS FOR ASPHALT T-PATCHING THAT WILL BE REQUIRED FOR EXISTING UTILITY CONNECTIONS SHOWN ON SHEETS 5/CDT.01 AND 1/CDT.03

NOTE:
ASPHALT SEAL COAT FOR ASPHALT PRESERVATION TO BE COORDINATED WITH WEST HAVEN CITY. SEAL COAT SHALL BE HA5 OR AP4 AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.

NOTE:
ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY AND BE INSTALLED AND CONSTRUCTED AS PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS AND SUBDIVISION APPROVAL ORDINANCES.

Blue Stakes of UTAH811 Bluestakes.org

No.	DATE	DESCRIPTION
1	12/9/2024	REVISED PER CITY COMMENTS

DRAWN BY: FAC
CHECKED BY: AGA
REVIEWED BY: KO
DATE: 08/23/2024
DWG NO: 2401007 SITE
SCALE: 1"=20'

AS-BUILT REVISIONS: NONE TO FILL USE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER
No. 11366638
ALLISON G. ALBERT
STATE OF UTAH
12/9/24

BENCHMARK ENGINEERING & LAND SURVEYING
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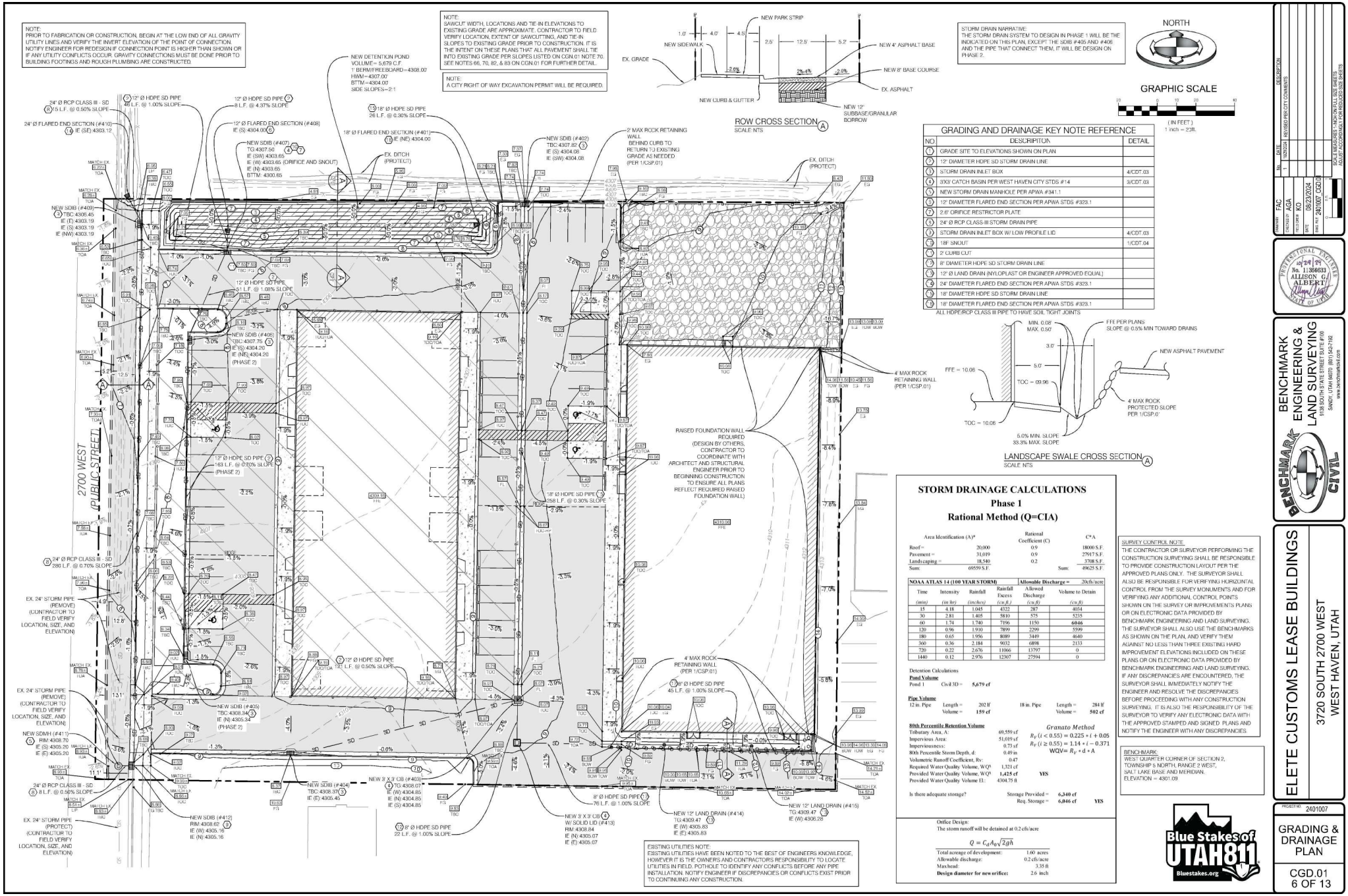
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3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO. 2401007

UTILITY PLAN

CUP.01
5 OF 13



GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE SD STORM DRAIN LINE	
3	STORM DRAIN INLET BOX	4/CDT.03
4	3'X3' CATCH BASIN PER WEST HAVEN CITY STDS #14	3/CDT.03
5	NEW STORM DRAIN MANHOLE PER APWA #341.1	
6	12" DIAMETER FLARED END SECTION PER APWA STDS #323.1	
7	2.6" ORIFICE RESTRICTOR PLATE	
8	24" Ø RCP CLASS III STORM DRAIN PIPE	
9	STORM DRAIN INLET BOX W/ LOW PROFILE LID	4/CDT.03
10	18F SNOUT	1/CDT.04
11	2' CURB CUT	
12	8" DIAMETER HDPE SD STORM DRAIN LINE	
13	12" Ø LAND DRAIN (NYLOPLAST OR ENGINEER APPROVED EQUAL)	
14	24" DIAMETER FLARED END SECTION PER APWA STDS #323.1	
15	18" DIAMETER HDPE SD STORM DRAIN LINE	
16	18" DIAMETER FLARED END SECTION PER APWA STDS #323.1	

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

LANDSCAPE SWALE CROSS SECTION A
SCALE: NTS

STORM DRAINAGE CALCULATIONS
Phase 1
Rational Method (Q=CIA)

Area Identification (A)*		Rational Coefficient (C)	C*A
Roof =	20,000	0.9	18000 S.F.
Pavement =	31,019	0.9	27917 S.F.
Landscaping =	18,540	0.2	3708 S.F.
Sum:	69559 S.F.	Sum:	49625 S.F.

NOAA ATLAS 14 (100 YEAR STORM) — **Allowable Discharge =** 20cfs/acre

Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	4.18	1.045	4322	287	4034
30	2.81	1.405	5810	575	5235
60	1.74	1.740	7196	1150	**6046**
120	0.96	1.910	7899	2299	5599
180	0.65	1.956	8089	3449	4640
360	0.36	2.184	9032	6898	2133
720	0.22	2.676	11066	13797	0
1440	0.12	2.976	12307	27594	0

Detention Calculations

Pond Volume
Pond 1 — Civil 3D = **5,679 cf**

Pipe Volume
12 in. Pipe — Length = 202 lf — Volume = **159 cf**
18 in. Pipe — Length = 284 lf — Volume = **502 cf**

80th Percentile Retention Volume

Tributary Area, A:	69,559 sf	*Granato Method*
Impervious Area:	51,019 sf	$R_V\,(i < 0.55) = 0.225 * i + 0.05$
Imperviousness:	0.73 sf	$R_V\,(i \geq 0.55) = 1.14 * i - 0.371$
80th Percentile Storm Depth, d:	0.49 in	$WQV = R_V * d * A$
Volumetric Runoff Coefficient, Rv:	0.47	
Required Water Quality Volume, WQV	1,321 cf	
Provided Water Quality Volume, WQV	**1,425 cf**	**YES**
Provided Water Quality Volume El.:	4304.75 ft	

Is there adequate storage? — Storage Provided = **6,340 cf** — Req. Storage = **6,046 cf** — **YES**

Orifice Design:
The storm runoff will be detained at 0.2 cfs/acre

$$Q = C_d A_0 \sqrt{2gh}$$

Total acreage of development:	1.60 acres
Allowable discharge:	0.2 cfs/acre
Max head:	3.35 ft
Design diameter for new orifice:	2.6 inch

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

BENCHMARK
WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 4301.09

Blue Stakes of UTAH 811 Bluestakes.org

No.	DATE	DESCRIPTION
1	10/30/24	REVISED PER CITY COMMENTS

DRAWN: FAC | CHECKED: AGA | PROJECT MGR: KO | DATE: 08/23/2024 | SURV. FILE: 2401007_CGD.DWG

ALL DISTANCES SHOWN IN U.S. SURVEY FEET. ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER — 10/29/24 — No. 11306633 — ALLISON G. ALBERT — STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

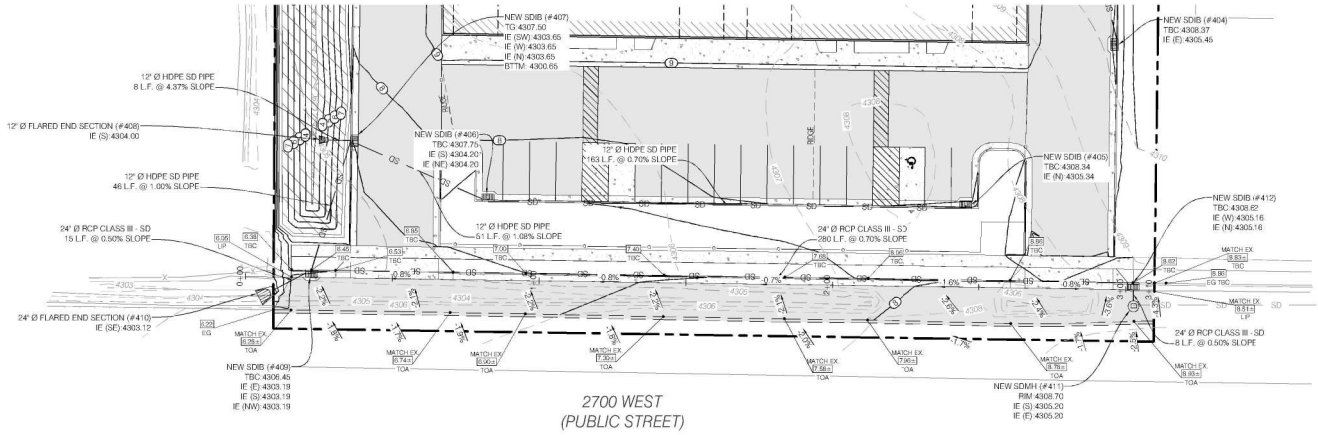
ELETE CUSTOMS LEASE BUILDINGS

3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO. 2401007

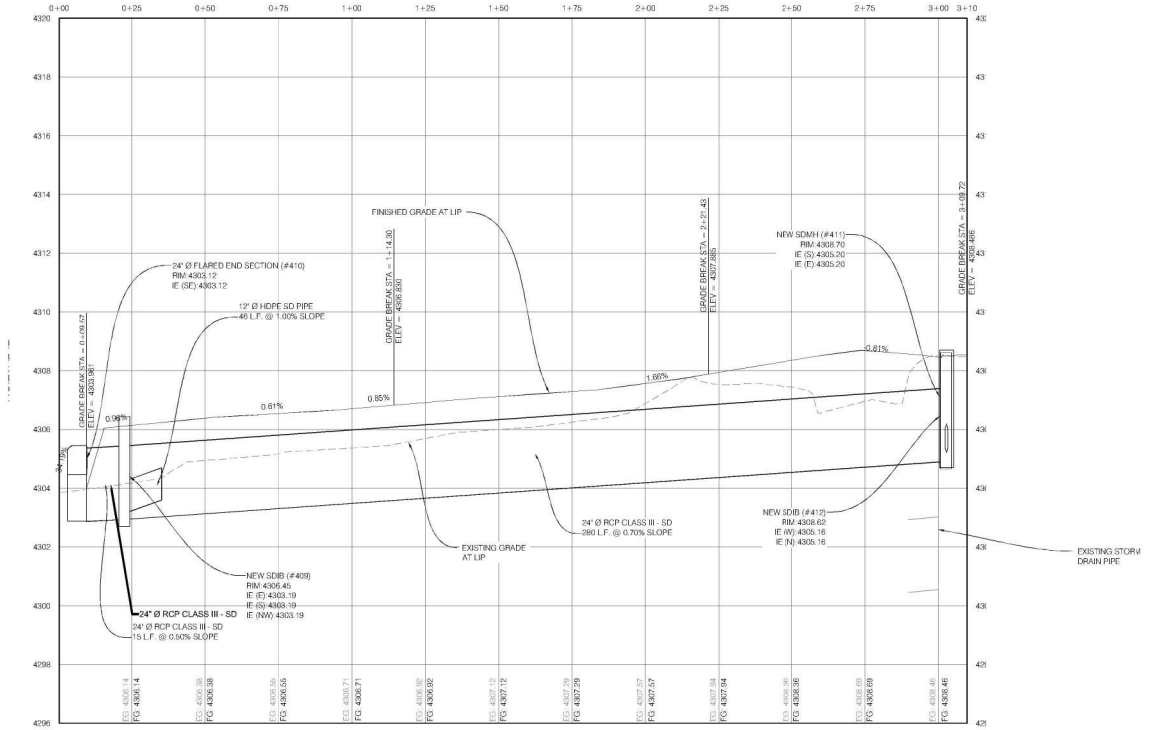
GRADING & DRAINAGE PLAN

CGD.01
6 OF 13

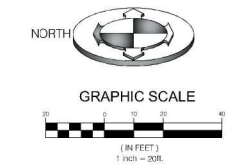


2700 WEST
(PUBLIC STREET)

2700 WEST PLAN



2700 WEST PROFILE



NOTE:
A CITY RIGHT OF WAY EXCAVATION PERMIT WILL BE REQUIRED.

NOTE:
WEST HAVEN CITY REQUIREMENTS FOR ASPHALT PATCHING THAT WILL BE REQUIRED FOR EXISTING UTILITY CONNECTIONS SHOWN ON SHEETS 5/CDT.01 AND 1/CDT.03.

No.	DATE	DESCRIPTION
1	12/03/24	REVISED PER CITY COMMENTS

DRAWN: FAC
CHECKED: AGA
SCHEDULED: KO
DATE: 08/23/2024
BENCHMARK FILE NO.: 2401007_CPP.01

CALL BLUE STAKES 72 HOURS IN FULL USAE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER
12/9/24
No. 11586633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

ELETE CUSTOMS LEASE BUILDINGS

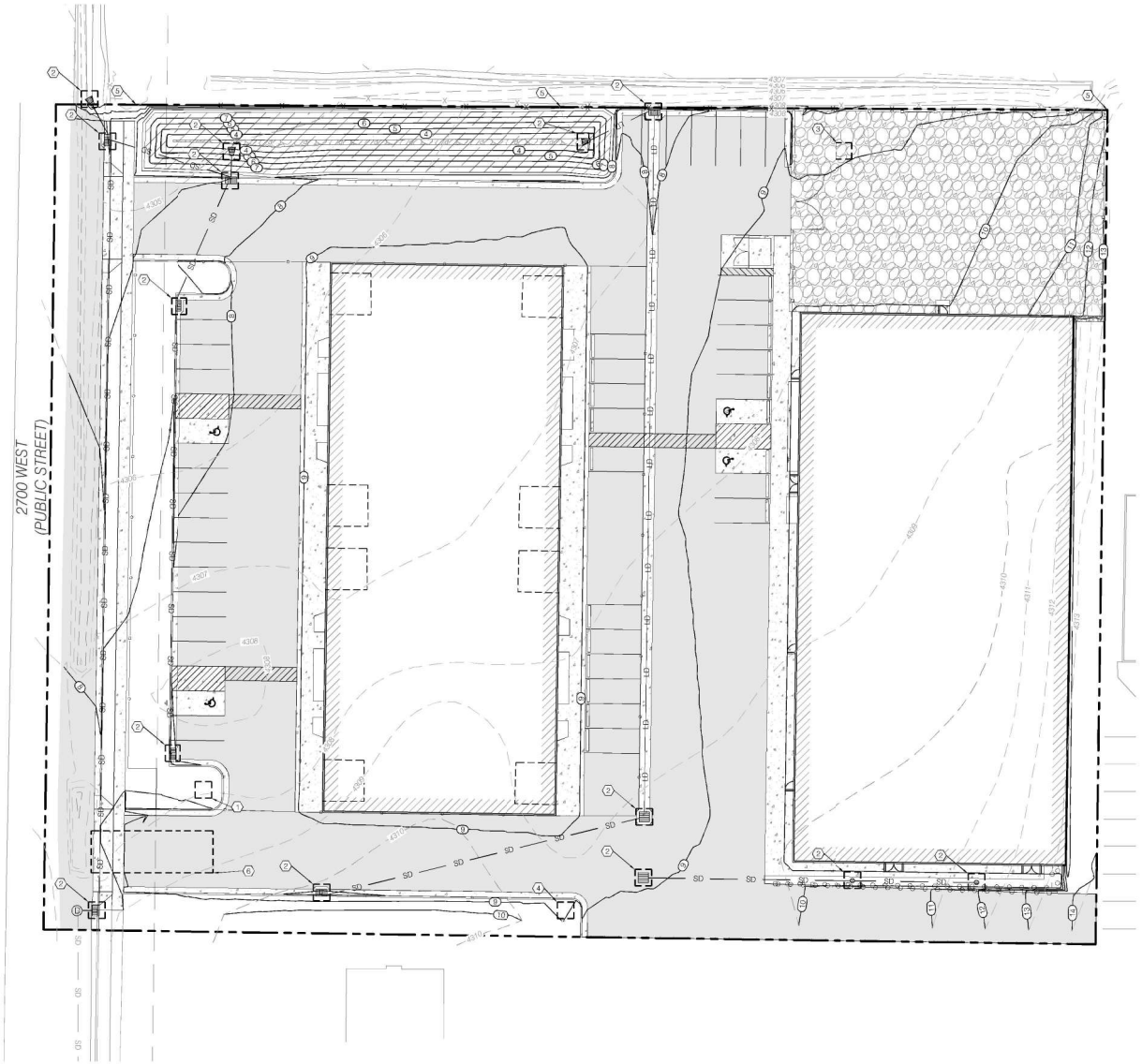
3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO. 2401007

GRADING & DRAINAGE PLAN

CPP.01
7 OF 13

Blue Stakes of UTAH 811
Bluestakes.org



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:		
NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE:
CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

Blue Stakes of UTAH811 Bluestakes.org

No.	DATE	DESCRIPTION
1	10/29/2024	REVISED PER CITY COMMENTS

DESIGNED FAC
DRAWN BY AGA
CHECKED BY KO
DATE 08/23/2024
JOB # 2401007 SITE

SCALE IS BASED FROM FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER
No. 11360633
ALLISON G ALBERT
STATE OF UTAH
12/9/24

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #150
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

ELETE CUSTOMS LEASE BUILDINGS

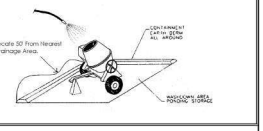
3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO 2401007

EROSION CONTROL PLAN

CEP.01
8 OF 13

BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

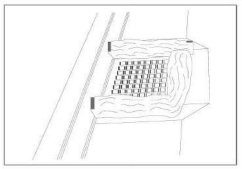
LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

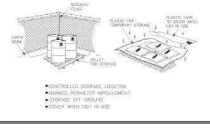
INSTALLATION/APPLICATION CRITERIA:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

INLET PROTECTION WATTLE 2
SCALE: NTS

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

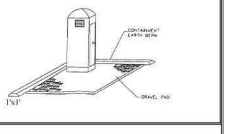
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

MATERIALS STORAGE 3
SCALE: NTS

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

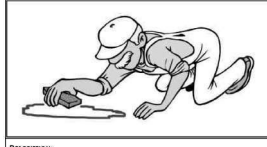
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

PORTABLE TOILETS 4
SCALE: NTS

BMP: Spill Clean-Up



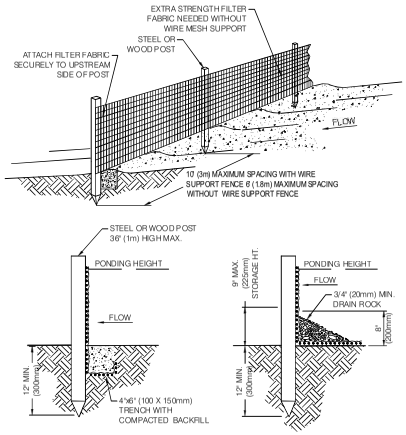
DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

SPILL CLEAN UP 5
SCALE: NTS



TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

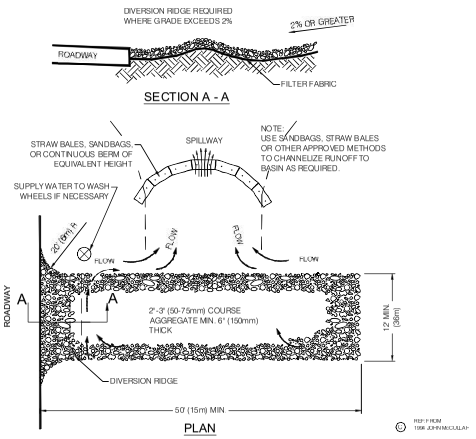
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

REF: FROM 1994 JOHN MCCULLAH

SILT FENCE 6
SCALE: NTS



REF: FROM 1998 JOHN MCCULLAH

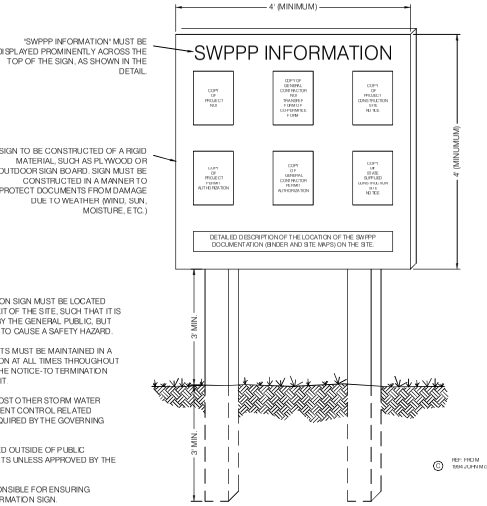
NOTES
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS

Blue Stakes of UTAH 811
811 or 800-662-4111



"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)

DETAILED DESCRIPTION OF THE LOCATION OF THE SWPPP DOCUMENTATION (BINDER AND SITE MAPS) ON THE SITE.

NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN 8
SCALE: NTS

DRAWN BY	FAC
CHECKED BY	AGA
REVIEWED BY	KO
DATE	08/23/2024
PROJECT	2401007 SITE

NO.	DATE	DESCRIPTION
1	10/23/24	REVISED PER CITY COMMENTS

CALL 811 OR 48 HOURS, TWO FULL BUSINESS DAYS BEFORE YOU DIG
ADJUST ACCORDINGLY FOR HOLIDAYS OR WEEKENDS

PROFESSIONAL ENGINEER
No. 11396633
ALLISON G. ALBERT
STATE OF UTAH
10/29/24

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #180
SANDY, UTAH 84070 (801) 942-7192
www.benchmarkcivil.com

ELETE CUSTOMS LEASE BUILDINGS
3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO. 2401007

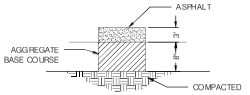
EROSION CONTROL DETAILS

CEP.02
9 OF 13

ALTERNATE: STANDARD

CONCRETE 5'

GRAVEL BASE 4'



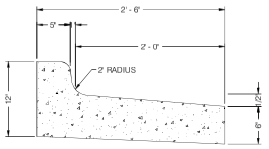
STANDARD DUTY PAVEMENT

NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER.
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.
3. FOLLOW RECOMMENDATIONS AND DESIGN PER CHRISTENSEN GEOTECHNICAL REPORT.

PAVEMENT SECTIONS (1)

SCALE: NTS

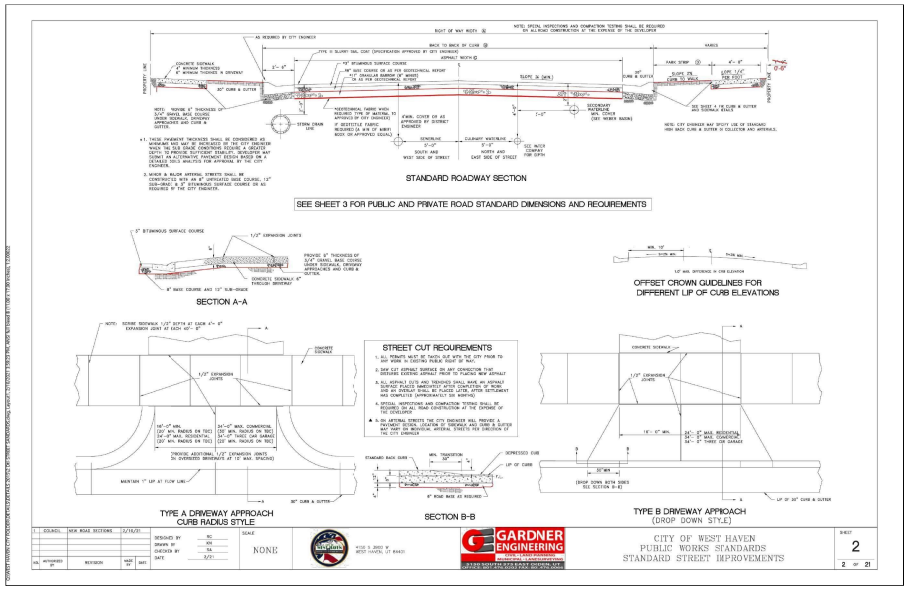
NOTE: 6" MIN. OF UNTREATED BASE COURSE REQD. UNDER CURB AND GUTTER. COMPACT TO 95% ASSHTO T-180 - METHOD D.



TYPICAL RELEASE CURB & GUTTER (2)

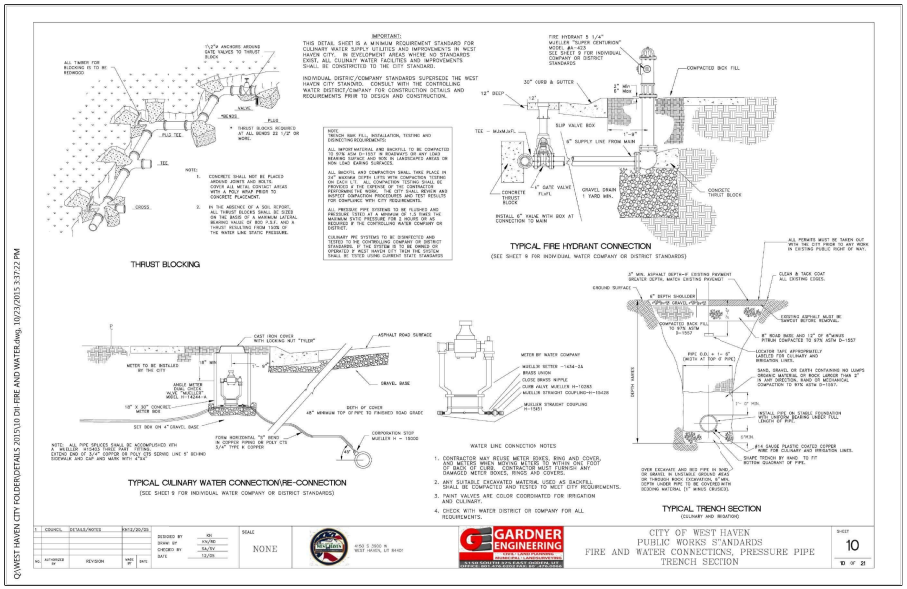
SCALE: NTS

NOTE:
ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY AND BE INSTALLED AND CONSTRUCTED AS PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS AND SUBDIVISION APPROVAL ORDINANCES.



SIDEWALK AND DRIVE APPROACH WEST HAVEN CITY STDS (3)

SCALE: NTS



FIRE AND WATER CONNECTIONS, TRENCH SECTION (4)

SCALE: NTS

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

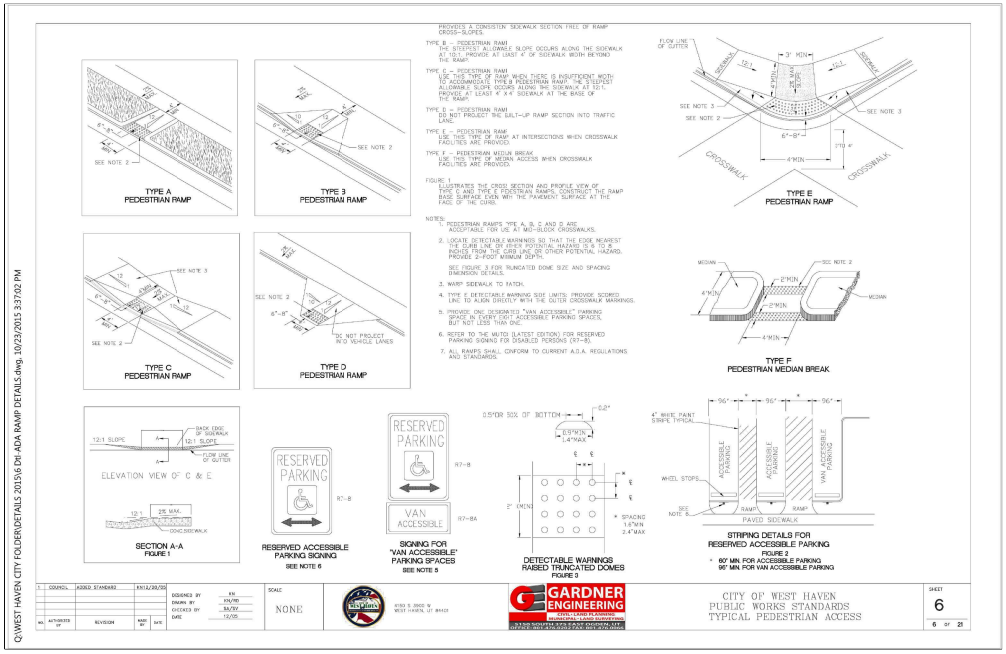
ELETE CUSTOMS LEASE BUILDINGS

3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO. 2401007

DETAIL SHEET

CDT.01
10OF 13



STANDARD ACCESS RAMP (1)
SCALE: NTS

NOTE
ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY AND BE INSTALLED AND CONSTRUCTED AS PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS AND SUBDIVISION APPROVAL ORDINANCES.

DESIGNED: FAC
CHECKED: AGA
DRAWN: KO
DATE: 08/23/2024
SHEET #: 2401007 SITE

NO.	DATE	DESCRIPTION
1	12/5/2024	REVISED PER CITY COMMENTS

SCALE: MEASURE 3 INCH (7.62 CM) LINE TO VERIFY ACTUAL SHEET SIZE IS 24"X36" (60.96 CM X 91.44 CM) SHEETS

PROFESSIONAL ENGINEER
12/24/24
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

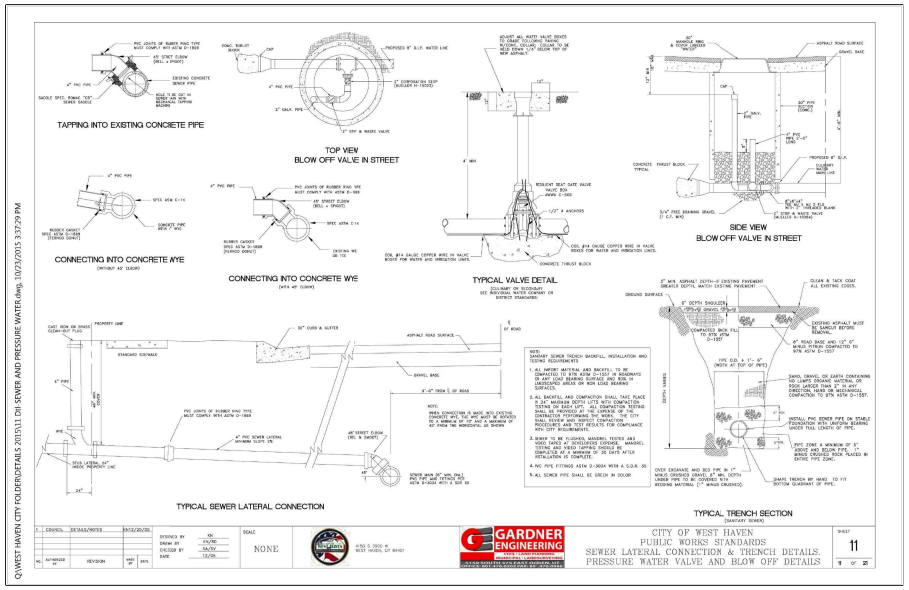
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #160
SANDY, UTAH 84070 (801) 942-7162
www.benchmarkcivil.com

ELETE CUSTOMS LEASE BUILDINGS
3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

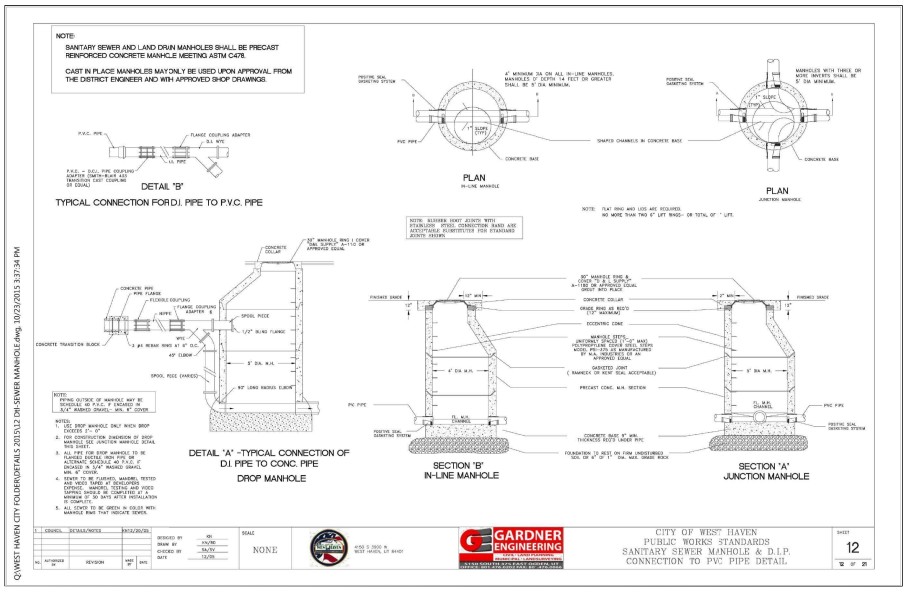
PROJECT NO. 2401007

DETAIL SHEET

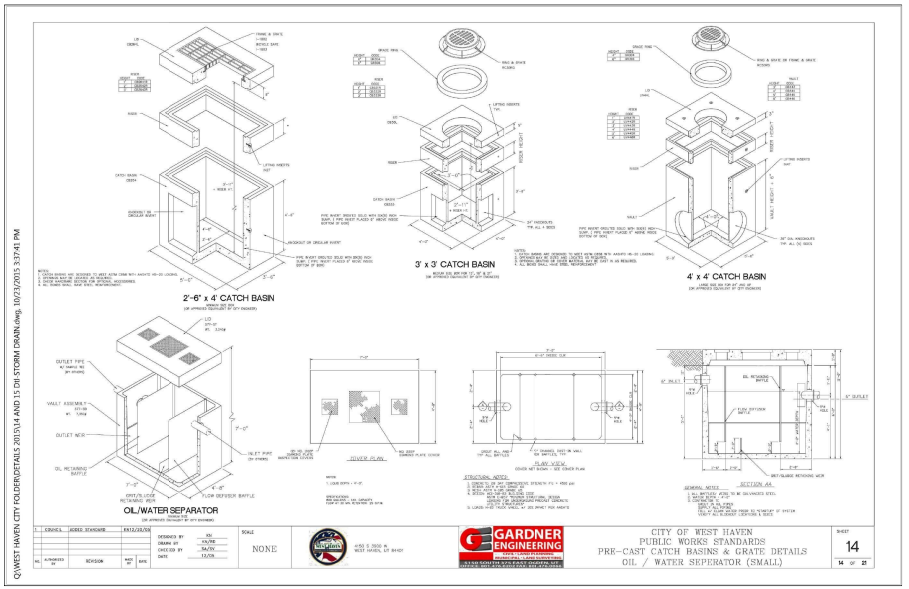
CDT.02
11 OF 13



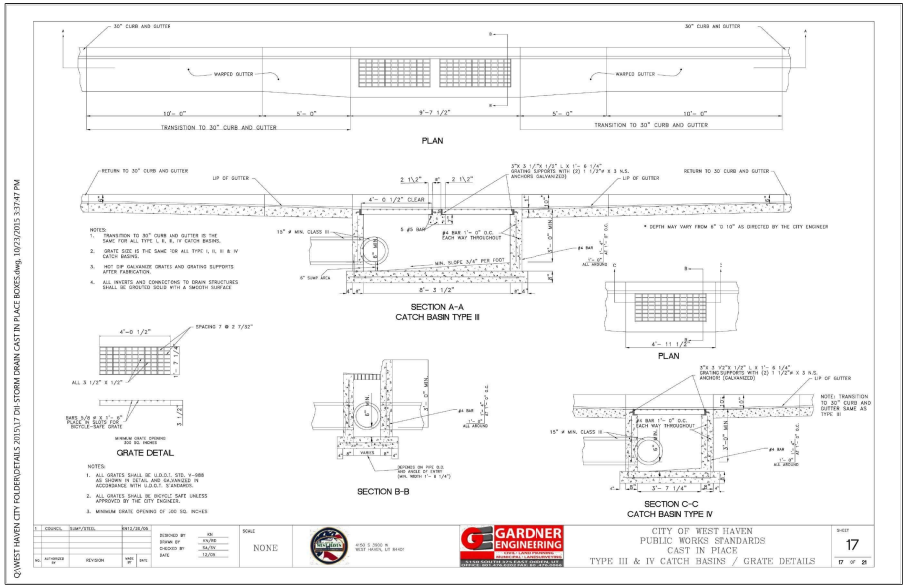
SEWER LATERAL CONNECTION AND TRENCH DETAIL (1)
SCALE: NTS



SANITARY SEWER MANHOLE (2)
SCALE: NTS



PRE-CAST CATCH BASIN (3)
SCALE: NTS



STORM DRAIN INLET BOX (4)
SCALE: NTS

NO.	DATE	DESCRIPTION
1	12/5/2024	REVISED PER CITY COMMENTS

DESIGNED: FAC
DRAWN BY: AGA
PROJECT MGR: KO
DATE: 08/23/2024
WORK NO.: 2401007 SITE
SHEET NO.: CD.3

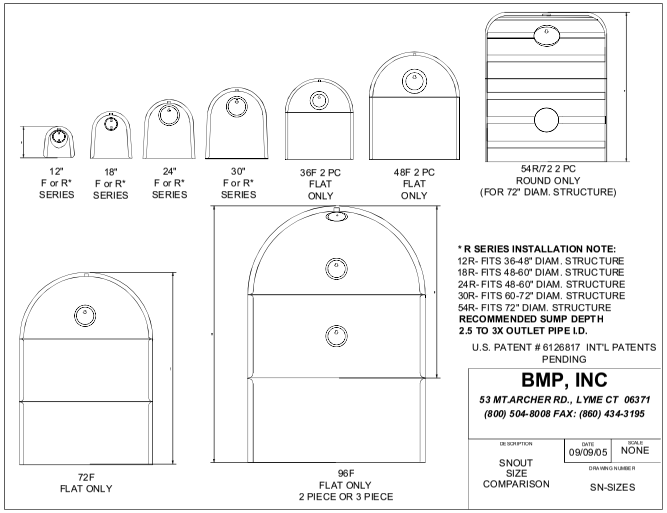
ALL ELEVATIONS SHOWN ON UTILITY SHEETS ARE BASED ON NAVD 88 DATUM AS PER EXISTING CONTROL SURVEY PERFORMED BY BENCHMARK ENGINEERING & LAND SURVEYING

PROFESSIONAL ENGINEER
10/24/24
No. 11686033
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
1138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7102
www.benchmarkcivil.com

ELETE CUSTOMS LEASE BUILDINGS
3720 SOUTH 2700 WEST
WEST HAVEN, UTAH

PROJECT NO. 2401007
DETAIL SHEET
CDT.03
12OF 13



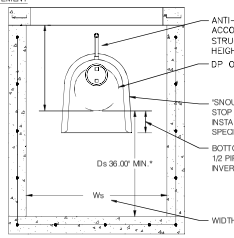
*** R SERIES INSTALLATION NOTE:**
12R- FITS 36-48" DIAM. STRUCTURE
18R- FITS 48-60" DIAM. STRUCTURE
24R- FITS 48-60" DIAM. STRUCTURE
30R- FITS 60-72" DIAM. STRUCTURE
54R- FITS 72" DIAM. STRUCTURE
RECOMMENDED SUMP DEPTH
2.5 TO 3X OUTLET PIPE I.D.

U.S. PATENT # 6126817 INT'L PATENTS PENDING

BMP, INC
53 MT.ARCHER RD., LYME CT 06371
(800) 504-8008 FAX: (860) 434-3195

DESCRIPTION	DATE	SCALE
SNOUT SIZE COMPARISON	09/09/05	NONE
	DRAWING NUMBER	
	SN-SIZES	

DESIGN PARAMETER GUIDELINES FOR WATER QUALITY IMPROVEMENT



RULE # 1- AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMODATE EXTERNAL DIMENSIONS OF THE SNOUT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS.

