



WEST HAVEN PLANNING COMMISSION AGENDA

April 23, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **Wednesday, April 23, 2025** THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS:

***6:00 PM: REGULAR PLANNING COMMISSION MEETING**

JOIN US DIGITALLY FOR THE REGULAR PLANNING MEETING AT:

[HTTPS://US06WEB.ZOOM.US/J/86539464549.](https://us06web.zoom.us/j/86539464549)

WATCH LIVE AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA](https://www.youtube.com/channel/UCEEQNQBTFZJWTGOPHMCNCBA).

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Roundy
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Commission member Stimpson
 - b. **PRAYER/MOMENT OF SILENCE** Commission member Galt
3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 04/09/2025
4. **REPORTS –** Actions taken by City Council on Planning Commission.
5. **DISCUSSION AND ACTION –** For a Conditional Use permit for a for a Home Occupation for Happy Heating and Cooling located at approximately 3621 S 4700 S, Parcel #08-598-0008. (Applicant Matthew Christensen)
6. **DISCUSSION AND ACTION –** To a Conditional Use permit for Trucking King Auto Shop located at approximately 4608 S 3500 W, Parcel #084580002 (Applicant Nestor A. Cornejo, Agent Eduardo Flores)
7. **DISCUSSION AND ACTION –** For a Final Site Plan approval for RDO Equipment, a heavy equipment sales and service business located at approximately 1971 W 2100 S, Parcel 15-788-0003. (Applicant RDO Equipment Co, Agent Genneva Blanchard)
8. **DISCUSSION AND ACTION –** For a Preliminary and Final Site Plan approval for Woodstone Subdivision Phase 5c located at approximately 3569 S 4700 W, Parcel #08-037-0243. (Applicant Janice Burrows, Agent Zachary Manning)
9. **DISCUSSION AND ACTION –** For a Preliminary Site Plan Approval and Conditional Use Permit for Grand Haven Assisted Living located at approximately 3400 S 3500 W, Parcel # 080290078. (Applicant Stillwater Construction Group, Agent Justin Nielsen)
10. **ADJOURNMENT**

Robyn Van Campen

Robyn Van Campen, City 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: robynv@westhavenutah.gov 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 www.westhavenutah.gov; 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



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

April 9, 2025 6:00 P.M.

City Council Chambers

4150 South 3900 West, West Haven, UT 84401

Present:	
Becky Roundy	Chairman
Andrew Reyna	Vice-Chairman (via Zoom)
Jeff Reed	Commission member
Russell Galt	Commission member
George LaMar	Commission member
Linda Smith	Commission member
Stephen Nelson	Community Development Director
Robyn VanCampen	Deputy Recorder
Amy Hugie	City Attorney/Interim Planner
Absent/Excused	
Melinda Stimpson	Excused
Russell Galt	Excused

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Roundy at 6:00 pm
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE**
 - b. **PRAYER/MOMENT OF SILENCE**Vice-Chairman Reyna
Commission Member Reed
3. **ACTION ON MINUTES -** Approve minutes for the Meeting of 03/26/2025

No corrections on minutes.

Commission member Reed made a motion to approve the minutes. Vice Chairman Reyna seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Reed, Commission member LaMar, and Commission member Smith

NAYS –

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

4. **REPORTS** - Actions taken by City Council on Planning Commission.

**Stephen reported advised there was nothing to report*

5. **PUBLIC HEARING** – To consider a request to rezone Parcel #150920054 located at approximately 2817 S 2700 W from A-2 to R-2.

**Amy gave a brief summary. The applicant is wanting to change the zone from A-2 to R-2 to separate the 0.47 acres of the back of the lot so they can build a single-family dwelling. There is a single-family dwelling currently on the lot, the second proposed home would have to be a flag lot. The rezone does conform with the General Plan Map.*

Caleb/Chasitee Isom/Applicant(s) were present.

Caleb Isom wants to split the lot because one and half acres is a lot to take care of, so they would like to split the lot.

Chasitee Isom – stated they wanted to split the lot because it is a lot of land to care for. The home was up for sale because it was too much to take care of and they were just going to move until they were advised they could split the lot and be able to stay in there home.

Commission member Reed made a motion to enter into Public Hearing. Commission member Stimpson seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Reed, Commission member LaMar, and Commission member Smith

NAYS –

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

**Carolyn Faldalen/2787 S 2700 S stated that she is about an acre away from this parcel. She is not too excited about having the lot split off like that. With his house being so far back she believes another home would not fit on that lot. She is also concerned about the slough being right there and access to that lot.*

Commission member Reed made a motion to leave into Public Hearing. Commission member LaMar seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Reed, Commission member LaMar, and Commission member Smith

NAYS –

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

**Stephen advised the Planning Commission that they recently did a survey and it didn't have any easements recorded for the slough access, however it doesn't mean there isn't a prescriptive easement on the property to allow access. At this point they have not turned in any flag lot plans or design on how that will look. Stephen and the City Engineer did speak with them a couple of weeks ago before they filed the zone change to give a tentative look, and they will likely have enough lot space to make a flag lot.*

**Caleb Isom advised that from the slough to the home there is 37' feet. There is already road base and gravel. He mentioned that they had a survey completed of the property when the home was built, but not for the flag lot yet. They have not done a concept plan because they didn't want to spend to have that all completed if they weren't going to be able to make it work.*

**Commission member Reed is concerned about the access it needs to be a 20' wide minimum with a distance from the slough and how close it comes to the house is a little bit of a concern. The flag lot according to the code would need a separate access different from his.*

**Commission member LaMar wanted to know if there was a professional survey that had been completed.*

6. **DISCUSSION AND ACTION ON PUBLIC HEARING** - To consider a request to rezone Parcel #150920054 located at approximately 2817 S 2700 W from A-2 to R-2 (Applicant Caleb & Chasitee Isom).

Vice-Chairman Reyna made a to recommend to City Council to Approve the Caleb Isom and Chasitee Isom Rezone Application for Parcel 150920054, located at 2817 S 2700 W, West Haven, finding the application's request to rezone from A-2 to R-2 conforms with the General Plan. **Commission member Smith** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, and Commission member Smith

NAYS – Commission member Reed, Commission member LaMar

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

**Stephen stated we would need a majority of the commission in order for a motion to carry. We would need 4 in favor of.*

Commission member LaMar made a recommend to Table the rezone request for Parcel 150920054, located at 2817 S 2700 W, and allow the applicants to remedy and approach the planning commission with a hand drawn sketch of how it would be laid out. **Commission member Reed** seconded the motion.

Commission member Smith seconded the motion.

AYES – Commission member Reed and Commission member LaMar.

NAYS – Chairman Roundy, Vice-Chairman Reyna, and Commission member Smith

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

**Amy stated that the vote died again.*

Vice-Chairman Reyna made a to recommend to City Council to Approve the Caleb Isom and Chasitee Isom Rezone Application for Parcel 150920054, located at 2817 S 2700 W, West Haven, finding the application's request to rezone from A-2 to R-2 conforms with the General Plan. **Commission member Smith** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Reed, Commission member LaMar, and Commission member Smith.

NAYS –

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

7. **DISCUSSION AND ACTION** - For a Preliminary Plat Map approval for Holiday Landing located at approximately 3525 W 4000 S Parcel # 080500141 (Applicant: Holiday Oil/Agent Preston Hansen & Cameron Rigby with Victory Builders).

**Stephen gave a brief summary that was original visited back in June 2024 where there was a discussion and the main concern at that time was the parking. The City Engineer has reviewed some of the items and some items will need to be updated. Fire Department reviewed and has given a preliminary approval of the site plan. He also went over what is recommended by staff.*

**Commission member Reed stated the ADA Parking is a big problem.*

*Tanner Hansen/Preston Hansen with Victory Builders the Agent for Holiday Oil were present.

Commission member Reed made a motion to approve the preliminary plat map for Holiday Landing located at approximately 3525 W 4000 S, Parcel 08-050-0141 (Applicant Holiday Oil/Agent Preston Hansen & Cameron Rigby with Victory Builders subject to the conditions and recommendations in the staff report. **Vice-Chairman Reyna** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Reed, Commission member LaMar, and Commission member Smith

NAYS –

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

8. **DISCUSSION AND ACTION** - For a Preliminary Site Plan approval for Holiday Landing located at approximately 3525 W 4000 S Parcel # 080500141 (Applicant: Holiday Oil/Agent Preston Hansen & Cameron Rigby with Victory Builders).

**Stephen gave a brief summary of this development for flex space with several units with multiple uses. Planning Commission last met regarding this project on June 26, 2024 at which time they had some parking issues they needed to address.*

Staff recommendations are:

1. *The applicant needs to address each item within the engineering report as part of the construction drawings. Construction drawings must be approved by the City Engineer and other relevant staff members prior to final approval.*
2. *The applicant needs to provide the City the approvals/will service letters from UDOT, Hooper Water, Weber Basin, and West Haven Special Sewer District.*
3. *Access and traffic circulation should be reviewed by a professional engineer specializing in traffic engineering, and this review should be coordinated with the City and UDOT.*
4. *The monument sign can't exceed 50 sq. ft. The location of the sign needs to be added to the plan.*
5. *Plans need to be updated to show that 15% of the primary facades and 5% of the non-primary facades have upgraded architectural features.*
6. *The applicant is aware that even with final approval of the site plan, construction may not begin until a fully approved set of site construction documents is in place.*
7. *Provide accessible parking spaces and route closer to Building 2.*
8. *The final site plan cannot be approved until the final plat has been approved by the City.*
9. *Compliance with all other applicable State and City standards.*

**Commission member Reed addressed his concerns with the ADA parking that if a handicap customer was trying to get to building 2 the distance that they would have to walk to get to building 2 is unacceptable.*

**Amy advised the Planning Commission that a vote be needed to make an adjustment to the parking.*

Vice-Chairman Reyna made a motion to adjustment the parking requirement per code §157.634 for Unusual and Unique Conditions accounting for the use and type of building of the property as a flex building and to adjust that for a total of 78 parking spots. **Commission member LaMar** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member LaMar, and Commission member Smith

NAYS – Commission member Reed

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

Vice-Chairman Reyna made a motion to grant preliminary site plan for Holiday Landing located at 3525 W 4000 S, Parcel 08-050-0141, subject to the conditions and comments listed within the staff report. **Commission member Smith** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member LaMar, and Commission member Smith

NAYS – Commission member Reed

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

9. DISCUSSION AND ACTION – To review and consider a preliminary site plan application for an Office Machines Sales and Service, located at approximately 1750 W 1700 S, Parcel #15-064-0059.

**Stephen gave a summary of this project indicating that this building would be the headquarters for a business that specializes in security and surveillance hardware and security equipment. Stephen and the City Engineer had met earlier with the applicant. The concerns that staff had were access off the public road. Most of these issues will be addressed as staff reviews the full construction drawings.*

**Chad Barnett/Owner, Scott Wilding/Lawyer, Kevin Devries/Project Manager*

**Mr. Devries advised the commission that all utility will serve letters have been compiled.*

Staff's conditions for approval are:

1. *The applicant must address access concerns by providing a traffic analysis by a licensed engineer and a recommendation from an engineer about the access route to the site. The applicant will need to give all easement paperwork to the City for review. The applicant will make the required changes to access to the site, as per the traffic analysis and staff review.*
2. *The applicant will need to provide construction drawings by a licensed engineer to address the engineering and planning comments.*
3. *Plans need to be updated to show that 15% of the primary façade and 5% of the non-primary facades have upgraded architectural features.*
4. *The applicant will need to provide an updated full landscape plan, including showing that the landscape will reach 50% coverage.*
5. *The applicant must demonstrate that at least 5% of the parking area is landscaped.*
6. *Compliance with all City and State Standards.*

Commission member Reed made a motion to grant preliminary site plan approval for an Office Machines Sales and Service, Parcel 150640059, in West Haven, subject to the conditions recommended by staff in the staff report, including the applicant performing a traffic analysis to be submitted to the City Engineer with construction drawings. **Commission member LaMar** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Reed, Commission member LaMar, and Commission member Smith

NAYS –

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

10. **ADJOURNMENT**

Meeting adjourned at 8:43pm.

Commission member Smith made a motion to adjourn. Commission member Reed seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Reed, Commission member LaMar, and Commission member Smith

NAYS –

ABSENT/EXCUSED – Commission member Stimpson, Commission member Galt

Robyn VanCampen
Deputy City Recorder

Date Approve:

Planning Commission
Staff Review Memo

April 23, 2025



HOME OCCUPATION BUSINESS- CONDITIONAL USE

Request: Approval of Conditional Use Permit for a Home Occupation for Happy Heating and Cooling

Property Address: 3621 S 4700 W Parcel 085980008

Property Zone: R-2

Property Size: 0.66 acres

Applicant: Matthew Christensen

Governing Document(s): WHZC Chapter 157.520 – Conditional Use Standards

Decision Type: Administrative

Staff Recommendation: See comments under “Staff Review”

Background

The applicant is seeking approval for a conditional use to be able to operate a home occupation business at their residence. The applicant is seeking to run an HVAC Business, Happy Heating and Cooling. The reason the property owner needs a conditional use permit for the business is that he is planning on storing some equipment in a shed on the property. **§ 157.881 USE** indicates that if a home occupation plans on using “any accessory building, garage, yard space outside the main building”, the applicant “shall apply for a conditional use permit from the Planning Commission.”

Staff Review

The following standards from Chapter 157.520, “Conditional Use Standards” (online version), apply to this request. Staff’s evaluation of the criteria is in *italics* below the standard.

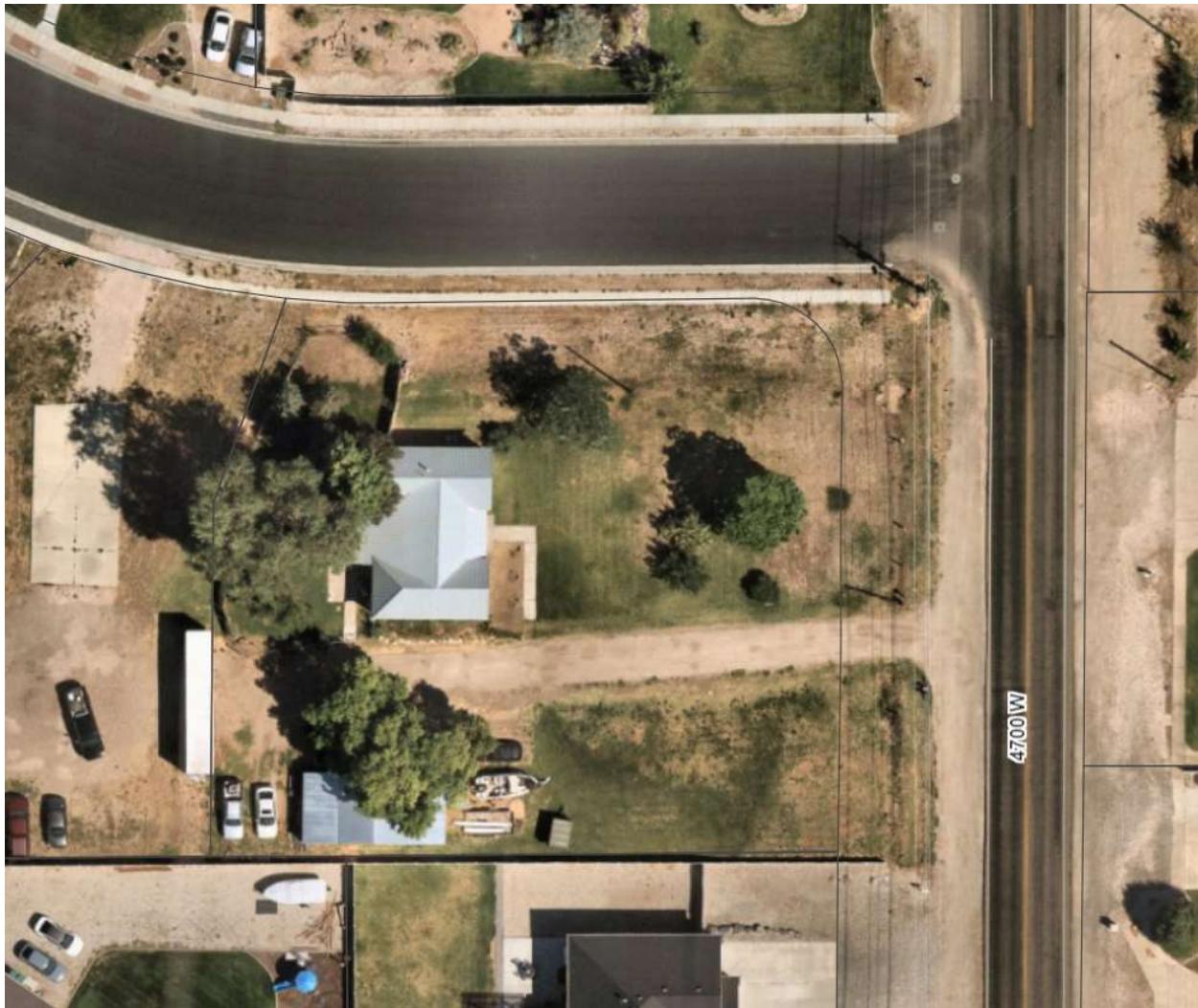
(A) **General plan.** The proposed use conforms to policies of the city’s general plan.

This property is zoned as R-2 and the General Plan Map has this property as 2 Units per Acre.

(B) **Site design.** The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.

The applicant is planning on using the shed on his property. When staff asked the applicant about the storage, he provided in an email:

"The storage will be in the barn/shed on the south side of the property. We will be mainly storing sheet metal materials like ductwork and residential equipment like furnace and air conditioners for short periods of time like 1 day or overnight."
-Matthew Christensen April 2, 2025.



(C) **Access.** Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

There is adequate access to the site. This use will not provide an access conflict.

(D) **Circulation.** On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.

There is no issue with site circulation. There are no employees, and the applicant has told staff in an email that there will be no customers visiting his home, stating:

"The one customer at a time was a misunderstanding. We will have no customers at the office. We will be going out to the customers houses."

-Matthew Christensen April 2, 2025.

(E) **Parking.** The location and design of off-street parking complies with standards of this subchapter.

The applicant has told staff there will be one work vehicle, which will be parked back by the shed on the property. West Haven Code requires:

§ 157.882 REQUIRED CONDITIONS.

(E) All business-related vehicles must be parked behind the front plane of the home, in a garage or on a non-permeable surface and not on the street.

(F) **Refuse collection.** The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.

Locations of "refuse location" are not a concern.

(G) **Utility services.** Utility capacity supports the use at normal service levels.

There is not an issue with utility service levels to the home.

(H) **Screening.** The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.

There are no issues with screening if all items are stored within the accessory building. There is also vinyl fencing along the south property line.

(I) **Operating hours.** The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

The operating hours are Monday-Friday 8am-4pm. Our code requires that no home occupation operate between 10pm-7am.

(J) **Signs.** Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.

There are no proposed signs currently.

(K) **Public services.** Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

Staff is unaware of any problems with any of the utility services or other public services needed to support the use.

(L) **Environmental impact.** The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.

This use will not cause any environmental impact.

(M) **Nuisance.** Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation. Activities which noticeably produce excessive foot and vehicular traffic, parking, sounds or noises, lighting, vibration, or anything that is uncommon to the established character of the surrounding area to such a degree to constitute a nuisance, as defined at Utah Code §78B-6-1101, to the residents of the immediate area, as determined by the Planning Commission.

Utah Code defines a nuisance as “anything that is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property.”

There should be no nuisance to the neighbors since it is office work and all inside the residence.

In addition to the normal Conditional Use Permit Considerations, the Home Occupation Conditional Use Permit requires the Planning Commission to also consider the following:

(a) Will the business produce, or be likely to produce, noise, odors, dust or smoke that extends beyond the property?
The application is unlikely to cause any noise, odors, dust, or smoke extending beyond the property.

(b) Will the business produce, or be likely to produce, vehicular traffic such that it becomes a nuisance or a hazard?
No, since there will be no employees or customers reporting to the home.

(c) If the business uses, produces or stores hazardous chemicals, as defined in UCA § 19-6-302, has a plan been presented which addresses how such chemicals will be used, produced or stored, and is said plan in compliance with all relevant federal, state and local ordinances regarding chemicals?
When talking to the applicant, they stated they will keep the refrigerant and coil cleaners in the work van. Most refrigerants and AC Coil Cleaners are not explicitly listed under the referenced act.

Staff Conclusions

Staff recommends approving the conditional use permit with the following conditions:

- 1- All equipment and inventory should be stored inside the accessory building or home, not outside.
- 2- Any storage of chemicals must comply with state and federal law.
- 3- Any violations of the West Haven City nuisance ordinance may result in revocation of the business license and conditional use permit.
- 4- Any additional condition that the Planning Commission is proposing.

Suggested Motion

“Motion to approve the Conditional Use application for Happy Heating and Cooling home occupation business located at 3621 S 4700 W, West Haven, with the conditions outlined in the staff report.”



CONDITIONAL USE PERMIT APPLICATION

West Haven Planning Commission
4150 S 3900 W West Haven, UT 84401
801-731-4519

Purposed Use: HVAC Storage @ Existing Shed on our property

Property Address	<u>3621 S 4700 W</u>	Parcel #	<u>our property</u>
Existing Zone	<u>Shed</u>	No. of Acres or Sq Ft.	<u>.66 acres</u>
Building Sq Ft.	<u>1040 sq ft</u>	# Res. Units	<u>But not all for business</u>
		Building Height (stories & ft.)	<u>7 stories 22 ft</u>

*Items Needed: A site plan must be provided with the application. If a sign is requested, please attach a photo to the application. If there is landscaping involved in the request, please attach a site plan for the landscaping to this application.

Please answer the following questions below:

- Is the proposed used necessary or desirable to provide a service or facility which will contribute to the general well-being of the community? Yes No

If yes, please answer the following 2 questions:

- Describe how the use will be necessary or desirable to provide a service or facility to the community? Just Basic Storage Short term mostly
- Describe how the use will contribute to the general well-being of the community? It will make it easier for us to serve the community

- Will the proposed use be detrimental to the health, safety, and general welfare of persons in our community? Yes No
- Will the proposed use be injurious to property or improvements to the community? Yes No
- Will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings, and structures? Yes No

If yes, please answer the following questions about the proposed use in the proposed area:

- Will the proposed use generate traffic in the area?
 Yes, how much is anticipated _____ No
- Will the proposed use have an impact on parking in the area?
 Yes, how much is anticipated _____ No

- Will the proposed use be compatible with the building and structure designs in the area?
 Yes No
- Will the proposed use be compatible with the building and structure uses in the area?
 Yes No
- Will the proposed use be compatible with landscaping and signs in the area?
 Yes No

- Will the proposed use conform to the goals, policies, and governing principles and land use of the Master Plan for the City of West Haven? Yes No
- Will the proposed use lead to the deterioration of the environment or ecology in the general area? Yes No
- Will the proposed use produce conditions or emit pollutants? Yes No
If yes, what type of pollutant shall be emitted or produced and how would they be disposed of or mitigated. _____
- Will such conditions or pollutants have a possible detrimental effect on the operation of existing uses of surrounding public and private properties in the immediate vicinity or the area as a whole? Yes No

If yes, please explain: _____

Owners/
Business Name: Happy Heating and Cooling Phone # 801 388 8081
Address: 3621 South 4700 West City West Haven State Utah Zip 84401
Email Address: Heatingandcoolinghappy@gmail.com

If an Agent will be representing you, please complete the information below

Agents Name: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip: _____
Email Address: _____
Signature: _____ Date: _____
(Owner/Petitioner)

I authorized _____ to act as my representative in all matters relating to this
(Owner) _____ (Agent) _____

State of Utah

§

County of _____

On this _____ day of _____, in the year 20____, before me, a notary public, personally appeared
_____, proved on the basis of satisfactory signer evidence to be the person(s)

(Name of Document)

(is/are) whose name(s) (is/are) subscribed to this instrument, and acknowledge(he/she/they) execute the same.

Witness my hand and official seal.

Conditional Use Permit Fee's:
City Review Fee \$100.00, plus
\$10.00 (1-5 acres)
\$20.00 (5.01 + acres)

Amount Due: _____

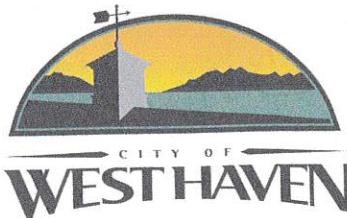
Date Paid: _____

Office Use Only

Schedule for Planning Commission for: _____

Date Approved: _____ Denied: _____

Conditions of Approval: _____



BUSINESS LICENSE APPLICATION

4150 South 3900 West ~ West Haven, UT 84401

Phone: (801) 731-4519 Fax: (801) 731-1002

Business Status: New Business Renewal Location Change Ownership Change

Date your business is opening: 04-04-2025

Federal EIN# 33-2214857

State sales tax# 16157896-003-STC

(If you have employees)

(If you are a retail business-Please attach copy of your certificate)

State License# 14209338-5501

REGISTERED BUSINESS NAME: Happy Heating and Cooling

DBA: _____

BUSINESS LOCATION: Physical Address: 3621 South 4700 West

Mailing Address: 3621 South 4700 West

City, State, and Zip: West Haven, Utah, 84401

CONTACT INFO: Business Phone: 801-388-8081 Alternate Phone: 435-513-1182

Business email: heatingandcoolinghappy@gmail.com

Manager's Name: Matthew Christensen

Owner's Name: Matthew Christensen Phone# 435-513-1182

Owner's Address 3621 South 4700 West

Is this building or property leased or rented? Yes No X

If yes, Owners Name _____ Phone# _____

Address _____

TYPE OF BUSINESS: Home Occupation Home Daycare (Level 1) Home Daycare (Level 2) Daycare (non-residential) Preschool
 Preschool (non-residential) Regular/Minor Major Big Box/Plaza's/Market Temporary (1-30 days)

Hours of Operation: Standard- Monday - Friday 8am-4pm

Describe your Business in detail: We are a Small HVAC business that mainly works on residential systems, we do our business at the customers location

IF HOME OCCUPATION PLEASE ANSWER THE FOLLOWING:

Do you have employees Yes No If yes how many _____

Does your occupation require alterations to your building Yes No Explain _____

Will your occupation use any structures other than the dwelling Yes No If yes describe Storage _____

Will you use more than 10% of your home for your business Yes No

Will there be more than one business at this address Yes No

How many customers at one time 1 _____

Will your business have "home parties", if yes how many per month Yes No _____

Will your occupation attract customers or clients Yes No

Will there be off premises or street parking of tractor trailers, semi-trucks or other heavy equipment Yes No Specify _____

Will there be signage Yes No If yes attach photo

Will there be more than 4 clients at one time Yes No If yes how many _____

Will your business be producing electrical interference, smoke, dust, odors, or heat Yes No

Will your business produce excessive noise, light or vibrations Yes No

Will your business produce foot and/or vehicular traffic Yes No

Will you have retail sales of good produced off premises Yes No

APPLICANT'S AGREEMENT

This form is an application for a Business License. The actual license will be issued only when the business is found to be in compliance with all local, state, and federal building codes and zoning ordinances and all inspections are completed and approved by the necessary entities.

I, the undersigned, hereby agree to conduct said business strictly in accordance with all West Haven City codes governing such business, and swear under penalty of law that the information contained herein is complete, truthful and accurate to the best of my knowledge and current belief. I also acknowledge the responsibility to renew the business license before January 1st. If the renewal fee is not paid before February 1st, a penalty fee of 50% of the total licensing fee shall be due.

Applicant Signature: Matthew Lane Christensen

Date: 3-29-2025



CONDITIONAL USE PERMIT APPLICATION

West Haven Planning Commission
4150 S 3900 W West Haven, UT 84401
801-731-4519

Purposed Use: Small dealer for used and classic cars Restoration

Property Address	<u>4608 S 3500 W</u>	Parcel #	<u>B</u>
Existing Zone		No. of Acres or Sq Ft.	<u>3600 SqF</u> # Res. Units <u>B</u>
Building Sq Ft.	<u>3,600 SqF</u>	Building Height (stories & ft.)	<u>21F hgtl. 1 story</u>

*Items Needed: A site plan must be provided with the application. If a sign is requested, please attach a photo to the application. If there is landscaping involved in the request, please attach a site plan for the landscaping to this application.

Please answer the following questions below:

- Is the proposed use necessary or desirable to provide a service or facility which will contribute to the general well-being of the community? Yes No

If yes, please answer the following 2 questions:

- Describe how the use will be necessary or desirable to provide a service or facility to the community? will help to restore any used cars in need for everyone
- Describe how the use will contribute to the general well-being of the community? will provide help to any customer to fulfill their cars need.

- Will the proposed use be detrimental to the health, safety, and general welfare of persons in our community? Yes No
- Will the proposed use be injurious to property or improvements to the community? Yes No
- Will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings, and structures? Yes No

If yes, please answer the following questions about the proposed use in the proposed area:

- Will the proposed use generate traffic in the area?
 Yes, how much is anticipated _____ No
- Will the proposed use have an impact on parking in the area?
 Yes, how much is anticipated _____ No

- Will the proposed use be compatible with the building and structure designs in the area? Yes No
- Will the proposed use be compatible with the building and structure uses in the area? Yes No
- Will the proposed use be compatible with landscaping and signs in the area? Yes No

- Will the proposed use conform to the goals, policies, and governing principles and land use of the Master Plan for the City of West Haven? Yes No
- Will the proposed use lead to the deterioration of the environment or ecology in the general area? Yes No
- Will the proposed use produce conditions or emit pollutants? Yes No
If yes, what type of pollutant shall be emitted or produced and how would they be disposed of or mitigated. _____
- Will such conditions or pollutants have a possible detrimental effect on the operation of existing uses of surrounding public and private properties in the immediate vicinity or the area as a whole? Yes No
If yes, please explain: _____

If yes, please explain: _____

Owners/
Business Name: Nestor A Correjo Phone # 801-500 3011
Address: 50845 1100 E City South Oyster State UT Zip 84403
Email Address: laloFlores201240@yahoo.com

If an Agent will be representing you, please complete the information below

Agents Name: Edwards Flores Phone: (801) 500-3011

Address: 374 W 5050 S City Oyden State UT Zip 84405

Email Address: lala Flores 201240@yahoo.com

Signature:  Date: 02/04/2025

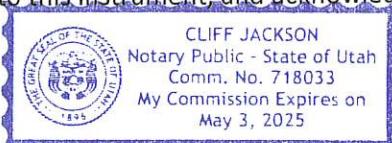
(Owner/Petitioner)

I authorized Edvardo Flores to act as my representative in all matters relating to this
(Owner)  (Agent) 

State of Utah
§
County of Utah

On this 02 day of 04, in the year 2025, before me, a notary public, personally appeared
Nesfor A. Cornejo (Name of Document), proved on the basis of satisfactory signer evidence to be the person(s)
(is/are) whose name(s) (is/are) subscribed to this instrument, and acknowledge(he/she/they) execute the same.

Witness my hand and official seal.



Conditional Use Permit Fee's:

City Review Fee \$100.00, plus
\$10.00 (1-5 acres)
\$20.00 (5.01 + acres)

Amount Due:

Date Paid: _____

Office Use Only

Schedule for Planning Commission for: _____

Date Approved: _____ Denied: _____

Conditions of Approval: _____



BUSINESS LICENSE APPLICATION

4150 South 3900 West ~ West Haven, UT 84401

Phone: (801) 731-4519 Fax: (801) 731-1002

Business Status: New Business Renewal Location Change Ownership Change

Date your business is opening: 03/01/2025

Federal EIN# 33-3434264

(if you have employees)

State sales tax# _____

State License# _____

(If you are a retail business-Please attach copy of your certificate)

REGISTERED BUSINESS NAME: Truck King Auto Shop.

DBA: _____

BUSINESS LOCATION: Physical Address: 4608 S 3500 W West Haven

Mailing Address: same

City, State, and Zip: West Haven UT 84401

CONTACT INFO:

Business Phone: 801-500-3041 Alternate Phone: _____

Business email: _____

Manager's Name: Edwards Flores.

Owner's Name: Edwards Flores. Phone# 801-500-3011

Owner's Address 374 W 5050 S Ogden UT 84405

Is this building or property leased or rented? Yes ✓ No _____

If yes, Owners Name Bob Pettipaw Phone# 801-633-3865

Address 4608 S 3500 W

TYPE OF BUSINESS: Home Occupation Home Daycare (Level 1) Home Daycare (Level 2) Daycare (non-residential) Preschool
 Preschool (non-residential) Regular/Minor Major Big Box/Plaza's/Market Temporary (1-30 days)

Hours of Operation: 9:00 am to 5:00 pm

Describe your Business in detail: Small old classic dealer and car restoration

IF HOME OCCUPATION PLEASE ANSWER THE FOLLOWING:

Do you have employees Yes No If yes how many _____

Does your occupation require alterations to your building Yes No Explain _____

Will your occupation use any structures other than the dwelling Yes No If yes describe _____

Will you use more than 10% of your home for your business Yes No

Will there be more than one business at this address Yes No

How many customers at one time 1

Will your business have "home parties", if yes how many per month Yes No _____

Will your occupation attract customers or clients Yes No

Will there be off premises or street parking of tractor trailers, semi-trucks or other heavy equipment Yes No Specify _____

Will there be signage Yes No If yes attach photo

Will there be more than 4 clients at one time Yes No If yes how many _____

Will your business be producing electrical interference, smoke, dust, odors, or heat Yes No

Will your business produce excessive noise, light or vibrations Yes No

Will your business produce foot and/or vehicular traffic Yes No

Will you have retail sales of good produced off premises Yes No

APPLICANT'S AGREEMENT

This form is an application for a Business License. The actual license will be issued only when the business is found to be in compliance with all local, state, and federal building codes and zoning ordinances and all inspections are completed and approved by the necessary entities.

I, the undersigned, hereby agree to conduct said business strictly in accordance with all West Haven City codes governing such business, and swear under penalty of law that the information contained herein is complete, truthful and accurate to the best of my knowledge and current belief. I also acknowledge the responsibility to renew the business license before January 1st. If the renewal fee is not paid before February 1st, a penalty fee of 50% of the total licensing fee shall be due.

Applicant Signature: John

Date: 02/20/25

General Notes

1.0 COMPLIANCE

- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING:
 - INTERNATIONAL BUILDING CODES (IBC)
 - INTERNATIONAL PLUMBING CODES
 - STATE DRINKING WATER REGULATIONS
 - APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
 - ADA ACCESSIBILITY GUIDELINES.
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 THE WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
 - LANDSCAPE PLANS
 - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
 - FIRE PROTECTION
 - ARCHITECTURAL SITE PLANS
 - ACCESSIBLE ROUTES
 - ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICAADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
 - SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 - CONCRETE WATERWAYS, CURBWAYS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
 - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
 - ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
 - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
 - AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 - THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

Abbreviations

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

Linetypes

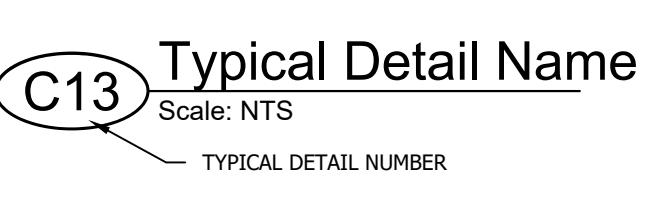
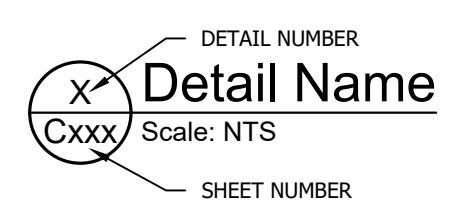
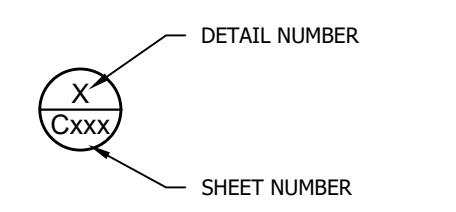
— — — — —	BOUNDARY
— — — — —	CENTERLINE
— — — — —	LOT LINE
— — — — —	EASEMENT
— — — — —	SETBACK
— — — — —	SDv
— — — — —	STORM DRAIN
— — — — —	SSv
— — — — —	SANITARY SEWER
— — — — —	Wx
— — — — —	CULINARY WATER
— — — — —	SWx
— — — — —	SECONDARY WATER
— — — — —	RDv
— — — — —	ROOF DRAIN
— — — — —	GAS
— — — — —	GAS
— — — — —	GAS
— — — — —	GAS
— — — — —	POWER
— — — — —	EXvSD
— — — — —	EX STORM DRAIN
— — — — —	EXvSS
— — — — —	EX SANITARY SEWER
— — — — —	EXw
— — — — —	EX CULINARY WATER
— — — — —	EXvSW
— — — — —	EX SECONDARY WATER
— — — — —	EX GAS
— — — — —	EX FIBER
— — — — —	EX POWER
— — — — —	4355
— — — — —	CONTOUR MAJOR
— — — — —	4355
— — — — —	CONTOUR MINOR
— — — — —	4355
— — — — —	EXIST. CONTOUR MAJOR
— — — — —	4355
— — — — —	EXIST. CONTOUR MINOR
— — — — —	FENCE

Symbols

	SIGN
	STREET LIGHT
	LIGHT
	SD MH, INLET, AND COMBO BOX
	SEWER MANHOLE
	CLEAN-OUT
	VALVE, TEE, & BEND
	WATER BLOW-OFF
	WATER METER
	FIRE HYDRANT
	POWER POLE
	ELECTRICAL BOX
	TRAFFIC BOX
	TELEPHONE MANHOLE
	IRRIGATION VALVE
	PROP STREET MONUMENT
	EX STREET MONUMENT
	SECTION CORNER
	SPOT ELEVATION

NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE WHETHER A FEATURE IS EXISTING OR PROPOSED.

Detail Identification



REVISIONS	03-07-2023	INITIAL SUBMITTAL	TP
REV.	DATE	DESCRIPTION	BY
0 05/16/2023 THOMAS J. HUNT			

SEAL

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

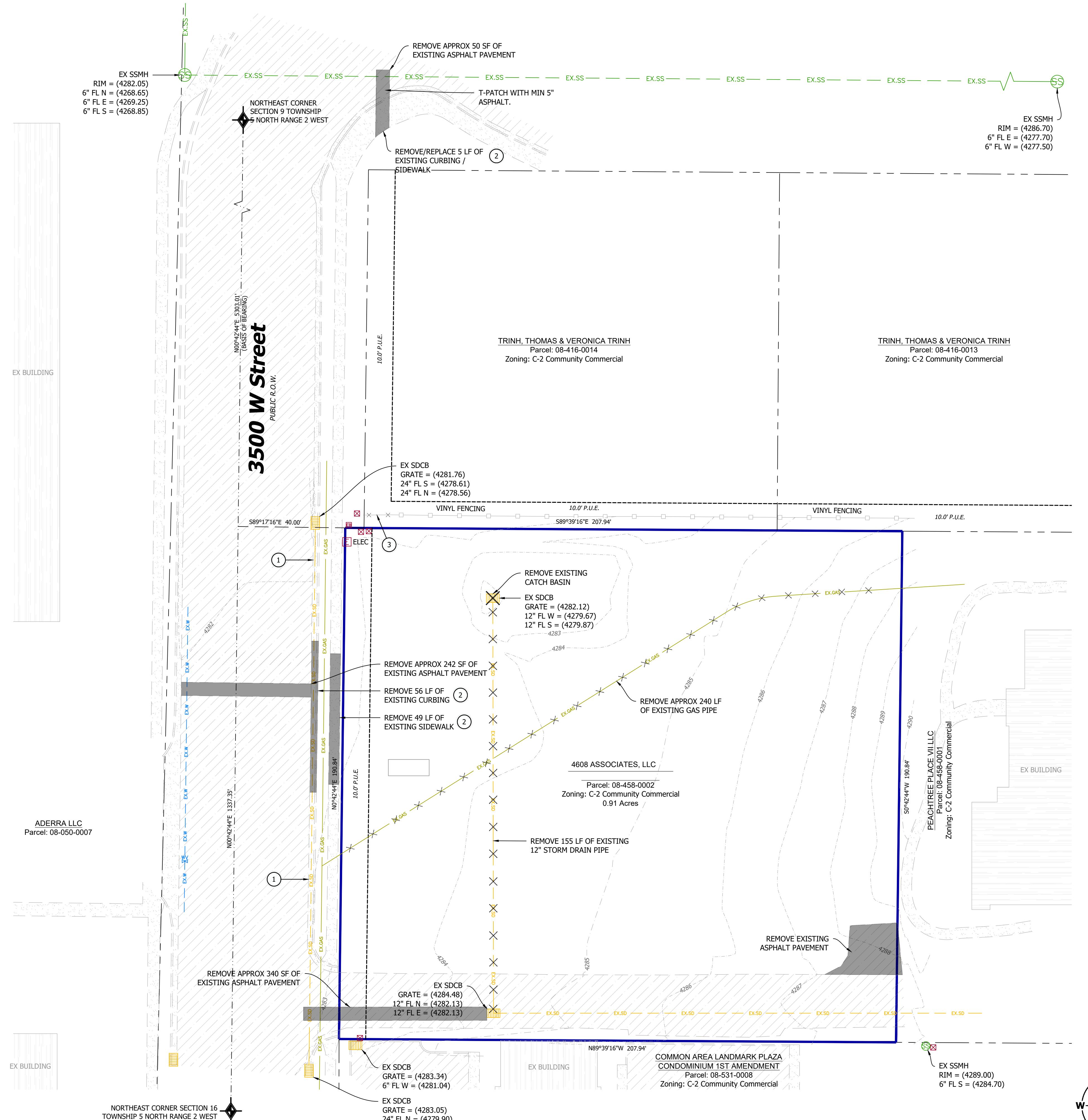
PROJECT STATUS

Initial Submittal

PROJECT INFO.

