WEST HAVEN PLANNING COMMISSION AGENDA

December 10, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON Wednesday, December 10, 2025, THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS:

***5:15 PM: WORK SESSION –** DISCUSSION ON STORAGE UNIT FACILITY CODE UPDATE, AND SIGN CODE UPDATE

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

JOIN US DIGITALLY FOR THE REGULAR PLANNING MEETING AT:

HTTPS://US06WEB.ZOOM.US/J/86539464549.

WATCH LIVE AT HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA.

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed

2. **OPENING CEREMONIES**
   - **a. PLEDGE OF ALLEGIANCE** Commission member Stimpson
   - **b. PRAYER/MOMENT OF SILENCE** Vice-Chairman Reyna

3. **ACTION ON MINUTES** - Approve minutes for the meeting of 11/12/2025.

4. **REPORTS** - Actions taken by City Council on Planning Commission Recommendations and other updates.

5. **PRESENTATION ON PUBLIC HEARING** - To consider a request to rezone parcel #150960020 & a portion of parcel #150960021 from A-1 and A-2 to R-2.

6. **PUBLIC HEARING -** To consider a request to rezone parcel #150960020 & a portion of parcel #150960021 from A-1 and A-2 to R-2.

7. **DISCUSSION AND ACTION ON PUBLIC HEARING** - To consider a recommendation to the City Council of request to rezone parcel #150960020 & a portion of parcel #150960021 from A-1 and A-2 to R-2.

8. **PRESENTATION ON PUBLIC HEARING** - To make an Amendment to the General Plan to Rezone Parcel #08-006-0075 from R-3 (8), multi-family 12 units per acre, to R-3 (9), multi-family 24 units per acre.

9. **PUBLIC HEARING** - To make an Amendment to the General Plan to Rezone Parcel #08-006-0075 from R-3 (8), multi-family 12 units per acre, to R-3 (9), multi-family 24 units per acre.

10. **DISCUSSION AND ACTION ON PUBLIC HEARING** - To consider a recommendation to the City Council on an Amendment to the General Plan to Rezone Parcel #08-006-0075 from R-3 (8) to R-3 (9), multi-family 12 units per acre, to R-3 (9), multi-family 24 units per acre.

11. **DISCUSSION AND ACTION** – For Final Site Plan approval for Grand Haven Assisted Living Facility, located at 3448 S 3500 W, Parcel # 08-029-0078. (Applicant: Justin Nielsen/Stillwater Construction).

12. **DISCUSSION AND ACTION** – For Preliminary Site Plan Approval for an Automatic Car Wash located at approximately 3158 W 4000 S, Parcel #08-029-0101. (Applicant: Josh Shaw).

13. **DISCUSSION AND ACTION** – For a Subdivision Amendment for Klomp Subdivision-Phase III, for Parcels #15-581-0002 and 15-076-0171. (Applicant Ken Hawkes)

14. **DISCUSSION AND ACTION** – 2026 Planning Commission Meeting Schedule

15. **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@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

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

Rules Governing Public Hearings

- Each speaker will be limited to a single opportunity to speak and shall direct comments only to the Commission.
- Such opportunity may not exceed two (2) minutes, as has been determined by the Chair, as outlined in Resolution 28-2021
- In accordance with Resolution 28-2021, the Chair may refuse to recognize or may exclude from the public hearing anyone who:
    - Is disorderly, abusive, or disruptive;
    - Takes part in or encourages audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive to the hearing;
    - Comments without first receiving recognition from the Chair and stating his/her full name and residence; or
    - Presents irrelevant, immaterial, or repetitious evidence.
- Comments and questions raised by speakers will not be addressed or answered by Staff or Commissioners during the hearing but will be addressed upon conclusion and closure of the hearing.

WEST HAVEN PLANNING COMMISSION MEETING MINUTES

November 12, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	
Jeff Reed	Chairman
Andrew Reyna (via Zoom)	Vice-Chairman
Melinda Stimpson (via Zoom)	Commission member
George LaMar	Commission member
Linda Smith	Commission member
Jennifer Streker	Commission member
Damian Rodriguez	Planner
Amy Hugie (via Zoom)	City Attorney
Robyn VanCampen	Deputy Recorder
Absent/Excused	

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed at 6:03 pm

2. **OPENING CEREMONIES**

   a. PLEDGE OF ALLEGIANCE Commission member Smith

   b. PRAYER/MOMENT OF SILENCE Commission member LaMar

3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 10/22/2025

   No corrections were needed.

   Commission member Streker made a motion to approve the minutes from the meeting October 22, 2025. **Commission member Stimpson** seconded the motion.

   AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Streker.
   NAYS –
   ABSENT/EXCUSED –

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

   **Stephen advised the commission that there was a conversation during the City Council Work Session, and he thought he should let the Planning Commission know of it because something would be brought to the commission due to the conversation. There is a property owner who would like to develop some property on 1900 that came in and spoke with staff about building some individual storage units, but they don't meet the standards within our city code. Some council members would like staff to develop a proposal to modify those standards. This would be a land use regulation, so it would need to go through the Planning Commission before the City Council could approve it. We will also introduce a few other ordinances within the next couple of months, including Modern Income Housing, Home Occupation, and Business Licensing Standards.*

DRAFT

5. **DISCUSSION AND ACTION –** To consider an amendment to the West Haven Wal-Mart Sub Plat located at & Company, LLC.

**Damian gave a summary of the Walmart Subdivision. This is a 6-lot plat. All lots are zoned C-3 on South Midland Drive. The lots that will be affected by the proposed amendment are lots 1, 3, 4, 5, & 6. There will be minor changes to each lot. It would involve allocating some of the area so that the lots facing Midland Drive are more suitable for development, ensuring that all proposed lots meet the development standards outlined in the zoning code, including minimum lot width, minimum area, and setbacks. The Supercenter and the Fuel center will not be affected by the proposed amendment. There are still three corrections that are needed, two of which will be required for the proposal to meet state requirements. A written description of the proposed changes would need to be obtained, along with owner consent forms that must be signed and notarized. Staff recommends that the commission not withhold its approval. All departments have reviewed the proposed amendment and approve. Staff recommends one condition for approval that all comments provided by staff are satisfactory, addressing the drafting and signing of the mylar.*

Commission member Smith made a motion to approved the second amendment of the West Haven Wal-Mart Subdivision plat, subject to the following conditions: All comments approved by staff on the attached corrections report are addressed prior to the drafting of the mylar for signatures. Commission member LaMar seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

6. **PRESENTATION ON PUBLIC HEARING -** Discussion on Water Element for General Plan

**Stephen gave a brief summary of why the Water Element is required. Due to the 2022 SB110, which requires the integration of water use into the General Plan and the review of current and future water use.*

** Aubrey Larson with Landmark Design, who has been contracted to help with some planning work for the city. She presented a slide presentation to the commissioners. Her goal was to give some Background and Foundation information to provide some context for the Water Element and how it will function as part of the General Plan.*

7. **PUBLIC HEARING -** To receive public input for the Water Use and Preservation Element for the General Plan.

Commission member LaMar made a motion to Enter into Public Hearing. Commission member Streker seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

Public Comments:

**Judith Sharpe 3621 W 4375 S – asked, What impact will we have on the Great Salt Lake? What is our role within the city, and what percentage of the lake's demise can be attributed to us? She also wanted to know if treated water was being discharged into the Great Salt Lake?*

Commission member Streker made a motion to Leave Public Hearing. **Commission member LaMar** seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

8. **DISCUSSION AND ACTION –** To recommend to City Council on the Water Use and Preservation Element for the General Plan.

**Stephen addressed the public comment, stating that the biggest consumption of water is for outdoor irrigation and the biggest thing to do within our plan itself is to make some recommendations to have more waterwise landscaping outside and to make that a requirement within the city.*

**Commission member LaMar went through the Water Use & Preservation Element packet and was concerned about the data that was being reported. He recommended that all four water districts meet to review the data, so that they would be using the same source to make the data more accurate.*

Commission member LaMar made a motion to approve moving forward with the Water Use Element document for the general plan allowing Steve the discretion to make the changes discussed and that are necessary to move forward with this document and present it to the city council. **Commission member Streker** seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

9. **ADJOURNMENT**

Commission member Streker made a motion to adjourn at 7:36 pm. **Commission member Smith** seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

Robyn VanCampen
Deputy City Recorder

Date Approved:

DRAFT

Planning Commission
Staff Review Memo
December 10, 2025

Stephen Nelson-Community Development Director

Rezone 42.05 Acres of Property from A-2 and A-1 to R-2

Request:	To rezone 25.83 Acres from A-2 and A-1 to R-2
Property Address:	2700 W 2800 S, Parcels #150960020 and Part of 150960021
Property Zone:	A-2 and A-1(Agriculture)
Property Size:	25.83 Acres
Applicant:	Paul D Donaldson
Agent:	Fieldstone Construction and Management Services
Governing Document(s):	WHC General Plan
Decision Type:	Legislative Recommendation
Staff Recommendation:	See Staff Comments Below
Public Hearing Posting:	The public hearing was noticed and posted on November 26, 2025

Figure 1: Site Areal



Figure 2: Photo of Property



I. Background

The applicants own 42.05 acres of property (highlighted in red on the map above) at 2700 W and 2800 S. They have filed a Zoning Map Amendment Application with the City to rezone 25.83 acres of that property from A-2 and A-1 to R-2. The applicant has submitted a rough design of a possible future development if the zoning is approved. The purpose of the zone change would be to develop a single-family subdivision in the future.

The applicant applied to have the whole property rezoned to R-2 in July of 2025. The Planning Commission recommended denial of the rezone on July 23, 2025, with multiple commissioners citing concerns about the property's water and wetlands. The City Council heard the item on August 6, 2025. At the meeting, similar concerns were expressed about the wetlands. The City Council voted to deny the zone change application.

> *Councilmember Swapp made a motion to deny ordinance 08-2025: the Donaldson Rezone Application, parcels 150960020 and 150960021, located at approximately 2700 W 2800 S, West Haven, finding the application's request to rezone from A-1 and A-2 to*

R-2 that the request does not fill the purpose of the zone to create a quiet, moderate density residential neighborhood and that the natural features and possible wetlands on the property does not meet the purpose of the rezone.

Because of this denial, the applicant is once again seeking a rezone for 25.83 acres and has provided a legal description that wraps around the wetlands, effectively excluding the wetlands from the application.

Figure 3: Rezone Boundary



Figure 4: Concept Design



**Note: Concept designs for single-family zone change applications are not binding and should be reviewed as concepts only.*

Surrounding Properties

Direction	Zone	Current Use
North	A-2	Single-family homes and agricultural land
East	A-2	Vacant and agricultural land
South	A-1	Single-family homes and agricultural land
West	A-2	Single-family homes and agricultural land

The attached zoning map shows the zoning of the properties and the surrounding area.

Figure 5: Zoning Map of Area

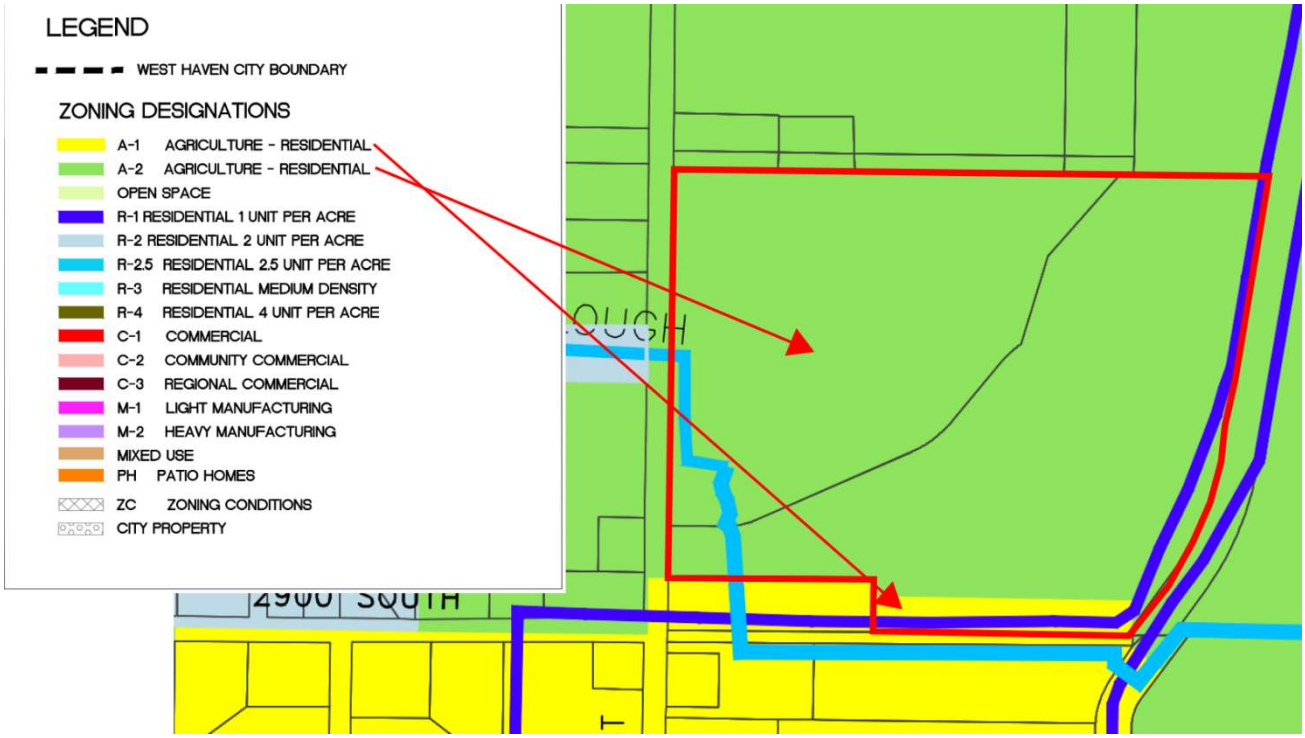
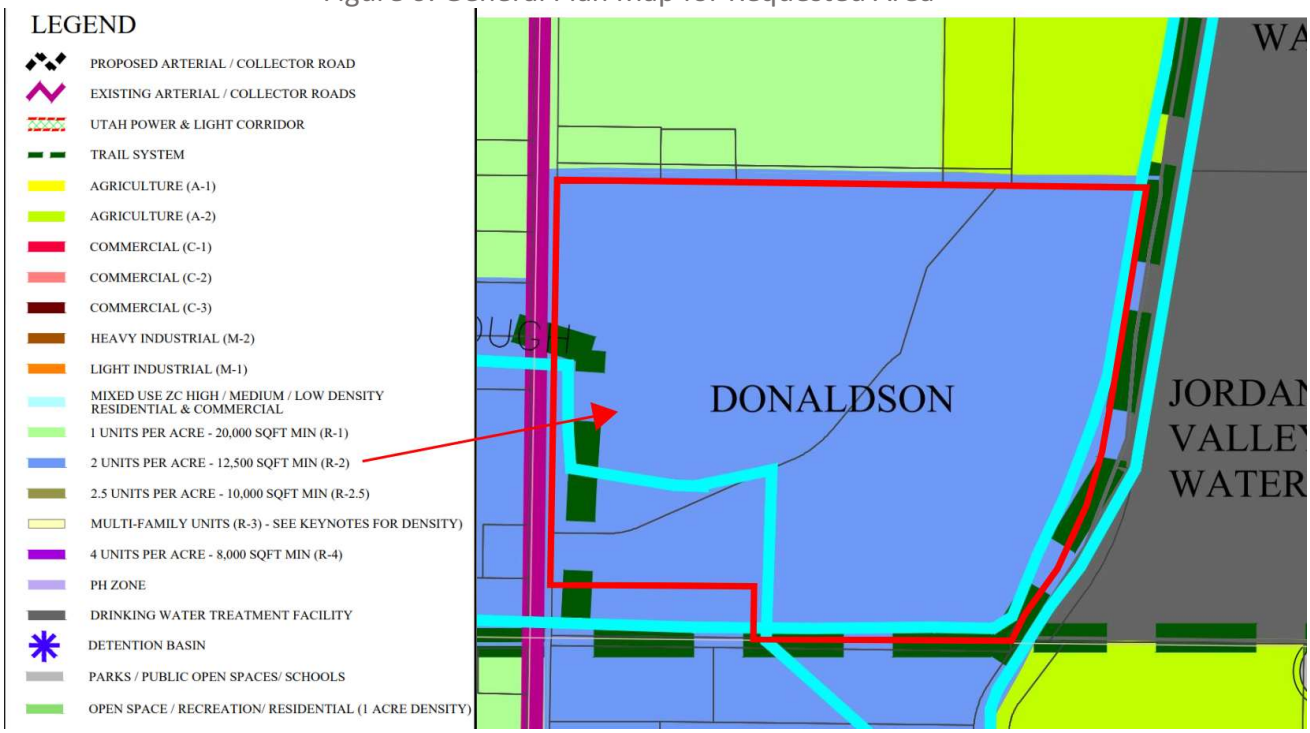


Figure 6: General Plan Map for Requested Area



I. General Plan Map

The General Plan map has this area as “R-2 2 Units Per Acre-12,500 SQ FT Min”. This zone change would match the map.

II. Primary Zone Differences

Each zone has different development standards, which are described in West Haven City Code Sections A-2 Zone 157.255-263 and R-2 Zone (Residential) 157.120-129.

A-2 Zones defined purpose and preferred use are as follows:

§ 157.255 PURPOSE AND INTENT.
The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural should be promoted and preserved.
(Prior Code, § 18.02) (Ord. 2-92, passed - -1992)
§ 157.256 AGRICULTURE PREFERRED USE.
Agriculture is the preferred use in Agricultural Zone A-2. All agricultural operations shall be permitted at any time, including the operation of farm machinery, and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the Zone.
(Prior Code, § 18.04) (Ord. 2-92, passed - -1992)

A-1 Zones defined purpose and preferred use are as follows:

§ 157.230 PURPOSE AND INTENT.
The purpose of the A-1 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.
(Prior Code, § 16.02) (Ord. 2-92, passed - -1992; Ord. 10-2021, passed 2-17-2021; Ord. 05-2022, passed 3- -2022)
§ 157.231 AGRICULTURE PREFERRED USE.
Agriculture is the preferred use in Agricultural Zone A-1. All agriculture operations shall be permitted at any time, including the operation of farm machinery, and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the Zone.
(Prior Code, § 16.04) (Ord. 2-92, passed - -1992)

While the R-2 purpose is defined as follows:

§ 157.120 PURPOSE AND INTENT.
(A) To provide for areas in appropriate locations where quiet, moderate density residential neighborhoods may be established and protected.
(B) The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone.

(C) With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference, and costs.
(Prior Code, § 10.06.010) (Ord. 2-92, passed - -1992; Ord. 36-2019, passed 11-6-2019; Ord. 10-2020, passed 5-6-2020)

The primary difference between the A-1/A-2 and R-2 zones is density and preferred use. R-2 would allow "no more than two residential units per acre" with a minimum lot size of 12,500 sq. ft. with 17,000 sq. ft for lots contiguous to an A-1, A-2, or R-1 Zones, which would apply if the zone change were granted (See WHC Code 157.143).

A-2 would permit .87 units for each acre, with a minimum lot size of 40,000 sq. ft. This zone also permits most agricultural activities, and A-1 would allow about 1.74 units per acre, with a minimum lot size of 20,000 sq. ft, and permits most agricultural activities.

Other Considerations:
The National Wetland Inventory Map indicates that there may be wetlands on the property, as highlighted in green below. This was one of the main concerns considered by the City during the applicant's most recent request. As such, the application has created a legal description around the wetland areas and excluded them from the rezone.

Figure 7: Wetland Inventory Map



West Haven's code does not strictly prohibit having parcels with split zoning; however, it is generally not the best practice because it can lead to administrative challenges. Staff would recommend that any approval of the zone change be subject to the applicant recording a boundary adjustment to match the zoning boundary.

III. Staff Findings and Considerations

1. The Zoning Map labels these properties as A-2 and A-1.
2. The General Plan Map has this property labeled as "R-2 2 Units Per Acre-12,500 SQ FT Min", which matches the applicant's request.
3. The applicant is seeking the zone change for parcel #150960020 and a portion of parcel #150960021. Best practices would recommend that zoning boundaries follow parcel boundaries. Staff would recommend that the property owner complete a boundary adjustment before zoning takes effect to clarify the administration of the zoning boundary. Staff would suggest that the Planning Commission consider this and make a recommendation to the City Council for its consideration.
    a. A boundary adjustment is an administrative review and approval, with the City Engineer and Community Development Director as the land use authority. The state code requires that the City provide consent to those changes that don't violate local city zoning standards. A boundary adjustment would be submitted to the County Recorder's Office to finalize the adjustment.
4. Notices for the public hearing were posted on November 26, 2025.
5. Any future development would need to meet West Haven Subdivision and Development standards, including improvements to the surrounding roadways and utilities.
6. The draft site plan shows a single access, and the narrow frontage likely would not allow additional access. The draft plan is not binding, and the applicant would need to submit a preliminary and final subdivision approval before any development. The applicant would be limited to 30 units max until a second access is secured.

IV. Suggested Motion

Generally, staff recommend that the City follow the recommendations from the General Plan Map and other planning documents regarding zoning. In this case, the General Plan maps support the application. The Planning Commission and City Council "*may rezone, or agree to rezone, the subject land to any other zone or zones deemed more appropriate when considering the master plan, citizen's comments, and other factors, and which may allow some, or all, of the petitioner's requested uses"* (§ 157.715(A)(3)).

Possible Motions

Approval

"I make a motion to recommend to the City Council to ***Approve*** *the Donaldson Rezone Application, Parcels:* Parcels #150960020 and a portion of 150960021*, within the provided legal description, located at 2700 W 2800 S, West Haven, finding the*

application's request to rezone from A-2 and A-1 to R-2 conforms with the General Plan. Condition upon the applicant recording a boundary adjustment to match the proposed zoning boundary."

Approval with Conditions

*"I make a motion to recommend to the City Council to **Approve** the Donaldson Rezone Application, Parcels:* Parcels #150960020 and a portion of 150960021*, within the provided legal description, located at 2700 W 2800 S, West Haven, finding the application's request to rezone from A-2 and A-1 to R-2 conforms with the General Plan. Condition upon the applicant recording a boundary adjustment to match the proposed zoning boundary, conditioned that the applicant adjust the property boundary to align with the proposed zoning boundary prior to the zoning taking effect."*

Denial

*"I make a motion to recommend to the City Council to **Deny** the Donaldson Rezone Application, Parcels:* Parcels #150960020 and a portion of 150960021*, within the provided legal description, located at 2700 W 2800 S, West Haven, finding the application's request to rezone from A-2 and A-1 to R-2 that the request does not fill the purpose of the zone to create quiet, moderate density residential neighborhood."*

West Haven Licensing and Permitting

Printed 12/04/2025

2700 W 2800 S

11/26/2025 - 11/25/2026

Zoning Map Amendment

General

Permit/License #
5139468

Reference Number
cc5d6020-ca3e-11f0-b23e-1fa56a82ccc4

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Complete
Planning Commission	Not Reviewed
City Council	Not Reviewed
Final-Review	Not Reviewed

Date Submitted
11/25/2025

Fees

Commercial Zone Amendment Fee 3	$406.00
Subtotal	**$406.00**
Amount Paid	**$406.00**
Total Due	**$0.00**

Payments

11/26/2025	Card Visa	$406.00
Total Paid		**$406.00**

Application Form Data

(Empty fields are not included)

First Name
Randy

Last Name
Smith

Phone
[redacted]

Email
[redacted]

Address
[redacted]

Proposed Zoning (select all that apply)

R2

Describe Project and Requested Use

This project contemplates rezoning AG land to R2 zone for the purpose of building homes.

Concept Plan: Reguired for all multi-family, mixed use, commercial, and industrial zone change applications

- Concept Sketch_ Skyline_ 11.25.2025.pdf
- Zone Change Legal Description_Skyline_11.25.2025.docx

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed

Electronically Signed

KRandy Smith - Invalid date

LEGAL DESCRIPTION

A parcel of land, situated in the Northwest Quarter of Section 35, Township 6 North, Range 2 West, Salt Lake Base and Meridian, also being located in West Haven City, Weber County, being more particularly described as follows:

Beginning at a point North 150.00 feet along the Section Line from the West Quarter Corner of Section 35, Township 6 North, Range 2 West, Salt Lake Base and Meridian and running thence;

North 0°43'00" East 269.47 feet;

Thence South 89°17'00" East 220.55 feet;

thence northeasterly 1263.61 feet along the arc of a 900.00-foot radius tangent curve to the left (center bears North 0°43'00" East and the long chord bears North 50°29'41" East 1162.35 feet with a central angle of 80°26'39");

Thence North 10°16'21" East 132.10 feet;

thence North 89°16'54" East 552.16 feet;

thence South 8°42'42" West 801.18 feet;

thence southwesterly 322.36 feet along the arc of a 670.00-foot radius non-tangent curve to the right (center bears North 81°17'18" West and the long chord bears South 22°29'42" West 319.26 feet with a central angle of 27°34'00");

thence South 36°16'42" West 273.50 feet;

thence North 89°21'48" West 688.23 feet;

thence North 0°43'00" East 150.00 feet;

thence North 89°21'48" West 604.80 feet to the Point of Beginning.

Planning Commission
Staff Review Memo

December 10, 2025

Damian Rodriguez, Planner

PETITION TO AMEND THE GENERAL PLAN

Request:	Amend an R-3 zoning designation on the General Plan
Property Location:	2410 Hinckley Drive
Property Zone:	M-1, Light Manufacturing
Property Size:	7 Acres
Applicant:	Hayley Pratt, Castlewood Development
Governing Document(s):	WHZC §157.706
Decision Type:	Legislative
Staff Recommendation:	Recommend approval to the City Council

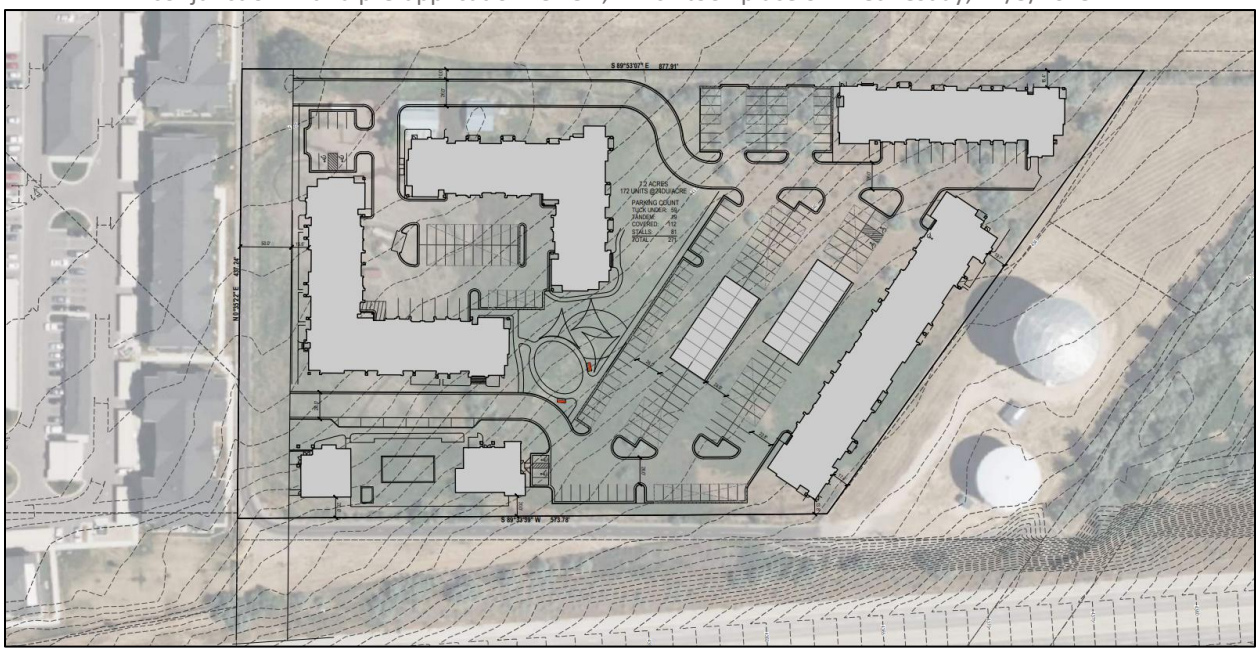
Image 1: Site Aerial



I. BACKGROUND

The applicant is seeking approval of a petition to amend the General Plan Map to change the R-3 density designation of the property at 2410 Hinckley Drive (the subject property) from the 8 designation (12 units per acre) to the 9 designation (24 units per acre). The purpose of the petition is to enable a higher-density development at the site than would be possible under the current envisioned density designation.

