WEST HAVEN CITY COUNCIL AGENDA

December 17, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON December 17, 2025 THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETING: 5:00 PM: COUNCIL WORK SESSION AND 6:00 PM: REGULAR WEDNESDAY CITY COUNCIL MEETING. JOIN US DIGITALLY FOR THE WORK SESSION AND COUNCIL MEETING AT HTTPS://US06WEB.ZOOM.US/J/81581435918. WATCH LIVE AT HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030.

5:00 Work Session – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY AGENDA ITEMS DISCUSSED DURING WORKSESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION.

MEETING TO ORDER: **MAYOR VANDERWOOD**

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Elected Officials and City Manager Updates

2. Discussion-Parks, Storm Drain, and Transportation Impact Fee IFFP & IFA

3. Presentation-Giving Box-Leslie Saunders

6:00 Regular City Council Meeting

1. **MEETING CALLED TO ORDER:** — **Mayor Vanderwood**

2. **OPENING CEREMONIES**
- **A. PLEDGE OF ALLEGIANCE** — **Councilmember Swapp**
- **B. PRAYER/MOMENT OF SILENCE** — **Councilmember Dixon**

3. **PUBLIC PRESENTATION:** Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented.

4. **UPCOMING EVENTS**

Music Circle-The Barn	**December 22, 2025**	**7:00 PM**
Special Swearing In Ceremony Meeting	**January 5, 2026**	**6:30 PM**
Music Circle-The Barn	**January 26, 2026**	**7:00 PM**
Senior Lunch Bunch	**January 28, 2026**	**11:30 AM**

5. **COUNCIL UPDATES**

AGENDA ACTION ITEMS

6. **ACTION ON CONSENT AGENDA**
- **A. CITY COUNCIL MINUTES** — **MEETING HELD** — **December 3, 2025**

7. **ADVICE & CONSENT OF: ONE (1) PLANNING COMMISSION MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill one, 4-year term. The term will be from January 1, 2026 thru December 31, 2029**

8. **ADVICE & CONSENT OF: ONE (1) HISTORIC PRESERVATION COMMITTEE MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill one, 3-year term. The term will be from January 1, 2026 thru December 31, 2028**

9. **ADVICE & CONSENT OF: ONE (1) PARKS AND TRAILS COMMITTEE MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill one, 3-year term. The term will be from January 1, 2026 thru December 31, 2028**

10. **ADVICE & CONSENT OF: ONE (1) ARTS COUNCIL COMMITTEE MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill one, 2-year term. The term will be from January 1, 2026 thru December 31, 2027**

11. **ADVICE & CONSENT OF: SIX (6) COMMUNITY EVENTS COMMITTEE MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill six, 3-year term. The term will be from January 1, 2026 thru December 31, 2028**

12. **ADVICE & CONSENT OF: ONE (1) BEAUTIFICATION COMMITTEE MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill the remainder of one, 3-year term. The term will be from December 17, 2025 thru December 31, 2027**

13. **ADVICE & CONSENT OF: ONE (1) YOUTH COUNCIL ADVISOR APPOINTMENT-Submitted by Mayor Vanderwood To fill one, 3-year term. The term will be from January 1, 2026 thru December 31, 2028**

14. **ADVICE & CONSENT OF: ONE (1) WEST HAVEN SPECIAL SERVICE DISTRICT BOARD MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill the remainder of one, 4-year term. The term will be from January 1, 2026 thru December 31, 2028**

15. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
A. ACTION ON ORDINANCE 13-2025-REZONE FROM A-1 AND A-2 TO R-2-2700 W 2800 S (PARCEL #150960020 AND PART OF 150960021)-PAUL DONALDSON
B. FINAL SITE PLAN APPROVAL-GRAND HAVEN ASSISTED LIVING FACILITY-3448 S 3500 W (PARCEL #08-029-0078)-JUSTIN NIELSEN, STILLWATER CONSTRUCTION

16. **ACTION ON RESOLUTION 59-2025-ESTABLISHING THE ANNUAL MEETING SCHEDULE FOR CITY COUNCIL FOR 2026**

17. **ACTION ON RESOLUTION 60-2025-APPOINTING A CERTIFIED RECORDS OFFICER**

18. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**

19. **ADJOURNMENT**

Emily Green

Emily Green, 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: emilyg@westhavenut.gov at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

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

WEST HAVEN CITY
COUNCIL MEETING MINUTES

December 3, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	
Rob Vanderwood	Mayor
Carrie Call	Councilmember
Ryan Saunders	Councilmember
Kim Dixon	Councilmember
Shawn Warnke	City Manager
Emily Green	City Recorder
Amy Hugie	City Attorney
Stephen Nelson	Community Development Director
Edward Mignone	City Engineer
Excused:	
Nina Morse	Councilmember
Ryan Swapp	Councilmember

5:00 Work Session – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: **MAYOR VANDERWOOD**

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Elected Officials and City Manager Updates
Councilmember Saunders said his wife Leslie Saunders would like to present something to the City Council next meeting.

2. Discussion-Annual Meeting Schedule-Shawn Warnke, City Manager
Shawn Warnke presented having special meetings next year on January 27, 2026 and April 23, 2026.

City Council decided to change the April meeting to April 28, 2026.

3. Discussion-RAMP Projects and EZ Ramp Grants-Sheri Bingham, Special Events and Grant Coordinator and Shawn Warnke, City Manager
Shawn Warnke said the City has been working with a vendor for pricing but they do not seem to have any of the kind of playgrounds we are looking for.

Councilmember Call thinks its better to leave the playground out this year and do benches and pocket pavilions.

Councilmember Dixon said she is ok with just doing benches and pavilions for the time being.

Councilmember Saunders said he didn't know if we needed pocket pavilions if we already have a large pavilion.

6:00 Regular City Council Meeting

1. **MEETING BROUGHT TO ORDER:**
The Council met at their regularly scheduled meeting held in the Council Chambers.
Mayor Vanderwood brought the meeting to order at 6:00 PM and welcomed those in attendance.

2. **OPENING CEREMONIES**
A. PLEDGE OF ALLEGIANCE **Councilmember Saunders**
B. PRAYER/MOMENT OF SILENCE **Councilmember Dixon**

3. **PUBLIC PRESENTATION:** Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented.
Randy Hunter suggested making a new zoning ordinance that allows for homes with a smaller footprint that are about 900 square feet and are owner occupied.

DRAFT

4. **UPCOMING EVENTS**

ULCT Officials Training Day-Local Government Trust	**December 6, 2025**	**9:00 AM-1:00 PM**
ULCT Officials Training Day (Virtual)	**December 13, 2025**	**9:00 AM-1:00 PM**
Music Circle-The Barn	**December 22, 2025**	**7:00 PM**

5. COUNCIL UPDATES

Mayor Vanderwood said Heart of the Holidays turned out to be a great event. He said the events committee and youth council coordinated well to organize it and gave a rundown of the activities during the event.

Councilmember Dixon said they are still accepting donations until December 15, 2025 for the teen center.

*****AGENDA ACTION ITEMS*****

6. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	**MEETING HELD**	**November 5, 2025**
B. SPECIAL BOARD OF CANVASSERS MINUTES	**MEETING HELD**	**November 18, 2025**
C. STAKER PARSON COMPANIES	**$110,335.37**	**Inv.#214031-5**

Councilmember Dixon made a motion to approve the consent agenda. **Councilmember Call** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

7. ADVICE & CONSENT OF: ONE (1) PLANNING COMMISSION MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill the remainder of one, 4-year term. The term will be from October 15, 2025 thru December 31, 2027

Mayor Vanderwood presented James Jensen.

Councilmember Saunders made a motion to give advice and consent to appoint James Jensen to Planning Commission. **Councilmember Dixon** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

8. SWEARING IN CEREMONY

Emily Green swore in James Jensen.

9. ACTION ON RESOLUTION 53-2025-CONSIDERATION OF ADJUSTMENT AND PARTIAL REFUND OF THE STANDARD TRANSPORTATION IMPACT FEE-E.K. BAILEY CONSTRUCTION-3454 W 4000 S-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR

Councilmember Dixon made a motion to adopt resolution 53-2025. **Councilmember Saunders** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

10. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. ACTION ON RESOLUTION 54-2025-WATER USE AND PRESERVATION ELEMENT FOR THE GENERAL PLAN-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR

Stephen Nelson said the City contracted with Landmark to create this master plan. He said they received a comment during the public hearing that has been addressed in what is presented tonight.

Aubrey Larsen gave a presentation on the water use element of the General Plan.

Mayor Vanderwood asked if adding meters is the long term goal.

Stephen Nelson said it is a state requirement and studies show that tracking reduces water use.

Councilmember Call asked if developers can do a water analysis for multiple homes.

DRAFT

Stephen Nelson said he thinks that we can require that. He said the water districts have strict requirements as well.

Councilmember Call expressed concern about not seeing will serve letters when it came to the water districts for each subdivision as it comes through.

Stephen Nelson said that it was always a requirement of the application process before but it is now codified to ensure that it is happening.

Councilmember Saunders made a motion to adopt resolution 54-2025. **Councilmember Call** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

11. ACTION ON RESOLUTION 55-2025-APPROVING WEST HAVEN CITY UTAH250 COMMUNITY COMMITTEE

Mayor Vanderwood said the events committee could help with the planning for this.

Councilmember Dixon made a motion to adopt resolution 55-2025. **Councilmember Call** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

12. ACTION ON RESOLUTION 56-2025-LEASE OF CITY REAL PROPERTY-3100 W 3300 S

Shawn Warnke said this allows the City and District to lease our property and for us to still use it for parking during West Haven Days.

Councilmember Call asked if it was correct that they would not pay for the lease until July.

Shawn Warnke confirmed that is correct and it is to help them because they would have cash flow during that time of year.

Councilmember Call asked about the ditch we filled in to allow people to drive over for parking during West Haven Days and if that is addressed in this lease.

Amy Hugie said that is addressed in the real estate contract.

Councilmember Call made a motion to adopt resolution 56-2025 with an addition of the line that designates the district and the city will share the lease payments. **Councilmember Saunders** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

13. ACTION ON 2025 SLOUGH MAINTENANCE PROJECT-REJECTION OF ALL BIDS

Shawn Warnke said we found a procedural flaw during the bidding process that would not allow us to accept any bids. He said we will itemize out the bid moving forward.

Councilmember Saunders made a motion to reject all bids. **Councilmember Dixon** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

14. ACTION ON RESOLUTION 57-2025-REPEALING RESOLUTION 50-2025 AND AUTHORIZING THE CITY MANAGER TO SUBMIT GRANT APPLICATIONS FOR RAMP FUNDING

Councilmember Dixon made a motion to adopt resolution 57-2025 but taking out the Poulter Pond playground and pavilions and inserting benches. **Councilmember Saunders** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

15. ACTION ON RESOLUTION 58-2025-ADOPTING A TEMPORARY COMMEMORATIVE LOGO

Council agreed to adopt the logos below.

DRAFT

Councilmember Dixon made a motion to adopt ordinance 58-2025 with the logos noted. **Councilmember Saunders** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

16. PRESENTATION-QUARTERLY CITY MANAGER AUDIT REPORT

Shawn Warnke presented the quarterly audit report.

17. PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION

Councilmember Call expressed concern about parking on Hinckley Drive in front of the new apartment complex.

Shawn Warnke said staff would look into this issue.

18. EXECUTIVE SESSION-The Council will consider a motion to enter into a closed meeting for the purpose of a strategy session to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property; To be held in accordance with the provisions of Utah Code 52-4-205.

Councilmember Dixon made a motion to enter into the executive session. **Councilmember Saunders** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

Mayor Vanderwood said the executive session was used to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property.

Councilmember Call made a motion to leave the executive session. **Councilmember Saunders** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

19. ADJOURNMENT

Councilmember Call made a motion to adjourn at 8:03 PM. **Councilmember Dixon** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Saunders**
NAYS:	
RECUSED:	

Emily Green

City Recorder

Date Approved:

DRAFT

City Council
Staff Review Memo
December 17, 2025

Stephen Nelson-Community Development Director

Rezone 25.83 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, and held on December 10, 2025.

Figure 1: Site Areal

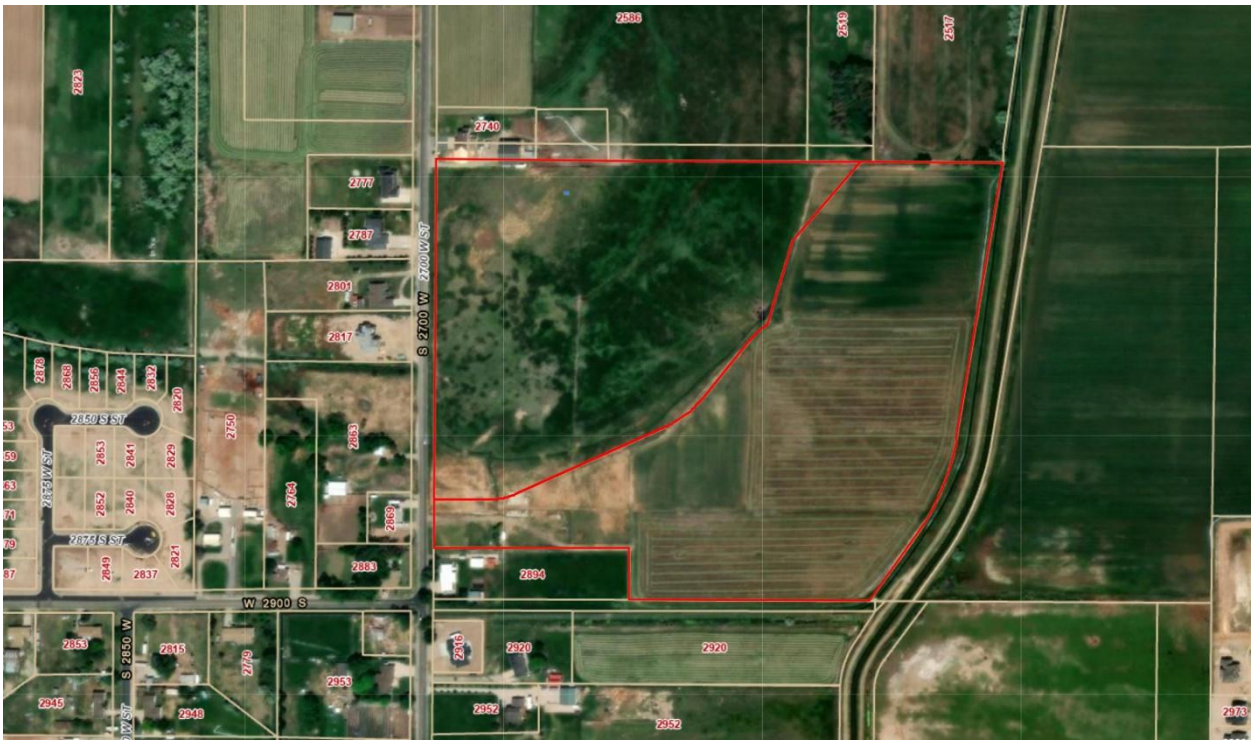


Figure 2: Photo of Property

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 approximately 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

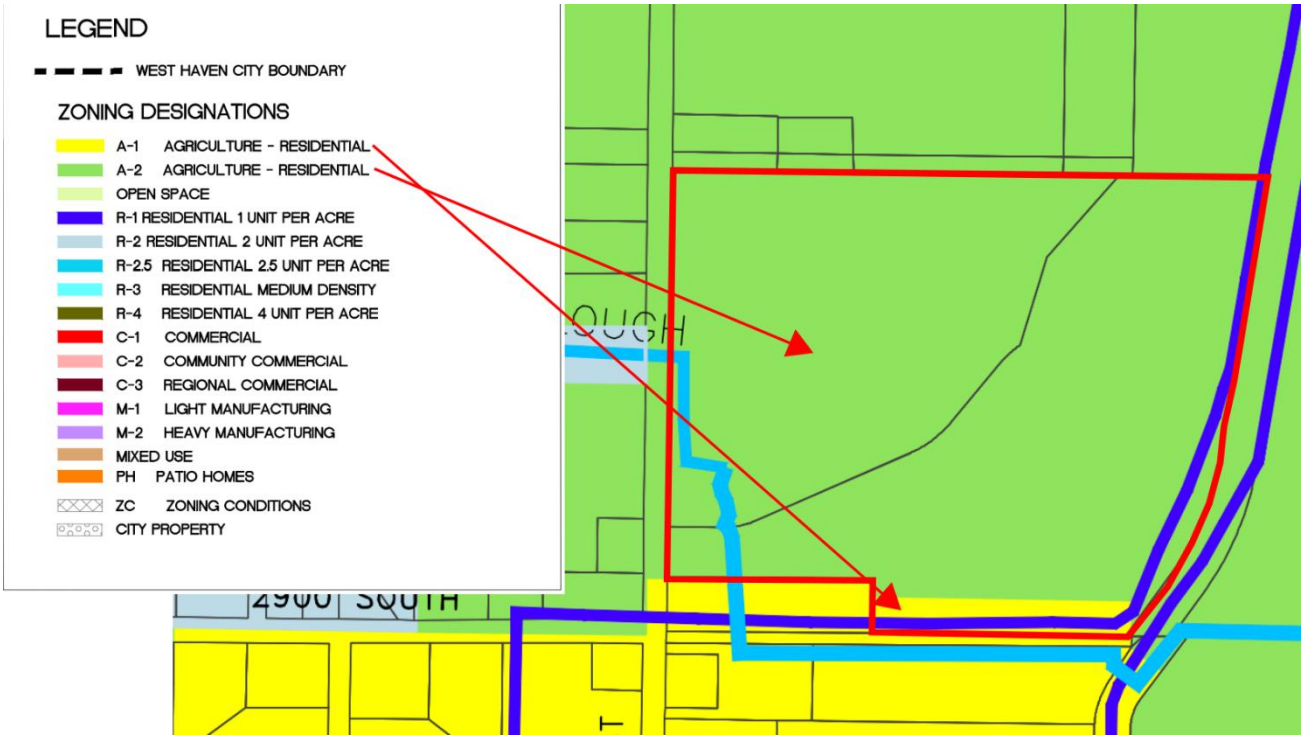
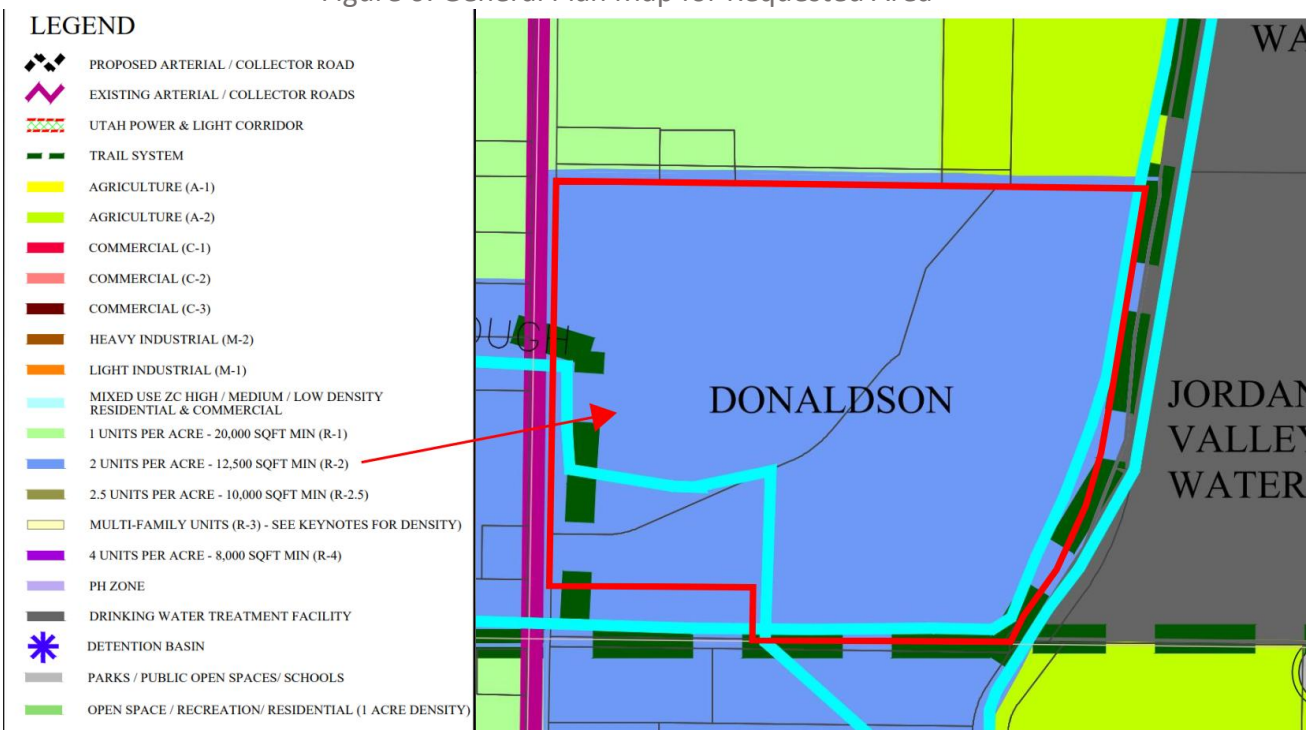


Figure 6: General Plan Map for Requested Area



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 align with the General Plan Map’s recommendation.

