WEST HAVEN CITY
PLANNING COMMISSION AGENDA

February 13, 2019 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON February 13, 2019 THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: 5:30 PM: WORK SESSION TO DISCUSS AGENDA ITEMS 6:00 PM: REGULAR PLANNING COMMISSION MEETING

1. **INVOCATION**
2. **ACTION ON MINUTE**-JANUARY 23, 2019
3. **REPORT-** ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. **FINAL SUBDIVISION APPROVAL**-SALT POINT SUBDIVISION-2950 W. 4000 S.-WOODSIDE HOMES
5. **ACTION ON PUBLIC HEARING-** RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT
6. **FINAL SITE PLAN APPROVAL**-DURK'S PLUMBING-1945 W. COMMERCE WAY-DURK'S PLUMBING
7. **PRELIMINARY SITE PLAN APPROVAL**-SALON-1909 S. 2575 W.-KELTEN AND LEXIE THOMAS
8. **PUBLIC HEARING**-CONDITIONAL USE PERMIT FOR HOLIDAY LIGHTING/STORAGE SHELVING/WINDOW CLEANING BUSINESSES-3030 W. 3600 S.-DUSTIN AND ASHLEY HOWES
9. **ACTION ON PUBLIC HEARING-** CONDITIONAL USE PERMIT FOR HOLIDAY LIGHTING/STORAGE SHELVING/WINDOW CLEANING BUSINESSES-3030 W. 3600 S.-DUSTIN AND ASHLEY HOWES
10. **PRELIMINARY CONCEPT**-STORAGE UNITS-1688 S. 1900 W.-KERRY GARNER
11. **PRELIMINARY SITE PLAN APPROVAL**-SALT POINT SELF STORAGE-APPROX. 3150 W. 4000 S.-DOUG RICH
12. **PRELIMINARY SITE PLAN APPROVAL**-TRACE MINERALS RESEARCH-1990 W. 3300 S.-MARTY BARBER
13. **PRELIMINARY SITE PLAN APPROVAL**-CHIROPRACTIC AND INSURANCE OFFICE-3384 W. 4600 S.-LIVE FREE LLC
14. **PRELIMINARY SUBDIVISION APPROVAL**-THE TOWNS AT KNUDSON CORNER-APPROX.3300 S. 2400 W.-JOHN CLAYTON
15. **FINAL SUBDIVISION APPROVAL**-KNUDSON CORNER SUBDIVISION-3145 S. MIDLAND DRIVE-JOHN CLAYTON
16. **OTHER BUSINESS**
17. **ADJOURNMENT**

Emily Green

Emily Green, Deputy Recorder

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

CERTIFICATE OF POSTING

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

Planning Commission Meeting Minutes
January 23, 2019 6:00 P.M.

City Council Chambers
4150 S. 3900 W. West Haven, UT. 84401

Present:	*Ken Banta*	*Chairman*
	Darin Deem	*Vice Chair*
	Elaine Archuleta	*Commission Member*
	Becky Roundy	*Commission Member*
	Natalie Wilson	*Commission Member*
	Kirt Nalder	*Commission Member*
Staff Present:	*Emily Green*	*Deputy Recorder*
	Steve Anderson	*City Planner*
Absent:	*Scott Epperson*	*Commission Member*

5:30 WORK SESSION

Planning discussed the general plan as it applies to the 21st street area, and agenda items.

AGENDA

1. **Invocation**
2. **Action on Minutes –**January 9, 2019
3. **Report-** Action taken by City Council on Planning Commission recommendations-Steve Anderson
4. **Final Subdivision Approval-**Salt Point Subdivision-2950 W. 4000 S.-Woodside Homes
5. **Action on Public Hearing-**Riverwalk-1550 W. 2000 S.-Master Development Agreement
6. **Action on Public Hearing-**Amend the General Plan specifically in the 21st area
7. **Preliminary Site Plan Approval-**Commercial Building-approx. 3500 W. 3300 S.-Justin Nielsen
8. **Other Business**
9. **Adjournment**

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Banta called the meeting to order at 6:00 P.M.

1. INVOCATION *was offered by Commission Member Roundy.*

2. ACTION ON MINUTES-JANUARY 9, 2019

Commission member Deem made a motion to approve the minutes. Commission member Archuleta seconded the motion. *Commission member Banta, aye; Commission member Archuleta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; the vote was unanimous.*

3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
Steve Anderson reported on the January 16, 2019 council meeting.

4. FINAL SUBDIVISION APPROVAL-SALT POINT SUBDIVISION-2950 W. 4000 S.-WOODSIDE HOMES
No one was present for this item.

Chairman Nalder made a motion to table. Commission member Roundy seconded the motion. *Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.*

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5. ACTION ON PUBLIC HEARING-RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT

Commission member Nalder made a motion to table. Commission member Wilson seconded the motion. *Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.*

6. ACTION ON PUBLIC HEARING-AMEND THE GENERAL PLAN SPECIFICIALLY IN THE 21ST AREA

Commission member Wilson made a motion to add all aspects of the Psomas 21st street overly development plan into the appendix of the general plan for reference purposes only and if there is a conflict between the overlay and the general plan, then the general plan takes precedence. Commission member Archuleta seconded that motion. *Commission member Deem, aye; Commission member Nalder, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.*

7. PRELIMINARY SITE PLAN APPROVAL-COMMERCIAL BUILDING-APPROX. 3500 W. 3300 S.-JUSTIN NIELSEN
Justin Nielsen explained that they are just trying to get the commercial portion approved for the Hylands Ranch property.

Commission member Roundy asked what kind of commercial was going in.

Mr. Nielsen explained that it will be office spaces with a few units. There will be a 10 foot wall around pitched buildings with stone, rock, and glass exterior.

Vice Chair Deem asked what the landscaping will look like and where they would put the dumpster enclosure.

Mr. Nielsen said he would have a lot of grass and shrubs. It will be about 10% and he tentatively is thinking they will put the enclosure for the dumpster between buildings 3 and 4. He also plans on putting up a fence between the residential and commercial portions.

Chairman Banta asked about lighting.

Mr. Nielsen said there will be lighting on the building and lighting on each island for parking. They plan on building two buildings immediately and later finishing out the rest.

Planning discussed the requirements of zoning for the annexation and that this approval was contingent on that original zoning for the annexation.

Commission member Archuleta made a motion to give preliminary site plan approval for commercial buildings at approx. 3500 W. 3300 S. Commission member Archuleta seconded the motion. *Commission member Wilson, aye; Commission member Banta, aye; Commission member Archuleta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; the vote was unanimous.*

Commission member Nalder made a motion to revisit agenda item number 5. Commission member Wilson seconded the motion. *Commission member Wilson, aye; Commission member Banta, aye; Commission member Archuleta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; the vote was unanimous.*

8. ACTION ON PUBLIC HEARING-RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT
Rick Scadden explained that the committee had changed portions of the Master Development Agreement and he presented a map to go along with the changes.

Vice Chair Deem asked if the road through the townhomes is a public road.

Mr. Scadden explained that it is a public road.

Chairman Banta asked if they added the time span of ten years and then the option for two five year extensions to the MDA.

Mr. Scadden said he had not but he would add it.

Commission member Archuleta suggested changing approximately 30 units per acre to no more than 30 units per acre.

Commission member Nalder made a motion to table. Commission member Roundy seconded the motion. *Commission member Wilson, aye; Commission member Banta, aye; Commission member Archuleta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; the vote was unanimous.*

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9. OTHER BUSINESS
There was no other business at this time.

10. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 6:33 P.M. Commission member Deem seconded the motion. *Commission member Wilson aye, Commission member Nalder, aye; Commission member Archuleta, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Deem, aye; the vote was unanimous*

Emily Green
Emily Green
Deputy Recorder

Date Approved: _____

DRAFT

WHEN RECORDED RETURN TO:
City of West Haven
ATTN: City Recorder
4150 S. 3900 W.
West Haven City, UT 84401

For Recording Purposes Do
Not Write Above This Line

MASTER DEVELOPMENT AGREEMENT
BETWEEN
CITY OF WEST HAVEN, UTAH
AND
RIVERWALK, LLC

THIS MASTER DEVELOPMENT AGREEMENT, the RIVERWALK, is entered into this _____ day of _____, 20_____, by and between the City of West Haven, County of Weber, State of Utah, a municipal corporation, (herein referred to as the "City") and Riverwalk, LLC (herein referred to as the "Developer") for the master planned area to be named, RIVERWALK, (herein referred to as "Property"), is created with reference to the following facts and representations of the aforesaid entities:

RECITALS

A. The Developer owns, holds option to purchase, or has contractual rights to purchase the Property, in its entirety, designated in Exhibit A of this Master Development Agreement, which is the Riverwalk Master Development Plan, approved by the City of West Haven for the Developer's project.

B. In accordance with the requirements of, as applicable, in the Mixed-Use Zone and as described in Exhibit B, The Developer filed the Application for development of the Project on the Property (consistent with the Vesting Ordinances),and all other features as generally shown on the Concept Plan described in Exhibit B, and this Master Development Agreement. The Developer shall not seek to develop the Property in a manner that deviates from The Master Development Agreement. The Developer is entitled under the Riverwalk Master Development Plan to develop the Property as follows:

   1. Approximately 16 acres of apartment complexes, at 30 units per acre, to be developed as allowed under the Mixed-Use Zone described in Exhibit B, subject to agreement.

   2. Approximately 15 acres of residential units, at approximately 16 units per acre, developed in accordance with the requirements of, as applicable, the Mixed-Use Zone as described in Exhibit B.

3. Approximately 60 acres of remaining property, to be developed as allowed under the Mixed-Use Zone/Commercial Zone described in Exhibit B, subject to agreement.

4. Parking ratio shall conform to the mixed-use zone requirements of West Haven City. All developments within the master development area shall receive a 20% reduction on parking ratio with a required cross access/shared parking agreement with the master development on each parcel developed, excluding the residential housing referenced in B-1 and B-2 of this section.

5. The Developer shall develop or preserve, at and in connection with Developer's ordinary phasing for the Project, public and private parks, trails, and open area in the locations shown on the concept plan or to be determined by future designs and planning. This shall include the following:

    a. A required 50-foot easement, which follows alongside the river bank, specific to the Parcel 6 and Parcel 9, reflected in Exhibit A

    b. A public park at the north side of the pond, as described on the Concept Plan described in Exhibit B

    c. The requirement of either a 12' wide sidewalk, or the design of a trail system (15' easement) that runs conducive with existing trail systems present on the surrounding parcels and will run throughout future designs of RIVERWALK parcels

    d. Roads found on the Concept Plan in Exhibit B, may be subject to change of location as designs are submitted. As required by the City, the road system will line up in conjunction with 1700 S on the west side of property, and also require design to include a possible future flyover for the I-15 Interstate on the east. All roads to conform to the City standards. See item 6B of this Master Development Agreement.

C. The City agrees to accept all improvements intended for public use and constructed by Developer, or Developer's contractors, subcontractors, agents or employees, provided those improvements have been duly inspected by the City and found to conform to applicable building codes or public works standards not otherwise modified or waived by this Agreement, and are consistent with submitted and approved plans:

    1. The roads, created in the development, shall be public roads. After the roads have been constructed in accordance with the City's standards set forth in the Zoning Ordinance and the City's Master Plan and the City has accepted them, the City shall maintain them, providing the same level of service given to other City roads.

    2. The City agrees to allow the Developer to connect into and utilize all remaining excess capacity within such improvement available as of the Effective Date, within the storm detention basin located on certain offsite property more particularly identified in the Concept Plan attached hereto.

3. To the extent the Planning Commission and/or City Council is required by the Zoning Ordinance to approve site plans or subdivision plats, then Developer shall have the right to submit to and process for approval on a concurrent basis both preliminary and final plats for phases of the Project. To the extent permitted by the Zoning Ordinance, Developer shall have the right to have all plans, building permits, and other applications and/or documents submitted to and to be approved by the City, reviewed and approved by the then acting City Planning Director and/or his designee, without the need to obtain approval from the City Council. Any appeal to such approval (or denial) shall promptly be heard by the City Council.

4. All approvals for development of the Property and for the planned development are subject to specific conditions imposed by the Planning Commission and the City Council. This Master Development Agreement includes various conditions and requirements which must be satisfied by the Developer in the development of the Property. Except as otherwise specified herein, both the City and the Developer, are subject to, and shall conform with, this Master Development Agreement, as well as; all ordinances, rules and regulations adopted by the City, including but not limited to the provisions of the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and all other applicable ordinances, standards, specifications, fees, regulations and codes, collectively referred to herein as the "City Ordinances."

5. The purpose of this Master Development Agreement is to reduce to words, the mutually understood Property development as it pertains the respective entities, in conformance with the City Ordinances and the specific approvals granted by the City for the Property and the planned mixed-use development. The City and the Developer, as well as any successors and/or assigns, agree to be bound under the terms and conditions of this Master Development Agreement. Any person or entity hereinafter developing the Property, or any portion thereof, shall comply with the terms of this Master Development Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the entities hereby agree as follows:

COVENANTS

1. *INCORPORATION OF RECITALS.* The foregoing RECITALS are hereby incorporated into this Master Development Agreement.

2. *INTENDED USE.* The Developer shall develop the Property as a *mixed-use* development, consisting of the following; 16 acres of apartments at 30 doors per acre, 15 acres of residential units at16 units per acre, and additional uses described in Exhibit B, in developing the remaining 60 acres.

3. *CONCEPT APPROVAL.* The West Haven City Council has approved the Developer's proposed concept for the Property and has entered into this agreement to facilitate the Developer in developing the Property as proposed.

4. *PROPERTY DEVELOPMENT.* The Property and the planned development shall be urbanized in strict accordance with the terms and conditions of this Master Development Agreement and the City Ordinances. All development and use of the preliminary plan, the preliminary plat, and specifically any unmodified *mixed-use* zoning requirements. The Property shall be developed as described in Exhibit B.

5. *INTENT TO ALLOW PHASING.* The City acknowledges that the Developer and/or assigns of the Developer whom have purchased portions of the Property, intend to submit various applications from time to time, in order to develop and/or construct portions of the Property in development phases. For each phase, the Developer and/or assign, shall be in strict compliance with the terms and conditions of this Master Development Agreement and the City Ordinances.

6. *PROCESS FOR MODIFYING THE MASTER DEVELOPMENT PLAN.* The city acknowledges that the RIVERWALK Master Development Agreement is a plan approved for the development of the Property with specific land uses permitted on the RIVERWALK Master Development Plan. Amendments to the RIVERWALK Master Development Plan shall be initiated by filing the appropriate amendment application.

7. *BUILDING LANDSCAPING.* The Developer hereby agrees to install all building and project landscaping in accordance with the site plan prior to the issuance of occupancy permits for each respective building. The City, in its discretion, may allow occupancy of a building prior to the installation of final landscaping in the event that weather prohibits landscaping installation. In such circumstances, the City may require a cash bond, in an amount determined by the City, in order to insure completion of required landscaping at the earliest point in time, weather permitted.

8. *UTILITIES AND INFRASTRUCTURE.* The Developer shall install or cause to be installed, natural gas, electrical service, telephone, storm water, sanitary sewer and water systems, both culinary and secondary, and all required utility and street improvements, the RIVERWALK's Utilities and Infrastructure, for the development. All utilities and infrastructure construction and installation shall be completed in accordance with City Ordinances and applicable design and construction standards of the utility providers and the City. All plans and construction for water, sewer, street and storm drainage improvements shall be reviewed and approved by the City Engineer. All utilities and infrastructure shall comply with the applicable City Ordinances, including, but not limited to the City's Mixed-Use Ordinance and applicable standards and specifications.

9. *SECURITY FOR PUBLIC IMPROVEMENTS.* In accordance with the City Ordinances, the Developer shall enter into a Bond Agreement in the standard form acceptable to the City and provide a security to guarantee the installation and completion of all public Utilities and Infrastructure, and all public improvements to be constructed, installed, reviewed or provided by the Developer pursuant to this MASTER DEVELOPMENT AGREEMENT or in connection with the MASTER DEVELOPMENT PLAN or located within the Property, or any portion thereof, and any other public improvements shall be constructed and installed at the Developer's sole expense in accordance with the City's construction and engineering standards and the City Ordinances. All public improvements shall be warranted for one (1)

year in accordance with the applicable State Statutes and City Ordinances after conditional acceptance has be received from the City.