Image 2: The Development Concept Plan, provided to the West Haven Development Review Committee (DRC) in conjunction with a pre-application review, which took place on Wednesday, 11/5/2025.



The permitted density in the R-3 Zone varies across the city, as indicated by the density designations on the General Plan Map (see image 4). Those density Designations are as follows:

DENSITY DESIGNATION	UNITS PER ACRE
6	5 units per acre
7	10 units per acre
8	12 units per acre
9	24 units per acre

Approval of the petitioned amendment to the General Plan would effectively double the density that could be developed at the property if it is rezoned from M-1, Light Manufacturing, to R-3, Residential. The property is currently zoned M-1 (Light Manufacturing). Note that this is not a petition to amend the zoning map; such a petition must also be approved before the concept plan underlying this petition can be permitted at the site. See image 3 below for current zoning information.

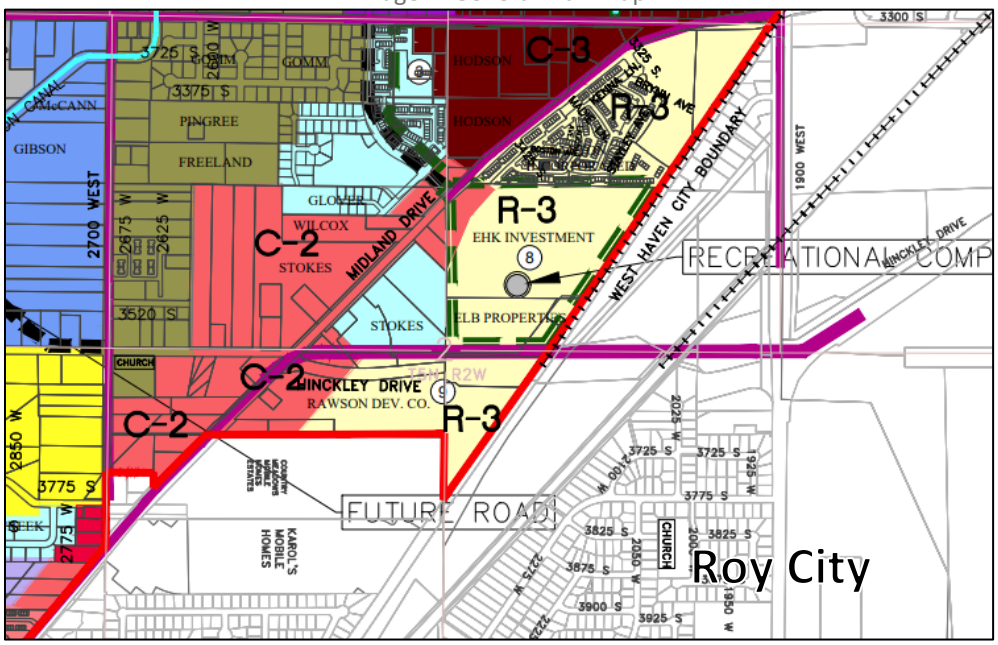
Image 3: Vicinity Zoning Map



Table 1: Zoning Designations of Contiguous Property

Direction	Zone	Current Use
North	M-1	Agriculture and Single-Family Residential
East	M-1	Taylor-West Weber Water Improvement District Operations
South	R-3	Multiple-Family Residential
West	Mixed Use	Multiple-Family Residential

Image 4: General Plan Map



II. STAFF REVIEW

Staff's review of the petitioned General Plan amendment as it pertains to the state general plan requirements, municipal planning principles, and planning theory is as follows:

10-20-404 General Plan Preparation

Utah State Code 10-20-404 sets out the required elements of a general plan, and Subsections (2)(b) through (d) set forth the considerations for each element. By virtue of their function, those same considerations should then be regarded when evaluating the impact of a petitioned amendment to the General Plan.

Note that not all the listed considerations are linked to a staff finding, as staff responded to only those considerations that are immediately relevant to the proposed amendment.

(b) In drafting the land use element, the planning commission shall:

(i) identify and consider each agriculture protection area within the municipality;

Findings: The subject property is not within an agricultural protection area but is currently zoned for light manufacturing.

(ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture; and

(iii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-21-203.

Findings: The subject property is not associated with a station area plan but lies just outside the Roy FrontRunner Station Area boundary. Station areas are half a mile in radius, whereas the subject property is .59 miles from the Roy FrontRunner Station.

(c) In drafting the transportation and traffic circulation element, the planning commission shall:

(i)(A) consider and coordinate with the regional transportation plan developed by the municipality's region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or

Findings: The Wasatch Front Regional Council (WFRC) is the applicable metropolitan planning organization (MPO) for the subject property and all of West Haven City. The regional transportation plan maintained by WFRC identifies several projects in the preferred future scenario that will have a significant impact on the subject property.



Image 5: The WFRC Regional Transportation Plan Map

In the preferred scenario, the subject property will benefit from multiple regionally connected bicycle/pedestrian paths. The Denver & Rio Grande Western Rail Trail (Green) will follow the existing Denver & Rio Grande Railroad to the east of the subject property. A protected bike lane is also slated for Hinckley Drive (Green), providing an east-west active transportation option just south of the subject property. A bike lane is also envisioned as part of the widening of Midland Drive (red). These paths would be in addition to the existing city trail that provides a north-south active transportation option to the immediate west of the property (not depicted on this map).

Staff finds that, given the existing transportation infrastructure and WFRC's regional transportation plan, a high-density residential land use is compatible with the subject property, and approval of the request petition is supported by the regional transportation plan.

(B) consider and coordinate with the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization; and

(ii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-21-203.

(d) In drafting the water use and preservation element, the planning commission:

(i) shall consider:

(A) applicable regional water conservation goals recommended by the Division of Water Resources; and

(B) if Section 73-10-32 requires the municipality to adopt a water conservation plan in accordance with Section 73-10-32, the municipality's water conservation plan;

(ii) shall include a recommendation for:

(A) water conservation policies to be determined by the municipality; and

(B) landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip;

(iii) shall review the municipality's land use ordinances and include a recommendation for changes to an ordinance that promotes the inefficient use of water;

(iv) shall consider principles of sustainable landscaping, including the:

(A) reduction or limitation of the use of lawn or turf;

(B) promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;

(C) preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;

(D) elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;

(E) reduction of yard waste; and

(F) use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated;

(v) shall consult with the public water system or systems serving the municipality with drinking water regarding how implementation of the land use element and water use and preservation element may affect:

(A) water supply planning, including drinking water source and storage capacity consistent with Section 19-4-114; and

(B) water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans;

(vi) shall consult with the Division of Water Resources for information and technical resources regarding regional water conservation goals, including how implementation of the land use element and the water use and preservation element may affect the Great Salt Lake;

Findings: The concept underlying this petition would have a significant impact on the demand for internal water use, e.g., toilet, shower, dishwasher, and washing machine demands. Conversely, the concept of development would have similar impact on external (site irrigation) water use as multiple-family dwellings are subject to the same landscaping and irrigation standards as commercial and industrial developments.

The local water districts and Weber Basin Water Conservancy District (WBWCD) have goals to lower water use on a per-capita basis. Though the development of this property will likely increase the amount of water use on the property, the use per unit would likely decrease because of exterior landscape standards. Staff finds that the petition is in keeping with the WBWCD's water conservation goals and its efforts to increase the efficiency of both interior and exterior water use on a per-capita basis, as the city's landscape standards for multiple-family residential projects strongly support this goal.

Intense residential densification should be avoided due to its significant impact on interior water use; however, the City should continue to find a balance in its different

needs, including for housing and economic development. The petition may be appropriate for the subject property, and the approval thereof can help protect low-density, open space, and agricultural lands elsewhere in the city, by providing additional housing in more appropriate areas that contain supportive infrastructure.

(vii) may include recommendations for additional water demand reduction strategies, including:

(A) creating a water budget associated with a particular type of development;
(B) adopting new or modified lot size, configuration, and landscaping standards that will reduce water demand for new single family development;
(C) providing one or more water reduction incentives for existing development such as modification of existing landscapes and irrigation systems and installation of water fixtures or systems that minimize water demand;
(D) discouraging incentives for economic development activities that do not adequately account for water use or do not include strategies for reducing water demand; and
(E) adopting water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development; and

(viii) for a town, may include, and for another municipality, shall include, a recommendation for low water use landscaping standards for a new:

(A) commercial, industrial, or institutional development;
(B) common interest community, as defined in Section 57-25-102; or
(C) multifamily housing project.

Findings: Low-water-use landscaping standards are currently in City code and will apply to the development concept. Multiple-family housing projects are subject to the design requirements of §157.988, which restrict aspects of site landscaping to low-water-use practices. For example, no more than 15% of the total site landscaped area may be turf grass, excluding areas designated as outdoor active recreation areas. Turf grass remains one of the most intensive demands on exterior water in this high-desert climate and is also among the least efficient to irrigate, as a relatively high percentage of water dispersed from sprinkler heads is lost to evaporation and surface runoff.

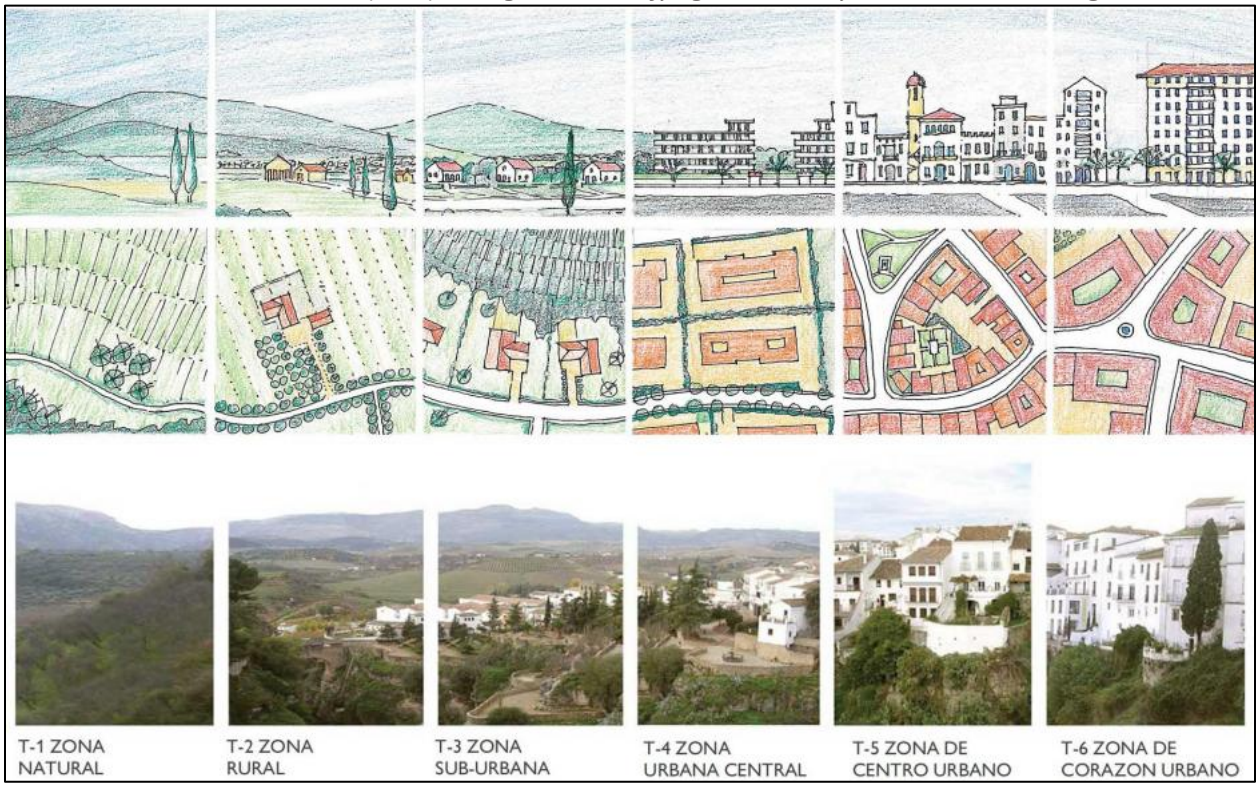
Professional Planning Principles, Theory, and Concepts

The Rural-to-Urban Transect is a theoretical tool often leveraged by New Urbanists to divide the built environment into six zones based on the intensity and social character of the landscape. The transect divisions become more urban, with density and intensity increasing from left to right. See image 6 below.

Essentially, the proper development of Zones 5 and 6 of the Transect enables greater protection of open space in Zones 1 and 2 when the theory is applied to regional development over time. This development pattern also helps municipalities and governments plan for infrastructure and economic growth. Having areas of higher density allows for the concentration and efficiency of needed facilities and infrastructure improvements in a smaller

area, rather than extending these facilities across larger regions. The City has historically followed this pattern with its most dense developments along the eastern side of the City and gradually becoming less dense as you move west and away from major transportation corridors. However, there are also benefits to creating housing developments with a variety of housing types and options, especially for "missing middle housing" types. (Neuman, Brad (2025), *Understanding the "Rural-Urban Transect" tool*. Sourced from Michigan State University: canr.msu.edu)

Image 6: Rural-to-Urban Transect Zones/Divisions
Steuteville, Robert. (2020). *Your guide to a unifying urban theory*. Sourced from cnu.org



Finding: The petition is consistent with the prevailing urban fabric to the west and south, across Hinckley Drive, and would enable development well-suited to the surrounding area and well connected to multiple modes of transportation. It is staff's opinion that the density of the concept of development, like the surrounding developments, is most consistent with the T-5 Zone, and allowing the area to develop as such could help the city protect its natural features and rural areas in the future, preventing such from being consumed by suburban sprawl in this ever-growing need for housing.

<u>West Haven's Current General Plan and Moderate-Income Housing Plan</u>

West Haven's current Moderate Income Housing Plan recommends that the city consider "higher density or moderate income residential development near major transit investment corridors." (p. 4) This area is located within .58 miles from Roy Frontrunner station and will have direct access to the Dever Rio Grand Trail, which connects to the station. This will allow for

direct access to these systems. However, as the plan and state law were updated, the plan's updated focus is on increasing density in “commercial or mixed-use zones near major transit investment corridors” (See Resolution No. 13-2024). The proposed change would not incorporate any mixed-use elements, and therefore not apply to the Goal 1 of the recent updates to the plan.

General Plan Update: One item to consider is that the City is currently doing a study to update its General Plan. As such, the City anticipates making changes to the General Plan Map and making broader recommendations for future development. At this point, staff can’t predict what those changes will be. It may be worth considering holding off on changes until the full General Plan is considered this summer.

Local Utilities and Infrastructure
The districts, utility providers, and others have had a chance to weigh in on the proposal. At this stage, no detailed plans have been filed, and all providers noted that any development of the property, whether under current zoning or future zoning recommended by the current General Plan Map or the proposed change to the General Plan Map, would require additional infrastructure to be installed. An official notice has been provided to each affected entity of this proposed change. A development of this size may face some infrastructure and utility challenges, however there are currently services around the area that could likely support the proposed future development.

III. RECOMMENDED ACTION

A change to the General Plan amendment is a legislative decision. This allows the City broad discretion in its decision-making. The standard for this type of decision are 1) if the land use regulation is preempted by state or federal law, and 2) it is reasonably debatable that the land use regulation is consistent with state law (see Utah Code 10-20-1109 (3)(ii)). This generally means, that a City can use the tools allowed to help provide for the health, safety, welfare and generally prosperity of its residents by facilitating “orderly growth, allow growth in a variety of housing types, and contribute toward housing affordability” (See Utah Code 10-20-101). By doing this, the City will wrestle with questions of density, open space, commercial development, transportation, water use, and more.

Staff finds that based on general planning principles, historic growth and surrounding land use, infrastructure in the area, and the findings in Section II of this report; this property is a good candidate to consider a higher density designation on the General Plan. The following are items for consideration.

1. West Haven has traditionally planned for more dense development along eastern side of the City. The surrounding property is developed with higher density multi-family projects
2. The site has access to vehicle, bicycle, and pedestrian transportation system, and is near major public transportation corridors and stations.

3. The increase of density will have an impact on public services in the area. Any development of the property will require improvements, but the doubling of the planned density will have additional impacts.
4. West Haven is currently working on General Plan Update, which may have an impact on this parcel and the surrounding area.

IV. POSSIBLE MOTION

Approval: *Motion to recommend the approval of the requested amendment of the General Plan, to change the density designation of the property at 2410 Hinckley Drive from R-3-8 to R-3-9 on the General Plan Map, finding that the amendment is consistent with state general plan requirements and professional planning principles*

Approve with conditions: *Motion to recommend the approval of the requested amendment of the General Plan, to change the density designation of the property at 2410 Hinckley Drive from R-3-8 to R-3-9 on the General Plan Map, finding that the amendment is consistent with state general plan requirements and professional planning principles when the following conditions of approval are applied*:

[List Conditions]

Deny: *Motion to recommend the denial of the requested amendment of the General Plan, to change the density designation of the property at 2410 Hinckley Drive from R-3-8 to R-3-9 on the General Plan Map, finding that the amendment is not consistent with state general plan requirements or professional planning principles, no reasonable condition can be applied to make the petition compliant, and the City is currently doing a full review of the General Plan and is scheduled to update the full general plan map in the summer of 2026.*

West Haven Licensing and Permitting

Printed: 12/04/2025

2410 Hinckley Dr, West Haven UT

9320597

11/25/2025 - 11/24/2026

General Plan Amendment

c21fb160-ca40-11f0-87ed-1f7f85bfcd8c

Active

New

Application Review Status

Final-Review Reviewing

11/25/2025

11/25/2025

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

First Name

Castlewood Development

Last Name

Hayley Pratt

Phone

[redacted]

[redacted]

Address

[redacted]

City

Midvale

State

UT

Zip Code

84047

Is the applicant different from the property owner?

Yes

First Name

ELB Properties, LC

Last Name

See Above

Owner Phone

[redacted]

Owner Email

[redacted]

Address

See owners affidavits

City

See owners affidavits

State

UT

Zip Code

See owners affidavits

Upload Owner Authorization Form

Property Owner Affidavit, Combined.pdf

Property Address

2410 Hinckley Dr, West Haven UT

Parcel Number(s)

080060075

Total No. of Acres

7.05

Describe Proposed Change

Castlewood Development respectfully requests that West Haven City consider a General Plan amendment for our property from R-3 (8) to R-3 (9). This amendment would adjust the allowable residential density from 12 dwelling units per acre to 24 dwelling units per acre.

This request is driven by the land use context surrounding the site. The properties adjacent to and near our parcel are already designated for residential uses consistent with the R-3 (9) category. Aligning our property with the surrounding Future Land Use designations will promote cohesive neighborhood planning, support compatible development patterns, and avoid isolated lower-density

pockets within an area otherwise surrounded by similar residential intensive uses.

Updating the Future Land Use Map to reflect R-3 (9) will:
- Ensure consistency with existing and planned developments in the immediate area.
- Promote efficient land use by allowing densities already envisioned in the broader neighborhood.
- Support West Haven City’s long-term planning goals by enabling appropriately scaled residential growth.

For these reasons, Castlewood Development respectfully requests approval of this General Plan amendment. We appreciate the City’s consideration and look forward to working collaboratively to support thoughtful, compatible development within West Haven.

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Hayley Pratt - 11/25/2025 1:53 pm

Planning Commission
Staff Review Memo

December 10, 2025

Damian Rodriguez, Planner

FINAL SITE PLAN REVIEW

Request:	Final site plan approval for the Grand Haven Assisted Living Center
Property Address:	3448 S 3500 W
Property Zone:	R-2
Property Size:	6.6 acres
Applicant:	Justin Nielsen
Governing Document(s):	WHZC §157.733, §157.734 & §157.955
Decision Type:	Administrative
Staff Recommendation:	Recommend approval to City Council

Image 1: Site Aerial



I. BACKGROUND

The applicant is seeking final site plan approval for the Grand Haven project, an assisted living center of 82 Rooms. A previous iteration of the project received final approval once before, granted by the City Council at its November 20, 2019, meeting. However, the project's construction was delayed, and the approvals have since expired.

The site plan and building elevations have been modified from those originally approved in 2019, and the applicant is now seeking vested rights for the modified project. The Planning Commission granted preliminary approval at its April 23 meeting this year, subject to the conditions enumerated and reviewed in Section II of this report.

Because the building exceeds 40,000 sq. ft., it receives a recommendation by the Planning Commission and then final approval by the City Council. The action taken by the commission tonight is not a final action on the item.

Image 2: Proposed Landscape Plan

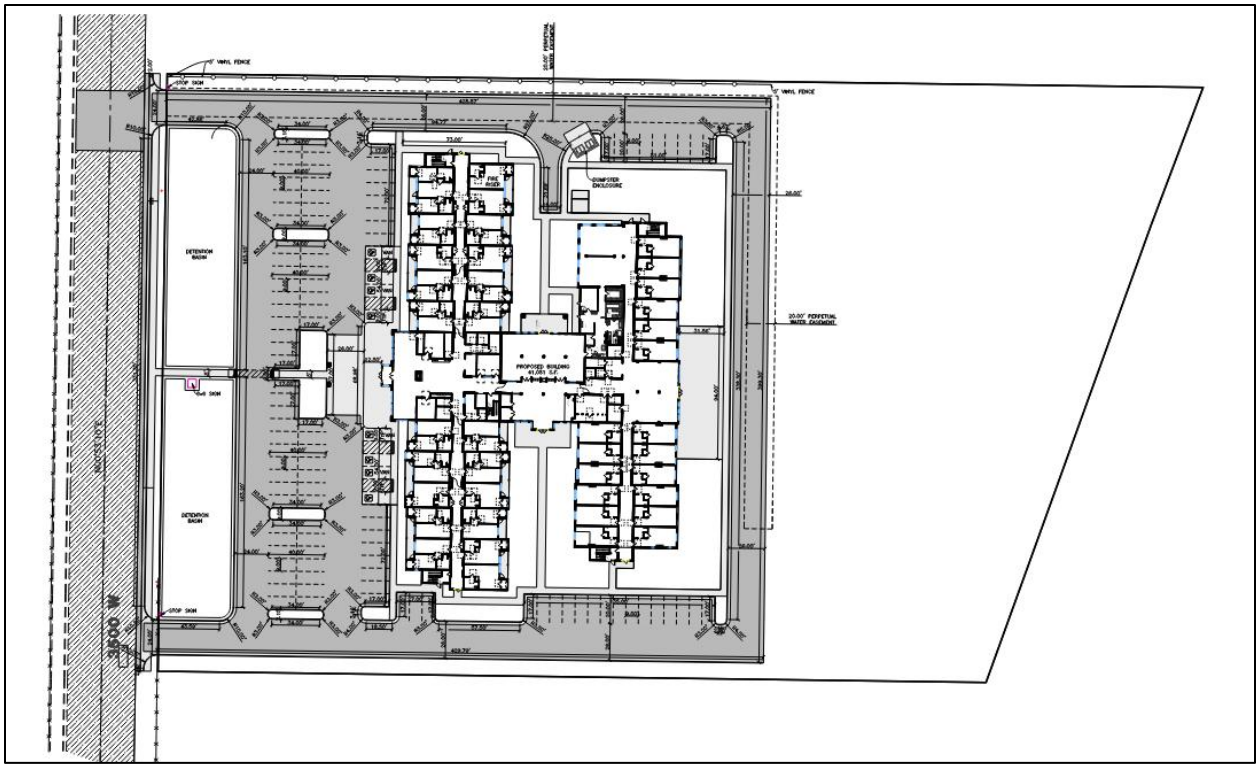
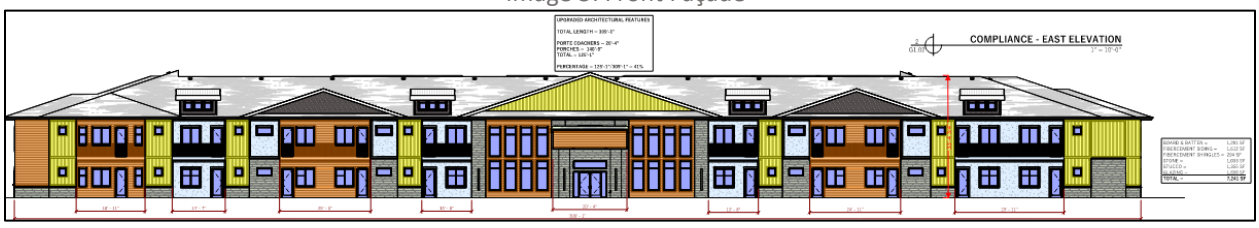


Image 3: Front Façade



II. STAFF REVIEW

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

Use

The use, Assisted Living Facility, is a type of Group Home, which is a conditional use in the Zone. A Conditional Use Permit was obtained in conjunction with the preliminary site plan approval. An analysis of the conditions applied with the preliminary site plan approval is as follows:

1. *The applicant shall provide building height, showing the building is less than 35' tall*

Finding: The updated building elevations are drawn to scale and do provide that the proposed building does not exceed the maximum height limitation of the zone (35').

2. *The applicant must show that 15% of the front façade and 5% of non-primary facades contains "upgraded architectural features".*

Finding: The updated building elevation drawings do call out the upgraded architectural features, which include porches/balcony space and a porte cochere. The coverage of architectural features does exceed the minimum standards.

3. *The applicant will need to provide data showing their highest employment shift parking needs.*

Finding: Highest employment shift parking needs have been identified, and the proposal satisfies minimum parking requirements. 41 stalls are required, and 113 stalls are proposed.

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.*

Finding: The sign reflects a 6' x 6' in the updated drawings, but this does not prevent the approval of the site plan. A permit will be required for the construction of the proposed sign, and at that time, a full review will be required.

If the commission moves to recommend approval to the City Council, staff recommends the following condition of approval:

The sign shall be corrected so that it is no larger than 32 sq. ft. and no taller than 6'.

5. *The applicant needs to provide a full lighting plan that complies with West Haven City Code*

Finding: The applicant has provided a lighting plan and photometric study that demonstrate that the proposed lighting and fixtures comply with West Haven City Code.

6. *The applicant must address each of the Engineering's comments as part of the construction drawings.*

Finding: Engineering comments have been satisfactorily addressed through the site plan review process. Engineering staff approves of the plan set.

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.*

Finding: The applicant remains subject to this condition of approval, and if necessary licenses are lost for any reason during operation, the Conditional Use Permit is subject to revocation.

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)****)*

Finding: The sworn statement has been provided and is attached.

9. *That failure to meet any of these conditions may cause a revocation of the conditional use permit.*

Finding: The project will remain subject to the listed conditions of approval, and if any condition is found to be violated, the CUP will remain subject to revocation.

§157.291 Site Development Standards

	Zone: R-2	Site Plan Proposal	Compliant?
Building height			
Maximum	35'	33' 4 ¾"	**Yes**
Minimum	One story	Two stories	**Yes**
Max lot coverage	60%		
Minimum lot area	12,500 sq. ft.	6.6 acres	**Yes**
Min lot width	80'	331'	**Yes/No**
Min yard setbacks			
Front	20'	163' 6"	**Yes/No**
Rear	22'	238'	**Yes/No**
Side	10'	54' 6"	**Yes/No**

Side, adj. to street	15’	NA	**Yes/No**

§157.730 Design Review

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

(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, and (2) a traffic study may be required, if in the opinion of the Planning Commission, with input from the City Engineer, such would be necessary.*

Staff’s findings: The site plan and supporting documents comply with Engineering design standards related to traffic ingress, egress, and internal circulation.

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

Staff’s findings: Proposed parking space counts, dimensions, and lot design meet or exceed the minimum requirements of the ordinance.

(C) ***Signage.*** *Does the proposed signage meet the requirements of the city sign ordinance?*

Staff’s findings: The proposed sign exceeds area limitations for an Institutional Sign per the ordinance. A permit will be required for the construction of the proposed sign, and at that time, a full review will be required.

(D) ***Landscaping.*** *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.*

Staff’s findings: A landscaping plan has been provided that does satisfy all applicable requirements of the ordinance.