Engineer: T. Hunt
Drawn: T. Pridmore
Checked: -
Date: 01/02/2022
Proj. No. -
SHEET TITLE

Notes, Legend, & Abbrev.
SHEET NO.



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

Call before you dig.

THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\103-02 EME Mechanical\00-CAD\01-AutoCAD\EME01-2023.0515-V22 5/16/2023 12:41 PM

THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\103-02 EME Mechanical\00-CAD\01-AutoCAD\EME01-2023.0515-V22 5/16/2023 12:41 PM



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

REV.	DATE	DESCRIPTION	BY	TP
0	03-07-2023	INITIAL SUBMITTAL		

A circular professional engineer license seal. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The center of the seal contains the name "Thomas J. Hunt" in blue ink, above the license number "10854988", and below the date "05/16/2023".

VERIFY SCALES

CT STATUS

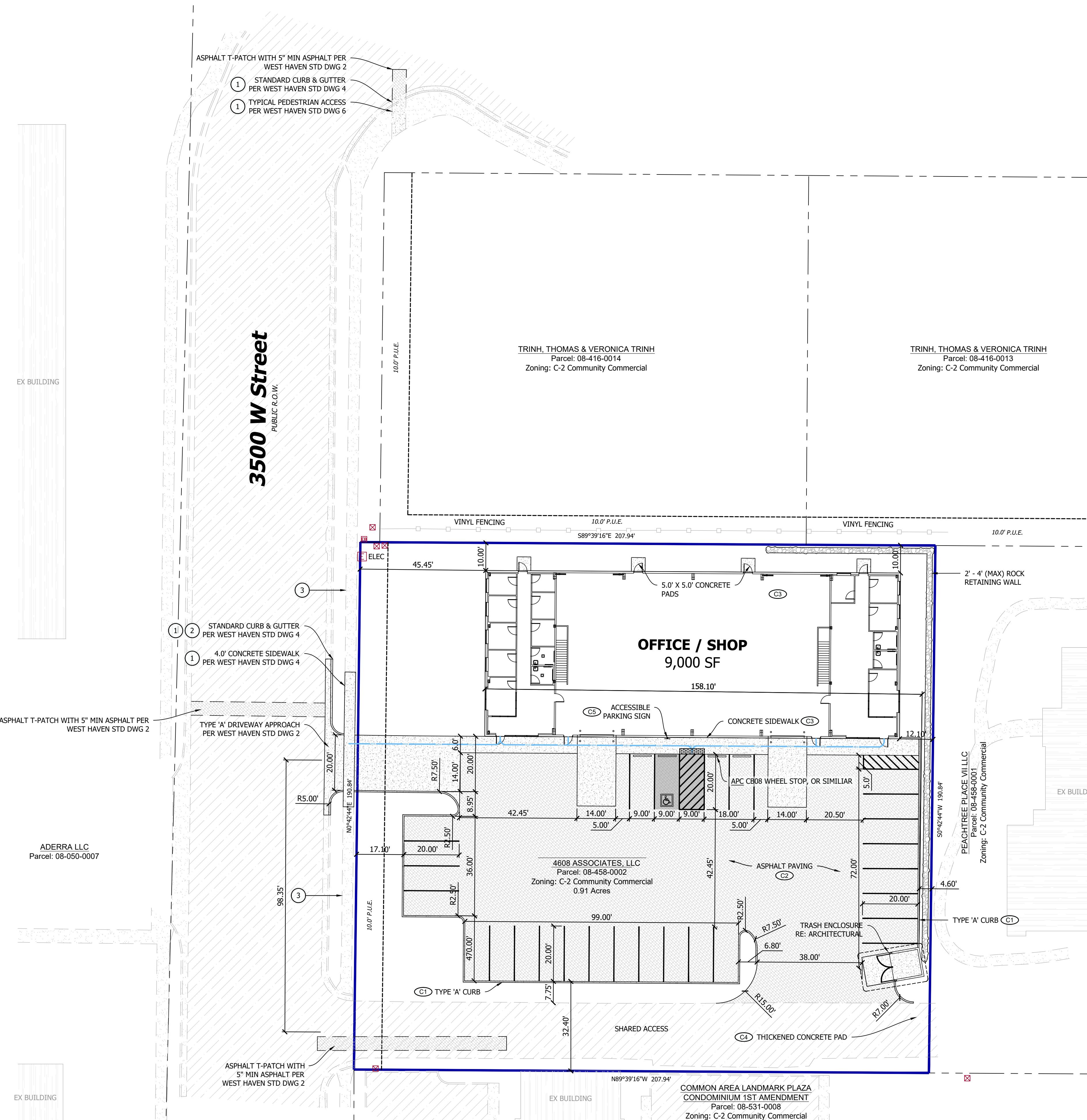
Initial Submittal

CT INFO.

er:	T. Hunt
	T. Pridemore
d:	-
	01/ 02 / 2022

Proposed Site Plan

G200



A compass rose is centered in the image. It features a central circle with a north arrow pointing upwards. The cardinal directions are labeled: 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. Below the compass rose is a horizontal scale bar. The scale bar is marked with numerical values: 20, 0, 20, 40, and 60. The segment between 0 and 20 is divided into four equal parts, with the first two being white and the next two being black. The segment between 40 and 60 is also divided into four equal parts, with the first two being black and the next two being white. Below the scale bar, the text 'Scale: 1" = 20'' is printed.

Street Cut Requirements

1. ALL PERMITS MUST BE TAKEN OUT WITH THE CITY PRIOR TO ANY WORK IN EXISTING PUBLIC RIGHT-OF-WAY
2. SAW CUT ASPHALT SURFACE ON ANY CONNECTION THAT DISTURBS EXISTING ASPHALT PRIOR TO PLACING NEW ASPHALT.
3. ALL ASPHALT CUTS AND TRENCHES SHALL HAVE AN ASPHALT SURFACE PLACED IMMEDIATELY AFTER COMPLETION OF WORK AND AN OVERLAY SHALL BE PLACED LATER, AFTER SETTLEMENT HAS COMPLETED (APPROXIMATELY SIX MONTHS).
4. SPECIAL INSPECTIONS AND COMPACTION TESTING SHALL BE REQUIRED ON ALL ROAD CONSTRICTION AT THE EXPENSE OF THE DEVELOPER.
5. ON ARTERIAL STREETS, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON ARTERIAL STREETS PER DIRECTION OF THE CITY ENGINEER

General Notes

1. REFERENCE SHEET C300 / GRADING PLAN FOR CURB CATCH / SPILL LIMITS.

Key Notes

1. ALL SIDEWALK / CURB AND GUTTER SHALL BE REPLACED TO THE NEAREST JOINT.
2. PROPOSED CURB AND GUTTER TO ALIGN WITH EXISTING CURB AND GUTTER.
3. EX SIDEWALK, CURB, AND GUTTER ARE TO REMAIN. ANY DAMAGED SIDEWALK, CURB, AND GUTTER

Document Organization

<u>Pavement Quantities</u>	
ASPHALT:	14,104 SF
CONCRETE:	3,835 SF

Legend

= ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5%

BAR IS ONE INCH ON ORIGINAL DRAWING

0  1"

IF NOT ONE INCH ON THIS SHEET, ADJUST

Site Data

LOCATION:	WEST HAVEN, WEBER COUNTY	PROJECT INFO.
ZONING:	C-2 COMMUNITY COMMERCIAL	Engineer: T. Hunt
LAND USE:	WAREHOUSE / OFFICE	Drawn: T. Pridemore

PROPERTY SIZE:	39,682 SF / 0.91 AC	Checked:	-
BUILDING FOOTPRINT:	9,008 SF (22.7%)	Date:	01/ 02 / 2022
HARD SURFACE AREA:	22,173 SF (55.9%)	Proj. No.	-
LANDSCAPE AREA:	8,501 SF (21.4%)	SHEET TITLE	
CONSTR. TYPE:	TYPE II-B		
BUILDING HEIGHT:	26' - 0"		

PARKING:	WAREHOUSE = 1 STALL / 500 SF
	5,932 / 500 = 12 STALLS REQ'D
	OFFICE = 1 STALL / 250 SF
	3,068 / 250 = 12 STALLS REQ'D
	24 STALLS REQUIRED
	26 STALLS PROVIDED

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPACIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



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



**445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724**

The logo for EME Mechanical features the letters 'EME' in a large, bold, yellow font with a black outline, set against a blue rectangular background. To the right of the logo, the word 'MECHANICAL' is written vertically in a blue, sans-serif font. To the right of the company name, the address '4608 SOUTH 3500 WEST STREET' is written vertically, followed by 'WEST HAVEN, WEBER COUNTY, UT' on the next line.

EME MECHANICAL
4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

A circular professional engineer seal. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The center of the seal features a blue signature of "Thomas J. Hunt" over the number "10854988". Below the signature, the name "THOMAS J. HUNT" is printed in a serif font, and at the bottom, the date "05/16/2023" is printed in a blue serif font.

VERIFY SCALES

R IS ONE INCH ON ORIGINAL DRAWING

0  1"

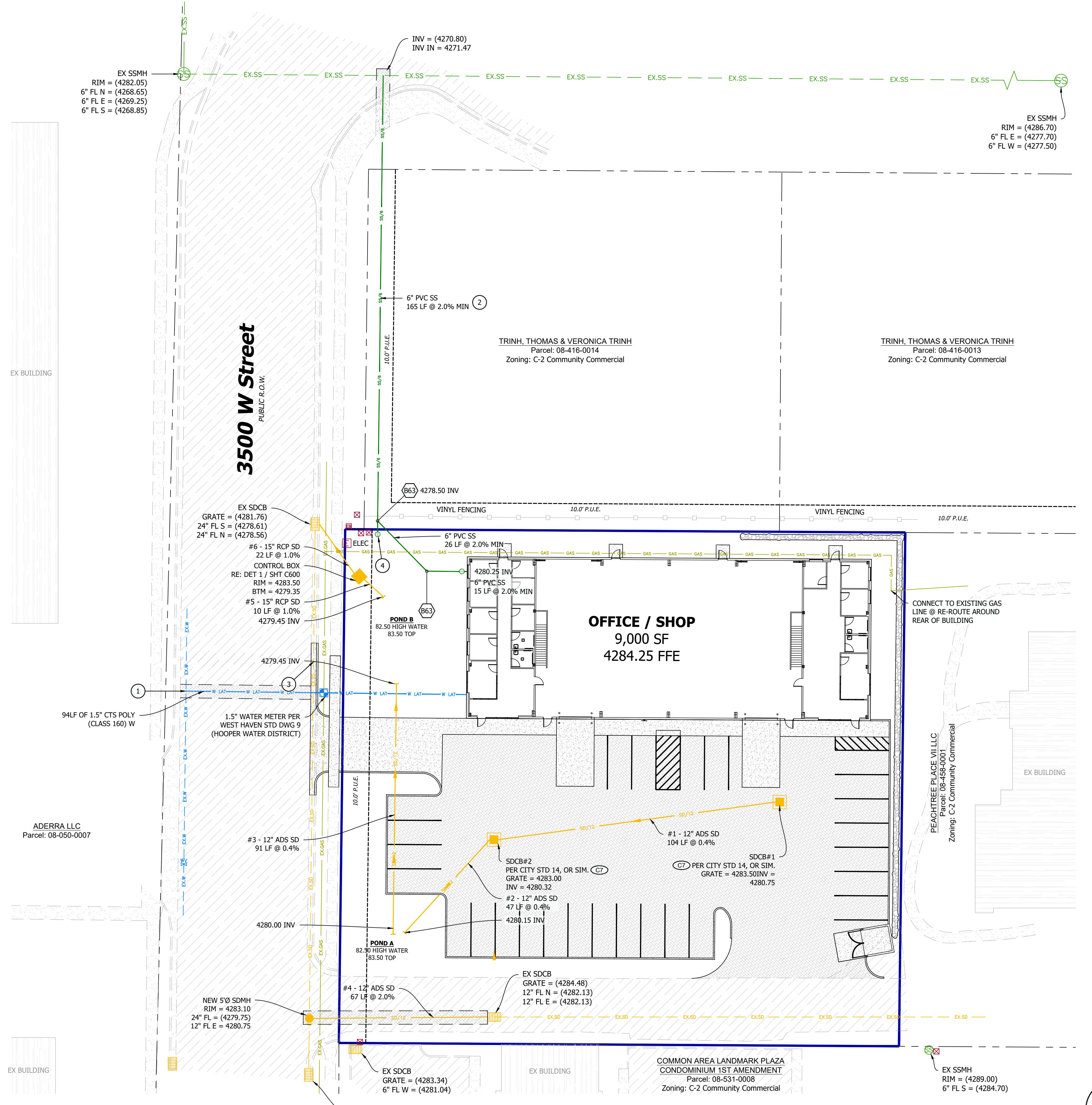
NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT STATUS

<i>Initial Submittal</i>	
PROJECT INFO.	
Engineer:	T. Hunt
Drawn:	T. Pridemore
Checked:	-
Date:	01/ 02 / 2022
Job. No.	-

Utility Plan

HEET NO. C300



1. COORDINATE MANHOLE AND SEWER STRUCTURE INSTALLATION WITH THE CITY INSPECTOR FOR THE CITY MINIMUM REQUIREMENT OF 1 FT OF COBBLE IMPORT AND GRAVEL BEDDING PRIOR TO ALL STRUCTURE INSTALLATIONS.
2. 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 VIDEO SCHEDULE WITH THE CITY INSPECTOR PRIOR TO THE ROADWAY BEING COMPLETED.
3. ALL NEW SEWER PIPES WILL BE REQUIRED TO BE THE COLOR "GREEN".
4. SEWER LATERAL WILL BE PRIVATE.
5. WHSSD SUPERINTENDENT, JOHN WALLACE CAN BE CONTACTED AT 801.430.7478.
6. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY AND BE INSTALLED AND CONSTRUCTED AS PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
7. AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED TO THE CITY AT THE COMPLETION OF CONSTRUCTION.

General Notes

1. REFERENCE SHEET C600 FOR ADDITIONAL REQUIRED STORM DRAIN CALCULATIONS.
2. REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO PROPOSED STORM DRAIN SYSTEM.

Key Notes

1. CONNECT TO EXISTING WATER LATERAL PER WEST HAVEN STD DWG 10. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.
2. CONNECT TO EXISTING SEWER MAIN PER WEST HAVEN STD DWG 11. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.
3. UTILITY CROSSING. CONTRACTOR TO FIELD VERIFY AND NOTIFY ENGINEER OF RECORD OF CONFLICTS PRIOR TO CONSTRUCTION.

Fitting Legend

Meeting Legend

 B84	8" 90d BEND
TYPE OF BEND (SEE LEGEND)	
SIZE IN INCHES	
FITTING DESIGNATION (BEND)	
BEND LEGEND	
1 = 11.25d	
2 = 22.5d	
3 = 45d	
4 = 90d	

BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Utility Quantities

Utility Quantities

<u>STORMWATER:</u>			
12" ADS PIPE:	249 LF	Engineer:	T. Hunt
15" RCP PIPE:	32 LF	Drawn:	T. Pridemore
30" Ø NYLO. MANHOLE:	2 EA	Checked:	-
3' x 3' CATCH BASIN	2 EA	Date:	01/ 02 / 2022
CONTROL BOX:	1 EA	Proj. No.	-

CONTROLS. **1 EA**

WATER:
1-1/2" CTS PIPE: 94 LF
1-1/2" METER: 1 EA

SANITARY SEWER:

6" PVC PIPE:	296 LF
6" CLEAN-OUT:	2 EA

Notice To Contractors

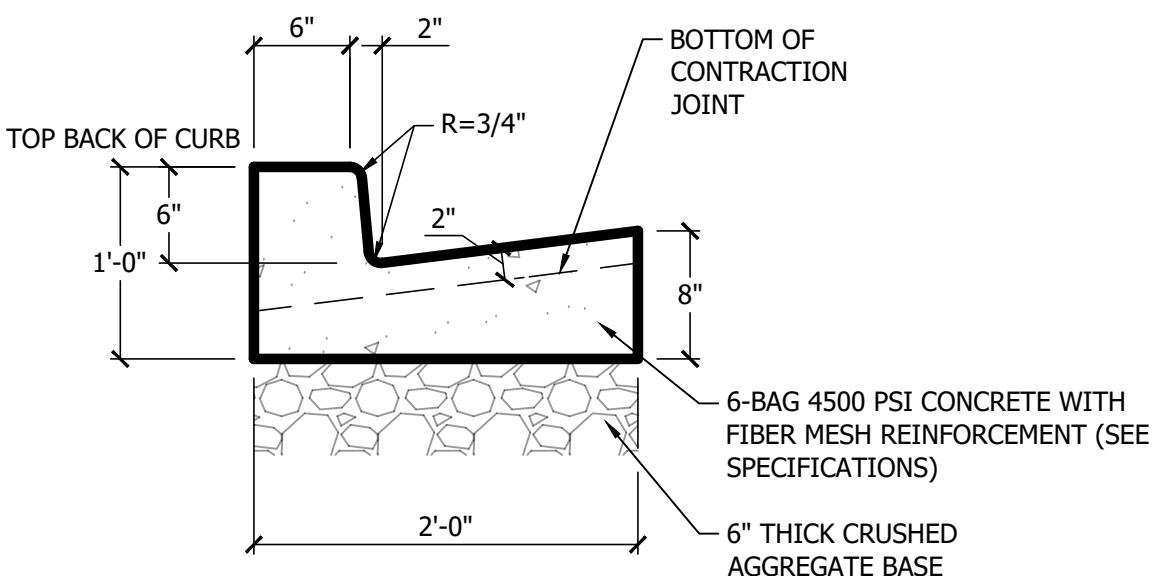
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

SHEET NO. **C300**

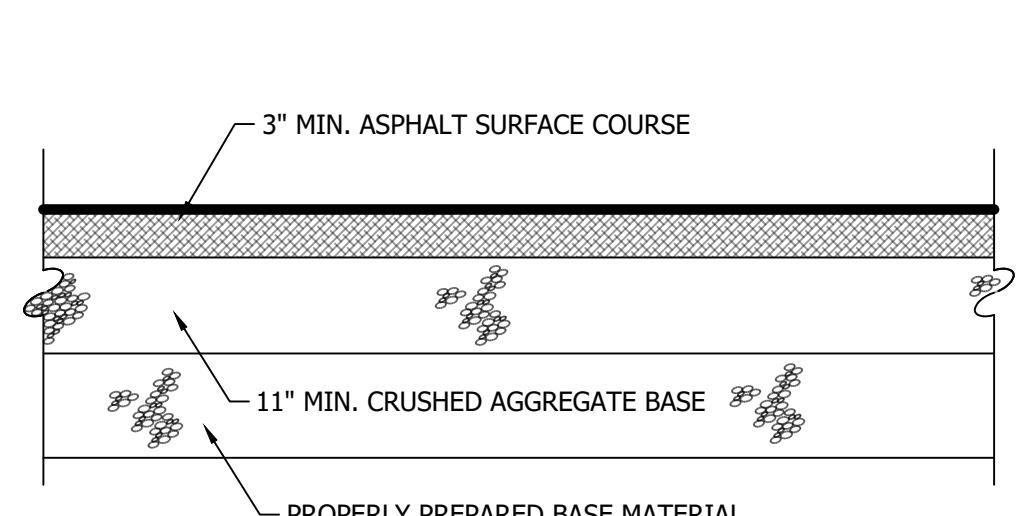


now what's **below.**
Call before you dig.

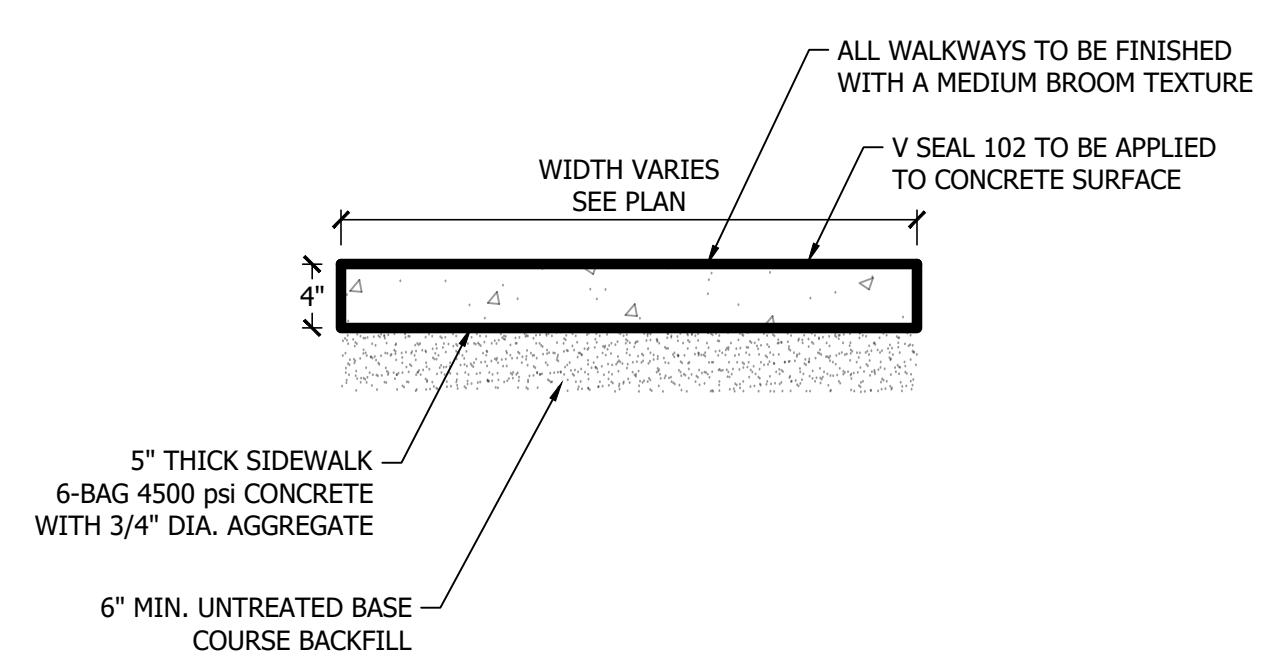
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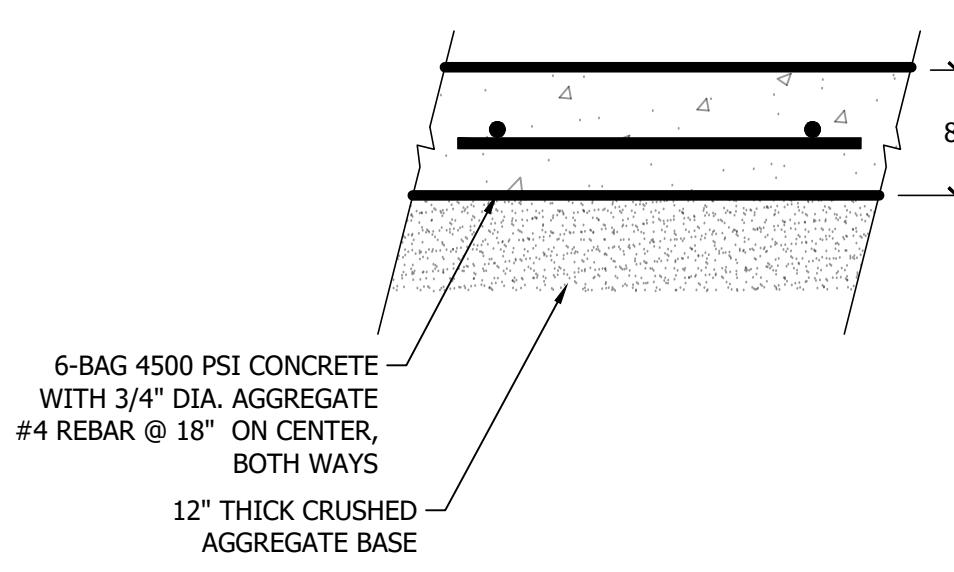
C1 On-Site Catch Type Curb & Gutter
Scale: NTS



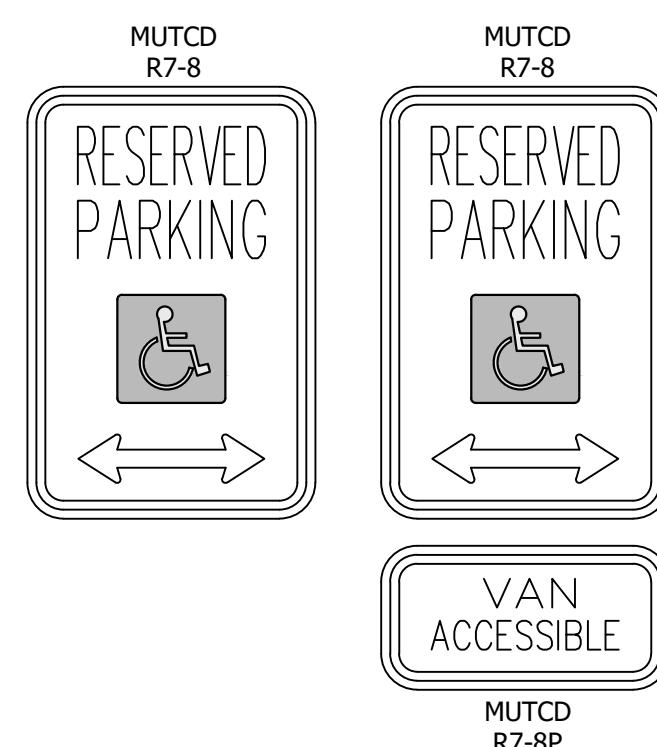
C2 On-Site Asphalt Paving
Scale: NTS



C3 Concrete Sidewalk
Scale: NTS

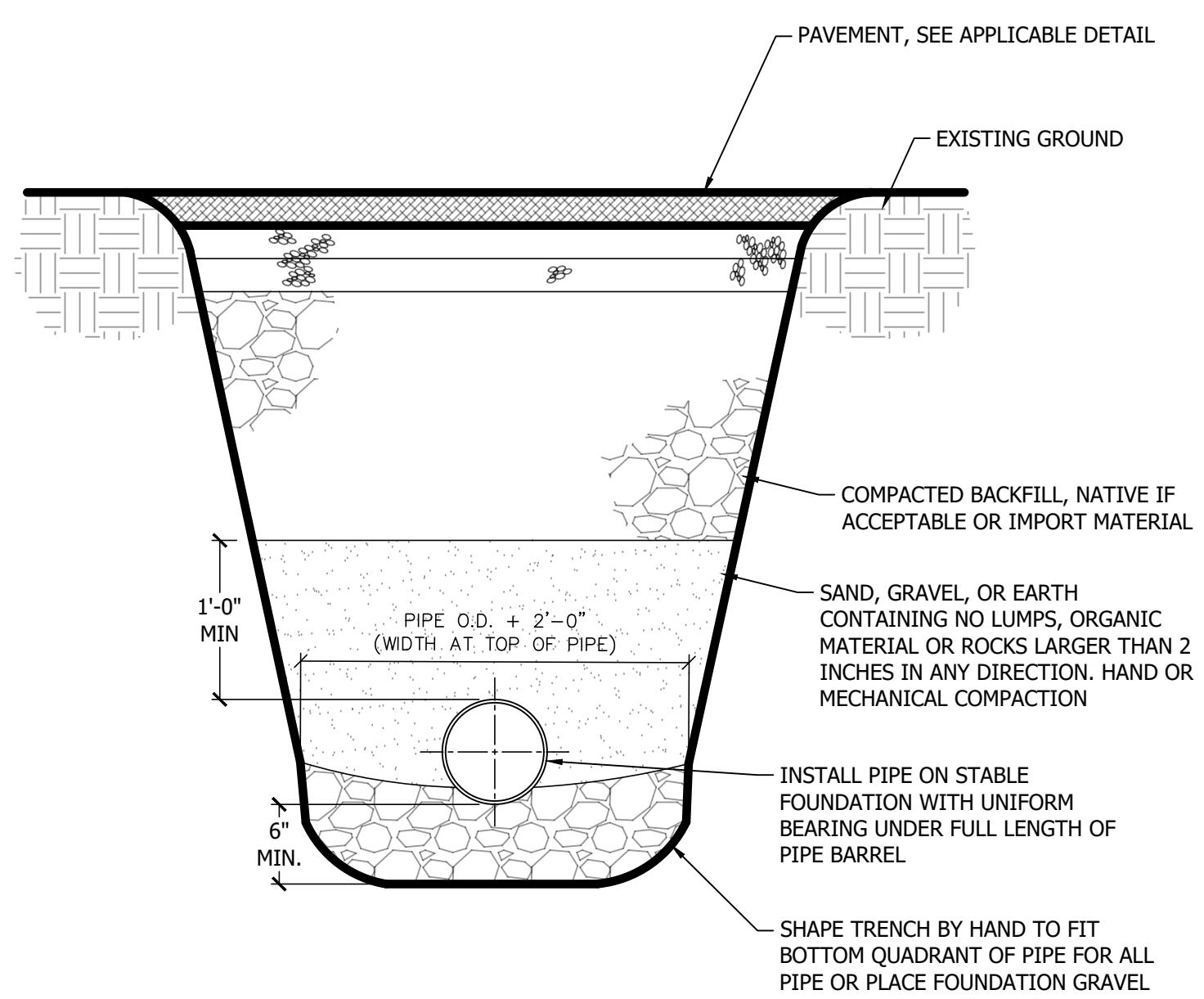


C4 Thickened Concrete Pad
Scale: NTS

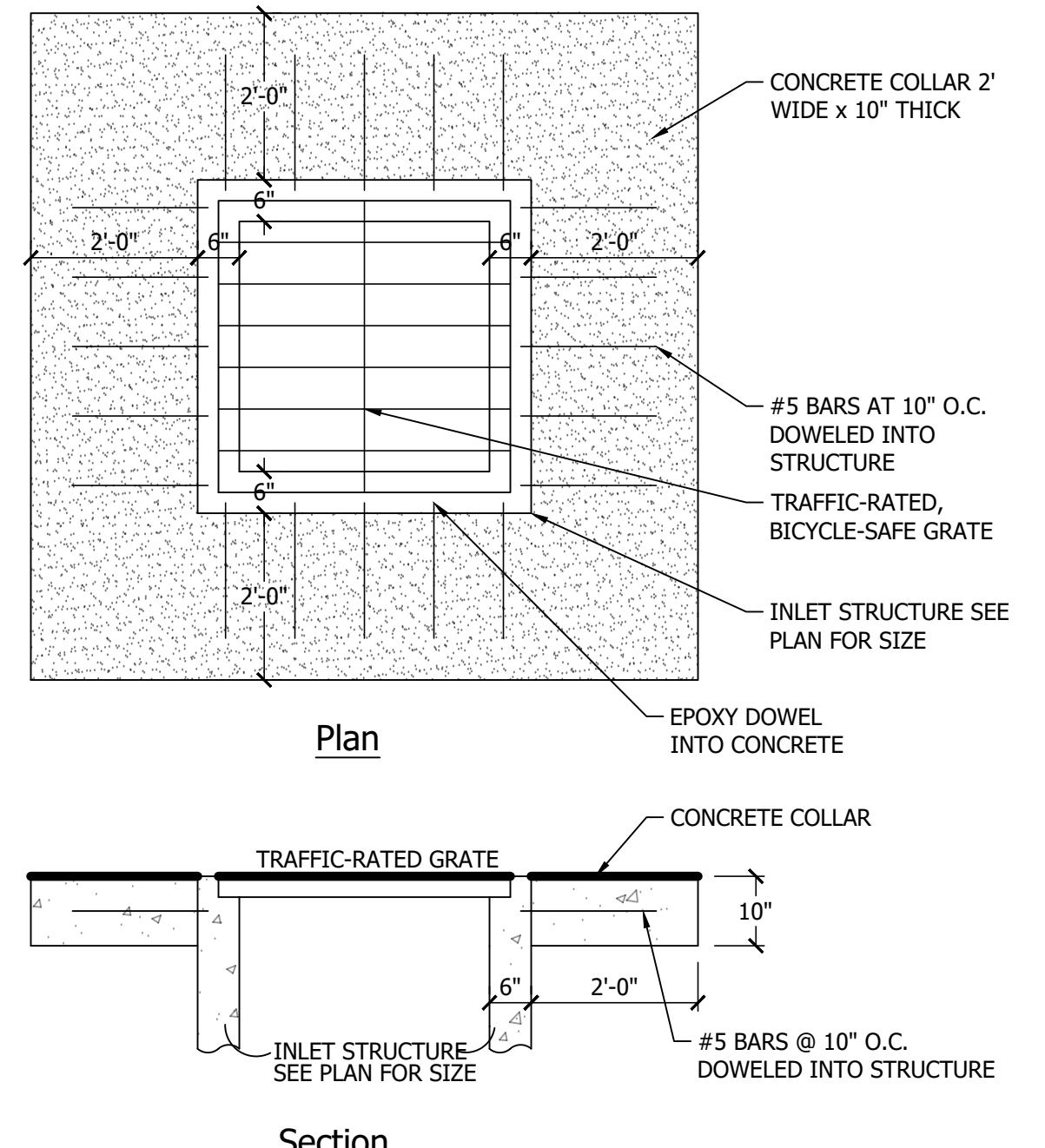


NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-BP) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

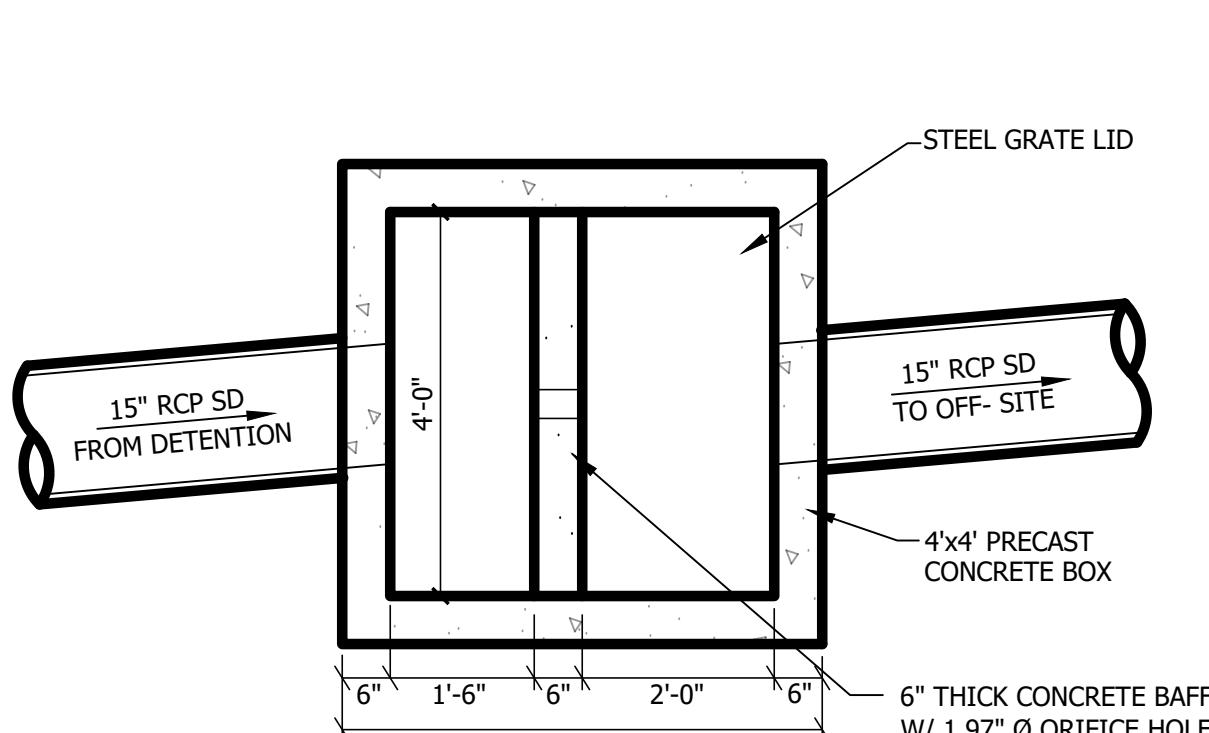
C5 ADA Parking Sign
Scale: NTS



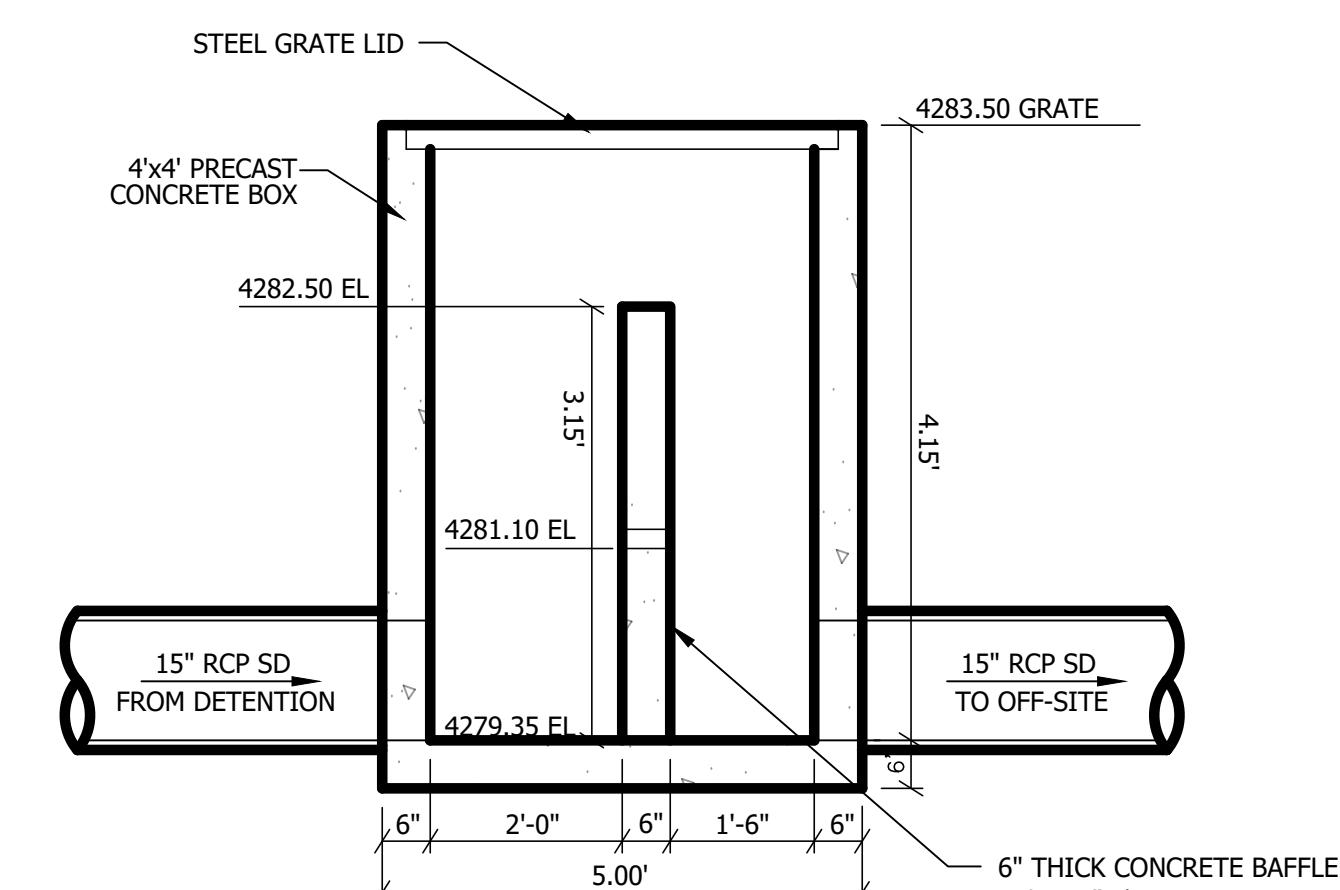
C6 Typical On-Site Pipe Bed Section
Scale: NTS



C7 Concrete Collar
Scale: NTS



Plan



Section

1 Control Box Detail
Scale: NTS

Storm Runoff Calculations

West Haven EME

4/12/2023 TJH

The following runoff calculations are based off the Rational Method using the Rainfall - Intensity - Duration Frequency Curve for the West Haven, UT taken from NOAA Atlas 14, using a 100 year 24-hour storm event for a detention system, and discharge at a reduced rate from the prehistorical flows at 0.20 cfs/acre. There will be two detention basins on site that are connected to each other. One is an above ground basin and the other is a subsurface chamber system.

The calculations are as follows:

Drainage Area:

Total Area =	0.91 acre or	39,682 ft ²
Runoff Coefficients		
Paved Area	22,173	C = 0.95
Landscaped Area	8,501	C = 0.20
Roof	9,008	C = 0.90
Weighted Runoff Coefficient		C = 0.78

LID Measurement for retaining first 0.6 inches of rainfall across site:

Drainage Area	39,682 ft ²
0.60 inches	0.050 ft
0.1,984 c.f. of Retention	

Percolation Rate:

Drainage Area	2,000 s.f.
Perc Rate	150.00 mpi
Percolation out	(1in/perc rate)*(1ft/12in)*(1min/60sec)*Bot Area of Drain
	0.0185 cfs
4569.00	cf
0.02	cf/s
1.111111111	cf/min
66.67	cf/hr
68.54	hours

DRAIN TIME

Note that the drain time exceeds the city required 48 hours. However, since it takes longer than 48 hours to drain, 100% of the stormwater will be discharged at the reduced rate.