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. The Planning Commission agreed with staff recommendation
    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. Public Hearing and Planning Commission Recommendation

The Planning Commission considered the item and held the required public hearing on December 10, 2025. During the public hearing, several residents spoke, raising concerns about traffic, the increase in housing in the area, 2700 W, access to the site, protections for the canals and waterways, the concept layout of the development, and impacts from increased development in the area.

The Planning Commission discussed the public's concerns with the applicant. The Planning Commission expressed some concerns about the property's development and concept, but generally found that the request complied with the General Plan. The Planning Commission made the following recommendation:

*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 prior to the zoning taking effect."

V. 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 ***Approve Ordinance ___-2025,*** *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."*

Tabling the item until the boundary adjustment can take effect

"I make a motion to ***Table Ordinance ___-2025*** *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, until the applicant can record a boundary adjustment to match the proposed zoning boundary."*

Denial

"I make a motion to ***Deny Ordinance ___-2025*** *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."*

[insert other items of concern]

West Haven Licensing and Permitting

Printed: 12/11/2025

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	Complete

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 prior to the zoning taking effect."

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]

City
Draper

State
UT

Zip Code
84020

Is the applicant different from the property owner?
Yes

First Name
Paul

Last Name
Donaldson

Owner Phone
[redacted]

Owner Email
[redacted]

Address
[redacted]

City
Temecula

State
CA

Zip Code
92591

Upload Owner Authorization Form
Paul D Donaldson West Haven Affidavit.pdf

Property Address

2700 W 2800 S

Parcel Number(s)

150960020 and a portion of 150960021

Total No. of Acres

25.6

Current Zoning (select all that apply)

A-2, A-1

Proposed Zoning (select all that apply)

R-2

Describe Project and Requested Use

This project contemplates rezoning AG land to R-2 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

K Randy Smith - Invalid date

ORDINANCE NO. 13-2025

AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM A-2 AND A-1 TO R-2, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

DRAFT

Section 1 - Recitals:

WHEREAS, West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with UCA § 10-3-707, the governing body of the City may revise, codify and compile from time to time and to publish in book, pamphlet, or loose leaf form all ordinances of the municipality of a general and permanent character and to make such changes, alterations, modifications, additions, and substitutions as it may deem best; and,

WHEREAS, the City Council finds that the Planning Commission has caused to be prepared and has recommended to the City Council a proposed zoning ordinance and general plan; and,

WHEREAS, the City Council finds that the full text of the zoning ordinance and its associated and related maps, representing the Planning Commission's recommendations for zoning all or any part of the area within the municipality, have been subjected to the required public hearing before its adoption; and,

WHEREAS, the City Council may lawfully adopt the zoning ordinance as proposed and with all later amendments thereto; and,

WHEREAS, the City Council finds that Utah Code ("UC") §10-20-505 provides that the legislative body may amend the number, shape, boundaries, or area of any zoning district; any regulation of or within the zoning district; or any other provision of the zoning ordinance; and,

WHEREAS, the City Council may make no amendment to the City's zoning ordinance or zoning maps unless the amendment was proposed by the planning commission or is first submitted to the planning commission for its approval, disapproval, or recommendations; and,

WHEREAS, upon petition to the West Haven City, after the Planning Commission held a public hearing on December 10, 2025, and made a favorable recommendation, the City Council determines it to be in the best interest of the City to change the existing zone of particular properties from A-2 and A-1 to R-2 under the Ordinances of the City; and,

WHEREAS, the City Council finds that R-2 is appropriate when considering the master plan, citizens' comments, and other factors (*§157.715 (A)(3));* and

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare are at issue and require action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN, UTAH, that the City Zoning Ordinance is changed and amended as follows:

Zoning Changes:

These described lands and premises within the boundaries of the City are re-zoned from **A-2 and A-1 to R-2,** and the Zoning Map is amended to indicate:

Owners: PAUL D DONALDSON TRUST 50% ETAL
Parcel #: 150960020 and Part of 150960021
Total Acreage Approx: 25.83 acres

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.

Section 2 - Repealer of Conflicting Enactments:

DRAFT

All orders, ordinances, and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts which conflict with this Ordinance, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part, repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of all prior Ordinances and Resolutions, with their specific provisions, where otherwise not in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance be held or deemed or be invalid, inoperative, or unenforceable, such reason will render no other provision or provisions invalid, inoperative, or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of West Haven City.

Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance will become effective on the 15th day of December 2025 and after publication or posting as required by law.

DATED 17th day of December 2025.

WEST HAVEN, a municipal corporation

by: _____
Mayor Rob Vanderwood

Attested and recorded

_____
Emily Green
City Recorder

Mayor Rob Vanderwood	Yes _____	No _____
Councilmember Carrie Call	Yes _____	No _____
Councilmember Kim Dixon	Yes _____	No _____
Councilmember Nina Morse	Yes _____	No _____
Councilmember Ryan Saunders	Yes _____	No _____
Councilmember Ryan Swapp	Yes _____	No _____

DRAFT

RECORDER'S CERTIFICATION

STATE OF UTAH)
: ss.
County of Weber)

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of **Ordinance No. 13-2025,** entitled "**AN ORDINANCE OF WEST HAVEN CITY UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM A-2 TO R-2, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING AN EFFECTIVE DATE FOR THESE CHANGES**." adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on December 17, 2025 which appears of record in my office, with the date of posting or publication being December 17, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 17th day of December 2025.

_____
Emily Green
City Recorder

DRAFT

City Council
Staff Review Memo

December 17, 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:	Approval

Image 1: Site Aerial

I. PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the subject request for final site plan approval at its meeting on Wednesday, 12/10/2025, and made a motion to recommend approval to the Council, subject to staff recommendations. The motion passed unanimously.

II. 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 site plan and conditional use permit 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., the project shall receive a recommendation from the Planning Commission, and final action shall be taken by the City Council.

Image 2: Proposed Landscape Plan

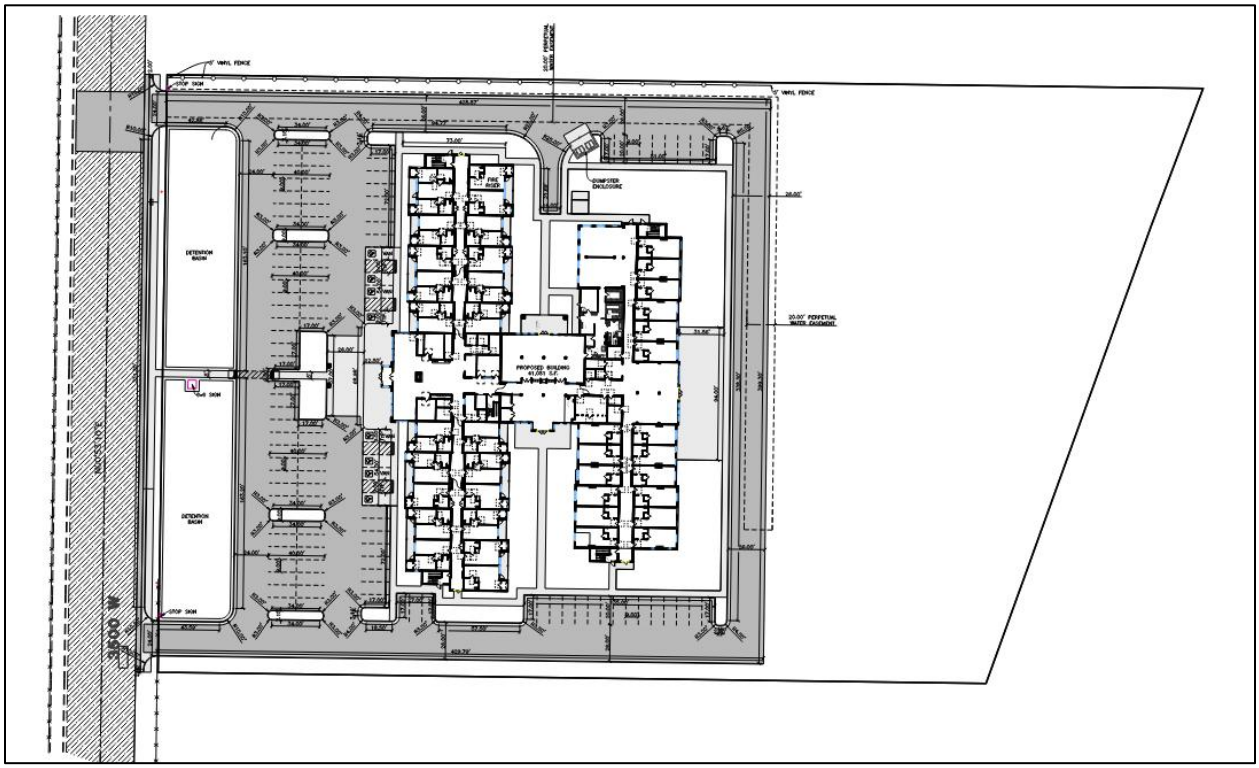
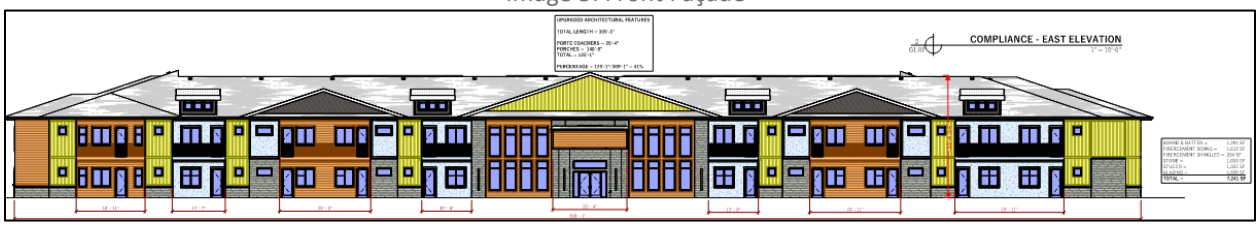


Image 3: Front Façade



III. 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.

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 been provided for the project.

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 the street-facing façade meets and exceeds.

IV. STAFF-RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommends that the Council move to **approve** 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.

V. POSSIBLE MOTION

Approve with Planning Commission-recommended conditions: Motion to approve 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.~~ (*The applicant has since provided these details)*

Approve with modified conditions: Motion to approve 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 approve 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.

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

U.S. ARCHITECTURAL LIGHTING

PROJECT NAME:

PROJECT TYPE:

SQUARE CONTEMPORARY COLUMN BOLLARD

AXM SQUARE BOLLARD

Luminaire Head and Column Shaft
Luminaire Head is comprised of heavy cast aluminum (A356 alloy, <0.2% copper) heatsink, base, and top cover. Four 316 stainless steel struts secure the top of the head to the base. Struts are a brushed finish to accent the luminaire or can be optionally color matched powdercoated. Luminaire head secures to the shaft using hidden mounting screws. No hardware is visible for the mounting of the luminaire head to the column shaft. Driver is accessible through a cover at the base of the luminaire head. Shaft is 3/16" wall T6063-T6 aluminum. Internal mounting mechanism is integrated at top of column shaft for mounting luminaire head. 4" x 6" Integrated Hand Hole. Hardware is Stainless Steel.

Anchorage
Integrated 3/4" thick baseplate is circumferentially welded into shaft for internal mounting of column anchorage. Four 3/4" x 24" x 4" galvanized steel anchor bolts and hardware provided.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side, maximizing usable light. Optional house side shields are available that cover each individual optic. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments. Quick-disconnects are provided above each panel for fast field replacement. No lens (NL) and all flat lens options will provide "U0" no uplight optical packages that are Dark Sky friendly.

Lenses
No lens - Open Frame is standard for highest efficacy and U0 optics. Optional Clear Acrylic Lens (CA) provides high efficacy. Optional White Acrylic Lens (WA) provides glare control and general diffused lighting. Lenses are impact resistant, UV stable acrylic.

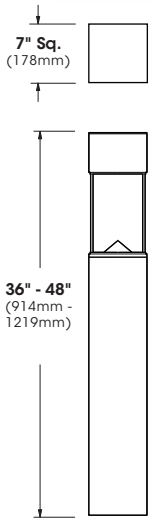
LED Emitters
LED thermal management is designed to maintain LED operating temperature below 90 °C, well below the manufacturers thermal max of 150 °C for long life, high lumen maintenance and color stabilit. High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard 2700K & 3000K, 4000K, or 5000K. All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L94 at 60,000 hours (TM-21 calculated at 6x Test Time).

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

AXMSB

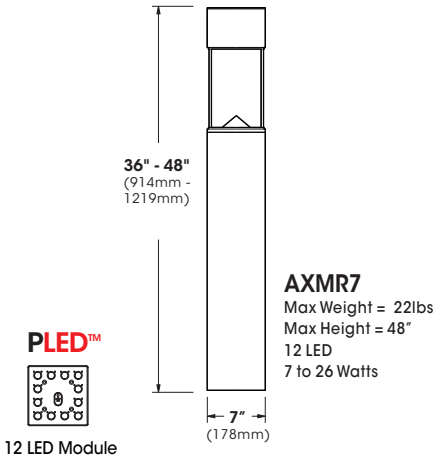


BABA compliant

U.L. Listed for Wet Location

2024295

SPECIFICATIONS

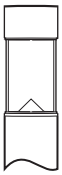


AXMR7
Max Weight = 22lbs
Max Height = 48"
12 LED
7 to 26 Watts

OPTIONS

LENS OPTIONS

Standard No Lens
Open Frame
Highest Efficacy
U0 Optics
Area & Roadway



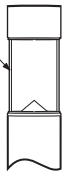
Clear Acrylic - CA
High Efficacy
Some Uplight
Area & Roadway

White Acrylic - WA
Lower Efficacy
Higher Uplight
General Diffused
Low Glare

STRUT OPTIONS

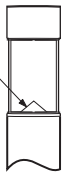
Standard Struts are Brushed 316 Stainless Steel

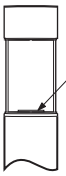
Option to Match Struts to Shaft and Head Powdercoat Color - **PS**



BOTTOM CAP OPTIONS

Standard Pyramid Bottom Cap





Optional Flat Bottom Cap - **FBC**

ORDERING INFORMATION

Spec/Order Example: AXMSB-42/PLED-II/12LED-350mA/27K/347/9005-T/CA/PS

Luminaire	Optics	# of LED's	Drive Current	CCT	Voltage	Finish	Options

Luminaire

AXMSB
- ☐ **36"**
- ☐ **42"**
- ☐ **48"**

Optics

Area & Roadway
(Clear Patterned Lenses)

For No Lens and CA Lens Option:
- ☐ **PLED-II**
- ☐ **PLED-II-FR**
- ☐ **PLED-III**
- ☐ **PLED-III-W**
- ☐ **PLED-IV**
- ☐ **PLED-IV-FT**
- ☐ **PLED-VSQ-N**
- ☐ **PLED-V-SQ-M**
- ☐ **PLED-V-SQ-W**

For WA Lens Option:
- ☐ **PLED-ASY**
- ☐ **PLED-ASY-HS** (Internal HS)
- ☐ **PLED-SYM**

LED

# of LED's
- ☐ **12LED**

Drive Curent
- ☐ **175mA**
- ☐ **350mA**
- ☐ **525mA**
- ☐ **700mA**

Color Temp-CCT
- ☐ **27K** (2700K)
- ☐ **30K** (3000K)
- ☐ **40K** (4000K)
- ☐ **50K** (5000K)

Consult Factory for Other LED Color, CCT, & CRI Options

- ☐ **TRA** True Amber*

*TRA Available only in 350mA and 525mA Drive Currents

Voltage

Voltage
- ☐ **UNV** (120-277)
- ☐ **347**
- ☐ **480**

Finish

Standard Textured Finish
- ☐ Black **RAL-9005-T**
- ☐ White **RAL-9003-T**
- ☐ Grey **RAL-7004-T**
- ☐ Dark Bronze **RAL-8019-T**
- ☐ Green **RAL-6005-T**

Premium Finishes
- ☐ Rust
- ☐ Patina Copper **PC**

For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)

Consult factor for custom colors

Options

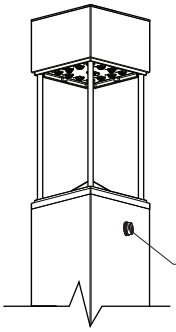
Lens Options:
(No Lens Open Frame is Standard)
- ☐ Clear Acrylic **CA**
- ☐ Opal Acrylic **WA**

Strut Options:
(Brushed Stainless Steel is Standard)
- ☐ Powdercoated Struts (Matched to Shaft) **PS**

Bottom Cap Options:
(Conical Cap is Standard)
- ☐ Flat Bottom Cap **FBC**

- ☐ Internal House Side Shield incl. LED Count (Example: HS-PLED/48) **HS-PLED**
- ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) **HLSW**
- ☐ Single Fuse (Example: DF277V) **SF+V**
- ☐ Double Fuse (Example: DF240V) **DF+V**

OPTIONS (cont.)