(E) ***Building/site layout.*** *All buildings and structures comply with §157.733(E).*

Staff’s findings: The building and site layout do comply with §157.733(E) per the most recent plan set.

(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?*

Staff's findings: The site plan and supporting documents comply with Engineering design standards related to utility easements, drainage, and other 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.

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.

Staff's findings: Exterior color details have not been provided for the project. For this reason, staff recommends the following conditions of approval:
Exterior color details shall be provided prior to construction plan approval.

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.

Staff's findings: The building is within 400' of 3500 West and is subject to the increased primary materials standards which standard the street-facing façade does meet and exceed

III. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommends that the Planning Commission move to recommend **approval** of the request, subject to the following conditions:

1. The sign depicted on the site plan shall be corrected so that it is no larger than 32 sq. ft. and no taller than 6' before the issuance of any construction permits.
2. Exterior color details shall be provided prior to construction plan approval.

IV. POSSIBLE MOTION

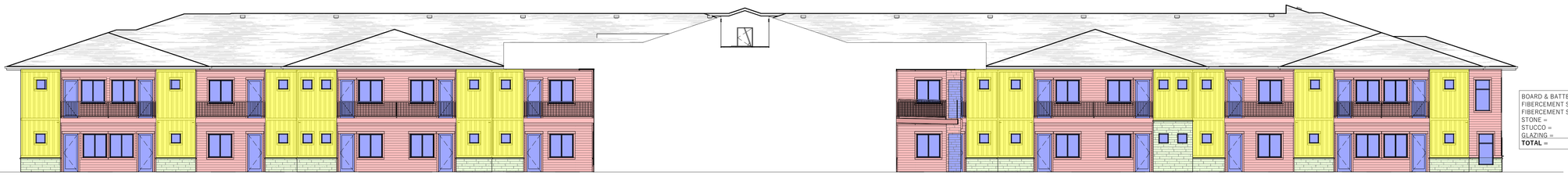
Approve with staff-recommended conditions: Motion to recommend approval of the proposed site plan for the Grand Haven Assisted Living project at approximately 3448 South 3500 West, finding that the design of the proposed site and buildings is compliant with the applicable code when the following conditions of approval are applied:

1. The sign depicted on the site plan shall be corrected so that it is no larger than 32 sq. ft. and no taller than 6' before the issuance of any construction permits.
2. Exterior color details shall be provided prior to construction plan approval.

Approve with modified conditions: Motion to recommend approval of the proposed site plan for the Grand Haven Assisted Living project at approximately 3448 South 3500 West, finding that the design of the proposed site and buildings is compliant with the applicable code when the following conditions of approval are applied:

[List Conditions]

Approve outright: Motion to recommend approval of the proposed site plan for the Grand Haven Assisted Living project at approximately 3448 South 3500 West, finding that the design of the proposed site and buildings is compliant with the applicable code.



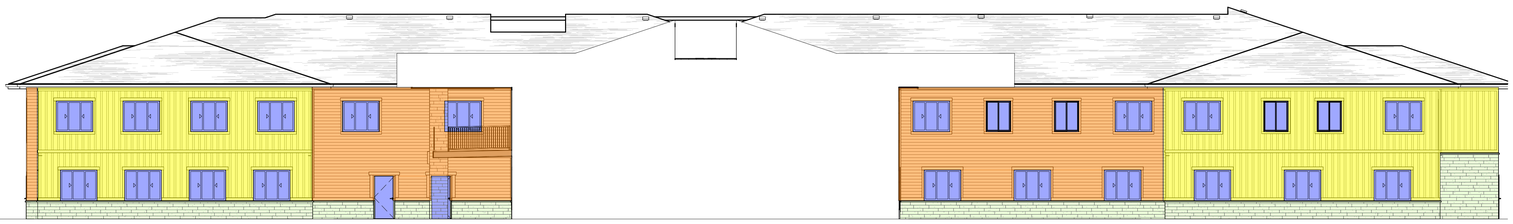
BOARD & BATTEN =	1,509 SF
FIBERCEMENT SIDING =	2,169 SF
FIBERCEMENT SHINGLES =	0 SF
STONE =	339 SF
STUCCO =	0 SF
GLAZING =	1,235 SF
TOTAL =	**5,252 SF**

MATERIAL REQUIREMENTS

TOTAL APPLICABLE AREA = **31,316 SF**

- BOARD & BATTEN = 9,750 SF (9,750/31,316 = **31**%)
- FIBER CEMENT SIDING = 8,835 SF (8,835/31,316 = **28**%)
- FIBER CEMENT SHINGLES = 394 SF (394/31,316 = **1**%)
- STONE = 4,719 SF (4,719/31,316 = **15**%)
- STUCCO = 1,355 SF (1,355/31,316 = **4**%)
- GLAZING = 6,623 SF (6,623/31,316 = **21**%)

6 G1.02 **COMPLIANCE - SOUTH ELEVATION (CY)**
1" = 10'-0"



BOARD & BATTEN =	1,331 SF
FIBERCEMENT SIDING =	1,154 SF
FIBERCEMENT SHINGLES =	0 SF
STONE =	586 SF
STUCCO =	0 SF
GLAZING =	1,315 SF
TOTAL =	**4,386 SF**

5 G1.02 **COMPLIANCE - NORTH ELEVATION (CY)**
1" = 10'-0"



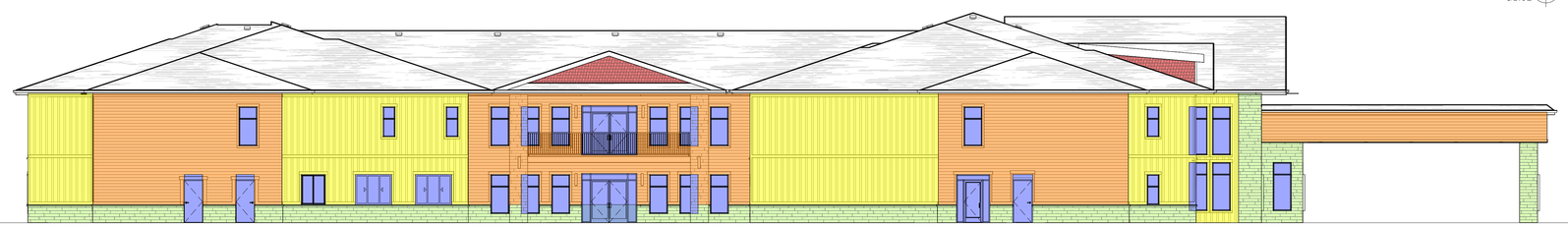
BOARD & BATTEN =	2,414 SF
FIBERCEMENT SIDING =	671 SF
FIBERCEMENT SHINGLES =	27 SF
STONE =	1,111 SF
STUCCO =	0 SF
GLAZING =	583 SF
TOTAL =	**4,806 SF**

4 G1.02 **COMPLIANCE - WEST ELEVATIONS**
1" = 10'-0"



BOARD & BATTEN =	1,717 SF
FIBERCEMENT SIDING =	1,370 SF
FIBERCEMENT SHINGLES =	0 SF
STONE =	950 SF
STUCCO =	0 SF
GLAZING =	1,114 SF
TOTAL =	**5,151 SF**

3 G1.02 **COMPLIANCE - SOUTH ELEVATION**
1" = 10'-0"



BOARD & BATTEN =	1,488 SF
FIBERCEMENT SIDING =	1,859 SF
FIBERCEMENT SHINGLES =	73 SF
STONE =	700 SF
STUCCO =	0 SF
GLAZING =	720 SF
TOTAL =	**4,480 SF**

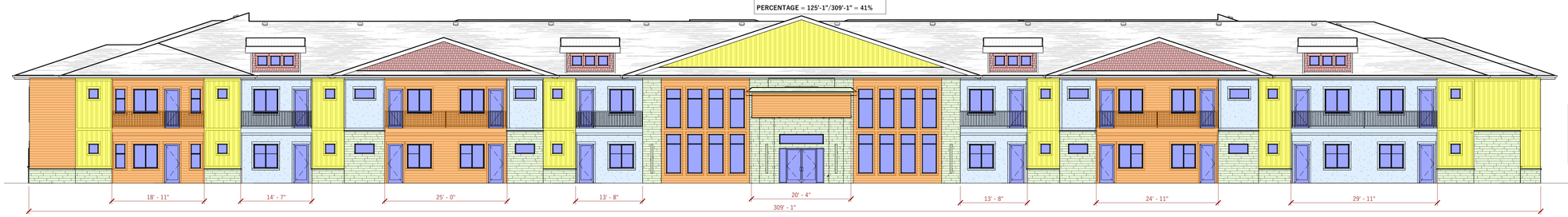
UPGRADED ARCHITECTURAL FEATURES

TOTAL LENGTH = 309'-1"

PORTE COACHERS = 20'-4"
PORCHES = 140'-9"
TOTAL = 125'-1"

PERCENTAGE = 125'-1"/309'-1" = 41%

2 G1.02 **COMPLIANCE - EAST ELEVATION**
1" = 10'-0"



BOARD & BATTEN =	1,291 SF
FIBERCEMENT SIDING =	1,612 SF
FIBERCEMENT SHINGLES =	294 SF
STONE =	1,033 SF
STUCCO =	1,355 SF
GLAZING =	1,656 SF
TOTAL =	**7,241 SF**

1 G1.02 **COMPLIANCE - NORTH ELEVATION**
1" = 10'-0"

GRAND HAVEN ASSISTED LIVING

3500 WEST STREET
WEST HAVEN CITY, UTAH 84401

ISSUED:
TBD CURRENT REVISION:

25066

CODE COMPLIANCE
G1.02

JZW ARCHITECTS

Copyright 2025 JZW Architects - The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

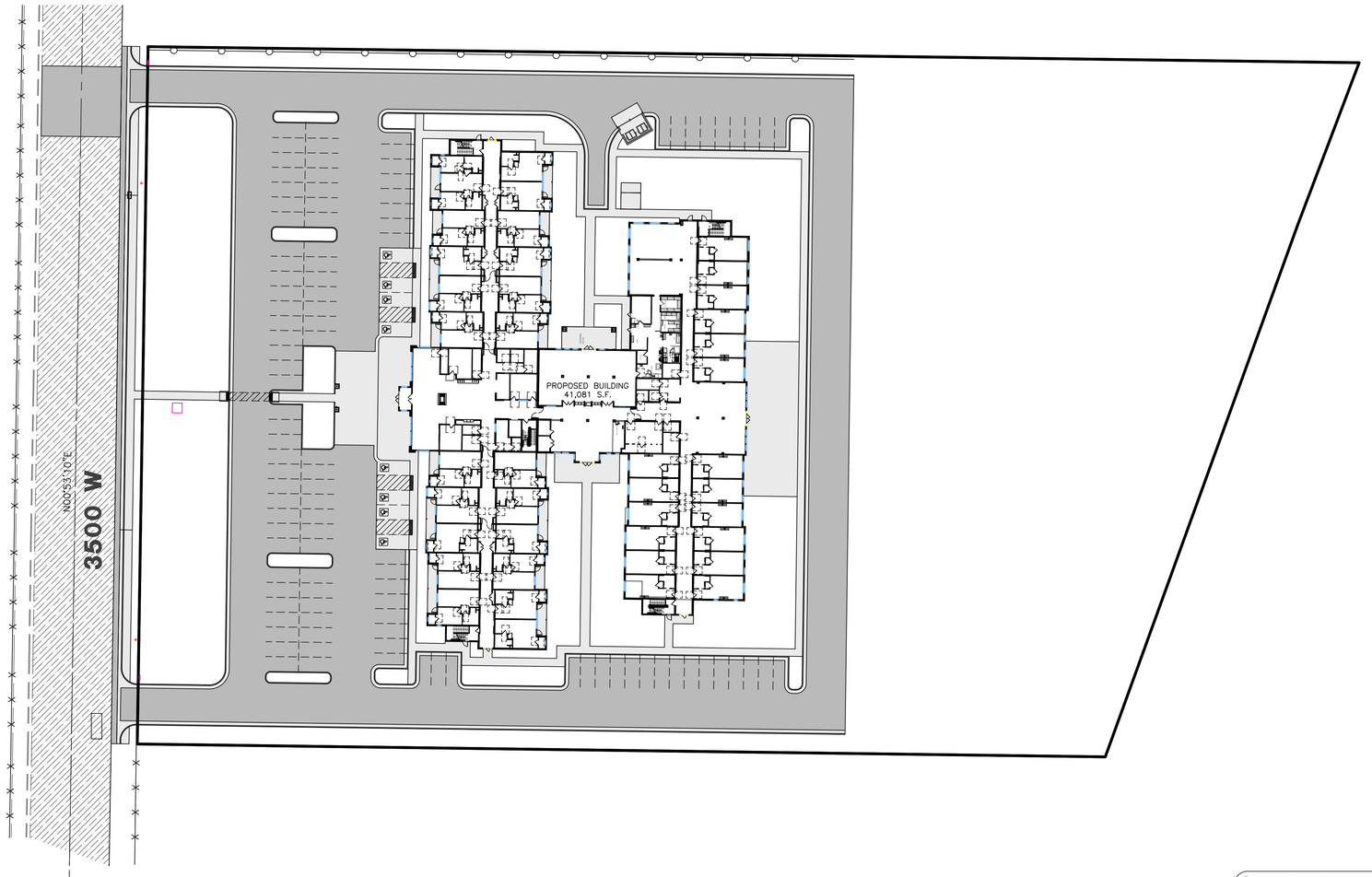
Reeve & Associates, Inc. - Solutions You Can Build On

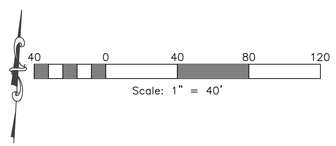
Project Narrative/Notes/Revisions

1. 08/26/2025 JM – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 09/09/2025 KH – REVISED PER BUILDING LAYOUT.
3. 10/01/2025 KH – REVISED PER BUILDING AND BASIN LAYOUT.
4. 10/20/2025 CK – REVISED PER CITY & WATER COMMENTS.

Grand Haven
3448 S 3500 W
Improvement Plans

WEST HAVEN CITY, WEBER COUNTY, UTAH
AUGUST 2025







Vicinity Map
NOT TO SCALE

SITE DATA

PARCEL #:	080290078
PROJECT ADDRESS:	3448 SOUTH 3500 WEST WEST HAVEN CITY, UT
EX. ZONING:	R-2 (RESIDENTIAL 2 UNIT/ACRE)
PRO. ZONING:	R-2 (W/CONDITIONAL USE PERMIT)
PARKING:	82 ROOMS (84 BEDS) 1 STALL REQUIRED PER 4 BEDS 21 STALLS REQUIRED 1 STALL PER PEAK EMPLOYEE SHIFT 20 STALLS REQUIRED 41 STALLS REQUIRED 113 STALLS PROVIDED (8 A.D.A. WITH 4 VAN STALLS) 5 ADA STALLS REQUIRED
PARCEL AREA:	279,551 S.F. (6.41 ACRES)
BUILDING AREA:	41,081 S.F. 15%
PAVEMENT AREA:	92,265 S.F 33%
LANDSCAPE AREA:	146,205 S.F. 52%

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 - Basin Details
Sheet 8 - 3500 West Street - 0+50.00 - 5+50.00
Sheet 9 - Truck Turning Exhibit
Sheet 10 - Civil Details
Sheet 11 - Storm Water Pollution Prevention Plan Exhibit
Sheet 12 - Storm Water Pollution Prevention Plan Details
Sheet 13 - Landscape Plan
Sheet 14 - Irrigation Plan
Sheet 15 - Irrigation Details

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.

Architect:
JZW Architects
45 East Center St. APT 202
North Salt Lake, Utah 84054
PH: (801) 936-1343

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

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

Geotechnical Report:
Dated: May 11, 2023
CMT Technical Services
3448 S 3500 W
West Haven City, Utah
CMT Job No. 19945

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

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.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-09-25	KH	Layout Updates
09-30-25	KH	Building Revision
10-20-25	CK	Comments

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

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
8338480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

Sheet 1
15 Total Sheets

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

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

General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY 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
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. 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.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING INSPECTIONS.
10. 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.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS 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 PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF 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 SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY 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 AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, 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 A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT INVESTIGATION TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR 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.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. 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.
22. 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.
23. 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.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE 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.
25. 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 ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. 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.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. 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 THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 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.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

1. 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.
2. 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 PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE 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.
3. 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 CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. 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.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. 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.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. 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.
12. 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.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 48" BELOW FINISHED GRADE.
18. 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.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.
23. ALL CULINARY ITEMS SHALL ADHERE TO TAYLOR WEST WEBER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
24. CONTRACTOR SHALL NOTIFY DISTRICT OF PRE-CONSTRUCTION MEETING AND BEFORE CONDUCTING ANY WORK ON CULINARY LINES, TWWWID DISTRICT 801.731.1668

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 RECORDS 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 SHALL BE 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 LIP 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 LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING 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.

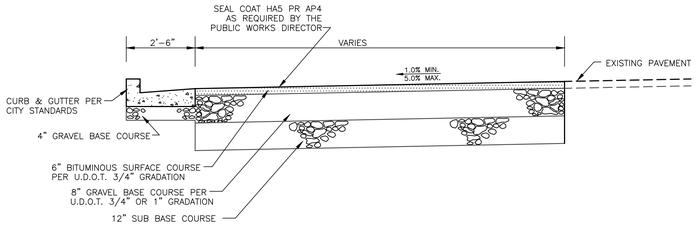
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

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

Legend

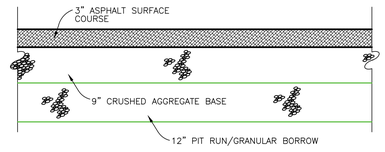
SW LAT	= PROPOSED SECONDARY WATER LATERAL
LD LAT	= PROPOSED LAND DRAIN LATERAL
W LAT	= PROPOSED WATER LATERAL
SS LAT	= PROPOSED SEWER LATERAL
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
SW/8	= PROPOSED SECONDARY WATER LINE
EX.SW	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/15	= PROPOSED STORM DRAIN LINE
EX.SD	= EXISTING STORM DRAIN LINE
LD/8	= PROPOSED LAND DRAIN LINE
EX.LD	= EXISTING LAND DRAIN LINE
IRR/18	= PROPOSED IRRIGATION LINE
EX.IRR	= EXISTING IRRIGATION LINE
X X X	= EXISTING FENCE LINE
	= PROPOSED FENCE LINE
	= DRAINAGE SWALE
OHP	= OVERHEAD POWER LINE
	= PROPOSED FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED MANHOLE
	= EXISTING MANHOLE
	= PROPOSED SEWER CLEAN-OUT
	= PROPOSED GATE VALVE
	= EXISTING GATE VALVE
	= PLUG & BLOCK
	= AIR VAC ASSEMBLY
	= DUAL SECONDARY METER
	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED REDUCER
	= EXISTING REDUCER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
	= PLUG W/ 2" BLOW-OFF
	= STREET LIGHT
	= SIGN
	= POWER POLE
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
EP	= EDGE OF PAVEMENT
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
GFE	= GARAGE FLOOR ELEVATION
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
OHP	= OVERHEAD POWER
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
SL	= STREET LIGHT
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
UGP	= UNDERGROUND POWER
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
4800	= EXISTING CONTOUR GRADE
4800	= PROPOSED CONTOUR GRADE
	= PROPOSED RETAINING WALL
	= PROPOSED MAJOR CONTOUR
	= PROPOSED MINOR CONTOUR
	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR



Partial Street Section (3500 West Street)

SCALE: NONE

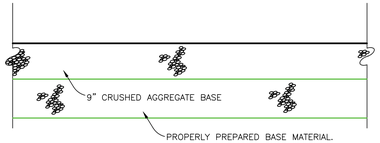
1. MIX DESIGN ASPHALT CONFORMING TO UDOT SPECIFICATIONS 02741
2. SAWCUT AND TACK COAT VERTICAL CUTS IN ASPHALT PER UDOT SPECIFICATION 027055 PAVEMENT CUTTING
3. COORDINATE THE 3500 WEST WIDENING IMPROVEMENTS WITH WEBER COUNTY ENGINEERING DEPT 801.399.8771
4. ASPHALT DESIGN MIX SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY PUBLIC WORKS DIRECTOR AND CITY ENGINEER FOR CITY REVIEW AND APPROVAL PRIOR TO PAVING.



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

Typical On-Site Asphalt Paving

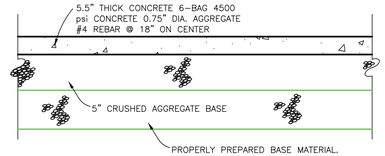
SCALE: NONE



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

On-Site Fire Lane

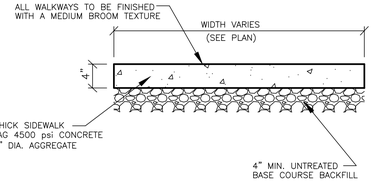
SCALE: NONE



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

Typical On-Site Concrete Paving

SCALE: NONE



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

Concrete Walkway

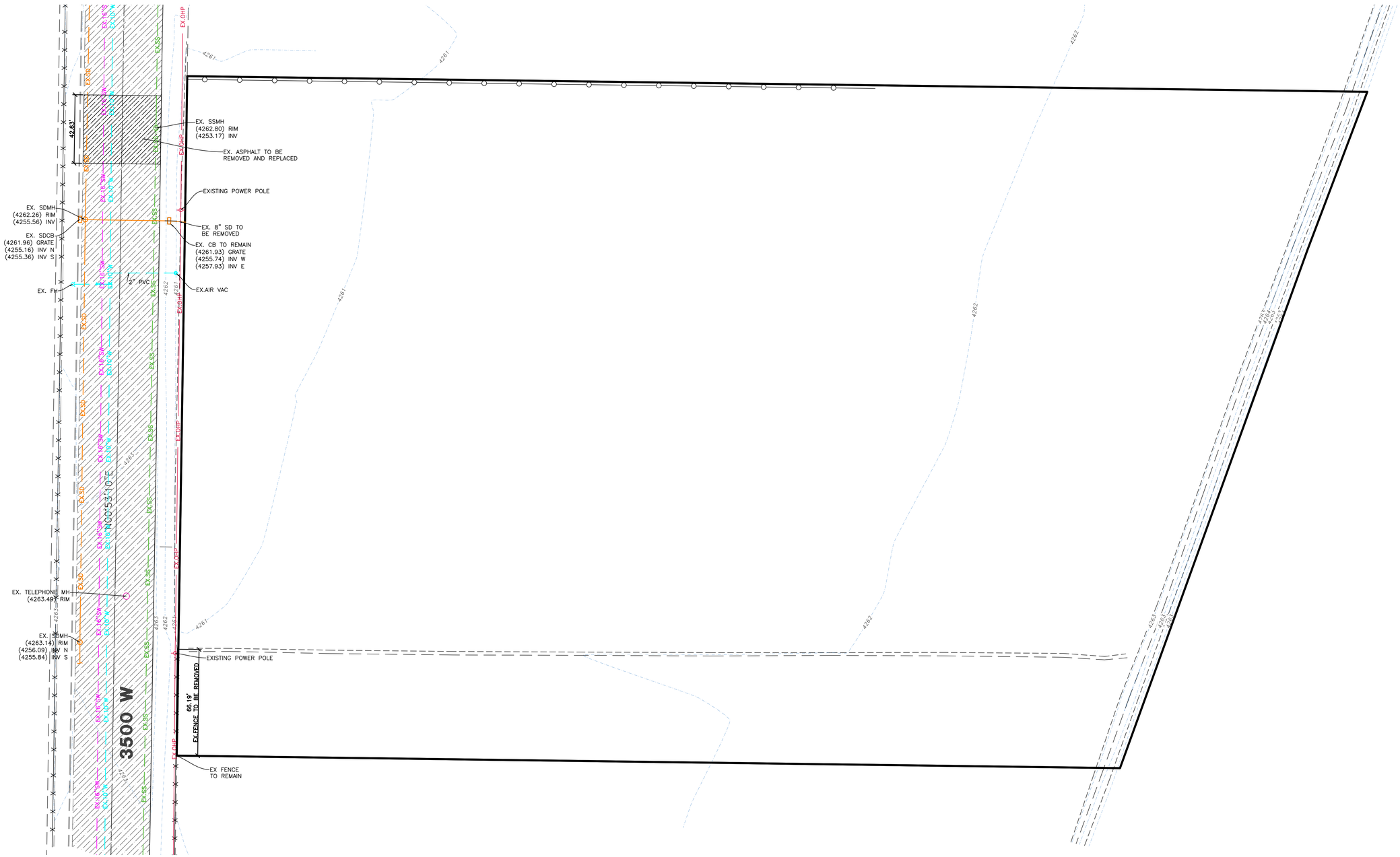
SCALE: NONE

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
09-09-25 KH	Layout Updates
09-30-25 KH	Building Revision
10-20-25 CK	Com

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



30 0 30 60 90

Scale: 1" = 30'

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

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.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-09-25	KH	Layout Updates
09-30-25	KH	Building Revision
10-20-25	CK	Comments

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

Existing/Demolition Plan

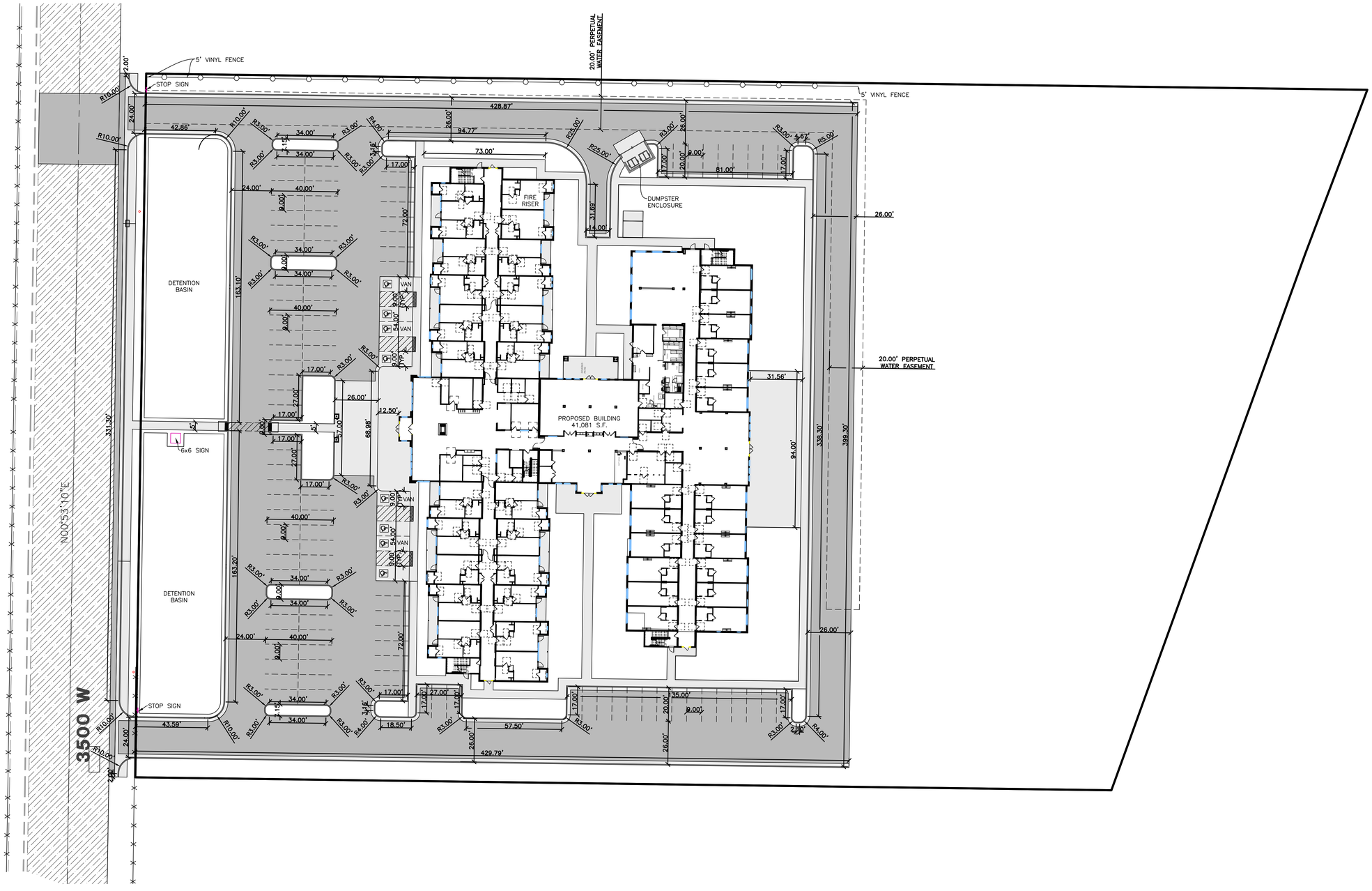
REGISTERED PROFESSIONAL ENGINEER
3338480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

3
15 Total Sheets

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



30 0 30 60 90

Scale: 1" = 30'

Know what's below. Call before you dig.