Volume of Run-off for 100-year Storm Event:

C =	0.78					
I =	See Below in/hr					
A =	39682.00 ft ²					
Q(out) =	0.18 ft ³ /s					
time (min)	time (sec)	i (in/hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0		0.00	0	0	0
5	300	6.60	4.72	1415	55	1360
10	600	5.04	3.60	2161	109	2052
15	900	4.16	2.97	2676	164	2512
30	1800	3.54	2.53	4554	328	4226
60	3600	1.73	1.24	4451	656	3795
360	21600	0.36	0.26	5557	3935	1622
720	43200	0.22	0.16	6792	7871	-1079
1440	86400	0.12	0.09	7409	15742	-8332

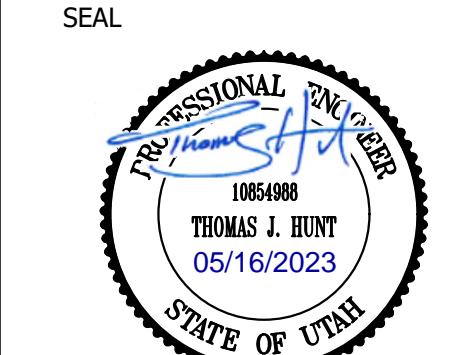
Orifice Sizing

Given:	Q =	0.18	cfs
2g =	64.4	ft/s ²	
H =	3.00	ft	
Cd =	0.62		for circular openings
R =	SQRT(Q/p)(0.7*(64.4*H)^0.5))		
R =	0.98 feet		
R =	0.98 inches		
D =	1.97	12	
A =	3.05 inches ^2		0.0212 ft ^2

SUMMARY:

The required **detention** storage volume is 4,226 cubic feet
Orifice size is 1.97 inches
The required **retention** storage volume is 1,984 cubic feet

REVISIONS



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT STATUS

Initial Submittal

PROJECT INFO.

Engineer: T. Hunt
Drawn: T. Pridmore
Checked: -
Date: 01/02/2022
Proj. No. -
SHEET TITLE

SEAL

THOMAS J. HUNT

05/16/2023

TP

BY

REV. DATE

INITIAL SUBMITTAL

DESCRIPTION

TP

SHEET NO.

C600

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)

4608 South 3500 West Street
West Haven, Weber County, UT

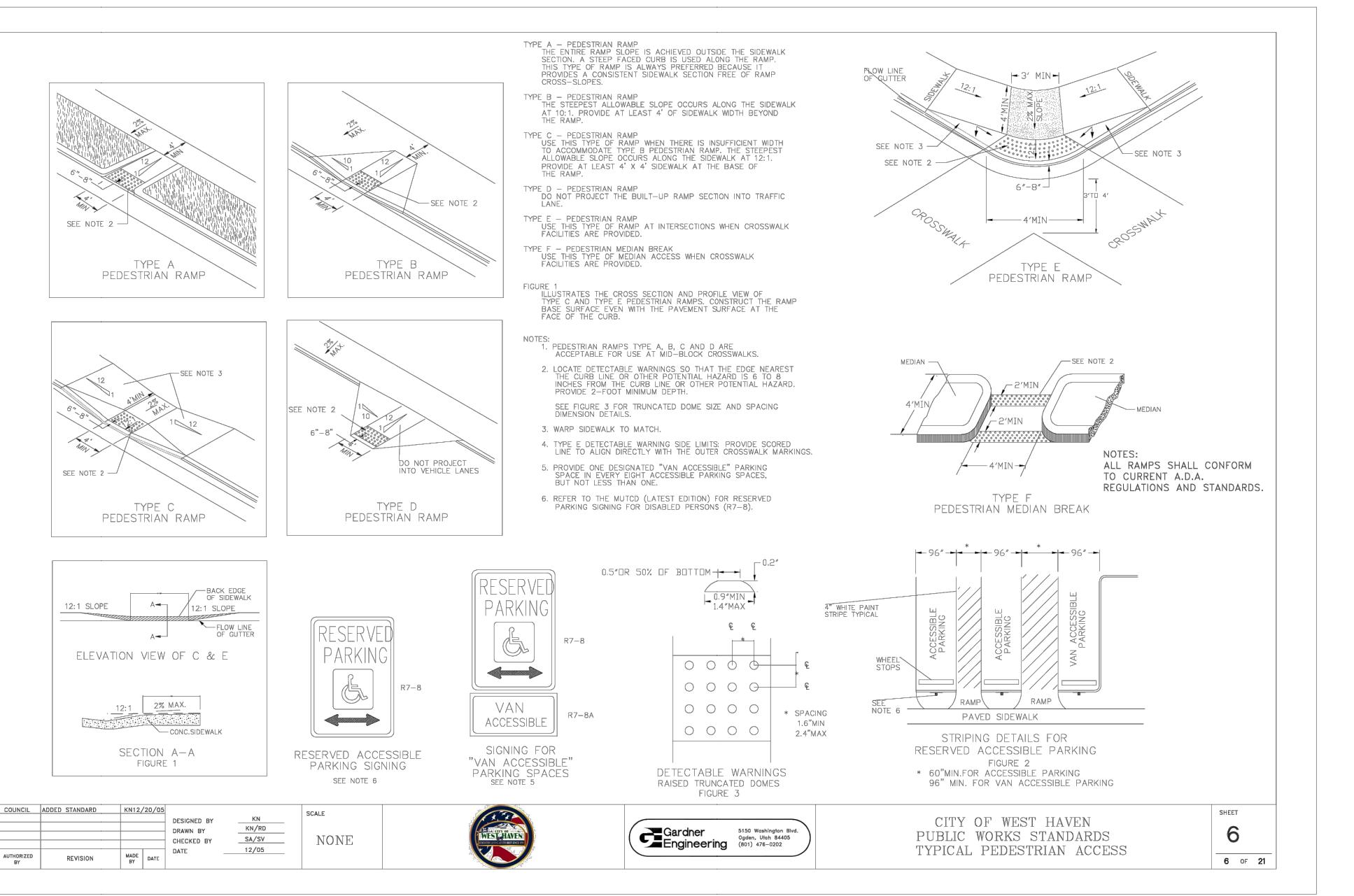
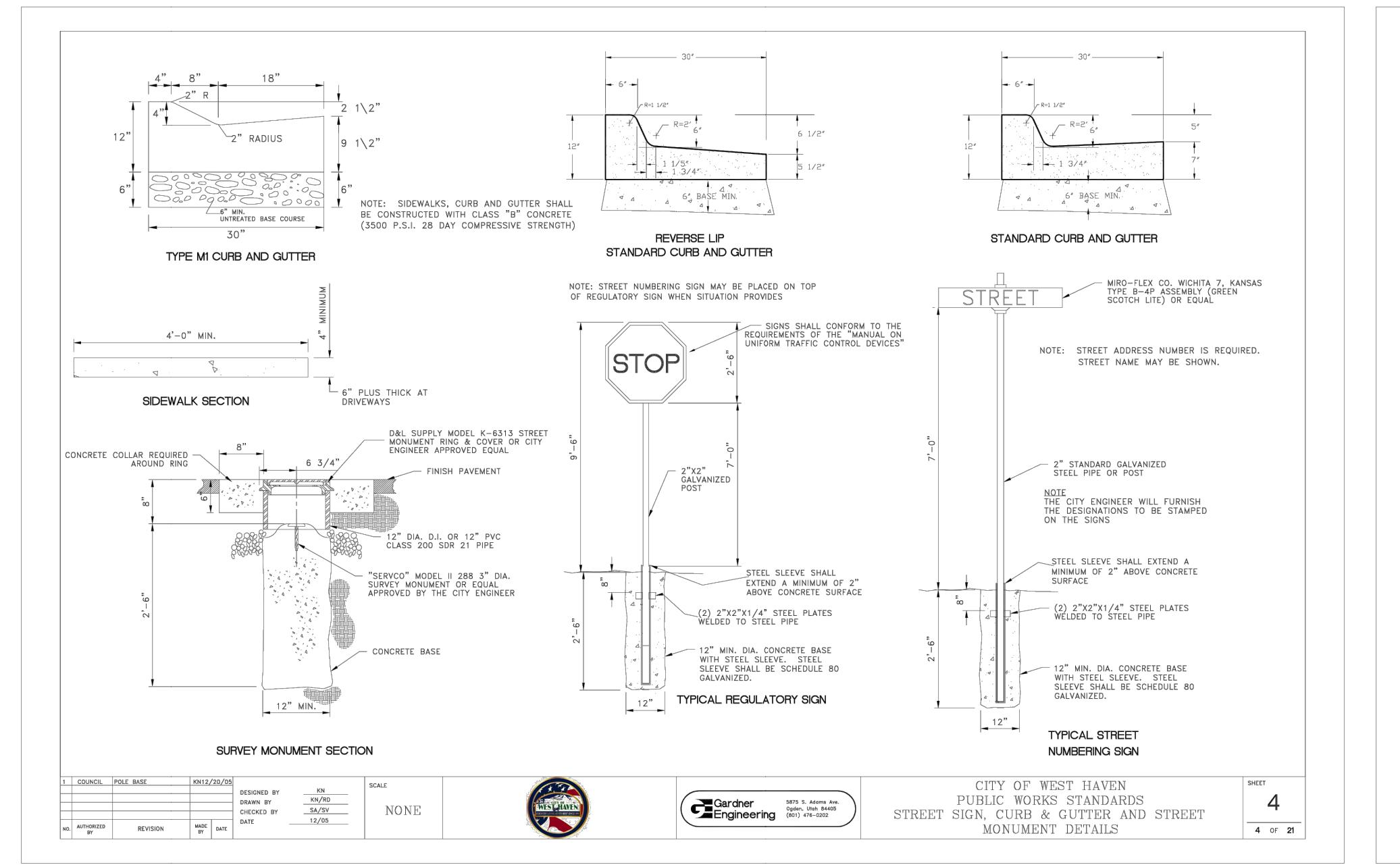
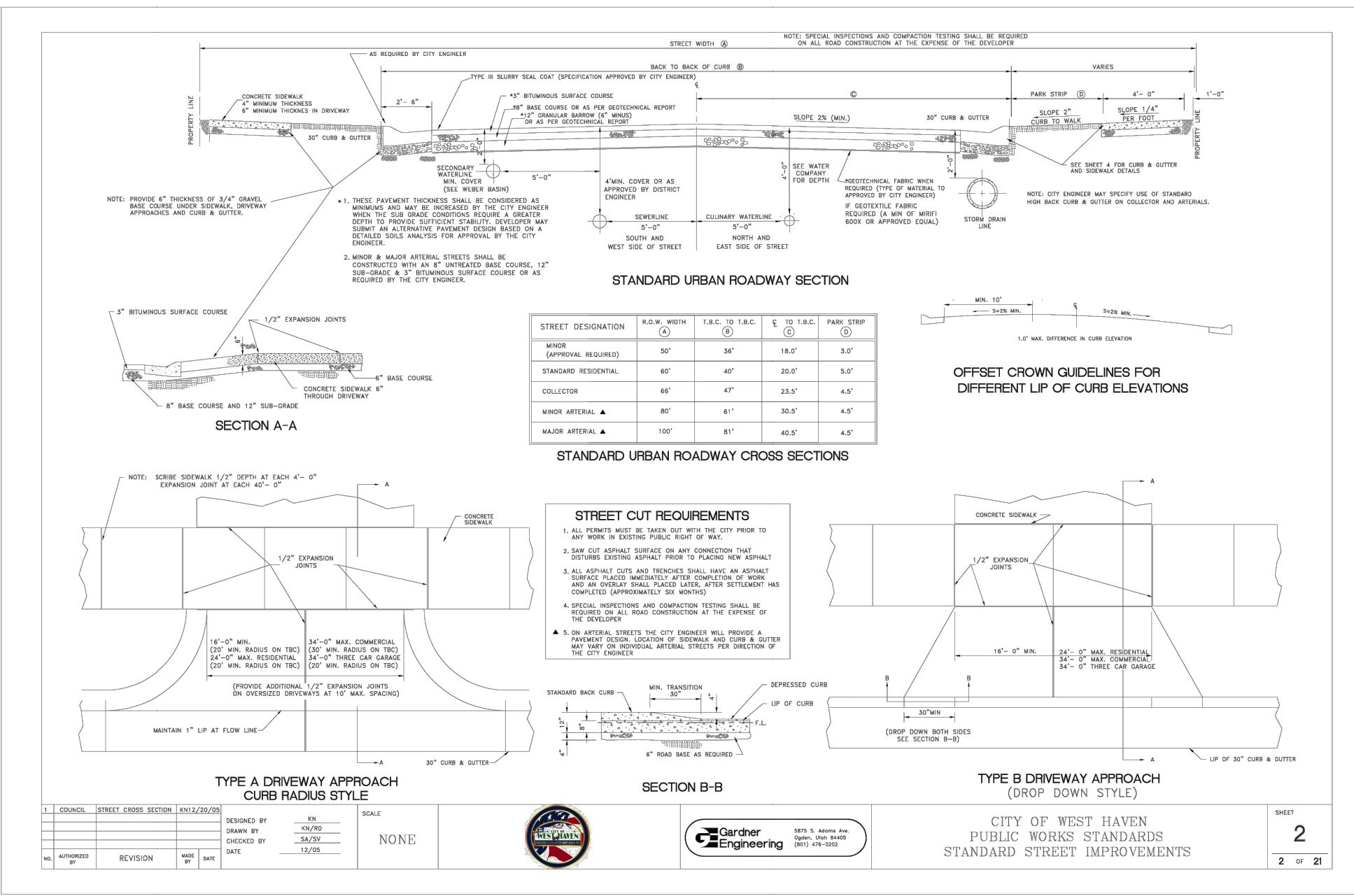
C600



HUNT · DAY
3445 Antelope St, Ste 200
Syracuse, UT 84075
PH: 801.664.4724

EME
PROJECT TITLE
MECHANICAL

4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT



SUMMARY															
WEST HAVEN CITY CULINARY WATER MINIMUM STANDARDS (CONTACT CONTROLLING CULINARY WATER COMPANY FOR INDIVIDUAL STANDARDS)															
WATER DISTRICT OR WATER COMPANY NAME	① MIN. WATER SIZE	② STANDARD MAIN PIPE CLASS	③ MIN. LATERAL PIPE SIZE	④ STANDARD WATER MAIN PIPE CLASS	⑤ LOCATION OF PROPERTY LINE FROM PROPERTY INTERSECTION	⑥ LOCATION OF WATER VALVE LINE	⑦ WATER VALVE LINE	⑧ FIRE HYDRANT LINE	⑨ FIRE HYDRANT LINE	⑩ FIRE HYDRANT LINE	⑪ MIN. COV'R PIPE AND WATER MAIN PIPE CLASS	⑫ WATER METER PIPE AND WATER MAIN PIPE CLASS	⑬ LOCATION OF WATER MAIN PIPE LINE	⑭ TRENCH COMP. AND PARK. OUTSIDE OF PARKING	⑯ TRENCH COMP. AND PARK. OUTSIDE OF PARKING
BONA VISTA WATER IMPROVEMENT	8"	AWWA C-900 P.V.C. 200 P.S.I.	3/4"	TYPE K COPPER	18'-0"	ON PROPERTY LINE OR 2' FROM PROPERTY LINE	IN LINE WITH PROP. LINE	1" INSIDE OF RIGHT OF WAY	5 1/4" NOZZLE STATE REC. AS SPECIFIED BY COMPANY FIRE DEPT.	AS SPECIFIED BY COMPANY FIRE DEPT.	4" SHOULDER ON CROSSINGS	18" x 36" CONCRETE PIPE FOR TOUCH ROAD	ADJACENT TO MAIN LINE TEE	95% OF AASHTO T-99	95% OF AASHTO T-99
HOOPER WATER DIST. IMPROVEMENT DISTRICT	8"	C-900 CLASS 180	1"	C.T.S. POLY CLASS 180	15'-0"	OUTSIDE PROP. LINE	IN LINE WITH PROP. LINE	8"-0"	5 1/4" NOZZLE WALLER OR SUPER CENTRIF.	AS SPECIFIED BY COMPANY FIRE DEPT.	42"	18" x 30" CONCRETE PIPE FOR TOUCH ROAD	ADJACENT TO MAIN LINE TEE	95% OF AASHTO T-99	95% OF AASHTO T-99
TAYLOR - WEST WEBER WATER IMPROVEMENT DISTRICT	10"	AWWA C-900 WALLER PIPE	1"	4" POLY CLASS 180	2' OFF EDGE OF OIL FIELD	ON CORNER OF INTERSECTION	ON PROPERTY LINE	5 1/4" NOZZLE WALLER	AS SPECIFIED BY COMPANY FIRE DEPT.	42"	18" x 30" CONCRETE PIPE FOR TOUCH ROAD	ADJACENT TO MAIN LINE TEE	95% OF AASHTO T-99	95% OF AASHTO T-99	

NOTE: THIS TABLE IS A GENERAL SUMMARY OF THE APPLICABLE WATER DISTRICT/WATER COMPANY STANDARDS FOR THE MAJOR WATER SUPPLY UTILITIES IN WEST HAVEN CITY. INDIVIDUAL DISTRICT/COMPANY STANDARDS SUPERSEDE THE WEST HAVEN CITY STANDARDS. IN DEVELOPMENT AREAS WHERE NO STANDARDS EXIST, THE CONTROLLING WATER DISTRICT/WATER COMPANY STANDARDS SHALL BE USED. CONSULT WITH THE CONTROLLING WATER DISTRICT OR COMPANY FOR CONSTRUCTION DETAILS AND REQUIREMENTS PRIOR TO DESIGN AND CONSTRUCTION.

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SWPPP Notes

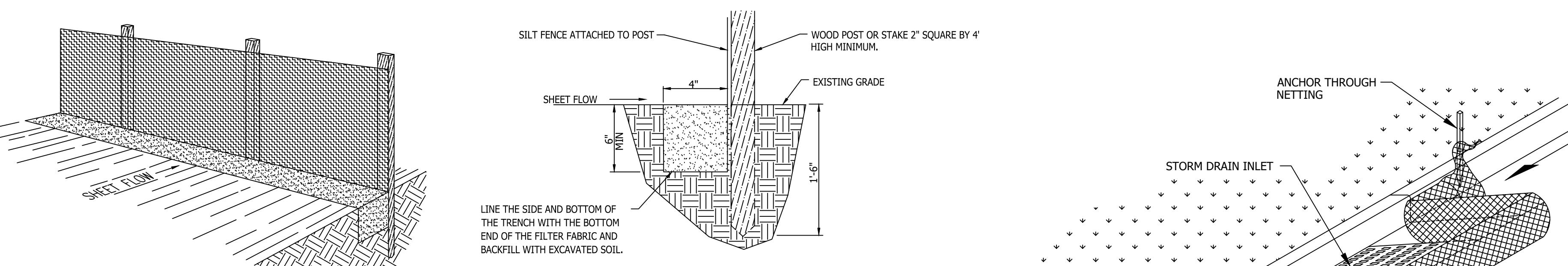
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

(A) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

(B) WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.

(C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEDED PER PLAN.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
- THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
- THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:
 - THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
 - INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
 - A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
- THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
- THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY Dewatering PERMITS REQUIRED FOR THE PROJECT.
- THE PROJECT SITE IS IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
- THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
- FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
- IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
- IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
- THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
- EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



Perspective View

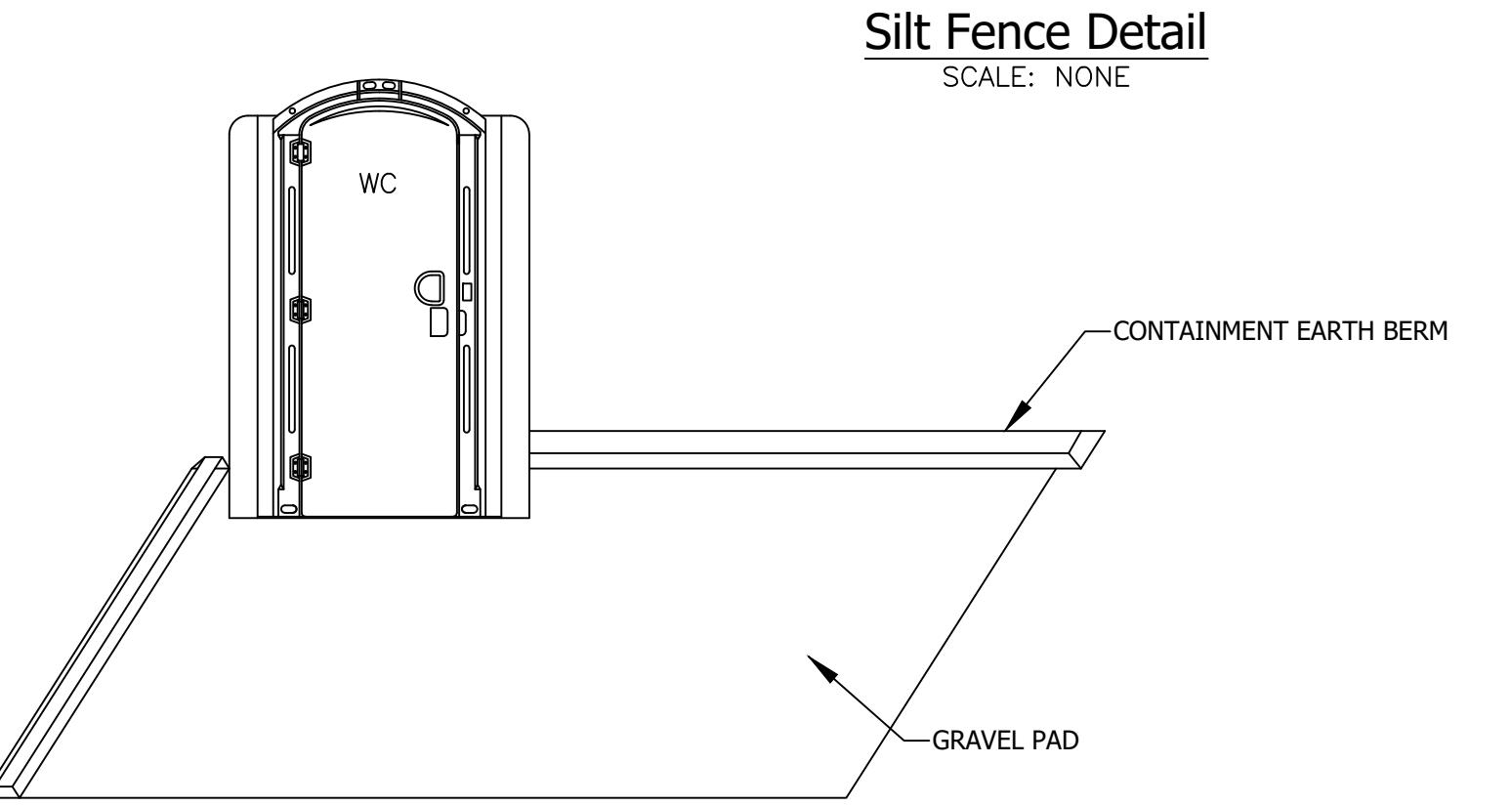
Section

Inlet Box Protection

PROJECT TITLE
EME MECHANICAL
4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

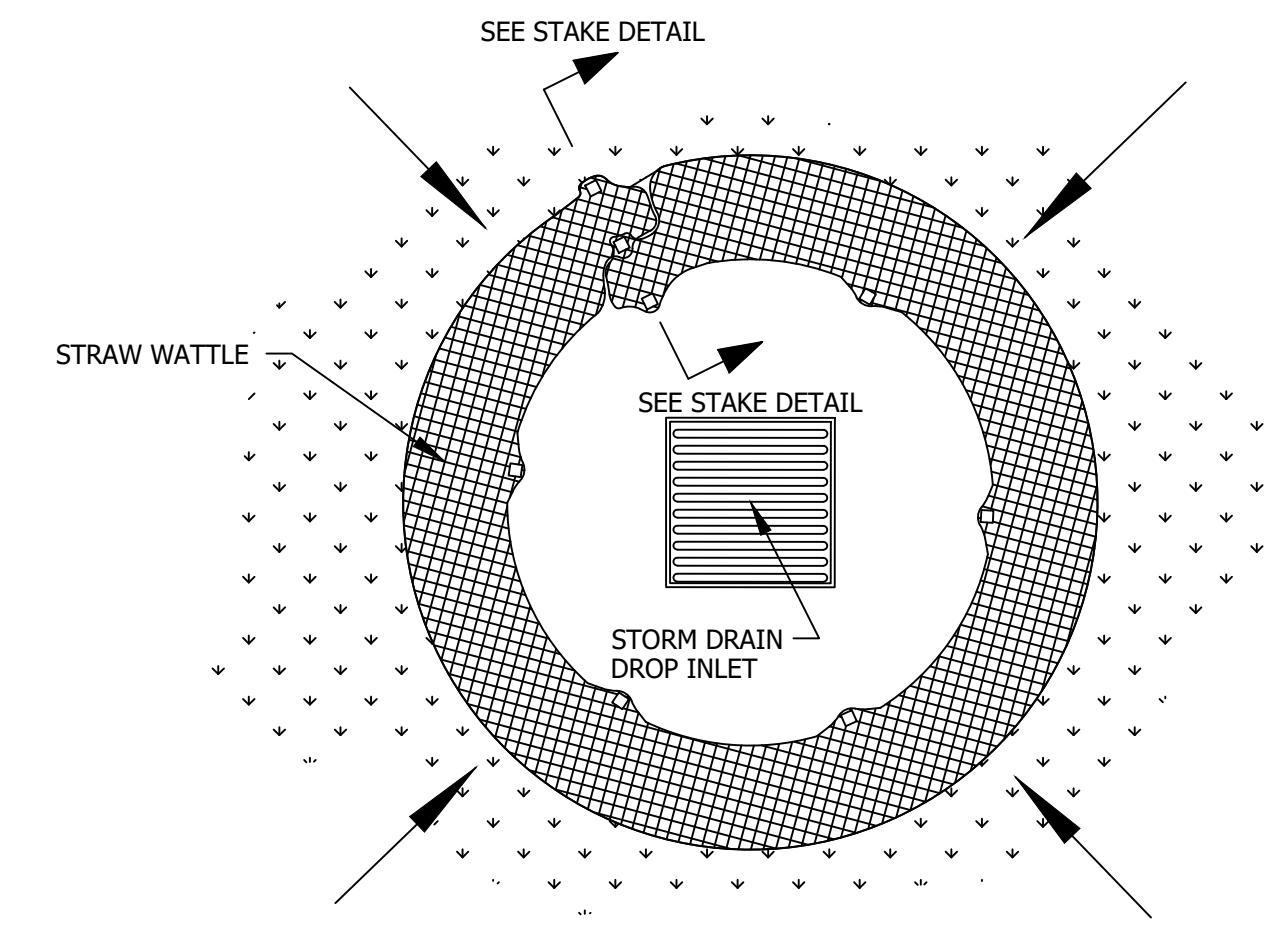
Silt Fence Notes:

- WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
- ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
- WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
- AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
- MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
- REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
- WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

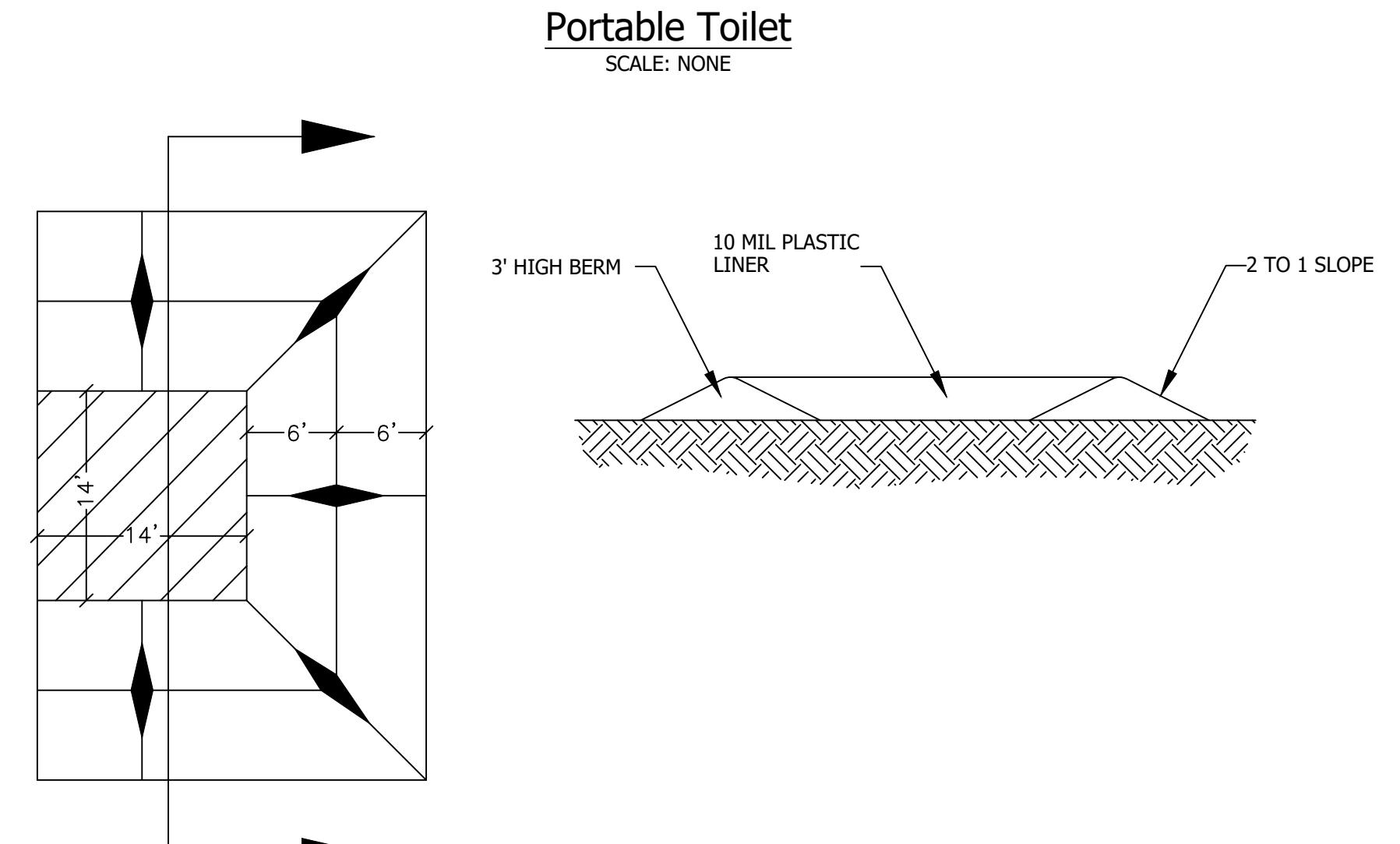


Silt Fence Detail

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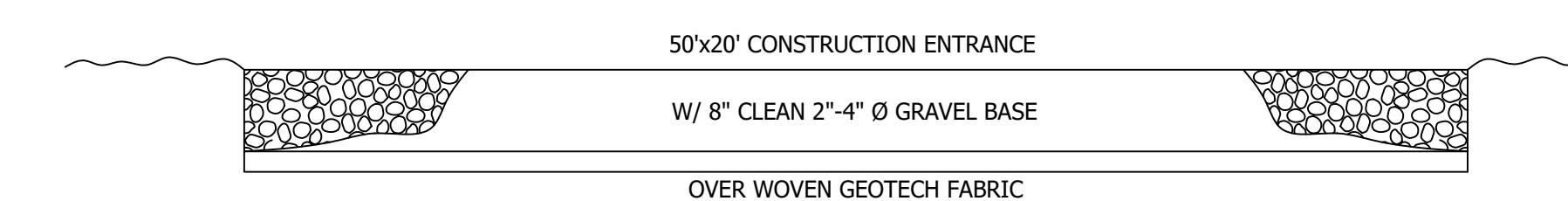


Plan View

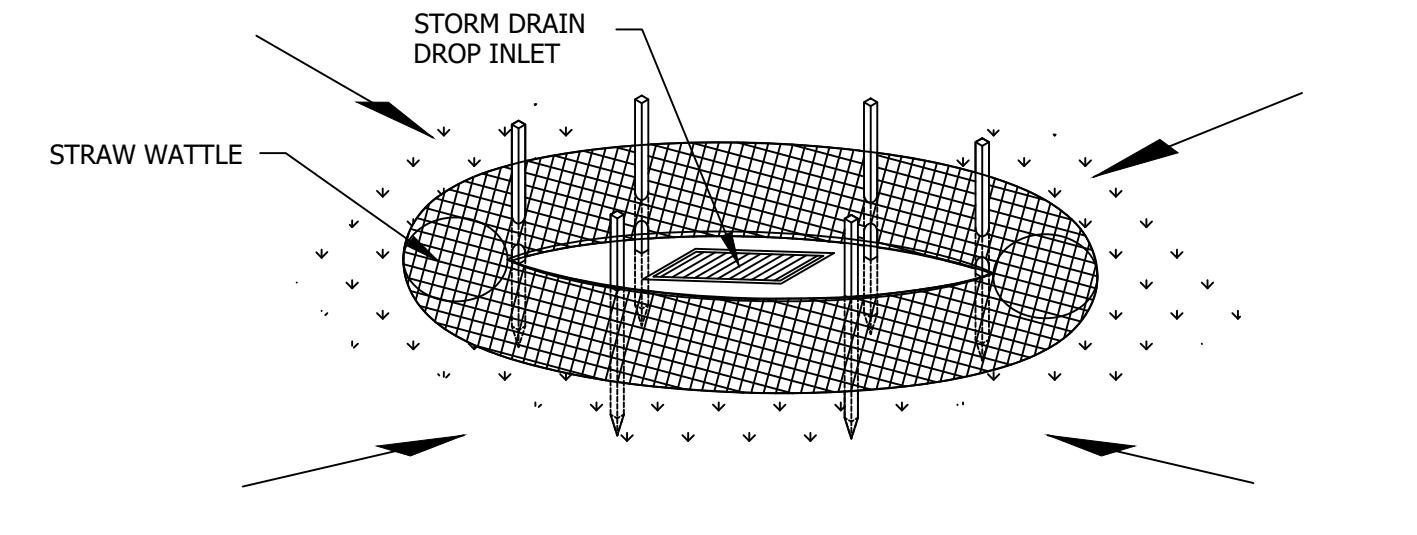


Portable Toilet

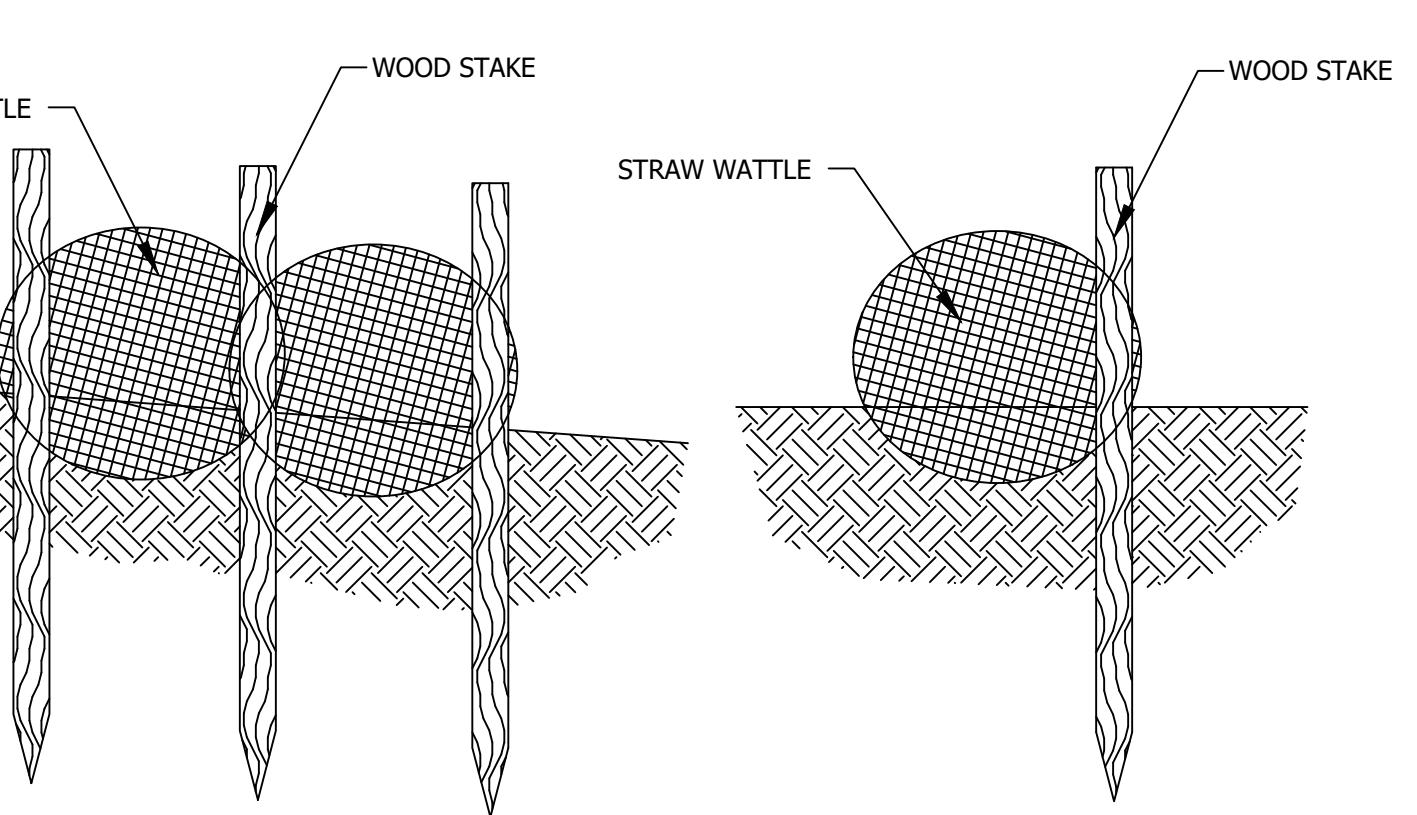
SCALE: NONE



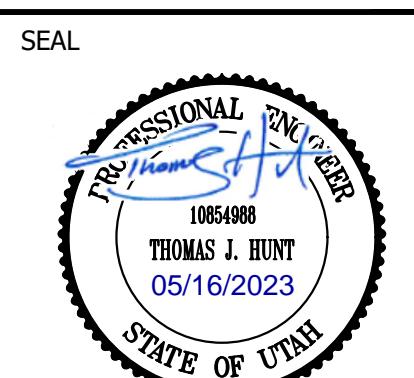
Cross Section 50' x 20' Construction Entrance



Drop Inlet Protection



REVISIONS	INITIAL SUBMITTAL	TP	BY
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0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT STATUS

Initial Submittal

PROJECT INFO.

Engineer: T. Hunt
Drawn: T. Pridemore
Checked: -
Date: 01/02/2022
Proj. No. -
SHEET TITLE

SHEET NO.

C701

SWPPP Details



Planning Commission Staff Review Memo

April 16, 2025

FINAL SITE PLAN /CUP REVIEW

Request: Grant final site plan for RDO Equipment, a heavy equipment sales and service business

Property Address: 1971 W 2100 S

Parcel(s): 15-788-0003

Property Zone: Commercial C-2

Property Size: 5.26

Applicant: Agent: Genneva Blanchard

Governing Docs: WHZC 157.730-737

Decision Type: Administrative Recommendation

Recommendation: See comments under "Staff Review/Recommendation"

Background

This petition is for a Commercial Site Plan/Conditional Use Permit. It is located on the south/west corner of 21st Street and 1900 west. The proposal is for a farm equipment sales and service facility. It is anticipated that it will have typical business operating hours. The building is approximately 32,000 square feet. The current zone is C-2. The proposed use is conditional in the C-2. The petition has been reviewed by the development review committee. The petition received preliminary site plan and conditional use permit approval on January 22, 2025.

Site Design 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 subchapter regulates parking and loading spaces, vehicle traffic, and access to provide orderly and adequate development of these needed amenities, and in so doing, promote the safety and well-being of the citizens of the city.

The proposed project falls into several different categories of the parking Ordinance.

Automobile sales, new/used	5 spaces, plus 1 space per 2,000 square feet GFA. This is exclusive of on-site inventory parking
Office, general	1 space per 250 square feet GFA

Based on the above analysis the project has adequate parking.

§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, and the City Engineer has approved the access.***

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

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance? ***A signage plan has been submitted. 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 - §157.988.

(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.***

(2) 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.

(3) *Irrigation plan.* A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:

(a) Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;

(b) Static water pressure in pounds per square inch (PSI) at the point of connection to the public water supply;

(c) Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and

(d) Installation details for irrigation components.

The project has submitted an irrigation plan and meets city requirements.

(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, and a mix of roofline projections. ***The building is compliant with these requirements. There are breaks in the façade which are accomplished by varying building heights and a 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?

City Engineering has reviewed all plans and had only two minor issues remaining:

- 1. Revise Document C4.1 Provide minimum 0.5% slope on new curb along 2200 S.; and***
- 2. Coordinate SWPPP Approval with Colt Prevedel prior to preconstruction meeting. Also, long-term maintenance agreement will be required prior to construction.***

City Engineering believes both of these outstanding items could be addressed prior to the preconstruction meeting and prior to the issuance of building permits. Prior to the issuance 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.