RULE #2- USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", 72" AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

*SUMP DEPTH (Ds)- SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 18"-18" PIPE MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS- PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

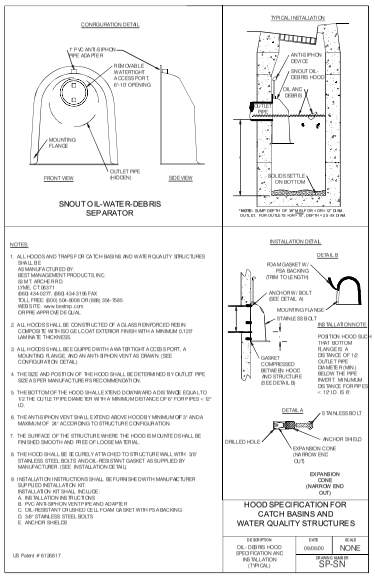
IMPORTANT NOTICE: DO NOT CONFUSE PIPE O.D WITH PIPE I.D. A SNOUT FITS ONTO A PIPE, NOT IN IT. THUS, SNOUT MUST BE SIZED TO FIT OVER PIPE OPENING IN STRUCTURE. SNOUTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMODATE PIPES OF 54" O.D. MAX. FOR PIPES 54" O.D. AND ABOVE, USE SQUARE OR RECTANGULAR STRUCTURES.

SIZING EXAMPLES:

OUTLET HOLE SIZE:	SNOUT SIZE:
11.9" O.D. OR LESS	12"F or R (FITS 36"-48" DIAM STRUCTURE)
12.0"-17.9" O.D.	18 For R (FITS 48"-60" DIAM STRUCTURE)
18.0"-23.9" O.D.	24 For R (FITS 48"-60" DIAM STRUCTURE)
24.0"-29.9" O.D.	30"F or R (FITS 60"-72" DIAM STRUCTURE)
30.0"-35.9" O.D.	36F
30.0"-47.9" O.D.	48F
30.0"-53.9" O.D.	54R/72 (FITS 72" DIAM STRUCTURE ONLY)
48.0"-71.9" O.D.	72F
72"-95.9" O.D.	96 F

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
SNOUT SIZING CHART	09/09/05	NONE
	DRAWING NUMBER	
	SP-SI	



SNOUT OIL-WATER-DEBRIS SEPARATOR

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE MANUFACTURED BY: ADVANCED MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 268-1565 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH EDGE LOCK EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS SHOWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES < 12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MINIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

US Patent # 6126817

DESCRIPTION	DATE	SCALE
OIL - DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYP DAL)	09/09/05	NONE
	DRAWING NUMBER	
	SP-SN	

18F SNOUT DETAILS (1)
SCALE: NTS

DESIGNED	FAC	
DRAWN BY	AGA	
PROJECT MGR	KO	
DATE	08/23/2024	
DWG NO.	2401007 SITE	

NO.	DATE	DESCRIPTION
1	12/9/2024	REVISED PER CITY COMMENTS

ALL DIMENSIONS SHOWN ON ALL SHEETS ARE TO BE ACCURATELY VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

PROFESSIONAL ENGINEER
10/29/24
No. 11868033
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7102
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ELETE CUSTOMS LEASE BUILDINGS
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WEST HAVEN, UTAH

PROJECT NO. 2401007

DETAIL SHEET

CDT.04
13OF 13

GENERAL SITE AREA TABLE

BUILDING AREA	37,000 SF.	34.7%
HARDSCAPE AREA	47,952 SF.	45.0%
LANDSCAPE AREA	21,658 SF.	20.3%
DEDICATION AREA	0,842 SF.	
TOTAL	106,610 SF.	100%

LANDSCAPE TABLE

PHASE 1 LANDSCAPE AREA	9352 SF.	43%
PHASE 2 LANDSCAPE AREA	12,301 SF.	57%
TOTAL LANDSCAPE	21,653 SF.	100%

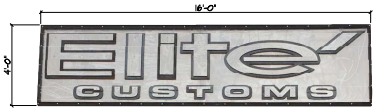
LANDSCAPE LEGEND

- DECORATIVE ROCK PLANTER 10% LARGE 1'-0" ROCK RANDOM OVER 90% 1-1/2"- ROCK COLOR - WASATCH GREY
- DECORATIVE ROCK PLANTER 2'-3' BOLDER RETAINING WALL COLOR - WASATCH GREY
- ROAD-A-MILL PARKING AREA
- FUTURE PHASE 2 AREA COVER AREA WITH ROAD-A-MILL
- CONCRETE AREA



EXTERIOR LIGHT

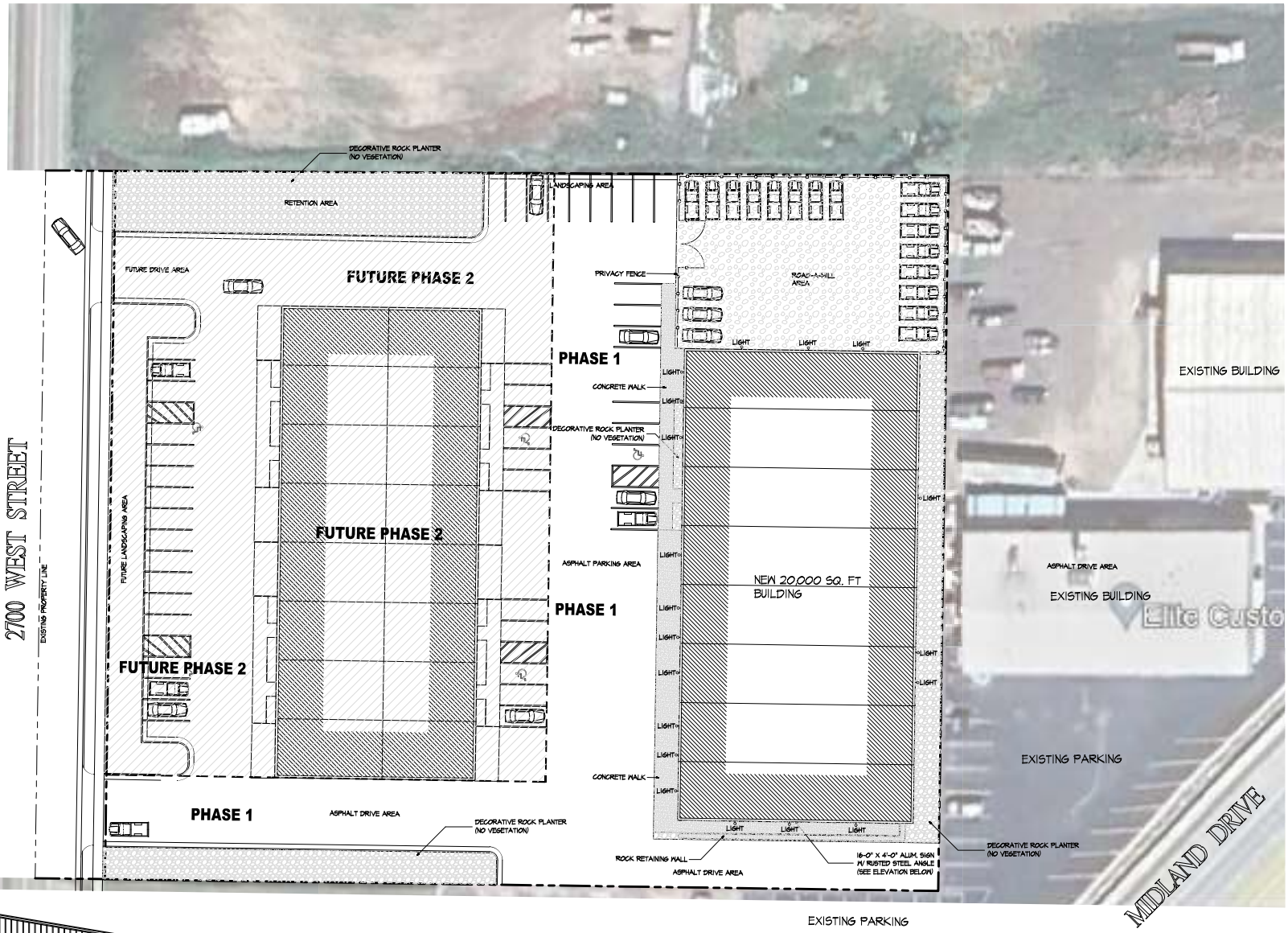
*LITHONIA WALL MOUNT, FULL CUT-OOF, EXTERIOR LED W/ OCCUPANCY SENSOR



SIGN ELEVATION



SOUTH ELEVATION



LANDSCAPE, SIGN & EXT. LIGHTING PLAN

SCALE 1" = 20'-0"

RIDGELINE DESIGN
ARCHITECTS
2485 Grant Ave., suite 105 Ogden, UT. 84401
Phone 801-392-6882 Fax 801-621-1494

LANDSCAPE, SIGN & EXT. LIGHTING PLAN — L1

date 09-23-2024 job no. 2324

project ELETE CUSTOMS LEASE BUILDINGS
WEST HAVEN, UTAH

Response to West Haven City
Elete Customs Lease Buildings, 3720 S 2700 W
Benchmark Engineering and Land Surveying
Date: 10/29/2024

Site Plan CSP.01:

1) Submit LID report
   A LID report will be provided.
2) Fencing requirement from planning?
   No, the owner requested a fence around phase 2 limitations.
3) Clearly define what will be constructed in phase 1 and phase 2
   Future phase or phase 2 denotated by hatch, see key map and notes.
4) Submit to fire marshal for approval
   To be submitted by others.
5) Show vehicle tracking through site with largest design vehicle as needed
   Vehicle tracking shown, see CSP.01.
6) Show detention calcs - 100 yr / 0.2 cfs / ac release with 1 ft freeboard.
   Detention calcs are updated to meet the requirements, see CGD.01 and Drainage report.
7) Show how LID volume is retained on site.
   LID volume retained on site within the pond and system, catch basin #407 has the IE of the outlet pipe set to the retention HWM, see CGD.01.
8) Provide geotech to show ground water depth and soil type / infiltration
   It will be provided by others.
9) Show plan and profile of 2700 West include proposed road section meeting city requirements for widening and curb and sidewalk per city std.
   Plan and profile of 2700 West meeting city requirements added to plan set.
10) Prepare plat for road dedication. Show section line and proposed row and easements etc.
    A plat will be provided at a later date.
11) Is there planned cross access here?
    Yes, the owner wants to connect the existing road with the new pavement.
12) Add dimensions on the drive approach
    Dimensions added, see CSP.01.

Utility plan CUP.01:

1) Call out t-patch per city req. etc
   T-patch call out added, see CUP.01
2) Why does sd not connect to ex mh?
   Pipe updated to connect to new storm drain Manhole, see CGD.01.
3) Coordinated water with water district
   Coordinate sewer with John Wallace – WHSSD
   Noted, these will be coordinated by others.

Grading and Drainage plan CGD.01:

1) Show detail of control structure
   Detail is shown on 3/CDT.03 sheet and referenced by keynote #4 on CGD.01.
2) City indicated that ditch is combo Irrigation / SD
   Confirm if there any diversion or drains connected to this ditch
   Per field data there were no pipes observed which crossed the road or any diversions, the only two pipes existing is the pipe at the West side of the property that connect the ditch

from the north to the south and the pipe outlet that flows south, out of the ditch, where that pipe ends.

3) Wall design shall be submitted to bldg dept for permitting
   To be designed by others.
4) Can this cross slope be reduced? What is cross slope of ex asphalt.
   Cross-slope design was reduced for the 2700 West widening section.
5) Show that storm water does not run off site
   Slopes and elevations provided to show that the water does not run off the site, see CGD.01.

SITE PLAN & IMPROVEMENT PLANS:
Site design review items:
A. General

1) Phasing the project is proposed; a phasing plan is required.
   Noted.
2) Landscaping, buffering and site lighting plans will be reviewed by the City Planner and comments provided under separate cover.
   Noted.

B. Parking and Traffic Circulation

1) Provide descriptive use of the buildings including the number of employees, hours of operation and parking requirements.
   To be provided by others.
2) A Vehicle tracking plan is required to show how the largest expected design vehicle can maneuver internal. If semis or other large commercial vehicles are not expected to access the site, the largest vehicle would likely be Weber County Fire apparatus. The Fire marshal can provide the required vehicle template.
   Vehicle tracking shown, the auto turn that we have only have a bus truck vehicle, see CSP.01.

C. Roadway design/frontage improvements

1) Roadway design shall be designed as per West Haven City standards.
   Roadway design details were changed to be designed per West Haven City Standards.
2) Provide plan and profile for the 2700 West widening design:
   a. Show the existing asphalt cross slope of 2700 West.
      Existing asphalt cross slope shown, see CGD.01.
   b. Evaluate if the cross-slope design can be reduced for the 2700 West widening section.
      Cross-slope design was reduced for the 2700 West widening section.
   c. Add note that a City Right of Way Excavation permit will be required.
      Note added, see CPP.01 and CGD.01.
   d. Indicate City requirements for asphalt T-Patching that will be required for existing utility connections.
      Note added, see CPP.01 and CUP.01.
   e. All curb should be high back curb, APWA Type A curb.

All curb are APWA Type A curb, see CSP.01.

f. Asphalt seal coat for asphalt preservation to be coordinated with West Haven City. Seal coat shall be *HA5* or *AP4* as required by the Public Works Director.
Note added to CSP.01 and CUP.01.

3) Provide a roadway widening section detail for 2700 West.
   - Minimum city requirements:
     a. 4" asphalt
     b. Match existing asphalt depth
     c. Verify depth with Public Works Director
     d. 8" base course
     e. 12" subbase/granular borrow

   Roadway section provided, see CGD.01.

All construction within the public right of way shall comply and be installed and constructed as per West Haven City standards and specifications and subdivision approval ordinances.
Note added to CSP.01, CUP.01, CDT.01 and CDT.02.

D. Sanitary Sewer:

1) Sanitary sewer design is subject to review and approval of the **West Haven Special Service District (WHSSD)**. This is coordinated through the City.
   Noted, to be coordinated once the design is submitted to WHSSD by others.
2) Discuss connection point to existing sewer in 2700 West with WHSSD.
   Noted, to be coordinated once the design is submitted to WHSSD by others.
3) The proposed sand/oil separator will require the approval of WHSSD.
   Noted, to be approved once the design is submitted to WHSSD by others.
4) Coordinate manhole and sewer structure installation with the WHSSD.
   Noted, to be coordinated once the design is submitted to WHSSD by others.
5) WHSSD minimum requirement of 1 FT of cobble import and gravel bedding prior to all structure installation. Requirements should be noted on the plans.
   Note added to the plans, see CUP.01.
6) Crossing conflicts shall be identified with vertical separation on the plans.
   Crossing conflicts are identified on the plans with elevations for gravity lines, see CUP.01.
7) Video inspection will be required on all new sewer installations after the road base for the roadway has been completed and prior to paving. Coordinate the video schedule with the city inspector prior to the roadway being completed.
   Note added to the plans, see CUP.01.
8) All new sewer pipe will be required to be the color "*green*."
   "Green" color added to sewer pipes keynotes.
9) Provide confirmation that the property is annexed into the Central Weber Sewer Improvement District.
   It was confirmed by Kevin Hall, a representative of the Central Weber Sewer Improvement District, that the property is annexed into the Central Weber Sewer

Improvement District, according to https://webercountyutah.gov/parcelsearch/tax-history.php?id=112520004.

E. Stormwater/Drainage:

1) Detention calculations provided are based on a 10-year design storm. City minimum design storm standard the 100-year storm with a 0.2 cfs/acre release rate.
   Calculations changed to be 100-year storm with a 0.2cfs/acre release rate, see CGD.01 and drainage report.
2) A detention calculation report must be submitted in addition to showing the detention calcs on the plans.
   A drainage report will be submitted.
3) Stormwater detention and quality design will be required to meet the Utah Dept of Environmental Quality / Water Quality 2020 Requirements.
   Noted.
4) Ponds shall include 1 ft freeboard.
   The pond was changed to include 1 ft of freeboard.
5) Stormwater appears to runoff onto the site to the south. This must be mitigated. Refer to redlined PDF, Sheet 5 of 11.
   Slopes and elevations provided to show that the water does not run off the site.
6) The Owner of private storm water infrastructure is required to enter into a **Long-Term Stormwater Management Agreement** with West Haven City which must be executed prior to scheduling a preconstruction meeting.
   A Long-Term Stormwater Management Agreement will be provided.
7) Evaluate if the new storm drain line can connect to the existing manhole on 2700 W or show removal of any existing SD stub from the manhole.
   The new storm drain line was connected to the new manhole on 2700 W, plans updated see CGD.01.
8) Show detail of the control structure (3x3 CB, #407).
   Details are shown on 3/CDT.03 sheet and referenced by keynote #4 on CGD.01
9) The City understands that the existing ditch along 2700 West is used for both irrigation and storm drain. Confirm if there are any diversions or drains connected to this ditch that need to be addressed in the design.
   Per field data there were no pipes observed which crossed the road or any diversions, the only two pipes existing is the pipe at the West side of the property that connect the ditch from the north to the south and the pipe outlet that flows south, out of the ditch, where that pipe ends.

   - **Stormwater Pollution Prevention Plan (SWPPP):**
     a. The site **SWPPP**, Notice of Intent (**NOI**) and the required application fee to West Haven City must be provided to the City prior to final approval. Refer to the city code requirements.
        To be provided by others at a later date.
     b. The Stormwater Pollution Prevention Plan shall meet the requirements of the State UPDES permit. West Haven City requires a SWPPP document that follows the State SWPPP template to be submitted prior to final approval.
        To be provided by others at a later date.

c. All SWPPP State specifications and requirements are required to be installed prior to scheduling a preconstruction meeting with the city. This includes all required signage and BMPs required with the State UPDES Permit.
To be provided by others at a later date.

d. Coordinate the SWPPP document submittal, fee, permit, and inspection with the City Storm Water Manager.
To be provided by others at a later date.

-Low Impact Development (*LID*) review items:

a. A Low Impact Development (LID) report is required to be submitted to the City that includes the State required written explanation of the proposed LID options. The City Storm Water Manager must maintain a file record to meet State requirements.
A LID report will be provided.

b. Submit LID Volume Calculations for review and Indicate how LID volume is retained onsite.
LID Volume Calculations are shown on the CGD.01 and the drainage report.

c. Proposed Low Impact Development option(s) must be indicated on plans. LID design shall be in conformance with City LID standards.
Noted.

d. State storm water regulations require site detention of the 80th % percentile rainfall event.
Site detention modified to include the 80th % percentile retention rainfall event.

e. This applies to new development and also for redevelopment if impervious surface is increased more than 10%. *(see APP C in the Guide to LID in Utah)*.
Noted.

f. Installation of a storm water treatment structure to remove oils/greases/petroleum products and settleable solids is required by the City. Snouts are not an approved treatment device.
Per coordination with Colt Prevedel, City Storm Water Manager, since the snout is private, we can use it as treatment device.

g. Show an approved treatment structure on the plans at the storm drain outlet.
Per coordination with Colt Prevedel, City Storm Water Manager, since the snout is private, we can use it as treatment device.

h. Coordinate structure location and requirements with the City Storm Water Manager.
Per coordination with Colt Prevedel, City Storm Water Manager, since the snout is private, we can use it as treatment device.

Fire District review and approval items:

1) Plans must be submitted to the **Weber Fire District Fire Marshal** for review and approval.
Noted, to be submitted by others.

2) Any proposed and existing fire hydrant locations and spacing; turning radio; road layout and egress and ingress locations shall be included.
   Fire Hydrant locations and spacing provided, see CUP.01.
3) These items are subject to modification based on comments provided by the Fire Marshal and must be included as part of the resubmission.
   Noted.

Planning Commission
Staff Review Memo

November 07, 2024

PRELIMINARY SITE PLAN

Request:	Grant preliminary site plan approval for an Electrical and heating appliances and fixtures sales and service
Property Address:	Approx. 2231 W 1800 S (Parcel# 150710001, 150710030)
Property Zone:	C-2
Property Size:	11.91 acres
Applicant:	Tucker Jardine, Kacey Jardine- Pronghorn Property Holdings LLC
Governing Document(s):	WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background

Staff received a site plan showing a 30,942 square foot building for LWE which includes space for offices and for storage on Parcels 150710001 and 150710030.
According to the zoning map, this area is split zoned as C-2 and A-1. The applicant was told that once they picked one of the zones, that is what the entirety of the parcels would end up being and as such C-2 was chosen. On August 14, 2024, the applicant was granted the land use designation of "Electrical and heating appliances and fixtures sales and service" by Planning Commission.

Staff Review

Staff's review of the proposed site plan as it pertains to the requirements of the West Haven Zoning Code are as follows:

§157.291 Site Development Standards

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	29'-8" to high parapet	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	5.96%	Y

Minimum lot area	None	11.91 acres	Y
Min lot width	None		Y
Min yard setbacks			
Front	15 ft.	79.67' from the proposed connection road, 268.37' from a north parcel line	Y
Rear	10 ft. where building rears on a residential zone	Building is more than 10' from the rear property line (32.01')	Y
Side	10 ft. when adjacent to residential	Building is more than 10' from the rear property line (51.75')	Y
Side, adj. to street	15 ft.	NA	

§157.630 Parking Regulations

This use falls under "Wholesale Distribution" which requires 20 spaces, plus 1 space per 2,000 square feet GFA.

The site plan is currently showing 35 parking stalls. The building is 30,942 square feet, which the parking calculation would be the required 20 spaces and then an additional 15 parking stalls. The parking stalls shown are compliant with the parking regulations.

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only those sections which are applicable are included. There may be portions of 157.733 which do not apply to this site plan.

§ 157.733 Standards Of Review

(A) Traffic safety and circulation.