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.

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-09-25	KH	Layout Updates
09-30-25	KH	Building Revision
10-20-25	CK	Comments

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

Proposed Site Plan

REGISTERED PROFESSIONAL ENGINEER
5538480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

Project Info.

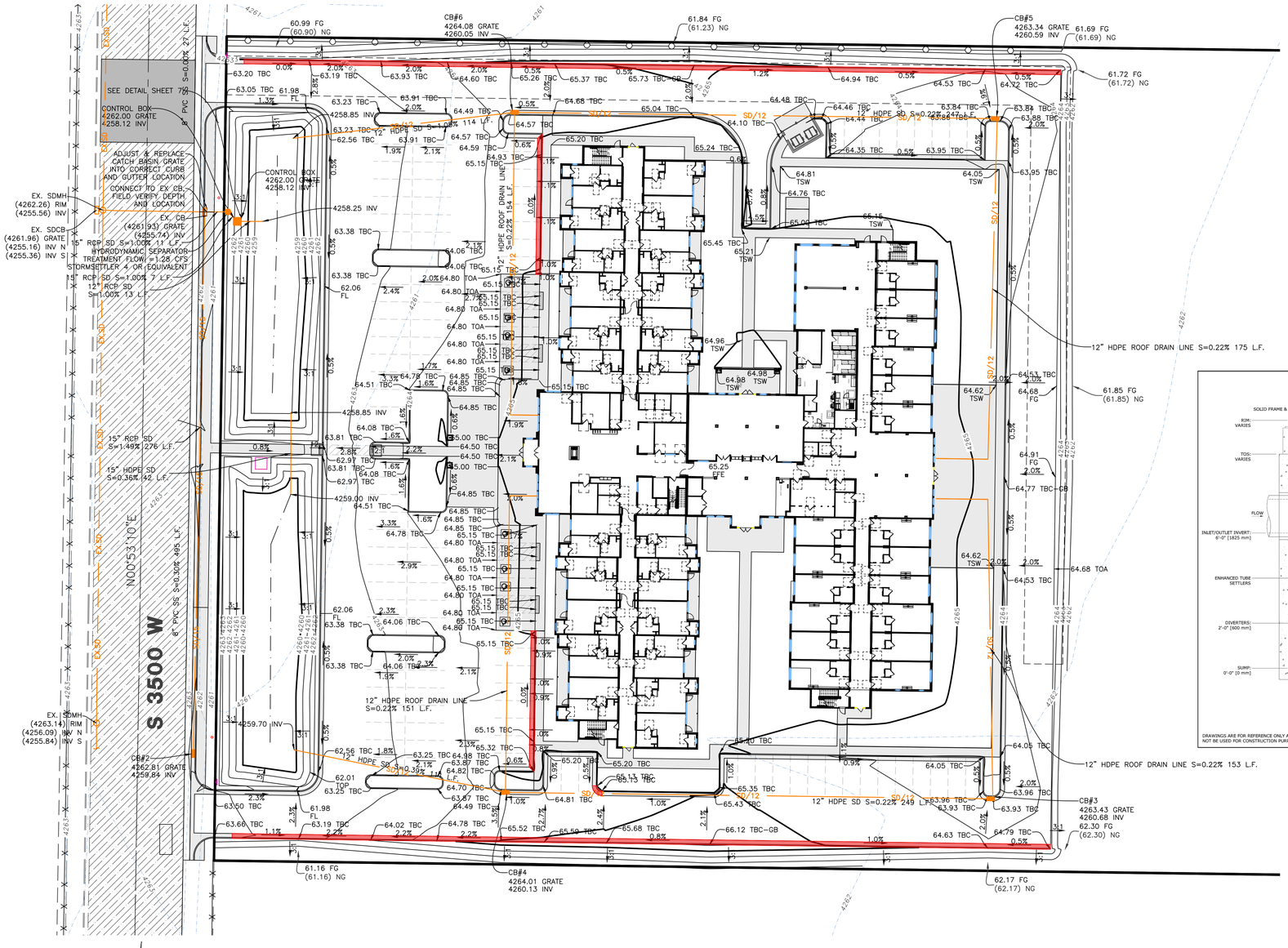
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

4
15 Total Sheets

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

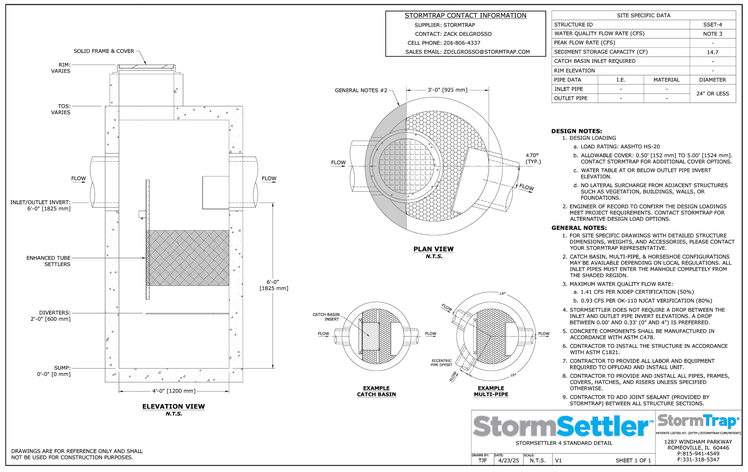
Reeve & Associates, Inc. - Solutions You Can Build On

= OUTFALL CURB



30 0 30 60 90

Scale: 1" = 30'



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

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.

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-09-25	KH	Layout Updates
09-30-25	KH	Building Revision
10-20-25	CK	Comments

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

Grading Plan

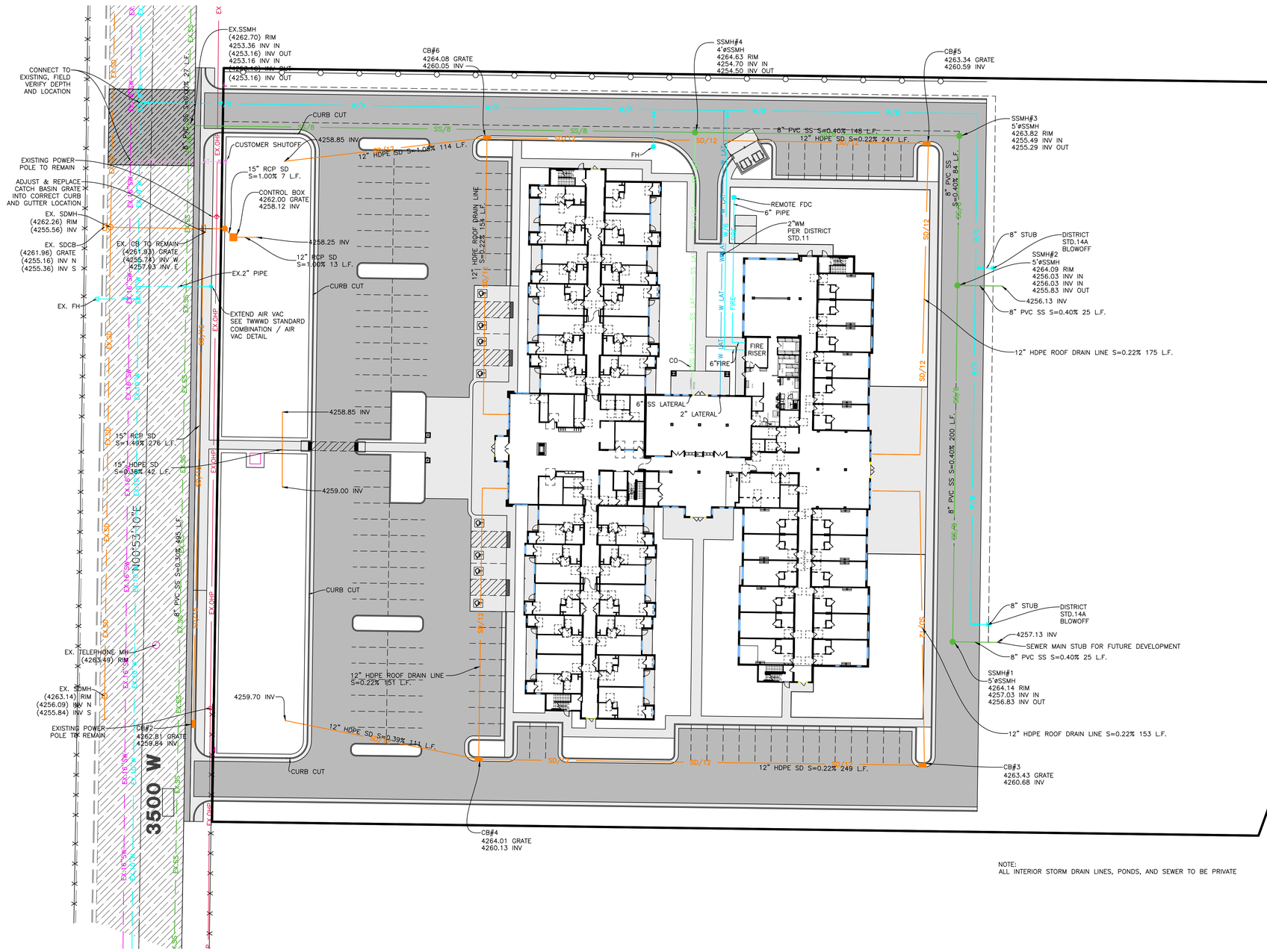
REGISTERED PROFESSIONAL ENGINEER
3338480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING
3500 WEST ST
Number: 7037-01

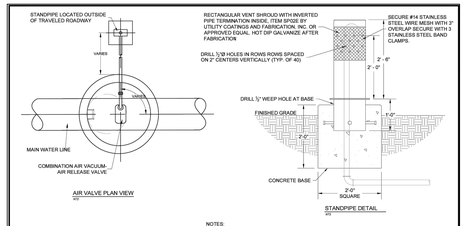
5
15 Total Sheets

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

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



NOTE:
ALL INTERIOR STORM DRAIN LINES, PONDS, AND SEWER TO BE PRIVATE



6 COMBINATION AIR/VAC VALVE DETAILS

NTS

DRAFTED BY:
DESIGNED: RYMC
CHECKED: RYMC

DEVIATIONS FROM STANDARDS MUST BE APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT. UTAH DDW APPROVAL 8/2020

STANDARD WATER DETAILS
TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT

COMBINATION AIR/VAC VALVE DETAIL | SHEET 6

GARDNER ENGINEERING
CIVIL • LAND • PLANNING
5150 S. 1500 W. RIVERDALE, UTAH
P 801.476.0202 F 801.476.0066

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

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.

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-09-25	KH	Layout Updates
09-30-25	KH	Building Revision
10-20-25	CK	Comments

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

Utility Plan

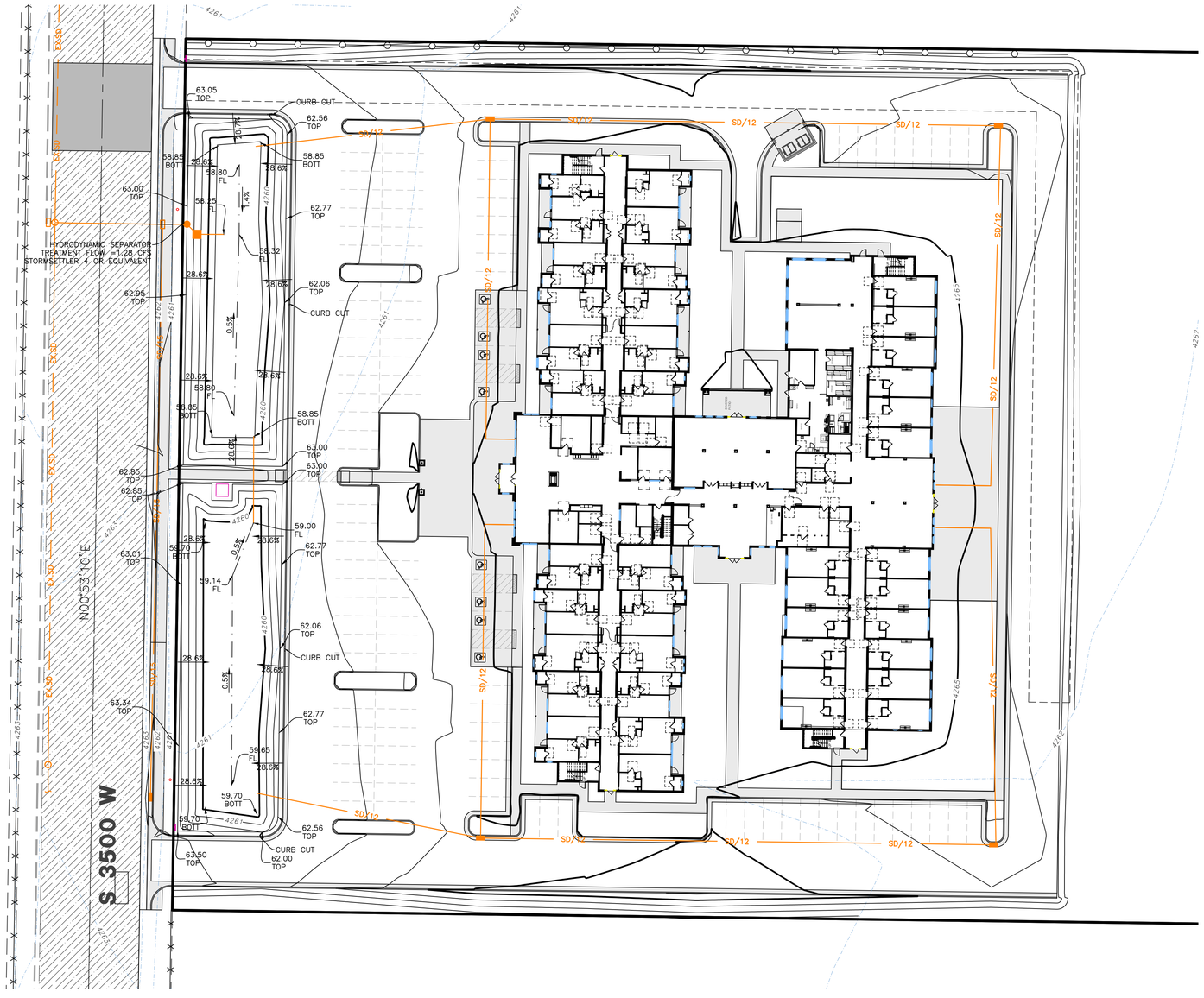
REGISTERED PROFESSIONAL ENGINEER
5538480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

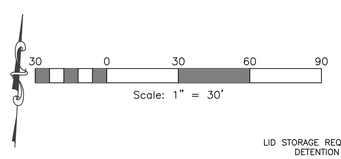
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

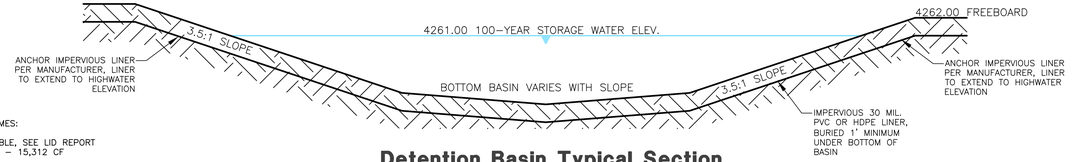
6
15 Total Sheets

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

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







STORM WATER VOLUMES:

LID STORAGE REQUIRED – NOT FEASIBLE, SEE LID REPORT
DETENTION STORAGE REQUIRED – 15,312 CF

TOTAL STORAGE PROVIDED – 15,514 CF

Detention Basin Typical Section

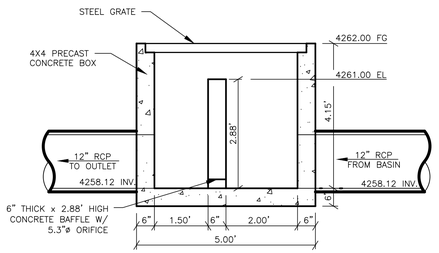
SCALE: NONE

NORTH BASIN STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,258.25	0	N/A	N/A	0	BOTTOM
4,259.00	3,106	0.75	777	777	
4,260.00	4,330	1.00	3701	4479	
4,261.00	5,653	1.00	4977	9456	HIGHWATER
4,262.00	7,082	1.00	6354	15811	FREEBOARD

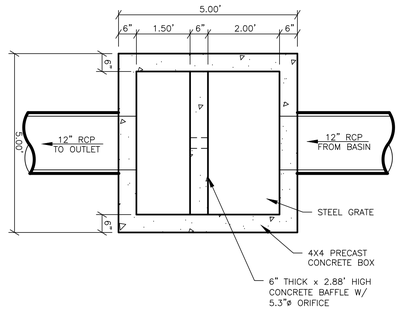
SOUTH BASIN STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
4,259.00	0	N/A	N/A	0	BOTTOM
4,260.00	4,066	1.00	1350	1350	
4,261.00	5,381	1.00	4708	6058	HIGHWATER
4,262.00	6,823	1.00	6088	12146	FREEBOARD



4'x4' Control Box Detail

SCALE: NONE



4'x4' Control Box Plan

SCALE: NONE

Storm Runoff Calculations

Grand Haven Assisted Living

10/16/2025 ES

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the West Haven area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area = 6.42 acre or 279,551 ft²

Runoff Coefficients

Paved Area	78,661	C = 0.9
Roof	40,146	C = 0.9
Landscaped Area	160,774	C = 0.2
Weighted Runoff Coefficient		C = 0.50

LID Retention

80th Percentile Rainfall Event (d)	0.45	in
Is the site Feasible for LID?	No	
Site Imperviousness (i)	0.42	
NRCS Soil Group	C/D	
Rv Equation	0.83i^1.122	
R_v (Soil Group A: 0.84i^1.302; B: 0.84i^1.169; C/D: 0.83i^1.122)	0.32	
V_{goal} = Rv x d x Total Site SF	3331	c.f.

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

C = 0.50
I = See Below in/hr
A = 279551.00 ft²
Q(out) = 1.28 ft³/s (0.2 cfs per acre)

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.56	21.12	6335	385	5950
10	600	4.99	16.06	9638	770	8868
15	900	4.12	13.26	11937	1155	10781
30	1800	2.78	8.95	16108	2310	13798
60	3600	1.72	5.54	19933	4621	15312
120	7200	0.94	3.03	21787	9241	12546
180	10800	0.643	2.07	22355	13862	8493
360	21600	0.359	1.16	24962	27724	-2762
720	43200	0.219	0.70	30455	55448	-24993
1440	86400	0.122	0.39	33932	110896	-76964

Orifice Sizing

Given:	Q =	1.28	cfs
	2g =	64.4	ft/s²
	H =	2.88	ft
	Cd =	0.62	for circular openings
	R =	SQRT(Q/pi/(0.7*(64.4*H)^0.5))	
	R =	0.22 feet	
		2.64 inches	
	D =	5.28 inches	
	A =	21.90 inches ^2	0.1521 ft ^2

SUMMARY:

The required 100-yr storage volume is	**15,312**	**cubic feet**
The required LID Retention volume is	**Not Feasible**	**cubic feet**
Orifice size is	**5.3**	**inches**

Know what's below. Call before you dig.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
09-09-25 KH	Layout Updates
09-30-25 KH	Building Revision
10-20-25 CK	Comments

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

Basin Details

REGISTERED PROFESSIONAL ENGINEER
8338480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

Project Info.

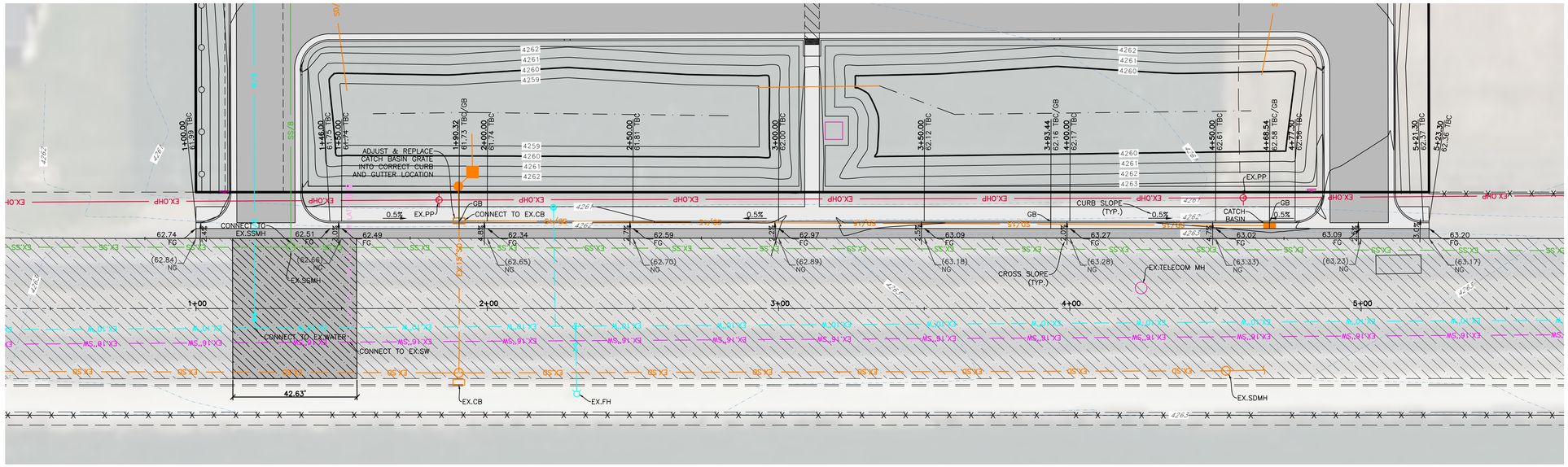
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

7
15 Total Sheets

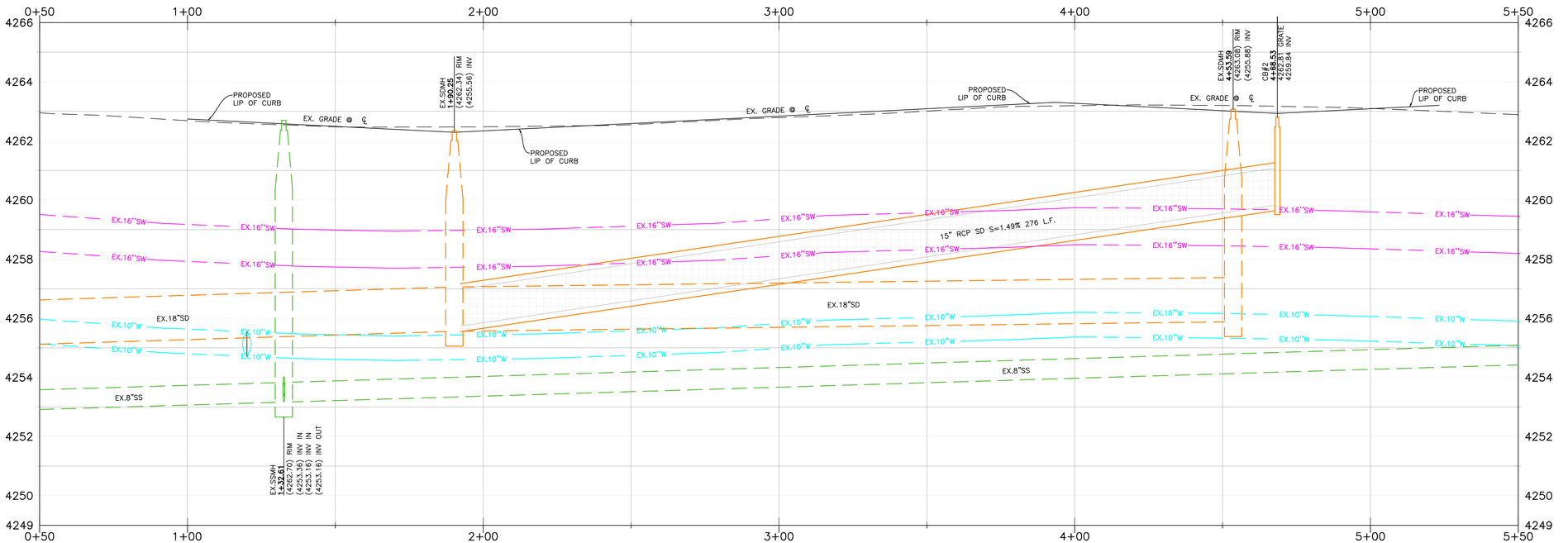
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE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

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

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



Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



Know what's below. Call before you dig.

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.

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-09-25	KH	Layout Updates
09-30-25	KH	Building Revision
10-20-25	CK	Comments

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

3500 West Street
0+50.00 - 5+50.00

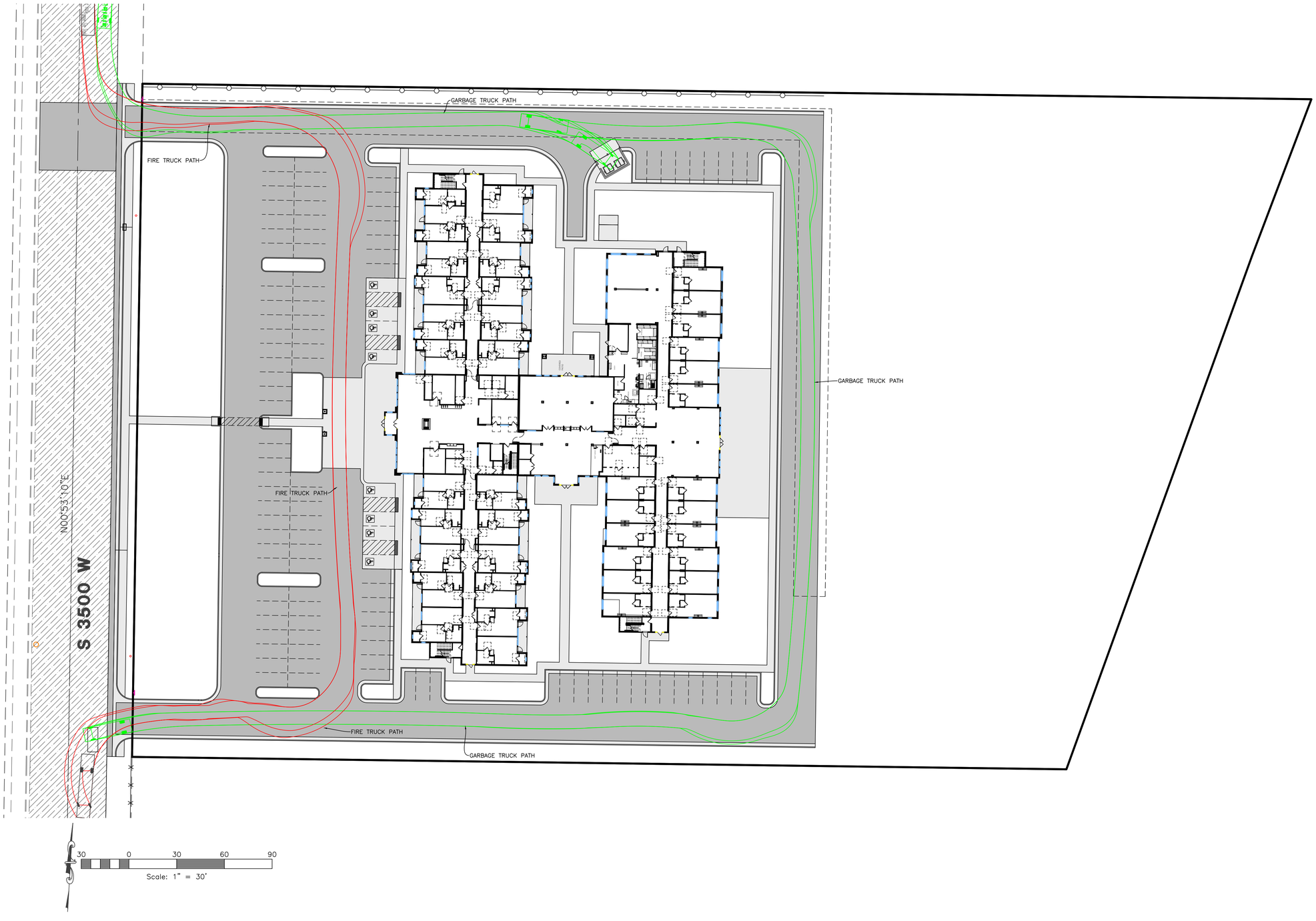
REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

8
15 Total Sheets

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

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



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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-09-25	KH	Layout Updates
09-30-25	KH	Building Revision
10-20-25	CK	Comments

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

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
3338480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

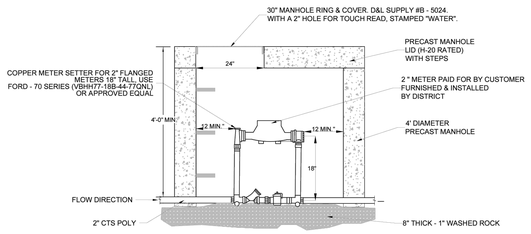
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

9
15 Total Sheets

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.