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. The code has a mechanism in place for enforcement under the nuisance ordinance. ***Developer has provided the City with graphics of their proposed lighting fixtures along with their locations, all of which seem to satisfy these requirements.***

This application also requires a Conditional Use Permit.

Because CUP standards have been addressed and reviewed as part of the Site Plan review, Staff recommends combining the approval process for both processes. This will avoid redundancies and conflicts between the processes. The application received preliminary conditional use permit approval on January 22, 2025, along with the preliminary site plan.

Preliminary Approval Conditions

The Planning Commission's preliminary approval of the commercial site plan was given subject to the following items being addressed:

- 1- Prior to receiving final site plan approval, the applicant 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. – ***This was completed. There are a few minor items that need to be addressed before a building permit can be issued.***

- 2- Prior to receiving final site plan approval, the applicant shall submit to the City all required will serve letters and the fire review from Weber Fire District. – ***This was completed. All letters and the fire review were submitted.***
- 3- Prior to receiving final site plan approval, the applicant shall provide a vehicle path analysis for the largest expected vehicle for both access points. – ***This was completed.***
- 4- The Conditional Use Permit shall be subject to the requirements and conditions of the approved site plan.

Revised Staff Recommendation

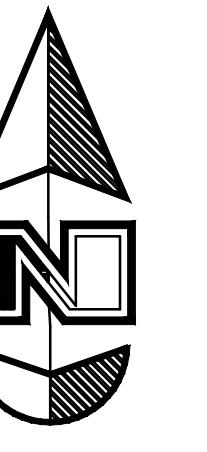
Based on the following findings, staff recommends Final Site Plan and Conditional Use Permit approval subject to the following conditions:

- 1. The Conditional Use Permit shall be subject to the requirements and conditions of the approved site plan.**
- 2. 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.**

Proposed Motion of the Planning Commission

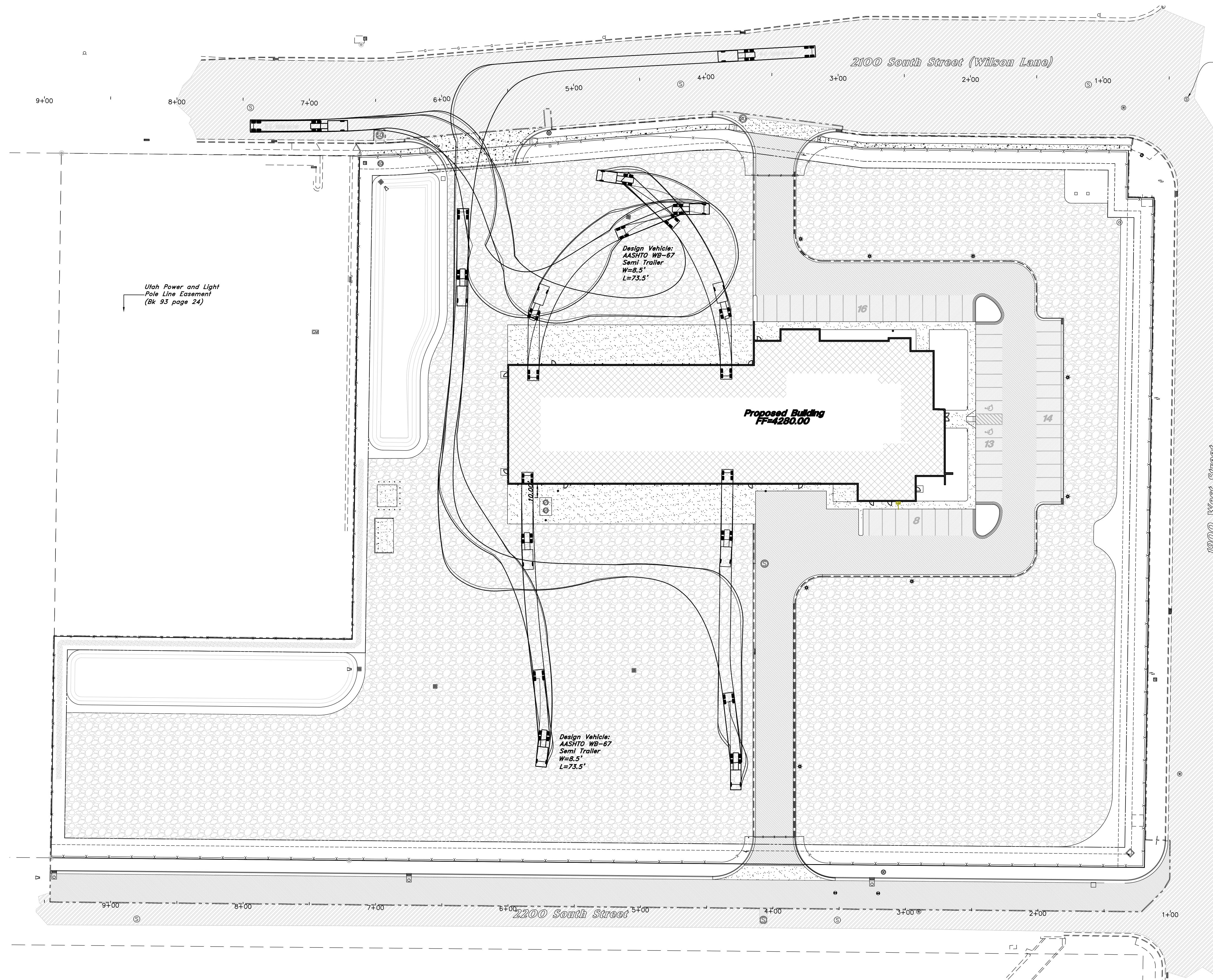
A possible motion for the Planning Commission is:

“The Planning Commission grants final approval of the commercial site plan and conditional use permit for RDO, located at approximately 1971 W. 2100 S., West Haven, Parcels #157880003, subject to the conditions recommended by staff in the staff report.”



Scale: 1" = 40'

Graphic Scale



Vehicle Access Exhibit



GREAT BASIN

ENGINEERING

RDO Equipment

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
A part of the Northwest 1/4 of Section 26, T6N,
R2W, S.L.B&M. U.S. Survey

April 2025

SHEET NO.

1

094900

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
TREES					
ACE HOT	8	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	B & B	2"Cal	
CEL OCC	3	Celtis occidentalis / Common Hackberry	B&B	2"Cal	
MAL ABE	11	Malus x 'Jarmin' / Marilee® Crabapple	B&B	2"Cal	
MAL DON	4	Malus x 'Donald Wyman' / Donald Wyman Crabapple	B&B	2"Cal	
ZEL VIL	1	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	B&B	2"Cal	
SHRUBS					
JUN ARC	72	Juniperus sabina 'Arcadia' / Arcadia Juniper	3 gal		
PRU OTT	5	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	3 gal		
RHU GRO	37	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal		
ROS BON	62	Rosa Meidiland series 'Bonica' / Bonica Meidiland Rose	3 gal		
ROS DXD	190	Rosa x 'Groundcover Pink' / Pink Groundcover Rose	3 gal		
TAX DEN	8	Taxus cuspidata 'Densiformis' / Dense Japanese Yew	3 gal		
GRASSES					
CAL KAR	31	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.		
MIS COS	14	Miscanthus sinensis 'Cosmopolitan' / Cosmopolitan Silver Grass	1 gal.		
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	TYPE	SPACING
GROUND COVERS					
	8,785 sf	Existing Vegetation to Remain Maintain and protect existing vegetation along 1900 West	sod		
	19,469 sf	Gravel Mulch 1 / Staker Parsons 1" Wasatch Grey 1" Grey, Clean, Washed Decorative Crushed Gravel Mulch Or Approved Equal, Place 3" deep over Dewitt Pro 5 weed barrier Fabric.	Stone Mulch	Stone	
	27,572 sf	Gravel Mulch 2 / 1.5" Staker Parsons Mt White Marble 1.5" clean, washed, white crushed gravel or Approved Equal, Place 3" deep over Dewitt Pro 5 weed barrier fabric.	Stone Mulch	Stone	
	10,260 sf	Gravel Mulch 3 / 3-6" Staker Parsons Wasatch Grey 3-6" clean, washed, grey angular gravel or Approved Equal, Place 6" deep over Dewitt Pro 5 weed barrier fabric.	Stone Mulch	Stone	
	18,451 sf	Native Grass Seed Mix Hydroseed over 2" Deep Stockpiled Topsoil- See Grass Seed Mix Schedule	seed		

PLANTING NOTES

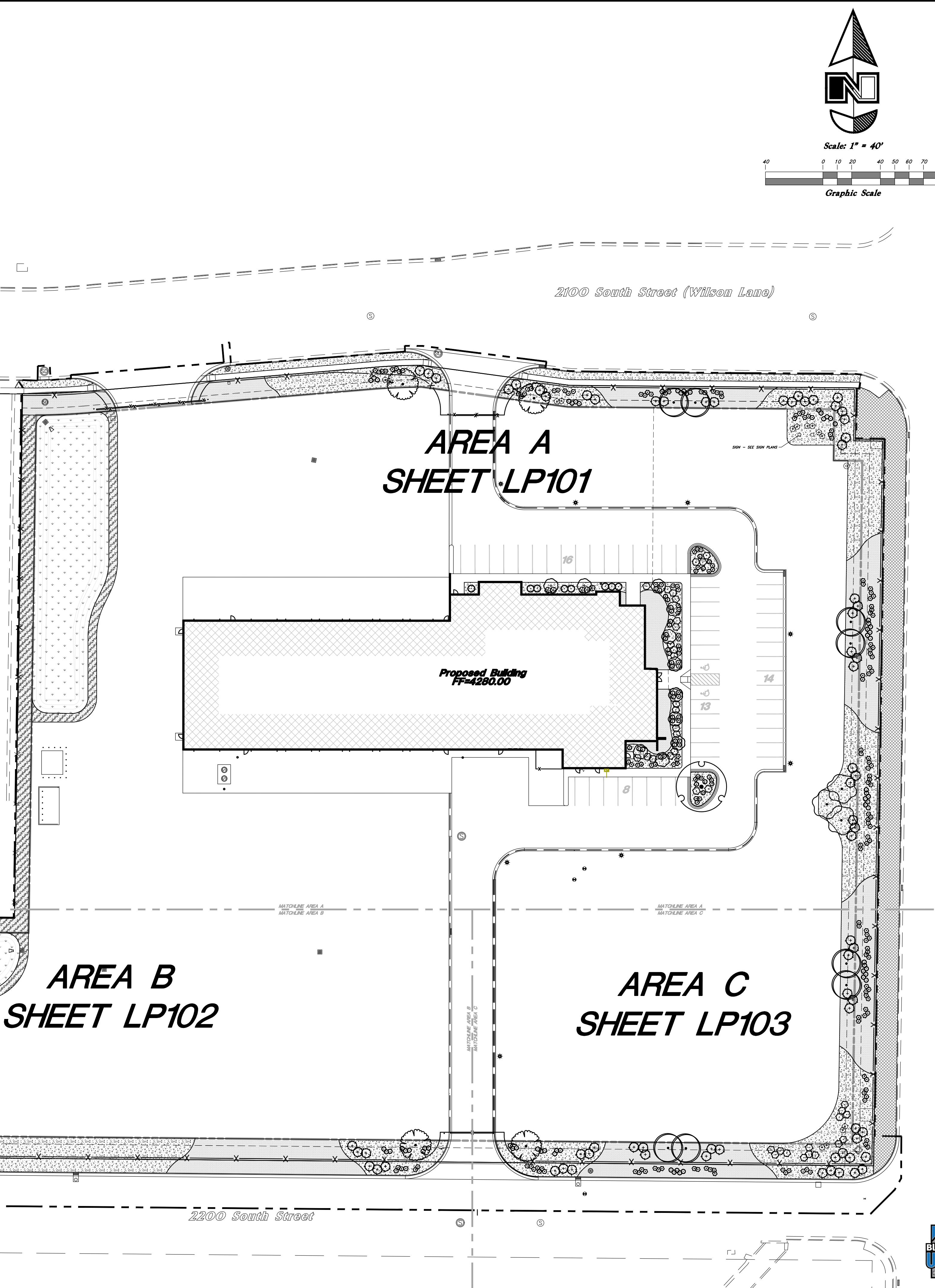
1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. ALL PLANTS SHOWN GRAPHICALLY ARE REQUIRED. ANY PLANT QUANTITIES ARE FOR CONVENIENCE ONLY, CONTRACTOR TO VERIFY PLAN QUANTITIES PRIOR TO BIDDING.
3. SPACING BETWEEN PLANTS AND BETWEEN PLANTS AND PAVING ARE BASED ON THE MATURE SPREAD OF THE PLANTS. PRIOR TO PLANTING, VERIFY ROOM TO ACCOMMODATE MATURE PLANT WITHOUT OVERCROWDING AND ENCRISING ON PAVING.
4. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. TOPSOIL IS TO BE HARVESTED AND STOCKPILED ON SITE, SCREEN AND AMEND TO MEET THE FOLLOWING STANDARDS:
 - 5.1. ORGANIC MATTER: GREATER THAN 1.0%
 - 5.2. SOLUBLE SALTS: LESS THAN 4 ds/m
 - 5.3. PH: BETWEEN 5.0 AND 8.2
 - 5.4. TEXTURE: SAND: 15-60%, SILT: 10-60% CLAY 5-30%
 - 5.5. SODIUM ABSORPTION RATIO (SAR): BELOW 10 FOR SANDY CLAY LOAM, SANDY LOAM AND LOAM, BELOW 7 FOR SILT LOAM, SILTY CLAY LOAM, AND CLAY LOAM.
 - 5.6. COARSE FRAGMENTS 2mm AND SMALLER: LESS THAN 5%
 - 5.7. NO ROCKS OVER 1.5"
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TOPSOIL AROUND TREES AND SHRUBS AS INDICATED IN THE TOPSOIL PLACEMENT DETAIL.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR SPECIFIED TOPSOIL AND MULCH LAYER THICKNESS. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
8. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.

PLANTING TABLE

LANDSCAPE AREA	11,600 SF
TREES REQUIRED 1/400 SF	29
TREES PROVIDED	29
SHRUBS REQUIRED 1/200 SF	60
SHRUBS PROVIDED	428

LANDSCAPE MATERIAL TABLE

LANDSCAPE MATERIAL	TOTAL SF	% OF TOTAL LANDSCAPE AREA
TURFGRASS	0	0%



Overall Landscape Plan

RDO Equipment

West Haven City, Weber County, Utah, 1/4 of Section 26, T6N, R2W, SLC (B0115210222, FAX (B01392-75443)

A part of the Northwest 1/4 of Section 26, T6N, R2W, SLC, (B011394-4515, FAX (B01392-75443)

MAIN BLDG. 5746 SOUTHWEST 1475 EAST, 84444

W W. G R E A T B A S I N E N G I N E E R I N G C O M P A N Y



Overall Landscape Plan

RDO Equipment

West Haven City, Weber County, Utah, 1/4 of Section 26, T6N, R2W, SLC (B0115210222, FAX (B01392-75443)

A part of the Northwest 1/4 of Section 26, T6N, R2W, SLC, (B011394-4515, FAX (B01392-75443)

MAIN BLDG. 5746 SOUTHWEST 1475 EAST, 84444

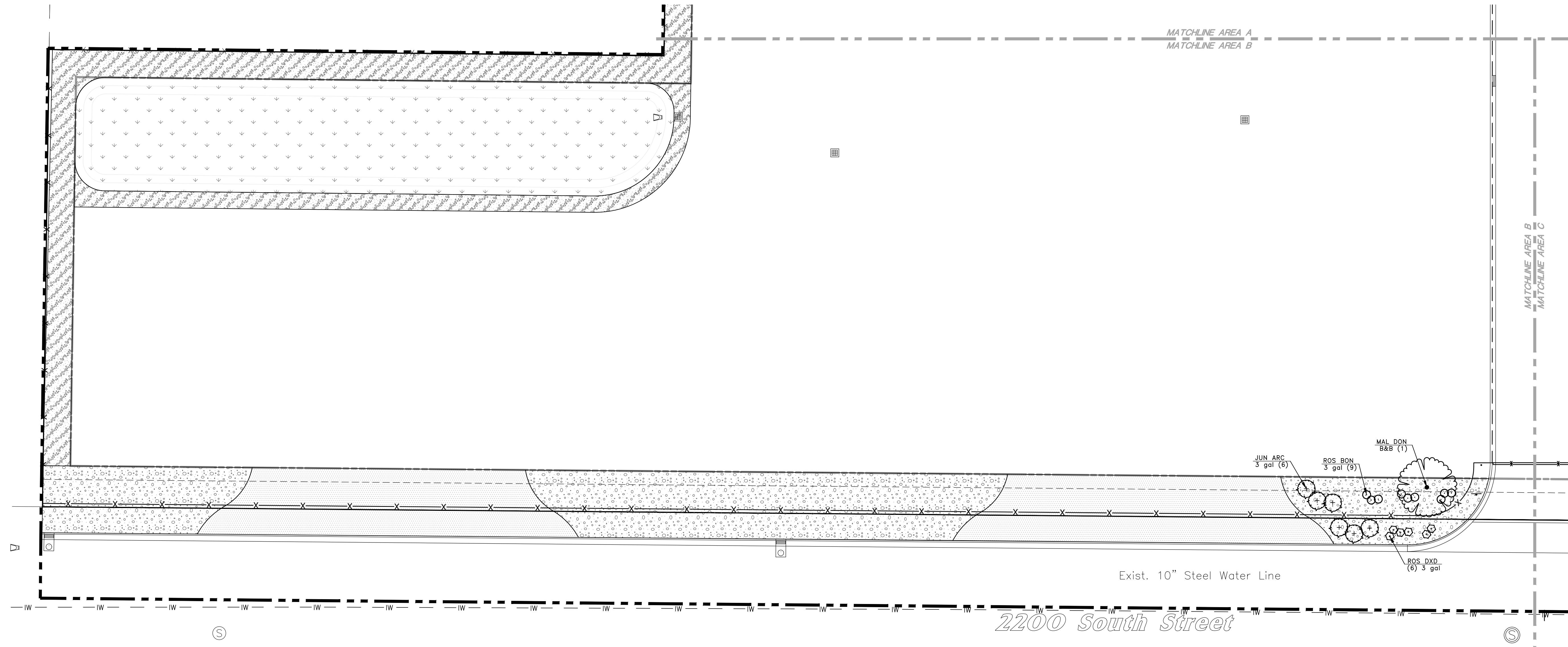
W W. G R E A T B A S I N E N G I N E E R I N G C O M P A N Y

Apr. 14 2025

SHEET NO.

LP100

2IN716



Enlarged Landscape Plan

RDO Equipment

West Haven City, Weber County, Utah
A part of the Northwest 1/4 of Section 26, T6N,
R2W, SLB&M, U.S. Survey

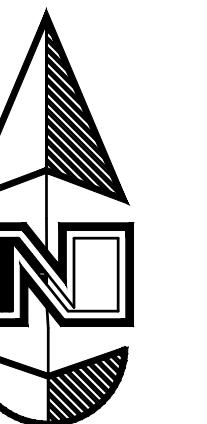
Great Basin Engineering

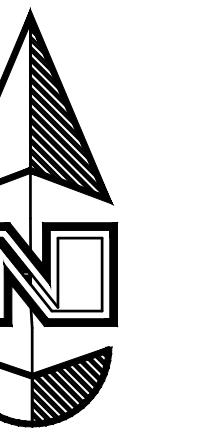
5-7-4-6-5-OUT-14-7-5 EAST, OGDEN, UTAH 8-4-4-0-3
MAIN (801) 394-4515 SLC (801) 521-0222 FAX (801) 392-7544
W W. G R E A T B A S I N E N G I N E E R I N G . C O M

Apr. 14 2025
SHEET NO.
LP102

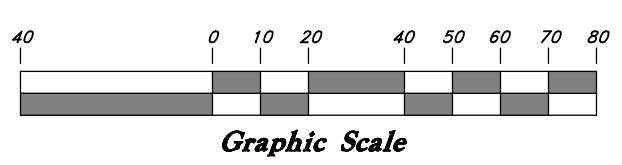
1st City Comments
DATE
REV

Scale: 1" = 20'
Graphic Scale
20 0 10 20 25 30 35 40
2IN716





Scale: 1" = 40'



Graphic Scale

2100 South Street (Wilson Lane)

AREA A

SHEET * LI101

AREA B

SHEET LI102

AREA C

SHEET LI103

***Proposed Building
EE-1280.00***

Overall Irrigation Plan

RDO Equipment

West Haven City, Weber County, Utah

Overall Irrigation Plan

RDO Equipment

*West Haven City, Weber County, Utah
part of the Northwest 1/4 of Section 26, T6
R2W, SLB&M, U.S. Survey*

THE JOURNAL OF CLIMATE

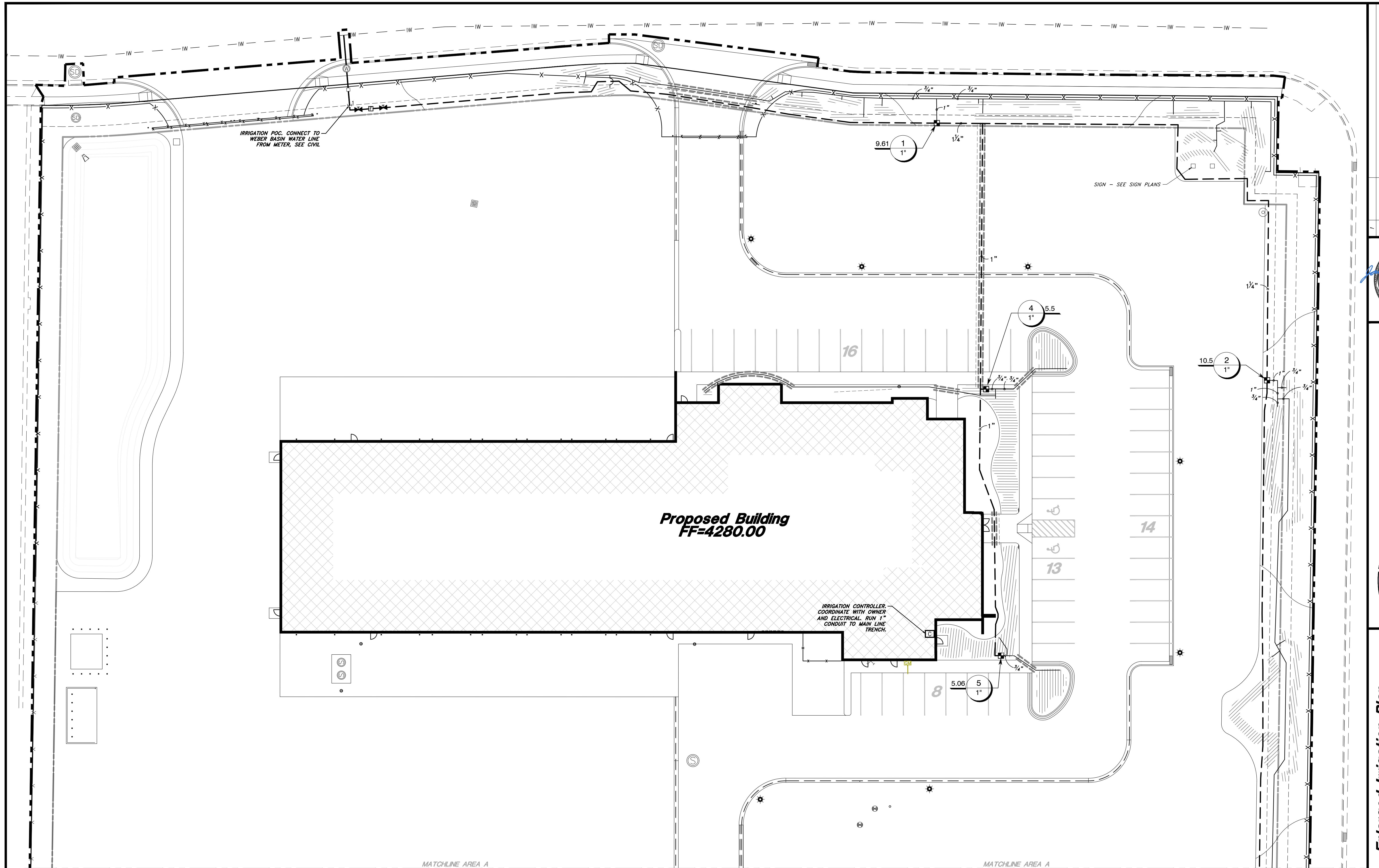
Apr. 14, 2025



1100

LT100

21N/10



Enlarged Irrigation Plan

RDO Equipment

GB

GREAT BASIN ENGINEERING

STATE OF UTAH
James D. Zaugg
JAMES D. ZAUGG
3085204
2/7/2025
LICENCED LANDSCAPE ARCHITECT

City	Comments
1	4-12-2023 1st City Comments

Great Basin Engineering

STATE OF UTAH
James D. Zaugg
JAMES D. ZAUGG
3085204
2/7/2025
LICENCED LANDSCAPE ARCHITECT

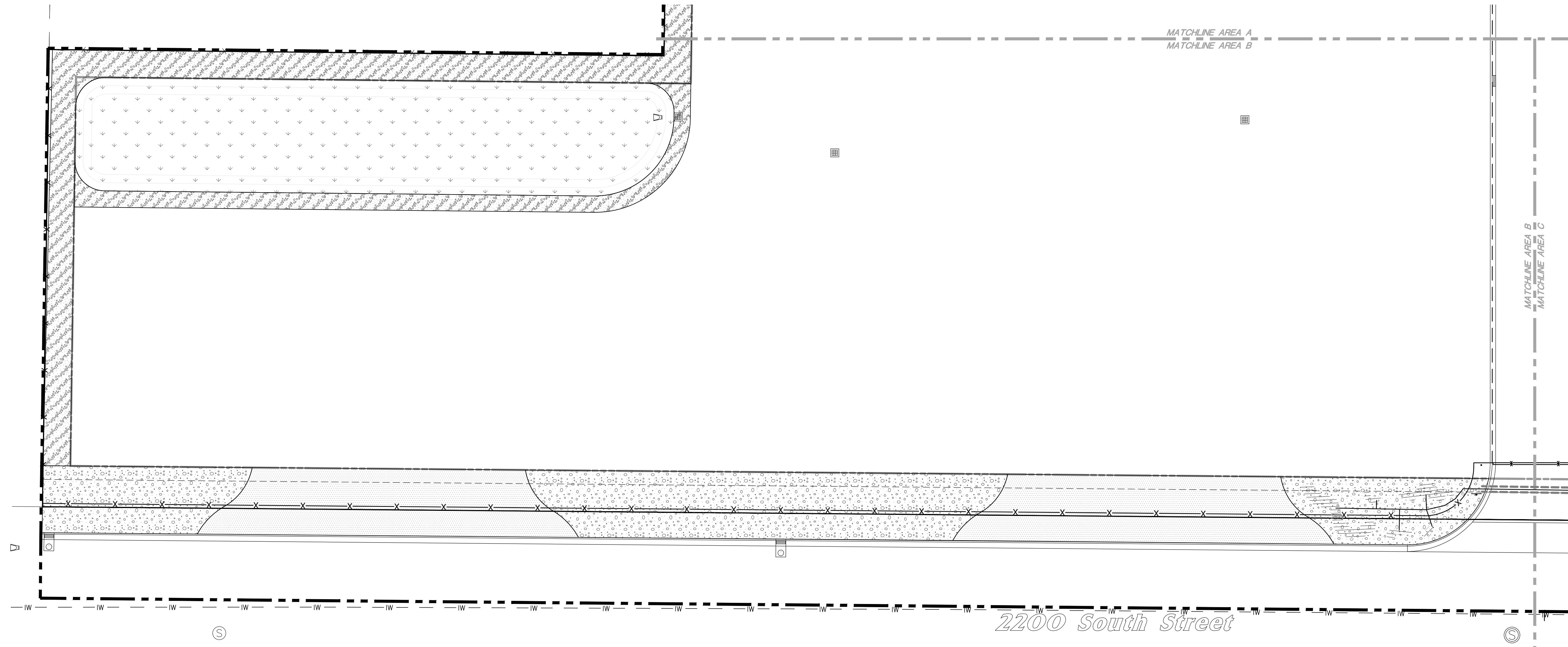
City	Comments
1	4-12-2023 1st City Comments

Apr. 14 2025

SET NO.

LI101

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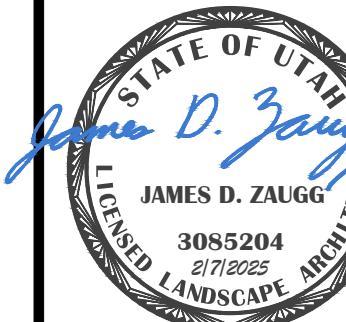


GREAT BASIN ENGINEERING

3055204
2/17/2025
JAMES D. ZAUGG
LICENSED LANDSCAPE ARCHITECT

5-7-4-6-5-0-7-5-1-4-4-5-1-5-0-0-2-2-2-8-4-4-0-3
MAIN (801) 394-4515 SLC (801) 392-7544
W W. G R E A T B A S I N E N G I N E E R I N G . C O M

1
1st City Comments
4-2-2025
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DATE
DESCRIPTION

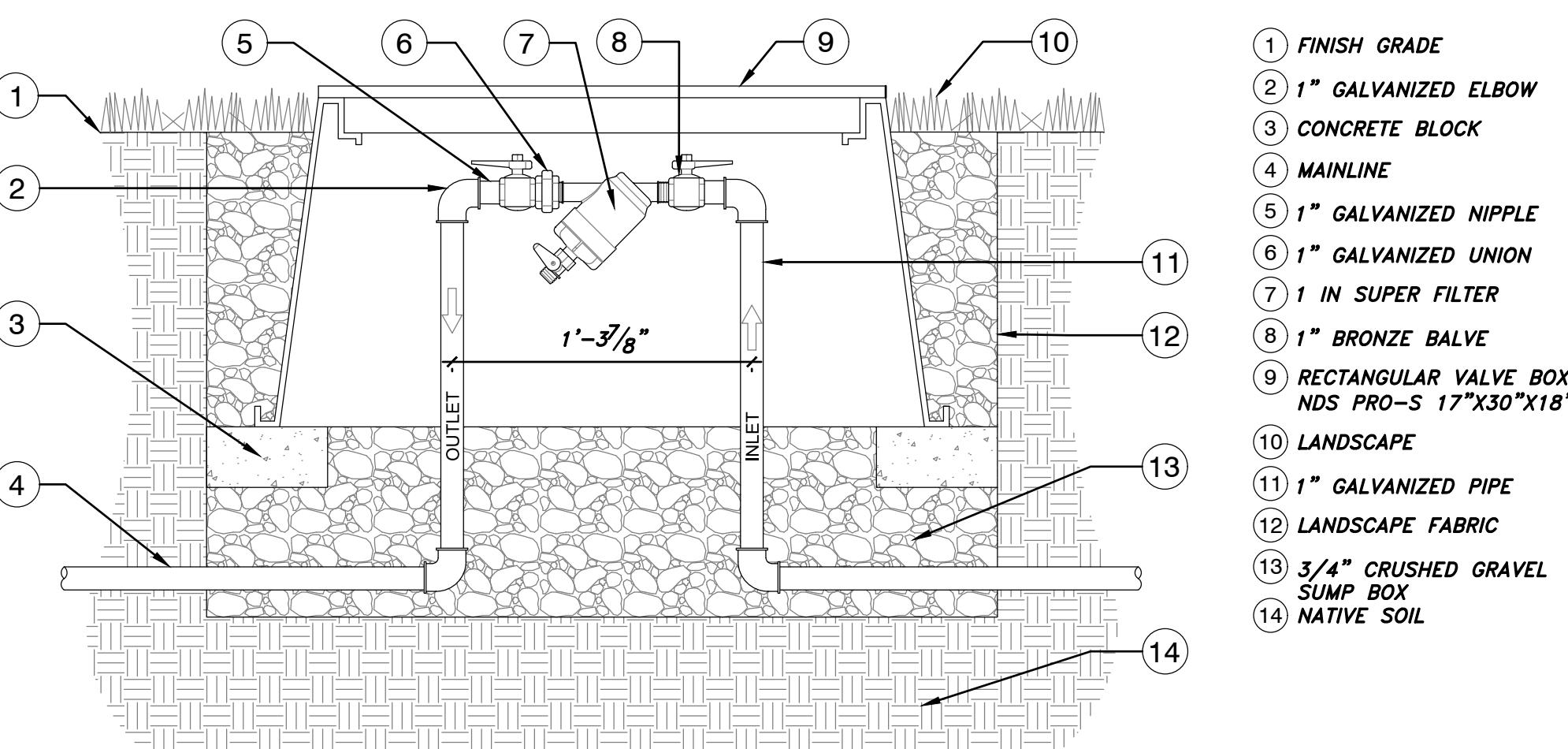


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
■	Hunter ICZ-101-40-LF Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.
■	Hunter HCC-800-PL 8 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen, Commercial Use. Plastic Cabinet.
■	Amiad 1-T-Disc Element Amiad 1in. T Manual Plastic Filter, NPT thread, 200 MicronDisc Element. Engineered-plastic material, maximum working pressure 150psi.
XX	Point of Connection 1" Connect to Weber Basin Water Meter, See Civil Irrigation Lateral Line: PVC Schedule 40
— — — — —	Irrigation Mainline: PVC Schedule 40
— — — — —	Pipe Sleeve: PVC Class 200 SDR 21 Sleeves to be Twice the Size of Through Pipes. At Mainlines, Run Separate Sleeve for Control Wires.
— — — — —	Valve Callout Valve Number Valve Flow Valve Size
— — — — —	1" PVC Sch 40 Control Wire Conduit

IRRIGATION NOTES

1. INSTALL IRRIGATION WIRE UNDER PAVED AREAS IN SEPARATE PVC SLEEVE, SIZE FOR NUMBER OF WIRES.
2. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY ELEVATIONS, NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
3. BEFORE ANY TRENCHING, EXCAVATION, OR DIGGING, THE CONTRACTOR SHALL HAVE THE AREA 'BLUE STAKED' AND CONTACT THE APPROPRIATE UTILITY COMPANIES. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE.
4. VERIFY LOCATIONS OF ALL UTILITIES AND SITE FEATURES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES AND SITE FEATURES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON RECORD DRAWINGS.
6. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. FIELD ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE IN ACTUAL SITE CONDITIONS. CONTACT THE LANDSCAPE ARCHITECT IF SIGNIFICANT CHANGES ARE NECESSARY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REVISIONS TO THE IRRIGATION SYSTEM IF THE IRRIGATION SYSTEM IS INSTALLED WHEN SITE CONDITIONS DIFFER FROM PLAN LAYOUT AND THE LANDSCAPE ARCHITECT WAS NOT INFORMED.
7. LATERAL AND MAIN LINES SHALL BE LAIN IN COMMON TRENCHES IN LANDSCAPE AREAS WHEREVER POSSIBLE.
8. ALL PIPING AND WIRING UNDER PAVEMENT SHALL BE RUN THROUGH SEPARATE SLEEVES. CONTROL WIRES NOT LAIN IN A COMMON TRENCH WITH A MAIN LINE SHALL BE INSTALLED IN A CONDUIT OF SUFFICIENT SIZE.
9. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS, SPECIFICATIONS, AND DETAILS.
10. THIS SYSTEM IS DESIGNED TO OPERATE AT 40 PSI FOR ALL DRIP LINES.
11. THE IRRIGATION WATER SOURCE IS A WEBER BASIN IRRIGATION WATER METER. PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE 60 PSI MIN. IF ACTUAL PRESSURE VARIES FROM THE EXPECTED, CONTACT LANDSCAPE ARCHITECT.
12. SUPPLY PRODUCTS AS SPECIFIED. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS PRE-APPROVED IN WRITING BY THE OWNER OR LANDSCAPE ARCHITECT.
13. CONTRACTOR TO SUPPLY ALL KEYS AND ATTIC STOCK PER THE SPECIFICATIONS.
14. CONTRACTOR TO SHUT DOWN AND WINTERIZE THE IRRIGATION SYSTEM AT THE END OF THE FIRST SEASON AND TURN ON THE SYSTEM AT THE BEGINNING OF THE FOLLOWING SEASON. THIS WORK IS TO BE DONE IN THE PRESENCE OF THE OWNERS' MAINTENANCE PERSONNEL.



1" PLASTIC FILTER BELOW GRADE

1 1/2" = 1'-0"

FX-IR-AMI-FILT-02

Apr. 14 2025

SHEET NO.