(1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress and internal circulation? ***The application appears to meet the ingress and egress requirements. The access road shown is 43 ft wide. The application indicates a shared access easement as part of the access road. Prior to final approval, the access easement should be submitted to the City.***

(B) Parking. Does the site plan comply with city ordinances regarding design, location and number of parking stalls required? ***See previous comments regarding parking.***

The proposed parking stalls must comply with the 180 square foot requirement. They must provide dimensions showing the width and length of a typical stall. ***This item has been addressed.***

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance?
A signage plan has not been turned in at this time. All signs must get a building permit approved before proceeding with displaying any sign. ***A signage plan has been submitted and meets the requirements of the city sign ordinance.***

(D) Landscaping.

(1) The following landscaping shall be provided in each project subject to the provisions of this subchapter:

(a) Front yard. Landscaping shall be required along the entire frontage of the lot, except for the frontage required for ingress/egress. Said landscaping shall be a minimum of 15 feet deep, calculated from the property line. ***The current front landscaping satisfies this requirement with 15 feet of front landscaping.***

(b) Side/rear yards. There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping is not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot. ***This requirement is fulfilled.***

(4) Landscape plans shall include a minimum of three items from the following list:

(a) Trees;

(b) Decorative rock and boulders (gravel and pea gravel are not permitted);

(c) Shrubs;

(d) Groundcover; and

(e) Grass (artificial or other).

The project will have trees, bushes, shrubs, but the landscaping plan must show a legend of the specific type of landscape that they will be using. ***A landscaping plan has been submitted and meets city requirements for preliminary approval.***

(E) Building/site layout.

(1) All buildings shall be designed with breaks in the facade. This may be accomplished through a change in building materials, actual breaks in the facade, a mix of roofline projections. ***The building is compliant with these requirements. There are breaks in the façade which area accomplished by varying building heights and change in materials.***

(F) Engineering standards. Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements? ***Prior to final approval and the release of building permits, the applicant will be required to receive staff's formal approval (done through signature/stamp on plans) of the engineering design.***

§ 157.734 DESIGN REQUIREMENTS.

Design approval may include such other conditions consistent with the considerations of this subchapter as the Commission or Planning Director deem reasonable and necessary under the circumstances to carry out the intent of this subchapter.

(A) Building materials. New buildings shall be designed and constructed to meet the following criteria.

(1) Building exteriors shall be designed and constructed with primary and secondary building materials from the list of building materials in division (C) below.

(2) The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.

(3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building materials.

(4) A maximum of six colors for the primary materials may be permitted.

(5) Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.

(6) A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

(7) Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

The elevations still need to include material percentages. They are showing insulated metal panels, wood trellises, and wood posts. The mezzanine can count as an architectural feature for the front elevation. ***Elevation drawings with a table showing ratio and percentages of materials are required to be submitted with the preliminary site plan application. This item has been satisfied/addressed.***

Potential Detrimental Impacts

As is common with commercial projects adjacent to a residential use, the concerns that have not already been addressed in this staff report are noise and lighting.

Noise: We have nuisance ordinances in place which govern noise, so any issues which may arise regarding noise complaints will be handled through the City's code enforcement department. Those noise standards may be found in WHC §90.22. That section of code sets noise standards based on the time of day, proximity to residential areas, and use of the land.

Lighting: Similar to noise, the City has ordinances in place governing lighting and light pollution. That can be found in WHZC 157.775-785. It sets in place standards for commercial lighting, including a required reduction in output, requirements that light be shielded/directed downwards so as not to trespass on adjoining properties. Developer has provided the City with graphics of their proposed lighting fixtures, all of which seem to satisfy these requirements. The code has a mechanism in place for enforcement under the nuisance ordinance.

Fencing and buffering from adjacent residential properties: Fencing should be detailed and shown on the final landscaping plan. Currently, there is not detailed fencing shown other than "security fencing" between the site and the residential lots. Buffering, including fencing, should be addressed with the final landscaping plan.

Temporary Access: A temporary access is shown as the primary (and only existing) access. This access should be approved by the Fire District. A detailed cross section should be reviewed by the City Engineer prior to final approval. This Item has been addressed and the access shown will now be the permanent access to the site.

Dumpster location: The site plan lacks a location for trash disposal. This should include a detail for the dumpster pad and enclosure area. This has been completed.

There is an additional issue that was discovered. It is believed by the City that the Petitioner accidently filled out the Affidavit part of the Site Plan and Design Review Application incorrectly by checking and then signing the box stating that they have read the affidavit but do not accept nor desire to be bound by the same. This part of the Affidavit then states, "development approval will not be granted and that further administrative action on this Project/Development will be delayed until such time as my contestation of these fees and costs have been resolved by negotiation, mediation, or litigation or have otherwise been withdrawn." If it is an accident, then the Petitioner needs to refill out the form correctly. If it was not an accident, then the Petitioner needs to address what they are protesting.

Revised Staff Recommendation

Based on the following findings, staff recommends preliminary approval of the commercial site plan, subject to the following items being addressed before final approval can be given:

1. ***Lighting Plan: Petitioner to submit a lighting plan for both on site and streetlights.***
2. ***Fencing and buffering from adjacent residential properties: Fencing shall be detailed and shown on the final plan. Buffering shall be addressed with the final landscaping plan.***
3. ***The Petitioner shall submit the access easement, including legal description to be recorded, for City review and approval.***
4. ***The Petitioner shall submit all civil drawings and shall receive the City Engineer's approval of all site plan designs, including the City's Design Standards and Specifications related to utility easements, drainage, and other engineering requirements.***
5. ***The Petitioner shall submit all required will serve letters to the City.***
6. ***The Petitioner shall fix their Site Plan and Design Review Application or address any objection to the process.***
7. ***Traffic study: A traffic study may be required, if the planning commission deems it necessary.***

Proposed Motion of the Planning Commission

A possible motion for the Planning Commission is:

"The Planning Commission grants preliminary approval of the commercial site plan for LWE, located at approximately 2231 W. 1800 S., West Haven, Parcels #150710001 and #150710030, subject to the conditions recommended by staff in the staff report."

SITE PLAN
AND DESIGN REVIEW

Address of Site Approx. 2231 W 1800 S West Haven, Utah Parcel # 150710001, 150710030

Applicant Name Tucker Jardine, Kacey Jardine - Pronghorn Property Holdings LLC

Agent Name Chad Bailey

Application is hereby made to West Haven City requesting the following permitted use(s),

Office and Storage and

Site plan design for 31,000 (Square Feet) building be approved on 11.91 (acreage) of

Property in the C-2 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: Kacey Jardine (Owner/Petitioner) Date: 7-3-24

I authorize Chad Bailey to act as my representative in all matters relating

to this application.

Kacey Jardine (Owner)

(Agent as Authorized by Owner)

State of Utah)

§

County of Weber)

On this 3rd day of July, in the year 2024, before me, Korinne Talbot

a notary public, personally appeared Kacey Jardine, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and

acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Korinne A. Talbot

NOTARY PUBLIC
KORINNE A TALBOT
715016
MY COMMISSION EXPIRES
NOVEMBER 05, 2024
STATE OF UTAH

N/A	Received		N/A	Received	Letters of acknowledgment/approval/conditions from
		PRELIMINARY			FINAL
		Affidavit of Understanding and Acceptance of Fees			Culinary Water provider (Will Serve)
					Weber Fire District
					Weber-Morgan Health Department (If applicable)
					UDOT Application Letter (If applicable)

ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA



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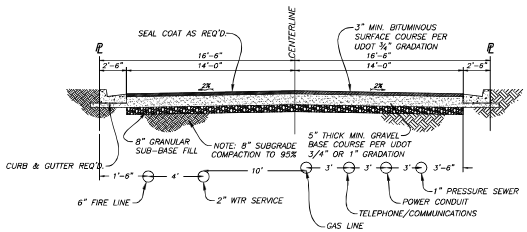
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Engineer's Notice To Contractors

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ACCESS ROAD TYPICAL SECTION
NOT TO SCALE

L E G E N D:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
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- EXISTING SIDEWALK
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SCALE: 1" = 30

0 30 60
Scale in Feet

No.	Date	By	Revision

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Drawn By: BTC Date: 11/06/24
Designed By:
Checked By:
Approved By:
Scale: 1" = 30
Drawing File: 24-5-39x23 CP.dwg
JOB NUMBER: 24-5-39

PRELIMINARY SITE PLAN FOR

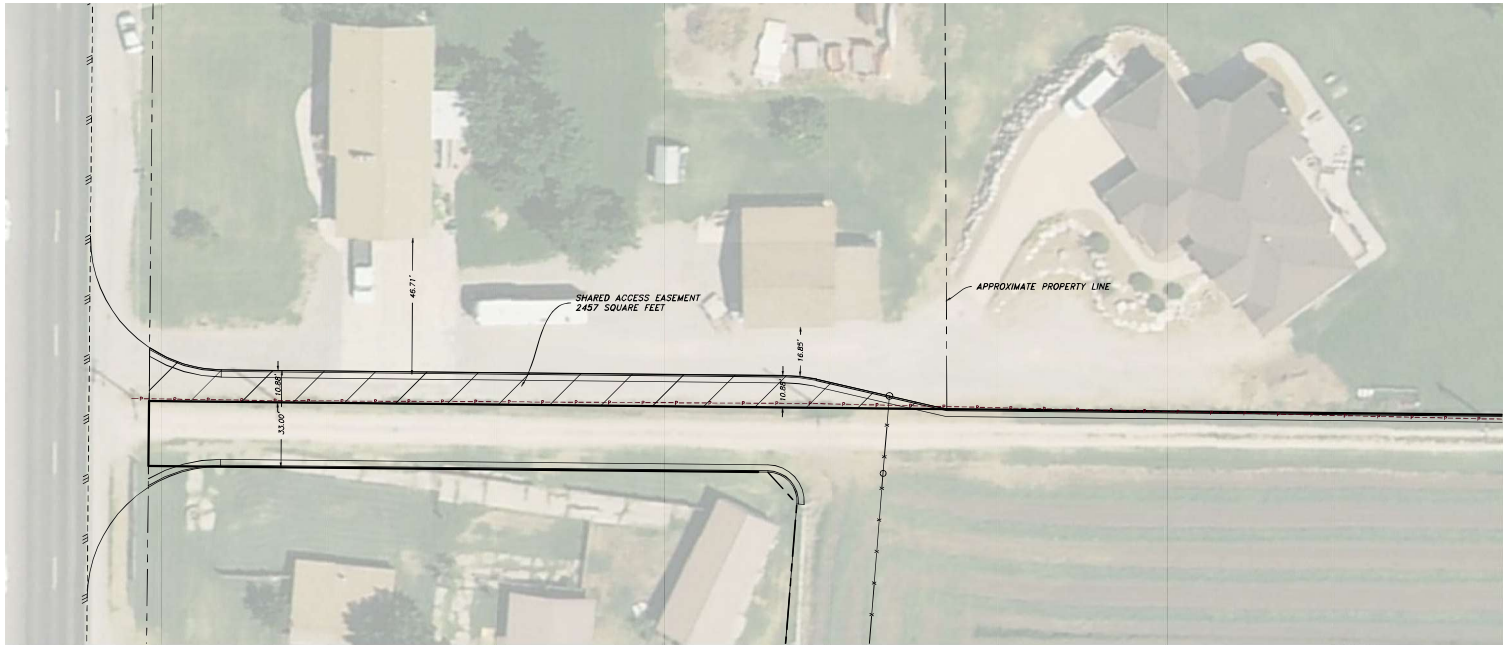
LWE HQ

2247 WEST 1800 SOUTH
WEST HAVEN, WEBER COUNTY, UTAH

A Part of the Northeast Quarter of Section 26
Township 6 North, Range 2 West, S.L.B.&M.

Sheet 1 of 1 Sheets

SHARED ACCESS EASEMENT EXHIBIT



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- PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 20

0 20 40
Scale in Feet

PRELIMINARY EASEMENT EXHIBIT FOR

LWE HQ

2247 WEST 1800 SOUTH
WEST HAVEN, WEBER COUNTY, UTAH

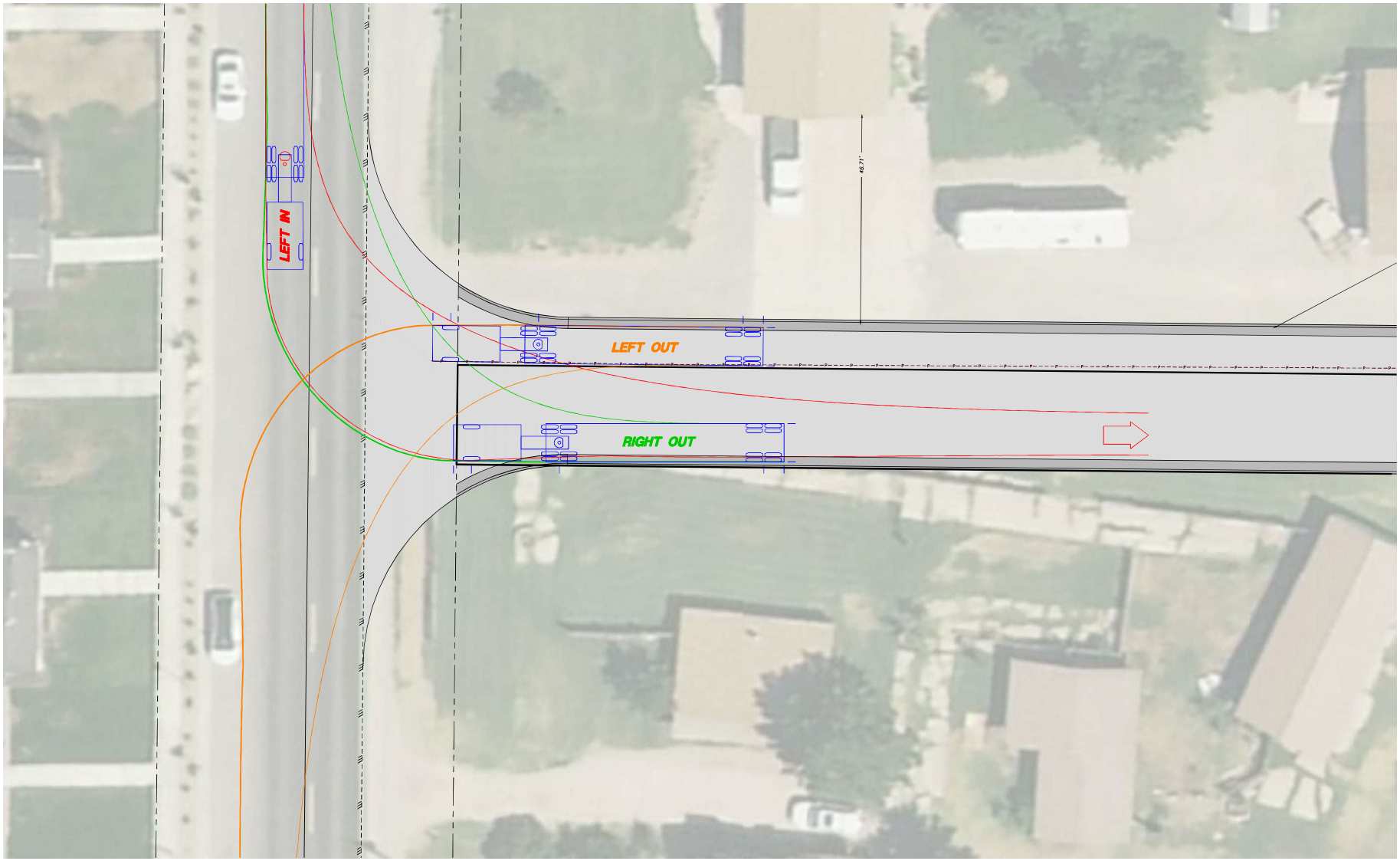
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Drawn By: ETC Date: 11/06/24
Designed By:
Checked By:
Approved By:
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Drawing File: 24-5-39dr23 CP.dwg
JOB NUMBER: 24-5-39

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Salt Lake Valley (435) 245 of www.hansen-inc.com Ogden
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Sheet
1
of
1
Sheets



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UNDERGROUND SERVICE

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- PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 30

0 30 60
Scale in Feet

PRELIMINARY ENTRANCE DETAIL FOR

LWE HQ

2247 WEST 1800 SOUTH
WEST HAVEN, WEBER COUNTY, UTAH

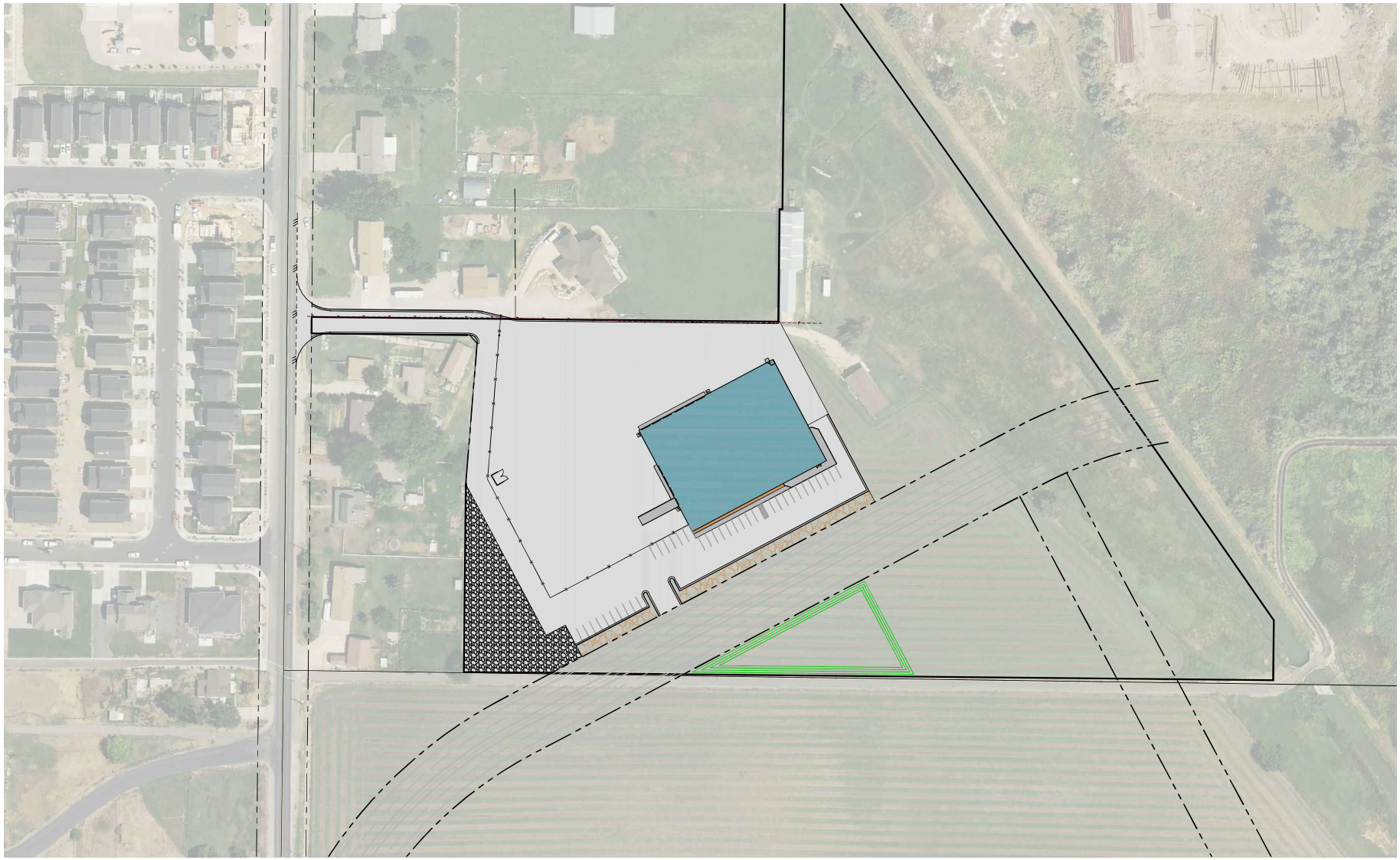
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Township 6 North, Range 2 West, S.L.B.&M.

Drawn By: ETC Date: 11/06/24
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Sheet 1 of 1 Sheets



NOTE: ALL ROAD LOCATIONS SUBJECT TO CHANGE.

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Scale in Feet

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OVERALL ROAD EXHIBIT FOR

LWE HQ

2247 WEST 1800 SOUTH

WEST HAVEN, WEBER COUNTY, UTAH

A Part of the Northeast Quarter of Section 26 Township 6 North, Range 2 West, S.L.B.&M.