10. *EASEMENTS.* Appropriate easements including satisfactory perpetual public utility easements required by the City shall be conveyed by the Developer to the City in conjunction with final subdivision plat approval and recording. The utility easements shall consist of property adjacent to and along the public rights-of-way within and adjacent to the Property and around the subdivision lot lines as are needed for public and/or private utilities. Additional easements may be required of the Developer or Property owner with the development of any particular lot, building, phase, or plat within the Planned Development and public improvements required in connection with the same. All required easements shall be noted on the final subdivision plat.

11. *DEDICATION OR DONATION.* The Developer shall dedicate and convey to the City, at no cost to the City, all required public utility easements for the purpose of constructing, installing, operating, and maintaining public utilities and improvements of any nature and kind as determined and required by the City. Fee title to all public improvements required by the City in connection with the Property along with the appurtenant easements and rights-of-way, and the City's portions of water systems and storm drainage system and their related easements and rights-of-way. All public improvements and rights-of-way intended for public dedication shall be dedicated in fee in conjunction with the final plat. Prior to the time of dedication, the Developer shall take such action necessary to obtain a release of any encumbrance on any property to be dedicated to the City. The City shall have the right to inspect all such improvements prior to acceptance of the conveyance thereof. The Developer is making the dedications and donations provided in the Master Development Agreement voluntarily and as a contribution to the City and hereby waives and releases and claims for compensation thereof.

12. *VESTED RIGHTS.* Subject to the terms and provisions of this Master Development Agreement, by reason of the Developer's completed application for the City's approval of the Preliminary Plat and Master Site Plan, the entities hereby acknowledge certain vested rights of the Developer to develop the Property in accordance with such approved plans, plat, and permits. Nothing herein shall be construed to provide the Developer with any further or additional vested rights than those recognized by Utah law. Such vested rights shall be subject to all recognized exceptions, including, but not limited to, the pending ordinance, procedural modes and form, clarifying ambiguity, and competing public interest doctrines. Except as otherwise provided herein, development of the Property shall be permitted in accordance with the approved plans, plats, and permits for the Property, the terms and conditions of this Master Development Agreement. Notwithstanding the foregoing, development of the Property shall be subject to subsequent amendments to City Ordinances regarding fees, procedures, and police power provisions as may be allowed under applicable vested rights law in the State of Utah. For instance, any amendments to the site plan approval procedures shall require subsequent site plan applications to comply with the procedural requirements of the City Ordinances in place at the time of the application. Fees required in connection with any development within the RIVERWALK Master Development Plan, shall be paid in accordance with the fee schedule in place at the time the fees are due and paid. Development of the Property shall also be subject to subsequent City Ordinances enacted under the City's police power to protect the public

health, safety, and welfare as may be allowed under the applicable vested rights law in the State of Utah.

13. *RESERVED LEGISTLATIVE POWERS.* The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all of its police power preserved by law.

14. *PAYMENT OF FEES.* The Developer shall pay to the City, all required fees in a timely manner which are due, or which may become due pursuant to the City Ordinances in connection with the development of the RIVERWALK Master Development Plan or any portion thereof and in such amounts as are required by City Ordinances at the time such fees are actually paid to the City. The Developer shall pay all required impact fees for the RIVERWALK Master Development Plan unless otherwise agreed to in writing by the entities.

15. *PROVISION OF MUNICIPAL SERVICES.* Subject to the Developer complying with all of the City Ordinances and the provisions of this Master Development Agreement, the City agrees to provide standard municipal services to the Property equal to those generally provided to other areas by the City, subject to the payment of all reasonable fees and charges levied therefor by the City.

16. *DEFAULT.* The City may pursue any enforcement action deemed necessary and appropriate for any violation of City Ordinances in accordance with applicable enforcement provisions as set forth in the City Ordinances or otherwise permitted by law. Notwithstanding and in addition to the City's right to pursue any enforcement action for violation of City Ordinances, in the event any party fails to perform its obligations hereunder or to comply with the terms of this Master Development Agreement, the non-defaulting party may have the following enforcement remedies. Prior to invoking the remedies provided herein, the non-defaulting party shall provide the defaulting party, written notice of default and a twenty (20) day cure period. All notices of default shall be provided in accordance with the Notice Provisions set forth in the City Ordinances. In the event the non-defaulting party does not cure the default within the required twenty (20) day cure period or enter into a written agreement for curing the default within the reasonable time, acceptable to the non-defaulting party in its reasonable discretion, the non-defaulting party may, at its election, refer to the following remedy or remedies:

    i. *All rights and remedies available at law and in equity, including, but not limited to, injunctive relief, specific performance and/or damages.*
    ii. *The right to withhold all further approvals, licenses, permits, or other rights associated with the Property until such default has been cured.*
    iii. *The right to draw on any applicable security posted or provided in connection with the Master Development Plan.*
    iv. *The right to terminate this Master Development Agreement.*
    v. *The rights and remedies set forth herein above shall be cumulative.*

The Developer shall also be in default under the terms of this Master Development Agreement under the following circumstances if not cured within thirty (30) days following the notice of default:

Insolvency – The Developer shall be adjudicated bankrupt or makes any voluntary or involuntary assignment for the benefit of creditors, or bankruptcy, insolvency, reorganization, arrangement, debt adjustment, receivership, liquidation or dissolution proceedings shall be instituted by or against the Developer; and if instituted adversely, the one against whom such proceedings are instituted consents to the same or admits in writing the material allegations thereof, or said proceedings shall remain un-dismissed for 150 days.

Misrepresentation – The Developer has made a materially false representation or warranty in any agreement with, or applicable to the City.

17. *ASSIGNMENT.* The Developer shall not assign its obligations under this Master Development Agreement or any rights or interest herein without giving prior written notice to the City. Any future assignee shall consent in writing to be bound by the terms of this Master Development Agreement as a condition precedent to the assignment. No party shall transfer, assign, sell, lease, encumber, or otherwise convey its rights and obligations under this Master Development Agreement separate from the party's interest in the Property except for the sale of lots or lease of buildings within the RIVERWALK Master Development Plan. In the event of a sale or transfer of the Property, or any portion thereof, the buyer or transferee (Subsequent Developer) shall be liable for the performance of each of the obligations contained in this Master Development Agreement as it relates to that portion of the Property it is buying, and acceptance of a deed to any portion of the Property shall constitute an agreement to assume and to be bound by the provisions of this Master Development Agreement as it related to Property covered by the deed. Each buyer or transferee shall sign an assignment and assumption agreement in a form reasonably acceptable to the City agreeing to be bound by the terms and conditions of this Master Development Agreement as provided herein. Any reference to the Developer herein shall be construed to refer to any Subsequent Developer with respect to the portion of the Property owned by such Subsequent Developer.

18. *OWNERSHIP.* The Developer hereby warrants and represents that it is the legal owner of, or has control of, record of the Property, and has the right to develop the Property, and has full authority to enter in the terms of this Master Development Agreement encumbering the Property.

19. *NOTICE.* All notices required or desired to be given hereunder shall be in writing and shall be deemed to have been provided on the date of personal service upon the party for whom intended or upon receipt if mailed, by certified mail, return receipt requested, postage prepaid, and addressed to the parties at the following address:

To the City:	*To the Developer:*
City of West Haven ATTN: City Planner/Engineer 4150 South 3900 West West Haven, UT 84401	RIVERWALK, LLC 2492 Wall Avenue Ogden, UT 84401

Any party may change its address for the notice under this Master Development Agreement by giving written notice to the other party in accordance with the provisions of this paragraph.

20. *ENTIRE AGREEMENT.* This Master Development Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regulatory approvals given by the City for the Property and RIVERWALK Master Development Plan, contains the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreement, referenced documents, regulatory approvals and related conditions. It is expressly agreed by the parties that this Agreement is intended to and shall govern the development of the Property pursuant to the City Ordinances, including, but not limited to, all planning, zoning, and subdivision issues.
21. *BINDING EFFECT.* This Master Development Agreement shall be binding upon the parties hereto and their respective officers, agents, employees, successors and/or assigns, as permitted herein. The covenants contained herein shall be deemed to run with the Property and a copy of this Master Development Agreement shall be recorded in the office of the Weber County Recorder, State of Utah. All Recording fees shall be paid by the Developer.

22. *NON-LIABILITY OF CITY OFFICIALS, EMPLOYEES, AND OTHERS.* No officer, representative, agent, or employee of the City shall be personally liable to the Developer or any successors and/or assignee of the Developer in the event of any default or breach by the City, or for any amount which may become due the Developer, or its successors and/or assigns, or for any obligation(s) arising under the terms of this Master Development Agreement.

23. *TERMINATION.* In addition to any other enforcement right or remedy provided herein, and notwithstanding anything in the Master Development Agreement to the contrary, it is hereby agreed by the parties hereto that in the event that the RIVERWALK Master Development Plan, including all phases thereof, *either* is not completed within ten (10) years of the date of this Master Development Agreement and if necessary, two, five (5) year extensions, as agreed upon by The City and The Developer, *or* in the event that the Developer does not comply with the provisions of this Master Development Agreement, the City shall have the right and sole discretion, but not the obligation, to terminate this Master Development Agreement and/or to not approve any additional phases for the RIVERWALK Master Development Plan. Any termination may be in effect by the City, by giving written notice of intent to terminate, to the Developer at its last known address, as set forth herein. Whereupon the Developer shall have ninety (90) days during which the Developer shall be given the opportunity to correct any alleged deficiencies and to take appropriate steps to commence and/or complete the RIVERWALK Master Development Plan. In the event the Developer fails to correct the alleged deficiencies or to take appropriate steps to commence and/or complete the RIVERWALK Master Plan Development as provided herein, the City shall be released from any further obligations under this Master Development Agreement and may terminate the same by written notice to the Developer. The parties expressly recognize and acknowledge that the development of the RIVERWALK Master Development Plan is a phased mixed-use development. It is also recognized that it is critical to the City that certain development occurs within reasonable time from the date of this Master Development Agreement. It is expressly acknowledged by the parties that the RIVERWALK Master Development Plan is intended to be developed in reasonable staged phases and that the Developer shall use its best efforts to proceed with the RIVERWALK Master

Development Plan in a timely fashion. The release and indemnification provisions in the City Ordinances shall survive any termination of this Master Development Agreement.

24. *GOVERNING LAW AND JURISTICTION.* The provision of this Master Development Agreement shall be governed by and interpreted in accordance with the laws of the State of Utah. The parties to this Master Development Agreement agree that any judicial action associated with this Master Development Agreement shall be taken in the Second Judicial District Court of the State of Utah.

25. *SEVERABILITY.* If any portion of this Master Development Agreement is held to be unenforceable by a court of competent jurisdiction, any enforceable portion thereof and the remaining provisions shall continue in full force and effect.

26. *AMENDMENT.* This Master Development Agreement may be amended only in writing signed by the parties hereto. Any amendments to the RIVERWALK Master Development Plan documents, including, but not limited to the plans, plats, and Exhibits attached hereto, must be approved by the City in accordance with the applicable City Ordinances in addition to required amendments to this Master Development Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

ATTEST:

_____
Recorder

CITY:
CITY OF WEST HAVEN

By: _____

DEVELOPER:
RIVERWALK, LLC

By: _____

Exhibit A

Legal Description of the Property

Parcel 1 – County Parcel Number 15-066-0047:

PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNINGAT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION,THENCE EAST 8.855 CHAINS, THENCE SOUTH 6D15' WEST TO A POINTSOUTH 55D51' EAST 655.5 FEET AND NORTH 6D30' EAST 121.4FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION,THENCE SOUTH 44D39' WEST 590 FEET, THENCE WEST TO WEST LINEOF SAID QUARTER SECTION, THENCE NORTH 10.11 CHAINS TOBEGINNING. EXCEPT 0.16 ACRE, MORE OR LESS, IN STATE ROADCOMMISSION (806-599).

Parcel 2 – County Parcel Number 15-069-0002:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, ANDRUNNING THENCE SOUTH 0D31' WEST ALONG THE EAST LINE OF SAIDQUARTER SECTION 818.9 FEET TO THE NORTH RIGHT-OF-WAY LINE OFTHE LAYTON INTAKE CHANNEL, THENCE SOUTH 44D39' WEST 398.3FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF A 225.0 FOOTRADIUS CURVE TO THE LEFT FOR A DISTANCE OF 5.74 FEET, THENCENORTH 88D04' WEST 396.85 FEET ALONG EXISTING FENCE, THENCENORTH 0D29' WEST 37.33 FEET, THENCE NORTH 17D05' WEST 69.5FEET TO A POINT 10.50 CHAINS WEST FROM THE EAST LINE OF SAIDQUARTER SECTION, THENCE NORTH 730 FEET, MORE OR LESS, TO THECHANNEL OF WEBER RIVER, THENCE NORTHEASTERLY IN CHANNEL OFSAID RIVER TO A POINT 6 CHAINS WEST OF THE NORTHEAST CORNER OFSAID QUARTER SECTION, THENCE EAST 6 CHAINS TO THE POINT OFBEGINNING. CONTAINING 15.70 ACRES, M/L. TOGETHER WITH AND SUBJECT TO RIGHT-OF-WAY FOR INGRESS ANDEGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LAND: PART OFTHE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2WEST, SALT LAKE BASE AND MERIDIAN. A 60 FOOT RIGHT-OF-WAYRUNNING IN A NORTHERLY DIRECTION ADJACENT TO AND PARALLEL WITHTHE WEST LINE OF THE LAYTON CANAL, THE EAST LINE OF SAIDRIGHT-OF-WAY IS DESCRIBED AS FOLLOWS: BEGINNING AT THEINTERSECTION OF THE CENTER OF WILSON LANE AND THE WEST LINE OFTHE LAYTON CANAL SAID POINT BEING NORTH 722.70 FEET AND WEST372 FEET; RUNNING THENCE NORTH 2D59' EAST ALONG SAID CANAL 682FEET, MORE OR LESS, TO THE ARC OF A CURVE; THENCE ALONG THEARC OF A REGULAR CURVE TO THE RIGHT WITH A RADIUS OF 225 FEETFOR AN ARC DISTANCE OF 163.6 FEET TO THE NORTH LINE OF SAIDRIGHT-OF-WAY, SAID POINT BEING THE SOUTH LINE OF THE PROPERTYCONVEYED TO PECK & SHAW FINE CARS, INC. IN BOOK 1278, PAGE 695OF OFFICIAL RECORDS. THE ABOVE RIGHT-OF-WAY IS SUBJECT TO THEFEE SIMPLE OWNERSHIP OF THE U.S.A. IN AND TO THAT PORTIONDEEDED AS THE LAYTON CANAL. THE ABOVE RIGHT-OF-WAY GIVEN ASINGRESS AND EGRESS TO AND FROM THE PROPERTY DEEDED TOPECK-RENNERT INVESTMENT COMPANY AND THEIR SUCCESSORS ININTEREST IN BOOK 1222 AT PAGE 869 AND BOOK 1267 AT PAGE 298 OFOFFICIAL RECORDS. (1361-802) SUBJECT TO BOUNDARY LINE AGREEMENT E# 2485812

Parcel 3 – County Parcel Number 15-069-0001:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 21.44 CHAINS EAST OF NORTHWEST CORNER OF SAIDQUARTER SECTION, THENCE IN THE OLD CHANNEL OF THE WEBER RIVER, FIRST SOUTHEASTERLY, THENCE NORTHEASTERLY TO A POINT 12.6CHAINS EAST OF BEGINNING, THENCE WEST 12.6 CHAINS TOBEGINNING. SUBJECT TO BOUNDARY LINE AGREEMENT E# 2485812.