L1501

2IN716

IRRIGATION

ON

CO

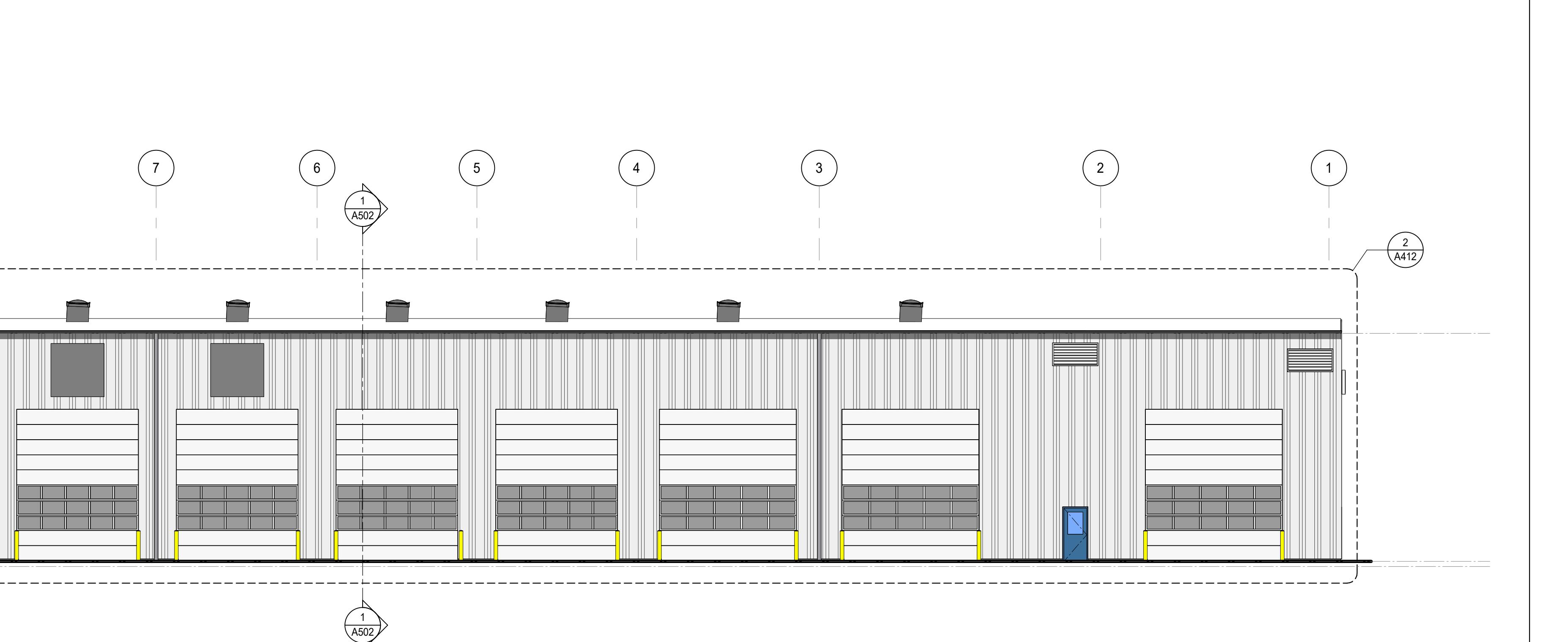
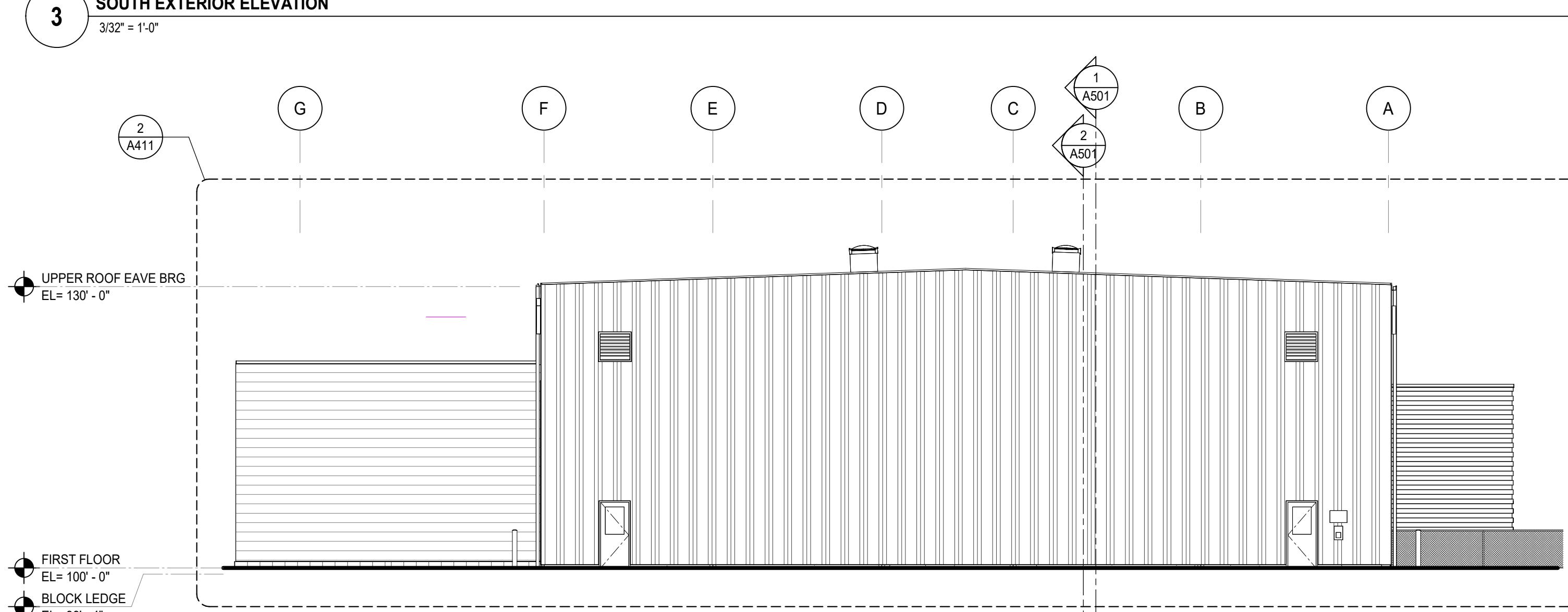
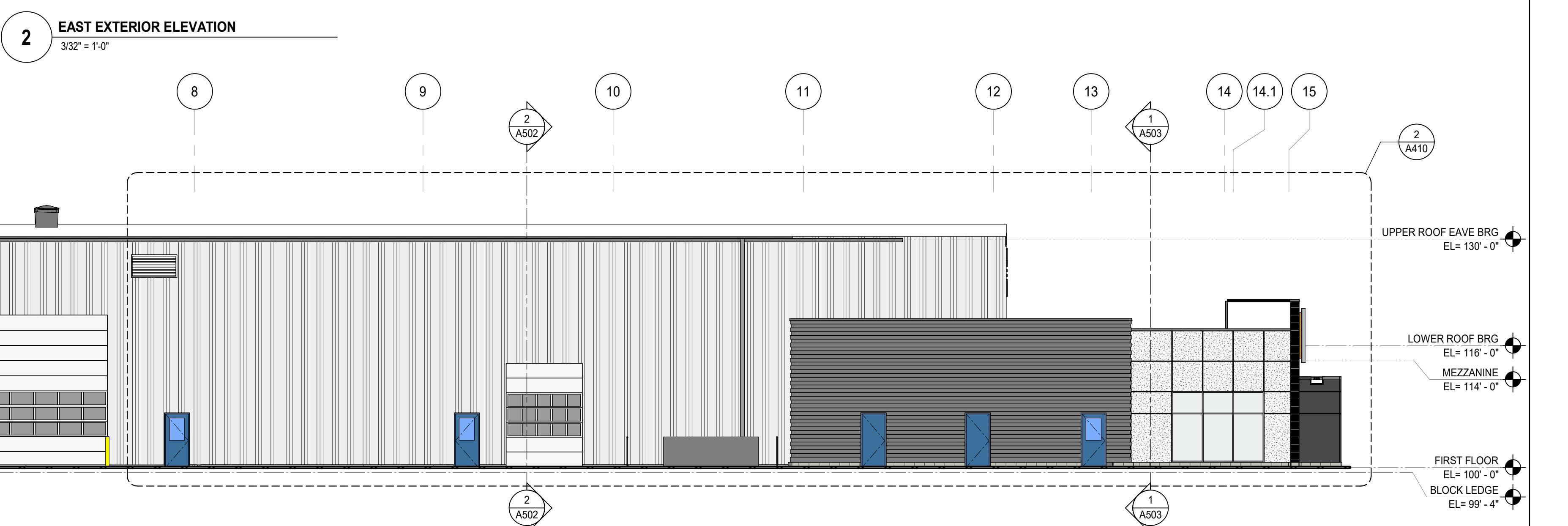
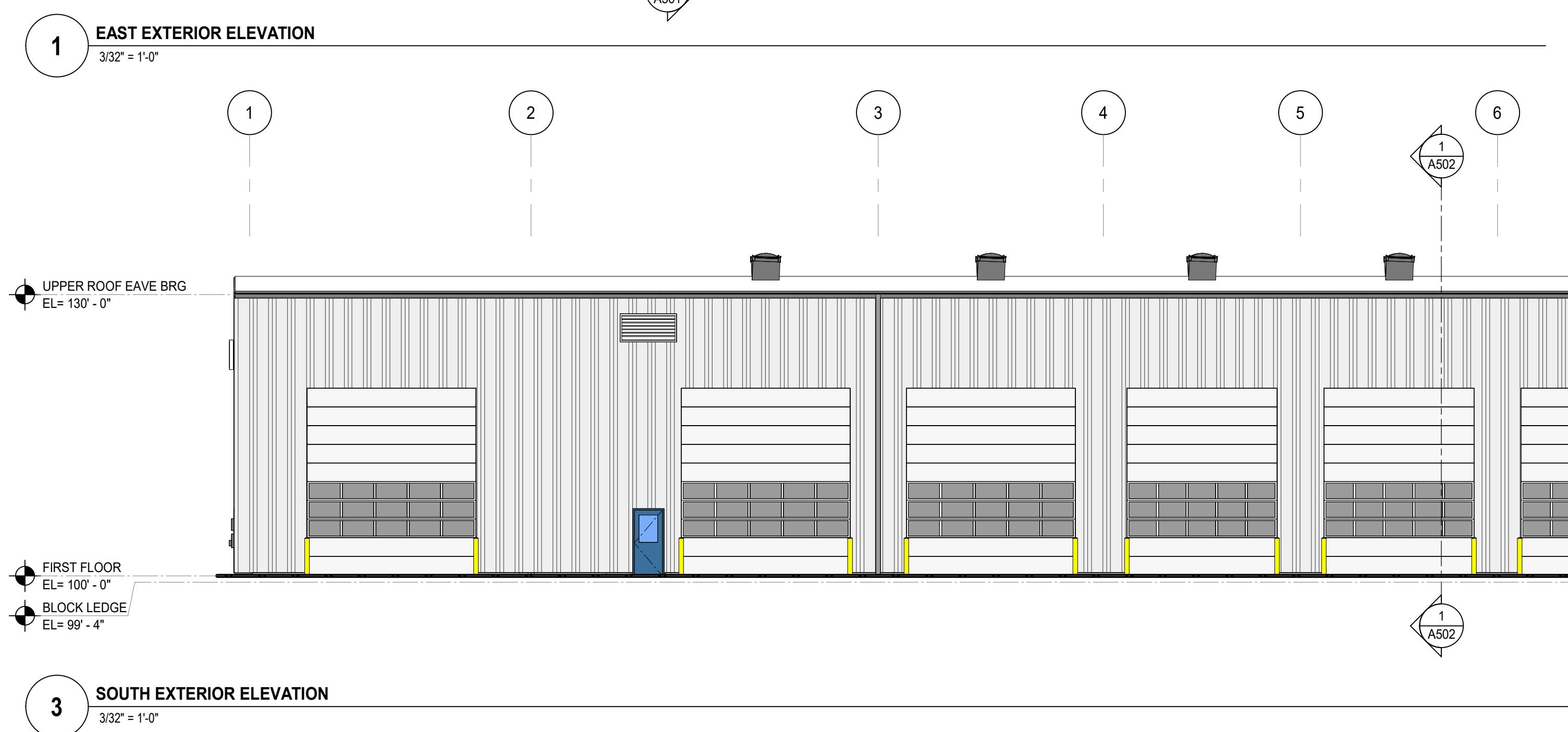
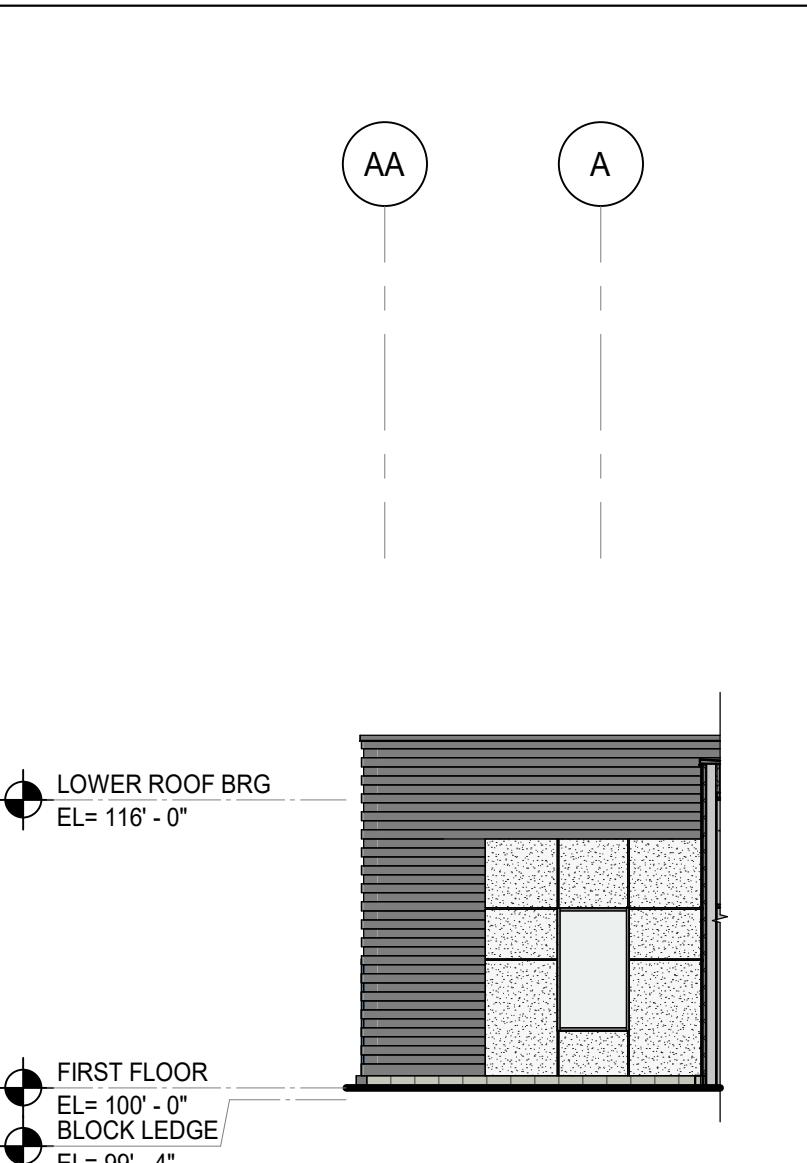
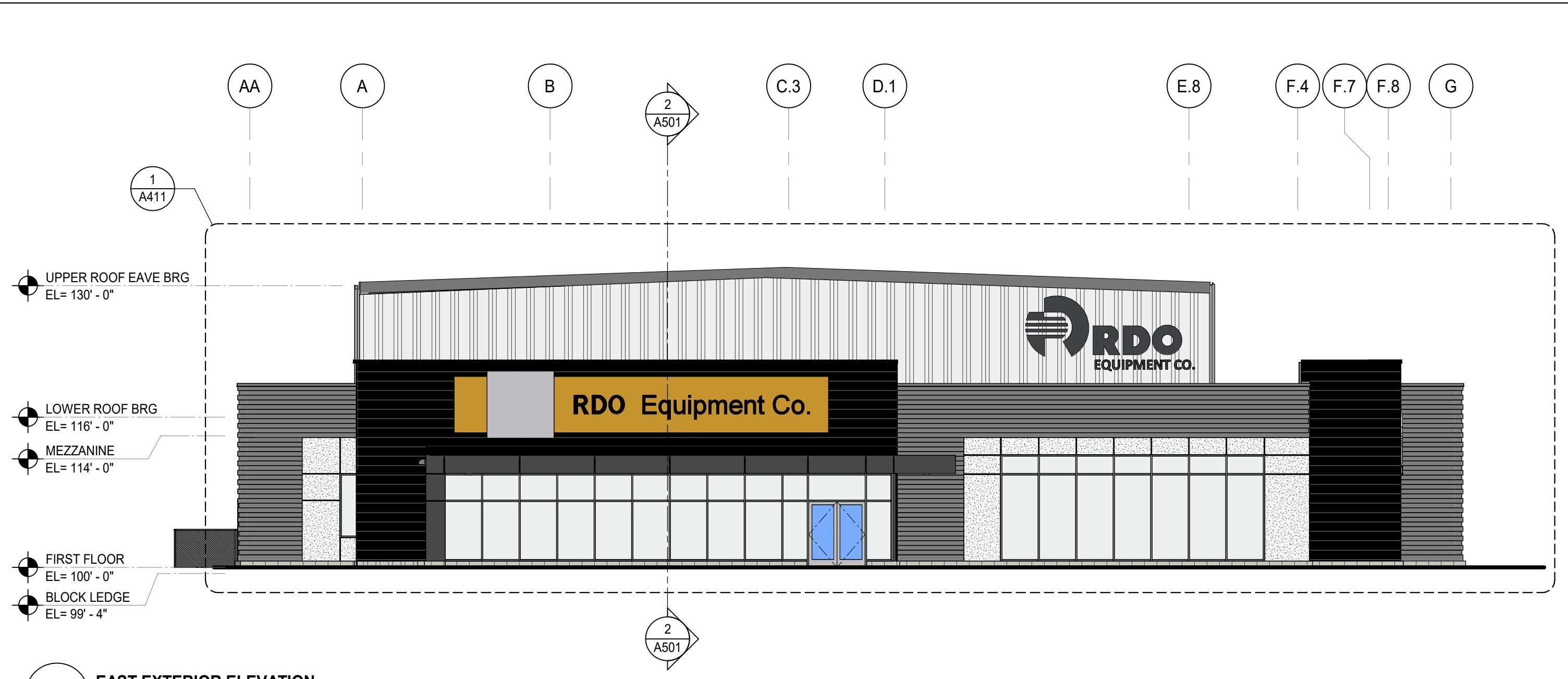
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GI

NE

ER

IN



RDO Equipment

West Haven, UT - PRELIMINARY SITE DESIGN

1911 W. 2100 Street, West Haven, UT 84401

PROJECT NUMBER: 2747.016.00

RSP

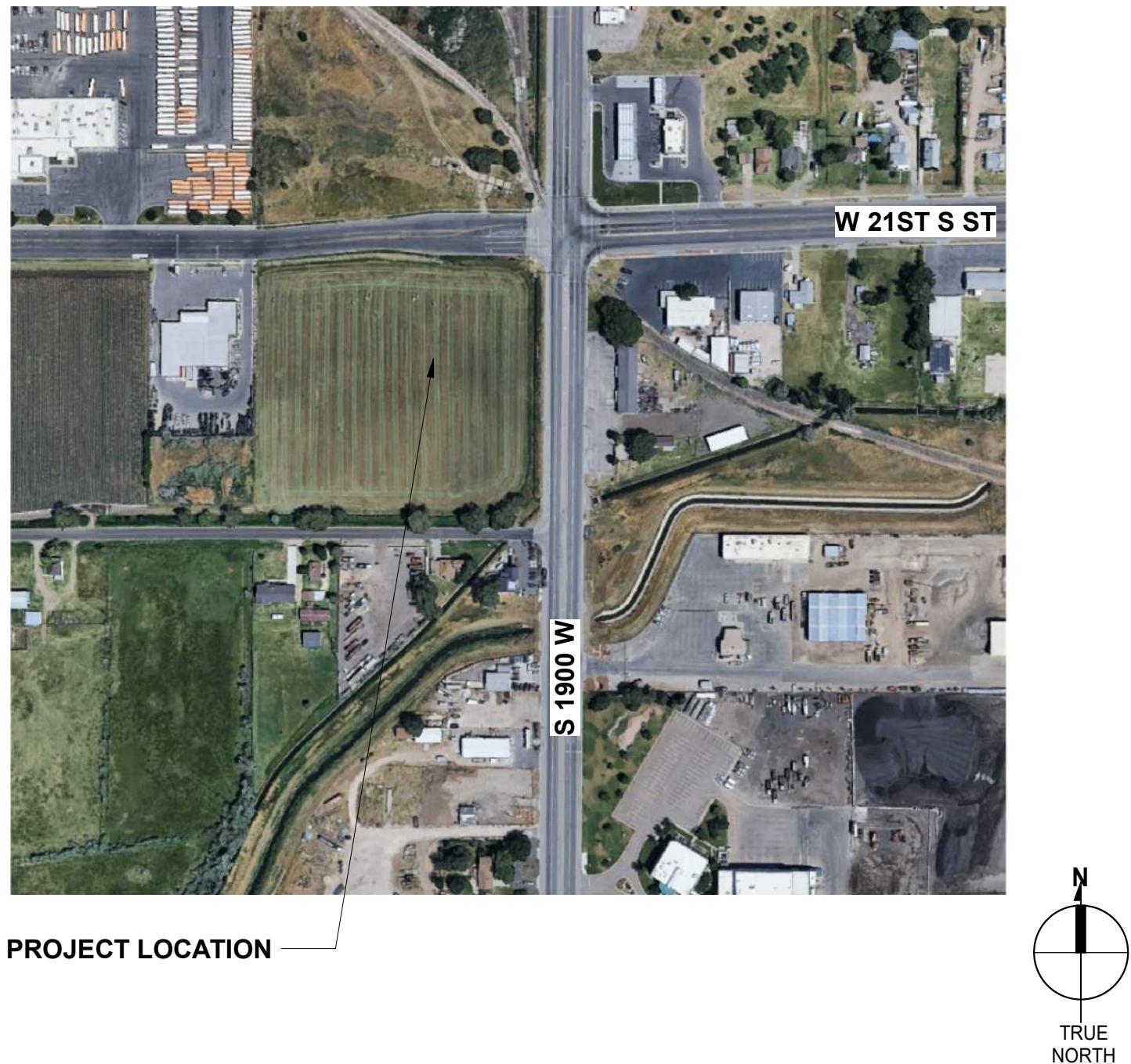
RSP Architects
1220 Marshall St NE
Minneapolis, MN
55413-1036

612.677.7100
rsparch.com

CONSULTANTS

NOT FOR
CONSTRUCTION

LOCATION MAP



PROJECT TEAM

OWNER

R.D. OFFUTT Company
Fargo, ND
Timothy M. Curran
Phone: 701.237.7348
Mobile: 701.893.5140
Email: tcurran@rdoffutt.com

CIVIL ENGINEER

Great Basin Engineering, Inc.
5748 S 4475 East, Suite #200
South Ogden, UT 84403
Phone: 801.394.4515
Andy Hubbard, Civil Engineer
Phone: 801.394.4515, EXT 8410
Email: andy@greatbasineng.com

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David Serrano, Principal
Phone: 612.677.7312
Email: david.serrano@rsparch.com
Terry Helland, Project Architect/Manager/AOR
Phone: 612.677.7188
Email: terry.helland@rsparch.com

CODE SUMMARY

PROJECT NAME

RDO Equipment - Ogden, UT

PROJECT DESCRIPTION

The project consists of a new 31,885 sf building with repair shop and office spaces. The site renovation will include parking spaces, vehicle circulation, and stormwater retention ponds.

General Information

The site is currently undeveloped agricultural land that has a drainage canal along the east edge.

DOCUMENT PACKAGE

ISSUED: 01/13/2025

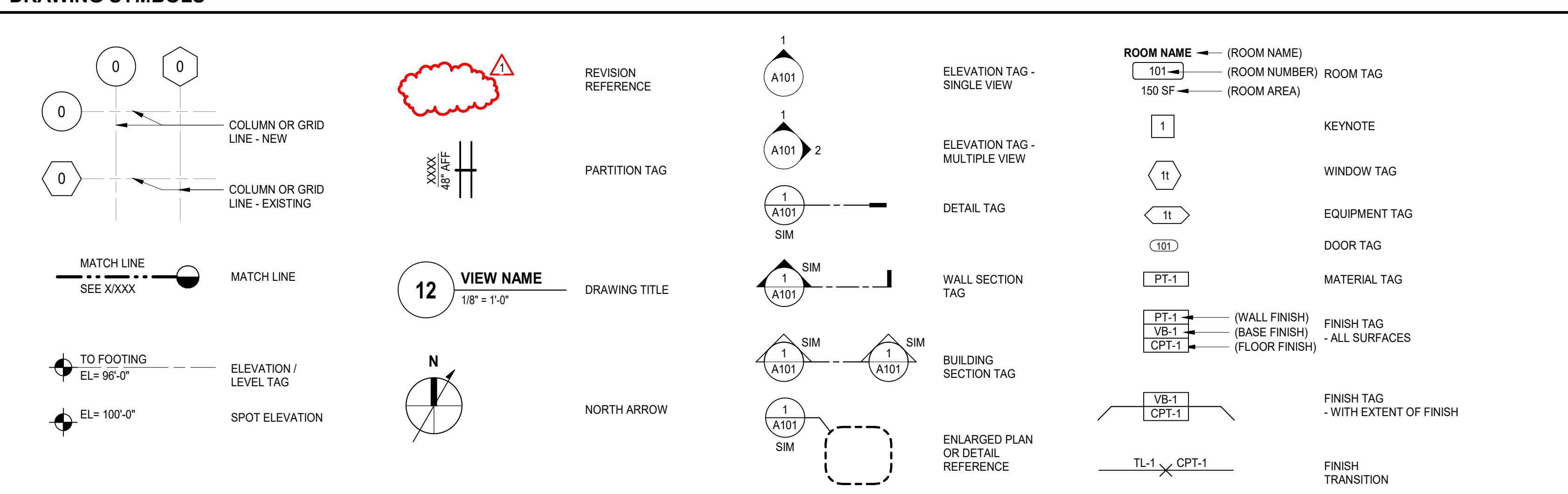
PACKAGE: PRELIMINARY SITE DESIGN

SHEET INDEX

DRAWINGS		ISSUES	
SHEET NO.		NAME	SH132025 PRELIM SITE DESIGN
00 GENERAL	G000	COVER SHEET	3
10 ARCHITECTURAL SITE	A000	OVERALL SITE PLAN	3
40 ARCHITECTURAL	A101	FIRST FLOOR PLAN	3
	A400	PERSPECTIVES	3
	A401	EXTERIOR ELEVATIONS	3

PROJECT FOR
RDO Equipment
West Haven, UT -
PRELIMINARY SITE
DESIGN

DRAWING SYMBOLS



Project No. 2747.016.00

Drawn By Author

Checked By CNT

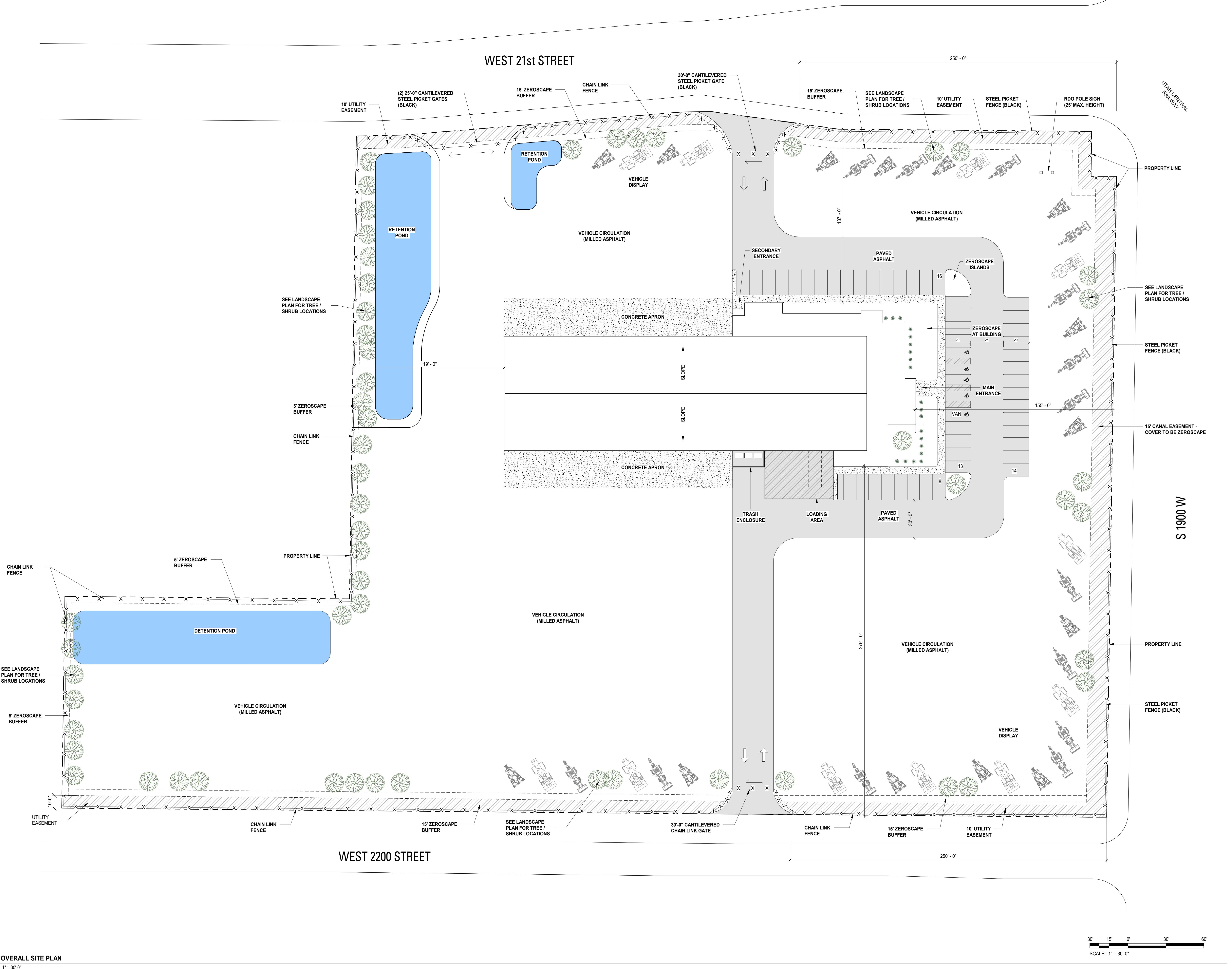
Date 01/13/2025

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ISSUES / REVISIONS
NO. DATE DESCRIPTION

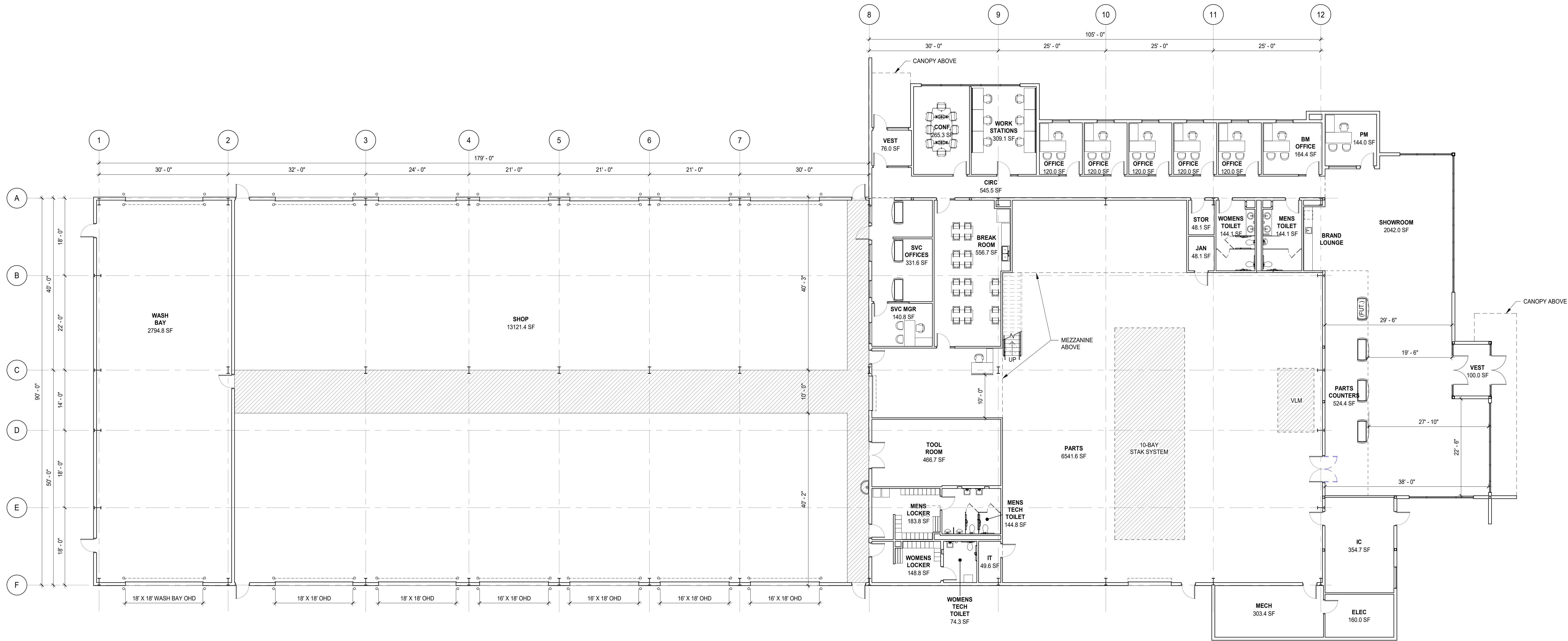
COVER SHEET

G000



NOT FOR
CONSTRUCTION

PROJECT FOR
RDO Equipment
West Haven, UT -
PRELIMINARY SITE
DESIGN



FIRST FLOOR PLAN

A101

NOT FOR
CONSTRUCTION



NORTHEAST BIRDSEYE VIEW



NORTHEAST PERSPECTIVE VIEW



SOUTHEAST BIRDSEYE VIEW



SOUTHEAST PERSPECTIVE VIEW



NORTH BIRDSEYE VIEW



NORTH PERSPECTIVE VIEW

Project No. 2747.016.00

Drawn By JHW

Checked By CNT

Date 01/13/2025

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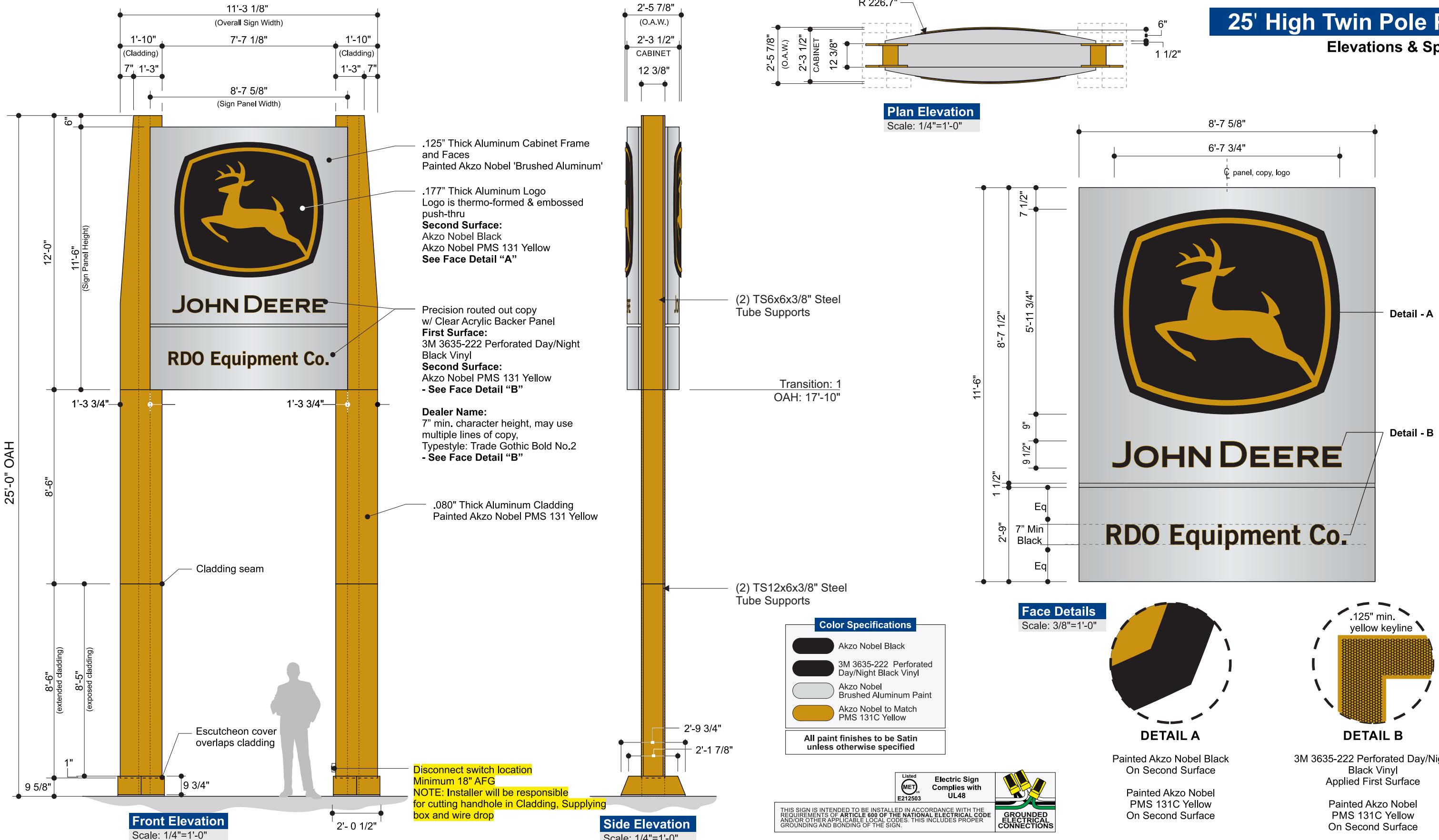
ISSUES / REVISIONS
NO. DATE DESCRIPTION

PERSPECTIVES

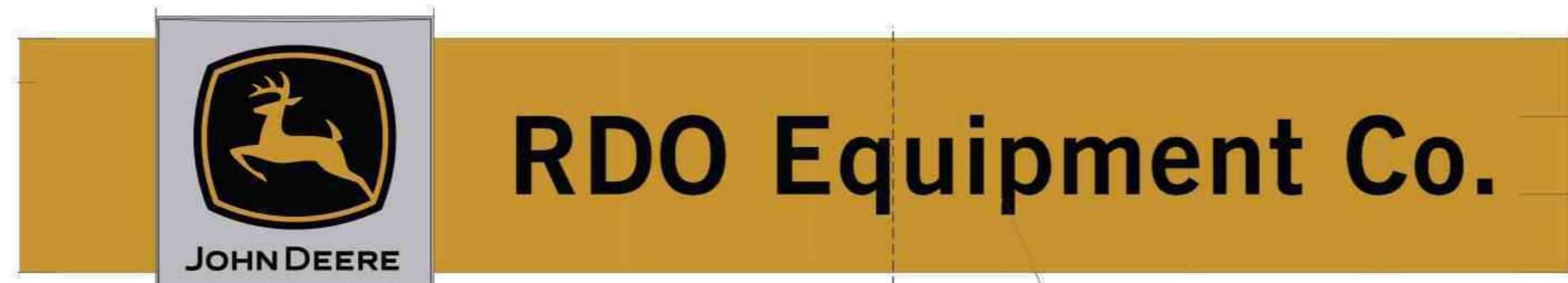
A400

25' High Twin Pole Pylon

Elevations & Specs (A)



Type "B" Storefront
Elevations & Specs



Front Elevation

Face: 4mm Green ACM precision routed out face sign panel with acrylic push thru

Returns: continuous 2" x 2" aluminum angle frame with 2" x 3" aluminum angle retainer

Backs: .080" thick aluminum

Illum: White LEDs as required by manufacturer, Remote power supplies
Installer will require (1) 120 Volt Circuit at 20 Amps to sign location

Wall Type: TBD

Install: Sign to be installed using min. 3/8" all thread fasteners (or approved equivalent) and wood blocking as required

Copy: 3/4" thk. Clear Acrylic with 1/2" Push-Thru with translucent white vinyl applied 2nd surface

Quantity: (1) ONE TYPE B SIGN REQUIRED FOR EXTERIOR ELEVATION

Dealer Name:
3/4" thk. clear acrylic with 1/2" push-thru
Typestyle: Trade Gothic Bold
John Deere Approved Letter Font

SECTION - A



Side View



Night View

Missing Information

Required:

⚡ Electrical

120V 347V
 Other _____

Customer Approval

Signature _____
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

Color Specifications

-  Akzo Nobel Brushed Aluminum Paint (JD Logo Sign Frame)
-  Akzo Nobel to Match PMS 131C Yellow (High Gloss Finish)
-  Akzo Nobel Black (High Gloss Finish)

All paint finishes to be Satin unless otherwise specified

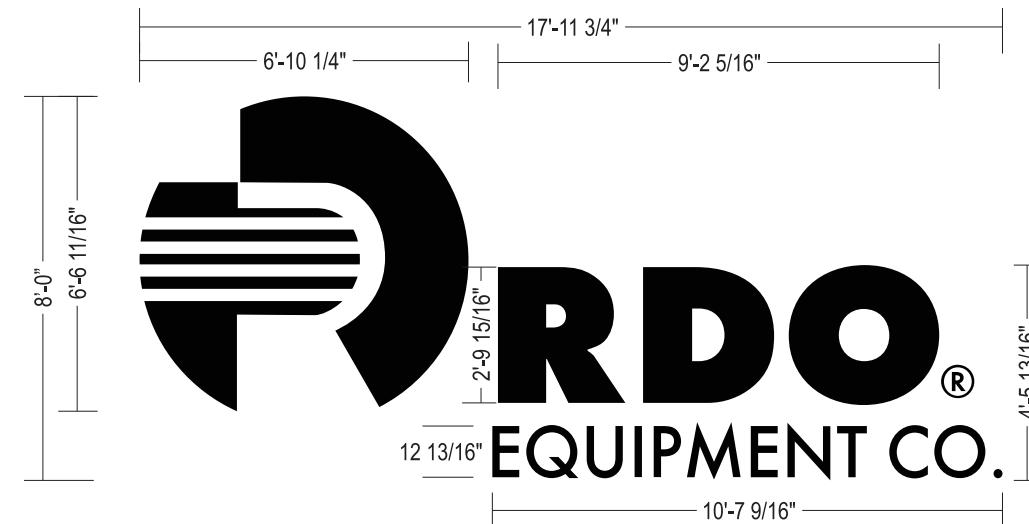
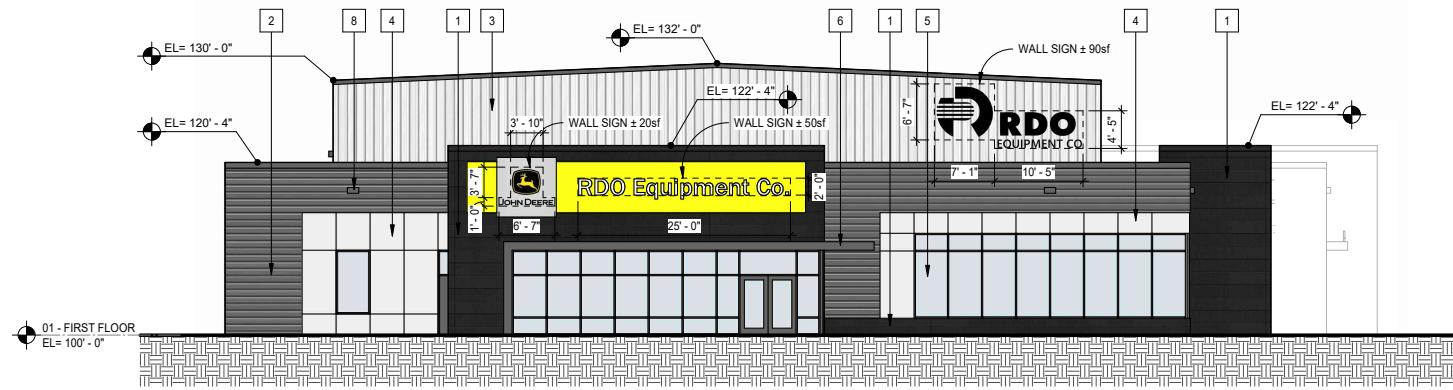
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Sign Item

1

ELEVATION

SCALE: 1/32" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

GRAPHIC DETAIL

SCALE: 1/4" = 1'-0"

1

Planning Commission Staff Review Memo



April 23, 2025

PRELIMINARY/FINAL SUBDIVISION PLAT APPROVAL

Request: Grant preliminary and final plat approval for Woodstone Subdivision Phase 5 C

Property Address: 3550 S West Haven, Parcel 080370243

Property Zone: R-2

Property Size: 1.564 acres

Applicant: Janice Burrows. Agent Zachary Manning

Governing Document(s): WHZC 157.290-294; 157.630-640; 157.730-737

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"



Background

The City has received an application for a two-lot subdivision located on 3550 S, just west of 4700 W (Parcel# 080370243). This parcel is zoned R-2, which allows for residential development.

The applicant is proposing to subdivide a property that currently has all improvements constructed, with the exception of a couple of utility stubs. This remainder parcel has had a couple of lots broken off over the years after the full Woodstone Subdivision was developed. Therefore, after review, the City Engineer has determined that the applicant does not need to provide any construction drawings as part of this application.

Because of this, staff recommends that the Planning Commission approve both the preliminary and final plat simultaneously.