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

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



NOTES

1. SERVICE LINE COVER UNDER CURB AND GUTTER MUST BE ADJUSTED BETWEEN THE LIMITS OF 36" AND 48". COVER OF SERVICE LINE IN THE STREET MUST NOT BE GREATER THAN 48"

2. DISTRICT MANAGER OR FOREMAN MUST APPROVE LOCATION OF METER BOX IF DISTANCE FROM TOP BACK CURB & GUTTER EXCEEDS 1' -0".

3. METER SETTER, CONSISTS OF 2 DUAL CHECK VALVES, 2 LOCKING KEY VALVES, FITTINGS & SPOOLS, COMPLETE.

4. ALL PIPING, VAULT, & MISCELLANEOUS ITEMS SHALL BE FURNISHED & INSTALLED BY THE CONTRACTOR, COMPLETE. COST OF METER SHALL BE BORNE BY SERVICED CUSTOMER.

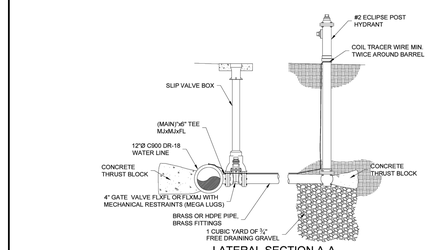
5. ANY CHANGES MUST BE APPROVED BY DISTRICT MANAGER OR INSPECTOR.

6. IF SERVICE LINE IS NOT 2" CTS POLY THEN INSTALLER WILL HAVE TO INSTALL TRANSITION FITTINGS.

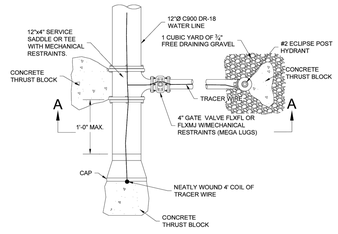
11 2" WATER METER DETAIL

NTS

DRAFTED: RP	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT. UTAH DDW APPROVAL 6/2020	STANDARD WATER DETAILS TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT	GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND DEVELOPING 5150 W 2100 S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066
DESIGNED: RP/MD			
CHECKED: RP/MD			
REV 1:			
REV 2:			
REV 3:			
REV 4:			
REV 5:			
J:\2021 - New\standards\2025\newest construction standard details 2025 rev-0.dwg		2" METER DETAIL — SHEET 8	



LATERAL SECTION A-A

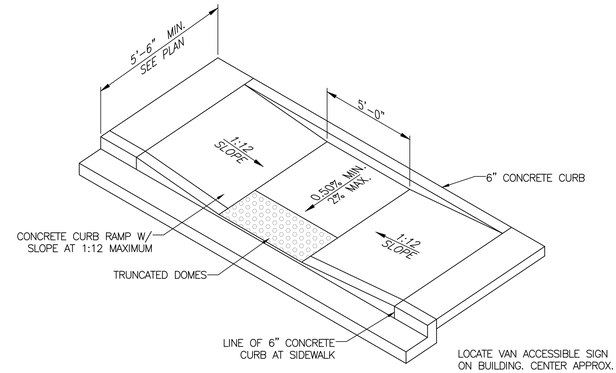


LATERAL PLAN VIEW

14A POST HYDRANT DETAIL

NTS

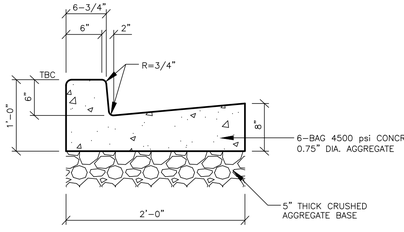
DRAFTED: RP	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT. UTAH DDW APPROVAL 6/2020	STANDARD WATER DETAILS TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT	GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND DEVELOPING 5150 W 2100 S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066
DESIGNED: RP/MD			
CHECKED: RP/MD			
REV 1:			
REV 2:			
REV 3:			
REV 4:			
REV 5:			
J:\2021 - New\standards\2025\newest construction standard details 2025 rev-0.dwg		BLOW OFF DETAIL — SHEET 11A	



ADA Ramp Detail

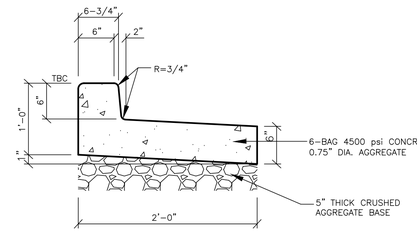
SCALE: NONE

REFERENCE APWA STANDARD PLAN NO. 236



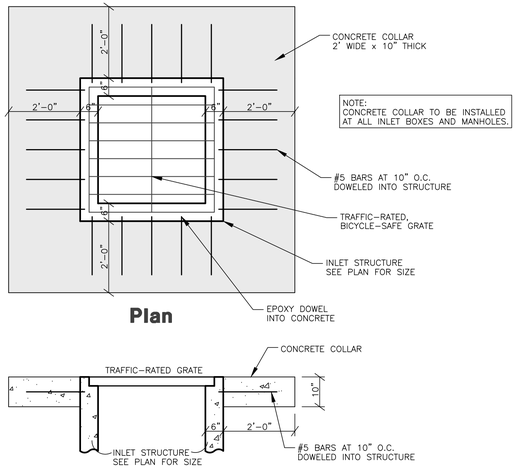
24' On-Site 'L' Type Curb & Gutter

SCALE: NONE



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

SCALE: NONE

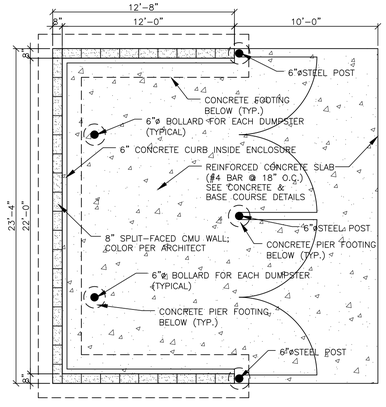


Plan

Section

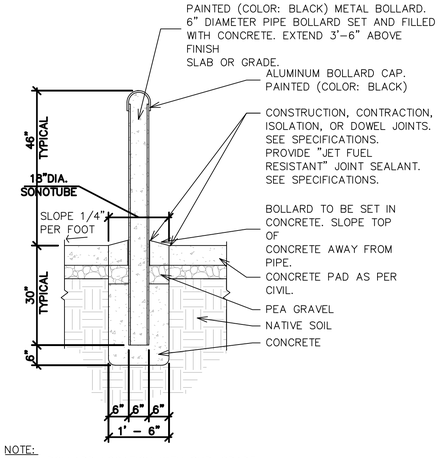
Concrete Collar Detail

SCALE: NONE



Trash Enclosure Plan

SCALE: NONE

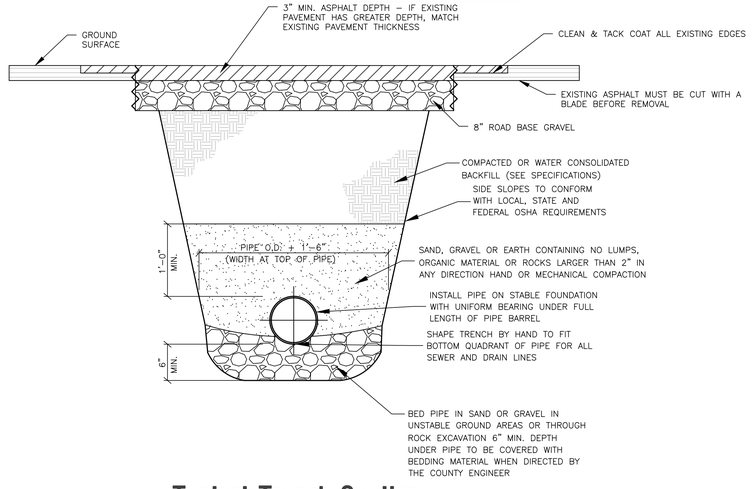


NOTE:
VERIFY BOLLARD LOCATION WITH SUB-GRADE AND SURFACE CONDITIONS AND ADJUST ACCORDINGLY.

Pipe Bollard Detail

SCALE: NONE

Pavement Restoration



Typical Trench Section

(WATER, SEWER & STORM DRAINS)

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.

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-09-25	KH	Layout Updates
09-30-25	KH	Building Revision
10-20-25	CK	Comments

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

Civil Details

REGISTERED PROFESSIONAL ENGINEER
3338480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

Project Info.

Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

10
15 Total Sheets

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

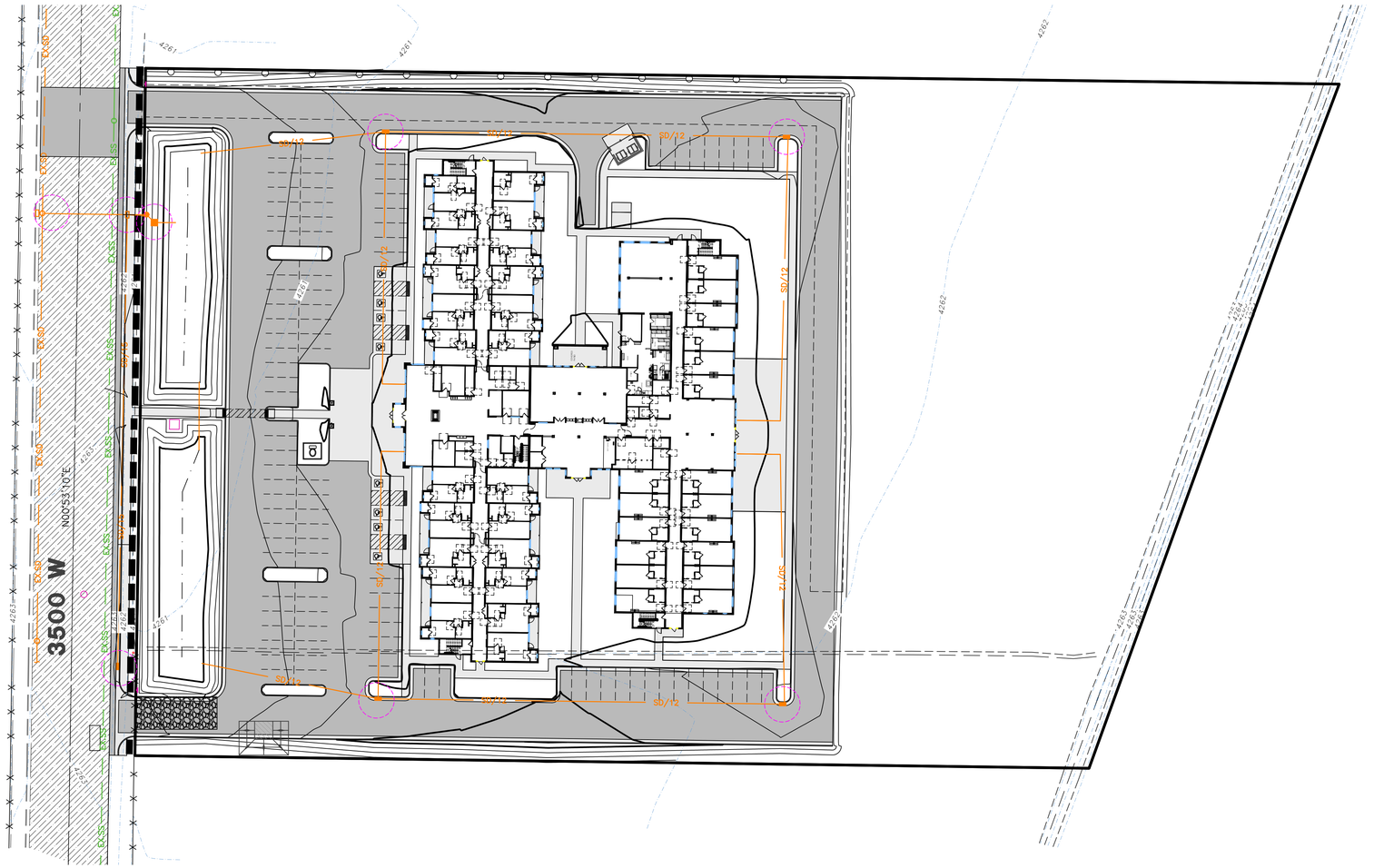
Reeve & Associates, Inc. - Solutions You Can Build On

Grand Haven
3448 S 3500 W
Storm Water Pollution Prevention Plan Exhibit

WEST HAVEN CITY, WEBER COUNTY, UTAH
AUGUST 2025



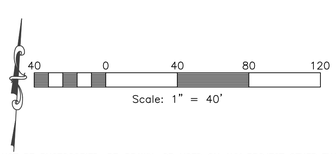
Vicinity Map
NOT TO SCALE



SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

SWPPP NOTES:
1. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
2. STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY



Construction Activity Schedule

- PROJECT LOCATION.....WEST HAVEN CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....FEBRUARY 2025
- BMP'S DEPLOYMENT DATE.....FEBRUARY 2025
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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.

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-09-25	KH	Layout Updates
09-30-25	KH	Building Revision
10-20-25	CK	Comments

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

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
3338480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

11
15 Total Sheets

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

Notes:

1. 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).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

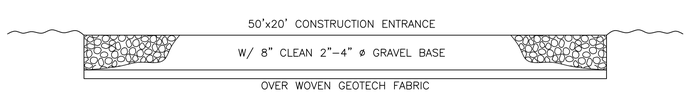
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair 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, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. 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 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.
   c. 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.

5. Spill Prevention and Control
   a. 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.
   b. 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.

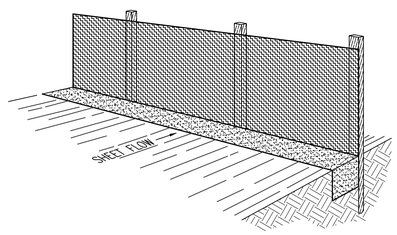
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
   h. Do not place material or debris into streams, gutters, or catch basins that stop or reduce the flow of runoff water.
   i. 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.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. 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.
   c. 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.
   d. 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.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. 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.
   g. 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.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. 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.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

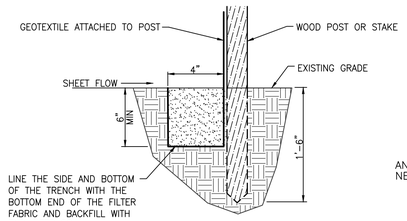


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

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.

TABLE 1:
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.
*Adjacent rolls of silt fence should be joined be 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 should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

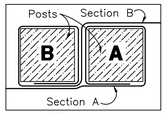
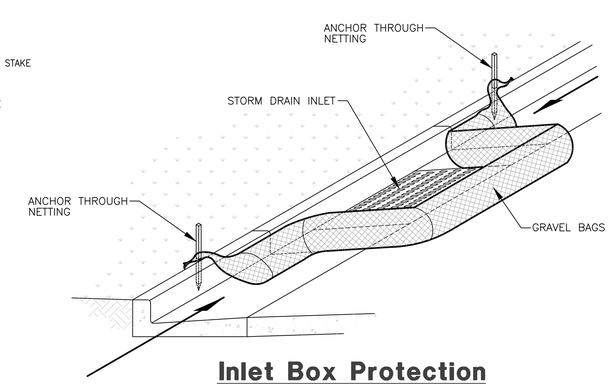


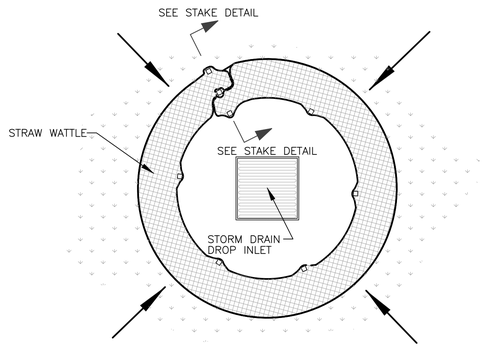
Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

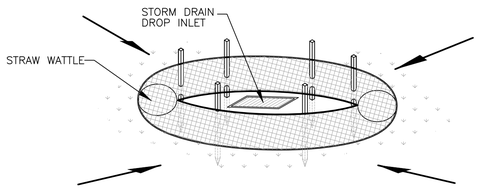
SCALE: NONE



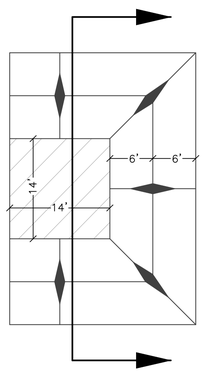
Inlet Box Protection

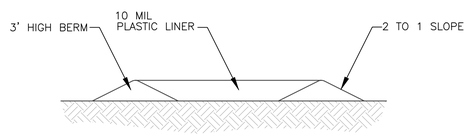


Plan View



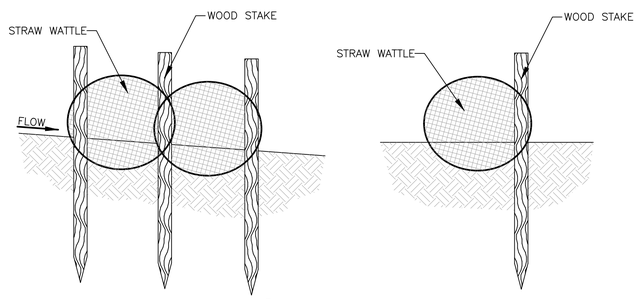
Drop Inlet Protection





Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Stake Detail

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621–3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
09–09–25 KH	Layout Updates
09–30–25 KH	Building Revision
10–20–25 CK	Comments

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

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
3338480
JEREMY A. DRAPER
11/14/2025
STATE OF UTAH

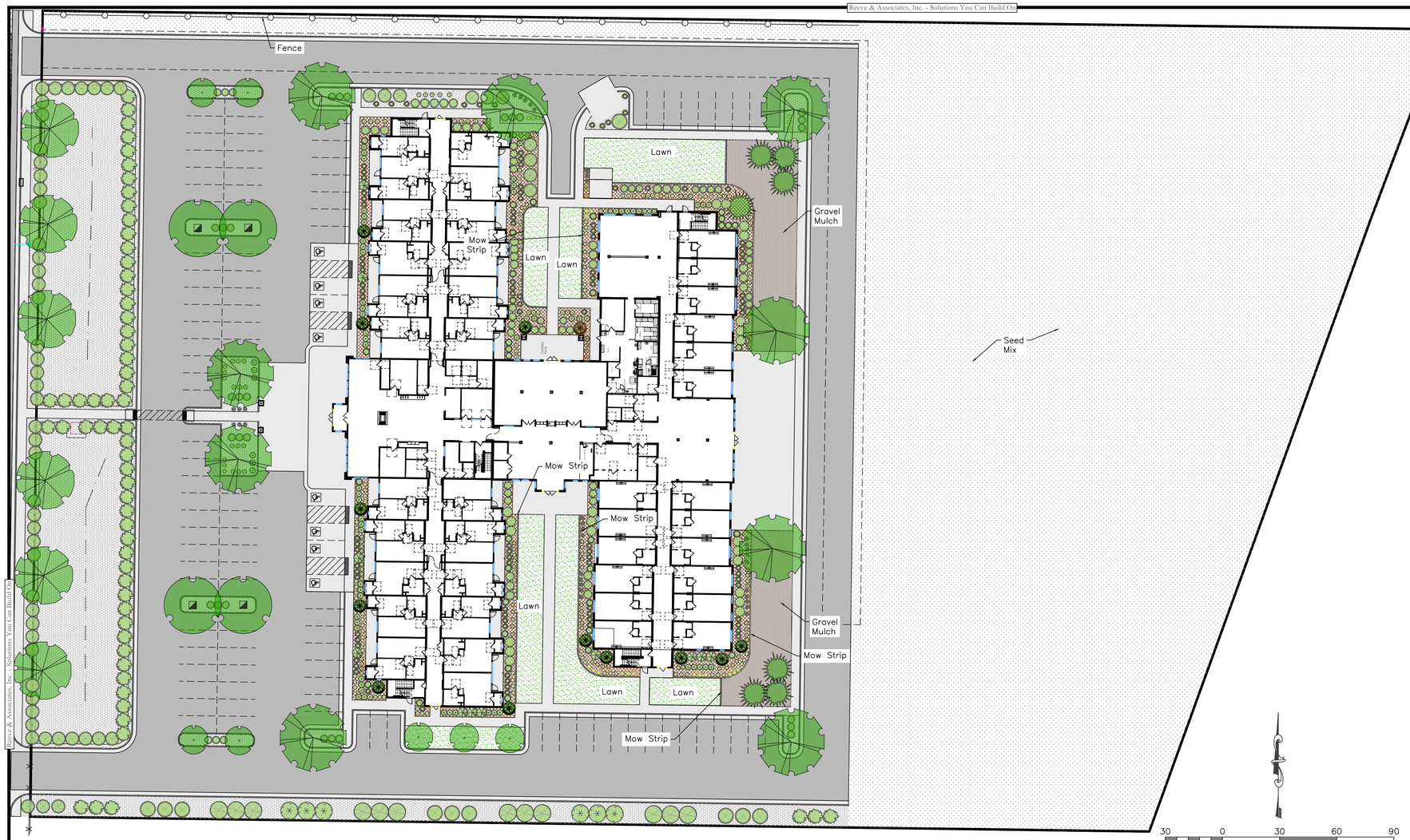
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037–01

12
15 Total Sheets

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.

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

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



30 0 30 60 90

Scale: 1" = 30'

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

PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
6		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
12		Picea glauca 'Pendula'	Weeping White Spruce	6' Ht
7		Pinus nigra	Austrian Pine	6' Ht
7		Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	2" cal.
4		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.
9		Zelkova serrata 'Village Green'	Village Green Zelkova	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
6		Buddleia x weyeriana 'Sungold'	Sungold Butterfly Bush	5 gal.
12		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.
34		Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal.
22		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
61		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
10		Juniperus chinensis 'Monlep'	Mint Julep Juniper	5 gal.
48		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
11		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
26		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.
62		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
44		Spiraea bumalda 'Gold Mound'	Gold Mound Spirea	5 gal.
18		Symphoricarpos alba	Common Snowberry	5 gal.
31		Viburnum opulus nanum	Dwarf European Cranberry	5 gal.

ORNAMENTAL GRASS

Quantity	Symbol	Scientific Name	Common Name	Size
99		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Size
67		Bergenia cordifolia "Rose"	Rose Bergenia	1 gal.
62		Coreopsis grandiflora	Coreopsis/Tickseed	1 gal.
33		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
83		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.
24		Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.

OTHER

Symbol	Description	Type
	Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum	Sod
	Wood Mulch – Medium Chunk Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Rock Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2-4" Dia. 3" Depth
	Rock Mulch – Cobble – Brown/Tan Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Non Irrigated Seed Mix – See Seed Mix Schedule	Hydroseed
	Concrete Mow Strip	6"x6"

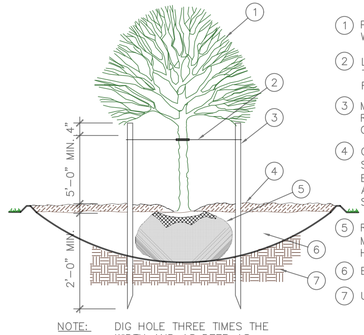
CALCULATIONS:

Landscape Area		49,649 square feet
Lawn Area Allowed	15%	7,447 square feet
Lawn Area Provided	14%	7,176 square feet
Shrub Beds		43,120 square feet
Vegetation Required	50%	21,560 square feet
Vegetation Provided	50%	21,604 square feet

*Seed Mix

Type	Botanical Name	Common Name	% by weight
Grass	Bromus marginatus	Mountain Brome	30
Grass	Elymus trachycaulus	Slender Wheatgrass	25
Grass	Poa secunda Sandbergii	Sandberg Bluegrass	5
Grass	Poa secunda Ampla	Big Bluegrass	5
Grass	Festuca ovina	Sheep Fescue	5
Grass	Pascopyrum smithii	Western Wheatgrass	20
Grass	Pseudoroegneria spicata Inermis	Bluebunch Wheatgrass	10

Hydroseed at 25 lbs per Acre

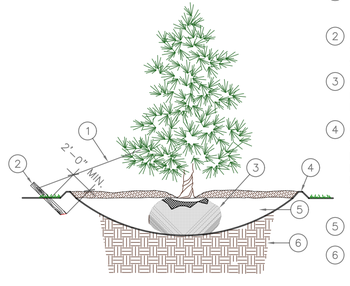


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

NTS

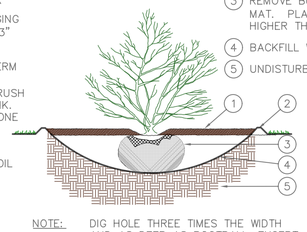


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
5. BACKFILL WITH NATIVE SOIL
6. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

NTS

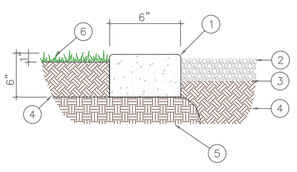


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS



1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

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.