Drawn By: BTC Date: 11/06/24
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Approved By:
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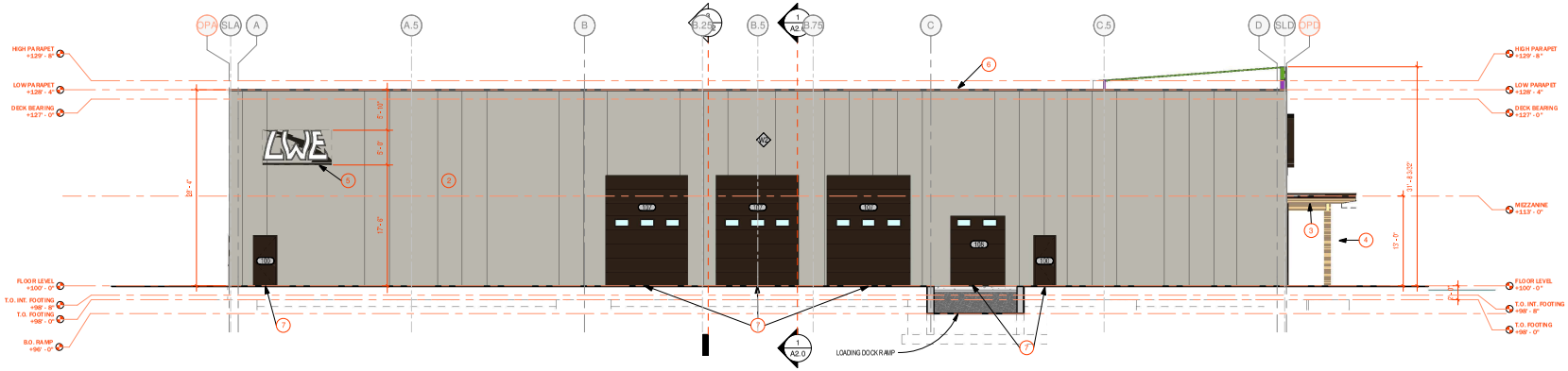
EXTERIOR MATERIAL PERCENTAGE SCHEDULE

Type Mark	Area	Type Comments	%
W1	1187 SF	INSULATED METAL PANELS - DARK BRONZE	7%
W2	15790 SF	INSULATED METAL PANELS - GRAY	93%

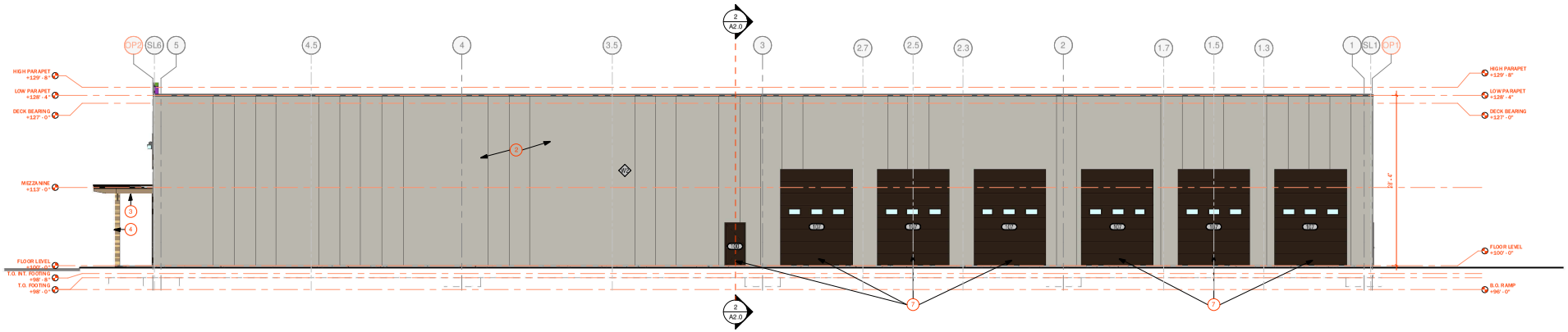
ELEVATION LEGEND

APPLICABLE TO ELEVATION SHEETS ONLY

1. INSULATED METAL PANELS, BRONZE
2. INSULATED METAL PANELS, GREY
3. WOOD TRELLIS
4. STAIN-GRADE WOOD POSTS
5. SIGNAGE
6. BRONZE PARAPET CAP
7. DOOR, PAINTED TO MATCH BRONZE PANELS



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

STATE OF UTAH
11/06/2024
CHAD BAILEY
NO: 10896820
LICENSED ARCHITECT

DEVELOP ARCHITECTS

DEVELOP ARCHITECTS, LLC
contact:
a: 1144 E 2800 N, OGDEN, UT 84414
p: 801.823.9506
e: info@developarchitects.com
web: www.developarchitects.com

LWE HQ
WEST HAVEN, UTAH 84404
OWNER: LWE

ISSUE DATE:
11/06/2024

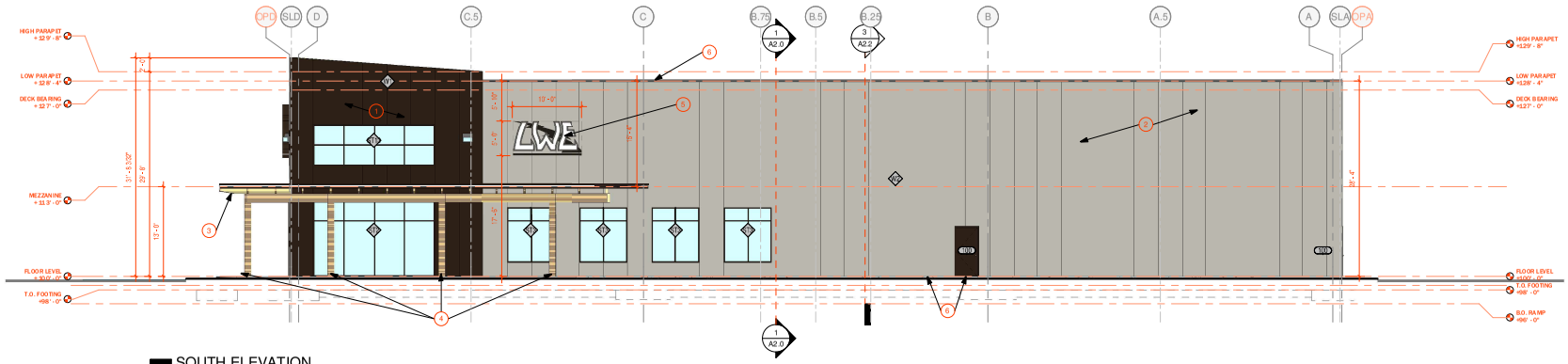
PROJECT PHASE
PRE-PERMIT

REVISIONS

ELEVATIONS

A3.0

SHEET NUMBER

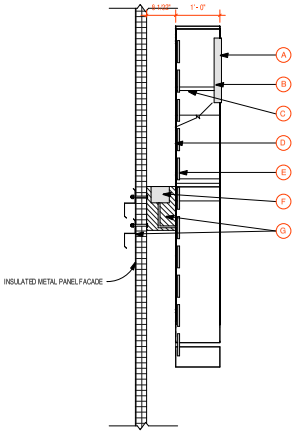


1 SOUTH ELEVATION
1/8" = 1'-0"

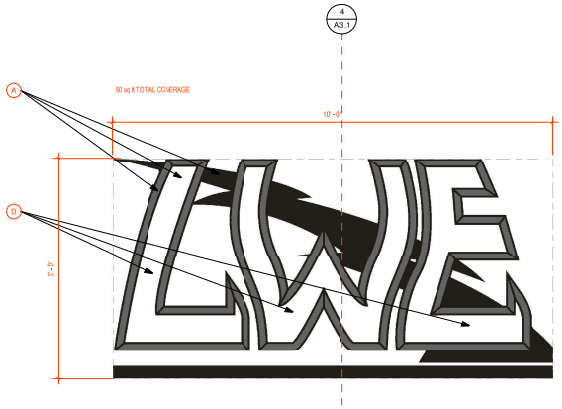
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ELEVATION LEGEND	
APPLICABLE TO ELEVATION SHEETS ONLY	
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5	SIGNAGE
6	BRONZE PARAPET CAP
7	DOOR, PAINTED TO MATCH BRONZE PANELS

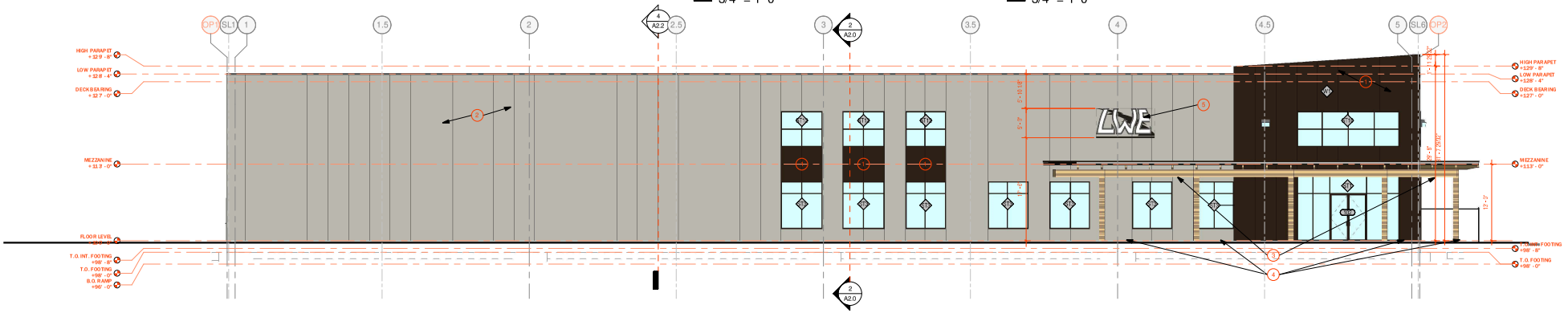
SIGNAGE LEGEND	
A	3/16" TRANSPARENT WHITE PLEX + 3/16" TRANSPARENT GRAY PLEX + 3/16" OPAQUE BROWN / BRONZE (MATCH FACED COLOR) PLEX
B	RETURNS: 3" 0.040 BLACK ALUMINUM
C	BACKS : .063 ALUMINUM
D	ILLUMINATION : WHITE LED'S IN "LWE"
E	POWER SUPPLY
F	RACEWAY : REMOTE HOUSED IN POWER SUPPLY BOX
G	MOUNTING : FLUSH TO FACADE. Z GIRT BACKING WHERE ATTACHMENTS REQUIRED



4 SIGN SECTION
3/4" = 1'-0"



3 SIGN FRONT ELVEVATION
3/4" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

STATE OF UTAH
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NO: 10896820
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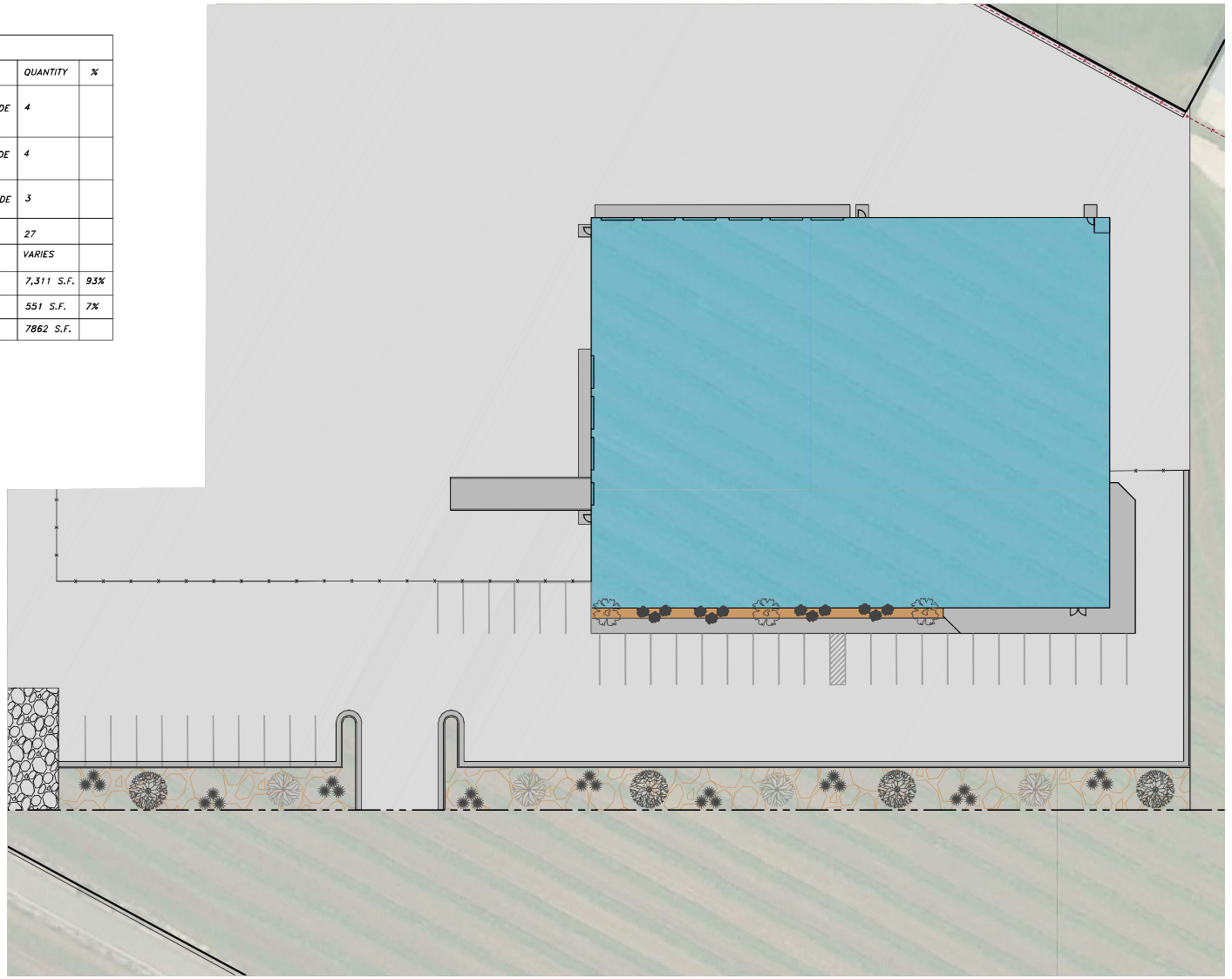
REVISIONS

ELEVATIONS

A3.1

SHEET NUMBER

LANDSCAPE TABLE				
SYMBOL	TYPE/MATERIAL	SIZE	QUANTITY	%
	CRIMSON KING NORWAY MAPLE	35' TALL x25' WIDE	4	
	SPRING SNOW FLOWERING CRAB	25' TALL x20' WIDE	4	
	PAPER BARK MAPLE	27' TALL x20' WIDE	3	
	KARL FORERSTER GRASS	GALLON	27	
	HOSTAS, FERNS & OTHER SHADE LOVERS	GALLON	VARIES	
	ROCK/GRAVEL AREA	N/A	7,311 S.F.	93%
	BED AREA	N/A	551 S.F.	7%
	TOTAL LANDSCAPE AREA		7862 S.F.	



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- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 30

0 30 60
Scale in Feet

PRELIMINARY LANDSCAPE PLAN FOR

LWE HQ

2247 WEST 1800 SOUTH
WEST HAVEN, WEBER COUNTY, UTAH

A Part of the Northeast Quarter of Section 26
Township 6 North, Range 2 West, S.L.B.&M.

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
www.hansenutah.com email: info@hansenutah.com
Brigham City Logan Ogden
(435) 723-3491 (801) 399-4905 (435) 752-4272
Celebrating over 65 Years of Business

Drawn By: ETC Date: 11/06/24
Designed By:
Checked By:
Approved By:
Scale: 1" = 30'
Drawing File: 24-5-39a23 CP.dwg
JOB NUMBER: 24-5-39

Sheet 1 of 1 Sheets

Planning Commission
Staff Review Memo

November 7, 2024

PRELIMINARY AND FINAL SITE PLAN APPROVAL

Request:	Grant preliminary/final site plan approval for restaurant
Property Address:	3042 West 4000 South (Parcel# 087060001)
Property Zone:	Mixed Use (commercial component of mixed use)
Property Size:	0.918 acres
Applicant:	CFT NV Developments, LLC (Agent: Klover Architect, Henry C. Klover)
Governing Document(s):	WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background

We have received an application for a fast-food restaurant to be located at 3042 West 4000 South, Parcel # 080220104. This parcel is in the commercial component of the Salt Point Master Development Agreement.

Staff Review

Staff's review of the proposed site plan as it pertains to the requirements of the West Haven Zoning Code are as follows:

§157.291 Site Development Standards

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	23'-3'	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	6.50%	Y
Minimum lot area	None	0.918 acres	Y
Min lot width	None	149.42'	Y
Min yard setbacks			

Front	15 ft.	Building is more than 15' from the front property line	Y
Rear	10 ft. where building rears on a residential zone	Building is more than 10' from the rear property line	Y
Side	10 ft. when adjacent to residential	Building is more than 10' from the side property lines	Y
Side, adj. to street	15 ft.	NA	

§157.630 Parking Regulations

This use falls under "Restaurant, tavern, bar, lounge, café" which requires 1 space per 100 square feet GFA, plus required stacking.

The site plan proposes to have a 2,600 square foot building so they will need to have 26 parking stalls, and they are currently showing 44 parking stalls. The Application complies with the Ordinance.

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only those sections which are applicable are included. There may be portions of Section 157.733 which do not apply to this site plan, owing to the location of buildings, no applicable development agreement or location of landscaping, among other factors.

§ 157.733 Standards Of Review

(A) Traffic safety and circulation.

(1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress and internal circulation? ***The site plan complies.***

(B) Parking. Does the site plan comply with city ordinances regarding design, location and number of parking stalls required? ***See previous comments regarding parking.***
The proposed parking stalls are 18x10 and 20x9, which does comply with the 180 square foot requirement.

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance?
Sign plan complies with the Ordinance.

(D) Landscaping.

(1) The following landscaping shall be provided in each project subject to the provisions of this subchapter:

(a) Front yard. Landscaping shall be required along the entire frontage of the lot, except for the frontage required for ingress/egress. Said landscaping shall be a minimum of 15 feet deep, calculated from the property line.

(b) Side/rear yards. There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping is not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot.

The landscaping appears to satisfy the requirements.

(4) Landscape plans shall include a minimum of three items from the following list:

(a) Trees;

(b) Decorative rock and boulders (gravel and pea gravel are not permitted);

(c) Shrubs;

(d) Groundcover; and

(e) Grass (artificial or other).

The project will have trees, decorative rock, shrubs and grasses. This requirement has been satisfied.

(E) Building/site layout.

(1) All buildings shall be designed with breaks in the facade. This may be accomplished through a change in building materials, actual breaks in the facade, a mix of roofline projections. ***The building is compliant with these requirements. There are breaks in the façade which area accomplished by varying building heights and change in materials.***

(F) Engineering standards. Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements? ***See attached Engineering memo.***

§ 157.734 DESIGN REQUIREMENTS.

Design approval may include such other conditions consistent with the considerations of this subchapter as the Commission or Planning Director deem reasonable and necessary under the circumstances to carry out the intent of this subchapter.

(A) Building materials. New buildings shall be designed and constructed to meet the following criteria.

(1) Building exteriors shall be designed and constructed with primary and secondary building materials from the list of building materials in division (C) below.

(2) The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary

(3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building materials.

(4) A maximum of six colors for the primary materials may be permitted.

(5) Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.

(6) A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

(7) Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

The elevation pages clearly outline the percentage of each material and architectural features. They satisfy the requirements.

Potential Detrimental Impacts

As is common with commercial projects adjacent to a residential use, the concerns that have not already been addressed in this staff report are noise and lighting.

Noise: We have nuisance ordinances in place which govern noise, so any issues which may arise regarding noise complaints will be handled through the City's code enforcement department. Those noise standards may be found in WHC §90.22. That section of code sets noise standards based on the time of day, proximity to residential areas, and use of the land.

Lighting: Similar to noise, the City has ordinances in place governing lighting and light pollution. That can be found in WHZC 157.775-785. It sets in place standards for commercial lighting, including a required reduction in output, requirements that light be shielded/directed downwards so as not to trespass on adjoining properties. Developer has provided the City with graphics of their proposed lighting fixtures, all of which seem to satisfy these requirements. The code has a mechanism in place for enforcement under the nuisance ordinance.

Staff Recommendation

Based on the above compliance with all relevant City codes, **Staff recommends that the Commission should grant preliminary and final site plan approval, subject to the following conditions:**

Prior to building permit submittal, the Petitioner shall provide the City with the following:

1. ***Final site construction drawings be approved and stamped by City Engineer; and***
2. ***Culinary Water and Sewer letters of availability/service.***

Proposed Motion of the Planning Commission

A possible motion for the Planning Commission is:

"The Planning Commission grants preliminary and final approval of the commercial site plan for Panda Express, located at approximately 3042 West 4000 South (Parcel# 087060001) West Haven, subject to the conditions recommended by staff in the staff report."

SITE PLAN
AND DESIGN REVIEW

Address of Site 3000 West 4000 South Ogden, UT 84401 Parcel # A portion of 08:029:0090

Applicant Name CFT NV Developments, LLC

Agent Name Henry C. Klover

Application is hereby made to West Haven City requesting the following permitted use(s),

Freestanding Commercial Restaurant with Drive Through and

Site plan design for 2600 (Square Feet) building be approved on 0.918 (acreage) of

Property in the C3 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: BY: (Owner/Petitioner) Date: 03/29/24

I authorize H.C. Klover Architect to act as my representative in all matters relating

to this application.