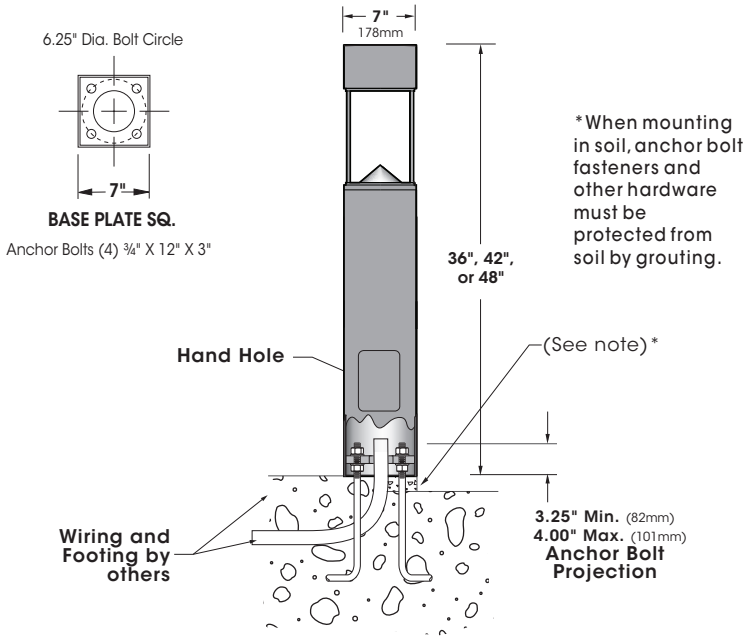


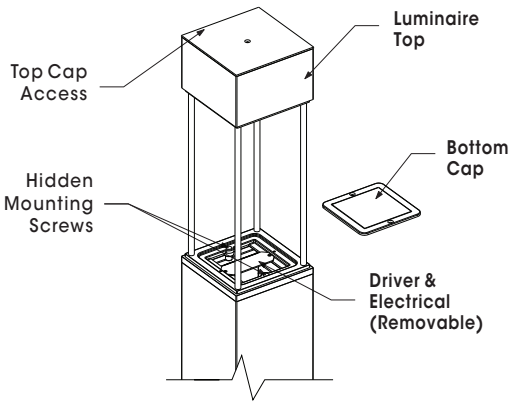
MINI BUTTON PHOTOCELL (PC+V)

High Low Dimming For Switches (HLSW)
The HLSW is a small Electronic Switch which provides High Low Dimming Control through the LED Driver's 0-10V Control. Switching is done by adding a secondary AC Switched Hot Trigger Line to the HLSW in addition to the normal AC Power Line. When the Secondary Trigger Line is powered, the Fixture will go to 100% dimming. With no power to the Trigger, the Fixture will operate at 50% or 25% dimming. Switches for the Trigger Line can be a normal AC Switch/Breaker or Timed Switch/Breaker.

Wireless and Other Fixture Controls
Contact factory for Wireless and other Fixture Controls and recommendations. Most Controls can be integrated and factory Installed.

INSTALLATION AND ACCESS DETAILS





Luminaire Head is mounted to shaft by interting head by placing the mounting screws through cutouts on the internal shaft ring. Luminaire Head is then rotated into alignment. Proper alignment should be vefied by way of the LED Module alignment and struts. The Mounting Screws are then tightened. Captive Track Nuts on the Mounting Screws retain the head to the internal ring.

Electrical connections can be before or after mounting the head by removing the Driver and Electrical Bracket.

Bottom Cap is screwed in place to seal the Luminaire and Electrical.

For Lensed versions, the Top Cap, Luminaire Top, and Lens are disassembled prior to mounting the top and to access electrical.

ELECTRICAL DATA GUIDE - AMPERAGE CHART

ELECTRICAL LOAD			CURRENT (A)				
# of LEDs	mA	System Watts	120V	208V	277V	347V	480V
12	175	6.5	0.05	0.03	0.02	0.02	0.01
12	350	13.0	0.11	0.06	0.05	0.04	0.03
12	525	20.0	0.17	0.10	0.07	0.06	0.04
12	700	26.0	0.22	0.13	0.09	0.07	0.05

PHOTOMETRIC DATA GUIDE - LM-80 LUMEN MAINTENANCE

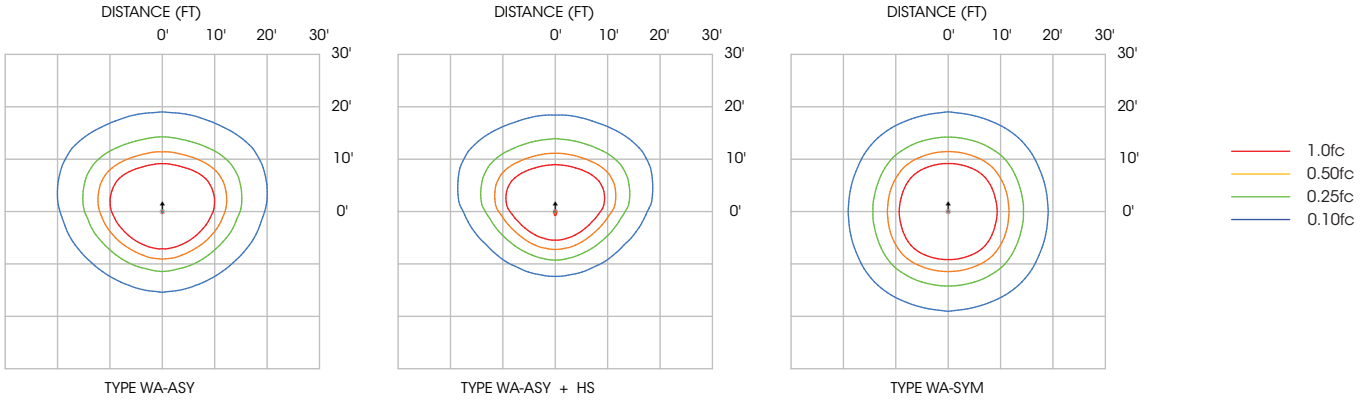
LED LUMEN MAINTENANCE (350mA to 1050mA)		
LED Life / Operating Hours	Lumen Depreciation	Lumen Depreciation Scale Factor
60,000	L96	0.96x
100,000 (6X LED Test Hrs)	L93	0.93x
150,000 (Theoretical)	L89	0.90x
200,000 (Theoretical)	L86	0.87x

TM-21 6x Test Time Dicatates that L93 > 100,000 Hours.

Lumen Depreciation Calculations Done in Accordance With IESNA TM-21 & LM-80 (25°C Ambient)

PHOTOMETRIC GUIDE - ISOFOOTCANDLE PLOTS (AXMSB)

AXMSB-PLED-WA-12LED-525mA-40K - 42"



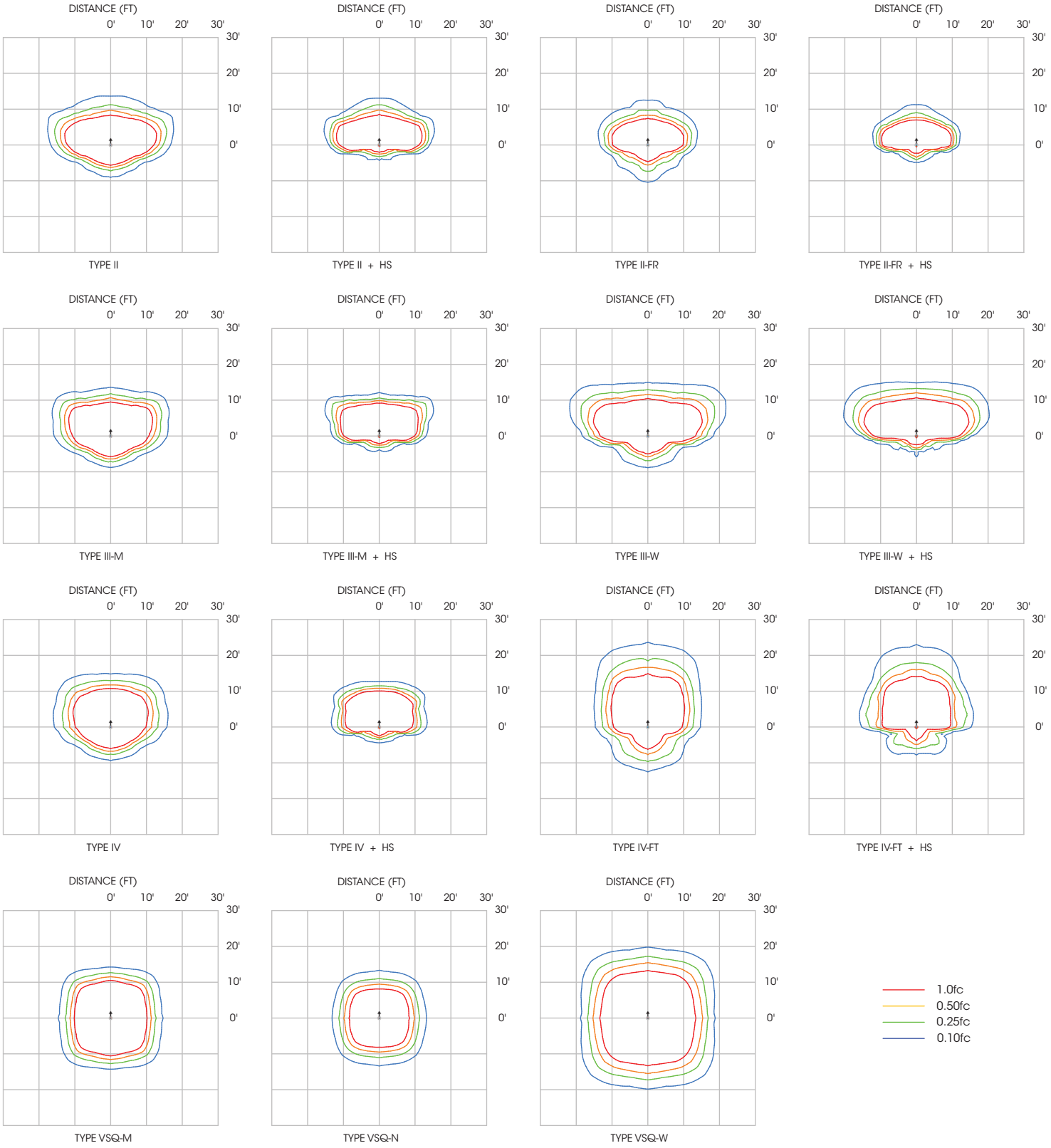
PHOTOMETRIC GUIDE - LUMEN TABLES (AXMSB)

AXMSB-PLED-WA (White Acrylic Lens)																			
LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
12	175	6.5	ASY	734	108	B0-U3-G1	734	113	B0-U3-G1	764	118	B0-U3-G1	794	122	B0-U3-G1	5.0	275	55	B0-U3-G1
			SYM	741	114	B0-U3-G1	773	119	B1-U3-G1	805	124	B1-U3-G1	837	129	B1-U3-G1		290	58	B0-U3-G1
			ASY-HS	530	82	B0-U3-G1	554	85	B0-U3-G1	577	89	B0-U3-G1	599	92	B0-U3-G1		207	41	B0-U2-G1
12	350	13.0	ASY	1278	98	B1-U3-G1	1333	103	B1-U3-G1	1389	107	B1-U3-G1	1444	111	B1-U3-G1	10.0	445	44	B0-U3-G1
			SYM	1347	104	B1-U3-G1	1406	108	B1-U3-G1	1464	113	B1-U3-G1	1523	117	B1-U3-G1		469	47	B0-U3-G1
			ASY-HS	965	74	B0-U3-G1	1006	77	B0-U3-G1	1048	81	B0-U3-G1	1090	84	B0-U3-G1		336	34	B0-U3-G1
12	525	20.0	ASY	1836	92	B1-U3-G2	1916	96	B1-U3-G2	1996	100	B1-U3-G2	2076	104	B1-U3-G2	15.0	519	35	B0-U3-G1
			SYM	1935	97	B1-U3-G2	2019	101	B1-U3-G2	2104	105	B1-U3-G2	2188	109	B1-U3-G2		547	36	B0-U3-G1
			ASY-HS	1386	69	B0-U3-G1	1446	72	B0-U3-G2	1507	75	B0-U3-G2	1567	78	B1-U3-G2		391	26	B0-U3-G1
12	700	26.0	ASY	2325	89	B1-U4-G2	2425	93	B1-U4-G2	2527	97	B1-U4-G2	2628	101	B1-U4-G2	N/A	N/A		
			SYM	2450	94	B1-U4-G2	2555	98	B1-U4-G2	2663	102	B1-U4-G2	2770	107	B1-U4-G2				
			ASY-HS	1754	67	B1-U3-G2	1831	70	B1-U3-G2	1907	73	B1-U3-G2	1983	76	B1-U3-G2				

IES File downloads for this product can be found at www.usaltg.com/downloads/bollards.html

PHOTOMETRIC GUIDE - ISOFOOTCANDLE PLOTS (AXMSB)

AXMSB-PLED-NL-12LED-525mA-40K - 42" Height



IES File downloads for this product can be found at www.usaltg.com/downloads/bollards.html

PHOTOMETRIC GUIDE - LUMEN TABLES (AXMSB)