Parcel 4 – County Parcel Number 15-069-0068:

TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 25,TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED ASFOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION25; THENCE SOUTH 89D41'49" EAST 1416.40 FEET; THENCE SOUTH00D00'00" EAST 28.02 FEET TO THE TRUE POINT OF BEGINNING;THENCE SOUTH 89D11'21" EAST 126.02 FEET ALONG A FENCE LINEAND THE EXTENSION THEREOF TO A REBAR; THENCE SOUTH 00D01'24"EAST 194.37 FEET TO A FENCE CORNER AND A REBAR; THENCE SOUTH00D01'24" EAST 747.77 FEET ALONG A FENCE LINE; THENCE SOUTH01D48'[illegible]5" WEST 52.49 FEET TO THE CENTER OF THE HOOPER CANAL;THENCE NORTH 48D27'26" WEST 172.84 FEET ALONG THE CENTER OFTHE HOOPER CANAL; THENCE NORTH 00D00'38" WEST 37.31 FEET;THENCE NORTH 00D18'53" EAST 844.47 FEET ALONG A FENCE LINETO THE POINT OF BEGINNING.

Parcel 4A – County Parcel Number 15-069-0044:

TOGETHER WITH BENEFICIAL INTERST TO CREATED IN THAT A QUIT CLAIM DEED WILL BE RECORDED WITH A FUTURE SURVERY SPLITTING THE PARCEL TO AN APPROX 4.5 ACRE PARCEL.

Parcel 5 – County Parcel Number 15-063-0044:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:RUNNING THENCE NORTH 594.0 FEET ALONG THE QUARTER SECTIONLINE; THENCE SOUTH 29D EAST 102.5 FEET; THENCE SOUTH 79D30'EAST 462.0 FEET, MORE OR LESS TO THE WESTERLY RIGHT OF WAYLINE OF INTERSTATE 15; THENCE SOUTH 9D14' EAST ALONG SAIDRIGHT OF WAY LINE A DISTANCE OF 425.67 FEET; THENCE WEST572.26 FEET TO THE POINT OF BEGINNING.CONTAINING 7.9 ACRES. EXCEPTING THEREFORM THOSE PORTIONS THEREOF HERTOFORECONVEYED IN FEE TO THE UNITED STATES OF AMERICA BY WARRANTYDEED RECORDED IN BOOK 604 OF RECORDS, PAGES 241-45. ALSO EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYEDTO STATE ROAD COMISSION OF UTAH FOR HIGHWAY I-15.

Parcel 6 – County Parcel Number 15-064-0009:

A PARCEL OF LAND BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER SOUTHEAST QUARTER AND THESOUTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 24,TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED ASFOLLOWS; BEGINNING ON THE WESTERLY HIGHWAY RIGHT OF WAYAND NO-ACCESS LINE OF PROJECT NO.1-15-8 (7) WHICH POINT IS1320 FEET WEST, 1316.7 FEET NORTH APPROXIMATELY, 1118 FEETWEST AND SOUTH 9D14' EAST 219 FEET, FROM THE SOUTHEASTCORNER OF SAID SECTION 24, THENCE NORTH 9D14' WEST60 FEET, MORE OR LESS, TO THE CENTERLINE OR RIVER ANDTHE NORTHERLY CORPORATE LIMITS LINE OF WEST HAVEN CITY,THENCE WESTERLY 330 FEET, MORE OR LESS, TO THE WESTLINE OF SAID SOUTHWEST QUARTER, SOUTHEAST

QUARTER, THENCEWEST 15 CHAINS, MORE OR LESS, ALONG SAID NORTH BOUNDARYLINE, THENCE SOUTH 22D30' WEST 24.09 FEET, THENCE SOUTH 36D30'WEST 1.25 CHAINS, THENCE SOUTH 15D WEST 1.50 CHAINS, THENCESOUTH 1.52 CHAINS, THENCE SOUTH 5D WEST 1.70 CHAINS, THENCESOUTH 13D30' EAST 2.83 CHAINS, THENCE SOUTH 78D30' EAST4.80 CHAINS, THENCE SOUTH 71D EAST 1.50 CHAINS, THENCENORTHEASTERLY 670 FEET, MORE OR LESS, ALONG A STRAIGHT LINETO SAID WEST LINE, THENCE SOUTH 130 FEET, MORE OR LESS, ALONGSAID WEST LINE TO A SOUTHWESTERLY BOUNDARY LINE OF SAID ENTIRETRACT, THENCE SOUTHEASTERLY 102 FEET, MORE OR LESS, ALONG SAIDSOUTHWESTERLY BOUNDARY LINE TO A SOUTHERLY BOUNDARY LINE OFSAID ENTIRE TRACT, THENE SOUTH 79D30' EAST 412 FEET, MORE ORLESS, TO SAID WESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESSLINE, THENCE ALONG SAID WESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING COURSES: NORTH 09D14' WEST 389 FEET,MORE OR LESS, TO A POINT OPPOSITE ENGINEER STATION 1184+00,NORTH 31D02'06" WEST 107.70 FEET, NORTH 09D14' WEST 168.87FEET, SOUTH 84D14' EAST 41.41 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 20.64 ACRES, MORE OR LESS, AND IS GRANTED WITHOUT ACCESS TO OR FROM THEADJOINING FREEWAY OVER AND ACROSS THE EASTERLY BOUNDARY LINEOF SAID TRACT.

Parcel 7 – County Parcel Number 15-064-0010:

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN: BEGINNING AT THE SOUTHEASTCORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 11.0CHAINS TO MIDDLE OF WEBER RIVER, THENCE SOUTH 62D45'WEST 9.96 CHAINS, THENCE SOUTH 24D EAST 7.07 CHAINS IN BEDOF RIVER, THENCE EAST 6.0 CHAINS TO THE PLACE OF BEGINNING.

Parcel 8 – County Parcel Number 15-064-0011:

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING1168.34 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTERSECTION; RUNNING THENCE NORTH 04D00'40" WEST 697.13 FEETTO A FENCE, THENCE ALONG SAID FENCE THE FOLLOWING 3 COURSES:SOUTH 82D14'12" EAST 31.11 FEET, SOUTH 79D03'22" EAST 35.82FEET AND SOUTH 70D52'00" EAST 34.04 FEET, THENCE SOUTH70D03'20" EAST 537.68 FEET, THENCE SOUTH 77D42'32" EAST334.96 FEET, THENCE SOUTH 24D EAST 458.63 FEET TO A POINT ONSECTION LINE THAT IS 1113.95 FEET WEST FROM BEGINNING, THENCEWEST ALONG SECTION LINE 1113.95 FEET TO POINT OF BEGINNING.

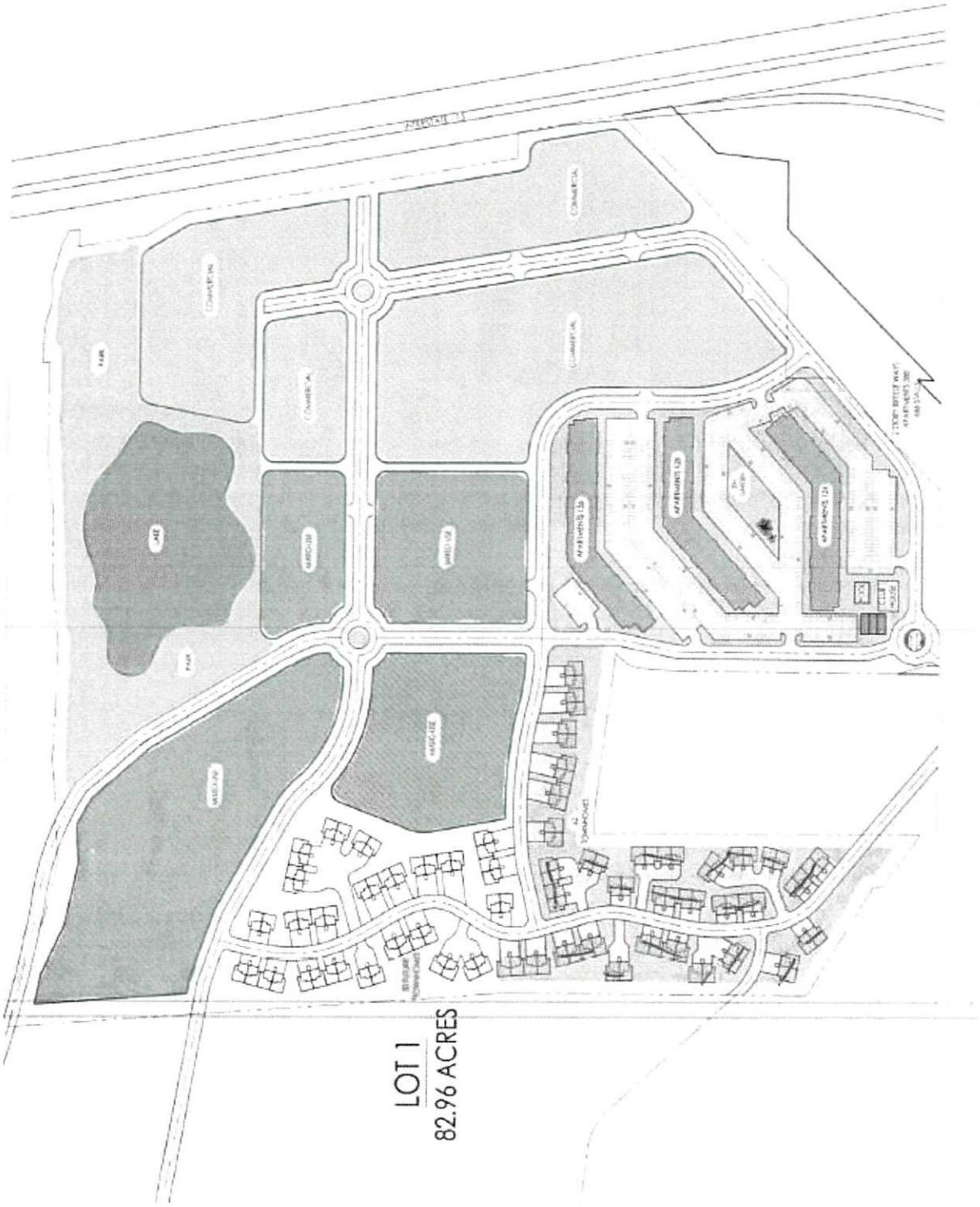
Parcel 9 – County Parcel Number 15-064-0038:

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY:BEGINNING AT A POINT 92.37 FEET SOUTH 88D23'03" EAST FROM THENORTHWEST CORNER OF SAID QUARTER SECTION (SAID NORTHWESTCORNER BEING LOCATED AT A POINT (POINT) 2563.60 FEET NORTH1D34'30" EAST FROM THE SOUTHWEST CORNER OF SAID QUARTERSECTION), RUNNING THENCE 88D31'30" EAST 117.63 FEET ALONG THENORTH LINE OF SAID QUARTER SECTION TO THE EAST SIDE OF ANEXISTING LEVEE, THENCE ALONG SAID LEVEE SOUTH 55D05' EAST341.14 FEET AND SOUTH 1D34'30" WEST 340 FEET, THENCE SOUTH88D31'30" EAST 190.6 FEET TO A POINT ON THE EAST SIDE OF ANEXISTING LEVEE, THENCE ALONG SAID LEVEE SOUTH 45D41' EAST182 FEET, THENCE SOUTH 88D31'30" EAST 85 FEET, THENCE NORTH32D52'30" EAST 145 FEET, THENCE SOUTH 1D34'30" WEST 137.03FEET, THENCE SOUTH 11D30' EAST 659.08 FEET 9661.34); THENCESOUTH 76D06' EAST 216.64 FEET (214.96); THENCE SOUTH 71D36'EAST 80.4 FEET, THENCE SOUTH 86D08' EAST

110.90 FEET, MOREOR LESS, TO THE NORTHWEST CORNER OF THE PROPERTY DEEDED TOTINA GILES AND KNOWN AS TAX #15-064-0007, THENCE ALONG THEWESTERLY LINE OF SAID GILES PROPERTY SOUTH 48D37' EAST 130FEET, MORE OR LESS, TO THE SOUTHERLY MOST CORNER OF SAIDGILES PROPERTY, THENCE SOUTH 36D30' WEST 1.25 CHAINS, THENCESOUTH 15D WEST 1.5 CHAINS, THENCE SOUTH 1.52 CHAINS, THENCESOUTH 15D WEST 1.7 CHAINS, THENCE SOUTH 13D30' EAST 2.83CHAINS, MORE OR LESS, THENCE NORTH 85D02'09" EAST 39.07 FEET,THENCE SOUTH 78D30' EAST 316.80 FEET, THENCE SOUTH 71D EAST111.03 FEET, THENCE SOUTH 22D28'22" EAST 27.79 FEET, MOREOR LESS, TO AN EXISTING FENCE CORNER, THENCE NORTH 77D42'32"WEST 344.96 FEET ALONG THE EXISTING FENCE TO A FENCE CORNER,THENCE NORTH 70D03'20" WEST 537.68 FEET, THENCE NORTH 3D43'43"WEST 410.89 FEET TO A POINT NORTH 1D34'30" EAST 1124.35 FEETAND SOUTH 88D31'30" EAST 782.06 FEET AND SOUTH 88D05'45"EAST 375.45 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTERSECTION, THENCE NORTH 88D05'45" WEST 375.45 FEET, THENCENORTH 88D31'30" WEST 422.06 FEET, MORE OR LESS, TO A POINTNORTH 1D34'30" EAST 1124.35 FEET AND SOUTH 88D31'30" EAST360 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER,THENCE NORTH 1D34'30" EAST 1200 FEET, THENCE NORTH 88D31'30"WEST 269.03 FEET, MORE OR LESS, TO UDOT PROPERTY (E#1802214)THENCE NORTH 01D44'16" EAST 88.21 FEET, THENCE NORTH 02D13'58"EAST 151.05 FEET, MORE OR LESS TO THE POINT OF BEGINNING. EXCEPTIN THAT PART LYING WITHIN THE COPORATE LIMITS OFMARRIOTT-SLATERVILLE CITY. (E#1652953 0050-0010)