BY: (Owner)

(Agent as Authorized by Owner)

APPROVED AS TO FORM
BY

State of Utah)
§
County of)

see form attached

On this day of , in the year 20 , before me,

a notary public, personally appeared , proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and

acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

N/A	Received		N/A	Received	Letters of acknowledgment/approval/conditions from
		PRELIMINARY			FINAL
		Affidavit of Understanding and Acceptance of Fees			Culinary Water provider (Will Serve)
					Weber Fire District
					Weber-Morgan Health Department (If applicable)
					UDOT Application Letter (If applicable)

ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LOCAL JURISDICTION MUNICIPAL CODE, TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY PUBLIC WORKS OR UTILITIES INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN/CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTOR IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN/CITY, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO PUBLIC WORKS INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (IF APPLICABLE), THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
15. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO ANY OTHER EARTH-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY PUBLIC WORKS INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

BENCHMARK:

MONUMENTS LOCATED IN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 3

BASIS OF BEARING:

S89°25'05"E 2637.103' - BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH , RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

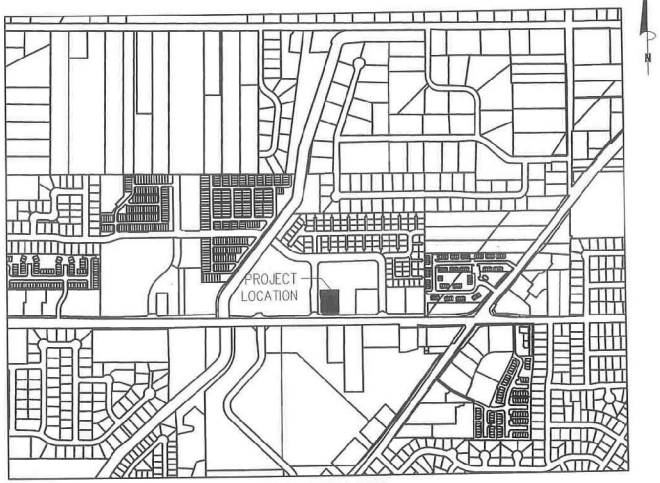
CONSTRUCTION DOCUMENTS FOR

PANDA EXPRESS

SALT POINT-WEST HAVEN

LOCATED IN SOUTH HALF OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST OF SALT LAKE BASE AND MERIDIAN
CITY OF WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH

3042 W. 4000 ST. S. WEST HAVEN, UT 84401



VICINITY MAP

SCALE= 1" = 500'

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	NOTES
C2.0	EXISTING CONDITIONS
C3.0	PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN
C4.0	SECONDARY EROSION AND SEDIMENT CONTROL PLAN
C5.0	FINAL EROSION AND SEDIMENT CONTROL PLAN
C5.0	EROSION AND SEDIMENT CONTROL DETAILS
C7.0	SITE PLAN
C8.0	GRADING PLAN
C9.0	UTILITY PLAN
C10.0	SANITARY SEWER PLAN
C11.0	STORM SEWER PLAN
C12.0	DETAIL I
C12.1	DETAIL II
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE PLANTING SPECIFICATIONS & DETAILS

DEVELOPER:
CFT NV DEVELOPMENTS
1120 TOWN CENTER DRIVE, SUITE 150
LAS VEGAS, NV 89144

CITY OF WEST HAVEN
WEST HAVEN, UTAH
4150 S 3900 W
WEST HAVEN, UT 84401
CONTACT: ROBYN VANCAMPEN
PHONE: 801-731-4519

ENGINEER:
BOWMAN CONSULTING
1526 COLE BLVD, SUITE 100
LAKLWOOD, CO 80401
CONTACT: HOWARD EHRSAM, PE
PHONE: 303-800-2500

COMMUNICATIONS
COMCAST
PHONE: 800-266-2278

GAS
DOMINION ENERGY

ARCHITECT
KLOVER ARCHITECTS
-HC KLOVER ARCHITECT
8813 PENROSE LAN, SUITE 400
LENEXA, KS 66219
CONTACT: HENRY C. KLOVER
PHONE: 913-649-8181
EMAIL:HCPER@ATTNGBKLOVER.NET

SURVEYOR:
PERIGEE CONSULTING
9089 SOUTH 1300 WEST, SUITE 160
WEST JORDAN, UT 84088
CONTACT:ERIC ROBINS, PLS
PHONE: 801-628-6004

ELECTRIC:
ROCKY MOUNTAIN POWER
4150 S 3900 S
WEST HAVEN, UT
PHONE: 801-731-5819

PROPERTY OWNER/LANDLORD
CW LAND CO. LLC, SALT POINT DEVELOPMENT
1222 WEST LEGACY CROSSING BLVD. #6
CENTERVILLE, UTAH 84014
CONACT: GREG DAY
PHONE: 801-814-1778
E-MAIL:GREG@CWLAND.COM

811 Know what's below. Call before you dig.

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1526 Cole Blvd., Suite 100
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Phone: (303) 801-2300
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REVISION	DATE
1 RESPONSE TO COMMENTS	11/01/2024

SUBMITTALS
DESCRIPTION

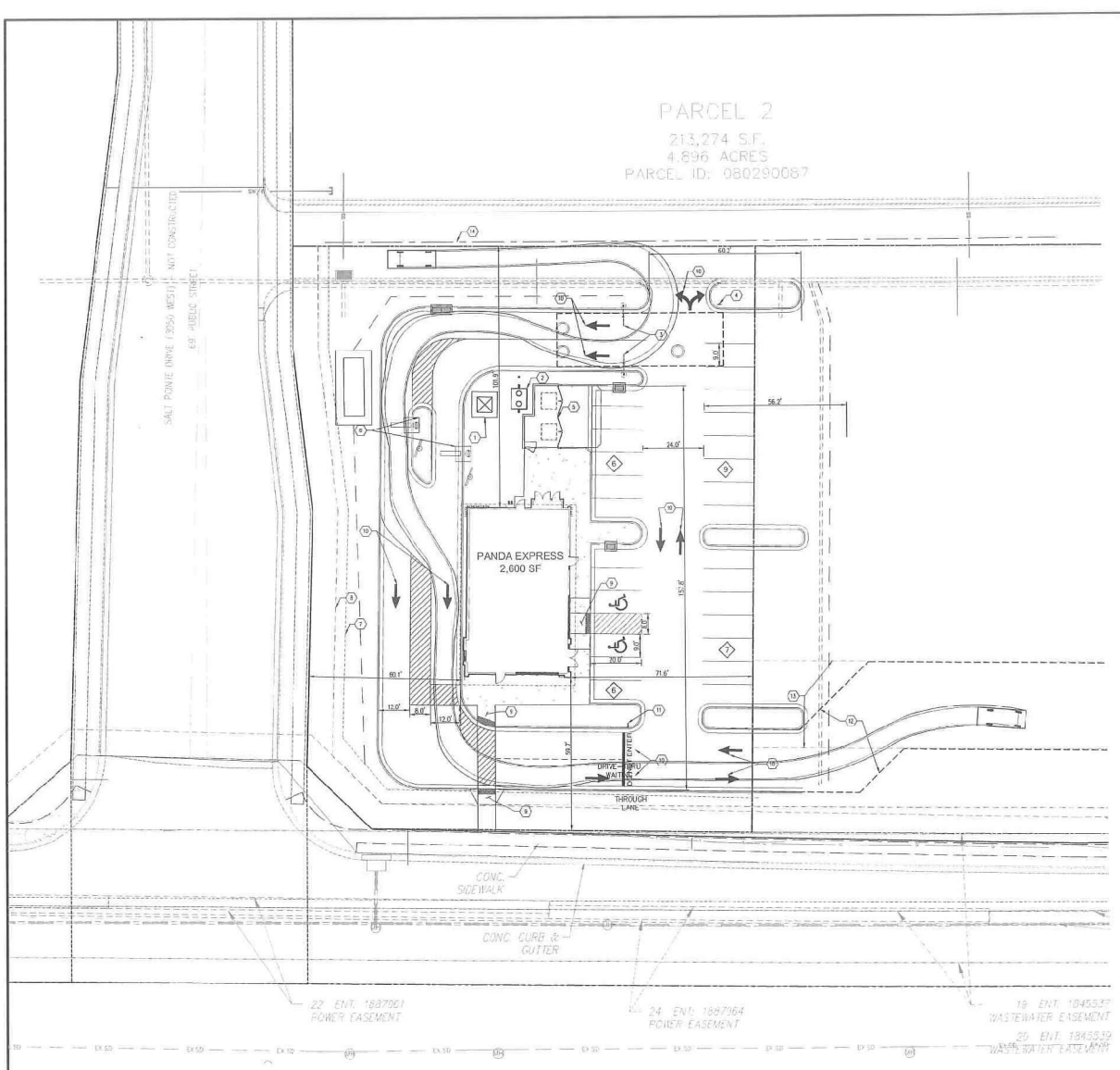
COVER SHEET
PANDA EXPRESS - CONSTRUCTION DOCUMENTS
CITY OF WEST HAVEN UTAH

SEAL
COLORADO LICENSED
JEFFREY HOWARD EHRSAM
PROFESSIONAL ENGINEER

DESIGN	DRAWN	CHKD
CR	CR	HE

SCALE H: N/A V: N/A
JOB No. 020462-01-002
DATE : 09/04/2024
SHEET C1.0

Cad file name: V:\020462 - Klover and\020462-01-002 (ENG) - Panda Express - West Haven UT\Engineering\Engineering Plans\Construction Documents\020462-01-002-CVR.dwg



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	LOT LINE	
	CENTERLINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	MOUNTABLE CURB AND GUTTER	
	CONCRETE SIDEWALK	
	HANDICAP PARKING	
	SIGN(S)	
	PARKING COUNT INDICATOR	
	WATER LINE	
	WATER METER	
	WATER VALVE	
	SANITARY LINE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	
	UTILITY POLE	
	STREET LIGHT	
	TELECOM SERVICE	
	FIBER OPTIC SERVICE	
	NATURAL GAS SERVICE	

KEY NOTES

1. PROPOSED CONCRETE TRANSFORMER PAD
2. PROPOSED GREASE TRAP
3. PROPOSED DRIVE-THRU CLEARANCE BARS
4. PROPOSED STOP SIGN
5. PROPOSED TRASH ENCLOSURE
6. PROPOSED ORDERING STATIONS
7. 25' BUILDING SETBACK
8. UTILITY EASEMENT
9. PROPOSED ADA RAMP
10. PROPOSED ROADWAY MARKINGS
11. PROPOSED THANK YOU/DO NOT ENTER SIGN
12. PROPOSED ACCESS EASEMENT
13. EXISTING ACCESS EASEMENT
14. PRIVATE DRIVE CENTERLINE
15. PROPOSE RAIN GARDEN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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REVISION	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS	11/07/2024

SUBMITTALS

SITE PLAN

PANDA EXPRESS - CONSTRUCTION DOCUMENTS

CITY OF WEST HAVEN UTAH

SEAL

COLORADO LICENSED
CHRISTOPHER D. NORTON
11-6-24
PROFESSIONAL ENGINEER

DESIGN	DRAWN	CHKD
CN	CN	HE

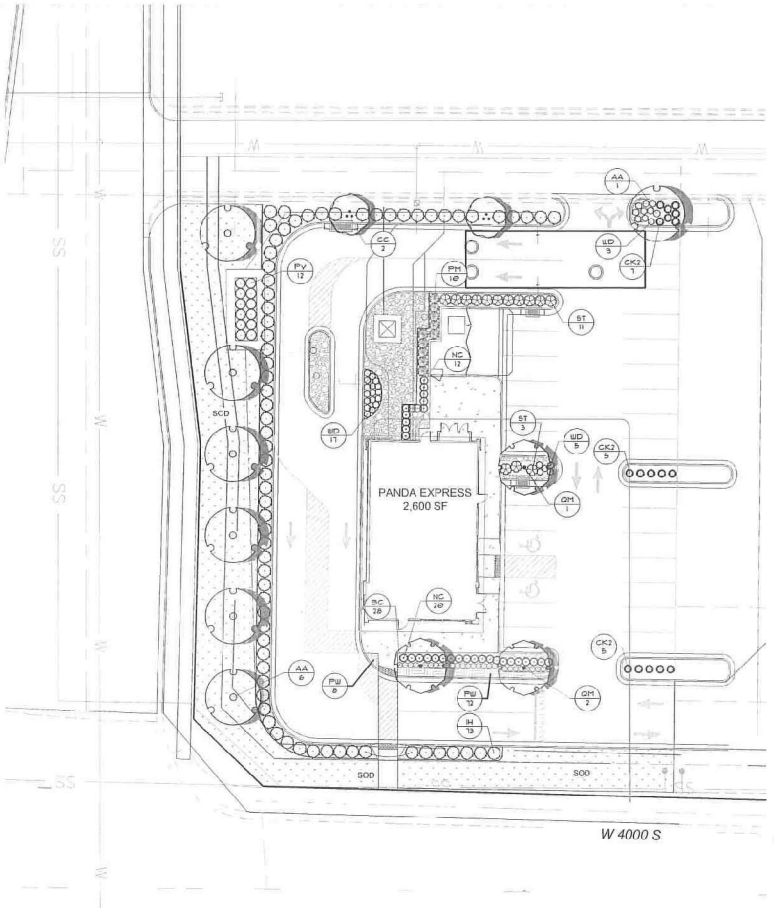
SCALE: H: 1" = 20'
V: N/A

JOB No. 020462-01-002

DATE : 09/04/2024

SHEET
C7.0

Cad file name: v:\020462 - Hover arch\020462-01-002 (ENG) - Panda Express - West Haven UT\Engineering\Engineering Plans\Construction Documents\C20462-01-002-SIT.dwg



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL/DIAM	HEIGHT
TREES							
	AA	7	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	CONT OR B & B	2" CAL. MIN.	8'-10' HT MIN.
	QM	3	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL. MIN.	8'-10' HT MIN.
UNDERSTORY TREES							
	CC	2	CERCIS CANADENSIS	EASTERN REDBUD	CONT.	3-5 CANES, 2" CAL OVERALL	8'-10' HT
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER		
SHRUBS							
	BC	28	BERBERIS THUNBERGII 'ROYAL BURGANDY'	ROYAL BURGANDY „APANESE EARBERRY	3 GAL		
	IH	73	ILEX X MESERVEAE 'BLUE GIRL' & 'BLUE BOY'	BERRI-MAGIC® KIDS COMBINATION HOLLY	3 GAL		
	NC	32	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	3 GAL		
	PM	10	PINUS MUGO	MUGO PINE	3 GAL		
	ST	14	SPIRAEA BETULIFOLIA 'TOR'	WHITE FROST™ BIRCHLEAF SPIREA	3 GAL		
	WD	31	WEIGELA FLORIDA 'DARK HORSE'	DARK HORSE WEIGELA	3 GAL		
ORNAMENTAL GRASSES							
	CK2	17	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	36" OC	
	PV	12	PANICUM VIRGATUM	SWITCH GRASS	1 GAL	48" OC	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		
GROUND COVERS							
	PW	89	PHLOX SUBULATA 'RED WINGS'	RED WINGS CREEPING PHLOX	1 GAL.		
SOD/SEED							
	SOD	6,296 SF	FESTUCA X	TALL FESCUE BLEND SOD	SCD		
ROCK / STONE							
	RR	1,390 SF	RIVER ROCK	RIVER ROCK MULCH OVER WEED FILTER FABRIC	3" DEPTH		

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
   e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

EXISTING PROPERTY ZONING:	COMMERCIAL
TOTAL SITE AREA:	39,939.7 SF (0.92 AC)
LANDSCAPE AREA REQUIRED:	2,003 SF (5%)
LANDSCAPE AREA PROVIDED:	11,445.2 SF
REQUIRED TREES:	12 TREES (1 PER 1000 SF)
PROVIDED TREES:	12 TREES
REQUIRED SHRUBS:	58 SHRUBS (1 PER 200 SF)
PROVIDED SHRUBS:	188 SHRUBS

TURF SHALL NOT BE PLANTED IN AREAS LESS THAN 8' WIDE.

IRRIGATION NOTE
ALL LANDSCAPED AREAS WILL BE MAINTAINED AND IRRIGATED WITH AN AUTOMATIC PRESSURIZED IRRIGATION SYSTEM.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF ROCK MULCH AS SPECIFIED IN ALL LANDSCAPE AREAS, EXCEPT EXISTING NATURAL LANDSCAPE AREAS TO REMAIN (WHERE SHOWN). ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN OR THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

Bowman
1574 Gale Street, Suite 100
Lakewood, CO 80401
Phone: (303) 980-0909
www.bowman.com

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SUBMITTALS		
NO.	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS	11/5/2024

UTAH

LANDSCAPE PLANTING PLAN
PANDA EXPRESS - CONSTRUCTION DOCUMENTS
CITY OF WEST HAVEN

SEAL
State of Utah
MARY BATES
No. 12282391-5301
Licensed Landscape Architect
11/08/2024

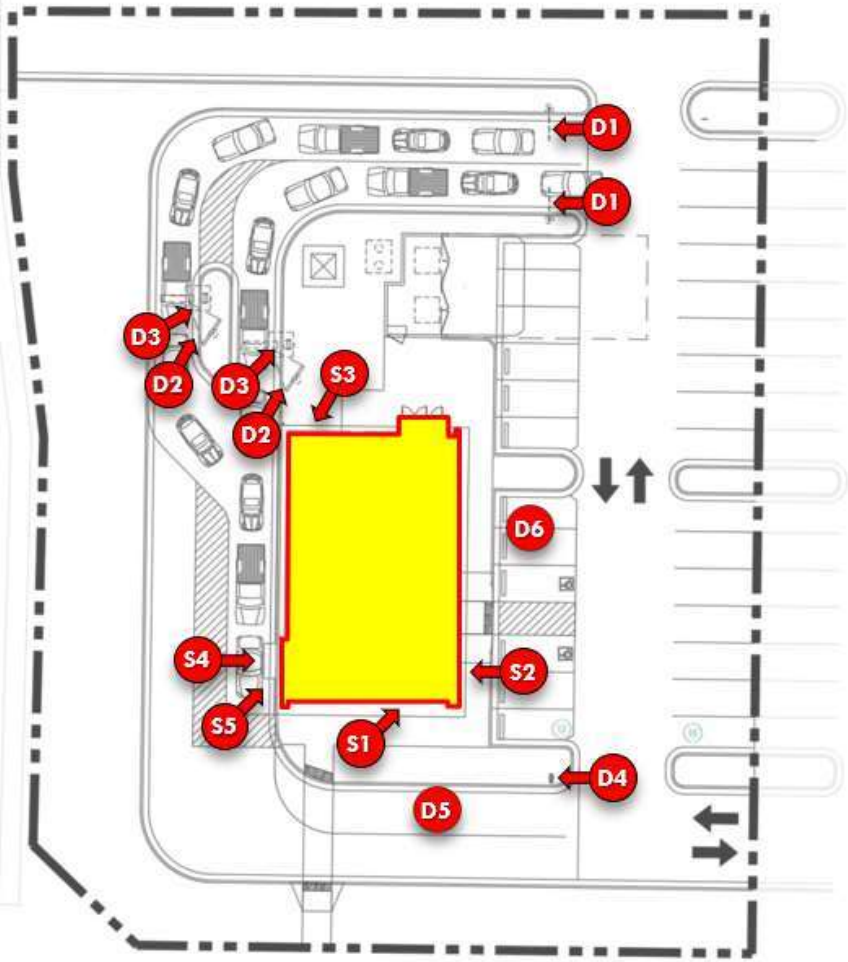
DESIGN	DRAWN	CHKD
MB	MB	MB/RM

SCALE: H:
V:
JOB No. 020462.01-002
DATE: 09/04/2024
SHEET LP-1

Native Promise. Local Expertise.
EVERGREEN DESIGN GROUP
970 927 3610

Know what's below. Call before you dig.