AXMSB-PLED-NL (No Lens Open Frame)																			
LED Count	Drive Current (mA)	System Watts	Dist'n Typ	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
12	175	6.5	II	924	142	B0-U0-G0	965	148	B0-U0-G0	1005	155	B0-U0-G0	1045	161	B0-U0-G0	5.0	362	72	B0-U0-G0
			II-FR	917	141	B0-U0-G0	957	147	B0-U0-G0	996	153	B0-U0-G0	1036	159	B0-U0-G0		359	72	B0-U0-G0
			III-M	925	142	B0-U0-G0	965	149	B0-U0-G0	1005	155	B0-U0-G0	1045	161	B0-U0-G0		362	72	B0-U0-G0
			III-W	842	129	B0-U0-G1	878	135	B0-U0-G1	915	141	B0-U0-G1	951	146	B0-U0-G1		329	66	B0-U0-G0
			IV	936	144	B0-U0-G0	977	150	B0-U0-G0	1018	157	B0-U0-G0	1058	163	B0-U0-G0		366	73	B0-U0-G0
			IV-FT	840	129	B0-U0-G1	877	135	B0-U0-G1	913	141	B0-U0-G1	950	146	B0-U0-G1		329	66	B0-U0-G0
			VSQ-N	961	148	B1-U0-G0	1003	154	B1-U0-G0	1045	161	B1-U0-G0	1086	167	B1-U0-G0		376	75	B0-U0-G0
			VSQ-M	961	148	B1-U0-G0	1002	154	B1-U0-G0	1044	161	B1-U0-G0	1086	167	B1-U0-G0		376	75	B0-U0-G0
			VSQ-W	940	145	B1-U0-G1	981	151	B1-U0-G1	1022	157	B1-U0-G1	1062	163	B1-U0-G1		368	74	B1-U0-G0
			II-HS	670	103	B0-U0-G0	700	108	B0-U0-G0	729	112	B0-U0-G0	757	116	B0-U0-G0		262	52	B0-U0-G0
			II-FR-HS	691	106	B0-U0-G0	721	111	B0-U0-G0	751	115	B0-U0-G0	780	120	B0-U0-G0		270	54	B0-U0-G0
			III-M-HS	672	103	B0-U0-G0	701	108	B0-U0-G0	730	112	B0-U0-G0	759	117	B0-U0-G0		263	53	B0-U0-G0
			III-W-HS	669	103	B0-U0-G1	699	107	B0-U0-G1	727	112	B0-U0-G1	756	116	B0-U0-G1		262	52	B0-U0-G0
			IV-HS	696	107	B0-U0-G0	726	112	B0-U0-G0	756	116	B0-U0-G0	786	121	B0-U0-G0		272	54	B0-U0-G0
			IV-FT-HS	664	102	B0-U0-G1	694	107	B0-U0-G1	722	111	B0-U0-G1	751	115	B0-U0-G1		260	52	B0-U0-G0
12	350	13.0	II	1680	129	B1-U0-G1	1754	135	B1-U0-G1	1826	140	B1-U0-G1	1899	146	B1-U0-G1	10.0	584	58	B0-U0-G0
			II-FR	1666	128	B1-U0-G0	1739	134	B1-U0-G0	1812	139	B1-U0-G0	1884	145	B1-U0-G0		580	58	B0-U0-G0
			III-M	1680	129	B1-U0-G1	1753	135	B1-U0-G1	1826	140	B1-U0-G1	1899	146	B1-U0-G1		584	58	B0-U0-G0
			III-W	1530	118	B0-U0-G1	1596	123	B0-U0-G1	1663	128	B0-U0-G1	1729	133	B0-U0-G1		532	53	B0-U0-G1
			IV	1702	131	B1-U0-G1	1776	137	B1-U0-G1	1850	142	B1-U0-G1	1924	148	B1-U0-G1		592	59	B0-U0-G0
			IV-FT	1527	117	B0-U0-G1	1594	123	B0-U0-G1	1660	128	B0-U0-G1	1726	133	B0-U0-G1		531	53	B0-U0-G1
			VSQ-N	1748	134	B1-U0-G0	1824	140	B1-U0-G0	1899	146	B1-U0-G0	1975	152	B1-U0-G0		608	61	B0-U0-G0
			VSQ-M	1746	134	B1-U0-G0	1822	140	B1-U0-G0	1898	146	B1-U0-G0	1974	152	B1-U0-G0		607	61	B1-U0-G0
			VSQ-W	1708	131	B2-U0-G1	1782	137	B2-U0-G1	1857	143	B2-U0-G1	1931	149	B2-U0-G1		594	59	B1-U0-G1
			II-HS	1218	94	B0-U0-G0	1271	98	B0-U0-G0	1324	102	B0-U0-G0	1377	106	B0-U0-G0		424	42	B0-U0-G0
			II-FR-HS	1255	97	B0-U0-G0	1309	101	B0-U0-G0	1364	105	B0-U0-G0	1418	109	B0-U0-G0		437	44	B0-U0-G0
			III-M-HS	1221	94	B0-U0-G0	1274	98	B0-U0-G0	1327	102	B0-U0-G0	1379	106	B0-U0-G0		424	42	B0-U0-G0
			III-W-HS	1216	94	B0-U0-G1	1270	98	B0-U0-G1	1322	102	B0-U0-G1	1375	106	B0-U0-G1		423	42	B0-U0-G0
			IV-HS	1264	97	B0-U0-G0	1319	101	B0-U0-G0	1374	106	B0-U0-G0	1429	110	B0-U0-G0		439	44	B0-U0-G0
			IV-FT-HS	1208	93	B0-U0-G1	1260	97	B0-U0-G1	1312	101	B0-U0-G1	1365	105	B0-U0-G1		420	42	B0-U0-G1
12	525	20.0	II	2414	121	B1-U0-G1	2520	126	B1-U0-G1	2624	131	B1-U0-G1	2729	136	B1-U0-G1	15.0	682	45	B0-U0-G0
			II-FR	2394	120	B1-U0-G0	2499	125	B1-U0-G0	2603	130	B1-U0-G1	2707	135	B1-U0-G1		677	45	B0-U0-G0
			III-M	2414	121	B1-U0-G1	2519	126	B1-U0-G1	2624	131	B1-U0-G1	2729	136	B1-U0-G1		682	45	B0-U0-G0
			III-W	2198	110	B1-U0-G1	2294	115	B1-U0-G1	2389	119	B1-U0-G1	2485	124	B1-U0-G1		621	41	B0-U0-G1
			IV	2446	122	B1-U0-G1	2553	128	B1-U0-G1	2659	133	B1-U0-G1	2765	138	B1-U0-G1		691	46	B0-U0-G0
			IV-FT	2194	110	B1-U0-G1	2290	115	B1-U0-G1	2385	119	B1-U0-G1	2481	124	B1-U0-G1		620	41	B0-U0-G1
			VSQ-N	2511	126	B1-U0-G0	2620	131	B1-U0-G0	2730	136	B1-U0-G0	2839	142	B1-U0-G0		710	47	B1-U0-G0
			VSQ-M	2509	125	B2-U0-G1	2619	131	B2-U0-G1	2728	136	B2-U0-G1	2836	142	B2-U0-G1		709	47	B1-U0-G0
			VSQ-W	2455	123	B2-U0-G1	2561	128	B2-U0-G1	2668	133	B2-U0-G1	2775	139	B2-U0-G1		694	46	B1-U0-G1
			II-HS	1751	88	B0-U0-G1	1827	91	B0-U0-G1	1903	95	B0-U0-G1	1979	99	B0-U0-G1		495	33	B0-U0-G0
			II-FR-HS	1803	90	B0-U0-G0	1882	94	B0-U0-G0	1960	98	B0-U0-G0	2038	102	B0-U0-G0		510	34	B0-U0-G0
			III-M-HS	1754	88	B0-U0-G1	1830	92	B0-U0-G1	1906	95	B0-U0-G1	1982	99	B0-U0-G1		496	33	B0-U0-G0
			III-W-HS	1748	87	B0-U0-G1	1825	91	B0-U0-G1	1900	95	B0-U0-G1	1976	99	B0-U0-G1		494	33	B0-U0-G1
			IV-HS	1816	91	B0-U0-G1	1896	95	B0-U0-G1	1975	99	B0-U0-G1	2053	103	B0-U0-G1		513	34	B0-U0-G0
			IV-FT-HS	1735	87	B0-U0-G1	1811	91	B0-U0-G1	1886	94	B0-U0-G1	1961	98	B0-U0-G1		490	33	B0-U0-G1
12	700	26.0	II	3056	118	B1-U0-G1	3189	123	B1-U0-G1	3322	128	B1-U0-G1	3455	133	B1-U0-G1	N/A	N/A		
			II-FR	3032	117	B1-U0-G1	3163	122	B1-U0-G1	3295	127	B1-U0-G1	3427	132	B1-U0-G1				
			III-M	3056	118	B1-U0-G1	3190	123	B1-U0-G1	3322	128	B1-U0-G1	3455	133	B1-U0-G1				
			III-W	2783	107	B1-U0-G1	2903	112	B1-U0-G1	3024	116	B1-U0-G1	3145	121	B1-U0-G1				
			IV	3097	119	B1-U0-G1	3231	124	B1-U0-G1	3366	129	B1-U0-G1	3500	135	B1-U0-G1				
			IV-FT	2778	107	B1-U0-G1	2899	111	B1-U0-G1	3020	116	B1-U0-G1	3140	121	B1-U0-G1				
			VSQ-N	3179	122	B2-U0-G0	3317	128	B2-U0-G0	3455	133	B2-U0-G0	3594	138	B2-U0-G0				
			VSQ-M	3177	122	B2-U0-G1	3315	127	B2-U0-G1	3453	133	B2-U0-G1	3591	138	B2-U0-G1				
			VSQ-W	3107	120	B2-U0-G1	3242	125	B2-U0-G1	3378	130	B3-U0-G1	3513	135	B3-U0-G1				
			II-HS	2216	85	B0-U0-G1	2313	89	B0-U0-G1	2409	93	B0-U0-G1	2505	96	B0-U0-G1				
			II-FR-HS	2283	88	B0-U0-G0	2382	92	B0-U0-G0	2481	95	B0-U0-G0	2580	99	B0-U0-G0				
			III-M-HS	2220	85	B0-U0-G1	2317	89	B0-U0-G1	2413	93	B0-U0-G1	2510	97	B0-U0-G1				
			III-W-HS	2213	85	B0-U0-G1	2310	89	B0-U0-G1	2405	93	B0-U0-G1	2501	96	B0-U0-G1				
			IV-HS	2300	88	B0-U0-G1	2400	92	B0-U0-G1	2500	96	B0-U0-G1	2599	100	B0-U0-G1				
			IV-FT-HS	2197	84	B0-U0-G1	2292	88	B0-U0-G1	2388	92	B0-U0-G1	2483	95	B0-U0-G1				

IES File downloads for this product can be found at www.usaltg.com/downloads/bollards.html

PHOTOMETRIC GUIDE - LUMEN TABLES (AXMSB)

AXMSB-PLED-CA (Clear Acrylic Lens)																			
LED Count	Drive Current (mA)	System Watts	Dist'n Typ	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
12	175	6.5	II	895	138	B0-U1-G0	934	144	B0-U1-G0	972	150	B0-U1-G0	1011	156	B0-U1-G0	5.0	348	70	B0-U0-G0
			II-FR	875	135	B0-U1-G0	912	140	B0-U1-G0	950	146	B0-U1-G0	988	152	B0-U1-G0		340	68	B0-U0-G0
			III-M	872	134	B0-U1-G0	910	140	B0-U1-G0	948	146	B0-U1-G0	985	152	B0-U1-G0		339	68	B0-U0-G0
			III-W	779	120	B0-U1-G1	813	125	B0-U1-G1	846	130	B0-U1-G1	879	135	B0-U1-G1		303	61	B0-U0-G0
			IV	909	140	B0-U1-G0	948	146	B0-U1-G0	987	152	B0-U1-G0	1026	158	B0-U1-G0		353	71	B0-U0-G0
			IV-FT	804	124	B0-U1-G1	839	129	B0-U1-G1	873	134	B0-U1-G1	908	140	B0-U1-G1		312	62	B0-U0-G0
			VSQ-N	922	142	B1-U1-G0	962	148	B1-U1-G0	1001	154	B1-U1-G0	1041	160	B1-U1-G0		358	72	B0-U0-G0
			VSQ-M	937	144	B1-U1-G0	977	150	B1-U1-G0	1018	157	B1-U1-G0	1058	163	B1-U1-G0		364	73	B0-U0-G0
			VSQ-W	907	140	B1-U1-G1	946	146	B1-U1-G1	985	152	B1-U1-G1	1024	158	B1-U1-G1		353	71	B0-U0-G0
			II-HS	645	99	B0-U1-G0	673	104	B0-U1-G0	701	108	B0-U1-G0	728	112	B0-U1-G0		250	50	B0-U0-G0
			II-FR-HS	675	104	B0-U1-G0	704	108	B0-U1-G0	733	113	B0-U1-G0	762	117	B0-U1-G0		262	52	B0-U0-G0
			III-M-HS	645	99	B0-U1-G0	673	103	B0-U1-G0	700	108	B0-U1-G0	728	112	B0-U1-G0		250	50	B0-U0-G0
			III-W-HS	647	100	B0-U1-G1	676	104	B0-U1-G1	704	108	B0-U1-G1	732	113	B0-U1-G1		252	50	B0-U0-G0
			IV-HS	661	102	B0-U1-G0	690	106	B0-U1-G0	718	111	B0-U1-G0	746	115	B0-U1-G0		257	51	B0-U0-G0
			IV-FT-HS	647	100	B0-U1-G1	675	104	B0-U1-G1	703	108	B0-U1-G1	731	112	B0-U1-G1		252	50	B0-U0-G0
12	350	13.0	II	1622	125	B1-U1-G1	1693	130	B1-U1-G1	1763	136	B1-U1-G1	1833	141	B1-U1-G1	10.0	562	56	B0-U0-G0
			II-FR	1585	122	B1-U1-G0	1654	127	B1-U1-G0	1722	132	B1-U1-G0	1791	138	B1-U1-G0		549	55	B0-U0-G0
			III-M	1581	122	B1-U1-G1	1649	127	B1-U1-G1	1718	132	B1-U1-G1	1786	137	B1-U1-G1		548	55	B0-U0-G0
			III-W	1411	109	B0-U1-G1	1472	113	B0-U1-G1	1533	118	B0-U1-G1	1594	123	B0-U1-G1		489	49	B0-U0-G1
			IV	1647	127	B1-U1-G1	1719	132	B1-U1-G1	1790	138	B1-U1-G1	1861	143	B1-U1-G1		571	57	B0-U0-G0
			IV-FT	1456	112	B0-U1-G1	1519	117	B0-U1-G1	1582	122	B0-U1-G1	1645	127	B0-U1-G1		504	50	B0-U0-G1
			VSQ-N	1670	128	B1-U1-G0	1743	134	B1-U1-G0	1815	140	B1-U1-G0	1887	145	B1-U1-G0		579	58	B0-U0-G0
			VSQ-M	1698	131	B1-U1-G0	1772	136	B1-U1-G0	1846	142	B1-U1-G0	1919	148	B1-U1-G0		589	59	B1-U0-G0
			VSQ-W	1644	126	B2-U1-G1	1716	132	B2-U1-G1	1787	137	B2-U1-G1	1858	143	B2-U1-G1		570	57	B1-U0-G1
			II-HS	1168	90	B0-U1-G0	1219	94	B0-U1-G0	1269	98	B0-U1-G0	1320	102	B0-U1-G0		404	40	B0-U0-G0
			II-FR-HS	1223	94	B0-U1-G0	1276	98	B0-U1-G0	1329	102	B0-U1-G0	1381	106	B0-U1-G0		424	42	B0-U1-G0
			III-M-HS	1167	90	B0-U1-G0	1218	94	B0-U1-G0	1268	98	B0-U1-G0	1319	101	B0-U1-G0		404	40	B0-U0-G0
			III-W-HS	1174	90	B0-U1-G1	1225	94	B0-U1-G1	1276	98	B0-U1-G1	1327	102	B0-U1-G1		407	41	B0-U1-G0
			IV-HS	1198	92	B0-U1-G0	1250	96	B0-U1-G0	1301	100	B0-U1-G0	1353	104	B0-U1-G0		415	41	B0-U0-G0
			IV-FT-HS	1174	90	B0-U1-G1	1225	94	B0-U1-G1	1276	98	B0-U1-G1	1327	102	B0-U1-G1		408	41	B0-U1-G1
12	525	20.0	II	2328	116	B1-U1-G1	2429	121	B1-U1-G1	2530	127	B1-U1-G1	2631	132	B1-U1-G1	15.0	656	44	B0-U0-G0
			II-FR	2275	114	B1-U1-G0	2373	119	B1-U1-G1	2472	124	B1-U1-G1	2570	129	B1-U1-G1		641	43	B0-U0-G0
			III-M	2269	113	B1-U1-G1	2368	118	B1-U1-G1	2466	123	B1-U1-G1	2564	128	B1-U1-G1		640	43	B0-U0-G0
			III-W	2025	101	B1-U1-G1	2113	106	B1-U1-G1	2200	110	B1-U1-G1	2288	114	B1-U1-G1		570	38	B0-U0-G1
			IV	2364	118	B1-U1-G1	2467	123	B1-U1-G1	2569	128	B1-U1-G1	2672	134	B1-U1-G1		666	44	B0-U0-G0
			IV-FT	2090	104	B1-U1-G1	2181	109	B1-U1-G1	2271	114	B1-U1-G1	2362	118	B1-U1-G1		589	39	B0-U0-G1
			VSQ-N	2397	120	B1-U1-G0	2502	125	B1-U1-G0	2605	130	B1-U1-G0	2709	135	B1-U1-G0		676	45	B1-U0-G0
			VSQ-M	2438	122	B2-U1-G1	2544	127	B2-U1-G1	2649	132	B2-U1-G1	2755	138	B2-U1-G1		687	46	B1-U0-G0
			VSQ-W	2361	118	B2-U1-G1	2463	123	B2-U1-G1	2566	128	B2-U1-G1	2668	133	B2-U1-G1		666	44	B1-U0-G1
			II-HS	1676	84	B0-U1-G0	1749	87	B0-U1-G0	1821	91	B0-U1-G1	1894	95	B0-U1-G1		472	31	B0-U0-G0
			II-FR-HS	1755	88	B0-U1-G0	1831	92	B0-U1-G0	1907	95	B0-U1-G0	1983	99	B0-U1-G0		495	33	B0-U1-G0
			III-M-HS	1675	84	B0-U1-G1	1748	87	B0-U1-G1	1820	91	B0-U1-G1	1893	95	B0-U1-G1		472	31	B0-U0-G0
			III-W-HS	1686	84	B0-U1-G1	1760	88	B0-U1-G1	1833	92	B0-U1-G1	1905	95	B0-U1-G1		476	32	B0-U1-G0
			IV-HS	1719	86	B0-U1-G0	1794	90	B0-U1-G1	1868	93	B0-U1-G1	1942	97	B0-U1-G1		484	32	B0-U0-G0
			IV-FT-HS	1685	84	B0-U1-G1	1759	88	B0-U1-G1	1832	92	B0-U1-G1	1905	95	B0-U1-G1		476	32	B0-U1-G1
12	700	26.0	II	2952	114	B1-U1-G1	3079	118	B1-U1-G1	3207	123	B1-U1-G1	3335	128	B1-U1-G1	N/A	N/A		
			II-FR	2884	111	B1-U2-G1	3009	116	B1-U2-G1	3134	121	B1-U2-G1	3258	125	B1-U2-G1				
			III-M	2877	111	B1-U1-G1	3001	115	B1-U1-G1	3126	120	B1-U1-G1	3251	125	B1-U1-G1				
			III-W	2567	99	B1-U1-G1	2678	103	B1-U1-G1	2789	107	B1-U1-G1	2900	112	B1-U1-G1				
			IV	2997	115	B1-U1-G1	3127	120	B1-U1-G1	3256	125	B1-U1-G1	3386	130	B1-U1-G1				
			IV-FT	2650	102	B1-U1-G1	2765	106	B1-U1-G1	2879	111	B1-U1-G1	2994	115	B1-U1-G1				
			VSQ-N	3039	117	B2-U1-G0	3171	122	B2-U1-G0	3303	127	B2-U1-G0	3434	132	B2-U1-G0				
			VSQ-M	3090	119	B2-U1-G1	3224	124	B2-U1-G1	3358	129	B2-U1-G1	3492	134	B2-U1-G1				
			VSQ-W	2992	115	B2-U1-G1	3122	120	B2-U1-G1	3252	125	B2-U1-G1	3381	130	B3-U1-G1				
			II-HS	2126	82	B0-U1-G1	2218	85	B0-U1-G1	2310	89	B0-U1-G1	2401	92	B0-U1-G1				
			II-FR-HS	2226	86	B0-U2-G0	2322	89	B0-U2-G0	2418	93	B0-U2-G0	2514	97	B0-U2-G0				
			III-M-HS	2124	82	B0-U1-G1	2216	85	B0-U1-G1	2308	89	B0-U1-G1	2400	92	B0-U1-G1				
			III-W-HS	2137	82	B0-U1-G1	2230	86	B0-U1-G1	2323	89	B0-U1-G1	2415	93	B0-U1-G1				
			IV-HS	2180	84	B0-U1-G1	2274	87	B0-U1-G1	2368	91	B0-U1-G1	2463	95	B0-U1-G1				
			IV-FT-HS	2136	82	B0-U1-G1	2228	86	B0-U1-G1	2321	89	B0-U1-G1	2414	93	B1-U1-G1				

IES File downloads for this product can be found at www.usaltg.com/downloads/bollards.html

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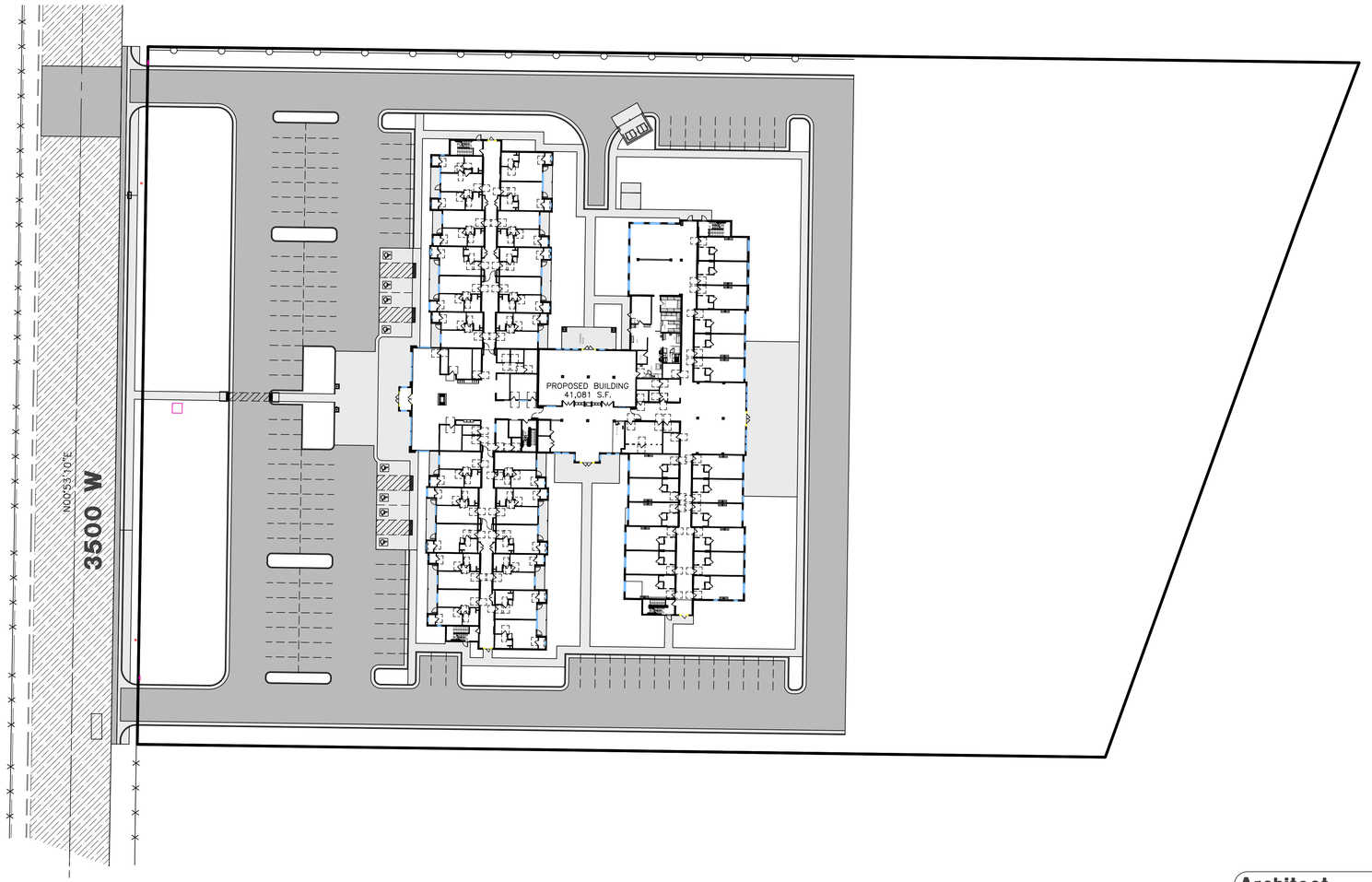
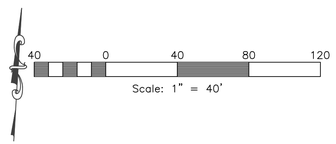
Project Narrative/Notes/Revisions

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
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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

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 OBSERVATION.
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 OF 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.