Preliminary Plat Requirements

The following table shows the standards required for each preliminary plat as listed in § 156.024 PRELIMINARY PLAN REQUIREMENTS.

The requirements in § 156.024 PRELIMINARY PLAN REQUIREMENTS.	Note	Compliant
The proposed name of the subdivision;	Woodstone Subdivision Phase 5C	Y
The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of a larger vacant area. In such case, a sketch of the prospective future street system of the unplatte parts shall be submitted, and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area;		Y
Sufficient information to locate accurately the property shown on the plan;		Y
The individual or company names and addresses of the subdivider, the engineer and the registered		Y

land surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided;		
Contour map at intervals of two feet, five feet, or ten feet, as determined by the Planning Commission;	Infrastructure has already been constructed.	Yes
The boundary lines of the tract to be subdivided;	Yes	Yes
The location, widths, and other dimensions of all existing or platted streets and other important features, such as railroad lines, water courses, exceptional topography, and buildings within or immediately adjacent to the tract to be subdivided;	Infrastructure has already been constructed.	No additional information required
Existing sanitary sewers, storm drains, water supply mains, water wells, and culverts within the tract and immediately adjacent thereto;	Applicant is providing will-serve letters from each public utility provider	No additional information required
The location, widths, and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces, and lots with proper labeling of spacing to be dedicated to the public, or designated as private streets or private access rights-of-way;		No additional information required
North point, scale, and date.		Y

Final Plat Requirements

The requirements in § 156.041 FINAL PLAT REQUIREMENTS.	Note	Compliant
A subdivision name, approved by the County Recorder, and the general location of the	Woodstone Subdivision Phase 5C	Y

subdivision in bold letters at the top of the sheet. The township, range, and quarter section shall be shown on the top of the plat;		
Where a subdivision complies with the cluster subdivision provisions of the zoning ordinance, the final plat shall indicate underneath the subdivision name the words, "cluster subdivision;"	N/A	N/A
A north point and scale of the drawing and the date;		Y
Accurately drawn boundaries, showing the proper bearings, basis of bearings, and dimensions of all boundary lines of the subdivision. These lines should be slightly heavier than street and lot lines. The state plane grid bearings (where available) shall be noted on the linen, and the basis of bearing sufficient for retracement shall also be noted on the final plat;		Y
The names, widths, lengths, bearings, and curve data on centerlines of proposed streets, alleys, and easements; also the boundaries, bearings, and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings, areas, and numbers of all lots, blocks, and parts reserved for any reason within the subdivision. All lots are to be numbered consecutively under a definite system approved by the City Engineer. All proposed streets shall be named or numbered consecutively under a definite system approved by the City Engineer and conform as far as practicable to the adopted street naming and numbering system of the city;		Y
A house number indicating the street address for each lot in the subdivision shall be assigned by the City Engineer marked on each lot so as to face the street frontage. Corner lots shall have a house number assigned for frontage;		Y
Parcels of land to be dedicated as public parks or to be permanently reserved for private common open space shall be included in the lot numbering system and shall also be titled "Public Park" or	N/A	N/A

“Private Common Open Space,” whichever is applicable;		
<p>The standard forms approved by the Planning Commission for all subdivision plats lettered for the following, and as shown in § 156.004:</p> <ul style="list-style-type: none"> (a) Description of land to be included in subdivision; (b) Registered land surveyor’s certificate of survey; (c) Owner’s dedication certificate; (d) Notary public’s acknowledgment; (e) City Planning Commission’s certificate of approval; (f) City Engineer’s certificate of approval; (g) City Attorney’s certificate of approval; (h) City Council’s certificate of acceptance; (i) City Clerk’s certificate of attest; and (j) City Surveyor’s certificate of approval. 		Y
A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information; and		Y
<p>The subdivision boundary corners shall be set on the site prior to recording of the final plat. The subdivision boundary corners and centerlines street monuments shall be noted on the final plat. For subdivisions that are located in the city which are zoned for agriculture (A-1 and A-2), the following statement shall be required on each page of the final plat:</p> <p>“Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Zoning Ordinance for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision.”</p>	N/A	N/A

Other Planning Comments

1. **Lot Size and Density:** The applicant is proposing a new Lot 40, which is 14,691 sq. ft. with a remainder parcel of 53,465 sq. ft. or 1.227 acres. The zoning requires that there “shall be no more than two residential units per acre contained within the boundaries of each

phase of every subdivision"; and that there "shall be a a minimum of 12,500 square feet in each lot" (See [**§ 157.123 BUILDING LOT REQUIREMENTS**](#)). This phase does meet that standard. However, it will only allow the remainder to be subdivided a one additional time. The code also requires that the lots be a minimum of 80' wide, and average 90'. This lot is 100.33' wide.

2. Because the Planning and Engineering staff do not believe the full construction drawings are needed, I have asked the applicant to secure "will-serve" letters from water and sewer utilities to ensure they are aware of the project. Staff has received a will-serve letter from West Haven Special Service District (sewer) and have talked to the Water Utilities who are working on getting the letters at the time of this report.

City Engineer Comments on Preliminary Site Plan

The City Engineer has stated they do not need to provide construction drawings. However, if they build on the lot they may need as-builts of storm/sanitary, but it may be unlikely.

The City's Engineering firm's surveyor has reviewed the plat and provided a couple of redlines (attached) regarding the legal description and some missing decisions. The applicant's surveyor needs to address these prior to submitting a Mylar to the City.

Fire Review

The Fire Marshal provided the following comments:

"Just to make sure I followed up with you. A one-lot subdivision is not a big deal to fire until we see a site plan and building plan."

David Reed, Deputy Chief/Fire Marshals, Weber Fire District, 4/15/2025

Building Department Review

The Building Official provided the following comment:

1. Provide a copy of the geotechnical study report for the Woodstone Subdivision.

This would need to be done before they can receive a building permit.

Staff Recommendation

Staff recommends that the preliminary and final plat for the proposed Woodstone Phase 5C Subdivision be approved subject to the following conditions.

1. They make any changes to the plat as redlined by the City's Engineering.

Recommended Motions:

“Motion to approve the preliminary and final plat for the Woodstone Phase 5C subdivision, located on 3550 S, Parcel 080370243, subject to the conditions and comments in the staff report.”

SUBDIVISION APPLICATION



Subdivision Name Woodstone Sub.

Location 3550 S. West Haven, UT Parcel# _____

Phase 56 No. of Lots 1 Zone _____

Applicant name Janice Burrows

Agent Name Zachary Manning

Signed: _____ Date: _____
(Owner/Petitioner)

I authorize Zachary Manning to act as my representative in all matters relating to this application.

Janice Burrows
(Owner)

Zachary Manning
(Agent as Authorized by Owner)

State of Utah)

§

County of Weber)

On this 7th day of April, in the year 2025, before me, Marilyn Cook

a notary public, personally appeared Zachary Manning
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
	<u>PRELIMINARY</u>			<u>FINAL</u>
<input type="checkbox"/>	Affidavit of Understanding and Acceptance of Fees	<input type="checkbox"/>	<input type="checkbox"/>	Secondary Water Company
		<input type="checkbox"/>	<input type="checkbox"/>	Culinary Water Company
		<input type="checkbox"/>	<input type="checkbox"/>	Fire District
		<input type="checkbox"/>	<input type="checkbox"/>	All other items required by City Planner

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

Owner InformationPhone 801-668-3380 Fax _____Email: Rburr74606@aol.comAddress 3569 S 4700 W City _____ State _____ Zip _____Agents InformationPhone 385-239-5010 Fax _____Email: Manning2013@hotmail.comAddress 3569 S 4700 W City West Haven State UT Zip 84401Surveyor/Engineer Scott McFarland Phone 801-726-6797 Fax _____Email: SPmcf@yahoo.com

Address _____ City _____ State _____ Zip _____

MULTI-LOT SUBDIVISION**COSTS TO BE INCURRED BY DEVELOPER****TO WEST HAVEN CITY**

There will be an additional cost of \$400.00 for SWPPP permit per subdivision that expires six months after issuance.

Amount of Lots	Preliminary Subdivision Fee	Preliminary per Lot	Final per Lot	Inspection per Lot
1 to 5	\$200	\$125	\$75	\$150
6 and above	\$450	\$75	\$50	\$150
Preliminary: \$ <u>125.00</u> <u>200.00</u>	Amount Paid: <u>8325.00</u>	Final: \$ _____	Amount Paid: _____	
Planning Commission Preliminary Action	Scheduled for Planning Commission Agenda			
<input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____	Conditions:			
Planning Commission Final Recommendation				
<input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____				
City Council Final Action				
<input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____				

HOME BUILDER NOTICE:
STORM DRAINAGE AND HIGH WATER TABLE REQUIRES THAT ALL HOMES IN THE WOODSTONE SUBDIVISION BE CONSTRUCTED SLAB ON GRADE OR WITH A PARTIAL BASEMENT, EITHER OF WHICH, MUST HAVE A FINISH FLOOR ELEVATION NO LOWER THAN 4248.05, AS MEASURED BY THE ESTABLISH WEBER COUNTY BENCH MARK ELEVATION SHOWN ON THIS PLAT. THIS SAID ELEVATION IS BASED ON BEING 1.00 FOOT ABOVE THE 4890 WEST ROADWAY HIGH POINT CONNECTING THE WOODSTONE SUBDIVISION TO THE HAVEN ESTATES SUBDIVISION OF 4247.05.

ANY BUILDER, HOME OWNER, OR RESPONSIBLE INDIVIDUAL OR PARTY CONSTRUCTING A HOME WITH A FINISH FLOOR ELEVATION LOWER THAN 4248.05 (INCLUDING THE BASEMENT FINISH FLOOR ELEVATION), DO SO AT THEIR OWN RISK. ANY FINISH FLOOR ELEVATION (INCLUDING THE BASEMENT) LOWER THAN 4248.05 REQUIRES WEST HAVEN CITY'S APPROVAL AND COMPLIANCE TO THE DESIGN RECOMMENDATIONS AND REQUIREMENTS OF A PROFESSIONAL CIVIL ENGINEER LICENSED IN THE STATE OF UTAH, WHO SHALL INCLUDE THEIR STAMPED SEAL AND SIGNED APPROVAL FOR CONSTRUCTION TO WEST HAVEN CITY.

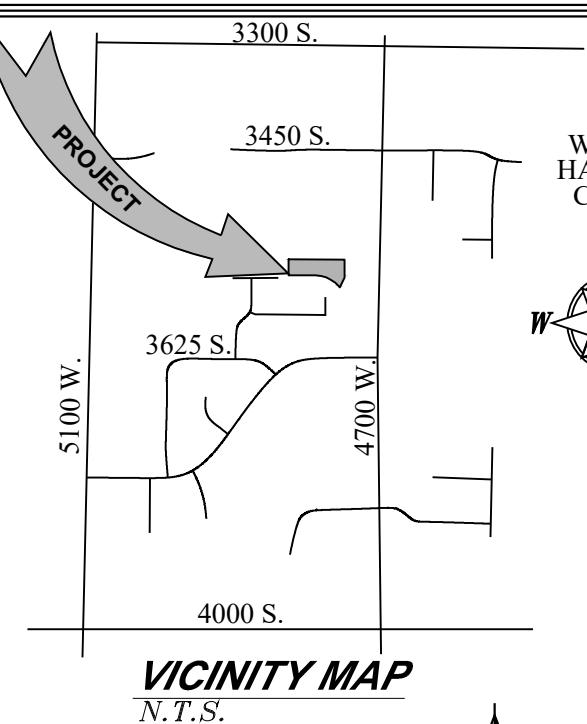
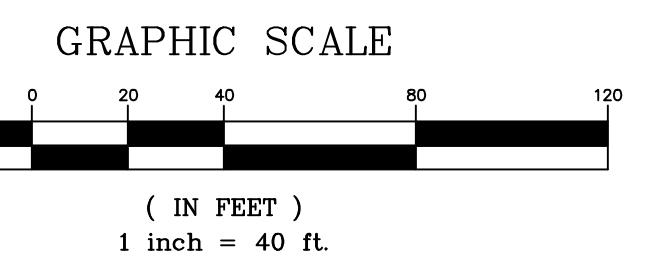
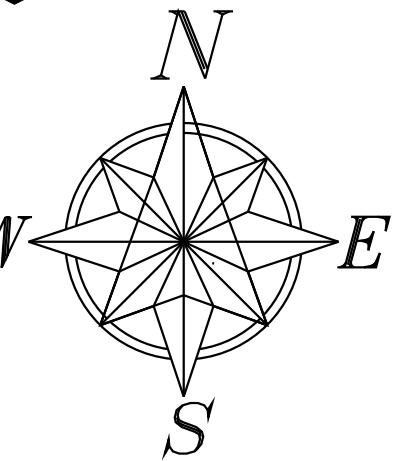
ATTENTION:
SHALLOW SANITARY SEWER. CONTRACTOR TO VERIFY ADEQUATE COVER AND SLOPE.

WOODSTONE SUBDIVISION PHASE 5C

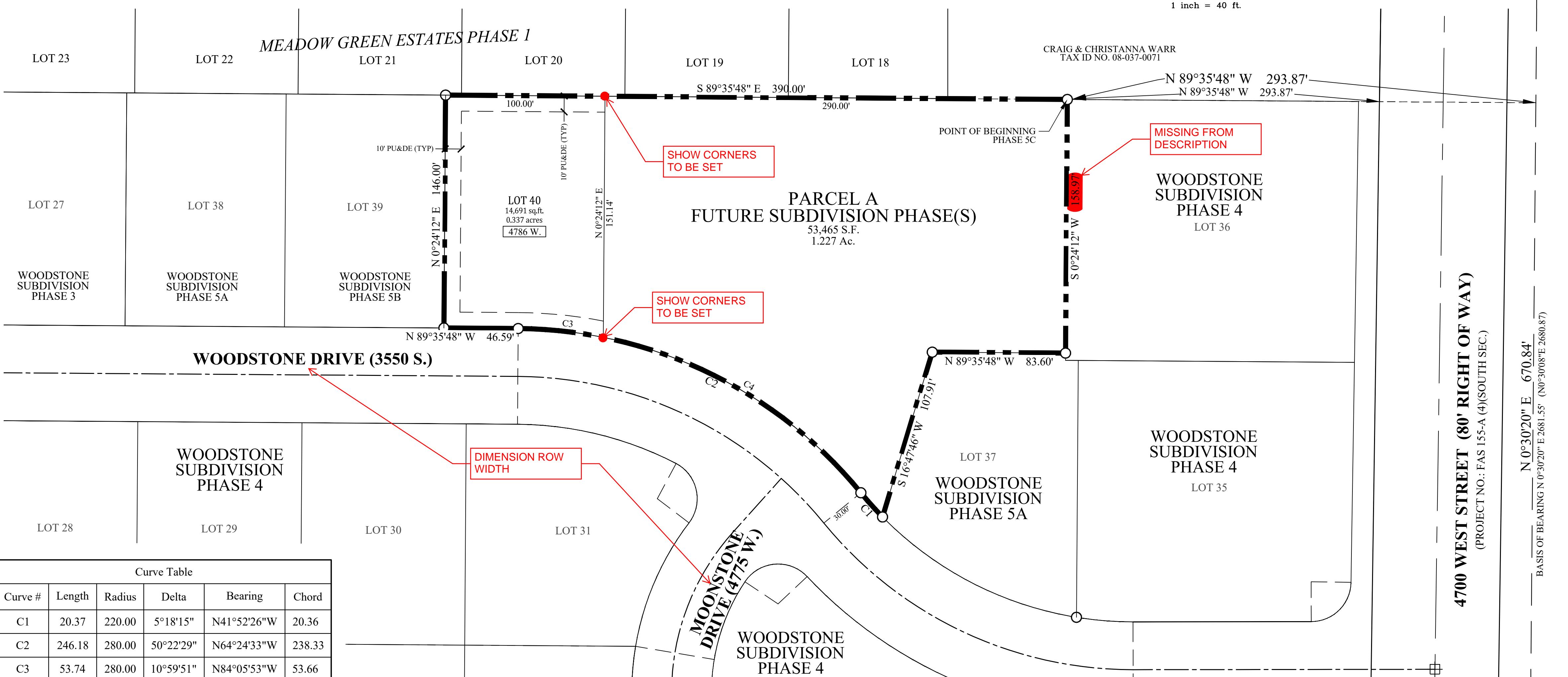
WEBER COUNTY UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
LOCATED IN WEST HAVEN CITY, WEBER COUNTY, UTAH.

REVISED: APRIL 2025

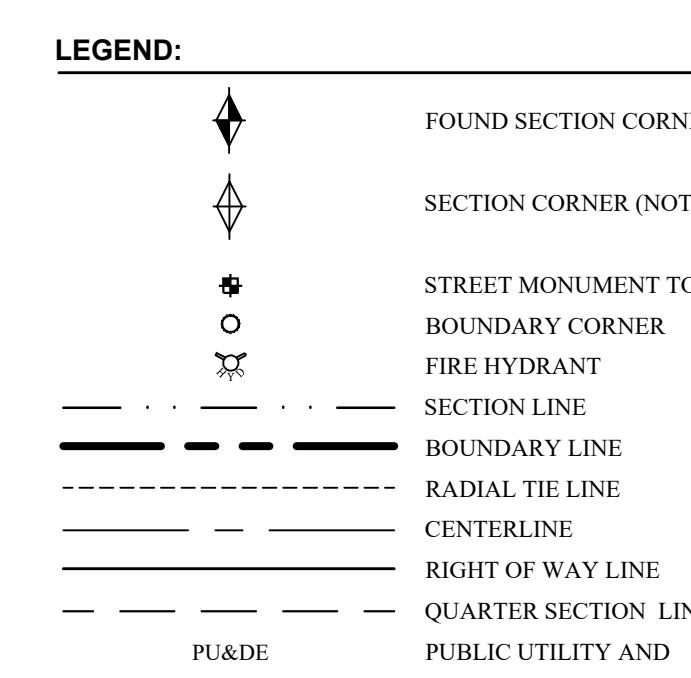


FOUND WEBER COUNTY
BRASS CAP MONUMENT
NORTH QUARTER CORNER OF
SECTION 5, TSN, R2W, SLB&M
SITE BENCHMARK = 4252.16'



WEST QUARTER CORNER
SECTION 5, TSN, R2W, SLB&M
ESTABLISHED
PER WITNESS CORNERS.

FOUND WEBER COUNTY
BRASS MONUMENTS
WITNESS CORNERS TO THE
WEST QUARTER CORNER OF
SECTION 5, TSN, R2W, SLB&M



CLIENT

RICHARD AND JANICE BURROWS FAMILY TRUST
3564 SOUTH 4700 WEST, UTAH 84401
BURROWSHEATING@AOL.COM
801-668-2006

PREPARED BY:

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
mikew@utahlandsurveying.com
www.utahlandsurveying.com

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME
_____, WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE IS THE OWNER OF SAID PARCEL, AND THAT THE FORGOING INSTRUMENT
WAS SIGNED IN BEHALF OF SAID PARTY.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
RESIDING IN _____ COUNTY, _____

FOUND WEBER COUNTY
BRASS CAP MONUMENT
STAMPED CENTER OF SECTION
5, TSN, R2W, SLB&M.

SOUTH QUARTER CORNER
SECTION 5, TSN, R2W, SLB&M.
(NOT FOUND)

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR
LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE
PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF
THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREET, TO BE HEREAFTER
KNOWN AS:

WOODSTONE SUBDIVISION PHASE 5C

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING
PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.



MICHAEL L. WANGEMANN
LICENSE NO. 6431156

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5
NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

MISSING DISTANCE CALL

BEGINNING AT THE NORTHWEST CORNER OF LOT 36, WOODSTONE SUBDIVISION PHASE 4,
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS ENTRY NO. 2898203 IN BOOK 82 AT
PAGE 61 IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°30'20" EAST
ALONG THE QUARTER SECTION LINE 670.44 FEET AND NORTH 89°35'48" WEST 293.87 FEET FROM THE
CENTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND
RUNNING THENCE SOUTH 00°24'12" WEST ALONG THE WEST LINE OF SAID LOT 36 TO THE NORTH
LINE OF LOT 37, WOODSTONE SUBDIVISION PHASE 5A, ACCORDING TO THE OFFICIAL PLAT THEREOF
RECORDED AS ENTRY NO. 2978119 IN BOOK 85 AT PAGE 45 IN THE WEBER COUNTY RECORDER'S
OFFICE; THENCE FOLLOWING THE NORTH AND WEST SIDES OF SAID LOT 37 THE FOLLOWING TWO
(2) COURSES: NORTH 89°35'48" WEST 83.60 FEET; THENCE SOUTH 16°47'46" WEST 107.91 FEET TO
THE NORTH RIGHT-OF-WAY LINE OF WOODSTONE DRIVE (3550 SOUTH) TO A POINT ON A 220.00 FOOT
RADIUS NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 45°28'27" EAST) THENCE
ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: NORTHWESTERLY
20.37 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL
ANGLE OF 05°18'15" (WHICH LONG CHORD BEARS NORTH 41°52'26" WEST 20.36 FEET) TO A POINT ON
A 280.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 246.18 FEET ALONG THE ARC
OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°22'29" (WHICH LONG
CHORD BEARS NORTH 64°24'33" WEST 238.33 FEET); THENCE NORTH 89°35'48" WEST 46.59 FEET
TO THE SOUTHEAST CORNER OF LOT 39, WOODSTONE SUBDIVISION PHASE 5b, ACCORDING TO THE
OFFICIAL PLAT THEREOF RECORDED 3216998 IN BOOK 92 AT PAGE 33 IN THE WEBER COUNTY
RECORDER'S OFFICE; THENCE NORTH 00°24'12" EAST 146.00 FEET TO THE SOUTH LINE OF THE
MEADOW GREEN ESTATES PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF
RECORDED AS ENTRY NO. 2821484 IN BOOK 79 AT PAGE 100 IN THE WEBER COUNTY RECORDER'S
OFFICE; THENCE SOUTH 89°35'48" EAST ALONG SAID SOUTH LINE 390.00 FEET TO THE POINT OF
BEGINNING.

CONTAINS 68,156.11 SQ/FT OR 1.564 ACRES

SHOULD THIS BE
A CURVE TO THE
RIGHT?

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT
OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, PUBLIC
EASEMENTS, ETC., TO BE HEREAFTER KNOWN AS:

WOODSTONE SUBDIVISION PHASE 5C

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON
THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY
HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS
WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS
AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF
UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR

HANDS THIS _____ DAY OF _____ A.D. _____

NAME _____ SIGNATURE _____

NAME _____ SIGNATURE _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME
_____, WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE IS THE OWNER OF SAID PARCEL, AND THAT THE FORGOING INSTRUMENT
WAS SIGNED IN BEHALF OF SAID PARTY.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

TRUSTEE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME

WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE WITHIN &
FOREGOING INSTRUMENT IN ACCORDANCE WITH THE AUTHORITY AS TRUSTEES GIVEN UNDER THE
INSTRUMENTS CREATING THE TRUST, AND AS TRUSTEES EXECUTED THE SAME FOR THE
TRUSTEES, DATED _____, WHEREIN _____ ARE THE DESIGNATED TRUSTEES.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, IN THE STATE OF _____

CITY ATTORNEY'S APPROVAL

WEST HAVEN CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____

BY THE WEST HAVEN CITY ATTORNEY

ATTORNEY'S SIGNATURE _____

PLAT DRAWING REVISIONS

REVISION / DESCRIPTION

No. DATE BY

PLANNING COMMISSION APPROVAL

WEST HAVEN CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____

BY THE WEST HAVEN CITY PLANNING COMMISSION

CHAIRMAN'S SIGNATURE _____

CITY ENGINEER'S APPROVAL

WEST HAVEN CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

BY THE WEST HAVEN CITY ENGINEER

ENGINEER'S SIGNATURE _____

CITY COUNCIL'S APPROVAL

WEST HAVEN CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____

BY THE WEST HAVEN CITY COUNCIL

ATTEST: CITY RECORDER'S SIGNATURE _____

MAYOR'S SIGNATURE _____

COUNTY RECORDER

WEBER COUNTY RECORDER

RECORD NO. _____

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED
AT THE REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____

PRINTED NAME OF COUNTY RECORDER _____

1 OF 1

Planning Commission Staff Review Memo

April 23, 2025



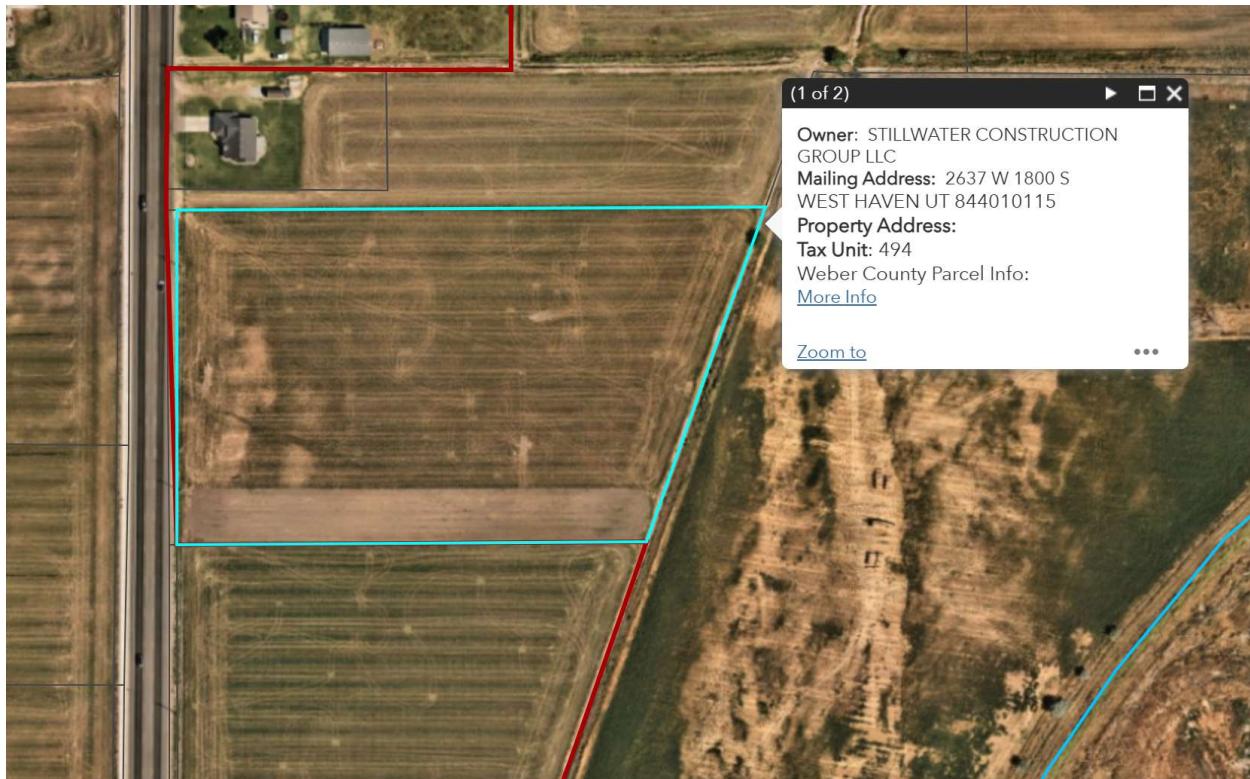
Stephen Nelson, Community Development Director

PRELIMINARY SITE PLAN AND CONDITIONAL USE PERMIT- GRAND HAVEN

Request: Grant a preliminary site plan approval to Grand Haven Assisted Living
Property Address: Approx. 3400 South 3500 West, Parcel #: 080290078
Property Zone: R-2
Property Size: 6.6 Acres
Applicant: Justin Nielsen/Stillwater Construction

Governing Document(s): WHZC 157.950-157.955, 157.515-529, and 157.140-149
Decision Type: Administrative
Staff Recommendation: Recommend granting 12-month extension of time

Public Hearing Posting: No public hearing is required



Background

At the November 20, 2019, City Council meeting, Stillwater Construction Group received final site plan approval for an assisted living center located at approximately 3400 South 3500 West. The commission had granted final approval on October 29, 2019. Within a few months after the site plan was given approval, the COVID-19 pandemic broke out, and plans for this project were shelved. They came back in March of 2022 for an extension, which was approved. Since the final approval, they have not begun any construction, and their initial approval has expired. Therefore, the applicant is seeking to start the project and has resubmitted their application. They have significantly modified the original site plans and submitted construction drawings and site information.

Staff Review

Conditional Use Permit

The application is for an “Assisted Living Center”. West Haven City Code allows for this as a conditional use within R-2 Zones:

The following standards from Chapter 157.520, “Conditional Use Standards”, apply to this request. Staff’s evaluation of the criteria is in *italics* below the standard.

- (A) **General plan.** The proposed use conforms to policies of the city’s general plan.
This property is zoned as R-2, and the General Plan Map has this property as 2 Units per Acre.
- (B) **Site design.** The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.
The applicant has provided a site and an updated site plan with the Conditional Use Permit
- (C) **Access.** Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.
There is adequate access to the site. This use will not provide an access conflict.
- (D) **Circulation.** On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.
No circulation issues have been raised during the review. The applicant has provided a single access and provided a full fire lane around the full property.
- (E) **Parking.** The location and design of off-street parking complies with standards of this subchapter.

See parking comments below. Generally, the parking should be sufficient, but applicant needs to verify with the highest employment shift.

(F) **Refuse collection.** The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.

Locations of "refuse location" are not a concern and are located behind the main building.

(G) **Utility services.** Utility capacity supports the use at normal service levels.

The applicant has provided will serve letters from public utilities.

(H) **Screening.** The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.

The applicant has provided the required landscaping along the front.

(I) **Operating hours.** The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

A site of this nature will have staff present 24 hours a day and seven days a week.

(J) **Signs.** Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.

There is a proposed sign, but it is too large and needs to be decreased in size to meet code for institutional signs.

(K) **Public services.** Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

Staff is unaware of any problems with any of the utility services. The applicant has provided a utility plan and will-serve letters from utility companies.

(L) **Environmental impact.** The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.

This use will not cause any known environmental impact. The applicant will need to address stormwater as required by state law.

(M) **Nuisance.** Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation. Activities which noticeably produce excessive foot and vehicular traffic, parking, sounds or noises, lighting, vibration, or anything that is uncommon to the established character of the surrounding area to such a degree to constitute a nuisance, as defined at Utah Code §78B-6-1101, to the residents of the immediate area, as determined by the Planning Commission.

There will be increased traffic in the area and activity on the property. The City has code governing lighting and noise. Engineering has not raised any concerns with the roadway or traffic impact.

An Assisted Living Facility also needs to comply with the following additional standards.

157.954 Conditional Uses

(A) Assisted living centers are conditional uses in all Residential and Agricultural Zones. (See §§ 157.515 through 157.529 on conditional uses regarding health and safety of the surrounding area, including traffic, parking, and the like.)

(B) Assisted living centers are limited to the following in Residential and Agricultural Zones:

(1) A maximum of 12 rooms and a maximum of 16 residents, with no more than two residents per room, on one acre of ground;

(1) A maximum of 25 rooms and maximum of 30 residents, with no more than two residents per room, on two acres; and

Number of Rooms

The applicant is allowed to have up to “25 rooms and maximum of 30 residents, with no more than two residents per room, on two acres” (157.954 (B)(2)). The applicant is proposing the maximum number of rooms, which would be 82 rooms for 6.6 acres, and a total number of 98 beds.

(2) No assisted living centers may be located within a one-half mile of an existing assisted living center.

The nearest assisted living center, Cogir of Lotus Park Senior Living, is over .8 miles from this property.

Licenses

(C) License and certifications.

(1) Prior to occupancy of any facility or the issuance of a business license, building permit, or conditional use permit, the person or entity operating the facility shall:

(a) Provide to the city a copy of any license or certifications required by the State Department of Health or the State Department of Human Services; and

The applicant is currently seeking an operator for this facility and has committed to requiring that they are licensed. Once they have their operator under contract, the applicant needs to provide the City with a copy of their license. Other certifications will come as they enter into different stages of the project. A business license should not be issued unless they have received all permits required by the state.

(b) Certify in a sworn statement that no person will reside or remain in the facility whose tendency would:

1. Constitute a direct threat to the health or safety of other individuals; or
2. Result in substantial physical damage to the property of others.

The applicant has not provided this statement at this point. Staff has brought this to the attention of the applicant, and they are providing this statement to the city.

R-2 Development Standards:

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

	R-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft.	35'	Y
Minimum	One story	One story	Y
Max lot coverage	60% by buildings (main & accessory)	25%	Y
Minimum lot area	12,500 sq. ft.	6.6 Acres	Y
Min lot width	80'	417'	Y
Min yard setbacks			
Front	20 ft.	200'	Y
Rear	22 ft.	276	Y
Side	10 ft.	32' South 33'-7" North	Y
Side, adj. to street	20 ft.	NA	

Development Standards

An Assisted Living Center must comply with several standards within the City code, including the normal site plan and design standards.

157.731-736 Design Review

§ 157.733 Standards Of Review

(A) Traffic safety and circulation.

(3) Does the site plan comply with the West Haven City Engineering Design Standards and
The applicant has provided a single access along 3500 W and fire lane around board of
the facility.

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

The applicant has provided a parking lot layout and design with 97 stalls, including 4
ADA spaces. West Haven requires that there be one space for every four beds, which
would be 25 spaces, plus one space for each employee at the highest shift. The
applicant has not provided information on how many employees will be located on-site.
There would be 72 spaces available for employee parking. This is likely adequate, but
staff has asked the applicant to confirm those numbers.

§ 157.631 PARKING SPACE FOR RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, RECREATIONAL AND OTHER LAND USES

<i>Assisted living center/nursing home</i>	<i>1 space per 4 beds, plus 1 per employee at highest shift</i>
--	---

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance? The applicant has shown a single institutional sign along the parcel's frontage. The sign is approximately 50 sq. ft. and 6'-3" tall. West Haven Code allows for a sign-up to 32 sq. ft. and a max height of 6'. The proposed sign is too large and will need to be smaller.

§ 157.757 DEFINITIONS.

INSTITUTIONAL SIGN. A sign on any private property, public place, or building with connection to a medical or dental surgery, clinic, hospital, rest home, home for the aged, or other place of a similar nature.

§ 157.759 PERMITTED SIGNS.

<i>Sign Type</i>	<i>Building Permit Required</i>	<i>Max. Height (ft.)</i>	<i>Max. Area (sq. ft.)</i>	<i>Permitted Zones</i>	<i>Lighting Permitted</i>
<i>Institutional</i>	<i>Y</i>	<i>6</i>	<i>32</i>	<i>All</i>	<i>N</i>

(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 front landscape area is over 15' deep.

(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.

(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 applicant has provided a mixture of trees, shrubs, and ground cover within the required landscape areas. The applicant shows that the shrub beds, which make up frontage and other landscape area, will have 50% coverage. Lawn is limited to 15% of the total landscape area as

required by code. For the required landscape areas, they have provided 1 tree and two shrubs every 400 sq. ft. 5% of the parking lot needs to be landscaped. There are landscape islands within and around the parking lot. The plan appears to meet this standard, but the plan does not call out if this standard is met.

The applicant proposes a non-irrigated seed mix for most landscape areas along the back and sides. The applicant has not provided full landscaping along the side, back, and rear property lines, partly to provide a fire lane and access points to the back.

(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.

(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?

§ 157.734 Design Requirements

§ 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.

(B) *Major corridor requirements.* Projects which are adjacent to, or located within 400 feet of the centerline of 2100 South/Wilson Lane, 1800 South, 1900 West, Midland Drive, 3500 West, 4000 South, Hinckley Drive and 2550 South shall be subject to the following additional requirements. Any building face which can be seen from the above-referenced roads shall be constructed of a minimum of 60% primary materials.

(C) *Materials list and architectural features.*

(1) *Primary materials.* Shall include, but are not limited to:

- (a) Architectural insulated metal panels;
- (b) Brick;
- (c) Concrete masonry unit (CMU), if it is textured to have the appearance of a different material;
- (d) Glass;
- (e) Rock;
- (f) Stone (may be natural or manufactured);
- (g) Fiber cement siding, if used in a craftsman style of architecture; and
- (h) Engineered wood siding, if used in a craftsman style of architecture.

(2) *Secondary materials.* May include, but shall not be limited to:

- (a) Concrete;
- (b) Non-insulated corrugated and ribbed metal;
- (c) Fiber cement siding, if used in a non-craftsman architectural style;
- (d) Engineered wood siding, if used in a non-craftsman architectural style;
- (e) Stucco;
- (f) Tile; and
- (g) Wood.

(3) *Upgraded architectural features.* May include, but shall not be limited to:

- (a) Alternating brick patterns;
- (b) Archways;
- (c) Awnings;
- (d) Bays;
- (e) Canopies;
- (f) Corbels;
- (g) Cornices;
- (h) Decorative art (must be permanent);
- (i) Donners;
- (j) Pillars;
- (k) Porte Cochères;
- (l) Porches;
- (m) Porticos;
- (n) Shutters; and
- (o) Timbers.

The applicant has provided building renderings with the listed materials. The building façade will comprise Hardie board (Fiber cement siding in a craftsman style), rock, and glass, all of which are primary materials. The façade also includes some upgraded architectural

features, including canopies, but it does not show if it meets the required 15% for primary and 5% for non-primary elevations. This needs to be updated to include those features and a table showing they comply with that standard.

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 and requirements that light be shielded/directed downwards so as not to trespass on adjoining properties. The developer has a streetlight shown at the entrance of the private roadway on the north side labeled "STREET LIGHT PER CITY STANDARDS". No other lighting is noted on the plan.

City Engineer Review

West Haven's City Engineer have reviewed the plan and has the following comments:

1. Approvals Required – Weber County, West Haven Special Service District, Weber Fire
2. Coordinate road widening and restoration requirements with Weber County. Road widening should have min 2% cross slope.
3. Coordinate Strom drain discharge with Weber County
4. Show storm drain detention calcs and LID storm water quality report.
5. Show site lighting plan that meets City code.
6. Combine storm drain outlet to the slough with the existing to limit outfalls to the slough.
7. Show how LID volume will be retained on site. Provide LID water quality report per City LID Standard.
8. Long term maintenance agreement will be required for storm drain.
9. Sewer to be reviewed by District. Show connection to existing sewer with manhole.
10. SWPPP requirements should be coordinated with City Stormwater Manager.

Utilities and Will-Serve Letters

The applicant has provided will-serve letters for local public utilities.

Staff Recommendation

Staff recommends that the Planning Commission approve the site plan and conditional use permit with the following conditions:

1. The applicant shall provide building height, showing the building is less than 35' tall
2. The applicant must show that 15% of the front façade and 5% of non-primary facades contains “upgraded architectural features”.
3. The applicant will need to provide data showing their highest employment shift parking needs.
4. The applicant shall correct the size of the sign to ensure it is no larger than 32 sq. ft. and a maximum of 6' tall.
5. The applicant needs to provide a full lighting plan that complies with West Haven City Code
6. The applicant must address each of the Engineering's comments as part of the construction drawings.
7. The applicant must be licensed and meet all state and West Haven standards in operation, including those found in West Haven City Code **§ 157.955 DEVELOPMENT STANDARDS.** Violating such standards or licenses may cause the City to revoke the conditional use permit.
8. The applicant must provide the City a “Certify in a sworn statement that no person will reside or remain in the facility whose tendency would: 1) Constitute a direct threat to the health or safety of other individuals; or 2) Result in the substantial physical damage to the property of others” (**§ 157.955 DEVELOPMENT STANDARDS. (C)**)
9. That failure to meet any of these conditions may cause a revocation of the conditional use permit.

Proposed Motion

“The Planning Commission grants approval for the preliminary site plan and conditional use permit for the Senior Assisted Living Facility, Grand Haven, located on parcel 080290078, in West Haven, subject to the conditions recommended by staff in the staff report.

**SITE PLAN
AND DESIGN REVIEW**



Address of Site 3448 S 3500 W Parcel # 08 029 0078

Applicant Name STILLWATER CONSTRUCTION GROUP

Agent Name JUSTIN NIELSEN

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

SENIOR ASSISTED LIVING and

Site plan design for 67,000 (Square Feet) building be approved on 6.59 (acreage) of

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

Signed: Justin Nielsen Date: 11/25/24
(Owner/Petitioner)

I authorize JUSTIN NIELSEN to act as my representative in all matters relating to this application.

Justin Nielsen
(Owner)
Justin Nielsen
(Agent as Authorized by Owner)

State of Utah)

§

County of Weber)

On this 25th day of November, in the year 2024, before me, Carlyle Jones

a notary public, personally appeared Justin Nielsen
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.