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

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

Landscape Plan

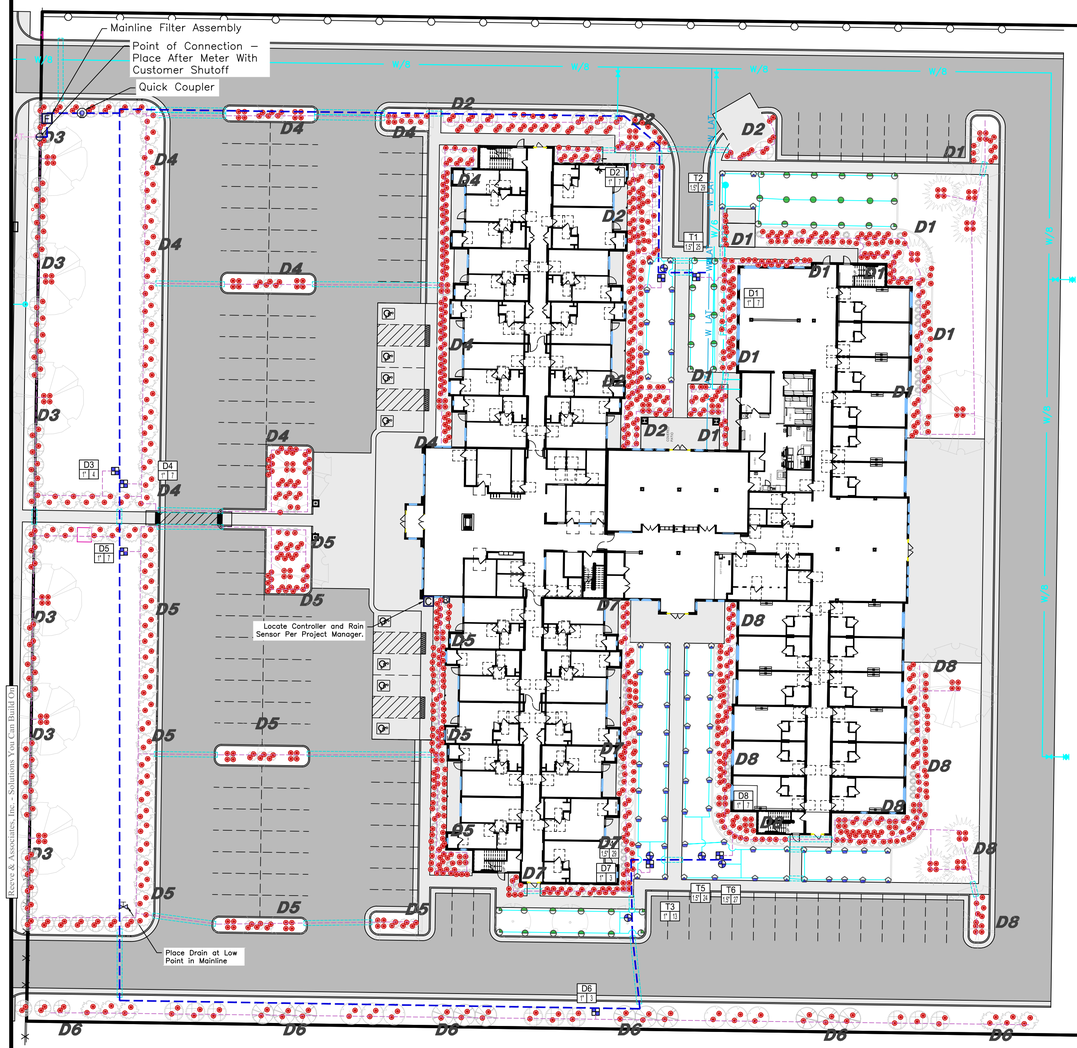
LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
10/21/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037-01

13
15 Total Sheets

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

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



IRRIGATION SCHEDULE

RADIUS SPRAY	SYMBOL QU. HALF FULL	PSI	MANUFACT.	CATALOG #	DESCRIPTION HEAD; NOZZLE
5'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 5' MPR
8'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 8' MPR
10		30	RAINBIRD	1804–SAM–PRS	SPRAY; 10' MPR
12'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 12' MPR
15'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 15' MPR
4'X15'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 15RCS/LCS
4'X30'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 15SST

EQUIP. SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
	MATCO	GV–X00	SHUT OFF VALVE – SIZE PER PIPE
F	AMIAD	1–1501–1151–1030	1 1/2" SCREEN FILTER 300 MICRON
	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
	FORD	B111–333–NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
C	RAINBIRD	ESP LXME	120 VAC–INDOOR/OUTDOOR CONTROLLER
	RAINBIRD	WR2–RC	WIRELESS RAIN SENSOR
	RAINBIRD	XCZ–100–PRB–COM	DRIP REMOTE CONTROL VALVE
	RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE SYMBOL	CATALOG #	DESCRIPTION
	SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
2"	SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0–8 gpm), 1" (8–12 gpm), 1 1/4" (12–22 gpm), 1 1/2" (22–30 gpm), 2" (30–50 gpm)
	SCH. 40	PVC SLEEVE	2 X DIA. – USE UNDER PAVEMENT

DRIP SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
	RAINBIRD	XB–T–20–PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
	PVC/POLY	DRIP LATERAL LINE	1/2"–3/4" LATERAL SUPPLY LINE

LABELS

T1 (1.5 | 21) ← TURF VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

D1 (1" | 5) ← DRIP VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

D1 ← DRIP IRRIGATION ZONE NUMBER

30 0 30 60 90

Scale: 1" = 30'

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

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621–3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION | DATE

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

Irrigation Plan

LICENSED LANDSCAPE ARCHITECT
SEAL
NATHAN C. PETERSON
10/21/2025
STATE OF UTAH

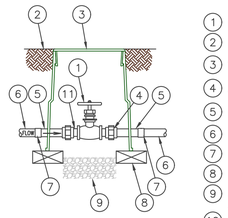
Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037–01

14
15 Total Sheets

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.

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

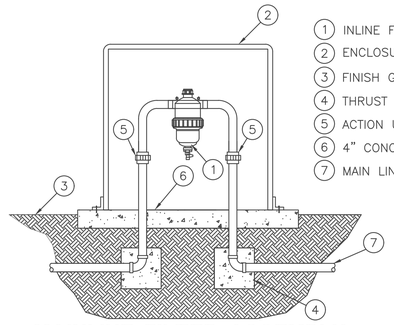
Reeve & Associates, Inc. - Solutions You Can Build On



1. GATE VALVE – SEE SCHEDULE
2. FINISH GRADE
3. VALVE BOX WITH COVER: RAIN BIRD VB–6RND
4. ACTION UNIONS
5. GALVANIZED NIPPLE – 12" MIN.
6. PVC MAINLINE PIPE
7. PVC SCH 80 FEMALE ADAPTER
8. BRICK (1 OF 2)
9. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
10. PVC SCH 40 ELL
11. CLOSE NIPPLE

GATE VALVE

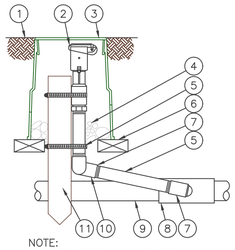
N.T.S.



1. INLINE FILTER – SEE SCHEDULE
2. ENCLOSURE
3. FINISH GRADE
4. THRUST BLOCK
5. ACTION UNION
6. 4" CONCRETE PAD
7. MAIN LINE

MAINLINE FILTER ASSEMBLY

N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. QUICK–COUPLING VALVE
3. VALVE BOX WITH COVER
4. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
5. PVC SCH 80 NIPPLE
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL
11. 2"x2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

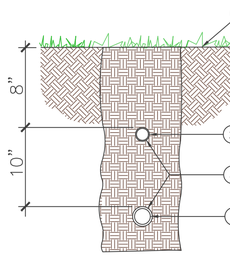
NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE

N.T.S.

IRRIGATION NOTES

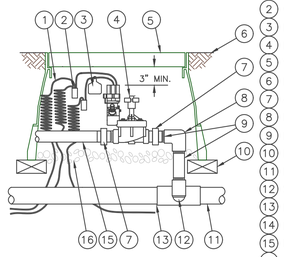
1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub–contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back–charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
9. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over–spray onto non–irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.



1. FINISH GRADE
2. LATERAL LINE
3. 2" MIN. SAND OR ROCK FREE SOIL AROUND PIPE
4. MAIN LINE

TRENCH SECTION

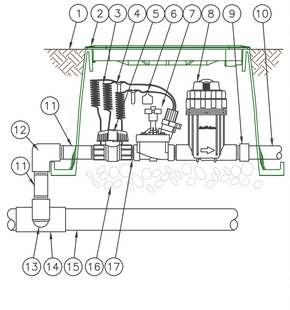
N.T.S.



1. 30–INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION
3. ID TAG
4. REMOTE CONTROL VALVE:
5. VALVE BOX WITH COVER:
6. FINISH GRADE/TOP OF MULCH
7. ACTION UNION
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 80 COUPLER SLIPxSLIP
15. PVC LATERAL PIPE
16. 3.0–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL

REMOTE CONTROL VALVE

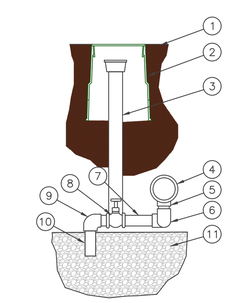
N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION:
5. 1–INCH BALL VALVE
6. ID TAG
7. REMOTE CONTROL VALVE
8. PRESSURE REGULATING FILTER
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3 INCH MIN. DEPTH OF ¾" WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE

REMOTE CONTROL DRIP VALVE

N.T.S.

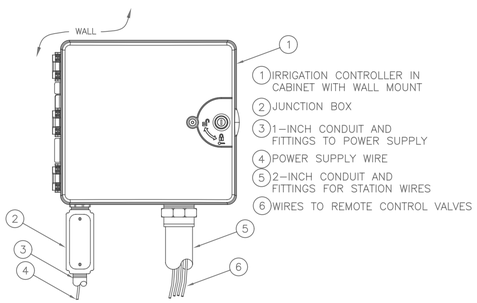


1. FINISH GRADE/TOP OF MULCH
2. IRRIGATION VALVE BOX WITH BOLT LID
3. HEIGHT AS REQUIRED
4. PVC MAINLINE
5. SERVICE TEE
6. (2) 3/4" 90 ELL (2) 3/4" CLOSE PVC NIPPLE
7. 3/4"X12" PVC SCH 80 NIPPLE
8. 3/4" DRAIN VALVE–SEE SCHEDULE
9. 3/4" PVC SCH 40 ELL
10. 3/4" X 6" PVC SCH 80 TOE NIIPPLE
11. 3/4–INCH WASHED GRAVEL SUMP 5 CUBIC FEET MIN.

Note: Place at low spot(s) in Mainline to allow for proper winterization

MANUAL DRAIN VALVE

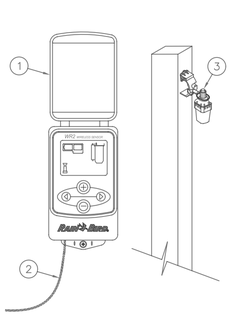
N.T.S.



1. IRRIGATION CONTROLLER IN CABINET WITH WALL MOUNT
2. JUNCTION BOX
3. 1–INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2–INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

IRRIGATION CONTROLLER

N.T.S.



1. CONTROLLER INTERFACE
2. CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
3. RAIN BIRD WR2 SENSOR

CONTROLLER INTERFACE NOTES:

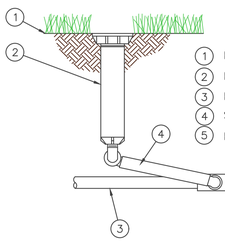
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

SENSOR NOTES:

1. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST, GUTTERS, OR BUILDING WALLS.
2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, EAVES, OR IN AREAS AFFECTED BY SPRINKLER SYSTEM OPERATION.

WIRELESS RAIN SENSOR

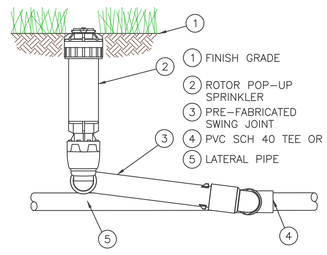
N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. POP–UP SPRAY SPRINKLER:
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE OR ELL

POP–UP SPRAY HEAD

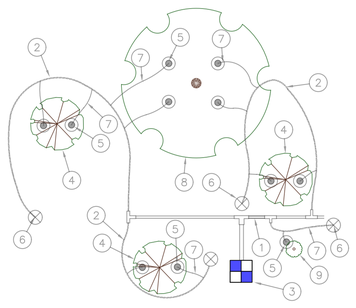
N.T.S.



1. FINISH GRADE
2. ROTOR POP–UP SPRINKLER
3. PRE–FABRICATED SWING JOINT
4. PVC SCH 40 TEE OR ELL
5. LATERAL PIPE

ROTOR POP–UP HEAD

N.T.S.

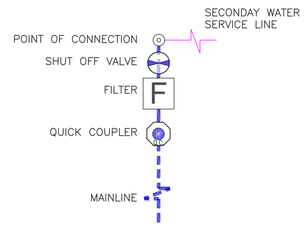


1. SCH. 40 PVC/POLY LATERAL
2. 1/2" SOLID DRIP TUBING OR EQUIV. LENGTH NOT TO EXCEED 250'
3. DRIP VALVE
4. TYPICAL SHRUB
5. DRIP EMITTER
6. AUTOMATIC FLUSH VALVE
7. 1/4" VINYL DISTRIBUTION TUBING (MAX. LENGTH IS 4')
8. TYPICAL TREE
9. TYPICAL PERENNIAL

NOTE:
*WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

DRIP ZONE LAYOUT

N.T.S.



POINT OF CONNECTION-SECONDARY

N.T.S.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621–3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

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

Irrigation Details

LICENSED LANDSCAPE ARCHITECT
6431061
NATHAN C. PETERSON
10/21/2025
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2025
Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number: 7037–01

15
15 Total Sheets

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.

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

CALIBER - LED Outdoor Sconce

WS-W36610, WS-W36614

dweLED by WAC Lighting



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Light projection tuned with precision. Caliber is a discreet cylinder with minimal mounting hardware. Available in a single or double light configuration which can be mounted both vertically and horizontally. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Discreet cylinder with minimal mounting hardware
- Light engine is factory sealed for maximum protection from the elements
- Can be mounted vertically or horizontally
- Universal driver (120V-220V-277V) located within fixture
- Color Temperature: 3000K
- CRI: 90
- Rated Life: 72,000 hours
- WS-W36614 (up & down illumination), WS-36610 (one direction)

SPECIFICATIONS

Construction: Aluminum body with acrylic diffuser

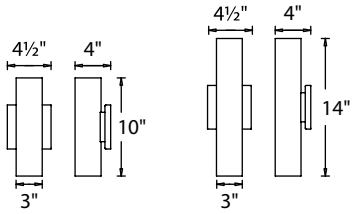
Input: 120V-277V

Dimming: 100% - 10% ELV

Light Source: High output LED

Finish: Brushed Aluminum (AL), Bronze (BZ), Black (BK), White (WT)

Standards: ETL/cETL, Wet location listed, IP65 Rated, ADA Compliant, Title 24 California



WS-W36610 **WS-W36614**

ORDER NUMBER

Model	Size	Watt	LED Lumens	Delivered Lumens	Finish
WS-W36610	*10"*	*11W*	*735*	*560*	**AL** *Brushed Aluminume* **BZ** *Bronze* **BK** *Black* **WT** *White*
WS-W36614	*14"*	*21W*	*1500*	*1140*	

Example: **WS-W36614-AL**

dweLED.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

dweLED retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2019

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 _____

Print Name Robyn VanCampen (Seal)

ROBYN VANCAMPEN
NOTARY PUBLIC @ STATE of UTAH
COMMISSION NO. 731224
COMM. EXP. 05-18-2027

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

West Haven Improvement Drawing Review

Project	Grand Haven Assisted Living Final Facility Site Plan Review
Review Cycle	2
Date:	11/3/2025

Code Reference	City Department	City Comment	Applicant Response
~~**§157.731(D)(1)**~~	~~Planning~~	~~Note: Because the building(s) exceed~~ 40,000 sq ft in area, the final site plan shall be reviewed by the City Council for final action. The City Council meeting will be scheduled upon review by the Planning Commission.	
~~**§157.734(A)(6)**~~	~~Planning~~	~~A minimum of 15% of the front elevation~~ shall consist of upgraded architectural features as defined in §157.734(C)(3). Elevations which do not face the street shall consist of at least 5% upgraded architectural features. Call out the upgraded architectural features on the elevation drawings and provide the coverage by façade. If requested, the City Council may approve alternative materials.	
§157.778(A)	Planning	Light fixtures shall be fully shielded and installed so that no light is emitted above the lowest portion of the lamp. Provide fixture details to demonstrate that the	

		proposed fixtures comply with the requirements.	
~~**IBC**~~	~~Building~~	~~The geotechnical study has been received. No other comments at this time.~~	
IFC	Fire	Streets and hydrants look good. Please use the State Fire Marshals' Office moving forward for fire system reviews and inspections.	
	Engineering	See the attached redlined plans for Engineering comments.	

*Applicant is responsible for responding to each comment as required by West Haven and Utah State Code. Submittals that fail to respond will be returned to the applicant without closure of the review cycle.

Planning Commission
Staff Review Memo

December 10, 2025

Damian Rodriguez, Planner

PRELIMINARY SITE PLAN REVIEW

Request:	Ultimate Express Carwash Preliminary Site Plan Approval
Property Address:	3158 W 4000 S
Property Zone:	C-3, Commercial
Property Size:	40,263 square feet
Applicant:	Josh Shaw
Governing Document(s):	WHZC §157.291 & §157.731
Decision Type:	Administrative
Staff Recommendation:	Approve

Image 1: Site Aerial



I. BACKGROUND

The applicant is seeking preliminary site plan approval to develop a single-tunnel automatic car wash at 3158 West 4000 South, a commercially zoned property.

Image 2: Proposed Site Plan

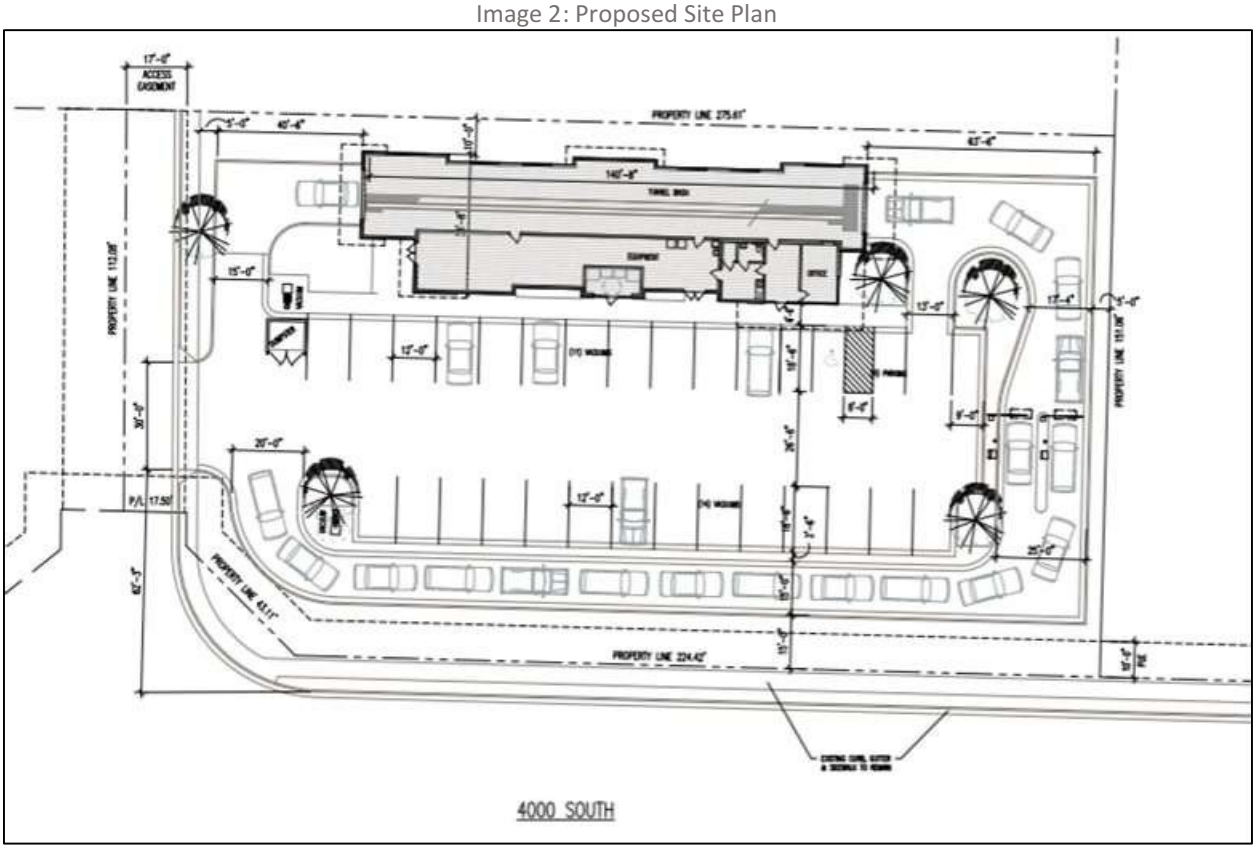
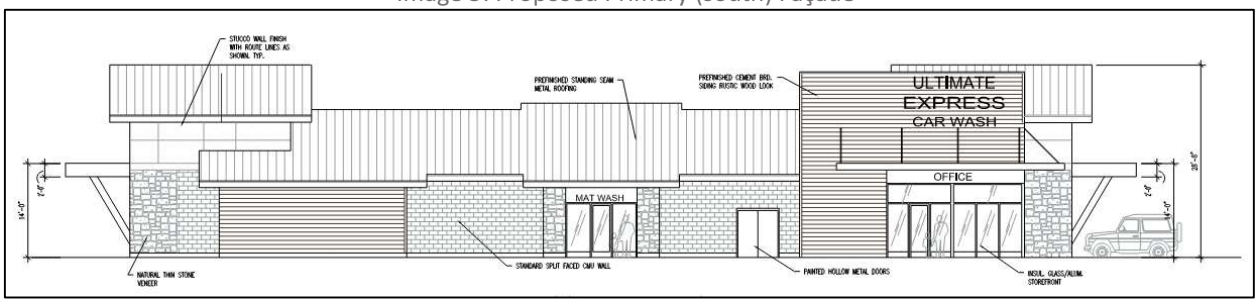


Image 3: Proposed Primary (south) Façade



II. STAFF REVIEW

Staff's review of the proposal as it pertains to the requirements of the West Haven Zoning Code (WHZC) is as follows:

Use

The use would be classified as a Car wash, automatic in the commercial land-use table of WHZC §157.294. The use is permitted outright in the zone.

§157.291 Site Development Standards

	Zone: C-3	Site Plan Proposal	Compliant?
Building height			
Maximum	None	28’ 8”	**Yes**
Minimum	1 story	1 story	**Yes**
Max lot coverage	60%	12%	**Yes**
Minimum lot area	None	40,263 sq ft	**Yes**
Min lot width	None	112’	**Yes**
Min yard setbacks			
Front	15’	102’	**Yes**
Rear	None, except 10 ft. where building rears on a Residential Zone	63’ 6”	**Yes**
Side	None, except 10 ft. to Residential Zone boundary	10’	**Yes**
Side, adj. to street	15’	40’ 6”	**Yes**

§157.730 Design Review

Per §157.731, all development proposals in commercial zones are subject to the design requirements and standards enumerated below.

(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, and (2) a traffic study may be required, if in the opinion of the Planning Commission, with input from the City Engineer, such would be necessary.*

Findings: The site plan is currently awaiting initial Engineering comments. The city Engineer shall verify compliance with all Engineering standards related to traffic prior to final site plan approval. Staff recommends the following condition of approval:

The City Engineer's approval of the site plan and civil drawings is obtained prior to final site plan approval.

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

Findings: The minimum parking standard for a car wash is five stacked spaces per bay and one space per service. On both accounts, the minimum requirements are exceeded.

(C) ***Signage.*** *Does the proposed signage meet the requirements of the city sign ordinance?*

Findings: The applicant has not yet provided a signage plan specific to the proposed development, but has provided the signage plan for a comparable project that has been developed in the city of Syracuse. The provided plans depict walls signs, directional signs, information signs, and a monument sign, and those signs are mostly compliant with the applicable sign regulations but a site-specific plan will be needed. For this reason, staff recommends the following condition of approval:
A site-specific sign plan, that is compliant with the sign ordinance, shall be provided prior to final site plan approval.

(D) ***Landscaping.*** *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.*

Findings: A landscaping plan has not yet been provided. For this reason, staff recommends the following condition of approval:
A Landscaping plan is provided that satisfies all applicable landscape standards.

(E) ***Building/site layout.*** *All buildings and structures comply with §157.733(E).*

Findings: The proposed building and site layout do comply with §157.733(E).

(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?*

Findings: The site plan is currently awaiting the completion of the initial Engineering review. The city Engineer shall verify compliance with all Engineering standards related to utility easements and drainage prior to final site plan approval. Staff recommends the following condition of approval:

The City Engineer's approval of the site plan and civil drawings is obtained prior to final site plan approval.

§ 157.734 Design Requirements

(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.

Findings: The exterior finish materials proposed for the building do consist of both primary and secondary materials listed in §157.734(C) of the code.

(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.

Findings: The front elevation (the elevation that faces 4000 South) is constructed of primary materials which include split-face CMU (21%), stone (11%), architectural metal (3%), and craftsman style fiber cement siding (38%). Together, the proposed primary materials exceed 60% of the front facade. Stucco is the secondary material utilized.

(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.

Findings: Doors are not excluded from the calculations of exterior building materials. For this and other reasons, staff recommends the following condition of approval:
The building elevation drawings shall be updated to be fully compliant with the design requirements of §157.734 of the West Haven Zoning Code.

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

Findings: Color details have not been provided with the building elevation drawings. The lack of this information can be addressed by the recommended condition of approval listed in the findings associated with (A)(3) above.

(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.

Findings: Color details have not been provided with the building elevation drawings. The lack of this information can be addressed by the recommended condition of approval listed in the findings associated with (A)(3) above.

(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.

Findings: The coverage of upgraded architectural features may be compliant, but more information is needed to determine this. The lack of this information can be addressed by the recommended condition of approval listed in the findings associated with (A)(3) above.

(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.

Findings: The coverage of upgraded architectural features on non-primary facades may be compliant, but more information is needed to determine this. The lack of this information can also be addressed by the recommended condition of approval listed in the findings associated with (A)(3) above.

III. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommends the Planning Commission move to **approve** the proposed preliminary site plan, subject to the conditions of approval listed in the staff-recommended motion of Section IV below.

IV. POSSIBLE MOTION

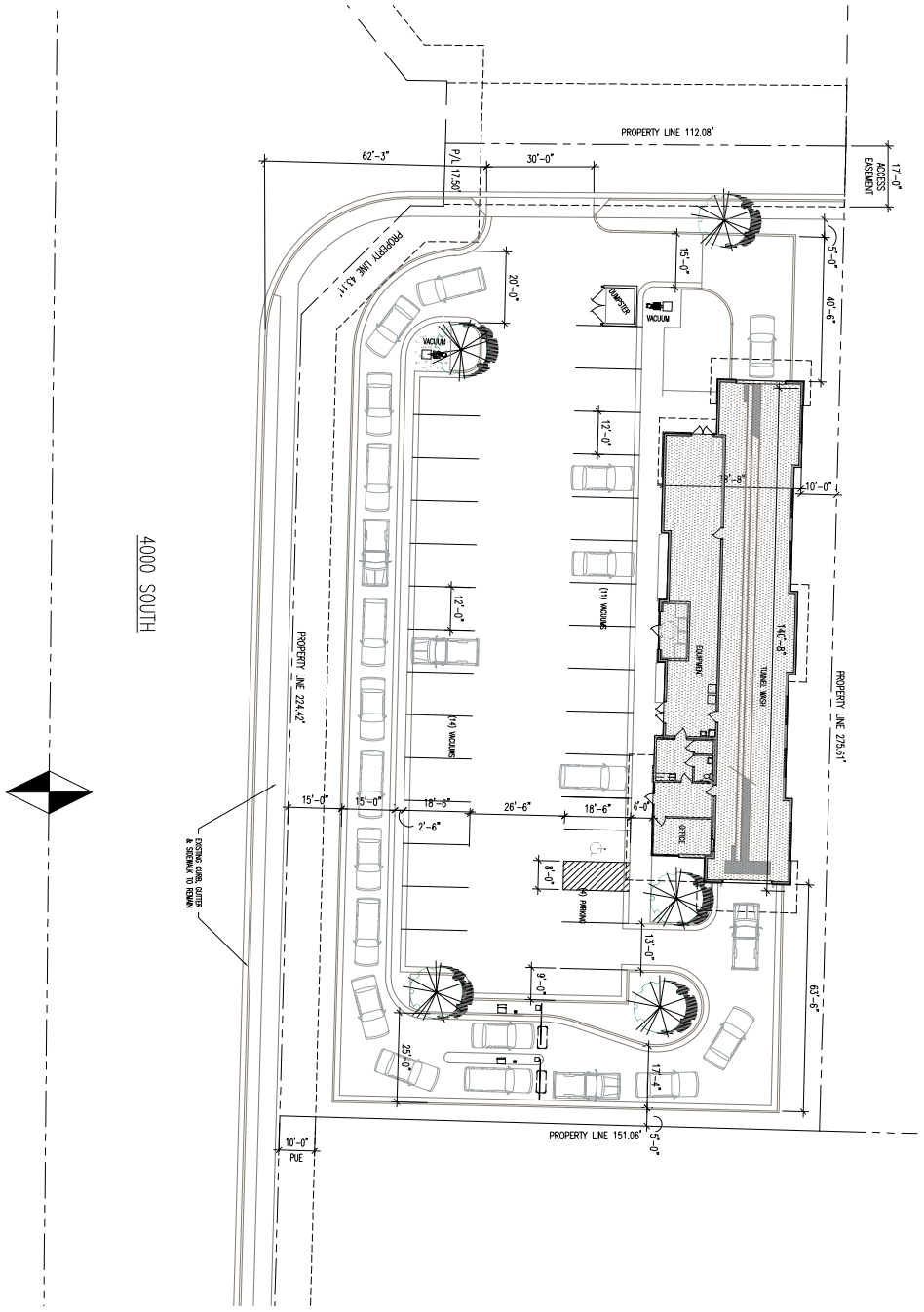
Approve with staff-recommended conditions: Motion to approve the preliminary site plan for the Ultimate Express Wash at 3158 West 4000 South, finding that the design of the proposed site and buildings are compliant with the governing code when the following conditions of approval are applied:

- The City Engineer's approval of the site plan and civil drawings is obtained prior to final site plan approval.
- A site-specific sign plan, that is compliant with the sign ordinance, shall be provided prior to final site plan approval.
- A Landscaping plan is provided that satisfies all applicable landscape standards.
- The building elevation drawings shall be updated to be fully compliant with the design requirements of §157.734 of the West Haven Zoning Code.