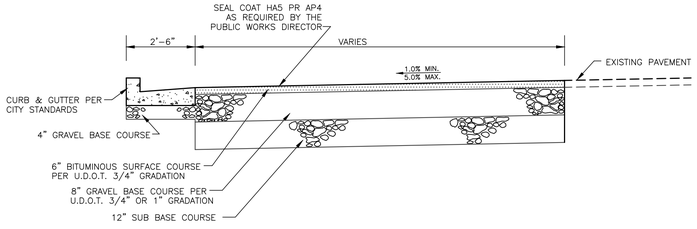
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

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

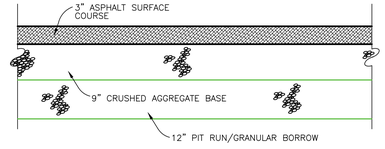
SW LAT	= PROPOSED SECONDARY WATER LATERAL
LD LAT	= PROPOSED LAND DRAIN LATERAL
W LAT	= PROPOSED WATER LATERAL
SS LAT	= PROPOSED SEWER LATERAL
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
SW/8	= PROPOSED SECONDARY WATER LINE
EX.SW	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/18	= 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
	= 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

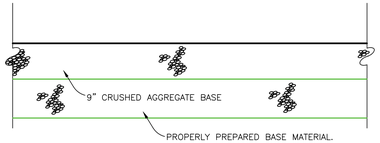
1. MIX DESIGN ASPHALT CONFORMING TO UDOT SPECIFICATIONS 02741
2. SAWCUT AND TACK COAT VERTICAL CUTS IN ASPHALT PER UDOT SPECIFICATION 027055 PAVEMENT CUTTING
3. COORDINATE THE 3500 WEST WIDENING IMPROVEMENTS WITH WEBER COUNTY ENGINEERING DEPT 801.399.8771
4. ASPHALT DESIGN MIX SHALL BE SUBMITTED BY THE 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

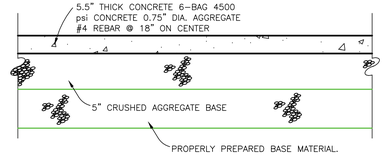
SCALE: NONE



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

On-Site Fire Lane

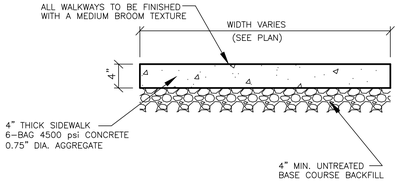
SCALE: NONE



(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
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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

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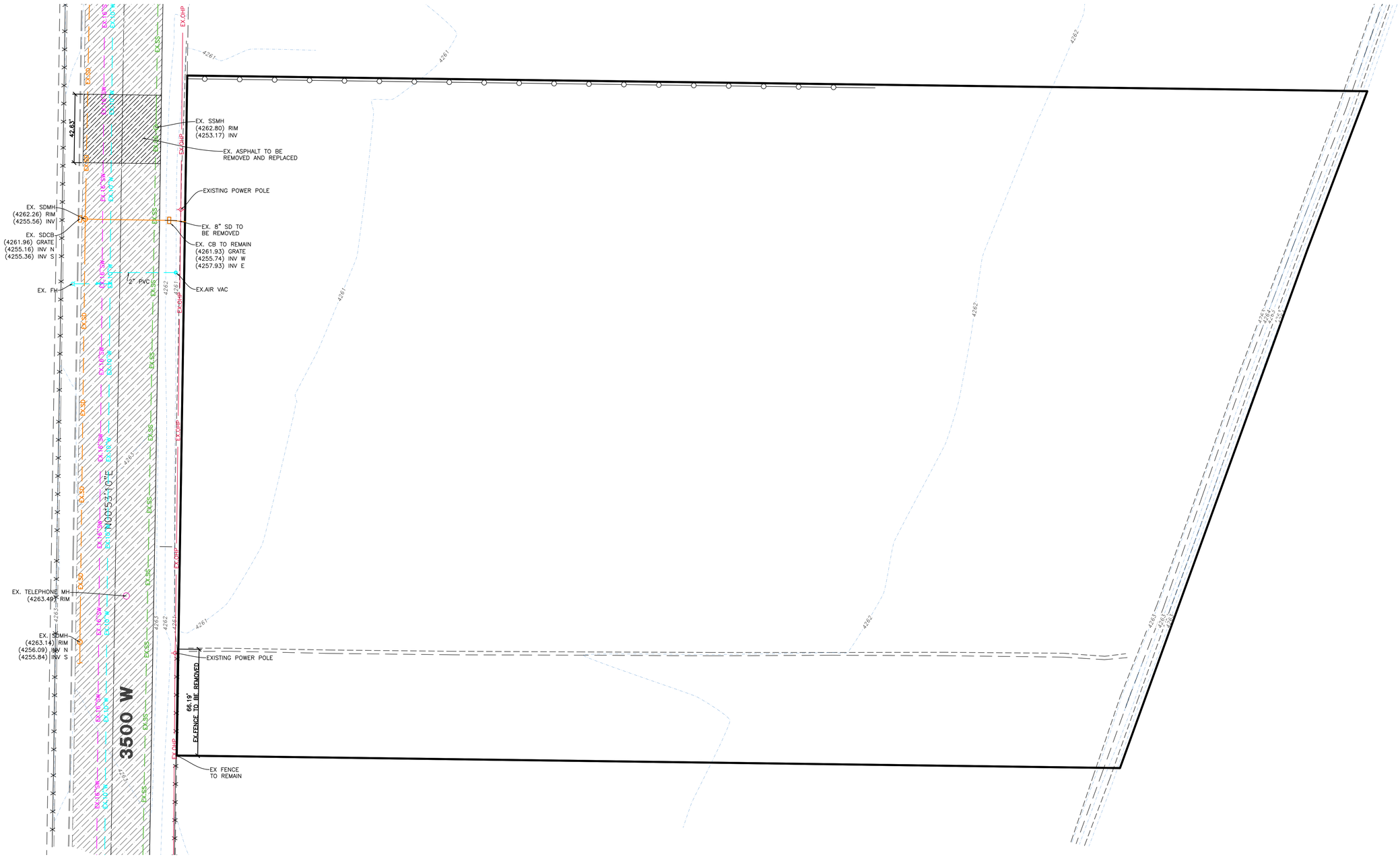

30 0 30 60 90

Scale: 1" = 30'

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REVISIONS

DATE		DESCRIPTION
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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

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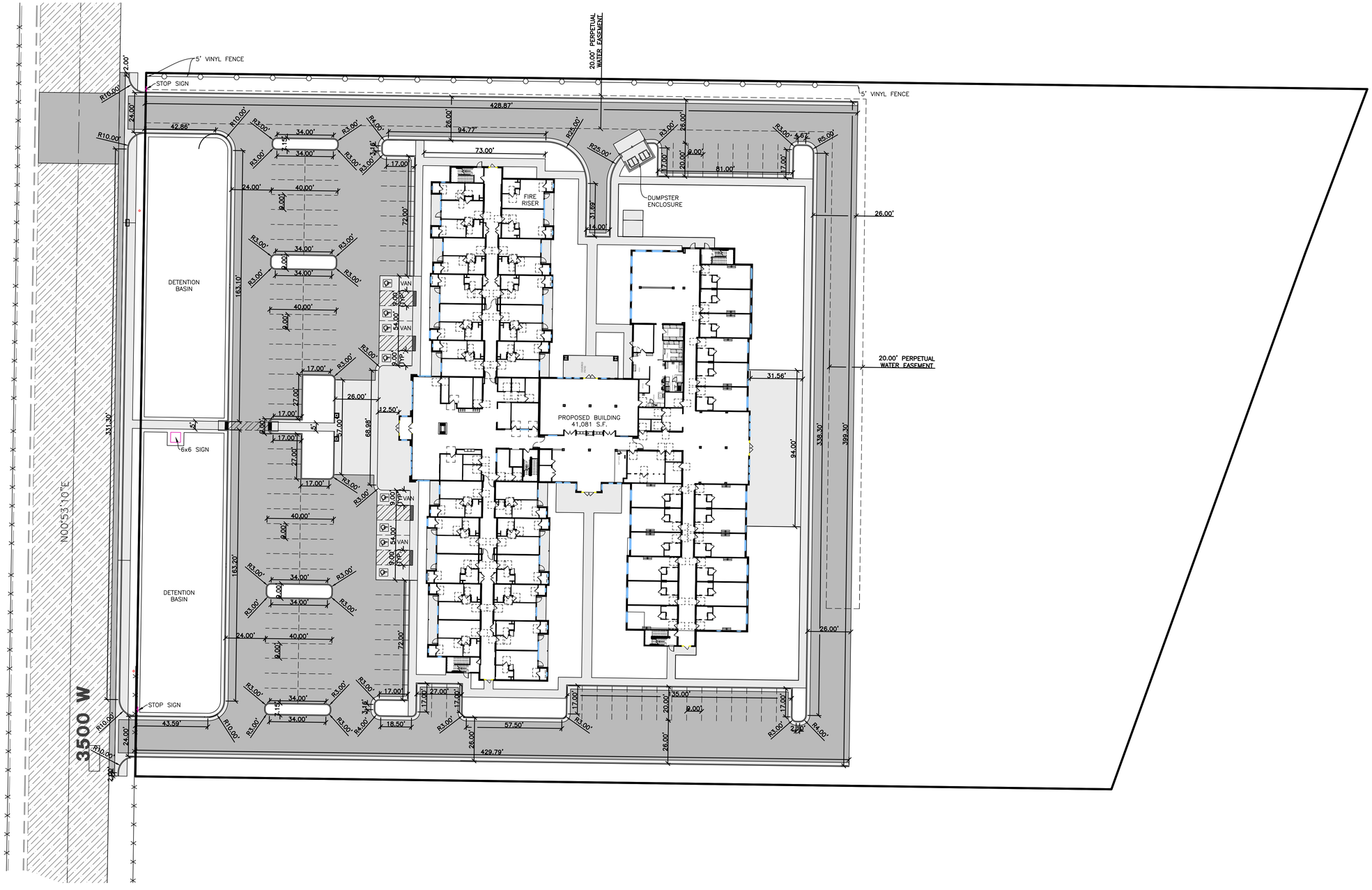

Scale: 1" = 30'

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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

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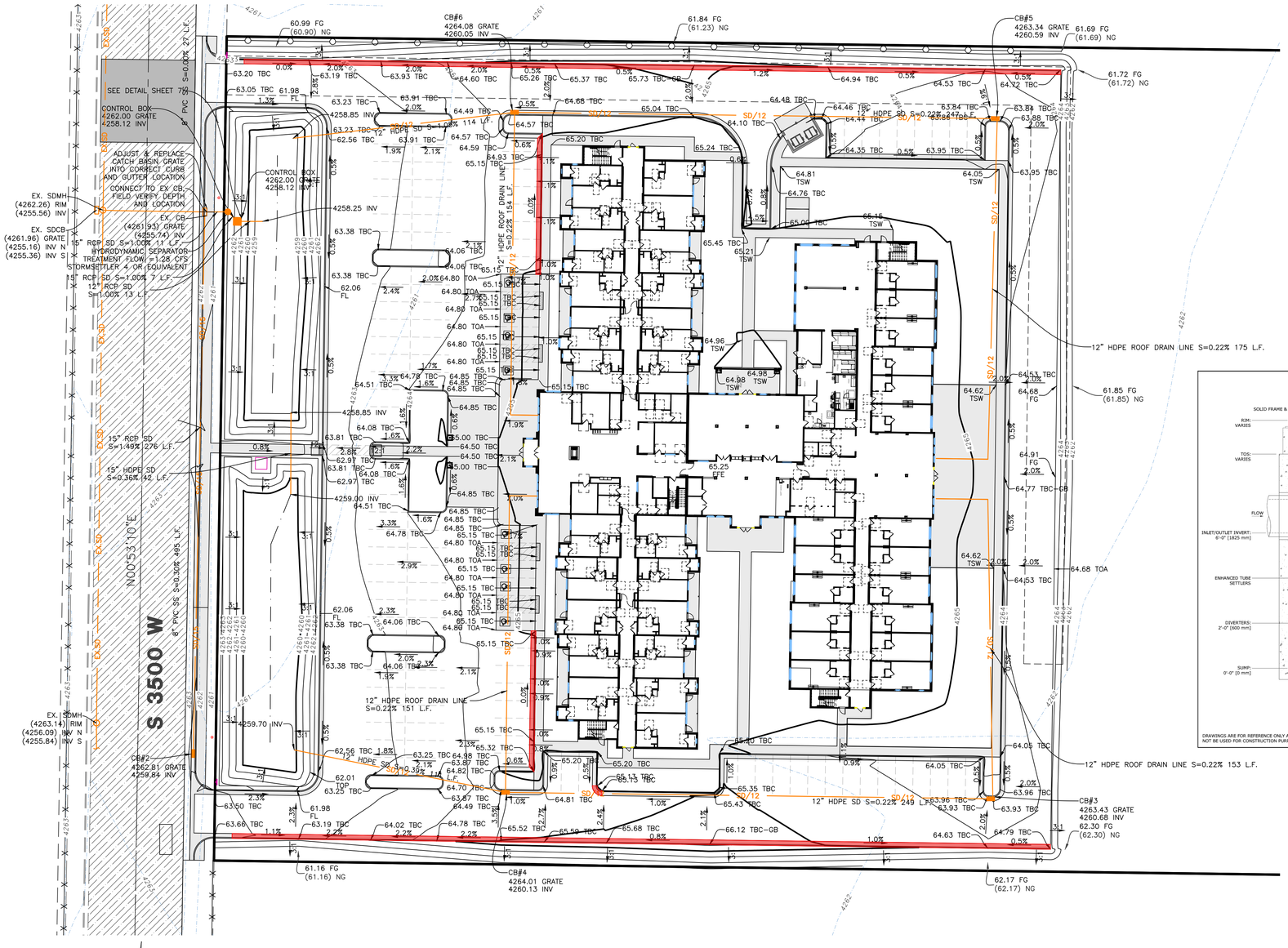
= OUTFALL CURB



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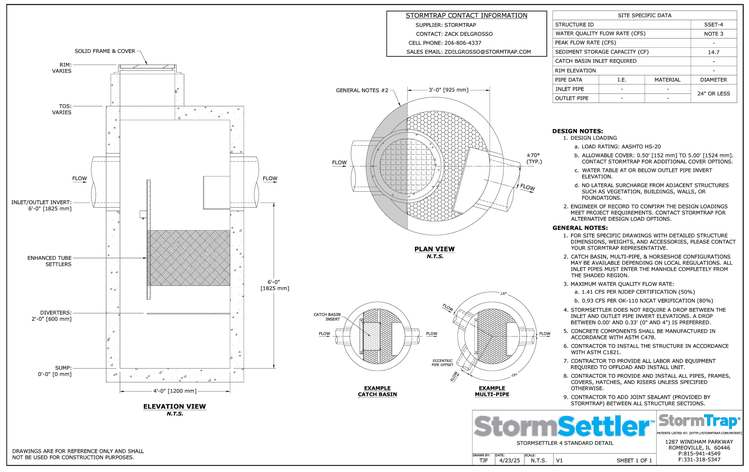
Scale: 1" = 30'



STORMTRAP CONTACT INFORMATION
SUPPLIER: STORMTRAP
CONTACT: ZACK DELGROSSO
CELL PHONE: 206-806-4337
SALES EMAIL: ZDELGROSSO@STORMTRAP.COM

SITE SPECIFIC DATA			
STRUCTURE ID			SSET-4
WATER QUALITY FLOW RATE (CFS)			NOTE 3
PEAK FLOW RATE (CFS)			-
SEDIMENT STORAGE CAPACITY (CF)			14.7
CATCH BASIN INLET REQUIRED			-
RIM ELEVATION			-
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE	-	-	24" OR LESS
OUTLET PIPE	-	-	

DESIGN NOTES:
1. DESIGN LOADING
   a. LOAD RATING: AASHTO HS-20
   b. ALLOWABLE COVER: 0.50' [152 mm] TO 5.00' [1524 mm]. CONTACT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
   c. WATER TABLE AT OR BELOW OUTLET PIPE INVERT ELEVATION.
   d. NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES SUCH AS VEGETATION, BUILDINGS, WALLS, OR FOUNDATIONS.
2. ENGINEER OF RECORD TO CONFIRM THE DESIGN LOADINGS MEET PROJECT REQUIREMENTS. CONTACT STORMTRAP FOR ALTERNATIVE DESIGN LOAD OPTIONS.

GENERAL NOTES:
1. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS, WEIGHTS, AND ACCESSORIES, PLEASE CONTACT YOUR STORMTRAP REPRESENTATIVE.
2. CATCH BASIN, MULTI-PIPE, & HORSESHOE CONFIGURATIONS MAY BE AVAILABLE DEPENDING ON LOCAL REGULATIONS. ALL INLET PIPES MUST ENTER THE MANHOLE COMPLETELY FROM THE SHADED REGION.
3. MAXIMUM WATER QUALITY FLOW RATE:
   a. 1.41 CFS PER NJDEP CERTIFICATION (50%)
   b. 0.93 CFS PER OK-110 NJCAT VERIFICATION (80%)
4. STORMSETTLER DOES NOT REQUIRE A DROP BETWEEN THE INLET AND OUTLET PIPE INVERT ELEVATIONS. A DROP BETWEEN 0.00' AND 0.33' (0" AND 4") IS PREFERRED.
5. CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C478.
6. CONTRACTOR TO INSTALL THE STRUCTURE IN ACCORDANCE WITH ASTM C1821.
7. CONTRACTOR TO PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO OFFLOAD AND INSTALL UNIT.
8. CONTRACTOR TO PROVIDE AND INSTALL ALL PIPES, FRAMES, COVERS, HATCHES, AND RISERS UNLESS SPECIFIED OTHERWISE.
9. CONTRACTOR TO ADD JOINT SEALANT (PROVIDED BY STORMTRAP) BETWEEN ALL STRUCTURE SECTIONS.