Exhibit B

RIVERWALK Concept Plan

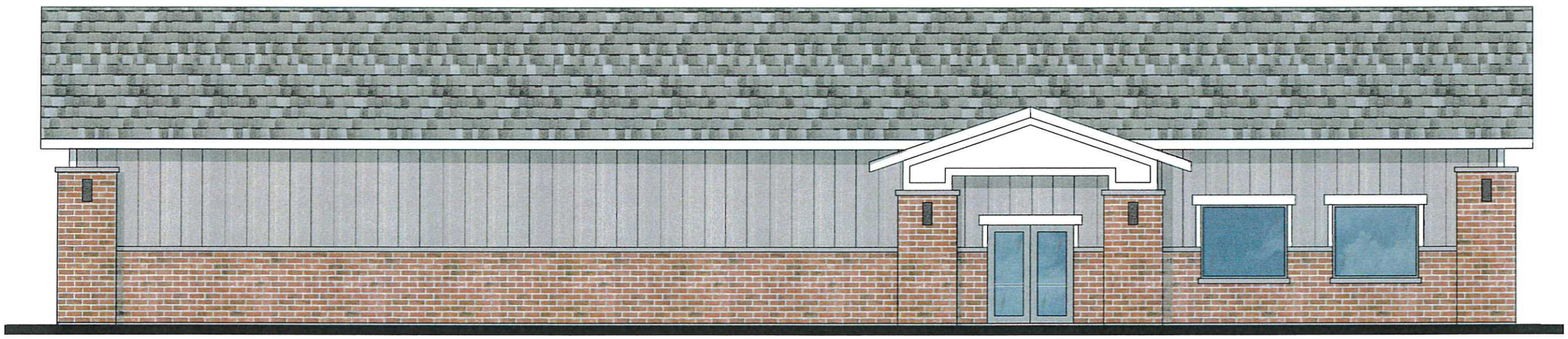




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RESIDENTIAL DESIGN GROUP

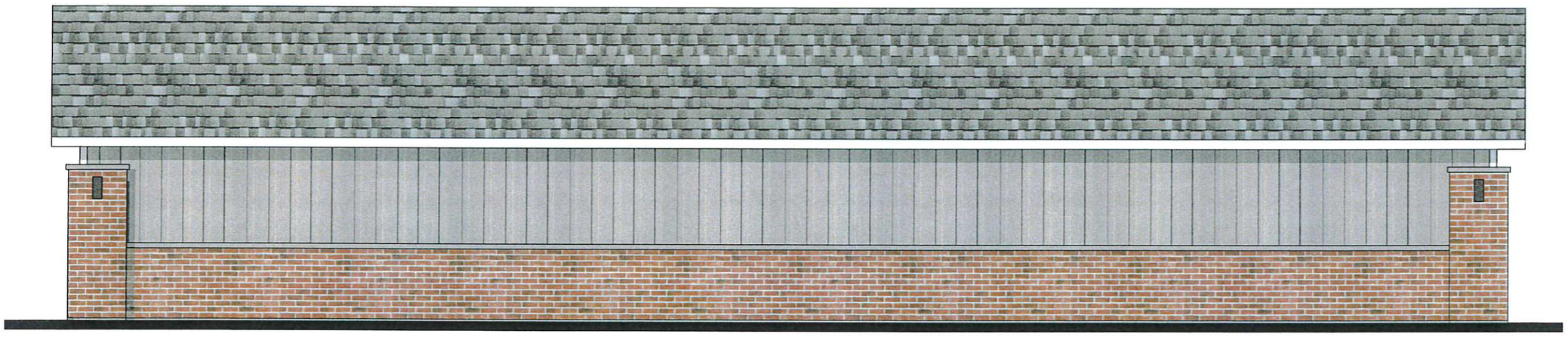
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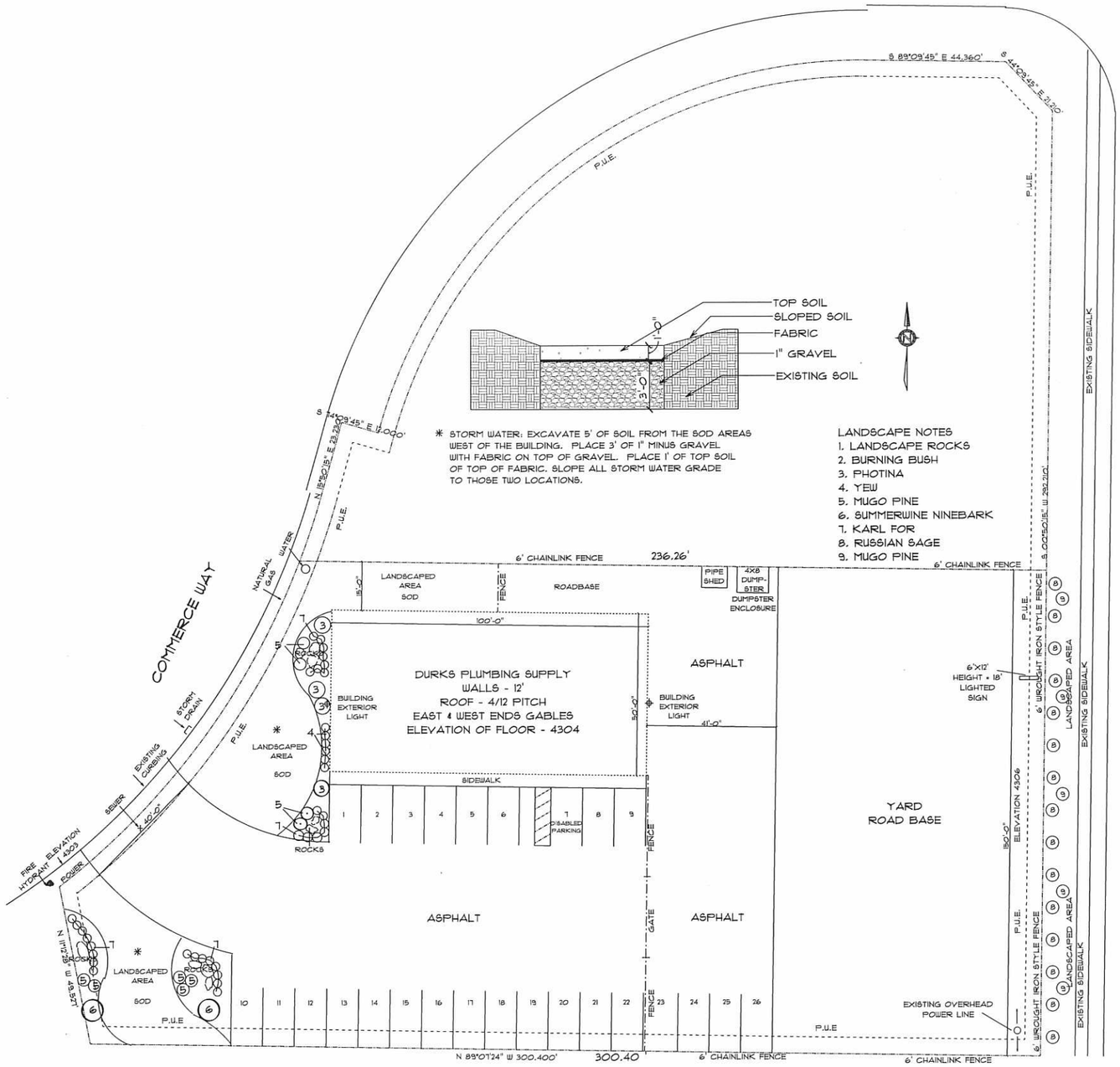
1523 E. Skyline Drive, Suite B Ogden, UT 84405 www.habitationsrdg.com
Phone: (801) 476-1860 Fax: (801) 476-1828 Email: info@habitationsrdg.com





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Site Plan

SCALE: 1" = 40'-0"

Durk's Plumbing West Haven

PHONE:
FAX:

DRAWN BY:
SCALE: As Noted
DATE: January 22, 2019

PAGE: 1/1
11X17

SECTION LETTER
PAGE NUMBERS
A 1/1

PHONE:
FAX:

CITY OF WEST HAVEN

SITE PLAN DESIGN APPROVAL APPLICATION AND REQUIREMENTS FOR MULTI-FAMILY, RESIDENTIAL, RESORT COMMERCIAL, COMMERCIAL OR MANUFACTURING

(Plan will need to be submitted at least 7 days prior to the next scheduled planning commission meeting)
APPLICANT OR AGENT MUST BE IN ATTENDANCE AT PLANNING COMMISSION MEETING AND CITY COUNCIL MEETING ON THE DATES YOUR APPLICATION IS TO BE HEARD

Date 11/18/18

Address of Site: 1905 W 2200 S West Haven UT, 84401

Applicant's Name: Kelter and Lexie Thomas

Address: 1909 S 2575 W West Haven UT 84401 Phone: 801-695-0999 Lexie 801-644-1785 Kelter

Application is hereby made to the West Haven Planning Commission requesting the following permitted use(s),
Salon with apartment on top and

Site plan design, be approved on 0.25 acres of
(sq.ft. or acreage)
Property in the MI zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: _____ Date: 11/18/18
(Owner/Petitioner)

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

_____ (Owner)

_____ (Agent as Authorized by Owner)

Planning Commission to hear this application for site plan design approval on: _____
Decision of Commission: Approved _____ Denied _____

KT PLEASE INITIAL TO INDICATE THAT YOU HAVE RECEIVED A COPY OF THE SITE PLAN REQUIREMENTS AND CHAPTER 28

11-21

Fee – Site Plan Approval

Preliminary:

$100.00 plus $25.00 for each acre over one (1) to five (5) acres
Then $10.00 for each additional acre or part thereof and $100.00 for the city review.

Final:

$100.00 – collected at time of final submission

Date on the Agenda for Preliminary Approval February 13, 2019	
Planning Commission _____ **Conditions** _____	
(If approved) Council _____ **Conditions** _____	
Date on the Agenda for Final Approval	
Planning Commission _____ **Conditions** _____	
(If approved) Council _____ **Conditions** _____	
Date Paid 1/23/19	**Fee Amount** 300.00

Elevation				Please show the percentage of each elevation for each category.
N	E	S	W	
25%	25%	0%	0%	**Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.**
75%	75%	100%	100%	**Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated siding such as LP siding, stucco, tile and wood.**
—	—	—	—	**Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.**

Number of parking spaces for your business	10
Percentage of landscaping	



FRONT ELEVATION (1900 WEST)

Scale: 3/16"=1'-0"

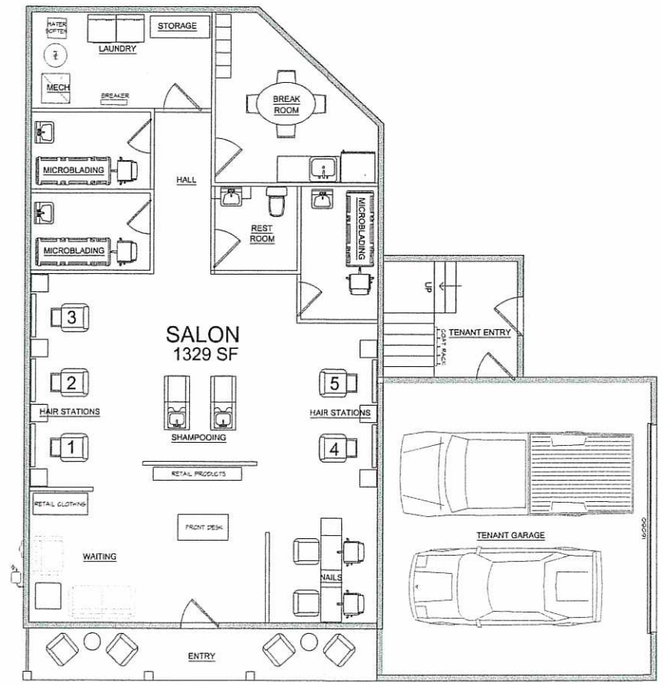


SIDE ELEVATION (2200 WEST)

Scale: 3/16"=1'-0"

SITE PLAN

Scale: 1"=10'-0"



MAIN LEVEL FLOOR PLAN

Scale: 3/16"=1'-0"

THOMAS SALON

UDOT Access?

801 620 1600
Todd Finlayson

Bona Vista Water

DATE: 10/23/17

MLR Design
10 Saint Moritz Terrace
Park City, UT 84098 PH:(801) 499-0004

CONDITIONAL USE PERMIT APPLICATION
West Haven City Planning Commission
4150 S 3900 W
West Haven, UT
801-731-4519

Owners Name: Dustin & Ashley Howes **Phone:** 801-390-6969

Address: 3030 W 3600 S **City:** West Haven **State** UT **Zip** 84401

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

Same as above **Phone:** Same **Email Address:** dustinby50@gmail.com

Address: Same **City:** same **State:** ___ **Zip:** ___

Property Address: 3030 W 3600 S **Tax ID #** 26-351561 9

Existing Zone: Agriculture/Mixed Use **No. of Acres or Sq. Ft.:** 5 acres **#Res. Units:** ___

Bldg. Sq. Ft.: 7200 **Building Height (stories & ft.):** ___

What Use is requested? To sell & install Holiday Lighting & Storage shelving. And to provide window cleaning services.

OFFICE USE

Scheduled for Planning Commission Agenda: February 13, 2019

PLANNING COMMISSION ACTION:

Approve: ___ Denied: ___ Date: ___

Conditions: Comply with nuisance ordinance 15-15

Fee: 285.00

Date Paid: 1/28/19

Fee – Conditional Use Application
$100.00 plus $25.00 for each acre over one (1) to five (5) acres, then $10.00 for each additional acre or part thereof and $100.00 for the City review.

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

SITE PLAN DESIGN APPROVAL APPLICATION AND REQUIREMENTS FOR MULTI-FAMILY, RESIDENTIAL, RESORT COMMERCIAL, COMMERCIAL OR MANUFACTURING

(Plan will need to be submitted at least 7 days prior to the next scheduled planning commission meeting)
APPLICANT OR AGENT MUST BE IN ATTENDANCE AT PLANNING COMMISSION MEETING AND CITY COUNCIL MEETING ON THE DATES YOUR APPLICATION IS TO BE HEARD

Date 1-29-19

Address of Site: 1688 SO 1900 W

Applicant's Name: Kerry Garner Larry Hill

Address: _____ Phone: 801 820 7209

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

Storage and

Site plan design, be approved on 2.5 acres of
(sq.ft. or acreage)

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

Signed: _____ Date: _____
(Owner/Petitioner)

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

_____ (Owner)

_____ (Agent as Authorized by Owner)

Planning Commission to hear this application for site plan design approval on: _____
Decision of Commission: Approved _____ Denied _____

___ **PLEASE INITIAL TO INDICATE THAT YOU HAVE RECEIVED A COPY OF THE SITE PLAN REQUIREMENTS AND CHAPTER 28**

Fee – Site Plan Approval

Preliminary:

$100.00 plus $25.00 for each acre over one (1) to five (5) acres
Then $10.00 for each additional acre or part thereof and $100.00 for the city review.

Final:

$100.00 – collected at time of final submission

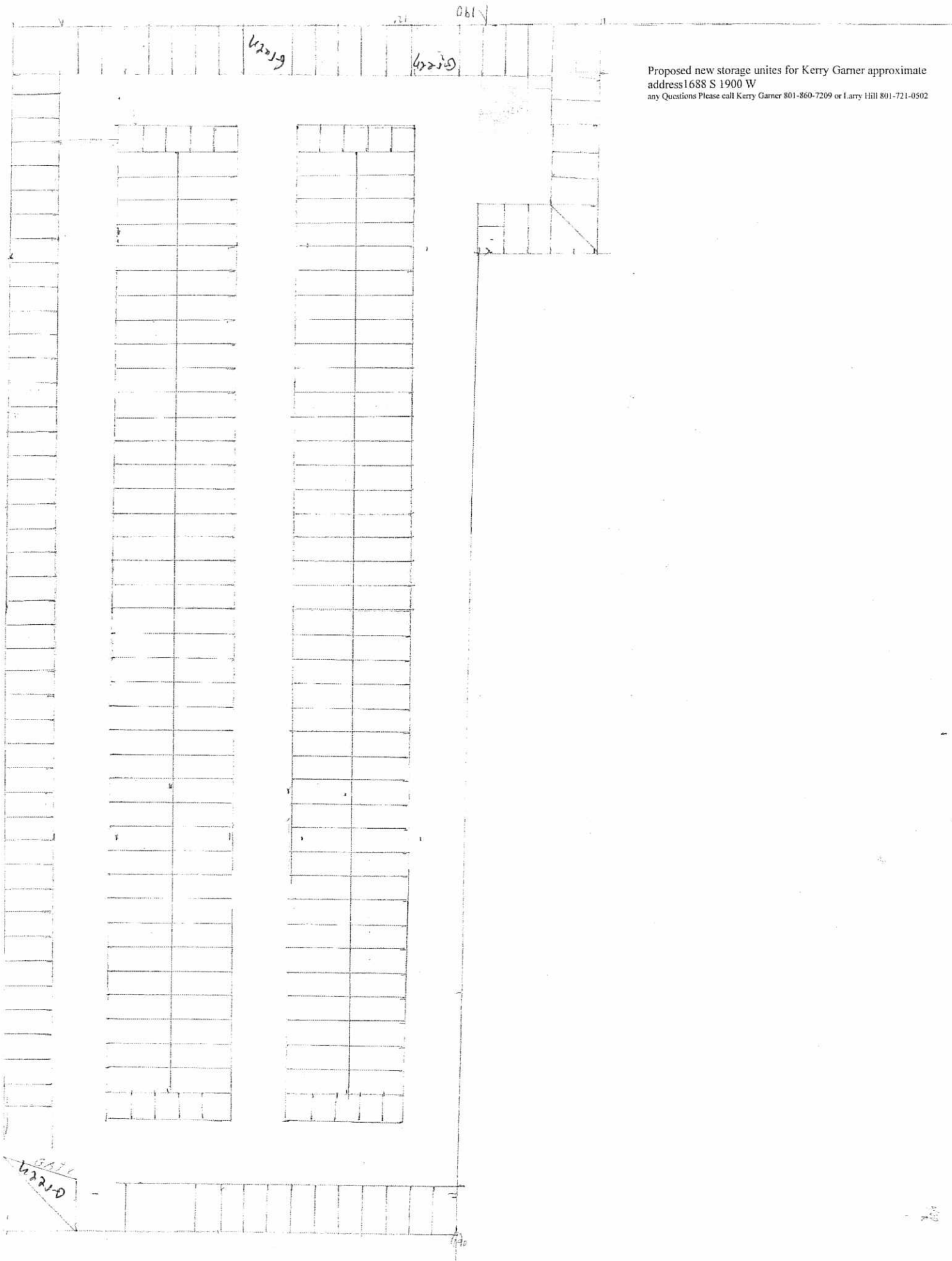
Date on the Agenda for Preliminary Approval **Planning Commission** _____ **Conditions**_____ **(If approved) Council** _____ **Conditions** _____
Date on the Agenda for Final Approval **Planning Commission** _____ **Conditions**_____ **(If approved) Council** _____ **Conditions** _____
Date Paid _____ **Fee Amount** 325.00