Approve with modified conditions: Motion to approve the preliminary site plan for the Ultimate Express Wash at 3158 West 4000 South, finding that the design of the proposed site and buildings are compliant with the governing code when the following conditions of approval are applied:

[List Conditions]

Approve outright: Motion to approve the preliminary site plan for the Ultimate Express Wash at 3158 West 4000 South, finding that the design of the proposed site and buildings are compliant with the governing code.



SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, IN.C. AND WERE CREATED , EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.

ARCHITECTURAL

SHEET TITLE

DATE: REVISION

ARCH. PROJECT NO:
DATE:
DRAWN BY:
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

NEW TUNNEL WASH FOR:

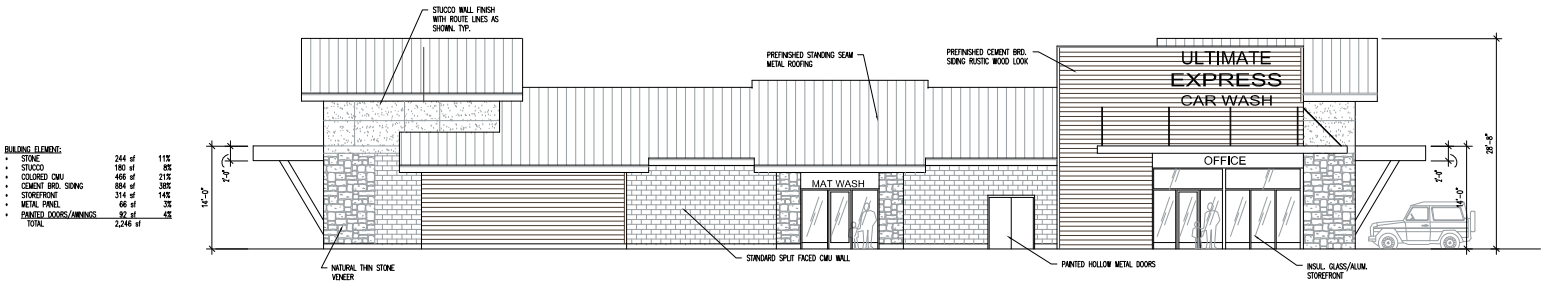
ULTIMATE EXPRESS WASH

APPROX. 3158 WEST 4000 WEST
WEST HAVEN, UTAH

SITE PLAN

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

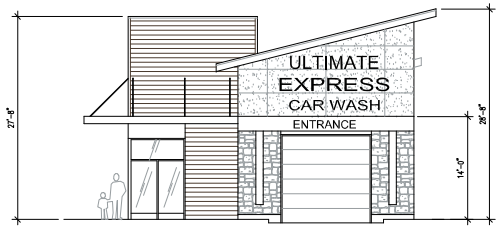


BUILDING ELEMENT:

• STONE	244 sf	11%
• STUCCO	180 sf	8%
• COLORED CMU	466 sf	21%
• CEMENT BRD. SIDING	884 sf	39%
• STOREFRONT	314 sf	14%
• METAL PANEL	66 sf	3%
• PAINTED DOORS/AWNINGS	92 sf	4%
TOTAL	2,246 sf	

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING ELEMENT:

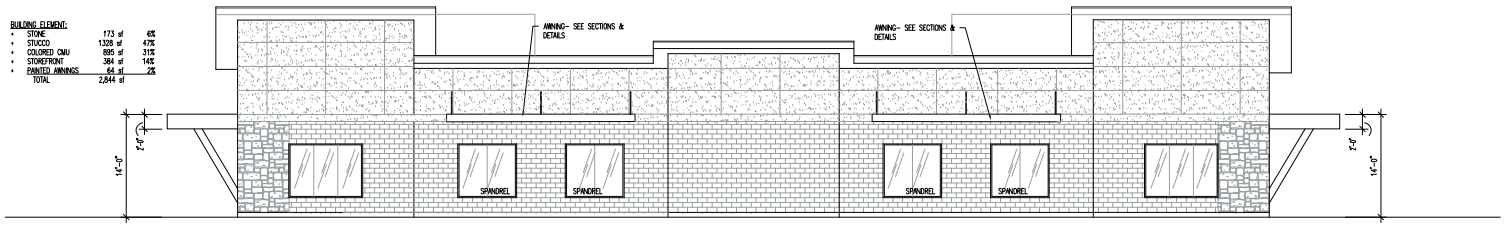
• STONE	144 sf	22%
• STUCCO	237 sf	36%
• CEMENT BRD. SIDING	94 sf	14%
• STOREFRONT	102 sf	16%
• METAL PANEL	34 sf	5%
• PAINTED AWNINGS	45 sf	7%
TOTAL	656 sf	

EAST ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING ELEMENT:

• STONE	173 sf	6%
• STUCCO	1,328 sf	47%
• COLORED CMU	895 sf	31%
• STOREFRONT	384 sf	14%
• PAINTED AWNINGS	64 sf	2%
TOTAL	2,844 sf	



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR WALL FINISHES

- STANDING SEAM METAL ROOFING- MBCI (OR APPROVED EQUIVALENT) CONCEALED FASTENERS 22 ga. CRAFTSMAN SERIES SMALL BATTEN PREFINISHED SIGNATURE 300. OVER ICE & WATER SHIELD
- VERTICAL RIBBED GALVANIZED WALL PANELS- MBCI (OR APPROVED EQUIVALENT) EXPOSED FASTENERS 22 ga. PBC PREFINISHED GALVALUME. OVER TYVEK WEATHER BARRIER.
- SYNTHETIC STUCCO ACCENT BAND- DRYVIT SYNTHETIC STUCCO FINISH OVER HARDCOAT BASE ON STAINLESS STEEL LATH OVER TYVEK WEATHER BARRIER.
- PREFINISHED HORIZONTAL LAP BOARD SIDING "RUSTICSERIES" BY WOODTONE WITH PREFINISHED BLACK METAL CORNERS WITH CONCEALED FASTENERS. COLOR SELECTED BY OWNER. REFER TO MANUF. STANDARD DETAILS FOR INSTALLATION, FLASHING ETC.
- NATURAL THIN STONE VENEER- THINSTACK LIMESTONE OVER DIAMOND METAL LATH OVER (2) LAYERS 30# FELT OVER TYVEK WEATHER BARRIER WITH WEEP SCREED AT BOTTOM PER CODE & MANUF. SPECS.
- COLORED CMU- SPLIT FACED & HONED COLORED CMU WALLS COLORS SELECTED BY OWNER.
- PREFINISHED METAL FACIA & SOFFIT- COLORS TO MATCH ROOFING. COMMERCIAL GRADE. PAC CLAD (OR APPROVED EQUIVALENT) FLUSH SOFFIT 22 ga. STEEL.



BUILDING ELEMENT:

• STONE	144 sf	24%
• STUCCO	236 sf	39%
• CEMENT BRD. SIDING	138 sf	23%
• METAL PANEL	18 sf	3%
• PAINTED DOORS/AWNINGS	70 sf	11%
TOTAL	606 sf	

WEST ELEVATION

SCALE: 1/8" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING BY VINCENT DESIGN GROUP, INC. EXCEPT AS PROVIDED IN A CONTRACT BETWEEN VDG AND OWNER. COPYRIGHT VDG ARCHITECTS, INC. 2021

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

NEW TUNNEL CAR WASH

ULTIMATE EXPRESS WASH

APPROX. 3158 WEST 4000 SOUTH
WEST HAVEN, UTAH

BUILDING ELEVATIONS

ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL

PROOF PRESENTED BY:

DAVIS SIGNS UTAH

Planning & Consultation

Design & Fabrication

Installation & Removal

Maintenance & Repair

DRAWING NUMBER
210090-01

PREPARED FOR:

ULTIMATE EXPRESS CAR WASH

OFFICE:

880 Wilson Lane #2
Ogden, UT 84401
801-823-3100
www.DavisSignsUtah.com
License - Bonded - Insured

OUT TEAM:

SALES:
Blake Davis
480-636-6223
Blake@davissignsutah.com
DESIGN:
design@davis-signs.com

LOCATION:

300 S 1550 W
Syracuse , UT 84075

CONTACT:

Jeff Shaw
801-390-5691
jeffshaw34@msn.com

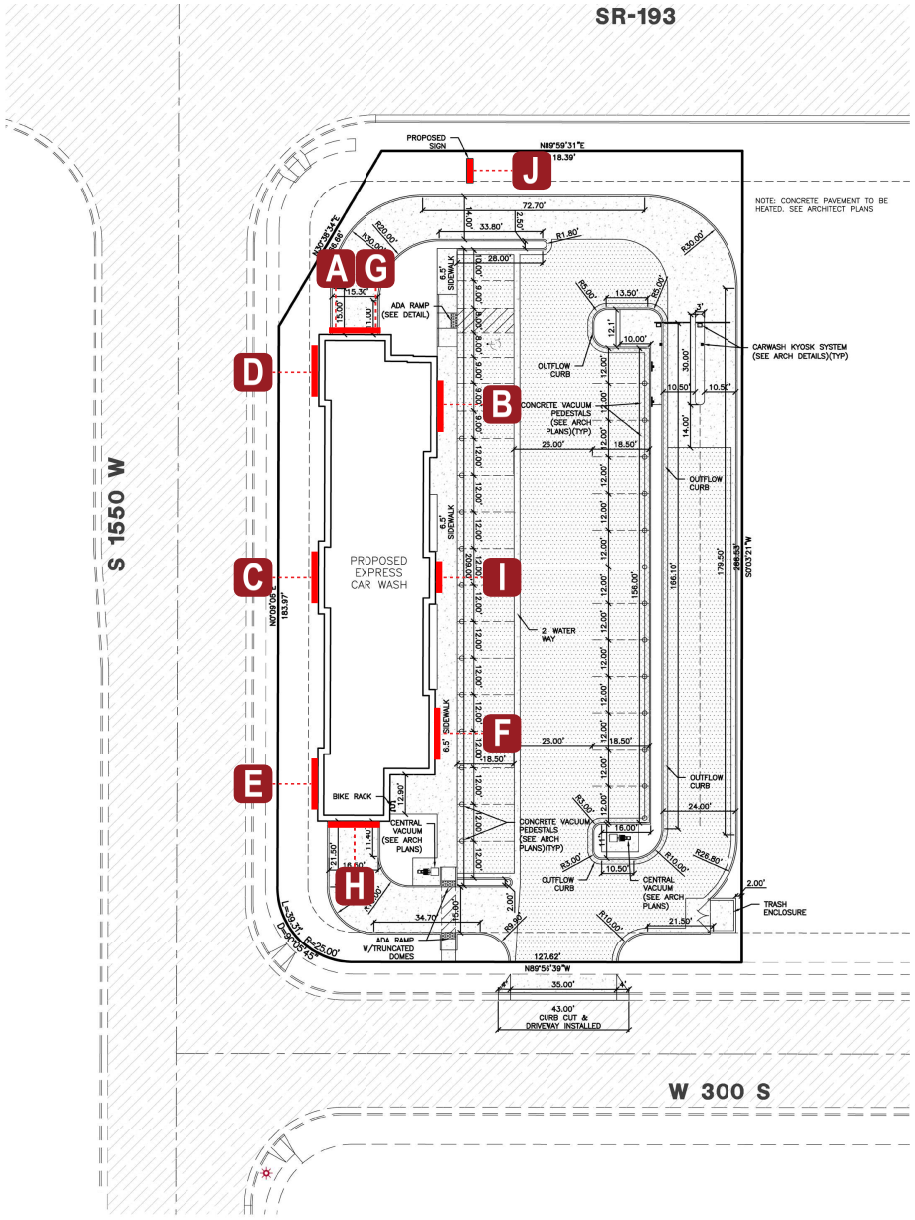
NOTES:

Customer is responsible for providing a dedicated electrical circuit within 6 feet of each sign location and any desired electrical timing devices.

FILE PATH:

P:\Ultimate Express Car Wash\LAYOUTS\PROOFS

© Copyright 2021, Davis Signs & Graphics, All Rights Reserved.



CLIENT

ULTIMATE EXPRESS CARWASH

LOCATION

300 S 1550 W
Syracuse , UT 84075

REVISIONS

01 210090-Express Car Wash-Ext.ai
02 210090-Express Car Wash-Ext.ai
03 XX

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

RECITALS

© Copyright 2021 I All Rights Reserved

Davis Signs Utah I 801-823-3100
880 Wilson Lane #2., Ogden, UT 84401

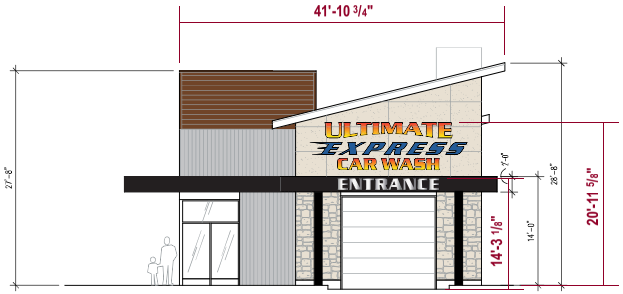
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

Licensed, Bonded and Insured

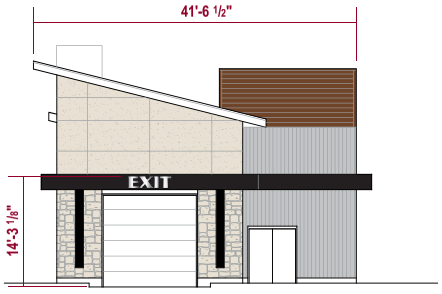
DAVIS SIGNS UTAH

DRAWING NUMBER

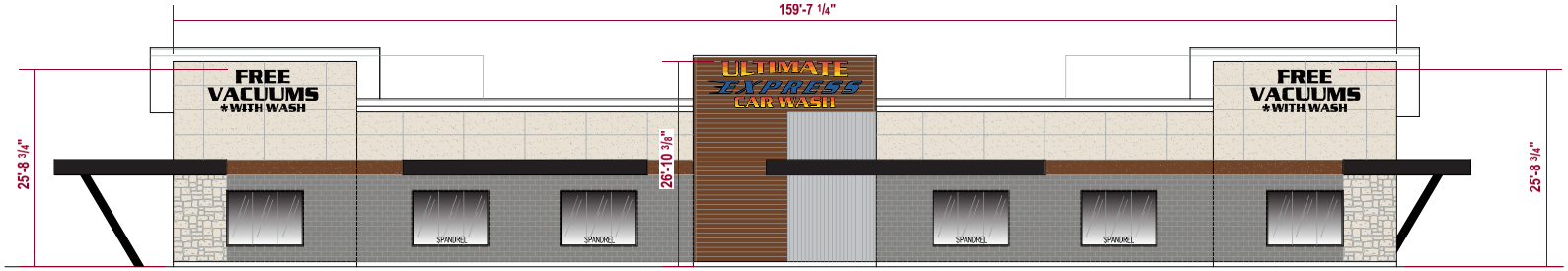
210090-01 | 01 OF 08



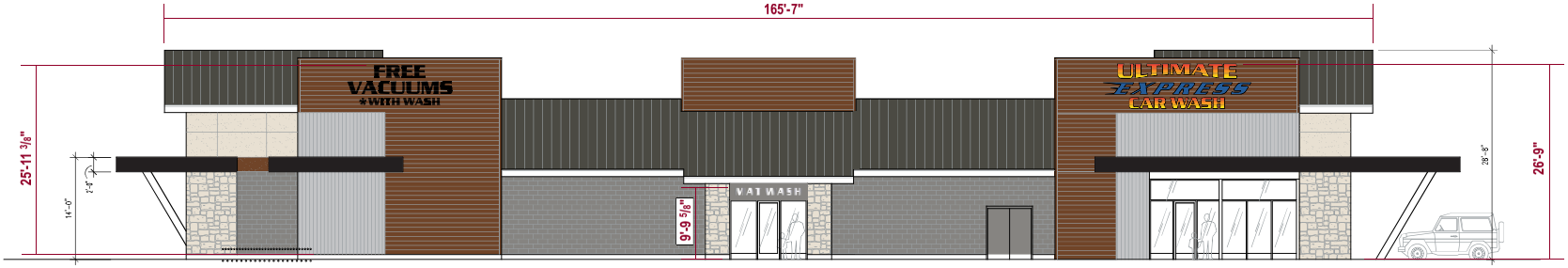
NORTH ELEVATION | Scale 1/16" = 1'



SOUTH ELEVATION | Scale 1/16" = 1'



WEST ELEVATION | Scale 1/16" = 1'



EAST ELEVATION | Scale 1/16" = 1'

CLIENT

ULTIMATE EXPRESS CARWASH

LOCATION

300 S 1550 W
Syracuse , UT 84075

REVISIONS

01 210090-Express Car Wash-Ext.ai
02 210090-Express Car Wash-Ext.ai
03 XX

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

RECITALS

© Copyright 2021 I All Rights Reserved
Davis Signs Utah I 801-823-3100
880 Wilson Lane #2., Ogden, UT 84401
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

Licensed, Bonded and Insured

DAVIS SIGNS UTAH

DRAWING NUMBER

210090-01 | 02 OF 08



PROPOSED SIGNAGE

FRONTAGE: XX sf
SIGN A HEIGHT: 26'- 9"
SIGN B HEIGHT: 26'- 10 3/8"
SQUARE FOOTAGE: 124.09 sf
MAX FOOTAGE ALLOWED: 726.65 sf

A,B,C | ILLUMINATED PAN CHANNEL DISPLAY | Scale: 1/2" = 1'-0"

NOTE:
Fabricate and install three (3) Set of Illuinated PC logo/letters as illustrated.

FACE: 1/8" White Acrylic **BACKS:** .063 Aluminum
TRIM CAP: 3/4" Black **ILLUMINATION:** White
RETURN: 5" Deep - .063 Aluminum LEDs

| FACE

1/8" White

| VINYL COLORS

DIGITAL PRINT
To Match (TBD)x

| TRIM CAP COLORS | **PERIM:** 210'

Black

| RETURN COLORS | **PERIM:** 210'

Black

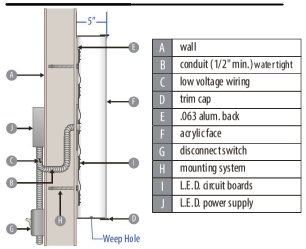
| BACK

.063 Aluminum

| ILLUMINATION

Hanley White LEDs

| CROSS SECTION DETAILS





A,B,C | 3D VIEW

CLIENT

ULTIMATE EXPRESS CARWASH

LOCATION

300 S 1550 W
Syracuse , UT 84075

REVISIONS

01 210090-Express Car Wash-Ext.ai
02 210090-Express Car Wash-Ext.ai
03 XX

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

RECITALS

© Copyright 2021 I All Rights Reserved
Davis Signs Utah I 801-823-3100
880 Wilson Lane #2., Ogden, UT 84401
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

Licensed, Bonded and Insured

DAVIS SIGNS UTAH

DRAWING NUMBER

210090-01 | 03 OF 08

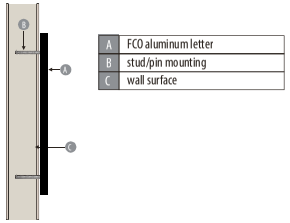


D,E,F | FCO (Flat Cut Out) DISPLAY | Scale: 1/2" = 1'-0" 79.81 SqFt

NOTE:
Fabricate and install three (3) Set of FCO logo/letters as illustrated.

SUBSTRAIGHT: E Panel
RETURN: 3MM Deep
PAINT: BLACK
INSTALL: Flush to the wall

CROSS SECTION DETAILS





D,E,F | 3D VIEW

CLIENT

ULTIMATE EXPRESS CARWASH

LOCATION

300 S 1550 W
Syracuse , UT 84075

REVISIONS

01 210090-Express Car Wash-Ext.ai
02 210090-Express Car Wash-Ext.ai
03 XX

APPROVALS

SIGN HERE
CUSTOMER APPROVAL
SIGN HERE
LANDLORD APPROVAL

RECITALS

© Copyright 2021 | All Rights Reserved
Davis Signs Utah | 801-823-3100
880 Wilson Lane #2., Ogden, UT 84401
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

Licensed, Bonded and Insured

DRAWING NUMBER

210090-01 | 04 OF 08



G | FCO (Flat Cut Out) DISPLAY | Scale: 1/2" = 1'-0" 19.73 SqFt

NOTE:
Fabricate and install one (1) Set of FCO logo/letters as illustrated.

SUBSTRAIGHT: E Panel
RETURN: 3MM Deep
PAINT: NONE
INSTALL: Flush to the wall



H | FCO (Flat Cut Out) DISPLAY | Scale: 1/2" = 1'-0" 8.37 SqFt

NOTE:
Fabricate and install one (1) Set of FCO logo/letters as illustrated.

SUBSTRAIGHT: E Panel
RETURN: 3MM Deep
PAINT: NONE
INSTALL: Flush to the wall

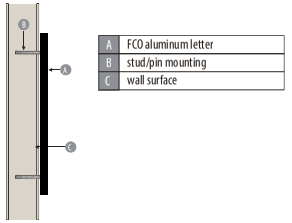


I | FCO (Flat Cut Out) DISPLAY | Scale: 1/2" = 1'-0" 9.17 SqFt

NOTE:
Fabricate and install one (1) Set of FCO logo/letters as illustrated.

SUBSTRAIGHT: E Panel
RETURN: 3MM Deep
PAINT: NONE
INSTALL: Flush to the wall

CROSS SECTION DETAILS



CLIENT

ULTIMATE EXPRESS CARWASH

LOCATION

300 S 1550 W
Syracuse , UT 84075

REVISIONS

01 210090-Express Car Wash-Ext.ai
02 210090-Express Car Wash-Ext.ai
03 XX

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

RECITALS

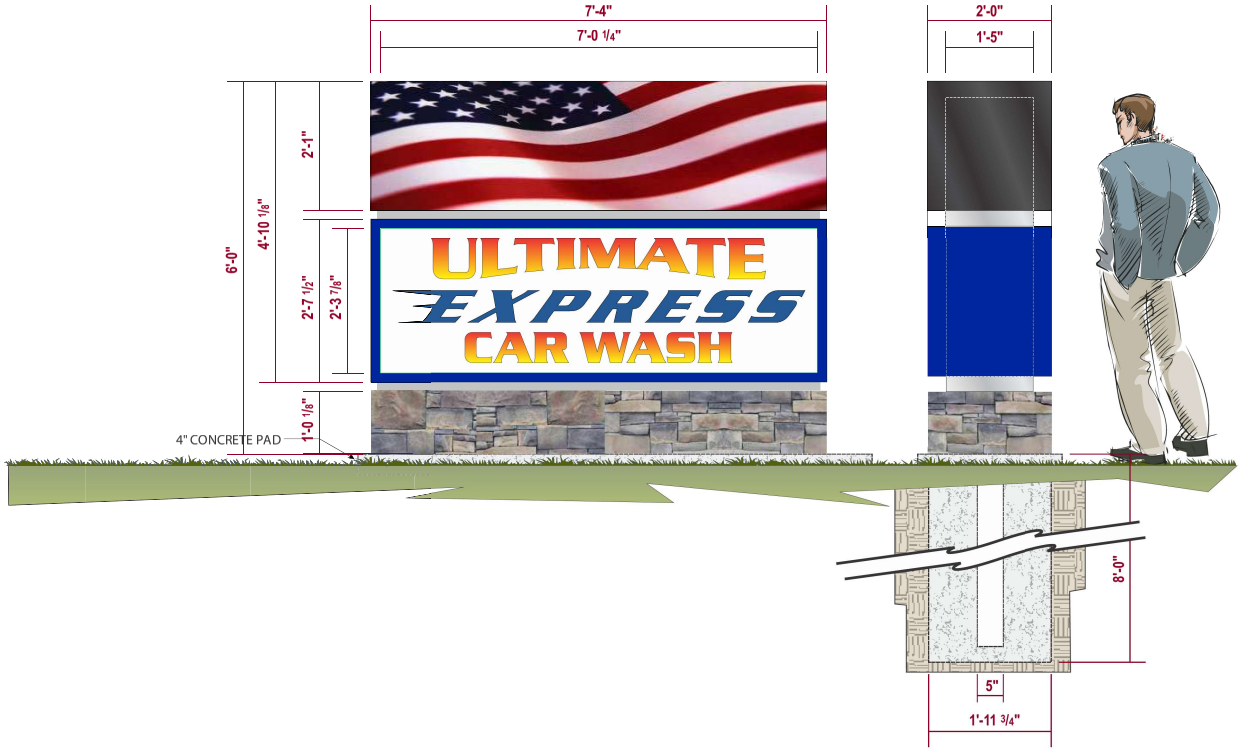
© Copyright 2021 I All Rights Reserved
Davis Signs Utah I 801-823-3100
880 Wilson Lane #2., Ogden, UT 84401
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

Licensed, Bonded and Insured

DAVIS SIGNS UTAH

DRAWING NUMBER

210090-01 | **05 OF 08**



PROPOSED SIGNAGE

SIGN HEIGHT: 6'- 0"
SQUARE FOOTAGE: 35.55 sf

J | ILLUMINATED MONUMENT SIGN W/ EMC | Scale: 1/2" = 1'-0"

NOTE:
Fabricate and install ONE (1) Double Face Internally Illuminated Monument Sing with EMC Board as illustrated.

CABIENT:
2'-7 1/2" x 7'-4" x 24" Deep .090 Aluminum w/ routed face & 1/8" white acrylic with vinyl Logo / Lettering.

EMC:
2'-1" x 7' 4" x 24" 12mm Double Face EMC digital display

BASE:
1'-0" x 7'-4" x 24" Aluminum Base

| VINYL COLORS

8500-88 Coffee brown
White

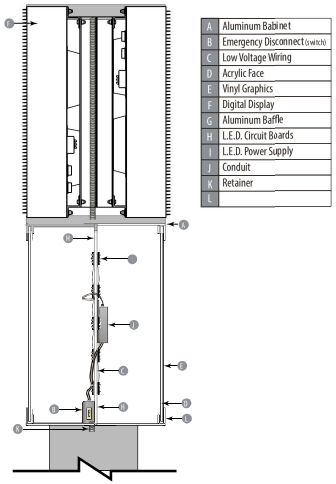
| PAINT COLORS

Blue
Black

| FACE

1/8" White

| CROSS SECTION DETAILS



CLIENT

ULTIMATE EXPRESS CARWASH

LOCATION

300 S 1550 W
Syracuse , UT 84075

REVISIONS

01 210090-Express Car Wash-Ext.ai
02 210090-Express Car Wash-Ext.ai
03 XX

APPROVALS

SIGN HERE
CUSTOMER APPROVAL
SIGN HERE
LANDLORD APPROVAL

RECITALS

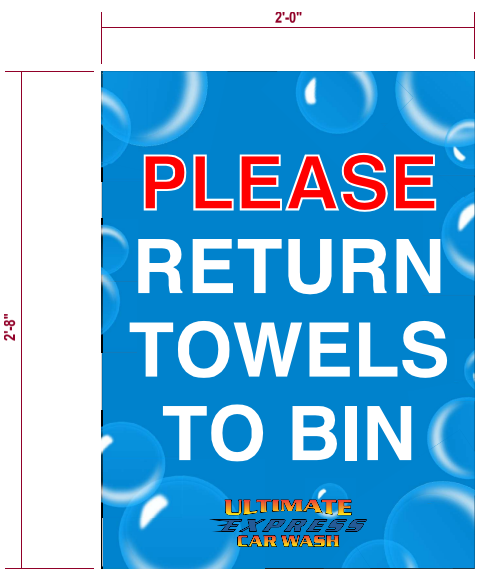
© Copyright 2021 I All Rights Reserved
Davis Signs Utah I 801-823-3100
880 Wilson Lane #2., Ogden, UT 84401
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

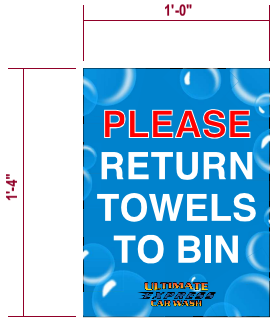
Licensed, Bonded and Insured

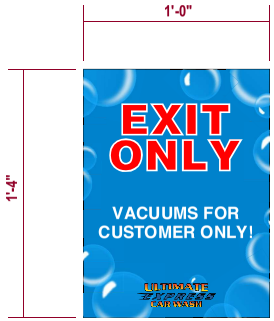
DAVIS SIGNS UTAH

DRAWING NUMBER

210090-01 | 06 OF 08











K | VINYL GRAPHICS | Scale: 1 1/2" = 1'-0"

NOTE:
Produce & Apply (1) ONE of each of vinyl graphics to Sidelight/Window/Door as illustrated.