Carlyle Jones



N/A	Received		N/A	Received	Letters of acknowledgment/approval/conditions from
		<u>PRELIMINARY</u>			<u>FINAL</u>
		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

Owner Information

Address 2637 W 1800 S City WEST HAVEN State UT Zip 84401

STILLWATER CONSTRUCTION GROUP

Phone 801-668-8778 Fax _____

Email sustillwater@gmail.com

Agents Information

Address 2637 W 1800 S City WEST HAVEN State UT Zip 84401

Phone 801 668-8778 Fax _____

Email: sustillwater@gmail.com

Surveyor/Engineer

Name Ricevt ASS. Phone 801-621-3100 Fax _____

Email _____

Address 5160 S 1500 W City RIVERDALE State UT Zip 84405

**COSTS TO BE INCURRED BY
DEVELOPER**

TO WEST HAVEN CITY

Fees		
City Review \$250.00 per plan set		
Preliminary <input type="checkbox"/> \$500.00 + \$50.00 per acres (0-5 acres) <input type="checkbox"/> \$1500.00 + \$75.00 per acres (5.01 - 10 acres) <input type="checkbox"/> \$2000.00 + \$100.00 per acres (10.01 - 15 acres) <input type="checkbox"/> \$3000.00 + \$100.00 per acre (15.01+ acres)	Preliminary Amount _____ Date Paid _____ Final Amount _____ Date Paid _____	
Needs City Council Approval		Scheduled for Planning Commission Agenda <input type="checkbox"/> Yes _____ <input type="checkbox"/> No _____
Planning Commission action		Conditions <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____
City Council action		 <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____

Community Development Director _____



CONDITIONAL USE PERMIT APPLICATION

West Haven City Planning Commission

4150 S 3900 W West Haven, UT 84401

801-731-4519

Property Address 3448 S 3500 W Parcel# 08-029-0078

Existing Zone R-2 No. of Acres or Sq. Ft. 6.59 #Res. Units 82

Bldg. Sq. Ft. 67,000 Building Height (stories & ft.) 2

What Use is requested? SENIOR ASSISTED LIVING

.....

-Is the proposed use necessary or desirable to provide a service or facility which will contribute to the general well-being of the community? Yes No If yes, please answer the following two questions:

-Describe how the use will be necessary or desirable to provide a service or facility to the community?

SENIOR LIVING

-Describe how the use will contribute to the general well-being of the community?

SENIOR LIVING FOR COMMUNITY

-Will the proposed use be detrimental to the health, safety, and general welfare of persons in the community? Yes No

-Will the proposed use be injurious to property or improvements to the community? Yes No

-Will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings and structures?

Yes No If yes, please answer the following questions about the proposed use in the proposed area:

-Will the proposed use generate traffic in the area? If so, how much is anticipated? NOT much more.

-Will the proposed use have an impact on parking in the area? Yes No If so, how much is anticipated?

-Will the proposed use be compatible with the building and structure designs in the area? Yes No

-Will the proposed use be compatible with the building and structure uses in the area? Yes No

-Will the proposed use be compatible with landscaping and signs in the area? Yes No If a sign is requested, please attach photo. If there is landscaping involved in the request, please attach a site plan for the landscaping.

-Will the proposed use conform to the goals, policies, and governing principles and land use of the Master Plan for the City of West Haven? Yes No

-Will the proposed use lead to the deterioration of the environment or ecology in the general area? Yes No

-Will the proposed use produce conditions or emit pollutants? Yes No If yes, what type of pollutants shall be emitted or produced and how would they be disposed of or mitigated?

-Will such conditions or pollutants have a possible detrimental effect on the operation of existing uses of surrounding public and private properties in the immediate vicinity or the area as a whole? Yes No If yes, please explain

CONTINUED ON BACK

Owners Name: Stilwater Construction Corp Phone: 801-668-8778

Email Address: 505stilwater@gmail.com

Business name (If applicable) Sample

Address: _____ City: _____ State: _____ Zip: _____

All Information will be sent to the Agent. (Note when agent is same as above)

Agents Name JUSTIN NIELSEN Phone: 801-668-8778

Email Address: Sample

Signed: Sample Date: 11/25/24
(Owner/Petitioner)

I authorize JUSTIN NIELSEN to act as my representative in all matters relating to this application.

Sample (Owner)

Sample (Agent as Authorized by Owner)

State of Utah)

§

County of Weber)

On this 25th day of November, in the year 2024, before me, Carlyle Jones

a notary public, personally appeared Justin Nielsen
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.

Carlyle Jones

Fee – Conditional Use Application

\$100.00 for the City review and \$100.00 plus \$25.00 for each acre over one (1) to five (5) acres, then \$10.00 for each additional acre or part thereof

A list of the names and addresses (mailing) of all neighbors in a 500-foot radius must be provided with the application.

A site plan must be provided with the application.

OFFICE USE

Date Paid: _____

Scheduled for Planning Commission Agenda: _____

Fee: _____

Approved: _____ Denied: _____ Date: _____

Conditions: Comply with Nuisance ordinance 15-15

PROJECT NUMBER
19020

ISSUE DATE:
NOVEMBER 19, 2019

REVISIONS:
No. Date

STILLWATER ASSISTED
LIVING
WEST HAVEN, UTAH

ELEVATIONS

A2.1



2
A2.1
SIDE ELEVATION
1/8" = 1'-0"



3
A2.1
REAR ELEVATION
1/8" = 1'-0"



4
A2.1
SIDE ELEVATION
1/8" = 1'-0"

JZ
W
ARCHITECTS

Project Narrative/Notes/Revisions

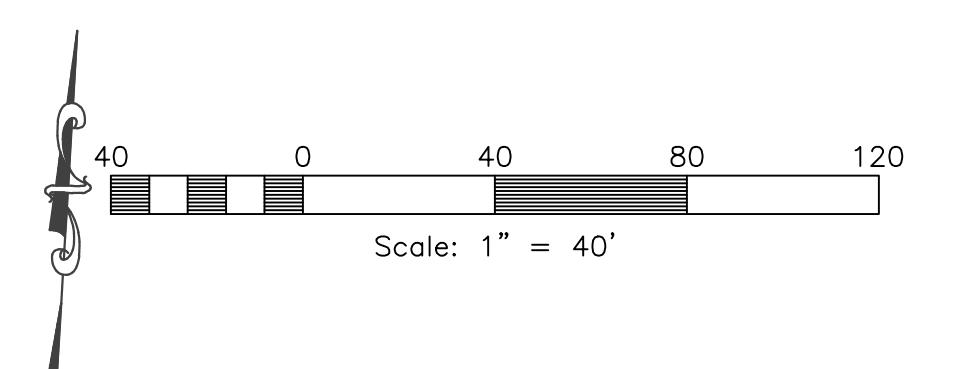
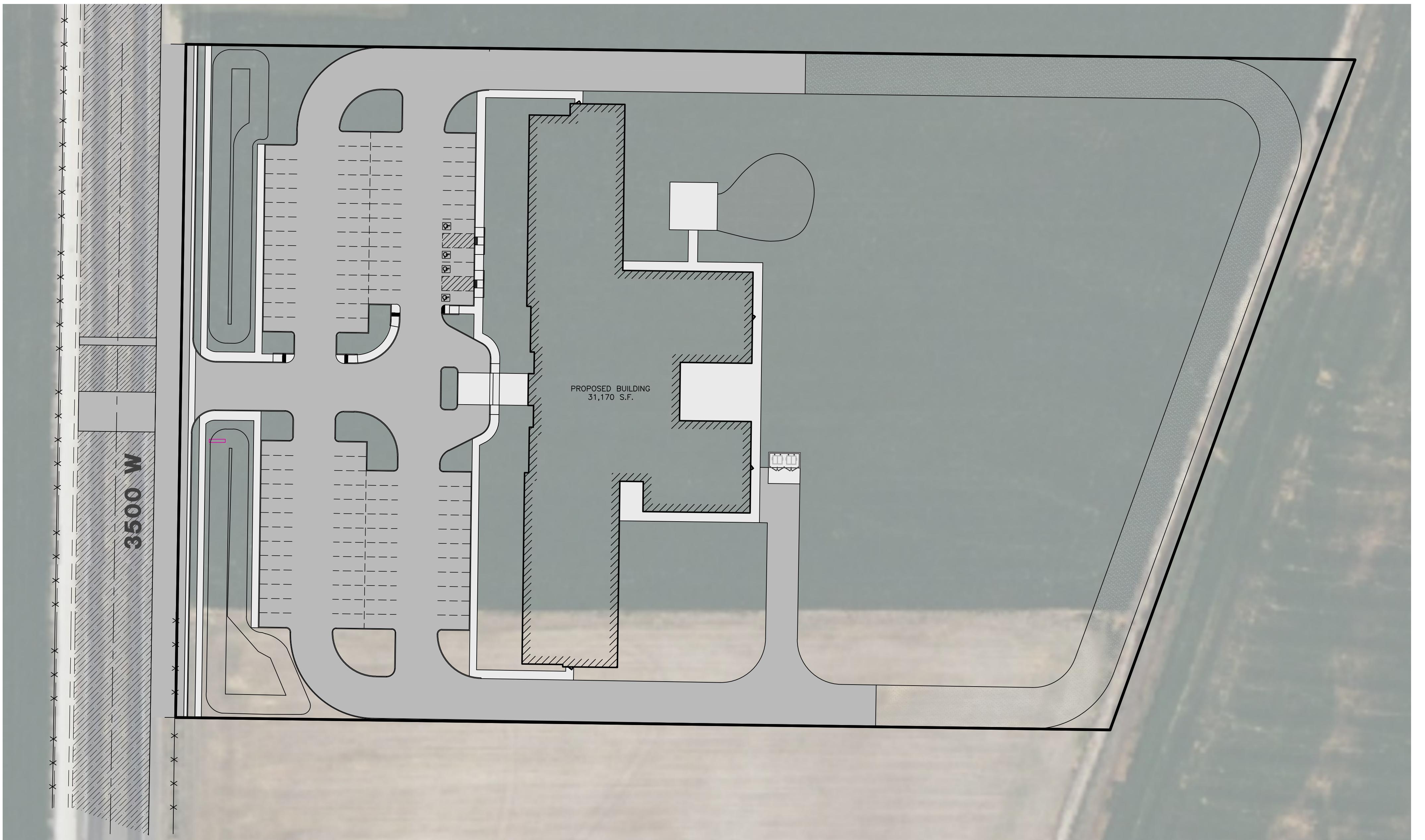
1. 02/17/2025 ZD - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Reeve & Associates, Inc. - Solutions You Can Build On

Grand Haven

3448 S 3500 W

Improvement Plans

WEST HAVEN CITY, WEBER COUNTY, UTAH
NOVEMBER 2024**Vicinity Map**
NOT TO SCALE

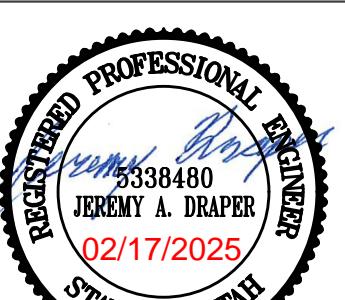
SITE DATA	
PARCEL #:	444-222-000
PROJECT ADDRESS:	987 HOLDER PLACE CITY, ST
EX. ZONING:	GC (GENERAL COMMERCIAL)
PRO. ZONING:	GC (GENERAL COMMERCIAL)
PARKING:	97 STALLS PROVIDED (4 A.D.A.)
PARCEL AREA:	279,551 S.F. (8.42 ACRES)
BUILDING AREA:	31,170 S.F. 25%
PAVEMENT AREA:	80,955 S.F. 50%
LANDSCAPE AREA:	14,325 S.F. 25%

Sheet Index

- Sheet 1 - Cover/Index Sheet**
- Sheet 2 - Notes/Legend**
- Sheet 3 - Existing/Demolition Plan**
- Sheet 4 - Proposed Site Plan**
- Sheet 5 - Grading Plan**
- Sheet 6 - Utility Plan**
- Sheet 7 - Civil Details**
- Sheet 8 - Storm Water Pollution Prevention Plan Exhibit**
- Sheet 9 - Storm Water Pollution Prevention Plan Details**
- Sheet 10 - Landscape Plan**

Grand Haven Assisted Living 3500 West Street

WEST HAVEN CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

Project Info.	
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	J. MEYERS
Begin Date:	January 2022
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01

1

10 Total Sheets

Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

**Landscape Architect:**

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Surveyor:

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY, THE APPROPRIATE INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION CONTRACTOR IS NOT SPECIFIED, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR SHALL SOLELY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAD RECEIVED ALL APPROVALS AND DOCUMENTS APPROVED BY THE GOVERNING AGENCIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLANS OR DOCUMENTS TO BE MADE.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DANGEROUS AREA FOR PUBLIC SAFETY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTemplated IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF OF PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND THE SITE OF THE WORK. IF HE FINDS ANY CONDITIONS WHICH HE FEELS ARE UNFAIR OR CONFLICT WITH THE BID, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS 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 HIS 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 ENGINEER IS NOT INTENDED TO BE AN INSTITUTE, NOR IS IT A SUPPLEMENT TO THE INDEPENDENT VERIFICATION OF CONDITIONS WHICH EXIST. SUCH INDEPENDENT VERIFICATION OF CONDITIONS IS DEEMED NECESSARY AND DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER-OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND SURVEY STAKES. SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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 THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- 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 RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- 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. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHEN 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 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.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. 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. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE OWNER ONE SET OF NEATLY DRAWN AS-BUILT RECORD DRAWINGS. DURING THE INSPECTION REQUIRED ABOVE, AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS RE-LINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL MAINTAIN 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. 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 THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT HE IS AWARE OF CERTAIN PECULIAR AND UNUSUAL CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE EXISTING FACILITIES WHICH MAY GREATLY DETERMINE THE CONSTRUCTION PROGRAM. IN UNUSUAL TRANSFER 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPPING INTO FUTURE STRIPPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR WORK TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). 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 48 HOURS IN ADVANCE OF ANY EXCAVATION WORK. THE CONTRACTOR SHALL NOT PERMIT THE WORK TO BE PERFORMED ON THESE LINES, UNLESS THE CONTRACTOR AND THE UTILITY OWNER PRIOR TO THE EXCAVATION, IT WILL BE THE CONTRACTOR'S 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 CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE ADDED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CURE PIPES OFF WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL FLOOR AT CONNECTION OF PIPE TO BOX WITH NON-SHRINK GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT A LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL GRAVEL BLOWS AT ALL UTILITY CROSSINGS.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NON-METALLIC PIPE.
- PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Notice to Contractor:

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

THE CONTRACTOR AGREES THAT THEY 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO UP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYING OUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEYING DATA. CONSTRUCTION IMPROVEMENTS AND PROVIDED PERTAINING WITH CONSTRUCTION STAKING. THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTouched FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

CONTRACTOR SHALL 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.

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

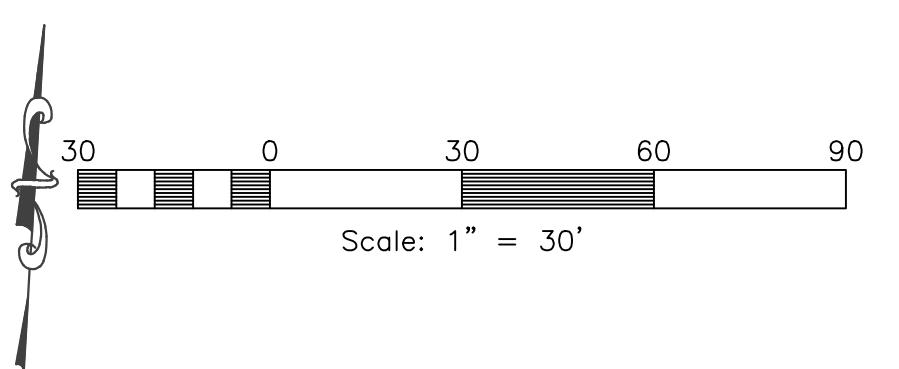
CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR WORK TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.

ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Legend

SW LAT	= PROPOSED SECONDARY WATER LATERAL	ROW	= RIGHT-OF-WAY
LD LAT	= PROPOSED LAND DRAIN LATERAL	SD	= STORM DRAIN
W LAT	= PROPOSED WATER LATERAL	SL	= STREET LIGHT
SS LAT	= PROPOSED SEWER LATERAL	SS	= SANITARY SEWER
W78	= PROPOSED CULINARY WATER LINE	TBC	= TOP BACK OF CURB
EX.W	= EXISTING CULINARY WATER LINE	TOA	= TOP OF ASPHALT
SW78	= PROPOSED SECONDARY WATER LINE	TOC	= TOP OF CONCRETE
EX.SW	= EXISTING SECONDARY WATER LINE	TOFF	= TOP OF FINISHED FLOOR
ES78	= PROPOSED SANITARY SEWER LINE	TOS	= TOP OF STAIRS
EX.SS	= EXISTING SANITARY SEWER LINE	TOW	= TOP OF WALL
SD/18	= PROPOSED STORM DRAIN LINE	TSW	= TOP OF SIDEWALK
EX.SD	= EXISTING STORM DRAIN LINE	UGP	= UNDERGROUND POWER
LD/8	= PROPOSED LAND DRAIN LINE	W	= WATER METER
EX.LD	= EXISTING LAND DRAIN LINE	WM	= EXISTING ASPHALT PAVEMENT
RR/18	= PROPOSED IRRIGATION LINE		
EX.IRR	= EXISTING IRRIGATION LINE		
X-X-X	= EXISTING FENCE LINE		
O-O-O	= PROPOSED FENCE LINE	4800	= PROPOSED ASPHALT PAVEMENT
— — —	= DRAINAGE SWALE	4800	= PROPOSED CONCRETE
OHP	= OVERHEAD POWER LINE		
●	= PROPOSED MANHOLE		
○	= EXISTING MANHOLE		
●	= PROPOSED SEWER CLEAN-OUT		
×	= PROPOSED GATE VALVE		
×	= EXISTING GATE VALVE		
■	= PLUG & BLOCK		
◆	= AIR VAC ASSEMBLY		
●●●	= DUAL SECONDARY METER		

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5160 South 1500 West, Riverton, UT 84405
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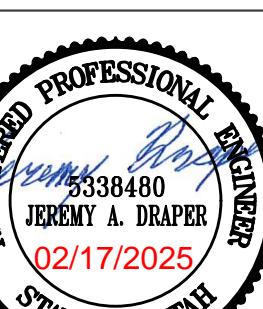


Existing/Demolition Plan

Grand Haven Assisted Living

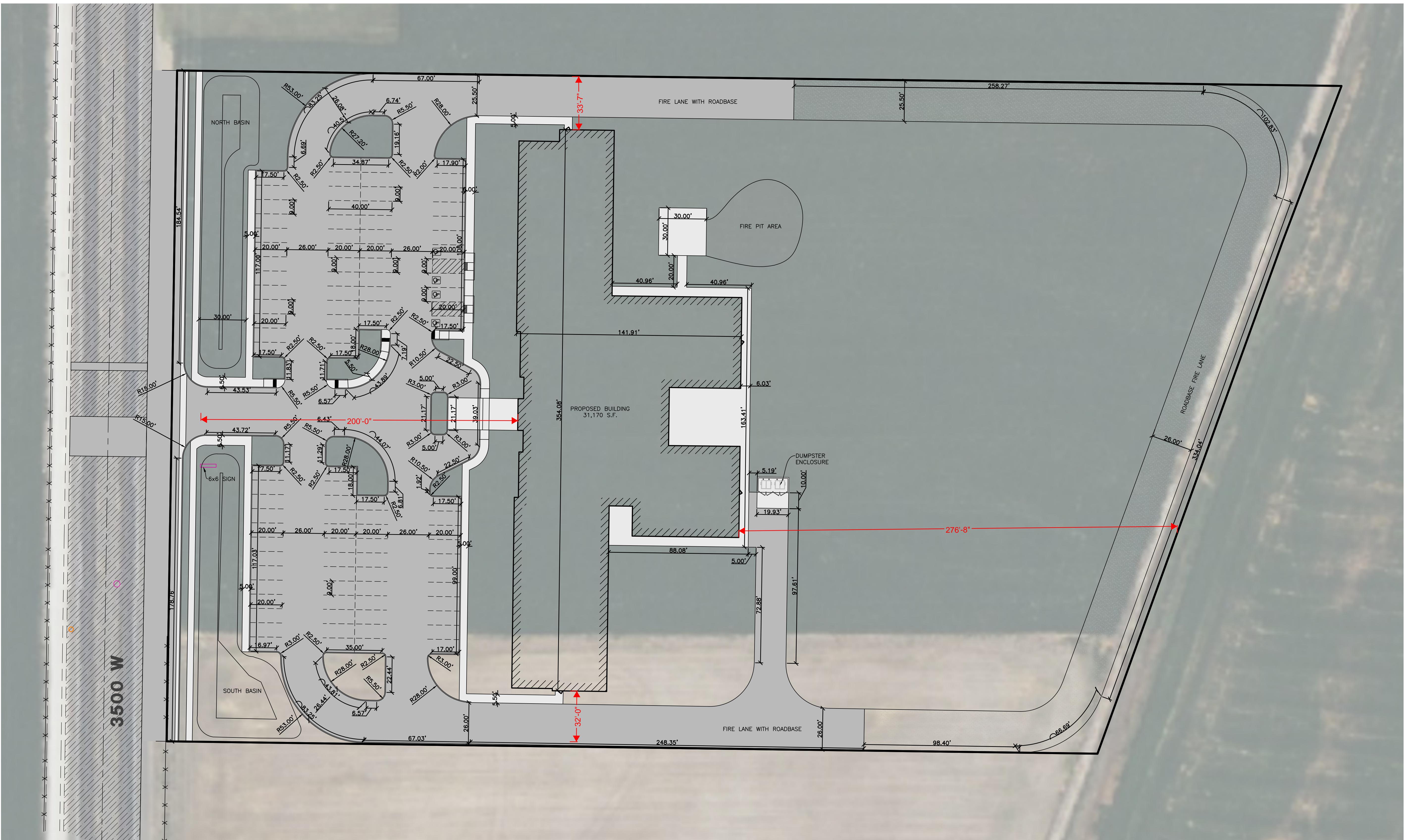
3500 West Street

WEST HAVEN CITY, WEBER COUNTY, UTAH

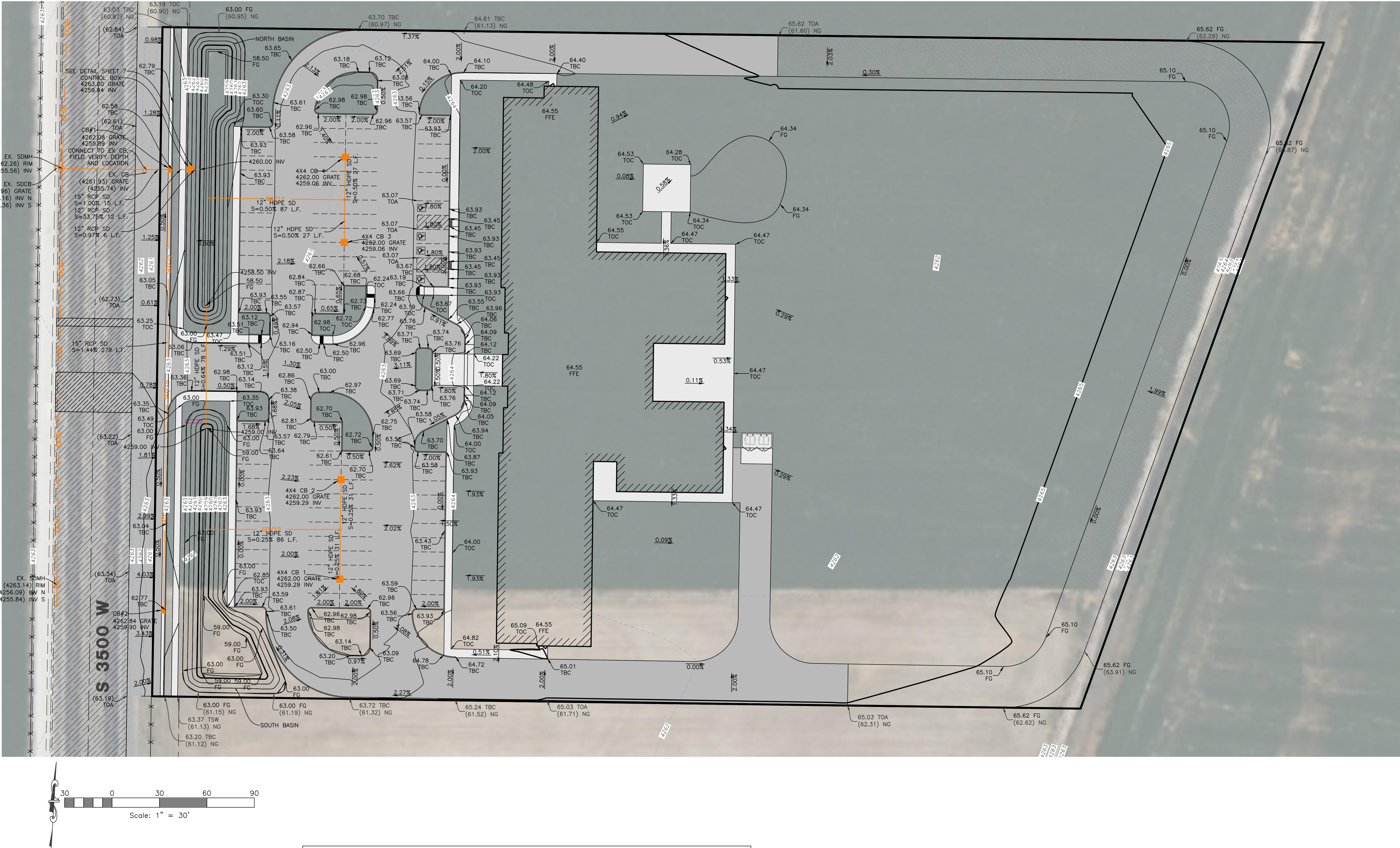


Project Info.	
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	J. MEYERS
Begin Date:	January 2022
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01





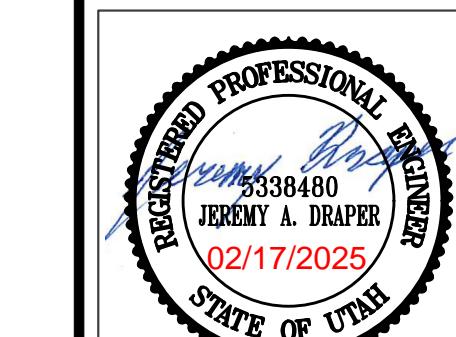
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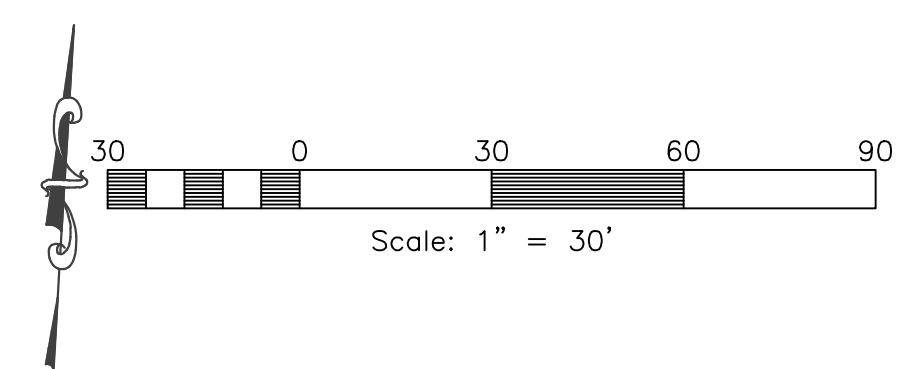
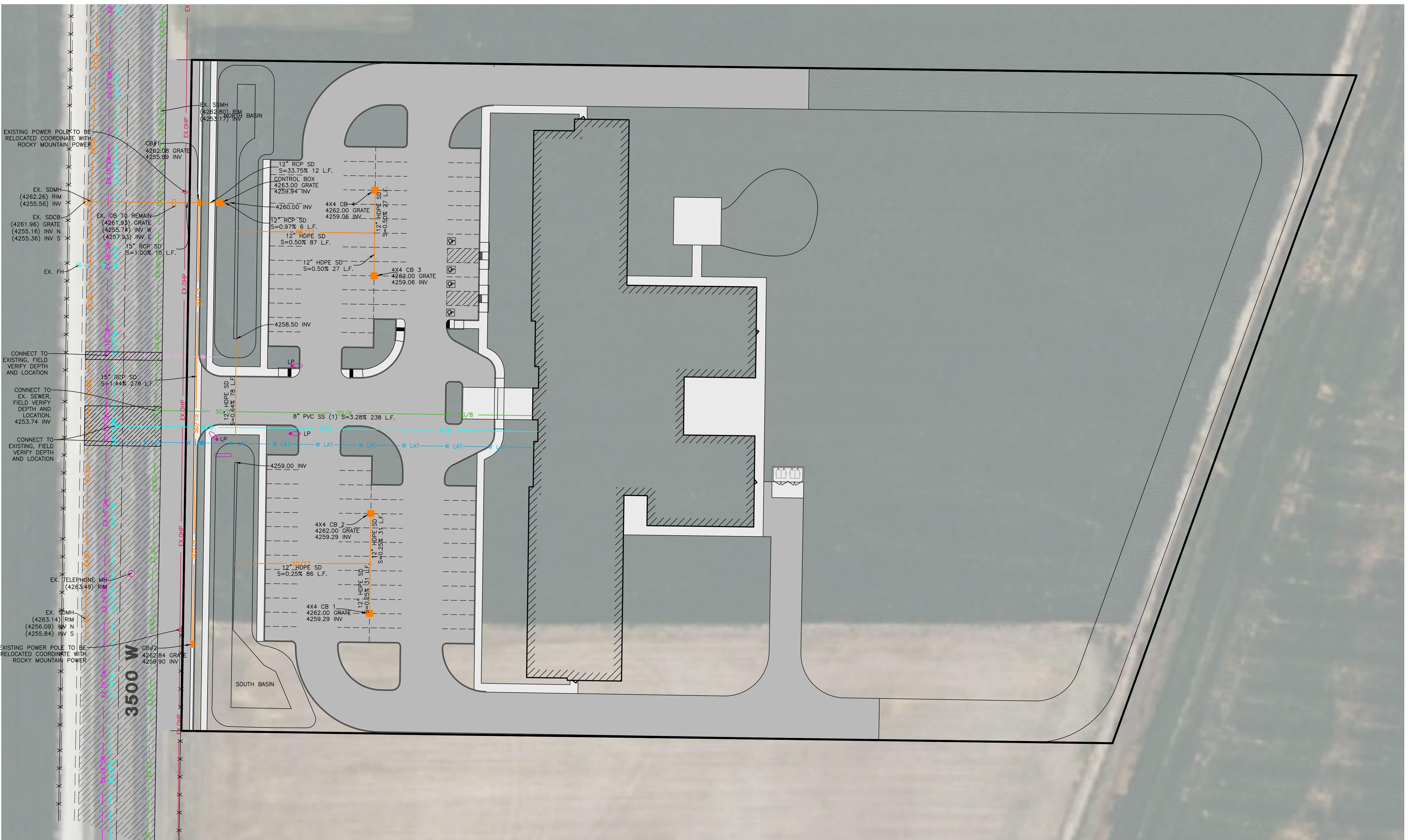


STORM WATER TOTALS:
LID STORAGE REQUIRED - 3,745 CU.FT.
TOTAL STORAGE REQUIRED - 16,529 CU.FT.
LID STORAGE PROVIDED - 3,860.47 CU.FT.
TOTAL STORAGE PROVIDED - 16,913.40 CU.FT

NORTH - STAGE STORAGE TABLE					
ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,258.50	716.39	N/A	N/A	0.00	BOTTOM
4,259.00	1,127.03	0.50	456.99	456.99	
4,260.00	2,074.08	1.00	1576.67	2033.67	LID
4,261.00	3,069.84	1.00	2555.74	4589.41	
4,262.00	4,114.41	1.00	3579.40	8168.81	HIGH WATER
4,263.00	5,460.84	1.00	4771.77	12940.57	TOP

SOUTH - STAGE STORAGE TABLE					
ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,259.00	1,398.85	N/A	N/A	0.00	BOTTOM
4,260.00	2,291.25	1.00	1826.80	1826.80	LID
4,261.00	3,457.21	1.00	2854.32	4681.11	
4,262.00	4,701.55	1.00	4063.47	8744.59	HIGH WATER
4,263.00	5,561.00	1.00	5125.27	13869.86	TOP



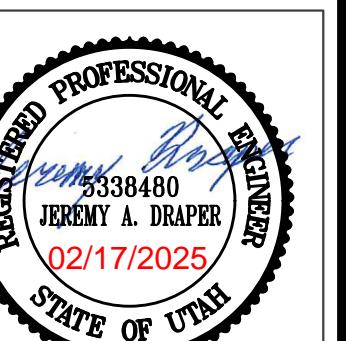


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3500 West Street

WEST HAVEN CITY, WEBER COUNTY, UTAH



Project Info.

Engineer:
EMY A. DRAPER, P.E.

fter:
J. MEYERS

in Date:
January 2023

January 2022

GRAND HAVEN ASSISTED LIVING

ASSISTED LIVING
3500 WEST ST

Number: 7037-01

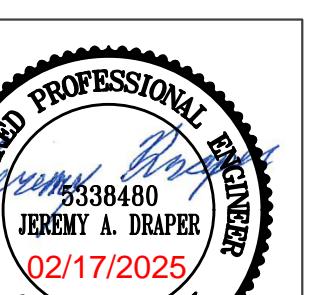
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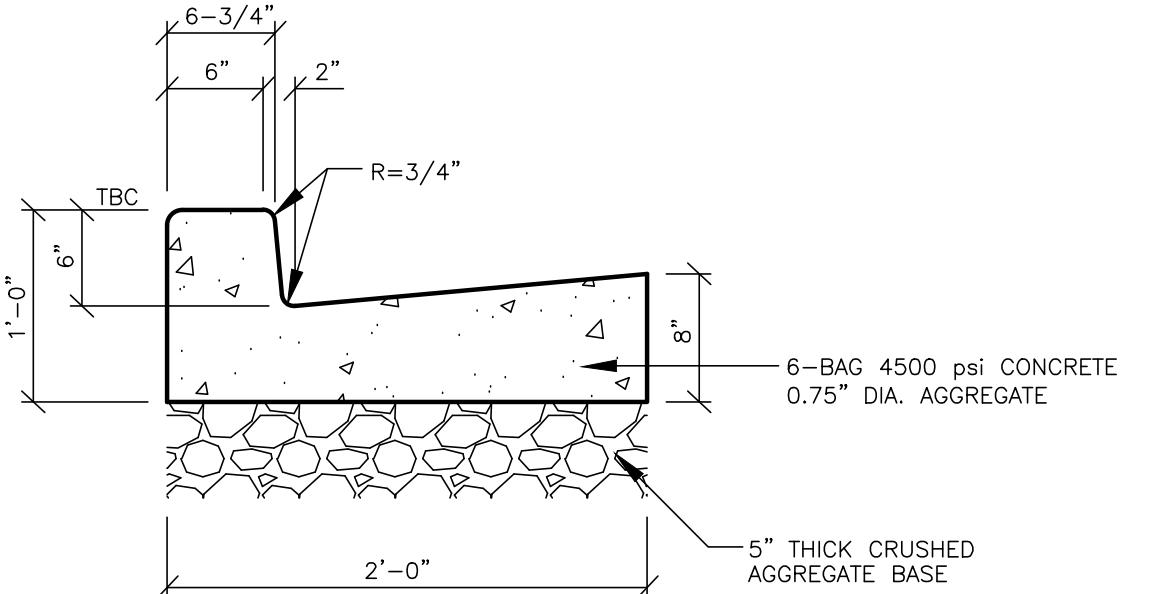
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Grand Haven Assisted Living
3500 West Street
 WEST HAVEN CITY, WEBER COUNTY, UTAH



Project Info.	
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	J. MEYERS
Begin Date:	January 2022
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01



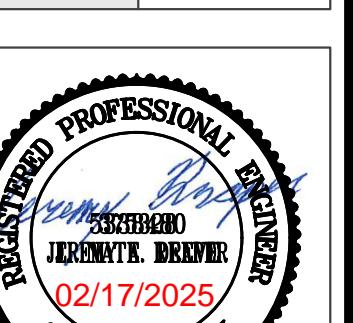
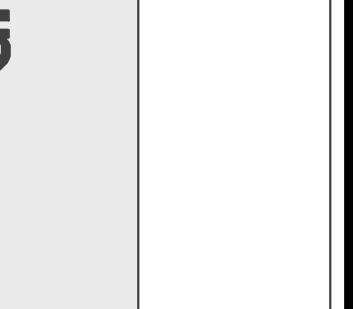
24' On-Site 'L' Type Curb & Gutter

SCALE: NONE

REVISIONS	DESCRIPTION

Grand Haven Assisted Living 3500 West Street

WEST HAVEN CITY, WEBER COUNTY, UTAH



Project Info.
Engineer: JEREMY DANE BAKER, P.E.
Drafter: DRAFTERSERNAME
Begin Date: January 2022
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

Construction Vehicles and Equipment:

- Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
- Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.