Elevation				**Please show the percentage of each elevation for each category.**
N	**E**	**S**	**W**	
—	—	—	—	**Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.**
Block —	—	—	—	**Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated siding such as LP siding, stucco, tile and wood.**
—	—	—	—	**Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.**

Number of parking spaces for your business	4
Percentage of landscaping	

Proposed new storage unites for Kerry Garner approximate address1688 S 1900 W

any Questions Please call Kerry Garner 801-860-7209 or Larry Hill 801-721-0502



CITY OF WEST HAVEN

SITE PLAN DESIGN APPROVAL APPLICATION AND REQUIREMENTS FOR MULTI-FAMILY, RESIDENTIAL, RESORT COMMERCIAL, COMMERCIAL OR MANUFACTURING

(Plan will need to be submitted at least 7 days prior to the next scheduled planning commission meeting)
APPLICANT OR AGENT MUST BE IN ATTENDANCE AT PLANNING COMMISSION MEETING AND CITY COUNCIL MEETING ON THE DATES YOUR APPLICATION IS TO BE HEARD

Date 02/06/2019

Address of Site: Approximately 3150 West 4000 South, West Haven

Applicant's Name: Salt Point Self Storage, LLC

Address: PO Box 160366, Clearfield, UT 84016 Phone: 801-940-6057

Application is hereby made to the West Haven Planning Commission requesting the following permitted use(s).
Self Storage and

Site plan design. be approved on 2 acres of
(sq.ft. or acreage)

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

Signed: _____ Date: 2/6/19
(Owner/Petitioner)

I authorize Doug Rich or Josh Hughes w/ Salt Point Self Storage, LLC to act as my representative in all matters relating to this application.

_____ (Owner)

_____ (Agent as Authorized by Owner)

Planning Commission to hear this application for site plan design approval on. _____
Decision of Commission Approved _____ Denied _____

___ PLEASE INITIAL TO INDICATE THAT YOU HAVE RECEIVED A COPY OF THE SITE PLAN REQUIREMENTS AND CHAPTER 28

Fee – Site Plan Approval

Preliminary:

$100.00 plus $25.00 for each acre over one (1) to five (5) acres
Then $10.00 for each additional acre or part thereof and $100.00 for the city review.

Final:

$100.00 – collected at time of final submission

Date on the Agenda for Preliminary Approval February 13, 2019 **Planning Commission** _____ **Conditions** _____ **(If approved) Council** _____ **Conditions** _____	
Date on the Agenda for Final Approval **Planning Commission** _____ **Conditions** _____ **(If approved) Council** _____ **Conditions** _____	
Date Paid 2/6/19	**Fee Amount** 325.00

Elevation				Please show the percentage of each elevation for each category.
N	E	S	W	
100% Block elevations —	—	—	—	**Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.**
—	—	—	—	**Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated siding such as LP siding, stucco, tile and wood.**
4 different types of block will add dimension and interest to walls. Office will incorporate stone and steel awnings. —	—	—	—	**Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.**

Number of parking spaces for your business	Three (likely less than 10 visitors a day to office)
Percentage of landscaping	Premium professional landscaping along 4000 South

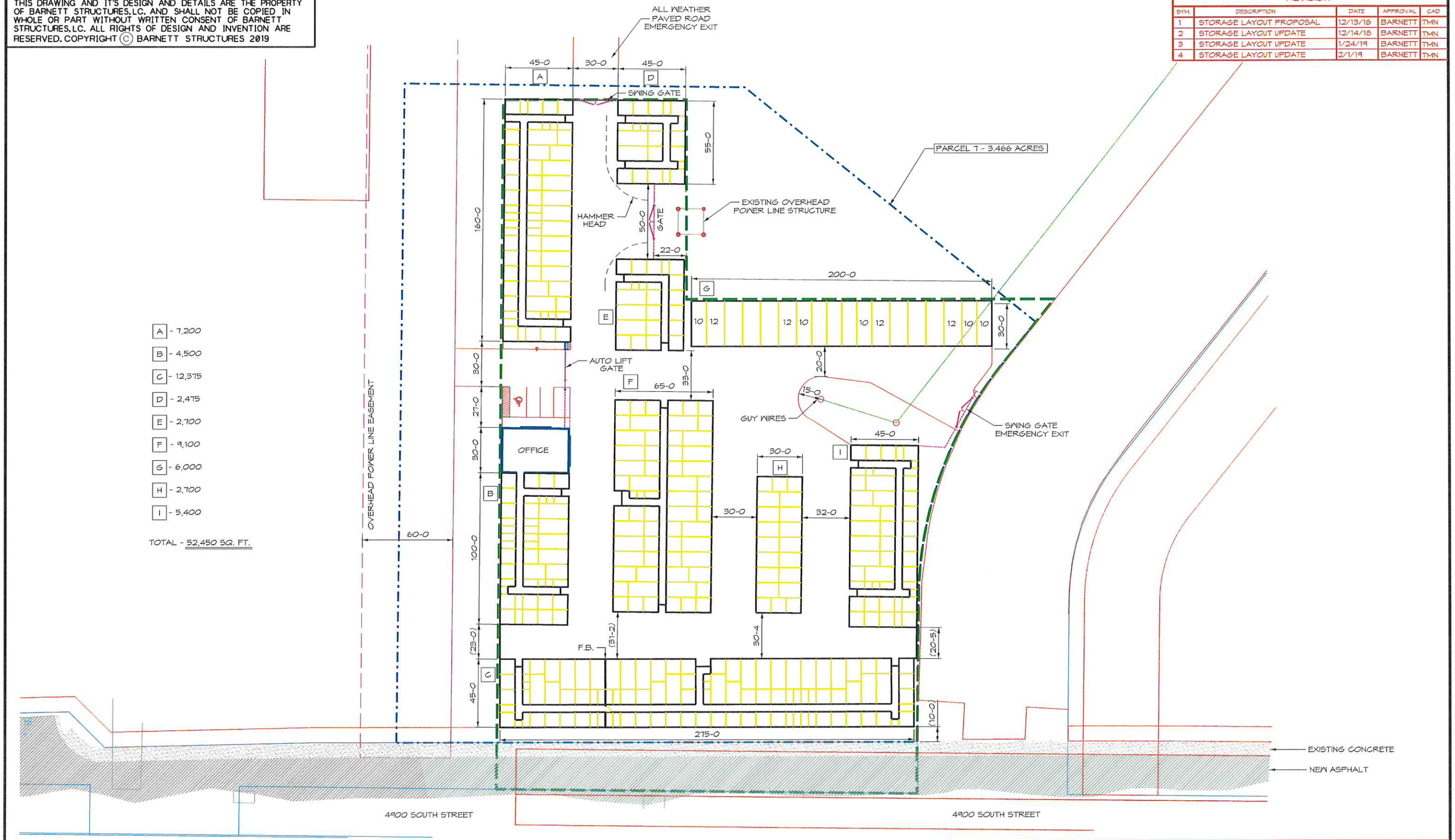
OFFICE
Extra Space Storage
Extra Space Storage


ExtraSpaceStorage

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REVISION

SYM.	DESCRIPTION	DATE	APPROVAL	CAD
1	STORAGE LAYOUT PROPOSAL	12/13/18	BARNETT	TMN
2	STORAGE LAYOUT UPDATE	12/14/18	BARNETT	TMN
3	STORAGE LAYOUT UPDATE	1/24/19	BARNETT	TMN
4	STORAGE LAYOUT UPDATE	2/1/19	BARNETT	TMN



A - 7,200
B - 4,500
C - 12,375
D - 2,475
E - 2,700
F - 9,100
G - 6,000
H - 2,700
I - 5,400

TOTAL - 52,450 SQ. FT.

STORAGE LAYOUT

NORTH

COPYRIGHT © BARNETT STRUCTURES 2019

BARNETT STRUCTURES, LC

DRAWN BY:	TATE NIELSEN
DRAWN BY:	
CHECKED:	
ENGINEER:	LYNN BARNETT

ADDRESS: P.O. BOX 1248
1199 S. MAIN
CENTERVILLE, UT
84014
PHONE: (801) 294-2450
FAX: (801) 294-2499

DO NOT SCALE DRAWING

SALT POINT STORAGE CENTER
WEST HAVEN, UTAH

BARNETT STRUCTURES COPYRIGHT ©

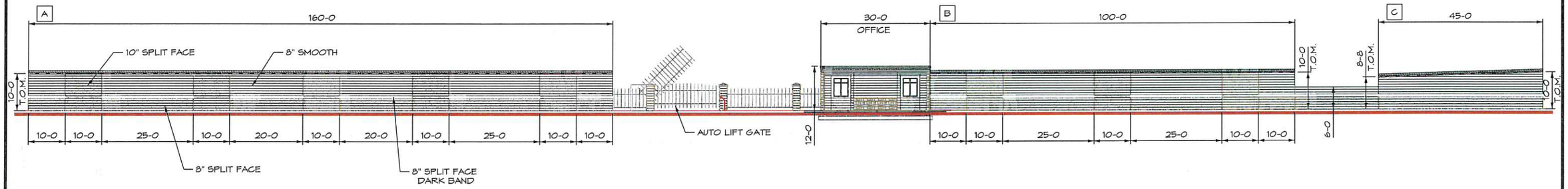
STORAGE LAYOUT

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV
1" : 30'	D	1 OF 1	1824	SL	4

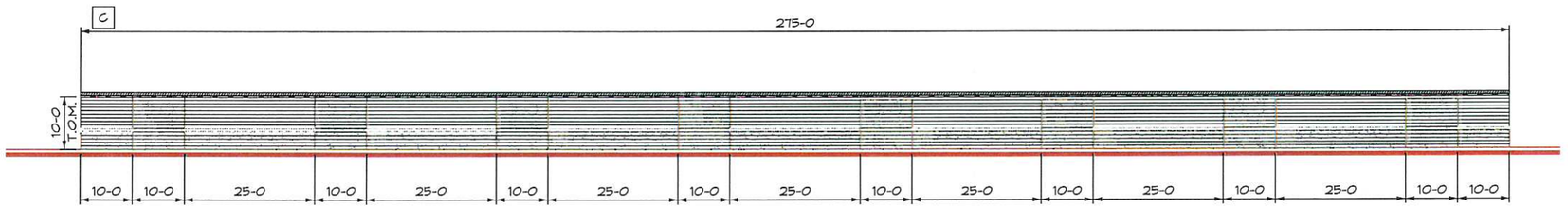
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REVISION

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3	STORAGE LAYOUT UPDATE	1/24/19	BARNETT	TMN
4	STORAGE LAYOUT UPDATE	2/1/19	BARNETT	TMN



WEST ELEVATION



SOUTH ELEVATION

DRAWN BY	TATE NIELSEN
DRAWN BY	
CHECKED	
ENGINEER	LYNN BARNETT
ADDRESS	P.O. BOX 1245 1148 S. MAIN CENTERVILLE, UT 84014
	PHONE (801) 294-2450 FAX (801) 294-2459
	DO NOT SCALE DRAWING

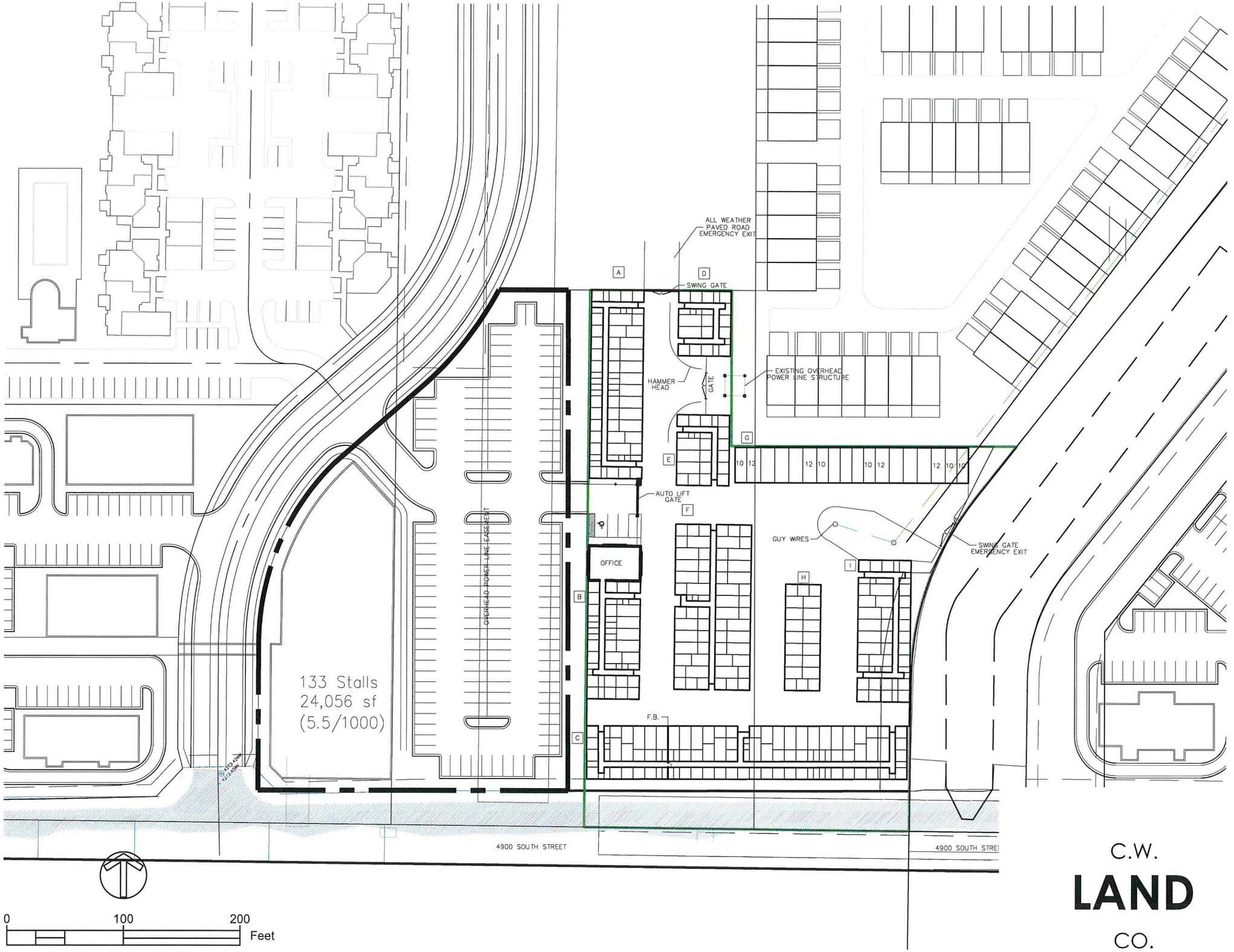
SALT POINT STORAGE CENTER
WEST HAVEN, UTAH

BARNETT STRUCTURES COPYRIGHT ©

ELEVATIONS

SCALE	SIZE	SHEET	PROJECT #	DRAWN	REV
1":20'	D	1 OF 1	1824	ELE	4

COPYRIGHT © BARNETT STRUCTURES 2019


ALL WEATHER
PAVED ROAD
EMERGENCY EXIT
A
D
SWING GATE
HAMMER
HEAD
GATE
EXISTING OVERHEAD
POWER LINE STRUCTURE
G
E
10 12
12 10
10 12
12 10
AUTO LIFT
GATE
F
OVERHEAD POWER LINE EASEMENT
OFFICE
B
GUY WIRES
SWING GATE
EMERGENCY EXIT
H
I
133 Stalls
24,056 sf
(5.5/1000)
F.B.
C
4900 SOUTH STREET
4900 SOUTH STRE
0
100
200
Feet

C.W.
LAND
CO.