DRAWINGS ARE FOR REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

StormSettler™ StormTrap
PATENTS (US/EU/AT) | OTHER | ECONOMIZER CONFIRMED
STORMSETTLER 4 STANDARD DETAIL
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4900
F:331-318-5347

DRAWN BY:	DATE:	SCALE:	
TJF	4/23/25	N.T.S.	V1

SHEET 1 OF 1

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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

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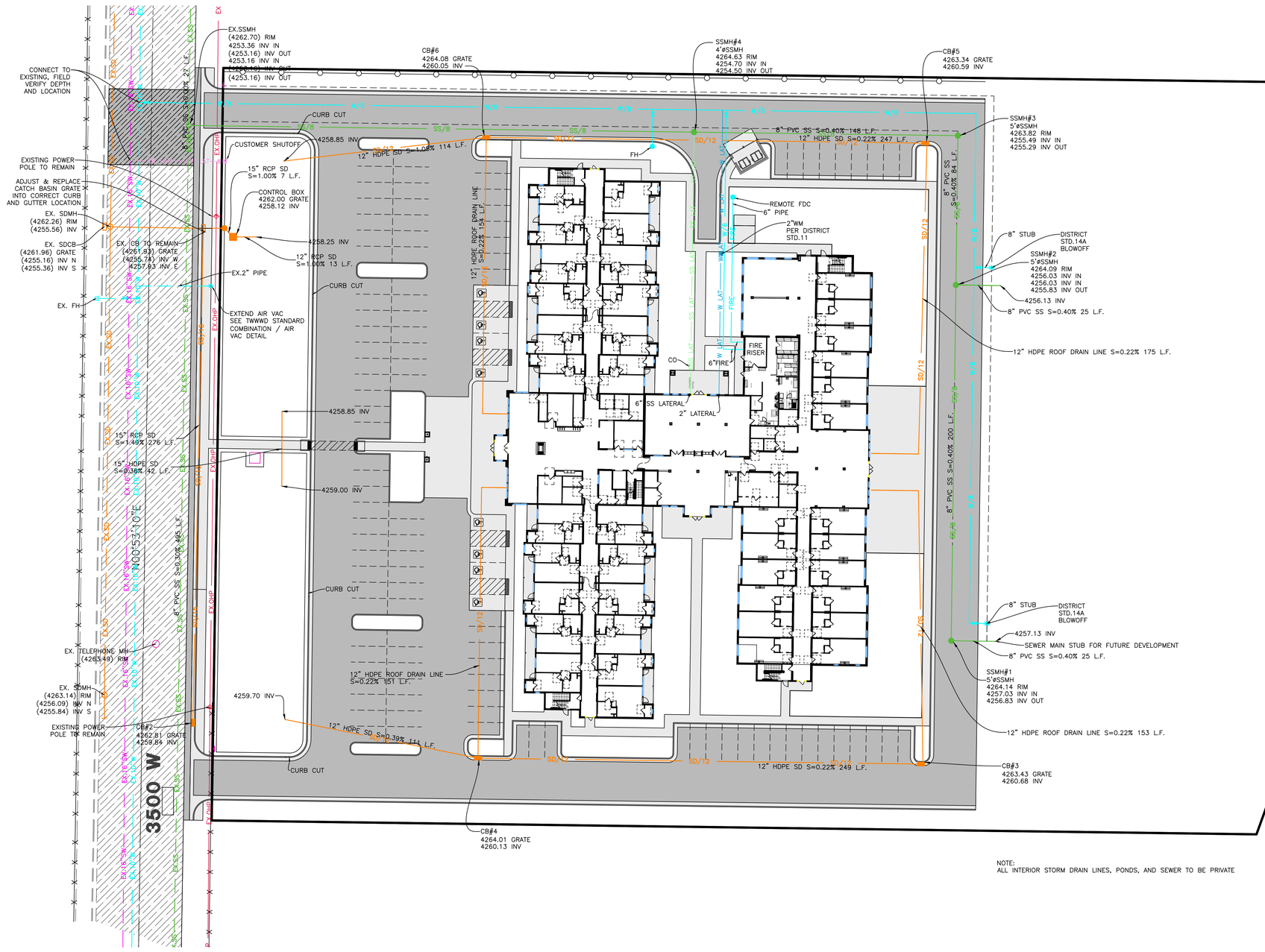
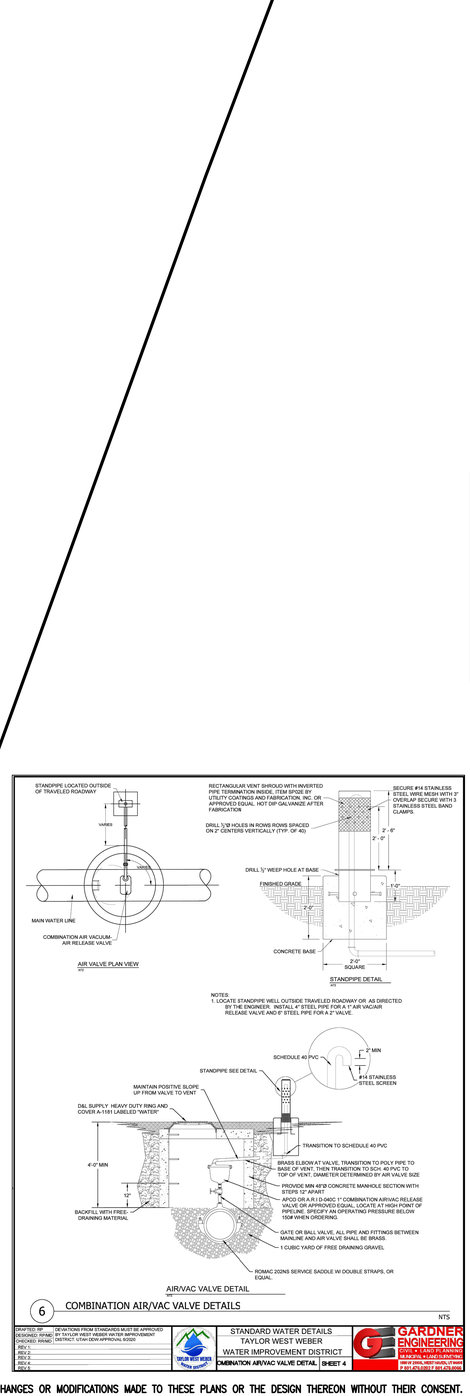


NOTE:
ALL INTERIOR STORM DRAIN LINES, PONDS, AND SEWER TO BE PRIVATE



6 COMBINATION AIR/VAC VALVE DETAILS
NTS

DRAFTED: RP	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	GARDNER ENGINEERING
DESIGNED: RP&C			
CHECKED: RP&MD			
REV.1:			
REV.2:			
REV.3:			
REV.4:			
REV.5:		COMBINATION AIR/VAC VALVE DETAIL | SHEET 4	

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

Utility Plan

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

6
15 Total Sheets

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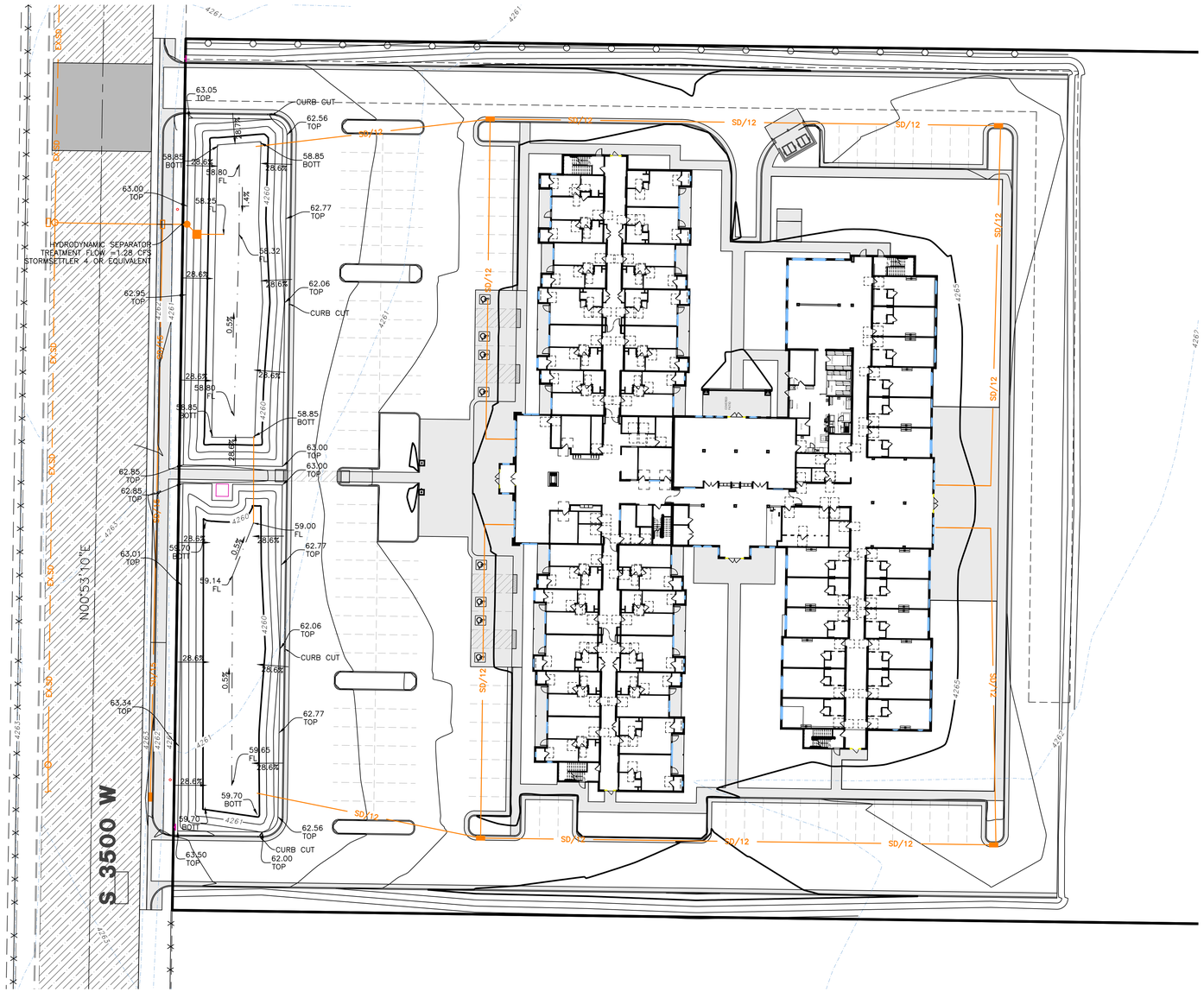
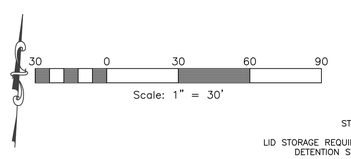
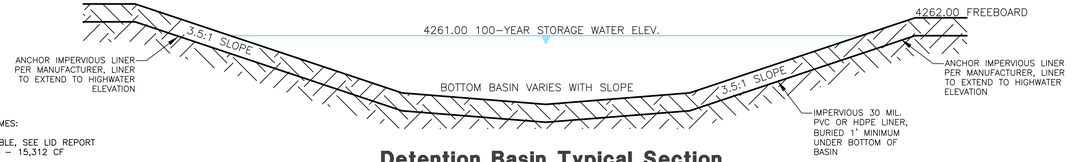






STORM WATER VOLUMES:

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

TOTAL STORAGE PROVIDED – 15,514 CF

Detention Basin Typical Section

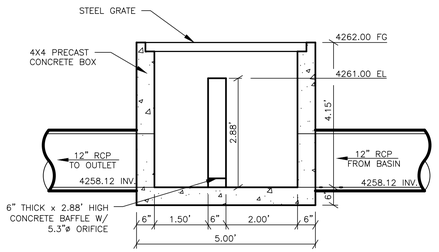
SCALE: NONE

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

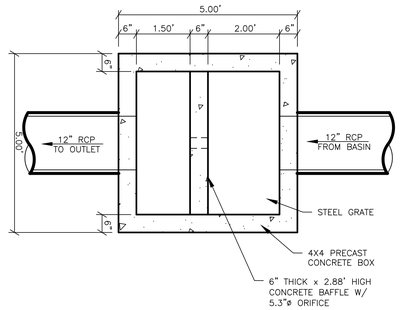
SOUTH BASIN STAGE STORAGE TABLE

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**

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REVISIONS

DATE		DESCRIPTION
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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
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

7
15 Total Sheets

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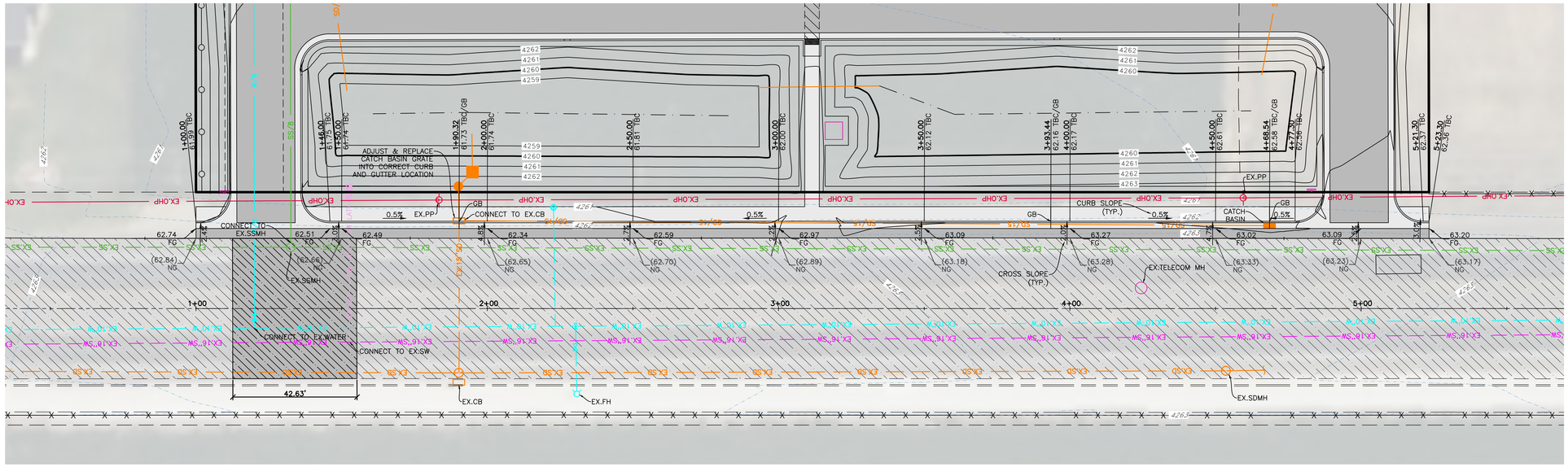
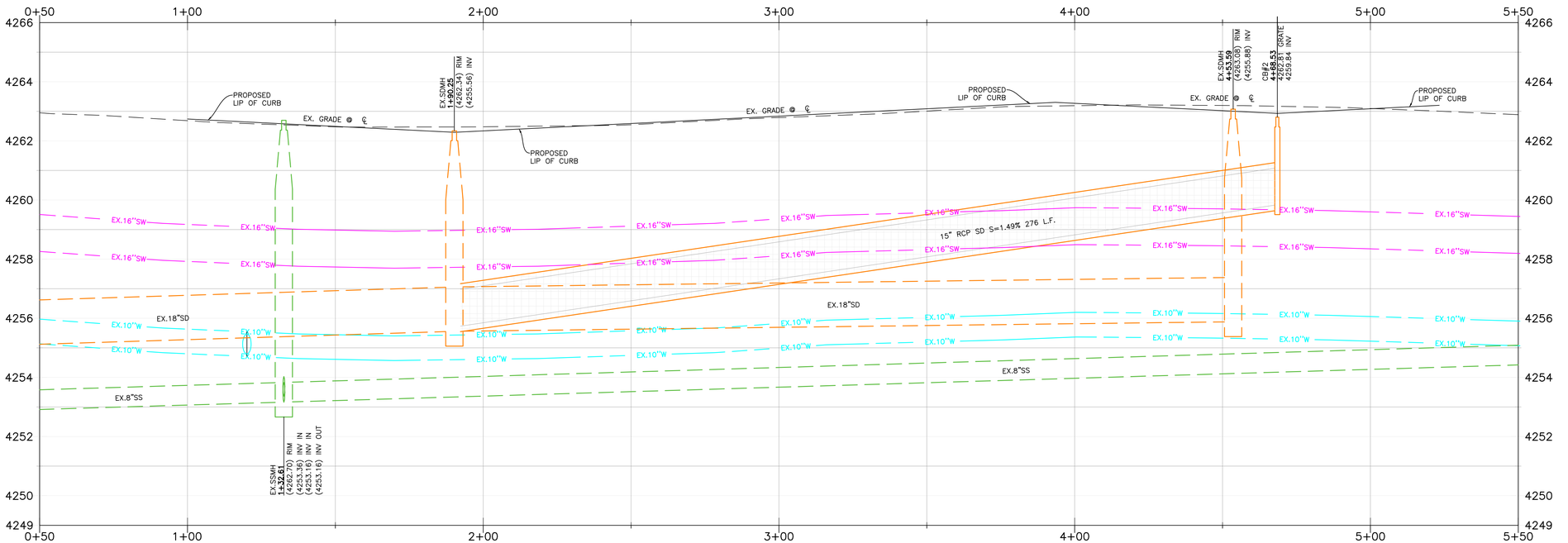


Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



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

3500 West Street
0+50.00 - 5+50.00

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11/14/2025
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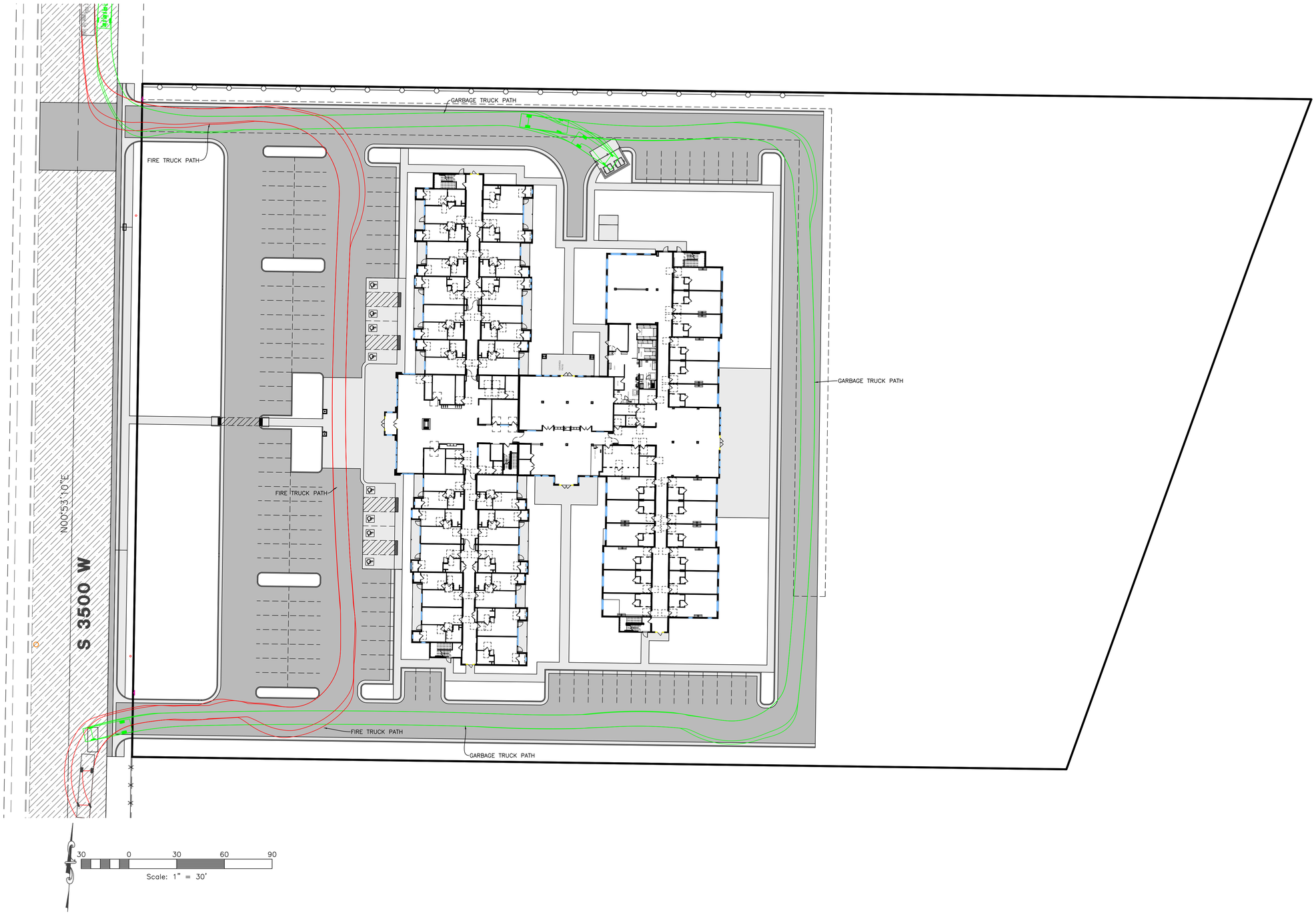

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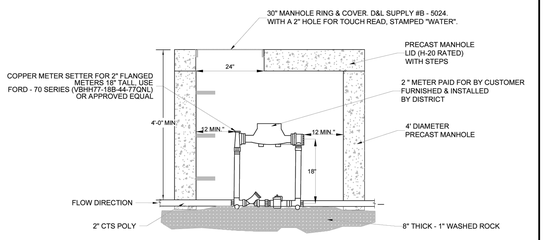


NOTES

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.

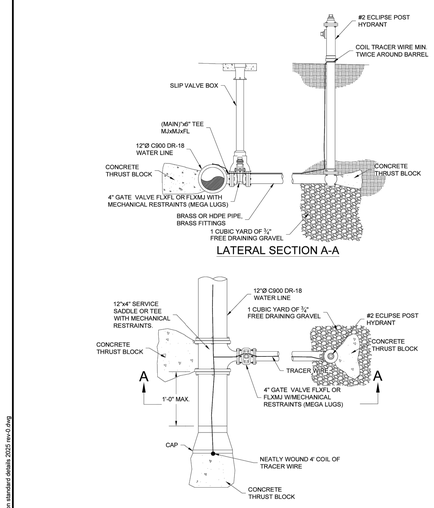
5. ANY CHANGES MUST BE APPROVED BY DISTRICT MANAGER OR INSPECTOR.

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

11 2" WATER METER DETAIL

NTS

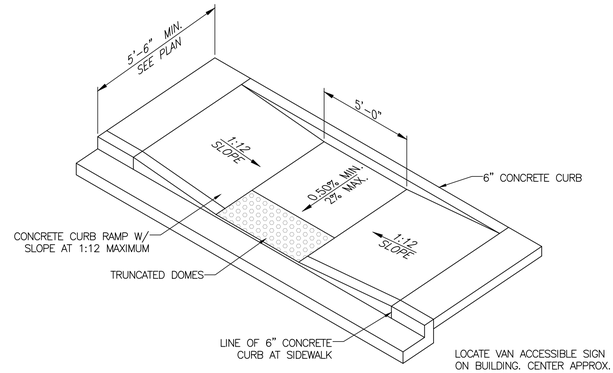
DRAFTED: RP	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT. UTAH DOW APPROVAL 6/2020	STANDARD WATER DETAILS TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT	GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND DEVELOPING 5150 W 2100 S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066
DESIGNED: RP/MD			
CHECKED: RR/MD			
REV 1:			
REV 2:			
REV 3:			
REV 4:			
REV 5:		2" METER DETAIL SHEET 8	



14A POST HYDRANT DETAIL

NTS

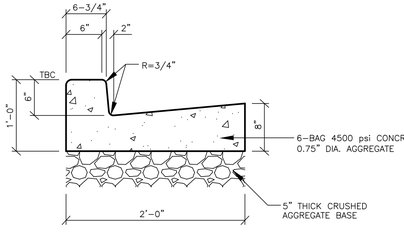
DRAFTED: RP	DEVIATIONS FROM STANDARDS MUST BE APPROVED BY TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT. UTAH DOW APPROVAL 6/2020	STANDARD WATER DETAILS TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT	GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND DEVELOPING 5150 W 2100 S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066
DESIGNED: RP/MD			
CHECKED: RR/MD			
REV 1:			
REV 2:			
REV 3:			
REV 4:			
REV 5:		BLOW OFF DETAIL SHEET 11A	



ADA Ramp Detail

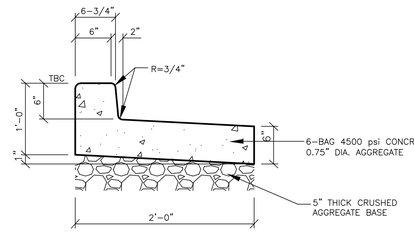
SCALE: NONE

REFERENCE APWA STANDARD PLAN NO. 236



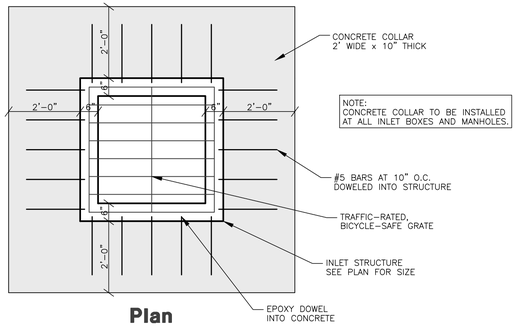
24' On-Site 'L' Type Curb & Gutter

SCALE: NONE

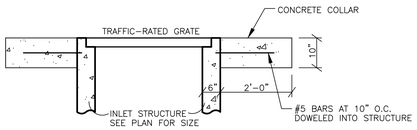


24' On-Site Outfall 'L' Curb & Gutter

SCALE: NONE



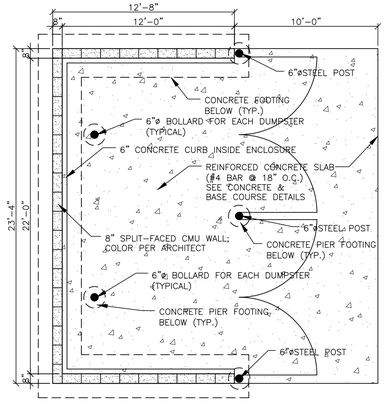
Plan



Section

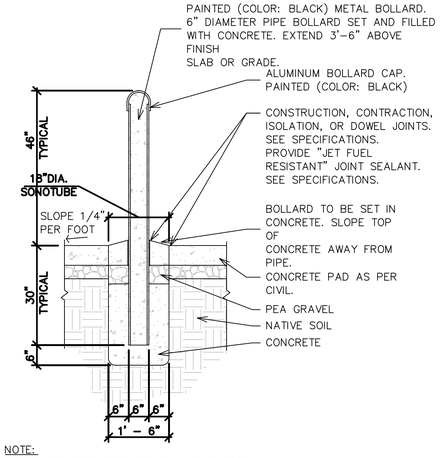
Concrete Collar Detail

SCALE: NONE



Trash Enclosure Plan

SCALE: NONE

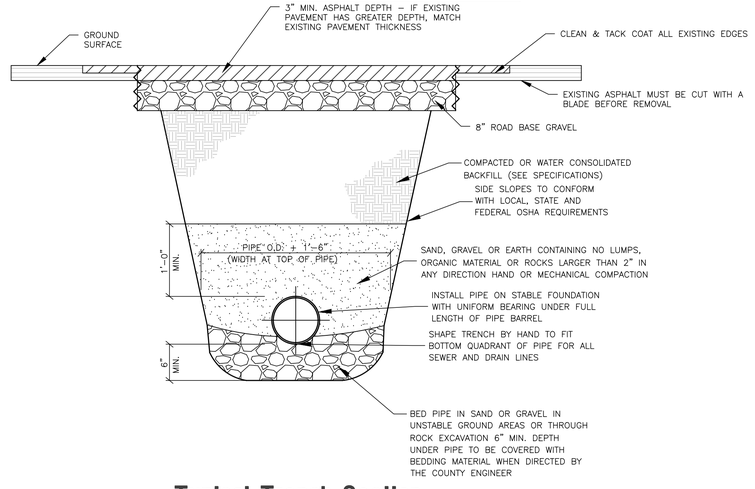


NOTE:
VERIFY BOLLARD LOCATION WITH SUB-GRADE AND SURFACE CONDITIONS AND ADJUST ACCORDINGLY.

Pipe Bollard Detail

SCALE: NONE

Pavement Restoration



Typical Trench Section

(WATER, SEWER & STORM DRAINS)

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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

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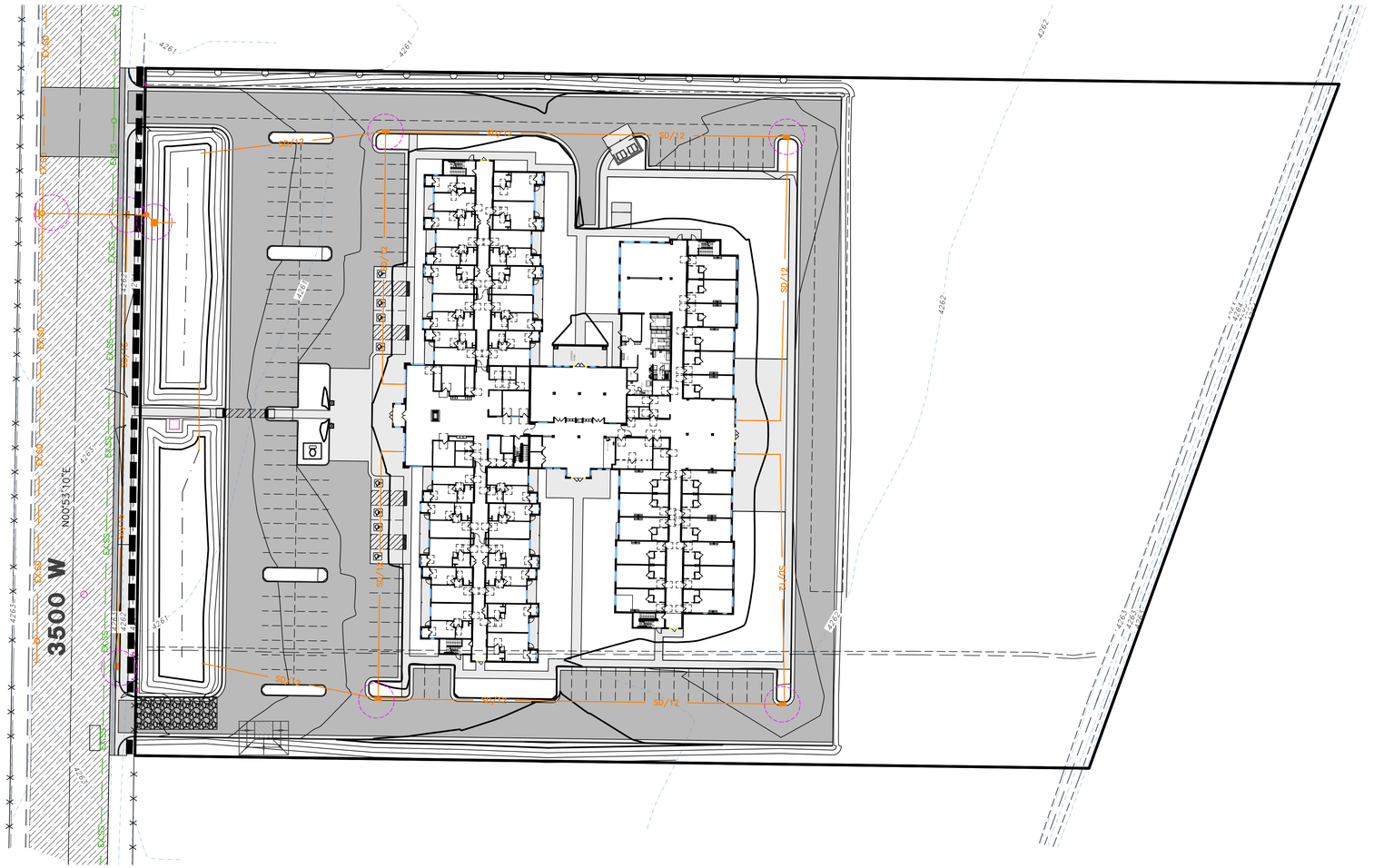
Grand Haven
3448 S 3500 W
Storm Water Pollution Prevention Plan Exhibit

WEST HAVEN CITY, WEBER COUNTY, UTAH
AUGUST 2025

Vicinity Map
NOT TO SCALE



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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

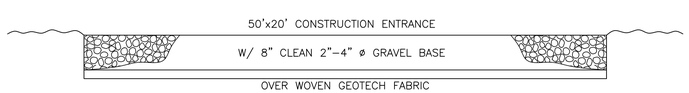
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair 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.

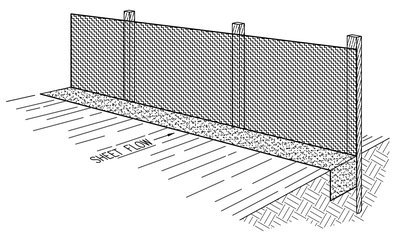
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts 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.

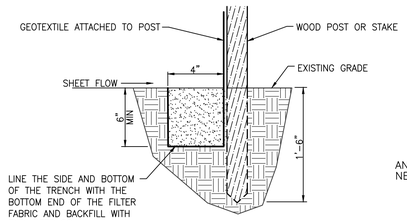


Cross Section 50' x 20' Construction Entrance



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.

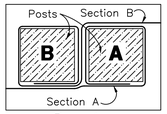
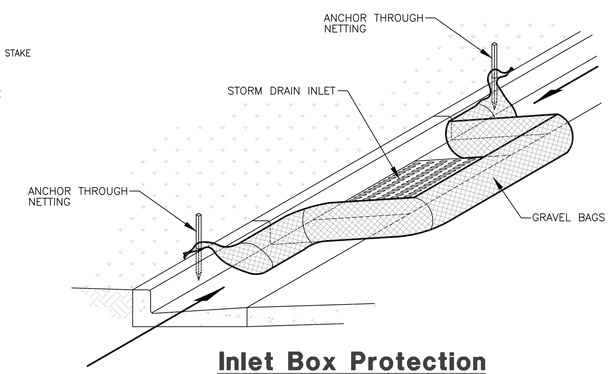


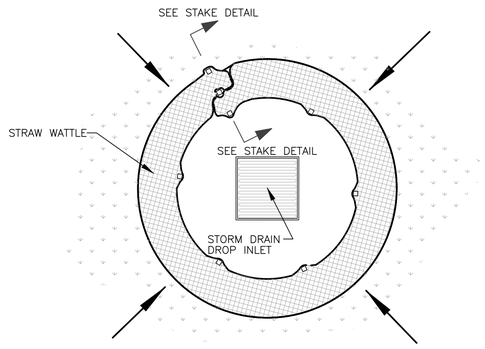
Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

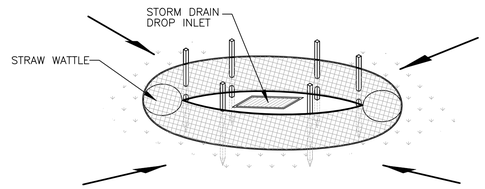
SCALE: NONE



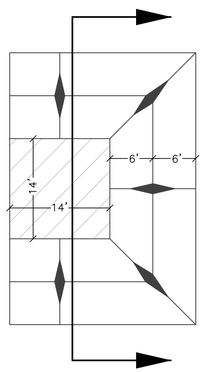
Inlet Box Protection

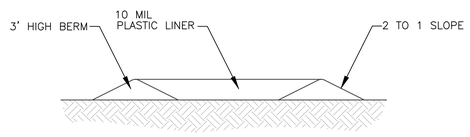


Plan View



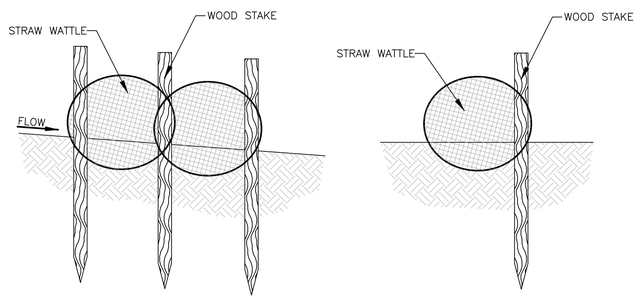
Drop Inlet Protection





Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Stake Detail

Reeve & Associates, Inc.
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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

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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"

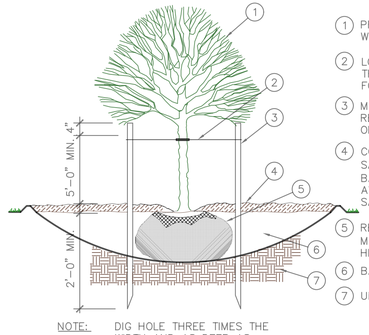
CALCULATIONS:

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

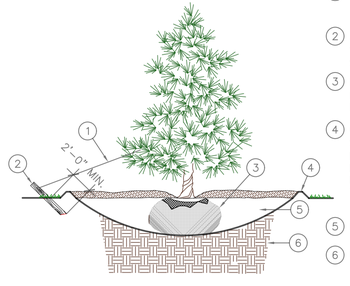


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER 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

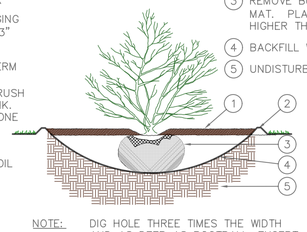


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH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

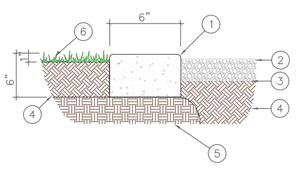


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

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.