Site Plan

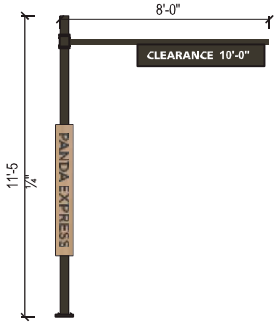




S1 30" FACE LIT STACKED CHANNEL LETTERS W/FCO LETTERS

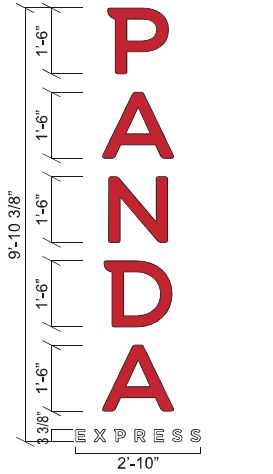


S2 S3 S4 6'-0" LOCK UP LOGO

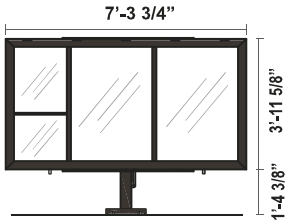


D1 DT Clearance Bar

QTY. 2



S5 Custom 18" Face Lit Channel Letters

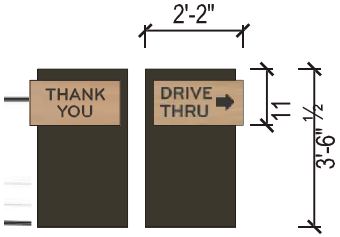


D2 DT Menu Board

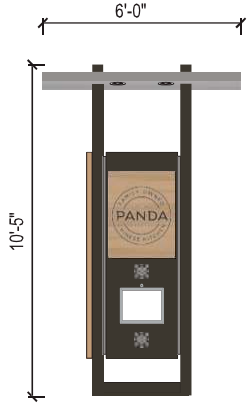
QTY. 2



D5 DRIVE-THRU POST & PANEL **D6**



D4 Non-Illuminated D/F Directional



D3 DT COD Canopy

QTY. 2

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Revisions:

CUSTOMER APPROVAL

Customer Signature Date

Date: 08-09-2023

Designer: HA PM: YB

City/State: West Haven, UT

Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985

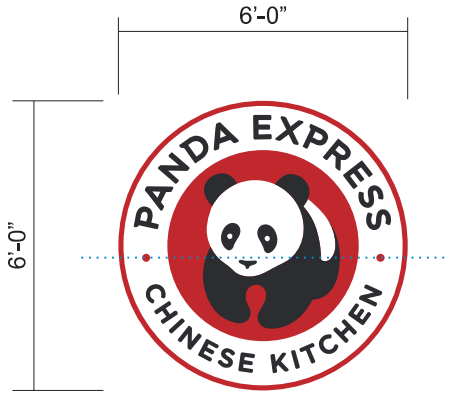
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File Location: W:\Panda Express Art\Drawings\

Building Elevations



S1 30" FACE LIT STACKED CHANNEL LETTERS W/FCO LETTERS



S2 6'-0" Lock Up Logo



FRONT & SIDE ELEVATIONS

Scale: NTS

CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

COAST SIGN
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Revisions:

CUSTOMER APPROVAL

Customer Signature Date

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Designer: HA PM: YB

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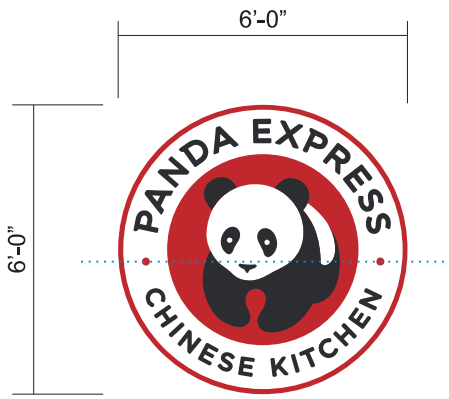
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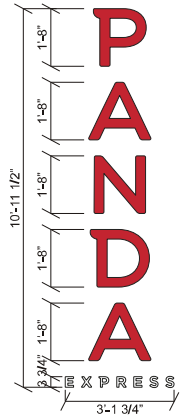
Site Name D28783

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Building Elevations



S3 S4 6'-0" Lock Up Logo



S5 Custom 20" Face Lit Channel Letters



DRIVE-THRU & BACK ELEVATIONS

Scale: NTS

CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION

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Revisions:

CUSTOMER APPROVAL

Customer Signature Date

Date: 08-09-2023

Designer: HA PM: YB

City/State: West Haven, UT

Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985

Site Name D28783

File Location: W:\Panda Express\Art\Drawings\

S1 Face Lit Channel Letters W/ FCO Letters (Qty. 1)

Install new face lit stacked channel letters.
Specifications Listed Below.



GENERAL SPECIFICATIONS:

FACE-LIT LETTERS:

FACES:..... .177" WHITE #7328 ACRYLIC W/ 1ST SURFACE 3M #3630-33 RED
TRIMCAP:... 1" BLACK TRIMCAP
RETURNS:.. .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH
BACKS:..... .090" ALUMINUM BACK, INTERIOR PAINTED WHITE
ILLUM'N:..... WHITE LED'S

BAR W/ FCO LETTERS:

FACES:..... .177" WHITE #7328 ACRYLIC
TRIMCAP:..... 1" WHITE TRIMCAP
RETURNS:..... .125" X 3" FABRICATED RETURN PAINTED WHITE SATIN FINISH
BACKS:..... .090" ALUMINUM BACK, INTERIOR PAINTED WHITE
ILLUM'N:..... WHITE LED'S
DOWNLIGHT:. TBD
EXPRESS:..... .25" FCO ALUMINUM LETTER PAINTED TO MATCH BLACK 7C SATIN FINISH

COLOR SPECIFICATIONS:

- ACRYLIC: .177" #7328 WHITE
- VINYL: 3M #3630-22 BLACK (STRIPS)
- PAINT: PMS BLACK 7C SATIN FINISH
- PAINT: AKZO PANDA RED, (AKZO SIGN 3762) SATIN FINISH
  VINYL: 3M #3630-33 RED

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Revisions:

CUSTOMER APPROVAL
Customer Signature Date

Date: 08-09-2023
Designer: HA PM: YB

City/State: West Haven, UT
Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985
Site Name D28783

File Location: W:\Panda Express\Art\Drawings\

S2 S3 S4 Face-Lit Lock Up Logo (Qty. 3)

Install new illuminated face-lit lock up logo. Flush Mounted.



GENERAL SPECIFICATIONS:

FACE-LIT LOGO:

FACES:..... .177" WHITE #7328 ACRYLIC WITH FIRST SURFACE VINYL
TRIMCAP:... 1" BLACK TRIMCAP / 1" ALUMINUM RETAINER (SEE DETAILS BELOW)
RETURNS:.. .040" X 4" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH
BACKS:..... ALUMINUM
ILLUM'N:..... WHITE LED'S

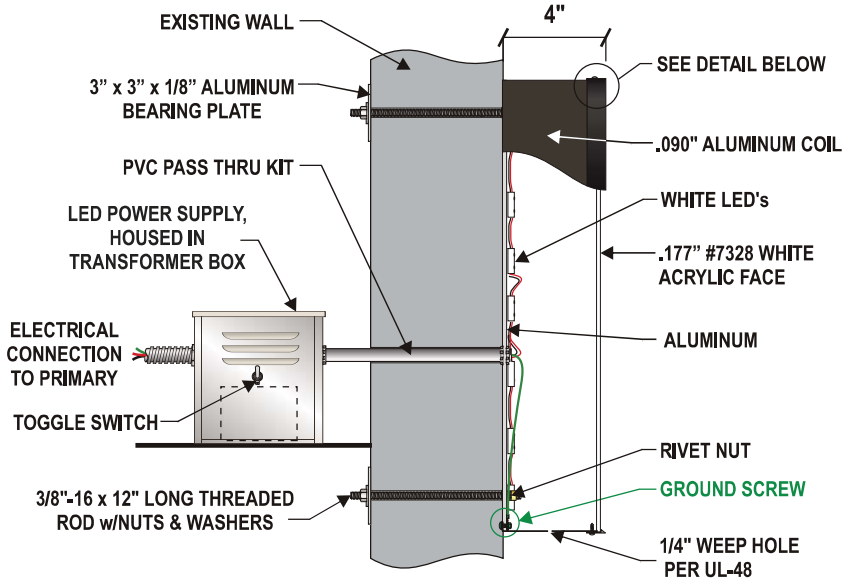
COLOR SPECIFICATIONS:

ACRYLIC: .177" #7328 WHITE

VINYL: 3M #180-C-22 BLACK

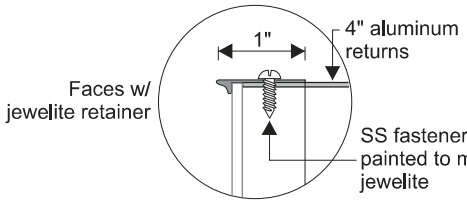
PAINT: PMS BLACK 7C SATIN FINISH

VINYL: 3M #3630-33 RED

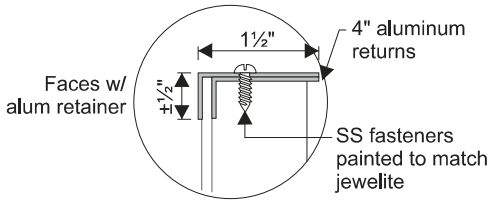


EXACT MANUFACTURING SPECIFICATIONS TO BE DETERMINED BY ENGINEERING DEPT.

A LOGO	B LOGO DEPTH	SQ. FT.
24"	4"	4
30"	4"	6.25
36"	4"	9
42"	4"	12.25
48"	4"	16
54"	4"	20.25
60"	4"	25
66"	4"	30.25
72"	4"	36



3'-6" AND UNDER LOGO



4'-0" AND OVER LOGO

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Revisions:

CUSTOMER APPROVAL
Customer Signature Date

Date: 08-09-2023
Designer: HA PM: YB

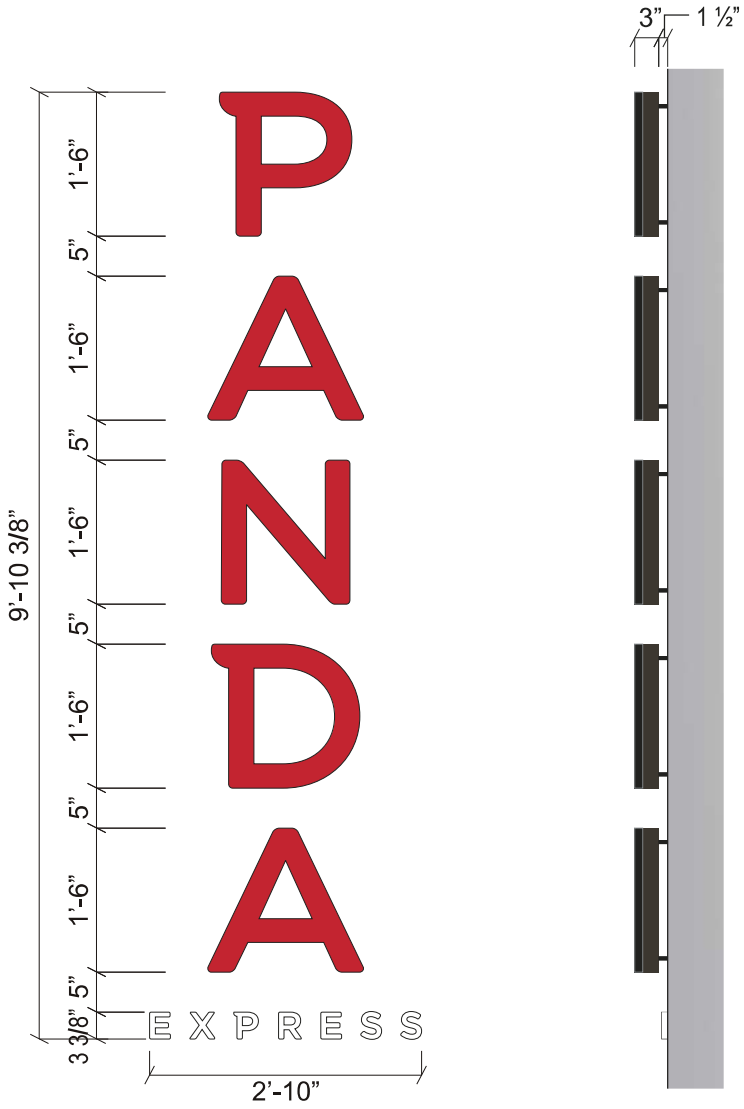
City/State: West Haven, UT
Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985
Site Name D28783

File Location: W:\Panda Express\Art\Drawings\

S5 Face Lit Channel Letters W/ FCO Letters (Qty: 1)

Install new custom face lit channel letters.
Specifications Listed Below.



FACE LIT CHANNEL LETTERS
Scale: 1/2" = 1'-0"
SQ. FT.: 27.95

SIDE VIEW

GENERAL SPECIFICATIONS:

FACE-LIT LETTERS:

FACES:..... .177" WHITE #7328 ACRYLIC W/ 1ST SURFACE 3M #3630-33 RED
TRIMCAP:... 1" BLACK TRIMCAP
RETURNS:.. .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH
BACKS:..... .090" ALUMINUM BACK, INTERIOR PAINTED WHITE
ILLUM'N:..... WHITE LED'S

FCO LETTERS:

EXPRESS:..... .25" FCO ALUMINUM LETTER PAINTED WHITE SATIN FINISH

COLOR SPECIFICATIONS:

ACRYLIC: .177" #7328 WHITE
PAINT: PMS WHITE SATIN FINISH

VINYL: 3M #3630-22 BLACK (STRIPS)

PAINT: PMS BLACK 7C SATIN FINISH

PAINT: AKZO PANDA RED, (AKZO SIGN 3762) SATIN FINISH
VINYL: 3M #3630-33 RED

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Revisions:

CUSTOMER APPROVAL
Customer Signature Date

Date: 08-09-2023
Designer: HA PM: YB

City/State: West Haven, UT
Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985
Site Name D28783

File Location: W:\Panda Express\Art\Drawings\

ENGINEERING REFERENCE
PADA-CBAR-00001

D1 DT Clearance Bar (Qty. 1 EACH)

Install new DT Clearance Bar Sign. Refer to site plan for exact location.

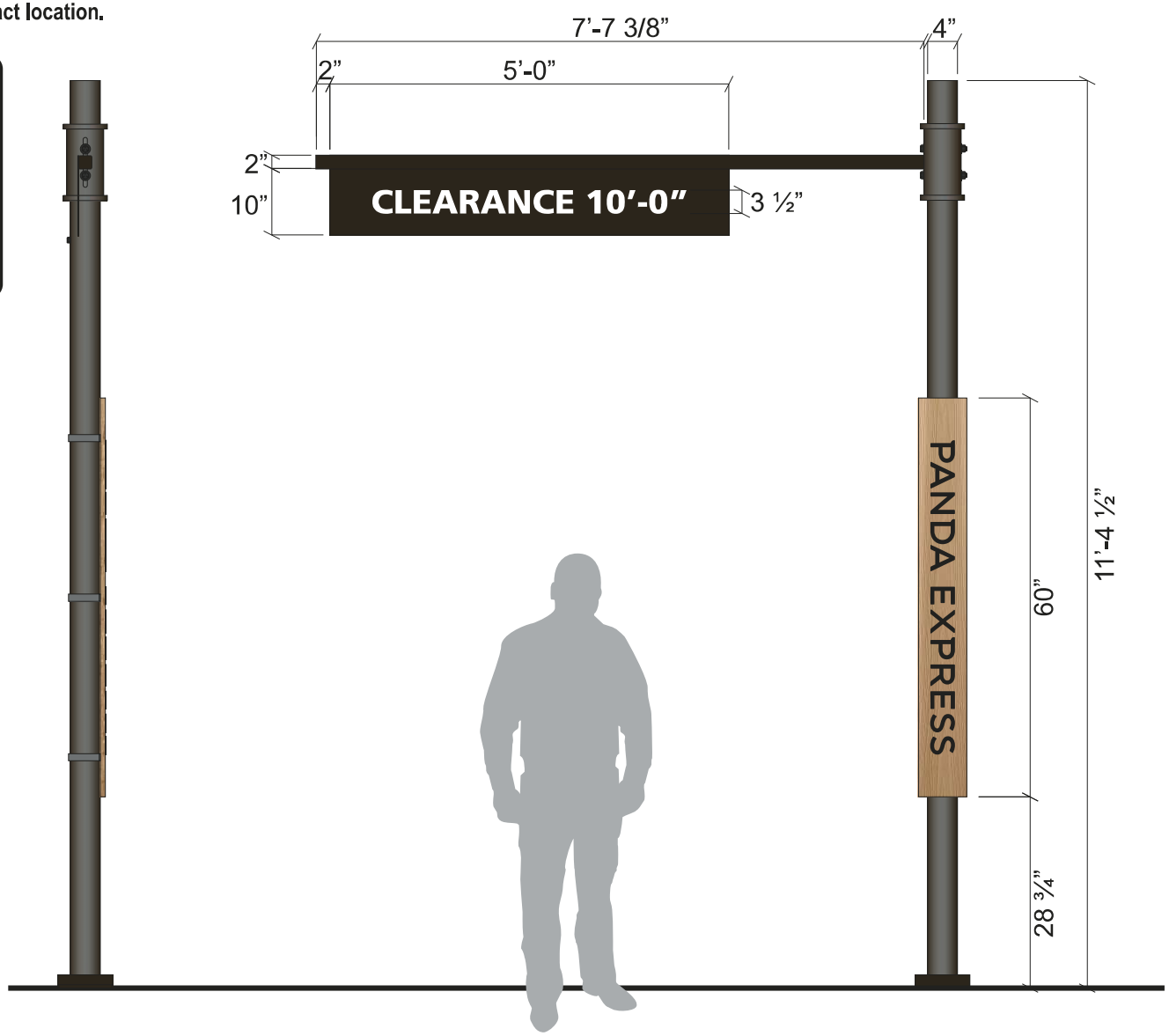
GENERAL SPECIFICATIONS:

CLEARANCE BAR:

MAIN POST:.....	4" SCH. 40 PIPE PAINTED TO MATCH PMS BLACK 7C
SWING ARM:.....	2" X 2" STEEL SQUARE TUBE W/ ¼" GUSSETS PAINTED TO MATCH PMS BLACK 7C
ARM COLLAR:...	5" SCH. 40 PIPE W/ 6" Ø RINGS WELDED TO TOP AND BOTTOM
SIGN PANEL:.....	.090" ALUMINUM PAINTED TO MATCH PMS BLACK 7CW/ 1ST SURFACE APPLIED 3M #680-10 WHITE REFLECTIVE VINYL GRAPHICS
PLATE:.....	½" X 8" X 8" STEEL PLATE
COVER:.....	.090" BRAKEFORMED ALUMINUM
BRAND PANEL:..	1" X 8" X 60" COMPOSITE "FIBERON" BOARD & .090" FCO LETTERS WITH 1ST SURFACE APPLIED 3M #680-85 BLACK REFLECTIVE VINYL

COLOR SPECIFICATIONS:

- PAINT: TO MATCH PMS BLACK 7C SATIN FINISH
  VINYL: 3M #680-85 BLACK REFLECTIVE
- VINYL: 3M #680-10 WHITE REFLECTIVE
- COMPOSITE BOARD: FIBERON "BAMBOO"



SIDE VIEW

1/1 **FRONT VIEW @ CLEARANCE BAR (RIGHT)**
Scale: NTS

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Revisions:

CUSTOMER APPROVAL
Customer Signature Date

Date: 08-09-2023
Designer: HA PM: YB

City/State: West Haven, UT
Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985
Site Name D28783

File Location: W:\Panda Express\Art\Drawings\

ENGINEERING REFERENCE
PADA-CBAR-00002

D1 DT Clearance Bar (Qty. 1 EACH)

Install new DT Clearance Bar Sign. Refer to site plan for exact location.