SUBSTRAIGHT: .080 Aluminum
MOUNTING: Flush to Wall

| VINYL COLORS
PRINT MATERIAL: IJ35-10C
LAMINATE: Gloss laminate

CLIENT
ULTIMATE EXPRESS CARWASH

LOCATION
300 S 1550 W
Syracuse , UT 84075

REVISIONS
01 210090-Express Car Wash-Ext.ai
02 210090-Express Car Wash-Ext.ai
03 XX

APPROVALS
SIGN HERE
CUSTOMER APPROVAL
SIGN HERE
LANDLORD APPROVAL

RECITALS
Utah Sign Association | ISA | UL

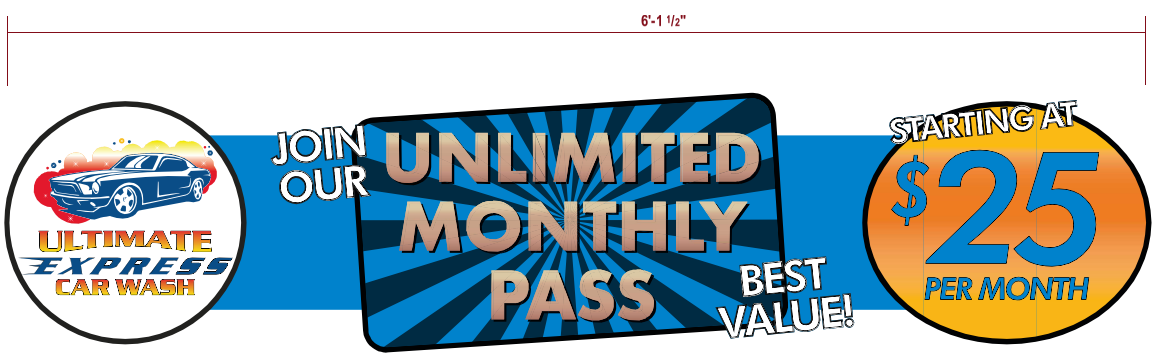
© Copyright 2021 I All Rights Reserved
Davis Signs Utah I 801-823-3100
880 Wilson Lane #2., Ogden, UT 84401
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

Licensed, Bonded and Insured

DAVIS SIGNS UTAH

DRAWING NUMBER
210090-01 | 07 OF 08





K | VINYL GRAPHICS | Scale: 1 1/2" = 1'-0"

NOTE:
Produce & Apply (1) ONE of each of vinyl graphics to Sidelight/Window/Door as illustrated.

SUBSTRAIGHT: .080 Aluminum
MOUNTING: Flush to Wall

| VINYL COLORS

PRINT MATERIAL: IJ35-10C
LAMINATE: Gloss laminate



CLIENT

ULTIMATE EXPRESS CARWASH

LOCATION

300 S 1550 W
Syracuse , UT 84075

REVISIONS

01 210090-Express Car Wash-Ext.ai
02 210090-Express Car Wash-Ext.ai
03 XX

APPROVALS

SIGN HERE
CUSTOMER APPROVAL
SIGN HERE
LANDLORD APPROVAL

RECITALS

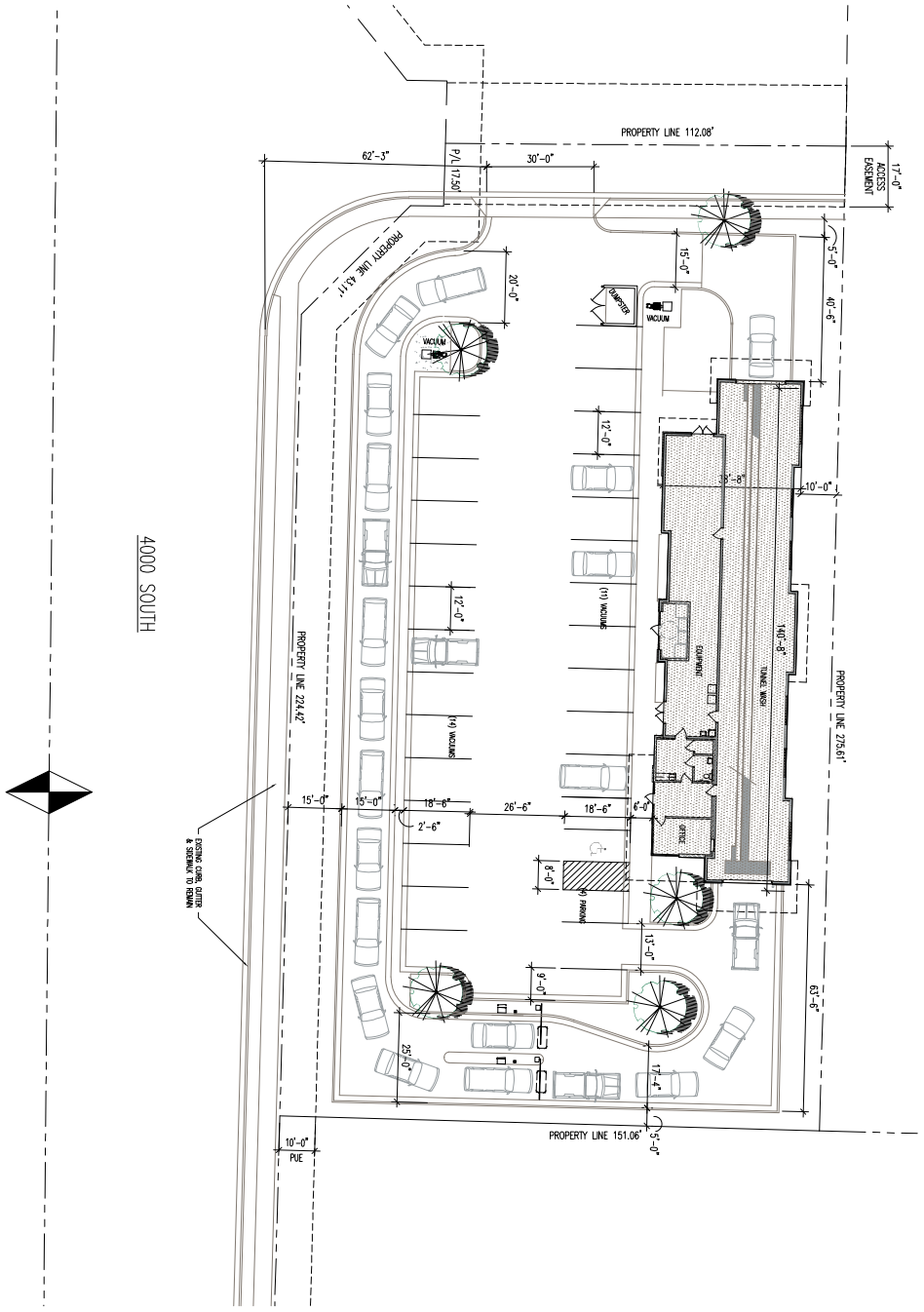
© Copyright 2021 | All Rights Reserved
Davis Signs Utah | 801-823-3100
880 Wilson Lane #2., Ogden, UT 84401
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

Licensed, Bonded and Insured

DAVIS SIGNS UTAH

DRAWING NUMBER

210090-01 | 08 OF 08



SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, IN.C. AND WERE CREATED , EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.

ARCHITECTURAL

SHEET TITLE

DATE: REVISION

ARCH. PROJECT NO:
DATE:
DRAWN BY:
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

NEW TUNNEL WASH FOR:

ULTIMATE EXPRESS WASH

APPROX. 3158 WEST 4000 WEST
WEST HAVEN, UTAH

SITE PLAN

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

Planning Commission
Staff Review Memo

December 10, 2025

Stephen Nelson, Planner

SUBDIVISION AMENDMENT REVIEW

Request:	Approve the amendment of the West Haven Klomp Subdivision-Phase III Plat
Location:	Approximately 2010 S 2850 W
Zone:	A-1
Subdivision Size:	Approximately 1 acre
Applicant:	Melanie Bowcut Applicant, Ken Hawkes Agent
Governing Document(s):	WHSC §156.050
Decision Type:	Administrative
Staff Recommendation:	Approval with Conditions

Figure 1: Current Plat, Klomp Subdivision- Phase III

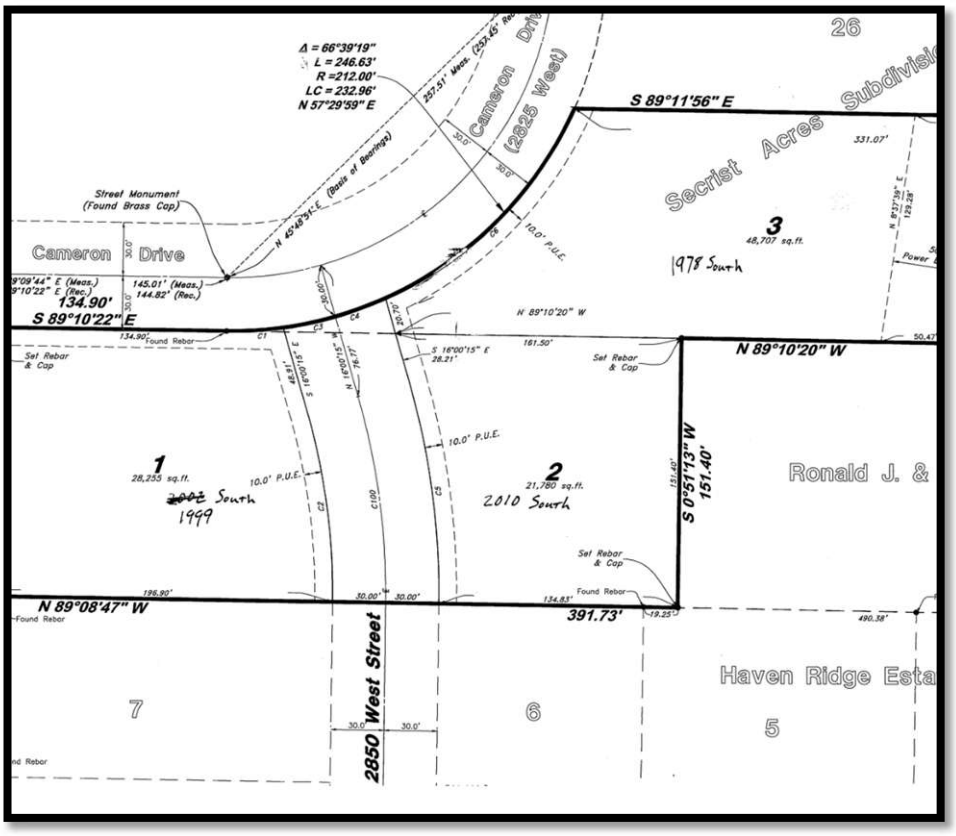
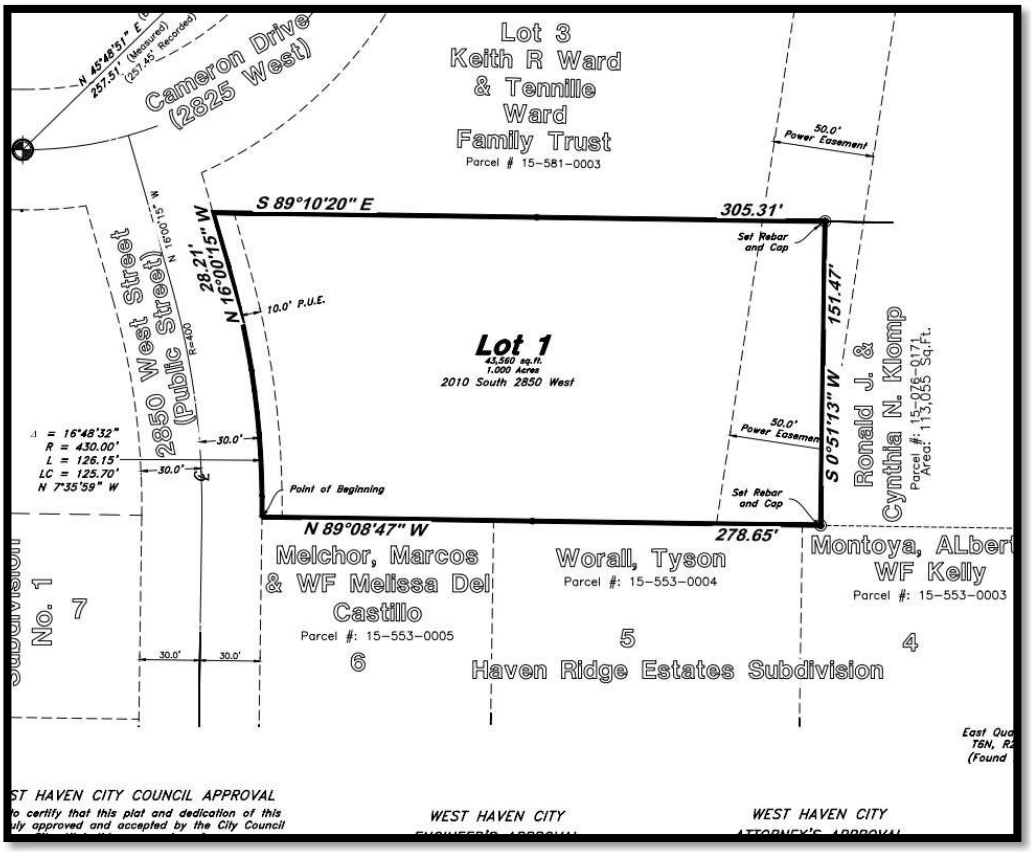


Figure 2: Proposed Plat



I. BACKGROUND

The applicant has proposed an amendment to the Klomp Subdivision-Phase III Plat. The proposal entails moving the boundary of lot two east by 143.82' and enlarging the lot by .5 acres, which would decrease the adjacent parcel 150760171, which is not within this subdivision by .5 acres. The original plat was recorded in June of 2015.

II. PLANNING COMMISSION CONSIDERATIONS

Per West Haven Subdivision Code (WHSC) §156.050, subdivisions and their lots shall not be altered except upon the approval of the Planning Commission or the City Council, when necessary, via a Subdivision Plat Amendment review. The Commission shall approve, approve with conditions, or deny a Subdivision Plat Amendment subject to the standards of the subdivision ordinance, the zoning ordinance, and all other applicable code standards.

III. STAFF REVIEW

The Development Review Committee's analysis of the proposed plat amendment as it pertains to the requirements of the applicable Code is as follows:

Zoning Standards

The resulting lot of the subdivision amendment would not conform to the zoning development standards of the A-1 Zone as currently proposed. The primary issue is that as the proposed lot size is increasing above 40,000 sq. ft., the lot's width would be required to be increased to a minimum of 150', currently 126.15'. Staff has discussed this condition with the agent, and they have informed us that they plan on making the proper adjustments.

Refer to the table below for a comparison of the minimum and maximum development standards for the zone, as they relate to the corresponding figure that will result after the subdivision amendment.

§ 157.236 SITE DEVELOPMENT STANDARDS.

	Zone: A-1	Amendment	Compliant?
Minimum lot area	20,000 sq. ft.	43,560 sq. ft. Lot 2 2.6 acres. Parcel 150760171	**Yes**
Min lot width	150 ft. over 40,000 sq. ft. 125 ft., 20,00 to 40,000 sq. ft.	126.15' Lot 2	**No, since it will now be over 40,000 sq. ft.**
Min yard setbacks	Changes will not impact any existing structure setbacks.		**Yes**

Subdivision Standards

The elements of the proposed subdivision comply with the subdivision ordinance; however, there are minor errors on the subdivision plat that need to be corrected before recording. The plat errors are as follows:

1. Lot 1 needs to be relabeled as Lot 2a to match the original plat
2. Lot 2a can't exceed 40,000 sq. ft. with the current frontage. Staff have informed the applicant of the non-compliance. § 157.236
3. Need to add a reference number for the Power Easement that runs along the back of the lot.
4. West Haven's new code requires that the West Haven Special Service District sign off on the plat. A new signature box needs to be added. § 156.040 (G)
5. West Haven recently updated the dedication language required for plats; this needs to be updated accordingly. § 156.041 (E)

For the reasons stated above, staff would recommend the following conditions of approval:

- *All comments provided by staff on the attached corrections report are addressed prior to the drafting of the mylar for signatures.*

Mylar refers to the durable sheet on which the recordable final plat is printed, and on which approving authorities provide their signatures. Because of the relative ease and expedience with which the said corrections can be made. Staff does not recommend withholding approval of the requested plat amendment.

IV. STAFF FINDINGS & RECOMMENDATION

When the staff-recommended conditions of approval are applied, the proposed subdivision amendment will comply with the subdivision and zoning ordinances and will thus be approvable.

Based on the facts and findings enumerated in this report, the staff recommends that the Planning Commission **approve** the proposed plat amendment of Klomp Subdivision-Phase III, Amended, subject to the recommended conditions of approval.

V. POSSIBLE MOTIONS

Approve with staff-recommended conditions:
Motion to approve the West Haven Klomp Subdivision-Phase III Amended plat, subject to the following conditions:

1. Lot 1 needs to be relabeled as Lot 2a.
2. Lot 2a shall not exceed 40,000 sq. ft. § 157.236
3. Need to add a reference number for the Power Easement that runs along the back of the lot.
4. West Haven's new code requires that the West Haven Special Service District sign off on the plat. A new signature box needs to be added. § 156.040 (G)
5. The dedication language required for plats needs to match the updated required language; this needs to be updated accordingly. § 156.041 (E)

Approve with modified conditions:
Motion to approve the West Haven Klomp Subdivision-Phase III Amended plat, subject to the following conditions:

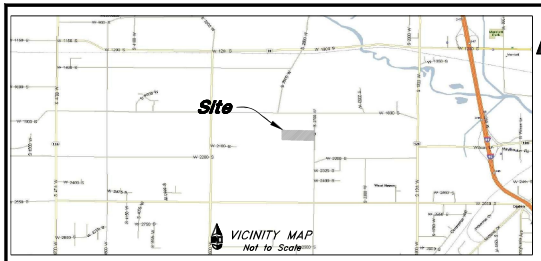
[List Conditions]

Table
Motion to table of the West Haven Klomp Subdivision-Phase III Amended plat, until the applicant can address the following conditions:

[List Conditions]

Klomp Subdivision - Phase III Amended
Amending and Extending Lot 2

A part of Section 27, T6N, R2W, SLB&M, U.S. Survey
West Haven City, Weber County, Utah
November 2025



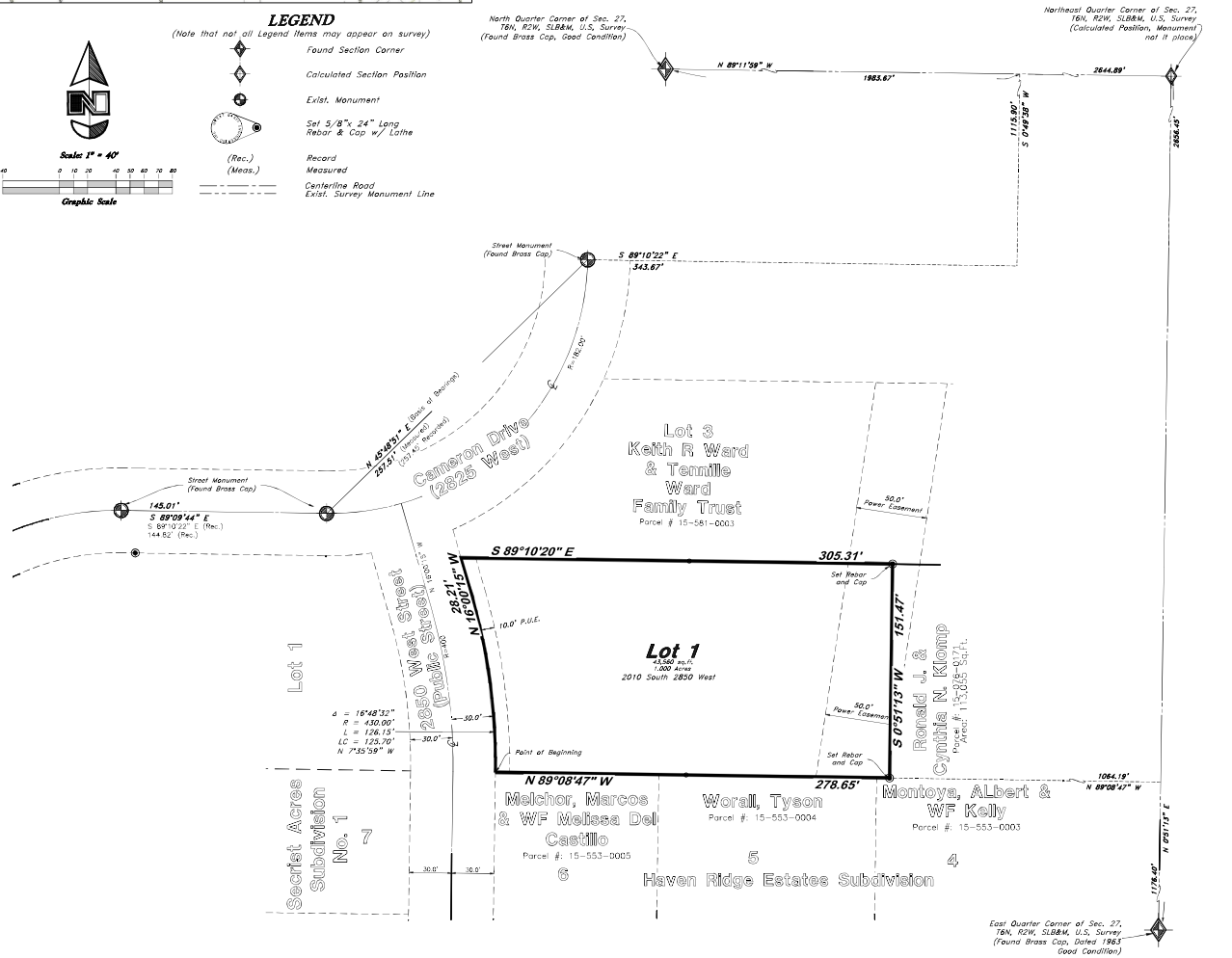
LEGEND

(Note that not all Legend items may appear on survey)

- Found Section Corner
- Calculated Section Position
- Exist. Monument
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- (Rec.) Record
- (Meas.) Measured
- Centerline Road
- Exist. Survey Monument Line

Scale: 1" = 40'

Graphic Scale



NARRATIVE:

This Subdivision Plat was done at the request of Ms. Melanie Bowcutt for the purpose of Amending and extending Lot 2.

Brass Cap Monuments were found at the North Quarter Corner, and the East Quarter Corner of Section 27, T6N, R2W, SLB&M. U.S. Survey.

A line bearing N 45°48'51" E between Street Monuments found in Cameron Drive (2825 West) was used as the basis of bearings.

Property corners were monumented as depicted on this drawing.

SURVEYOR'S CERTIFICATE

I, Ken Hawkes, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Klomp Subdivision - Phase III in West Haven City, Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this 25th day of November, 20 25.

8707113
License No.

Ken Hawkes

KEN B. HAWKES — LICENSED LAND SURVEYOR — 8707113 — STATE OF UTAH

LEGAL DESCRIPTION

A Part of the Northeast Quarter of Section 27, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Haven City, Weber County, Utah

Amended Subdivision Description

All of Lot 2, Klomp Subdivision - Phase III (Entry No. 2739247) along with more land within the Northeast Quarter of Section 27, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in West Haven City, Weber County, Utah.

Beginning at a point on a curve on the East Right-of-way line of 2850 West Street as it exists at 30.00 feet half-width located 1176.40 feet North 0°51'13" East along the Section line and 1064.19 feet North 89°08'47" West from the East Quarter corner of said Section 27; and running thence along said East Right-of-way line the following two (2) courses: (1) northwesterly along the arc of a 450.00 feet radius curve to the left a distance of 126.13 (Center bears North 89°11'43" West, Central Angle equals 16°48'32" and Long Chord bears North 7°55'59" West 125.70 feet) to a point of tangency; and (2) North 16°00'15" West 28.21 feet to the Southwest corner of Lot 3, said Klomp Subdivision - Phase III (Entry No. 2739247); thence South 89°10'20" East 305.31 feet along the South line of said Lot 3; thence South 0°51'13" West 151.47 feet to the North line of Haven Ridge Estates Subdivision (Entry No. 2685724); thence North 89°08'47" West 278.65 feet along said North line to said East Right-of-way of 2850 West Street and the point of beginning.

Contains 43,560 Sq. Ft.
or 1.00 Acre

OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets, as shown on this plat and name said tract of land Klomp Subdivision - Phase III, Amended, Amending and Extending Lot 2, and hereby dedicate, grant and convey to West Haven City, Weber County, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to West Haven City those certain strips for easements for public utilities and drainage purposes, as shown hereon, the same to be used for installation, maintenance and operation of public utility service lines and drainage, as may be authorized by West Haven City, with no buildings or structures being erected within such easements.

Signed this _____ Day of _____, 20_____.

Logan L Bowcut

Melanie T Bowcut

ACKNOWLEDGMENT

State of Utah
County of) ss

The foregoing instrument was acknowledged before me this_____ day of _____ 20_____ by Logan L Bowcut and Melanie T Bowcut.

Residing At:_____

Commission Number:_____

Commission Expires:_____

A Notary Public commissioned in Utah

Print Name

NOTE:

10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.

WEST HAVEN CITY COUNCIL APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of West Haven City, Utah this _____ day of _____ 20_____.

Attest _____

Title _____ Mayor

WEST HAVEN CITY ENGINEER'S APPROVAL

Approved by the West Haven City Engineer on this _____ day of _____, 20_____.

Signature

WEST HAVEN CITY ATTORNEY'S APPROVAL

Approved by the West Haven City Attorney on this _____ day of _____, 20_____.

Signature

WEST HAVEN CITY PLANNING COMMISSION APPROVAL

Reviewed by the West Haven City Planning and Zoning Commission on the _____ day of _____, 20_____.

Chairperson

WEBER COUNTY RECORDER

ENTRY NO._____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____, AT _____
IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR _____

WEBER COUNTY RECORDER

BY:_____
DEPUTY

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

ENGINEER:
Great Basin Engineering
c/o Ken Hawkes
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Melanie Bowcutt
4092 W. 4800 S.
Roy, UT 84067
(801) 941-6162

W:\15N802 - Bowcut - Klomp Property\Dwg\15N802 - SPPh3 Amended.dwg, 11/25/2025 1:30:59 PM, krisf, 1:1

2026 Planning Commission Meeting Schedule

Meetings shall be held on the 2nd and 4th Thursdays of each month, unless noted below. All meetings will be held at the West Haven City Hall, 4150 South 3900 West, unless otherwise noticed.

Meeting Date	Meeting Time	Application Deadline
January 14, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	December 30, 2025
January 28, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	January 13, 2026
February 11, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	January 27, 2026
February 25, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	February 10, 2026
March 11, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	February 24, 2026
March 25, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	March 10, 2026
April 8, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	March 24, 2026
April 22, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	April 7, 2026
May 13, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	April 21, 2026
May 27, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	May 12, 2026
June 10, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	May 26, 2026
June 24, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	June 9, 2026
July 8, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	June 23, 2026
July 22, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	July 7, 2026
August 12, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	July 21, 2026
August 26, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	August 11, 2026
September 9, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	August 25, 2029
September 23, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	September 8, 2026
October 14, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	September 22, 2026
October 28, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	October 13, 2026
November 11, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	October 27, 2026
December 9, 2026	5:00 p.m. (work session)* 6:00 p.m. (regular meeting)	November 10, 2026

Work Session's will be schedule on an as needed basis*

DRAFT