CITY OF WEST HAVEN

SITE PLAN DESIGN APPROVAL APPLICATION AND REQUIREMENTS FOR MULTI-FAMILY, RESIDENTIAL, RESORT COMMERCIAL, COMMERCIAL OR MANUFACTURING

(Plan will need to be submitted at least 7 days prior to the next scheduled planning commission meeting) APPLICANT OR AGENT MUST BE IN ATTENDANCE AT PLANNING COMMISSION MEETING AND CITY COUNCIL MEETING ON THE DATES YOUR APPLICATION IS TO BE HEARD

Date January 29, 2019

Address of Site: 1990 W. 3300 S. West Haven, UT 84401

Applicant's Name: Trace Minerals Research

Address: 1990 W. 3300 S. West Haven, UT 84401 Phone: 801-731-6051

Application is hereby made to the West Haven Planning Commission requesting the following permitted use(s),
Warehouse add-on and

Site plan design, be approved on 1 acre of
(sq.ft. or acreage)
Property in the _____ zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: _____ Date: January 29, 2019
(Owner/Petitioner)
I authorize Marty Barber to act as my representative in all matters relating to this application.
_____ (Owner)

Marty Barber (Agent as Authorized by Owner)

Planning Commission to hear this application for site plan design approval on: _____
Decision of Commission: Approved _____ Denied _____

___ PLEASE INITIAL TO INDICATE THAT YOU HAVE RECEIVED A COPY OF THE SITE PLAN REQUIREMENTS AND CHAPTER 28

Fee – Site Plan Approval

Preliminary:

$100.00 plus $25.00 for each acre over one (1) to five (5) acres
Then $10.00 for each additional acre or part thereof and $100.00 for the city review.

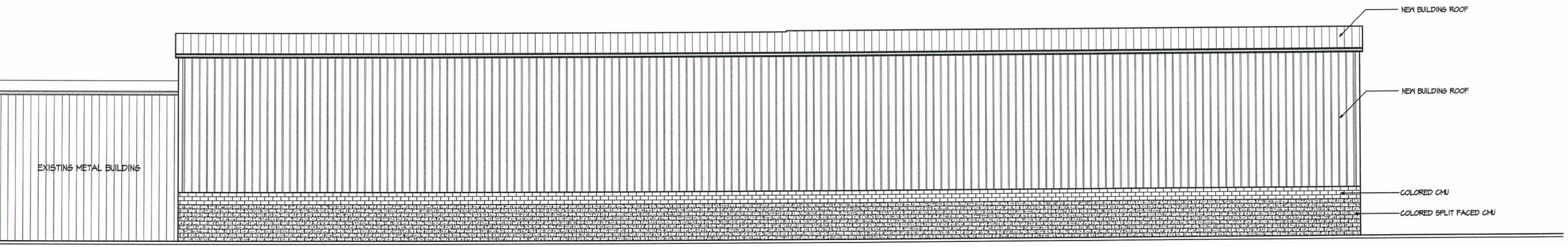
Final:

$100.00 – collected at time of final submission

Date on the Agenda for Preliminary Approval February 13, 2019 **Planning Commission** _____ **Conditions** _____ **(If approved) Council** _____ **Conditions** _____	
Date on the Agenda for Final Approval **Planning Commission** _____ **Conditions** _____ **(If approved) Council** _____ **Conditions** _____	
Date Paid 2/6/19	**Fee Amount** 300.00

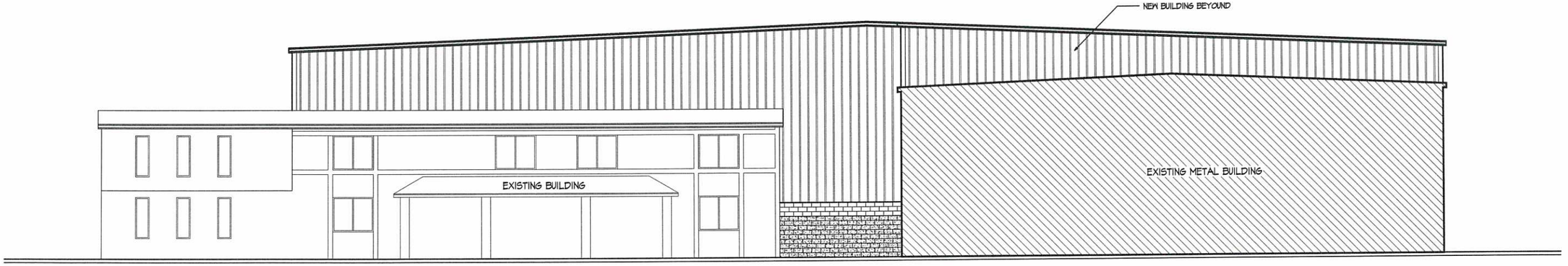
Elevation				Please show the percentage of each elevation for each category.
N	E	S	W	
—	—	—	—	**Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.**
—	—	—	—	**Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated siding such as LP siding, stucco, tile and wood.**
—	—	—	—	**Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.**

Number of parking spaces for your business	77
Percentage of landscaping	13.25%



EAST EXTERIOR ELEVATION

SCALE 1/8"=1'-0"



SOUTH EXTERIOR ELEVATION

SCALE 1/8"=1'-0"

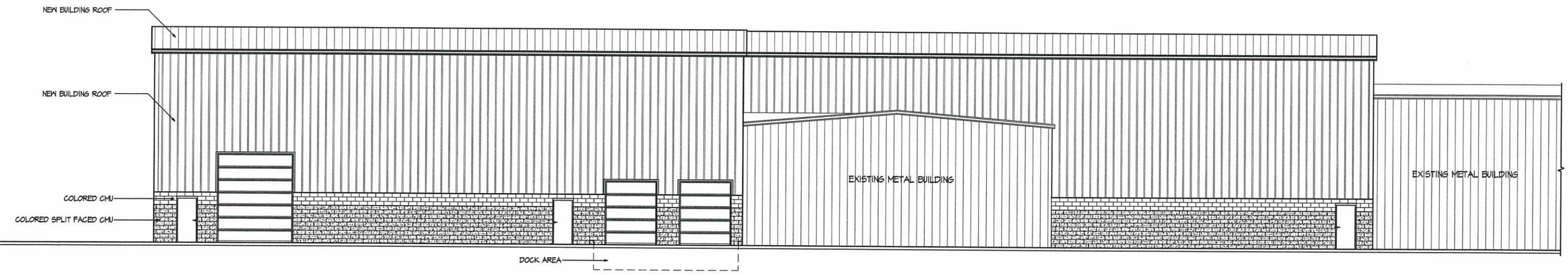
SOUTH & EAST ELEVATIONS

1

RIDGELINE DESIGN
ARCHITECTS
1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
Phone 801-392-6882 Fax 801-621-1494

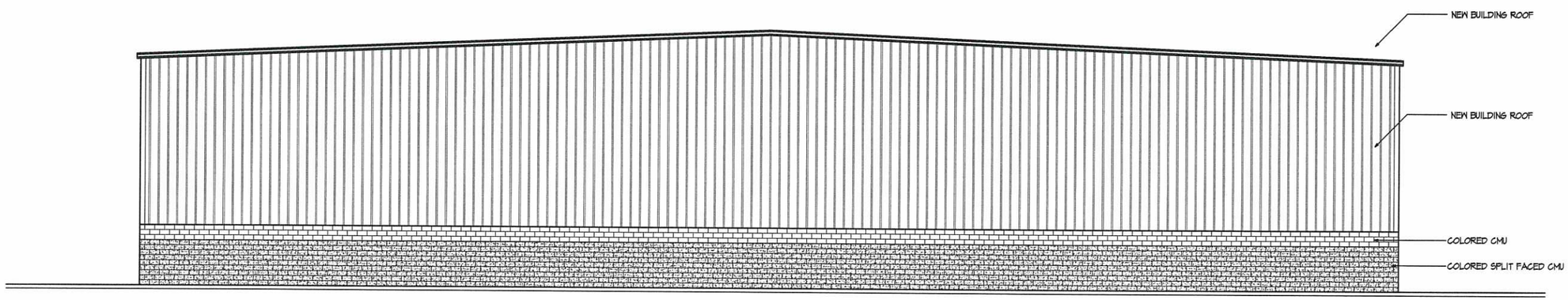
date 02-06-19 job no 1909 revisions

project
TRACE MINERALS ADDITION
WEST HAVEN, UT



WEST EXTERIOR ELEVATION

SCALE 1/8"=1'-0"



NORTH EXTERIOR ELEVATION

SCALE 1/8"=1'-0"

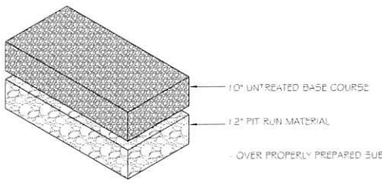
NORTH & WEST EXTERIOR ELEVATIONS

2

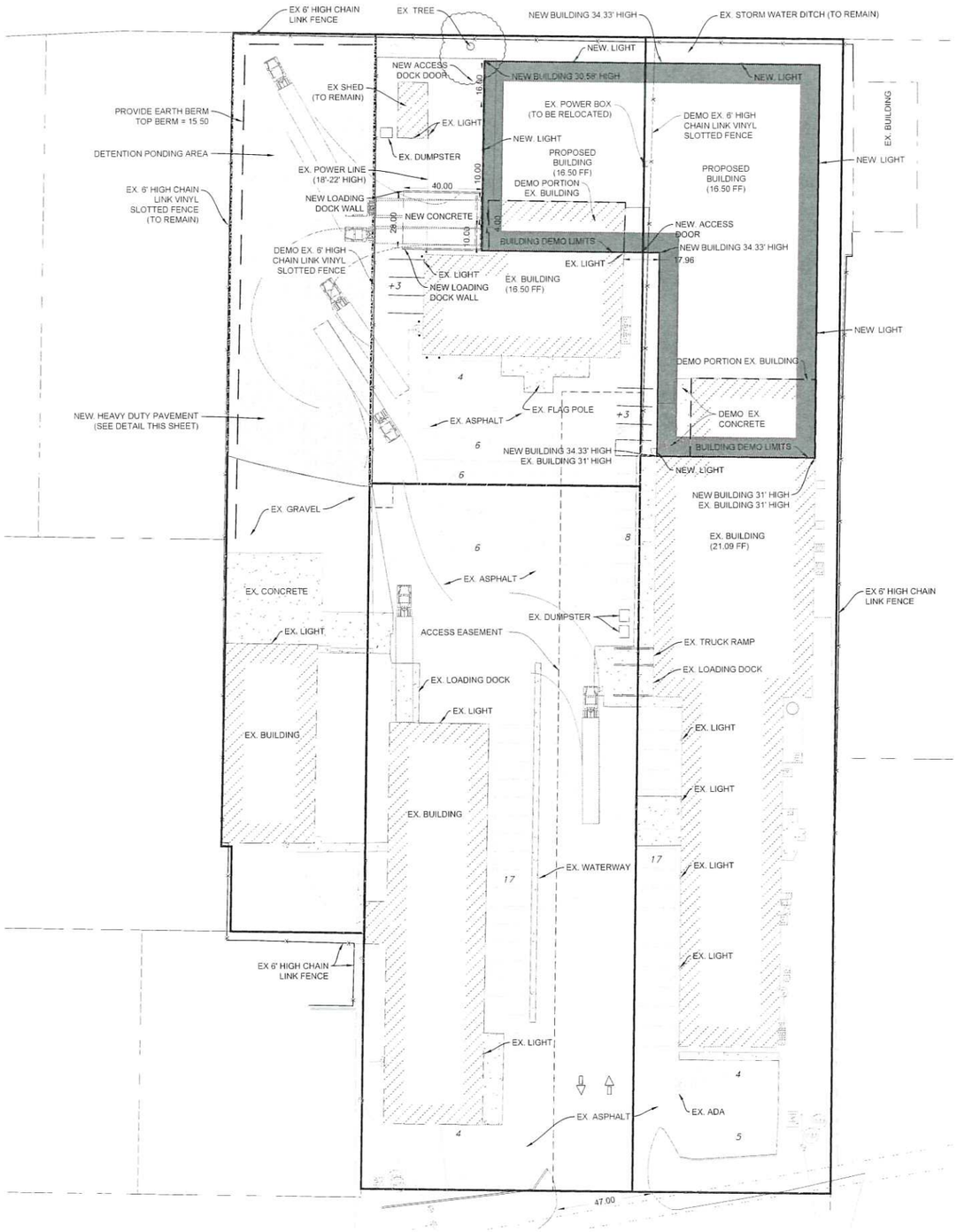
RIDGELINE DESIGN
ARCHITECTS
1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
Phone 801-392-6882 Fax 801-621-1494

date: 02-06-19 job no: 1909 revisions

project:
TRACE MINERALS ADDITION
WEST HAVEN, UT



1 HEAVY DUTY PAVEMENT
Scale: NTS



NEW BUILDING USE BREAKOUT (24,310 SF)

LEVEL 1 OFFICE SPACE = 1,200 SF
LEVEL 1 PRODUCTION AREA = 2,350 SF
LEVEL 1 WAREHOUSE AREA = 20,760 SF

LEVEL 2 PRODUCTION AREA = 2,000 SF
LEVEL 2 WAREHOUSE AREA = 2,000 SF

NEW BUILDING USE TOTALS
OFFICE SPACE = 1,200 SF
PRODUCTION AREA = 4,350 SF
WAREHOUSE AREA = 22,760 SF

PARKING STALLS

EXISTING STALLS = 71
NEW STALLS = 6
TOTAL STALLS = 77

LEGEND

NEW BUILDING AREA
CONCRETE
EXISTING ASPHALT
HEAVY DUTY PAVEMENT

DEVELOPER:

TRACE MINERALS
RYAN FISHER
1996 W 3300 S
WEST HAVEN CITY
801-731-4051

0' 15' 30' 60' 90'
Scale In Feet
1" = 30'

SCALE 1" = 30'
DATE 2-6-209
DESIGN WJB
DRAWN WJB
CHECKED TMH
DWG: #3207 - TRACE MINERALS 1901 - TRACE MINERALS SITE PLAN (DESIGN)(MISC)SITE.DWG

REVISIONS

DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
No. 7859845
TYLER M. NIELSON
2/6/2019
LICENSED
STATE OF UTAH

SITE PLAN
TRACE MINERALS
1996 W 3300 S
WEST HAVEN CITY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CE1-01

SITE PLAN DESIGN APPROVAL APPLICATION AND REQUIREMENTS FOR MULTI-FAMILY, RESIDENTIAL, RESORT COMMERCIAL, COMMERCIAL OR MANUFACTURING

(Plan will need to be submitted at least 7 days prior to the next scheduled planning commission meeting)
APPLICANT OR AGENT MUST BE IN ATTENDANCE AT PLANNING COMMISSION MEETING AND CITY COUNCIL MEETING ON THE DATES YOUR APPLICATION IS TO BE HEARD

Date 2-05-19

Address of Site: 3384 W 4600 S West Haven, Ut 84401

Applicant's Name: MB Live Free LLC

Address: 4527 S 3475 W West Haven, Ut 84401 Phone: 801 573-1183

Application is hereby made to the West Haven Planning Commission requesting the following permitted use(s),
Chiropractic and Insurance offices and

Site plan design, be approved on .495 acres of
(sq.ft. or acreage)
Property in the C-2 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: _____ Date: 2/8/19
(Owner/Petitioner)

I authorize Brian Tolman to act as my representative in all matters relating to this application.