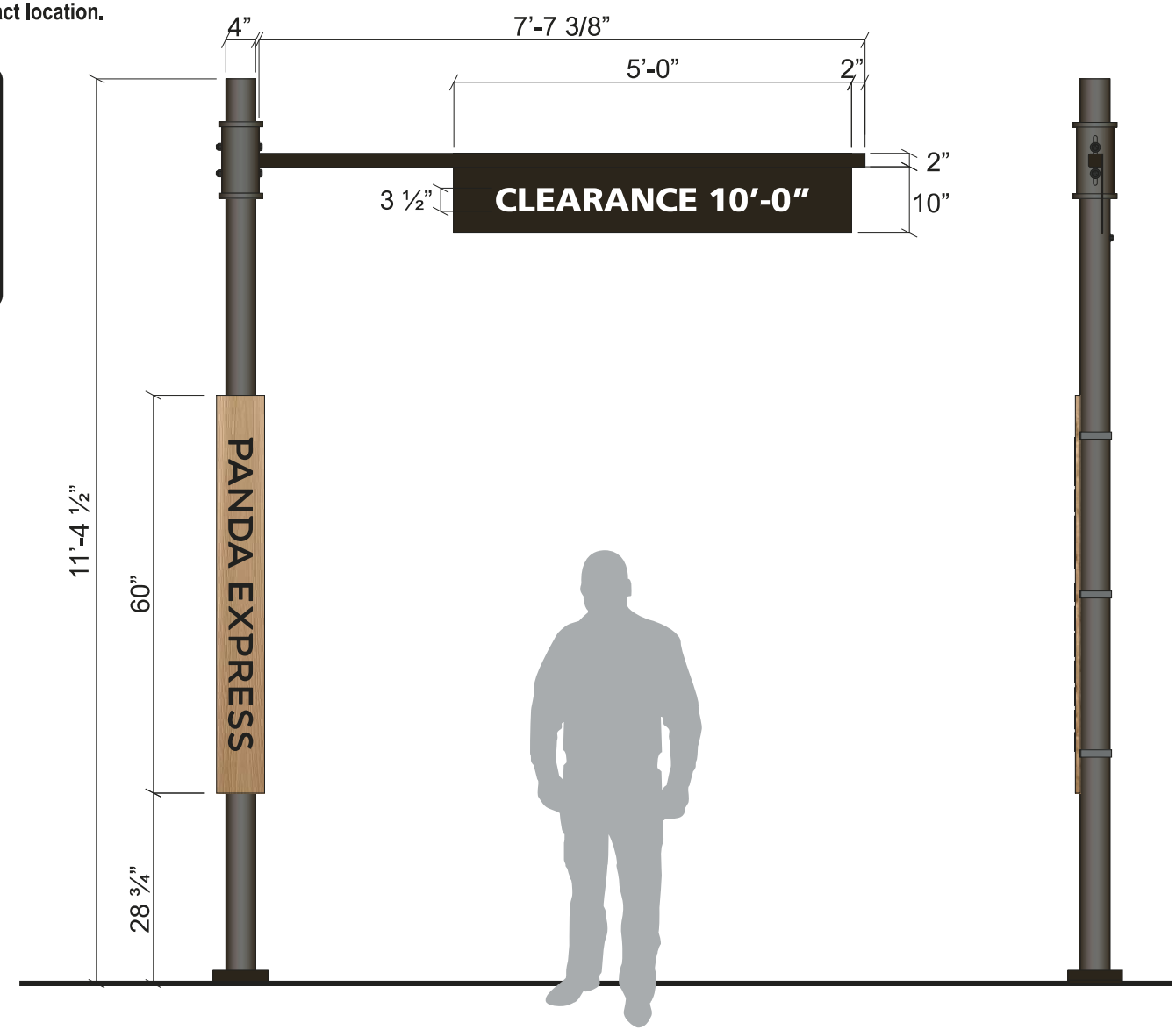
GENERAL SPECIFICATIONS:

CLEARANCE BAR:

MAIN POST:.....	4" SCH. 40 PIPE PAINTED TO MATCH PMS BLACK 7C
SWING ARM:.....	2" X 2" STEEL SQUARE TUBE W/ ¼" GUSSETS PAINTED TO MATCH PMS BLACK 7C
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SIGN PANEL:.....	.090" ALUMINUM PAINTED TO MATCH PMS BLACK 7CW/ 1ST SURFACE APPLIED 3M #680-10 WHITE REFLECTIVE VINYL GRAPHICS
PLATE:.....	½" X 8" X 8" STEEL PLATE
COVER:.....	.090" BRAKEFORMED ALUMINUM
BRAND PANEL:...	1" X 8" X 60" COMPOSITE "FIBERON" BOARD & .090" FCO LETTERS WITH 1ST SURFACE APPLIED 3M #680-85 BLACK REFLECTIVE VINYL

COLOR SPECIFICATIONS:

- PAINT: TO MATCH PMS BLACK 7C SATIN FINISH
  VINYL: 3M #680-85 BLACK REFLECTIVE
- VINYL: 3M #680-10 WHITE REFLECTIVE
- COMPOSITE BOARD: FIBERON "BAMBOO"



1/1 **FRONT VIEW @ CLEARANCE BAR (LEFT)**
Scale: NTS

SIDE VIEW

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Revisions:

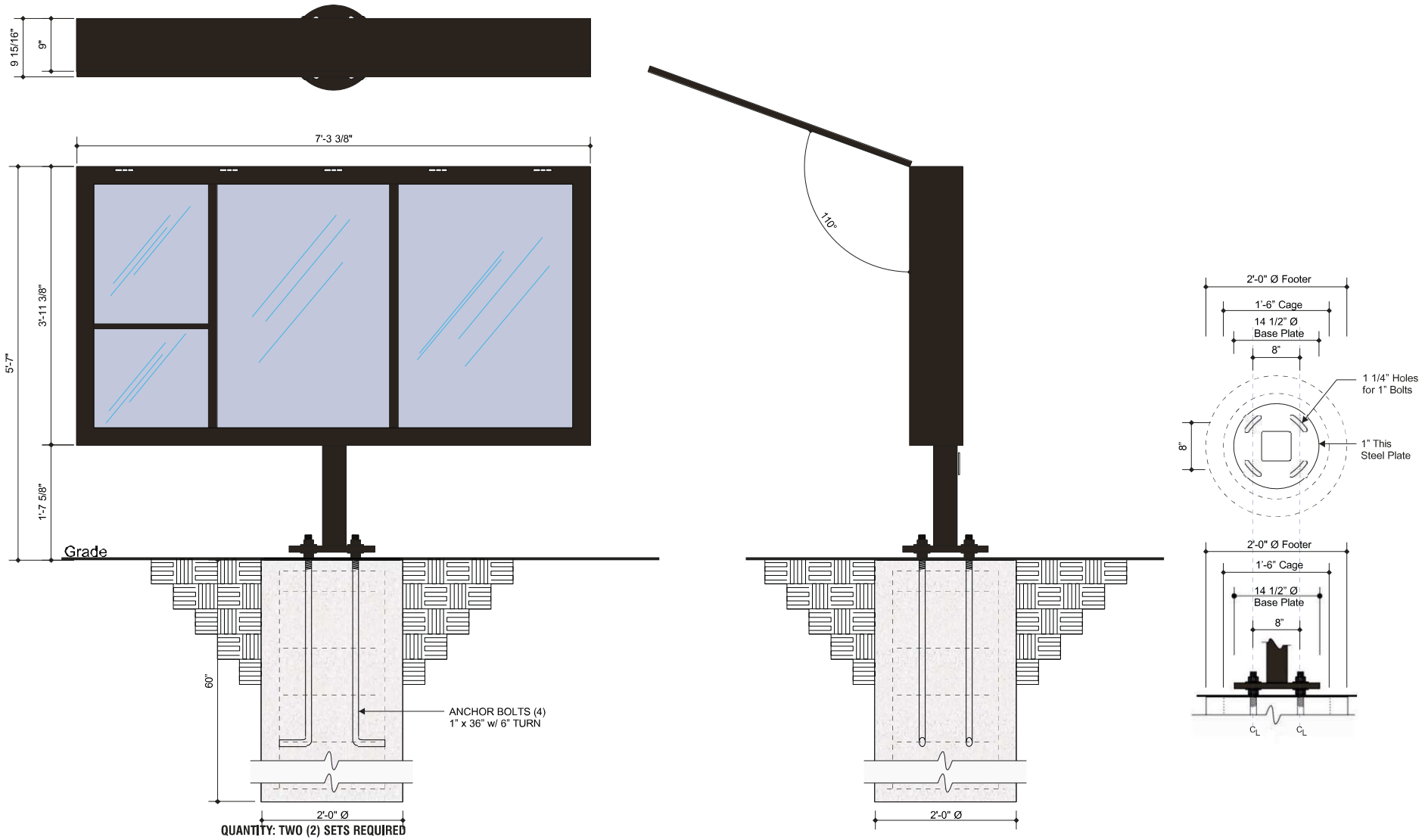
CUSTOMER APPROVAL
Customer Signature Date

Date: 08-09-2023
Designer: HA PM: YB
City/State: West Haven, UT
Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985
Site Name D28783
File Location: W:\Panda Express\Art\Drawings\

D2 DT Menu Board (Qty. 2)

Install new DT Menu Board. Refer to site plan for exact location.



QUANTITY: TWO (2) SETS REQUIRED

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Revisions:

CUSTOMER APPROVAL

Customer Signature Date

Date: 08-09-2023

Designer: HA PM: YB

City/State: West Haven, UT

Address: 3973 S 2950 W

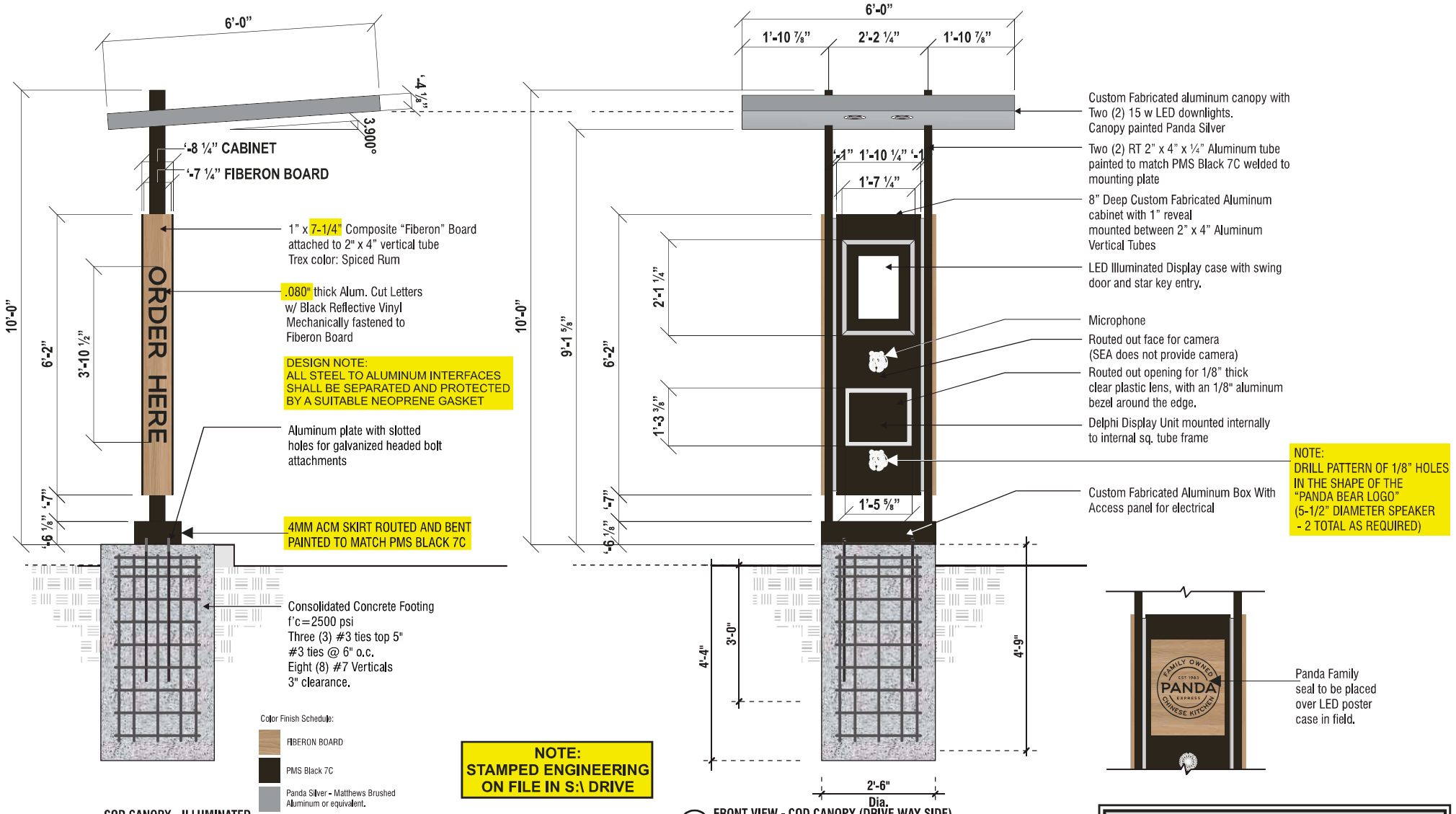
Drawing # PRJ-PADA-180985

Site Name D28783

File Location: W:\Panda Express\Art\Drawings\

D3 DT COD Canopy (Qty. 2)

Install new DT COD Canopy. Refer to site plan for exact location.



H COD CANOPY - ILLUMINATED

QUANTITY: ONE (1) SET REQUIRED

SCALE: NTS

1 FRONT VIEW - COD CANOPY (DRIVE WAY SIDE)

SCALE: NTS

ENGINEERING REFERENCE
PADA-CNPY-00006

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Revisions:

CUSTOMER APPROVAL

Customer Signature Date

Date: 08-09-2023

Designer: HA PM: YB

City/State: West Haven, UT

Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985

Site Name D28783

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ENGINEERING REFERENCE
PADA-DRCT-00012

D4 Non-Illuminated Directional

Install new non-illuminated directional. Refer to site plan for exact location.

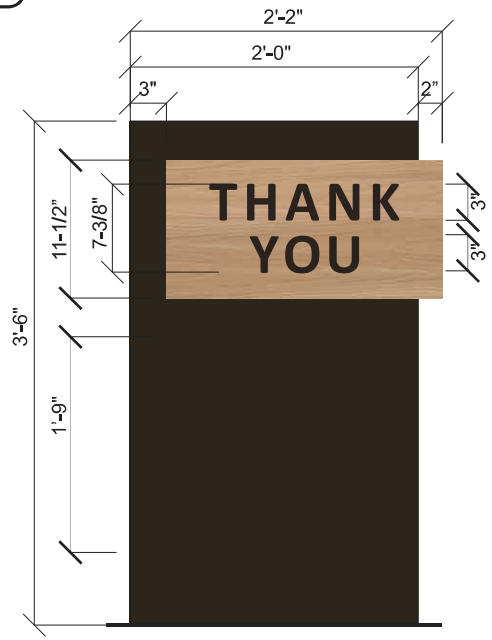
GENERAL SPECIFICATIONS:

DIRECTIONAL:

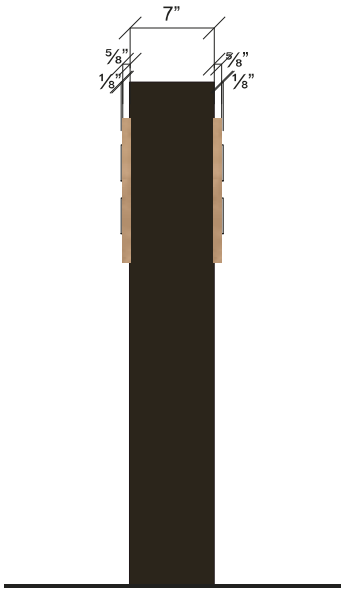
BODY:..... .125" ALUM. SKINS PTM PMS BLACK 7C, SATIN (SIDES REMOVABLE)
FRAME:..... 1½" x 1½" x 1/8" ALUM. ANGLE FRAME
PLAQUE:..... 5/8" THK, 11-1/2" X 23" X 5/8" FIBERON BOARDS: "BAMBOO OR EQUIVALENT
COPY:..... .125" ALUM. FCOs BONDED TO PLAQUE PAINTED WHITE, SATIN

COLOR SPECIFICATIONS:

- PAINT: PMS BLACK 7C, SATIN
- FIBERON BOARDS: "BAMBOO OR EQUIVALENT
- 3M VINYL: #680-85 BLACK



1/4 FRONT VIEW: D/F NON-ILLUM. DIRECTIONAL SIGN
Scale: 3/4"=1'-0"



SIDE VIEW



REAR VIEW

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Revisions:

CUSTOMER APPROVAL
Customer Signature Date

Date: 08-09-2023
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City/State: West Haven, UT
Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985
Site Name D28783

File Location: W:\Panda Express\Art\Drawings\

ENGINEERING REFERENCE
PADA-PSPL-00022

D5 Non-Illuminated Drive-thru Post & Panel (Qty. 1)

Install new non-illuminated post & panel. Refer to site plan for exact location.

GENERAL SPECIFICATIONS:

PANEL: .125" ALUM. PAINTED PMS BLACK 7C, SATIN FINISH
W/ FIRST SURFACE VINYL GRAPHICS

POST: .125" x 1-1/2" ALUM. PIPE PTM ANODIZED ALUM.

VINYL: 3M #3630-33 SCOTCHCAL RED
3M #7725-12 BLACK
LAMINATED OVER 3M 680-10 REFLECTIVE "WHITE"

PLATE: 6" x 6" x .250 ALUM. PTM ANODIZED ALUM.

COLOR SPECIFICATIONS:

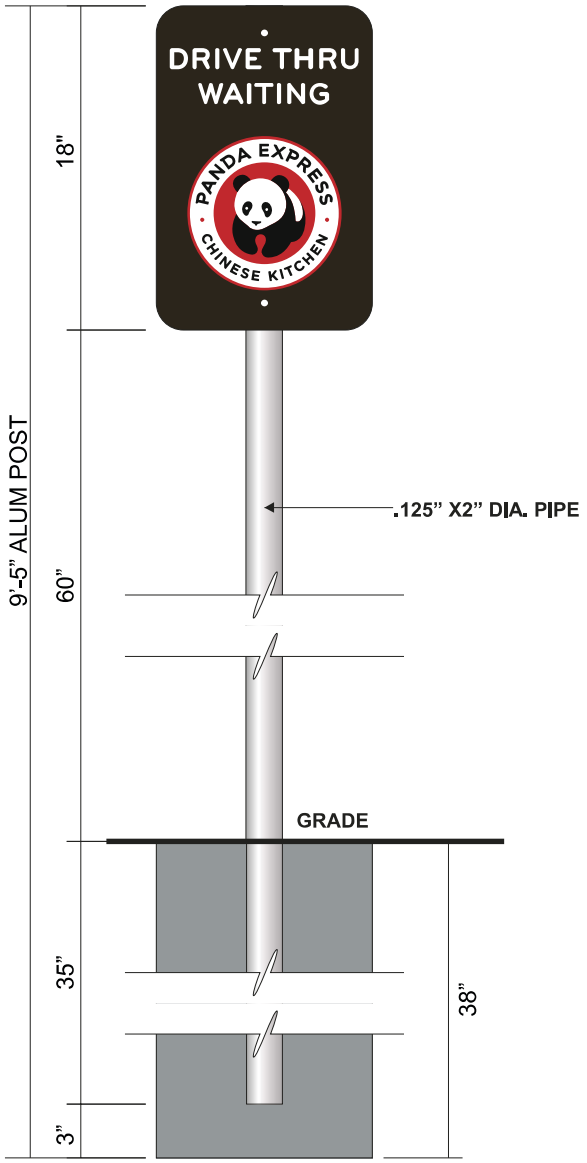
- PAINT: PMS BLACK 7C, SATIN FINISH
- VINYL: 3M #3630-33 SCOTCHCAL RED
- VINYL: 3M #7725-12 BLACK
- VINYL: 3M 680-10 REFLECTIVE "WHITE"



TOP VIEW



1/1 ALUM. POST & PANEL
Scale: NTS



SIDE VIEW

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Revisions:

CUSTOMER APPROVAL
Customer Signature Date

Date: 08-09-2023
Designer: HA PM: YB

City/State: West Haven, UT
Address: 3973 S 2950 W

Drawing # PRJ-PADA-180985
Site Name D28783

File Location: W:\Panda Express\Art\Drawings\

ENGINEERING REFERENCE
PADA-PSPL-00023

D6 Non-Illuminated Drive-thru Post & Panel (Qty. 1)

Install new non-illuminated post & panel. Refer to site plan for exact location.

GENERAL SPECIFICATIONS:

PANEL: .125" ALUM. PAINTED PMS BLACK 7C, SATIN FINISH
W/ FIRST SURFACE VINYL GRAPHICS

POST: .125" x 1-1/2" ALUM. PIPE PTM ANODIZED ALUM.

VINYL: 3M #3630-33 SCOTCHCAL RED
3M #7725-12 BLACK
LAMINATED OVER 3M 680-10 REFLECTIVE "WHITE"

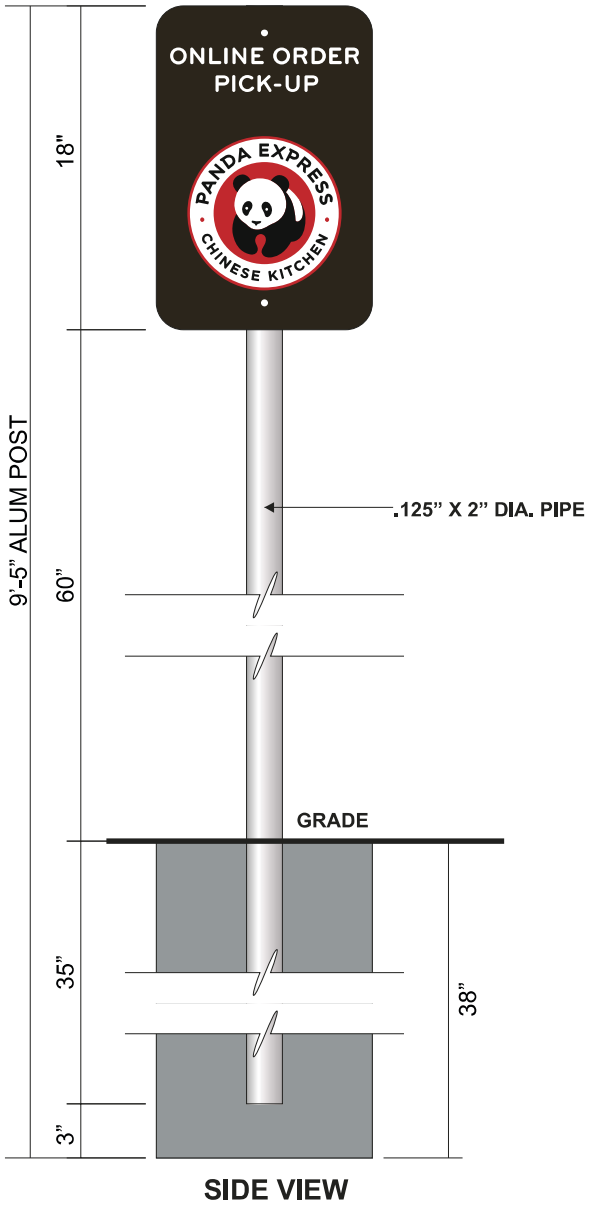
PLATE: 6" x 6" x .250 ALUM. PTM ANODIZED ALUM.

COLOR SPECIFICATIONS:

- PAINT: PMS BLACK 7C, SATIN FINISH
- VINYL: 3M #3630-33 SCOTCHCAL RED
- VINYL: 3M #7725-12 BLACK
- VINYL: 3M 680-10 REFLECTIVE "WHITE"



1/1 ALUM. POST & PANEL
Scale: 3" = 1'-0"



SIDE VIEW

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Revisions:

CUSTOMER APPROVAL
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