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REVISIONS

DESCRIPTION	DATE

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

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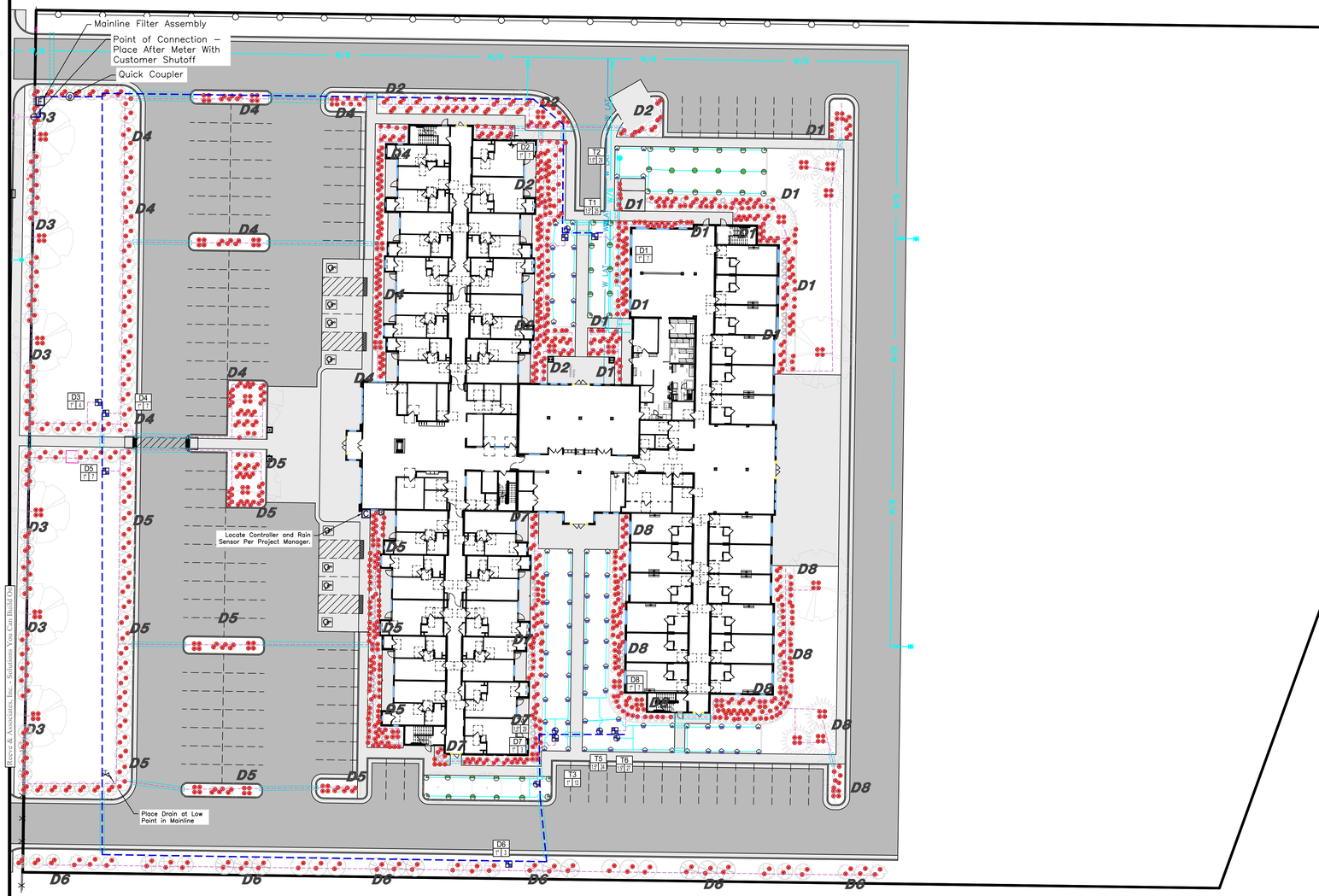

IRRIGATION SCHEDULE

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
R	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.

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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
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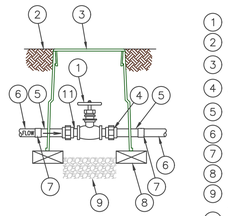
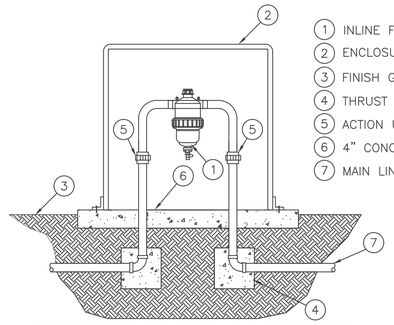


1. GATE VALVE – SEE SCHEDULE
2. FINISH GRADE
3. VALVE BOX WITH COVER: RAIN BIRD VB–6RND
4. ACTION UNIONS
5. GALVANIZED NIPPLE – 12" MIN.
6. PVC MAINLINE PIPE
7. PVC SCH 80 FEMALE ADAPTER
8. BRICK (1 OF 2)
9. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
10. PVC SCH 40 ELL
11. CLOSE NIPPLE

GATE VALVE

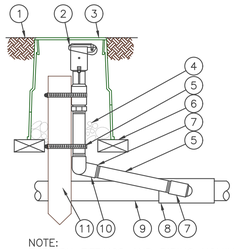
N.T.S.



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

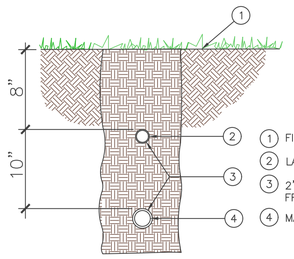
NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE

N.T.S.

IRRIGATION NOTES

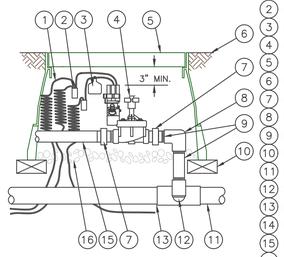
1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation 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

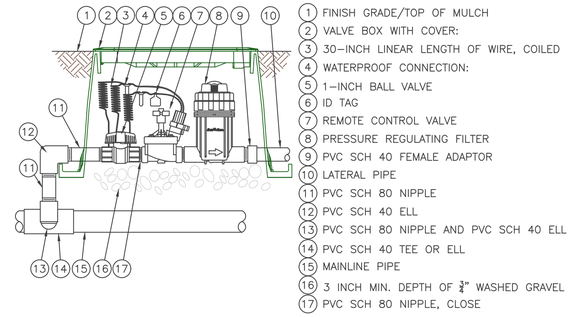
N.T.S.



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

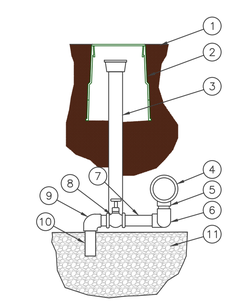
N.T.S.



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.



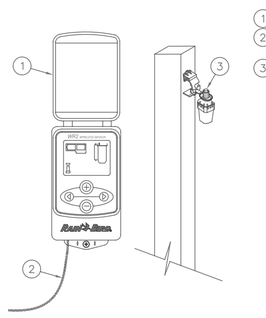
1. IRRIGATION CONTROLLER IN CABINET WITH WALL MOUNT
2. JUNCTION BOX
3. 1–INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2–INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

MANUAL DRAIN VALVE

N.T.S.

IRRIGATION CONTROLLER

N.T.S.



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

CONTROLLER INTERFACE NOTES:

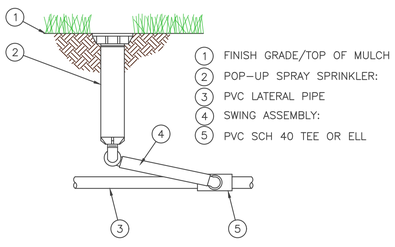
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS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

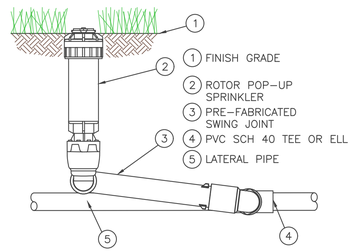
N.T.S.



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

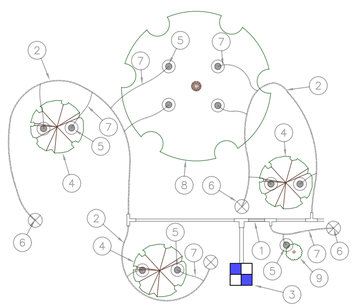
N.T.S.



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.

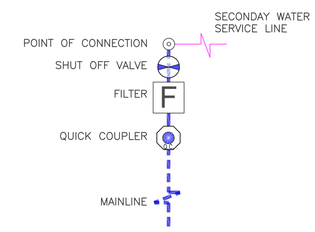


1. SCH. 40 PVC/POLY LATERAL
2. 1/2" SOLID DRIP TUBING OR EQUIV. LENGTH NOT TO EXCEED 250'
3. DRIP VALVE
4. TYPICAL SHRUB
5. DRIP EMITTER
6. AUTOMATIC FLUSH VALVE
7. 1/4" VINYL DISTRIBUTION TUBING (MAX. LENGTH IS 4')
8. TYPICAL TREE
9. TYPICAL PERENNIAL

NOTE:
*WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

DRIP ZONE LAYOUT

N.T.S.



POINT OF CONNECTION-SECONDARY

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REVISIONS

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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

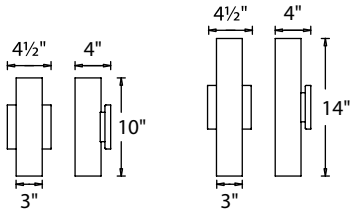
Input: 120V-277V

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

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44 Harbor Park Drive
Port Washington, NY 11050

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Lithia Springs, GA 30122

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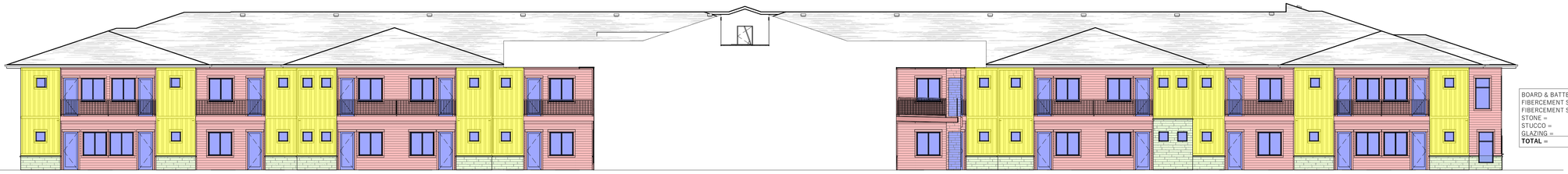
dweLED retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2019



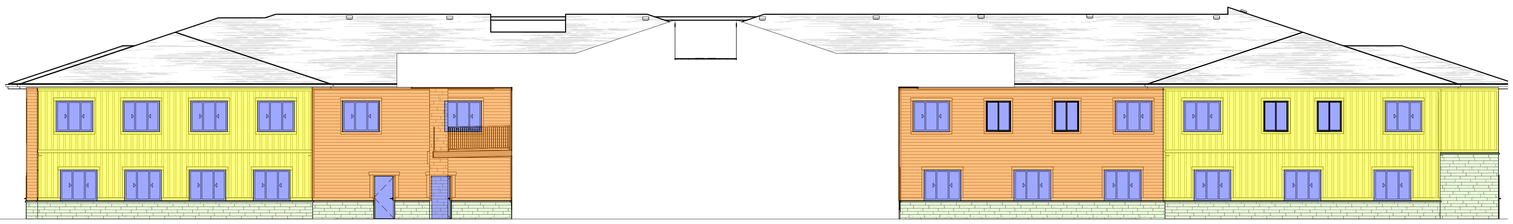
BOARD & BATTEN =	1,509 SF
FIBERCEMENT SIDING =	2,169 SF
FIBERCEMENT SHINGLES =	0 SF
STONE =	339 SF
STUCCO =	0 SF
GLAZING =	1,235 SF
TOTAL =	**5,252 SF**

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**

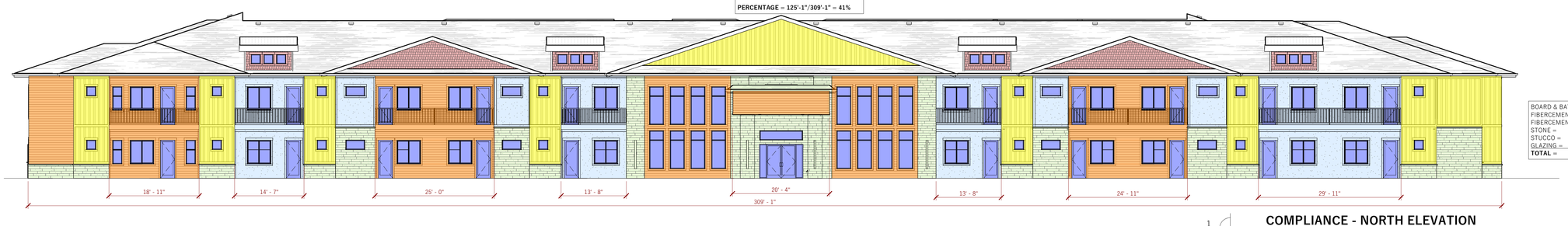
UPGRADED ARCHITECTURAL FEATURES

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

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RESOLUTION NO. 59-2025

A RESOLUTION OF WEST HAVEN CITYAPPROVING AND ESTABLISHING THE ANNUAL MEETING SCHEDULE FOR CITY COUNCIL FOR 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1. Recitals:

WHEREAS, the City Council of West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution including, but not limited to, establishing its annual meeting schedule; and,

WHEREAS, in conformance with the Utah State Code, the governing body of the City, being a public body, which holds regular meetings scheduled in advance during a year, must give public notice at least once each year of its annual meeting schedule specifying the date, time, and place of such meetings; and,

WHEREAS, the City Council desires to remain in compliance with laws and regulations; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare is at issue in this matter; now,

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WEST HAVEN CITY as follows:

Section 2. Establishment of Annual Meeting Schedule for the West Haven City Council:

That the City Council establishes this meeting schedule for the next twelve months (January 2026 – December 2026):

Regular Monthly Meetings:

Date: First and Third Wednesday of each month

Location: 4150 South 3900 West
West Haven, UT 84401

Time: 5:00 P.M. – Work Session
6:00 P.M. – City Council Meeting

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On the following dates, special meetings shall be held on: January 27, 2026, and April 28, 2026.

Section 3. Repealer of Conflicting Enactments:

All orders and resolutions regarding the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of the provisions of this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 4. Prior Resolutions:

The body and substance of any prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

Section 5. Savings Clause:

If any provision of this Resolution shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not render any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed to be the separate independent and severable act of the West Haven City Council.

Section 6. Date of Effect:

This Resolution, and the changes contemplated, shall become effective on the 17th day of December 2025, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 17th day of December 2025.

WEST HAVEN CITY

by: _____
Mayor Rob Vanderwood

Attested and recorded

_____
Emily Green, City Recorder

Mayor Rob Vanderwood	Yes _____	No _____
Councilmember Carrie Call	Yes _____	No _____
Councilmember Kim Dixon	Yes _____	No _____
Councilmember Nina Morse	Yes _____	No _____
Councilmember Ryan Saunders	Yes _____	No _____
Councilmember Ryan Swapp	Yes _____	No _____

DRAFT

STAFF REPORT

TO: Mayor and City Council

FROM: Shawn Warnke, City Manager

DATE: December 17, 2025

SUBJECT: Resolution on Chief Administrative Officer and Records Officer relating to the Utah State Data Requirements

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Background

The Utah Data Privacy Act was enacted to enhance the protection of personal data for Utah residents. All state governmental entities must initiate their privacy programs by December 31, 2025.

To begin implementing the privacy program, the following steps must be completed: First, a Chief Administrative Officer (CAO) needs to be appointed to oversee the development and execution of the privacy program and to complete the annual privacy program report. The CAO will then appoint a Records Officer to implement and maintain the privacy program and practices. Finally, the CAO must complete and submit a Privacy Program Report to the state.

Resolution No. 60-2025

RESOLUTION OF WEST HAVEN CITY APPOINTING A CHIEF ADMINISTRATIVE OFFICER AND A RECORDS OFFICER RELATING TO THE DATA PRIVACY REQUIREMENTS; AUTHORIZING THE MAYOR TO SIGN THIS RESOLUTION; AND, PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

WHEREAS, the City Council of West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution including, but not limited to entering into agreements regarding protecting and promoting the health, safety, and welfare of the public; and,

WHEREAS, the State of Utah has established the Utah Office of Data Privacy and passed Data Privacy requirements which require the City to appoint a Chief Administrative Officer and a Records Officer before December 31, 2025, for the City; and

WHEREAS, the City wishes to be able to comply with the State's Data Privacy requirements; and

WHEREAS, the City feels that the best way to accomplish that goal is to appoint a Chief Administrative Officer and Records Officer at this time; and

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II. :

1. That the City appoints the current individual holding the position of West Haven City Manager as the Chief Administrative Officer for West Haven City relating to fulfilling the Data Privacy requirements in Utah Code.

2. That the City appoints the current individual holding the position of City Recorder as the Records Officer for the West Haven City in all matters relating to records.

3. The City Manager is authorized to sign any documents necessary for the City to enact both of these appointments.

4. That the Mayor is authorized to sign this Resolution.

DRAFT

5. The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 17th day of December 2025.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 17th day of December 2025.

WEST HAVEN CITY

_____
Mayor Rob Vanderwood

ATTEST:

_____
Emily Green, City Recorder

DRAFT

Mayor Rob Vanderwood	Yes _____	No _____
Councilmember Carrie Call	Yes _____	No _____
Councilmember Kim Dixon	Yes _____	No _____
Councilmember Nina Morse	Yes _____	No _____
Councilmember Ryan Saunders	Yes _____	No _____
Councilmember Ryan Swapp	Yes _____	No _____

DRAFT