Brian Tolman & Mckay Bybee (Owner)

_____ (Agent as Authorized by Owner)

Planning Commission to hear this application for site plan design approval on: _____
Decision of Commission: Approved _____ Denied _____

___ **PLEASE INITIAL TO INDICATE THAT YOU HAVE RECEIVED A COPY OF THE SITE PLAN REQUIREMENTS AND CHAPTER 28**

Fee -- Site Plan Approval

Preliminary:

$100.00 plus $25.00 for each acre over one (1) to five (5) acres
Then $10.00 for each additional acre or part thereof and $100.00 for the city review.

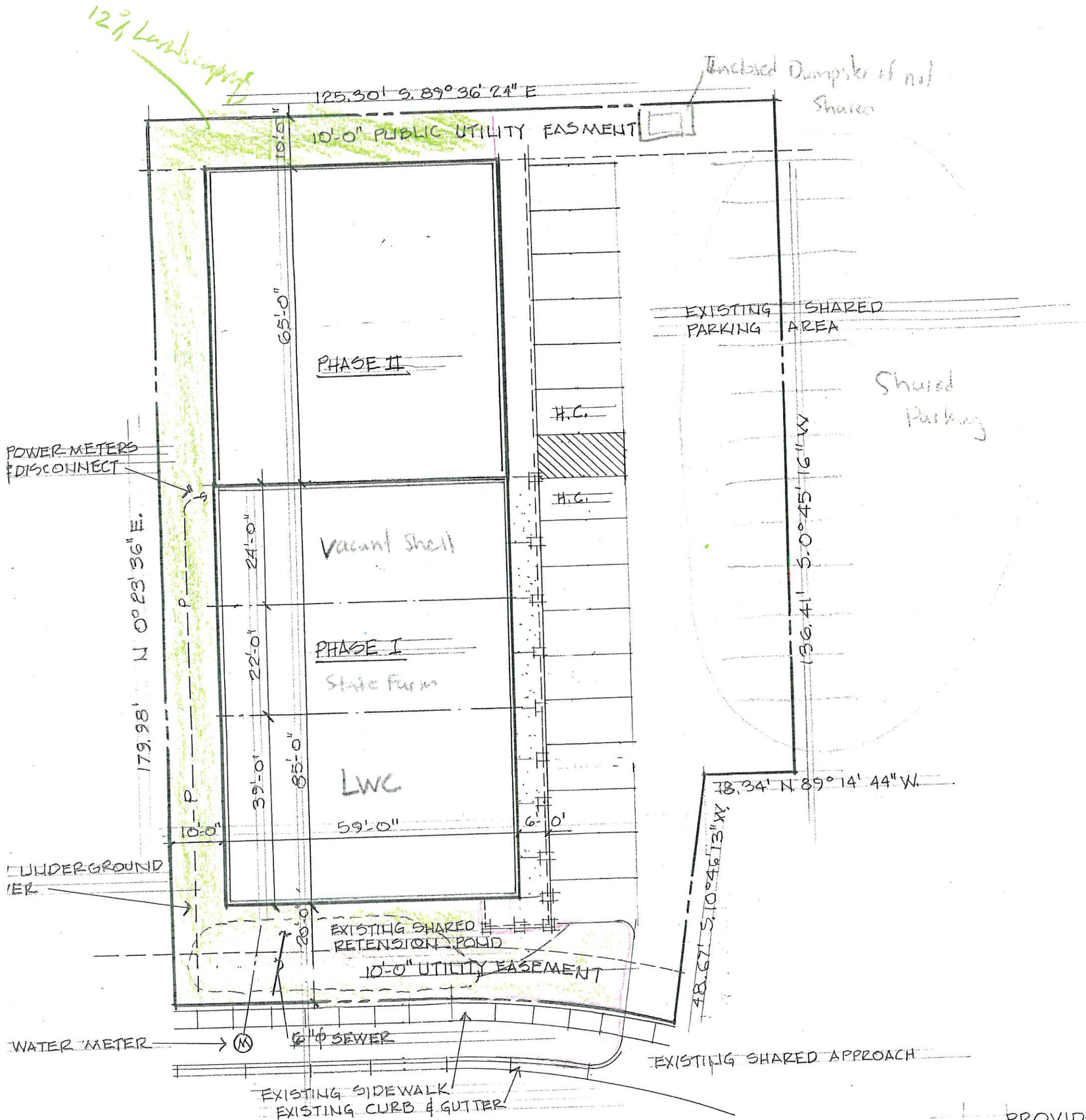
Final:

$100.00 – collected at time of final submission

Date on the Agenda for Preliminary Approval **Planning Commission** _____ **Conditions**_____ **(If approved) Council** _____ **Conditions** _____
Date on the Agenda for Final Approval **Planning Commission** _____ **Conditions**_____ **(If approved) Council** _____ **Conditions** _____
Date Paid 2/7/19 **Fee Amount** 300.00

Elevation				Please show the percentage of each elevation for each category.
N	E	S	W	
—	—	—	—	**Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.**
—	—	—	—	**Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated siding such as LP siding, stucco, tile and wood.**
—	—	—	—	**Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.**

Number of parking spaces for your business	26
Percentage of landscaping	12%+



PROVIDE
AS PER

BUILDING
OCCUPA
BUILDI
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NO FIR
FIRE SE
TYPE O

SITE PLAN

SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION

PHONE 801-731-4519

SUDIVISION NAME The Towns at Knudson Corner

LOCATION 3300 So. 2400 West NO. OF LOTS 93 ZONE _____

Applicants Name Project funding III, LLC Phone 801 859 9795 Fax _____

Address 1623 E Woodcrest Dr. City SLC State UT Zip 84117

Surveyor/Engineer Ensign Phone 801 547-1100 Fax _____

Address 1485 W Hillfield Rd. City Layton State UT Zip 84041

****

OFFICE USE

Scheduled for Planning Commission Agenda February 13, 2019

Agency Recommendations:

Fire Dist: Date_____ Water Dist: Date_____ UDOT: Date _____

PLANNING COMMISSION ACTION:

Preliminary - Approved___ Date_____ Denied___ Date_____

Final - Approved___ Date_____ Denied___ Date_____

Conditions: _____

CITY COUNCIL ACTION:

Preliminary - Approved___ Date_____ Denied___ Date_____

Final - Approved___ Date_____ Denied___ Date_____

Preliminary		Final	
Amount_____	Paid Date_____	Amount_____	Paid Date_____

****

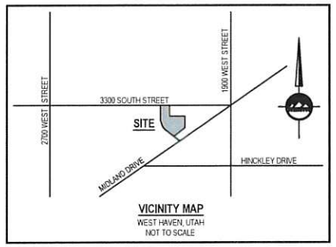
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

BENCHMARK IS WEBER COUNTY BENCHMARK LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF 2700 WEST AND 3300 SOUTH

ELEVATION = 4276.04



VICINITY MAP
WEST HAVEN, UTAH
NOT TO SCALE

NOTES

1. ALL WORK TO COMPLY WITH CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
9. ALL WORK WITHIN THE UDOT RIGHT-OF-WAY SHALL BE PER UDOT STANDARDS AND SPECIFICATIONS.
10. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS (I.E. CURB, GUTTER, SIDEWALKS, LANDSCAPING, PARKSTRIP IMPROVEMENTS, ASPHALT PATCHING, ETC.) SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE, SHALL BE REPLACED OR INSTALLED.

PHASE 1 PARKING TABLE	
GUEST STALLS	9
GARAGE STALLS	56
DRIVEWAY STALLS	56
TOTAL STALLS	121

PHASE 2 PARKING TABLE	
GUEST STALLS	25
GARAGE STALLS	128
DRIVEWAY STALLS	128
TOTAL STALLS	281

PHASE 1 DENSITY TABLE	
RESIDENTIAL AREA	2.22 ACRES
NUMBER OF UNITS	28 UNITS
DENSITY	12.61 UNITS/ACRE

PHASE 2 DENSITY TABLE	
RESIDENTIAL AREA	5.09 ACRES
NUMBER OF UNITS	87 UNITS
DENSITY	17.09 UNITS/ACRE

PHASE 1 LAND USE TABLE		
BUILDING	29,310 sq.ft.	30.3%
HARDSCAPE	41,561 sq.ft.	43.0%
LANDSCAPE	25,871 sq.ft.	26.7%
TOTAL	96,742 sq.ft.	100%

PHASE 2 LAND USE TABLE		
BUILDING	72,325 sq.ft.	32.5%
HARDSCAPE	79,673 sq.ft.	35.9%
LANDSCAPE	70,108 sq.ft.	31.6%
TOTAL	222,107 sq.ft.	100%

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
PROPERTY FUNDING III, LLC
CLIENT'S ADDRESS
CLIENT CITY, STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

KNUDSEN CORNER TOWNHOMES
PRELIMINARY PLAT - NOT TO BE RECORED
3300 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH

PROFESSIONAL ENGINEER
No. 5049039
CAMERON HESS PAXMAN
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			

PRELIMINARY SITE PLAN

PROJECT NUMBER 8446
PRINT DATE 3/5/19
DRAWN BY M.ELMER
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

BENCHMARK IS WEBER COUNTY BENCHMARK LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF 2700 WEST AND 3300 SOUTH

ELEVATION = 4278.04

GENERAL NOTES

1. ALL WORK TO COMPLY WITH WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST HAVEN CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

TERRY AND LYNETTE TIPPETS
08-028-0018

BILL AND JUDITH HODSON FAMILY

BJT VENTURES LLC

TIMOTHY AND NANCY NEAL

KAROL'S MOBILE ESTATES, LLC

EDWARD PETERS

3300 SOUTH STREET

2400 WEST STREET

HAZEL AVENUE

KNUDSEN DRIVE

NICOLE WAY

ERIN AVENUE

HOWARD STREET

JADE WAY

KATE LANE

LEIGH LANE

PHASE 1

PHASE 2

DETENTION BASIN

BLDG A (UNIT 101, 102, 103, 104, 105)
BLDG B (UNIT 106, 107, 108, 109, 110)
BLDG C (UNIT 111, 112, 113, 114, 115, 116)
BLDG D (UNIT 117, 118, 119, 120, 121, 122)
BLDG E (UNIT 123, 124, 125, 126, 127, 128)
BLDG F (UNIT 201, 202, 203, 204, 205, 206)
BLDG G (UNIT 207, 208, 209, 210)
BLDG H (UNIT 211, 212, 213)
BLDG I (UNIT 214, 215, 216, 217, 218)
BLDG J (UNIT 219, 220, 221, 222, 223, 224)
BLDG K (UNIT 225, 226, 227, 228)
BLDG L (UNIT 229, 230, 231, 232, 233, 234)
BLDG M (UNIT 235, 236, 237, 238, 239, 240)
BLDG N (UNIT 241, 242, 243, 244, 245)
BLDG O (UNIT 246, 247)
BLDG P (UNIT 248, 249, 250, 251, 252)
BLDG Q (UNIT 253, 254, 255, 256, 257, 258)
BLDG R (UNIT 259, 260, 261, 262, 263, 264)

FUTURE KNUDSEN CORNER APARTMENTS

FUTURE KNUDSEN CORNER SINGLE FAMILY UNITS

UPPER DAY SPRING SUBDIVISION PHASE 3

LOT 303, LOT 304, LOT 305, LOT 311, LOT 312, LOT 313

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ 1 inch = 40 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
PROPERTY FUNDING III, LLC
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

KNUDSEN CORNER TOWNHOMES
PRELIMINARY PLAT - NOT TO BE RECORED
3300 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH

PROFESSIONAL ENGINEER — No. 5049039 — STATE OF UTAH — CHRISTOPHER HESS PRESTON

NO.	DATE	REVISION	BY
1			
2			
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8			

PRELIMINARY GRADING PLAN

PROJECT NUMBER: 5446	PRINT DATE: 2/6/19
DRAWN BY: M.ELMER	CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON	

Detention Calculations Basin 'A' (100-year storm)

Basin Tributary Area 82,952 SF
Runoff coefficient C: 0.700
Release Rate 0.20 cfs/acre
Peak Release 0.381 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	6.64	2,656	114	2,541
10	5.05	4,039	229	3,811
15	4.17	5,003	343	4,660
30	2.81	6,743	686	6,057
60	1.74	8,351	1,371	6,980
120	0.95	9,147	2,742	6,405
180	0.65	9,373	4,113	5,260
360	0.36	10,453	8,227	2,226
720	0.22	12,843	16,453	(3,611)
1440	0.13	14,398	32,907	(18,509)
2880	0.07	16,356	65,813	(49,457)
		Required Detention:		6,980
		Provided Detention:		6,991

Detention Calculations Basin 'B1' (100-year storm)

Basin Tributary Area 71,090 SF
Runoff coefficient C: 0.638
Release Rate 0.20 cfs/acre
Peak Release 0.326 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge	Required Storage (c.f.)
5	6.64	2,075	98	1,977
10	5.05	3,156	196	2,960
15	4.17	3,909	294	3,615
30	2.81	5,268	588	4,680
60	1.74	6,524	1,175	5,349
120	0.95	7,146	2,350	4,796
180	0.65	7,323	3,525	3,798
360	0.36	8,166	7,050	1,116
720	0.22	10,034	14,100	(4,067)
1440	0.13	11,248	28,201	(16,953)
2880	0.07	12,778	56,402	(43,624)
		Required Detention:		5,349
		Provided Detention:		5,864

Detention Calculations Basin 'B2' (100-year storm)

Basin Tributary Area 164,907 SF
Runoff coefficient C: 0.694
Release Rate 0.20 cfs/acre
Peak Release 0.757 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge	Required Storage (c.f.)
5	6.64	5,230	227	5,003
10	5.05	7,955	454	7,501
15	4.17	9,854	681	9,172
30	2.81	13,280	1,363	11,917
60	1.74	16,446	2,726	13,721
120	0.95	18,016	5,451	12,564
180	0.65	18,460	8,177	10,283
360	0.36	20,586	16,354	4,232
720	0.22	25,294	32,709	(7,415)
1440	0.13	28,356	65,418	(37,062)
2880	0.07	32,212	130,835	(98,623)
		Required Detention:		13,721
		Provided Detention:		14,908

Catchment Calculations Basin 'A' (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 2.09 in/hr
Mannings N 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	4,569	0.700	0.155	OFFSITE
2	19,902	0.700	0.674	SD-1
3	6,880	0.700	0.233	SD-2
4	13,392	0.700	0.454	SD-3
5	13,334	0.700	0.452	SD-4
6	1,099	0.700	0.037	SD-5
7	17,640	0.700	0.597	SD-6
8	6,138	0.150	0.045	DET-A

Catchment Calculations Basin 'B1' (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 2.09 in/hr
Mannings N 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	8,350	0.638	0.258	OFFSITE
2	5,897	0.638	0.182	SD-18
3	3,056	0.638	0.094	SD-17
4	2,301	0.638	0.071	SD-11
5	8,614	0.638	0.266	SD-10
6	23,623	0.638	0.729	SD-7
7	6,353	0.638	0.196	SD-6
8	6,663	0.150	0.048	DET-B1
9	6,234	0.638	0.192	OFFSITE

Catchment Calculations Basin 'B2' (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 2.09 in/hr
Mannings N 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	7,853	0.757	0.288	SD-1
2	4,721	0.757	0.173	SD-2
3	2,282	0.757	0.084	SD-3
4	5,051	0.757	0.185	SD-4
5	19,652	0.757	0.720	SD-5
6	17,279	0.757	0.633	SD-7
7	18,399	0.757	0.674	SD-8
8	4,032	0.757	0.148	SD-9
9	2,916	0.757	0.107	SD-10
10	4,097	0.757	0.150	SD-11
11	2,167	0.757	0.079	SD-12
12	6,844	0.757	0.251	SD-13
13	3,414	0.757	0.125	SD-14
14	711	0.757	0.026	SD-15
15	1,875	0.757	0.069	SD-17
16	14,769	0.757	0.541	SD-20
17	1,295	0.757	0.047	SD-21
18	19,697	0.757	0.722	SD-19
19	15,474	0.757	0.567	SD-22
20	6,457	0.757	0.237	OFFSITE
21	2,962	0.757	0.108	OFFSITE
22	2,961	0.757	0.108	OFFSITE