Spill Prevention and Control

- Minor Spills:
 - Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
- Major Spills:
 - On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

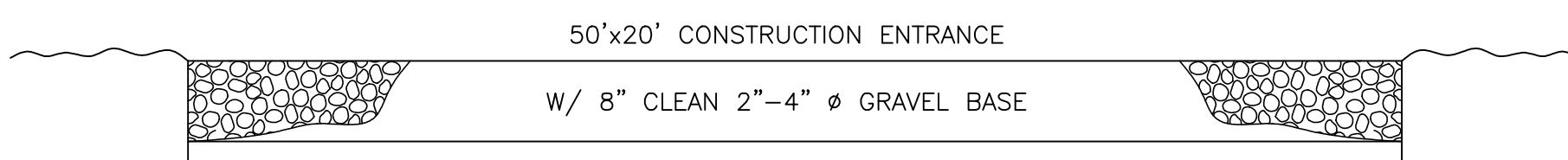
Post Roadway / Utility Construction

- Maintain good housekeeping practices.
- Enclose or cover building material storage areas.
- Properly store materials such as paints and solvents.
- 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 offsite or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not place material or debris into streams, gutters, or catch basins that stop or reduce the flow of runoff water.
- All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
- Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

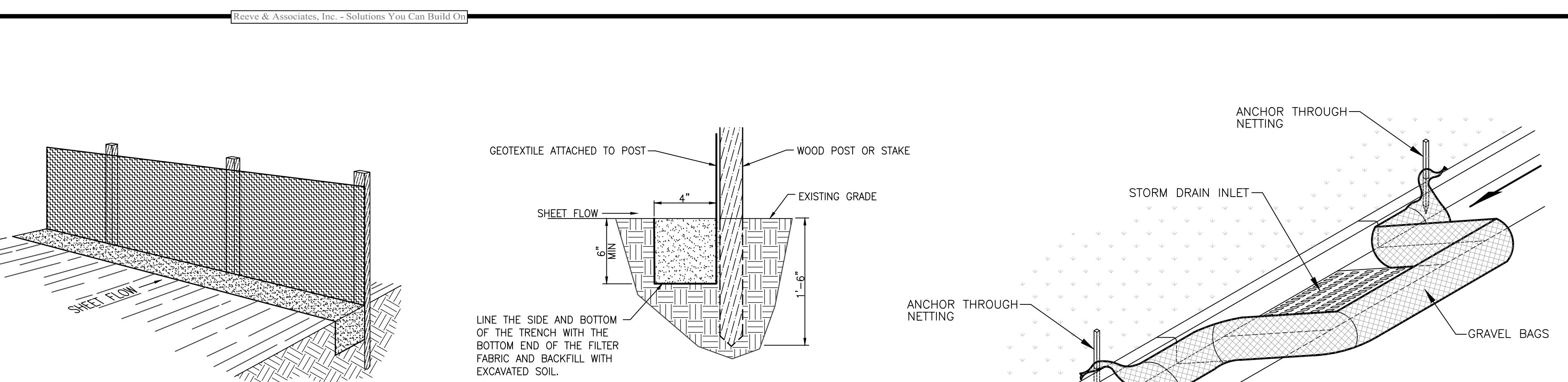
Erosion Control Plan Notes

- The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
- A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
- Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
- Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
- All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
- Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
- All loose soil and debris which may create a potential hazard to offsite property shall be removed from the site as directed by the engineer of record of the governing agency.
- The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
- Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
- Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
- Part III.D.4 of general permit UTR00000 identifies the minimum inspection requirements.
- Part II.D.4.C identifies the minimum inspection report requirements.
- Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

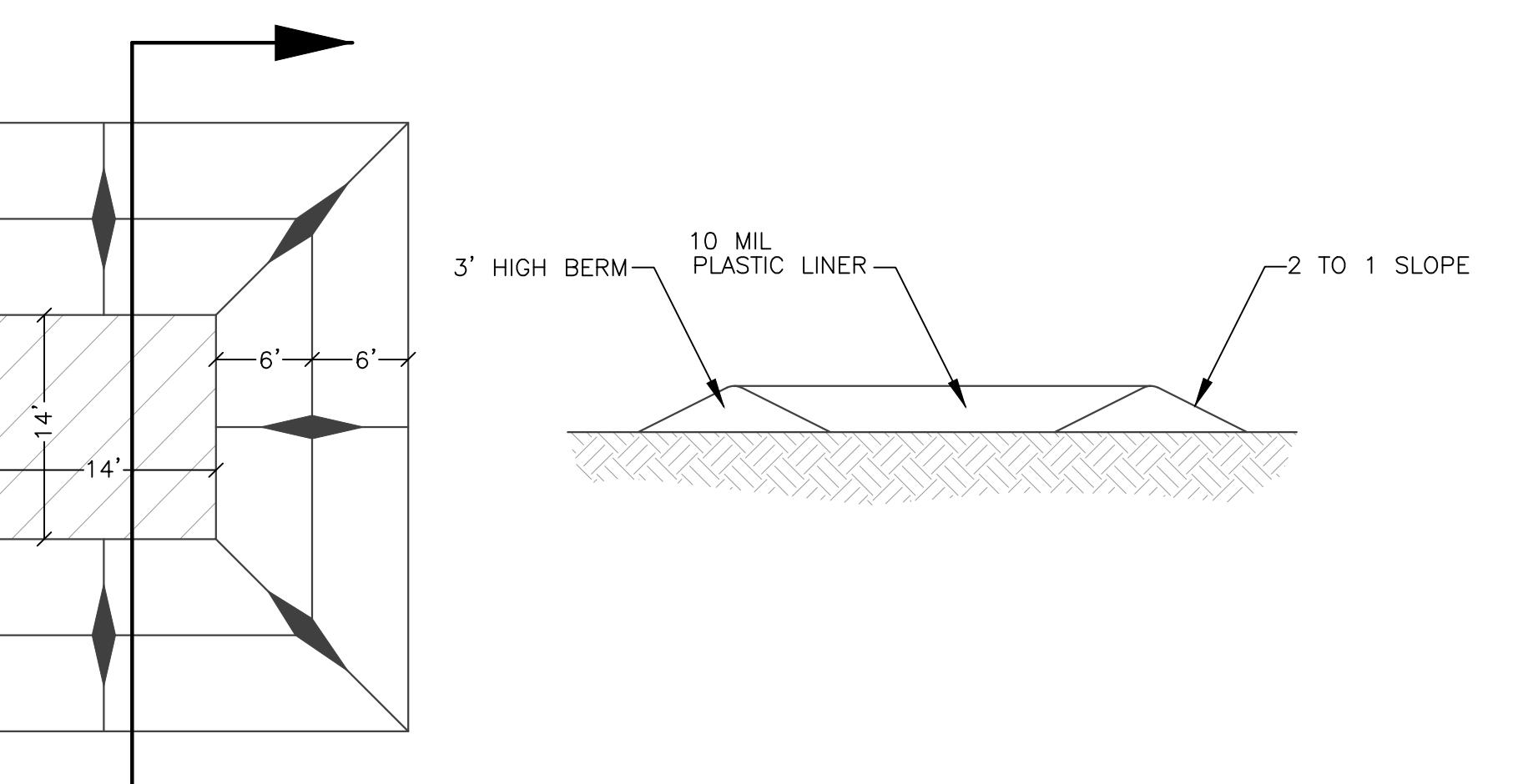
Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)	
Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjust rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

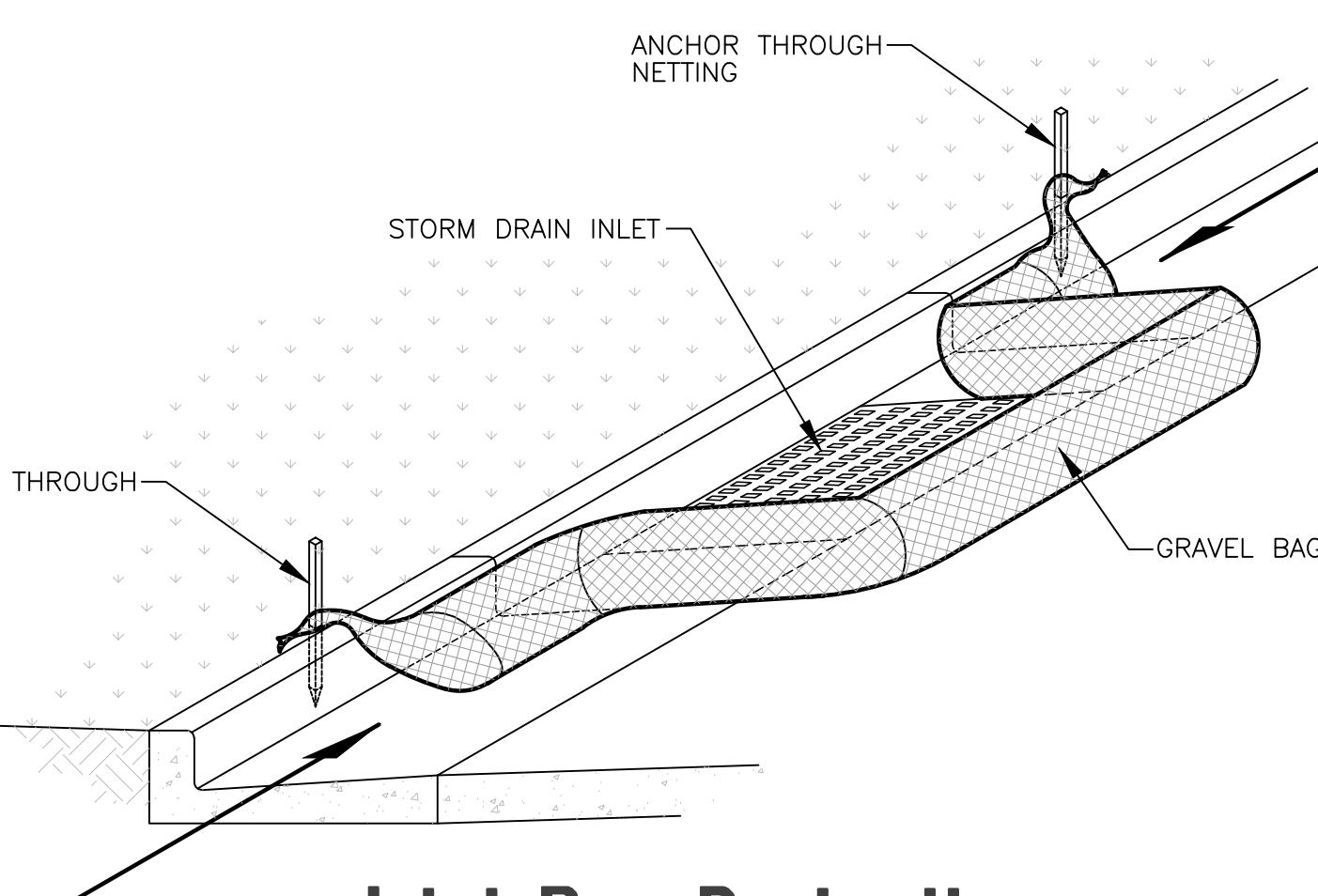
Silt Fence Detail

SCALE: NONE

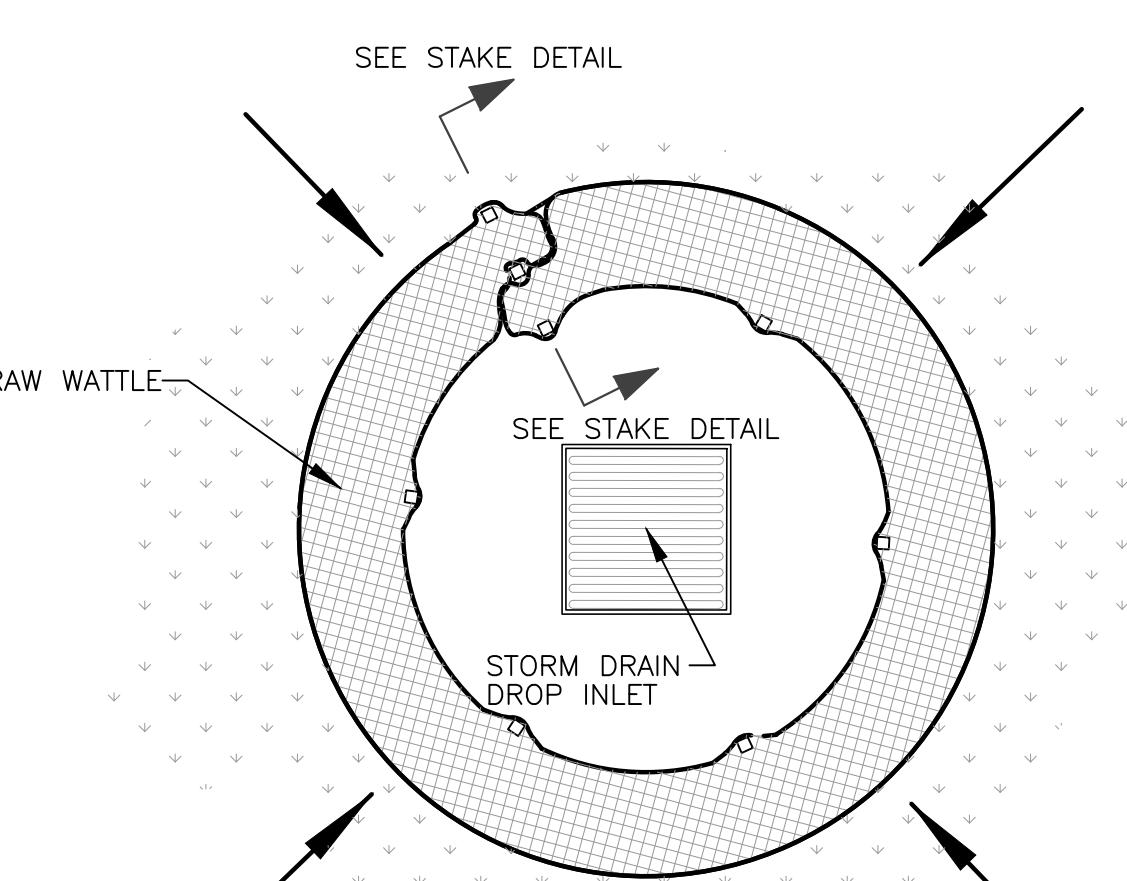


Concrete Washout Area w/ 10 mil Plastic Liner

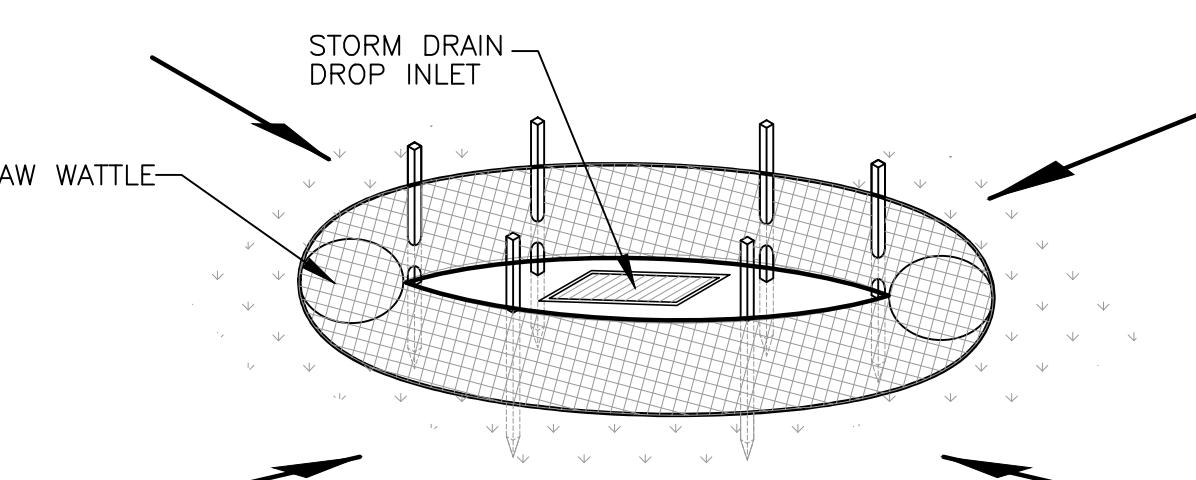
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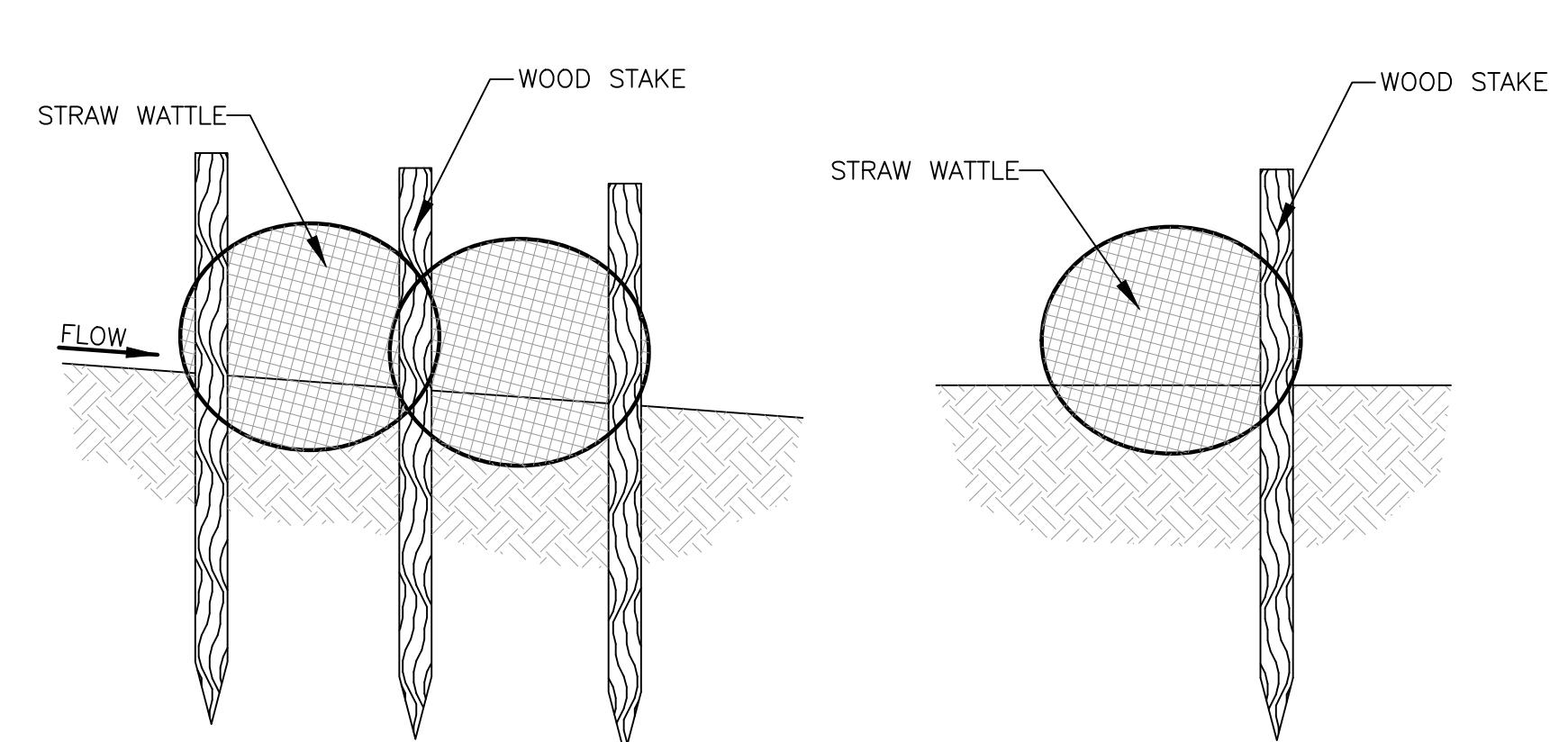
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

GRAND HAVEN ASSISTED LIVING

WEST HAVEN, UTAH



GRAND HAVEN ASSISTED LIVING

REVISIONS:
ISSUE DATE:
MARCH, 2025
PROJECT NUMBER
00000

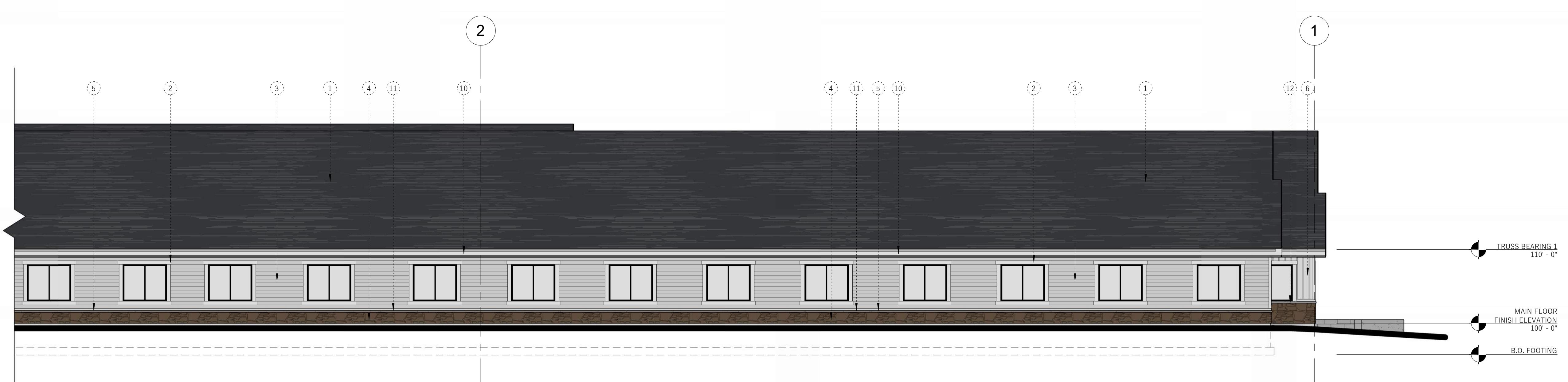
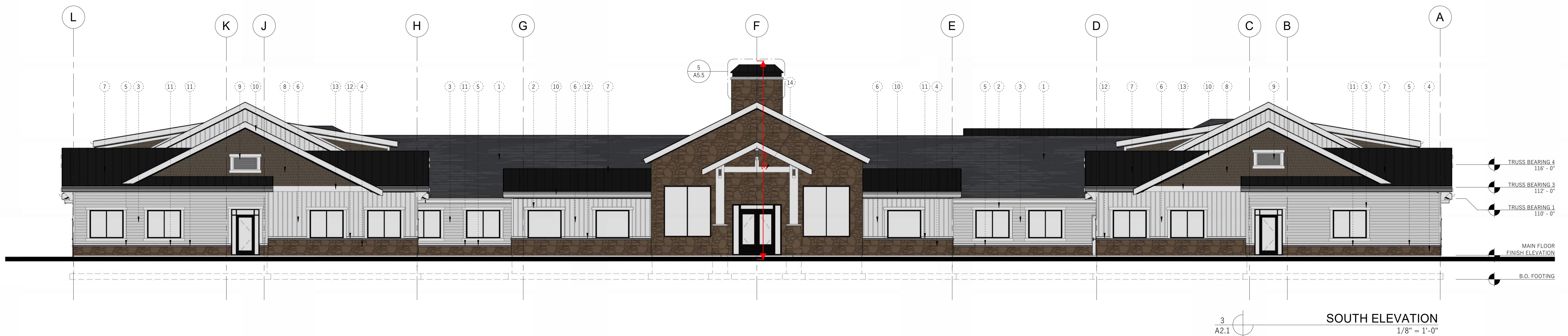
JZW
ARCHITECTS

GRAND HAVEN ASSISTED LIVING

WEST HAVEN, UTAH

EVALUATIONS

A2.1



GENERAL NOTES

- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS
- (B) COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
- (C) FINISHED ROOF TO BE ASPHALT SHINGLES. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- (D) PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
- (E) COORDINATE ALL BEARING ELEVATIONS WITH ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
- (F) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (G) SEE ROOF PLAN FOR ALL ROOF SLOPES.
- (H) OWNER TO SELECT ROCK FOR ROCK VENEER. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C. SEE GENERAL MASONRY NOTES.

KEYED NOTES

- 1 ASPHALT SHINGLES. REFER TO SPECIFICATIONS.
- 2 0'-6" HARDIE TRIM. FIELD COLOR #1
- 3 0'-6" HARDIEPLANK LAP SIDING. FIELD COLOR #1
- 4 MANUFACTURED STONE VENEER
- 5 TOP OF STONE VENEER = 101'-6" (INCLUDING SILL)
- 6 HARDIE BOARD AND BATT. FIELD COLOR #1
- 7 STANDING SEAM METAL ROOF
- 8 HARDIE SHAKE - FIELD COLOR #1
- 9 48" x 24" WALL VENT
- 10 HARDIE FASCIA - TRIM COLOR
- 11 MANUFACTURED SILL
- 12 TOP OF STONE VENEER = 103'-0" (INCLUDING SILL)
- 13 1'-0" HARDIE TRIM - FIELD COLOR #1
- 14 ADDRESS POSTED IN MINIMUM 4" HIGH CHARACTERS WITH MIN 1/2" STROKE - MUST BE APPROVED BY KCFD
- 15 4" HARDIE TRIM - FIELD COLOR #1
- 16 TOP OF STONE VENEER = 106'-6" (INCLUDING SILL)

GRAND HAVEN ASSISTED LIVING

WEST HAVEN, UTAH

ELEVATIONS

A2.2

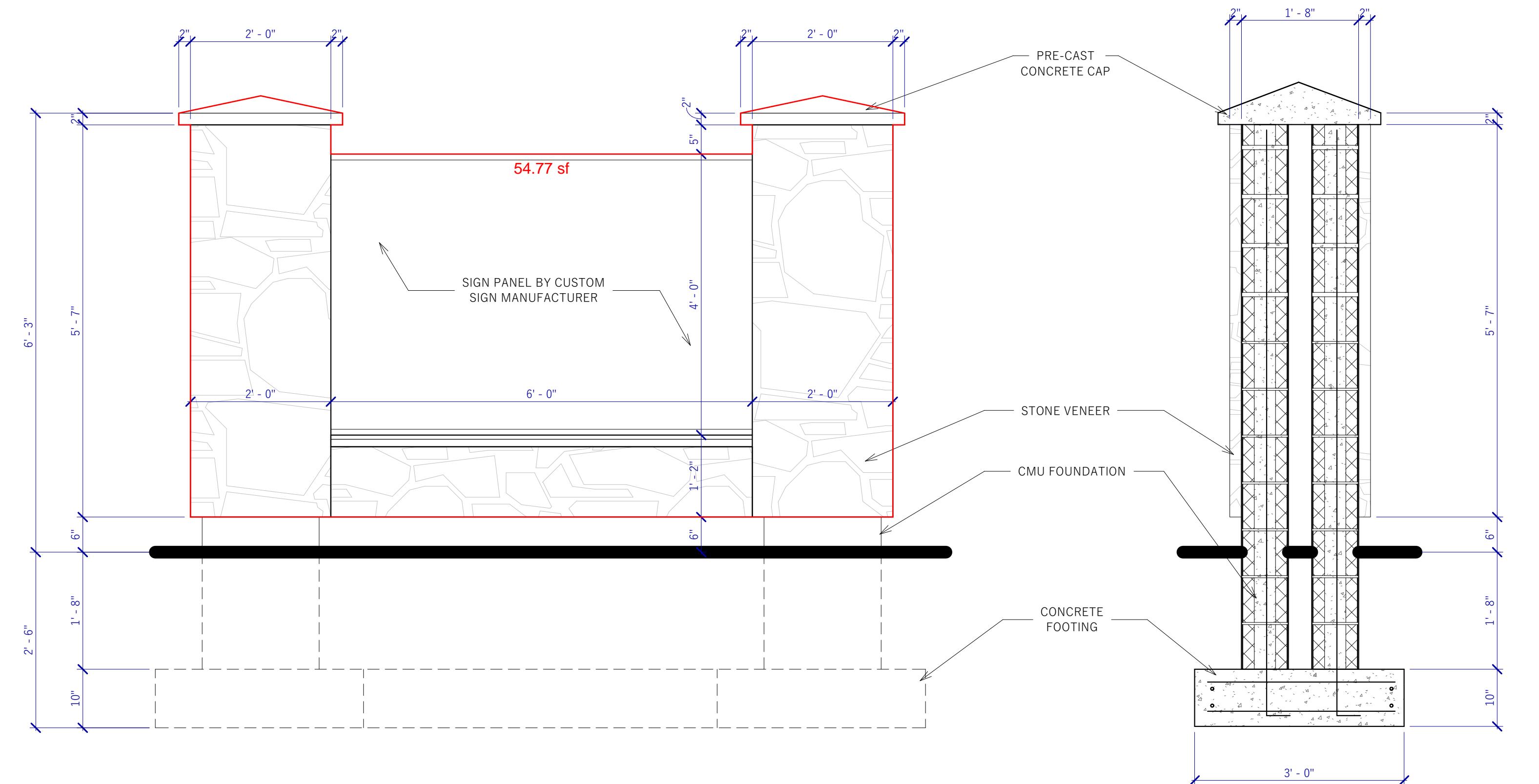


GRAND HAVEN ASSISTED LIVING

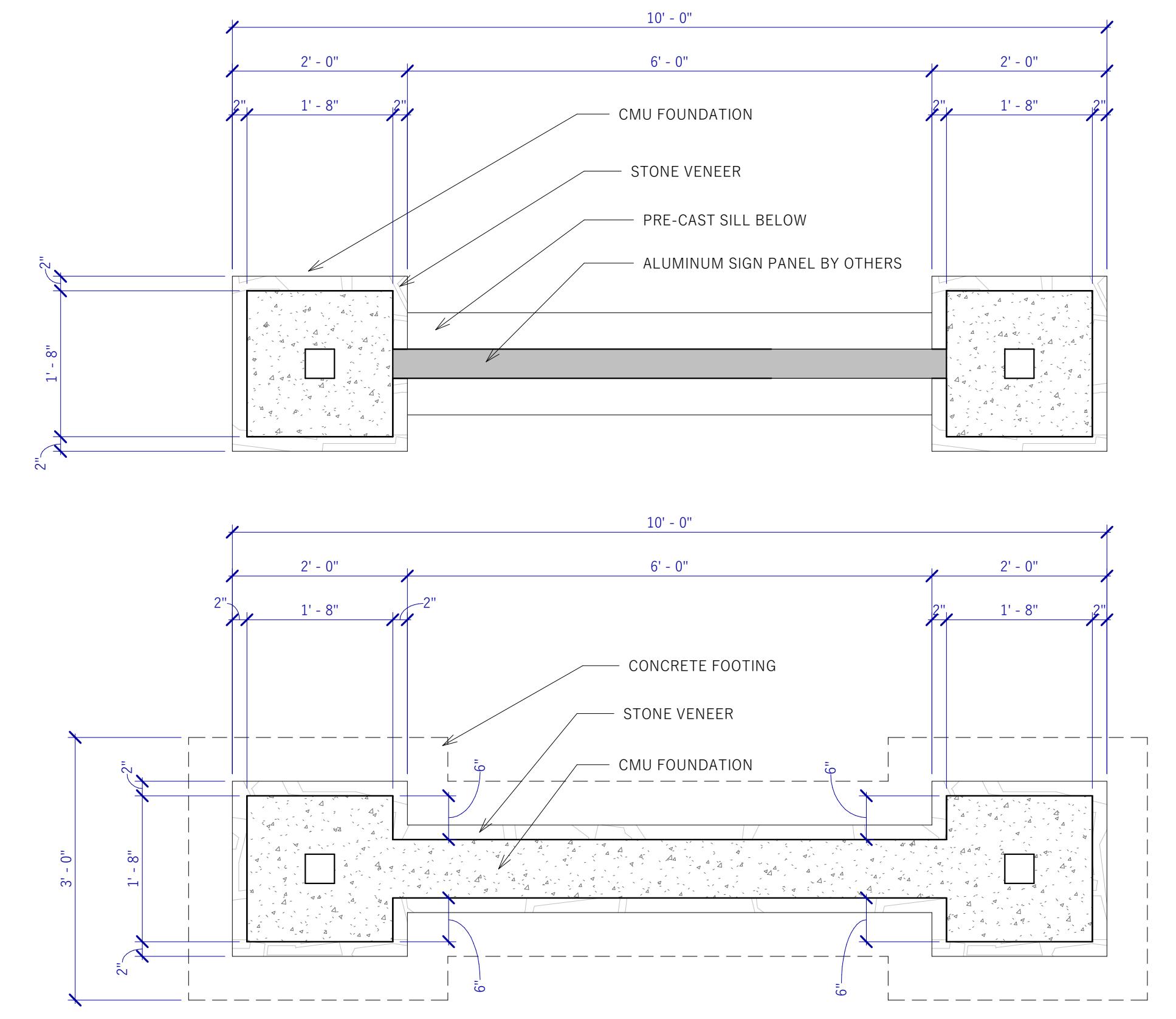
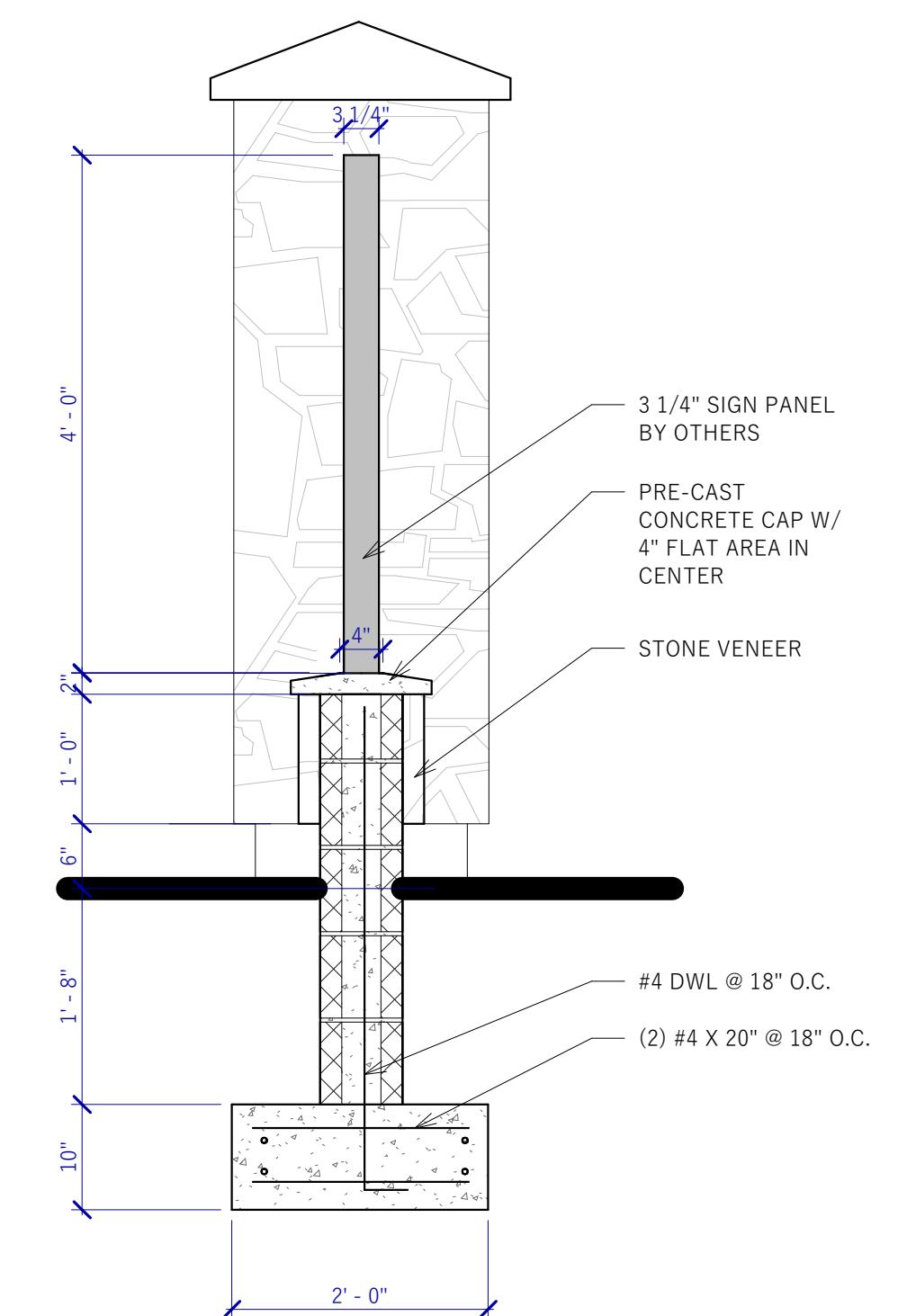
WEST HAVEN, UTAH

ENCLOSURE/SIGN DETAILS

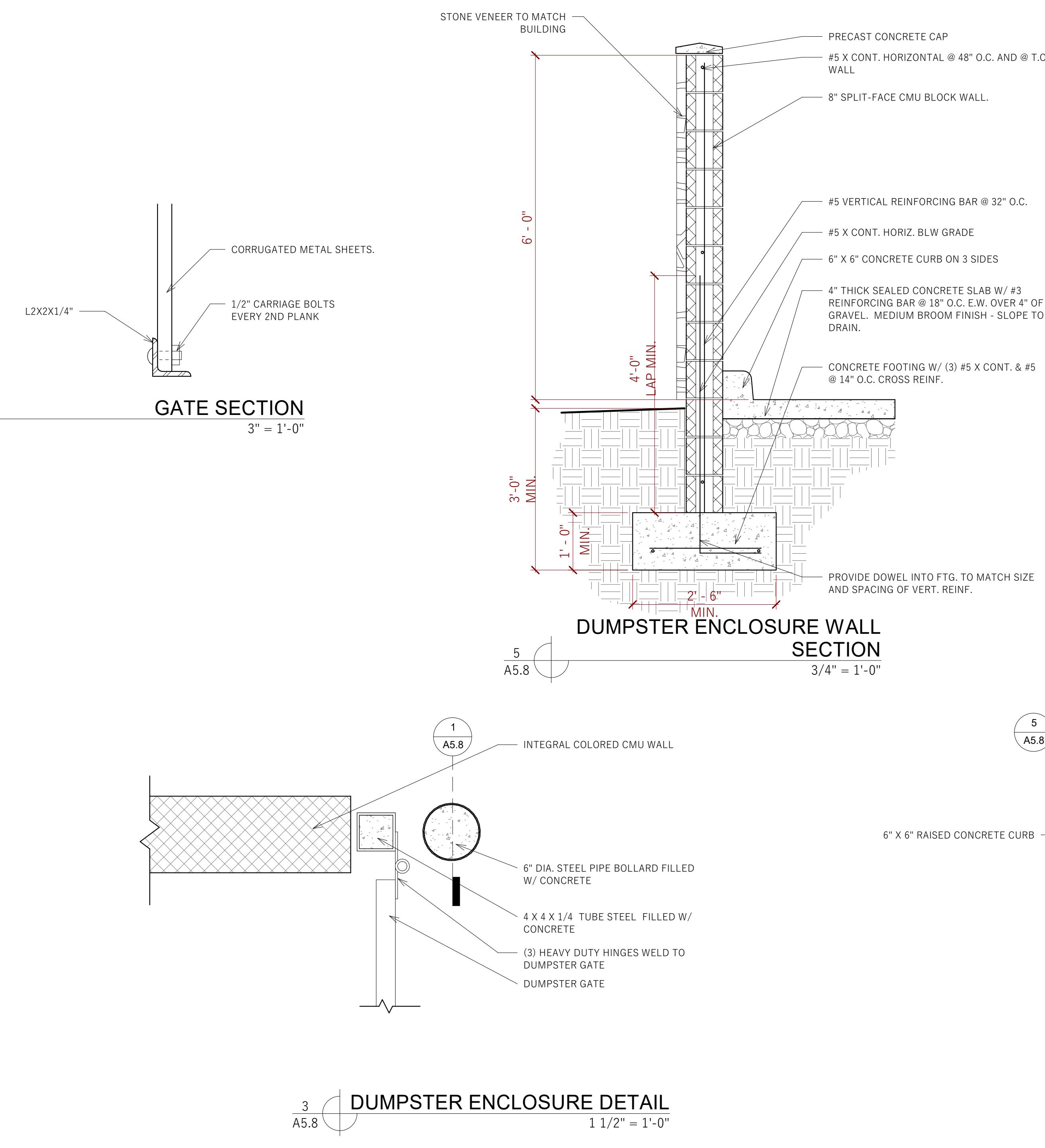
A5.8



SECTION VIEWS



MONUMENT SIGN



8" X 8" X 16" SPLIT-FACE CMU
BLOCK WALL. PAINT FIELD
COLOR 1

STONE VENEER TO MATCH BUILDING

11' - 2"

1' - 6"

8' - 0"

8' - 2 1/8"

GATE

GENERATOR

GATE

3' - 11"

3' - 11"

8' - 0"

11' - 2"

3' - 11"

8' - 0"

3

A5.8

6" DIA. STEEL PIPE BOLLARD
FIELD W/ CONCRETE (TYP.) SEE
DETAIL 1/A5.7

2

A5.8

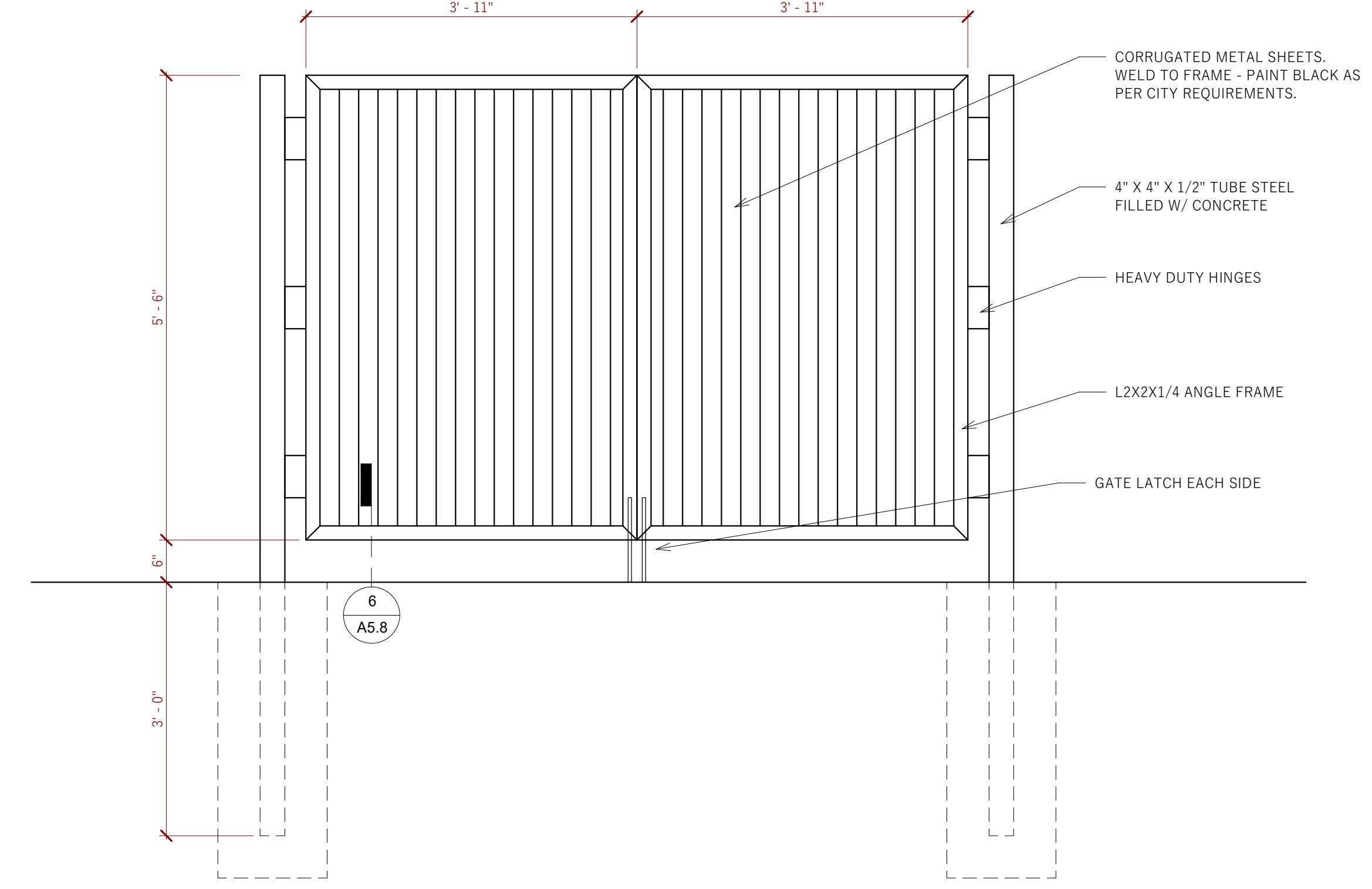
DUMPSTER ENCLOSURE PLAN

1/2" = 1'-0"



DUMPSTER ENCLOSURE PLAN

1/2" = 1'-0"



GATE

3/4" = 1'-0"

CONCRETE TO BE DOMED FOR PROPER WATER RUN OFF

STEEL PIPE FILLED W/ BEDDED IN CONCRETE. PAINT: OSHA YELLOW PLUS JOINT AROUND PIPE

OF SLAB OR ASPHALT

CONCRETE BASE PER MFG RECOMMENDATIONS

3'-6"

3'-0"

1'-0"

EQ. EQ.

1'-6" MIN.

BOLLARD DETAIL

1/2" = 1'-0"



BOLLARD DETAIL

1/2" = 1'-0"

To whom it may concern;

License and certifications.

I Justin Nielsen Certify in a sworn statement that no person will reside or remain in the Grand Haven Assisted Living facility whose tendency would:

1. Constitute a direct threat to the health or safety of other individuals; or
2. Result in substantial physical damage to the property of others.

Signed 
Print JUSTIN NIELSEN
Date 4/17/25

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of Utah, County of Weber. On

April 17, 2025, before me, Robyn VanCampen Deputy Recorder (name and title of officer), personally appeared Justin Nielsen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Robyn VanCampen

Print Name Robyn VanCampen (Seal)



To whom it may concern;

Stillwater Construction Group here now makes a sure commitment to secure an Operator who is properly licensed and insured with the state of Utah to oversee the day-to-day operations and requirements of the Grand Haven Assisted Living center located in West Haven city.

Signed 

Print JUSTIN NIELSEN

Date 4/17/25