Pipe Design Basin 'B2' (10-year storm)

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-1	1	0.288	none	0.000	0.288	0.50%	8	ADS	1.013	28.4%
SD-2	2	0.173	SD-1	0.288	0.461	0.50%	8	ADS	1.013	45.5%
SD-3	3	0.084	SD-2	0.461	0.544	0.50%	8	ADS	1.013	53.7%
SD-4	4	0.185	SD-3	0.544	0.729	0.50%	12	ADS	2.985	24.4%
SD-5	5	0.720	none	0.000	0.720	0.50%	12	ADS	2.985	24.1%
SD-6	none	0.000	SD-4 and 5	1.449	1.449	0.50%	15	ADS	5.413	26.8%
SD-7	6	0.633	SD-6	1.449	2.082	0.50%	15	ADS	5.413	38.5%
SD-8	7	0.674	SD-7	2.082	2.756	0.50%	15	ADS	5.413	50.9%
SD-9	8	0.148	none	0.000	0.148	0.50%	12	ADS	2.985	4.9%
SD-10	9	0.107	SD-8 and 9	2.904	3.010	0.50%	15	ADS	5.413	55.6%
SD-11	10	0.150	none	0.000	0.150	0.50%	8	ADS	1.013	14.8%
SD-12	11	0.079	none	0.000	0.079	0.50%	12	ADS	2.985	2.7%
SD-13	12	0.251	SD-11 and 12	0.229	0.480	0.50%	15	ADS	5.413	8.9%
SD-14	13	0.125	none	0.000	0.125	0.50%	8	ADS	1.013	12.4%
SD-15	14	0.026	SD-14	0.125	0.151	0.50%	8	ADS	1.013	14.9%
SD-16	none	0.000	SD-13 and15	0.631	0.631	0.50%	15	ADS	5.413	11.7%
SD-17	15	0.069	none	0.000	0.069	0.50%	8	ADS	1.013	6.8%
SD-18	none	0.000	SD-16 and 17	0.700	0.700	0.50%	15	ADS	5.413	12.9%
SD-19	18	0.722	none	0.000	0.722	0.50%	12	ADS	2.985	24.2%
SD-20	16	0.541	none	0.000	0.541	0.50%	8	ADS	1.013	53.4%
SD-21	17	0.047	SD-21	0.541	0.588	0.50%	8	ADS	1.013	58.1%
SD-22	19	0.567	SD-18, 19 and 21	2.010	2.577	0.50%	15	ADS	5.413	47.6%
SD-23	none	0.000	SD-10 and 22	5.587	5.587	0.50%	18	RCP	7.448	75.0%
SD-24*	none	0.000	DET-B2	0.757	0.757	0.50%	15	RCP	4.580	16.5%

*detained flow, 0.20 cfs/acre

Pipe Design Basin 'B1' (10-year storm)

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-1	1	0.258	none	0.000	0.258	0.50%	8	ADS	1.013	25.5%
SD-2	2	0.182	SD-1	0.258	0.440	0.50%	8	ADS	1.013	43.4%
SD-3	3	0.094	none	0.000	0.094	0.50%	12	ADS	2.985	3.2%
SD-4	4	0.071	none	0.000	0.071	0.50%	8	ADS	1.013	7.0%
SD-5	none	0.000	SD-3 and 4	0.165	0.165	0.50%	12	ADS	2.985	5.5%
SD-6	5 and 8	0.314	SD-2 and 5	0.605	0.920	0.50%	15	ADS	5.413	17.0%
SD-7	6	0.729	SD-6	0.920	1.649	0.50%	15	ADS	5.413	30.5%
SD-8*	none	0.000	DET-B1	0.326	0.326	0.50%	15	RCP	4.580	7.1%

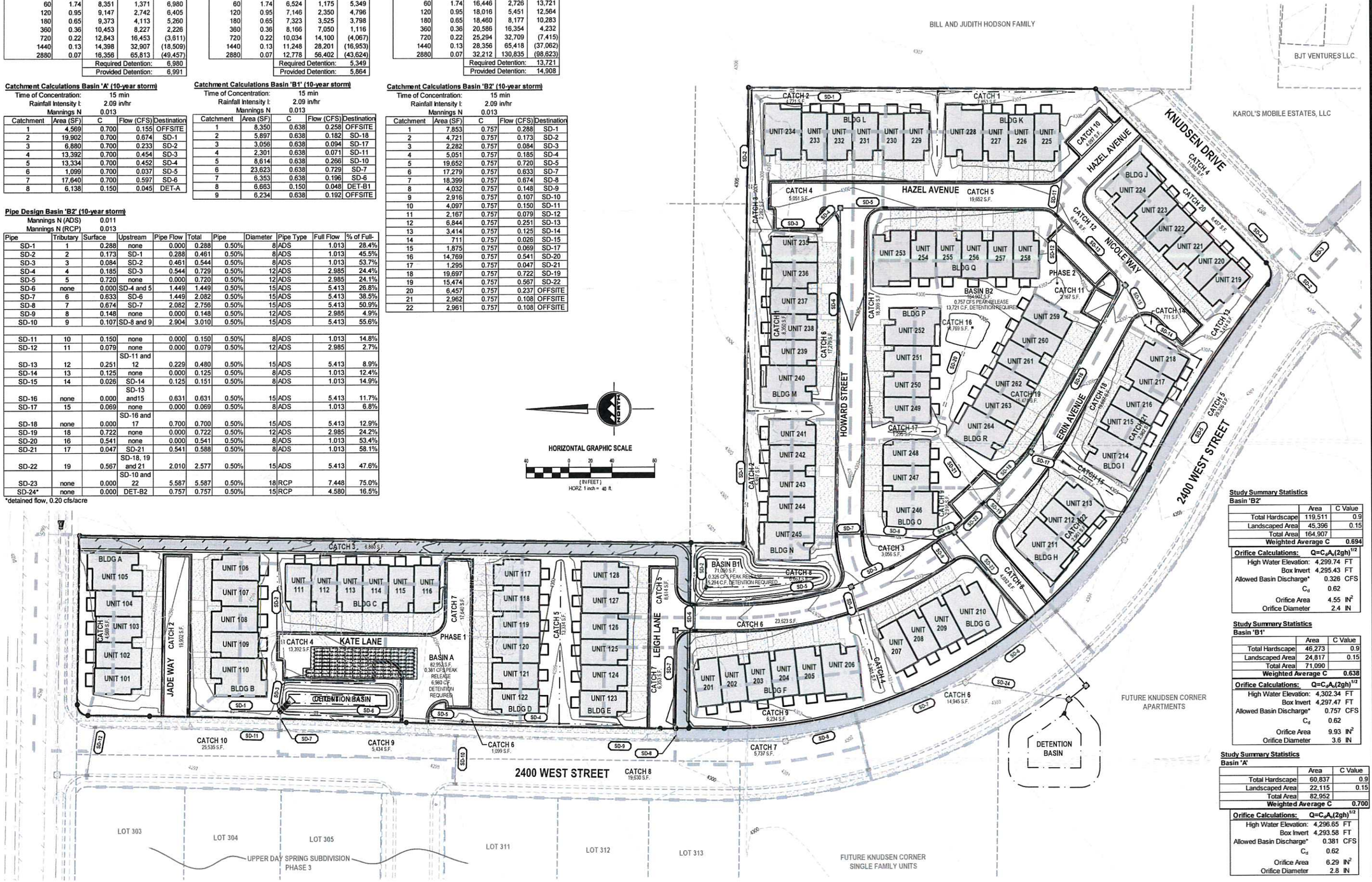
*detained flow, 0.20 cfs/acre

Pipe Design Basin 'A' (10-year storm)

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-1	2	0.674	none	0.000	0.674	0.50%	12	ADS	2.985	22.6%
SD-2	3	0.233	none	0.000	0.233	0.50%	8	ADS	1.013	23.0%
SD-3	4	0.454	SD-2	0.233	0.687	0.50%	12	ADS	2.985	23.0%
SD-4	5	0.452	none	0.000	0.452	0.50%	8	ADS	1.013	44.6%
SD-5	6	0.037	SD-4	0.452	0.489	0.50%	8	ADS	1.013	48.3%
SD-6	7	0.597	SD-5	0.489	1.086	0.50%	12	ADS	2.985	36.4%
SD-7*	none	0.000	DET-A	0.381	0.381	0.50%	15	RCP	4.580	8.3%

*detained flow, 0.20 cfs/acre



Study Summary Statistics
Basin 'B2'

	Area	C Value
Total Hardscape	119,511	0.9
Landscaped Area	45,396	0.15
Total Area	164,907	
Weighted Average C		0.694

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$	
High Water Elevation:	4,299.74 FT
Box Invert	4,295.43 FT
Allowed Basin Discharge*	0.326 CFS
C_d	0.62
Orifice Area	4.55 IN^2
Orifice Diameter	2.4 IN

Study Summary Statistics
Basin 'B1'

	Area	C Value
Total Hardscape	46,273	0.9
Landscaped Area	24,817	0.15
Total Area	71,090	
Weighted Average C		0.638

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$	
High Water Elevation:	4,302.34 FT
Box Invert	4,297.47 FT
Allowed Basin Discharge*	0.757 CFS
C_d	0.62
Orifice Area	9.93 IN^2
Orifice Diameter	3.6 IN

Study Summary Statistics
Basin 'A'

	Area	C Value
Total Hardscape	60,837	0.9
Landscaped Area	22,115	0.15
Total Area	82,952	
Weighted Average C		0.700

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$	
High Water Elevation:	4,296.65 FT
Box Invert	4,293.58 FT
Allowed Basin Discharge*	0.381 CFS
C_d	0.62
Orifice Area	6.29 IN^2
Orifice Diameter	2.8 IN

ENSIGN
THE STANDARD IN ENGINEERING

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PHONE: 801-000-0000

KNUDSEN CORNER TOWNHOMES
PRELIMINARY PLAT - NOT TO BE RECORED

3300 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH

PROFESSIONAL ENGINEER
No. 5049039
CAMERON HESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
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PRELIMINARY DRAINAGE CALCS

PROJECT NUMBER 8448
PRINT DATE 2/6/19
DRAWN BY M.ELMER
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

BENCHMARK IS WEBER COUNTY BENCHMARK LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF 2700 WEST AND 3300 SOUTH

ELEVATION = 4276.04

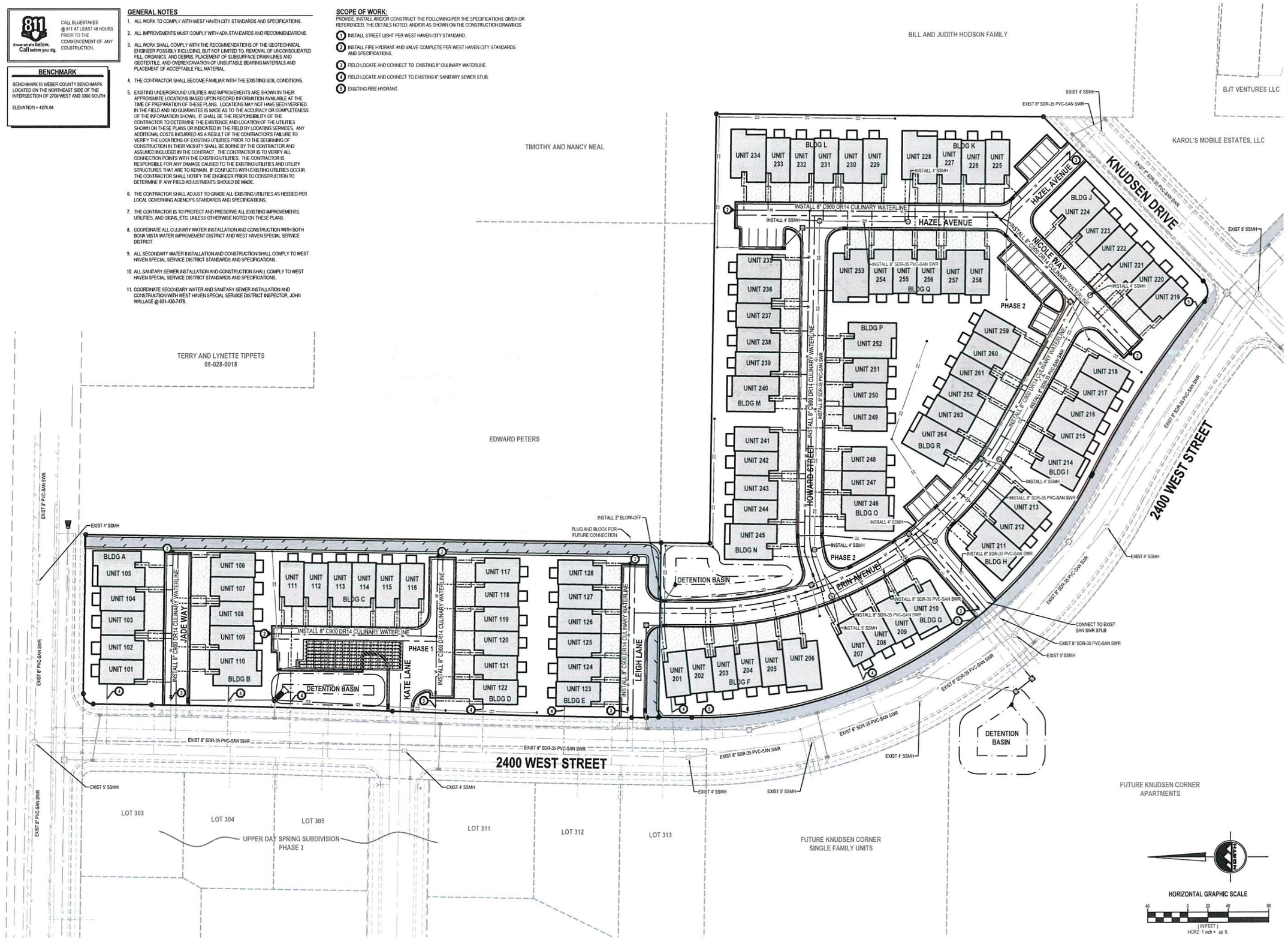
GENERAL NOTES

1. ALL WORK TO COMPLY WITH WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
6. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. COORDINATE ALL CULINARY WATER INSTALLATION AND CONSTRUCTION WITH BOTH BONA VISTA WATER IMPROVEMENT DISTRICT AND WEST HAVEN SPECIAL SERVICE DISTRICT.
9. ALL SECONDARY WATER INSTALLATION AND CONSTRUCTION SHALL COMPLY TO WEST HAVEN SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
10. ALL SANITARY SEWER INSTALLATION AND CONSTRUCTION SHALL COMPLY TO WEST HAVEN SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
11. COORDINATE SECONDARY WATER AND SANITARY SEWER INSTALLATION AND CONSTRUCTION WITH WEST HAVEN SPECIAL SERVICE DISTRICT INSPECTOR, JOHN WALLACE @ 801-430-7478.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. INSTALL STREET LIGHT PER WEST HAVEN CITY STANDARD.
2. INSTALL FIRE HYDRANT AND VALVE COMPLETE PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
3. FIELD LOCATE AND CONNECT TO EXISTING 8" CULINARY WATERLINE.
4. FIELD LOCATE AND CONNECT TO EXISTING 6" SANITARY SEWER STUB.
5. EXISTING FIRE HYDRANT.



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ. 1 inch = 40 ft.

ENSIGN
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KNUDSEN CORNER TOWNHOMES
PRELIMINARY PLAT - NOT TO BE RECORED

3300 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH

PROFESSIONAL ENGINEER
No. 5349039
1-6-19
STATE OF UTAH
CAMERON HESS PRESTON

NO.	DATE	REVISION	BY
1			
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PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 8446
PRINT DATE: 2/5/19
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

4 OF 4

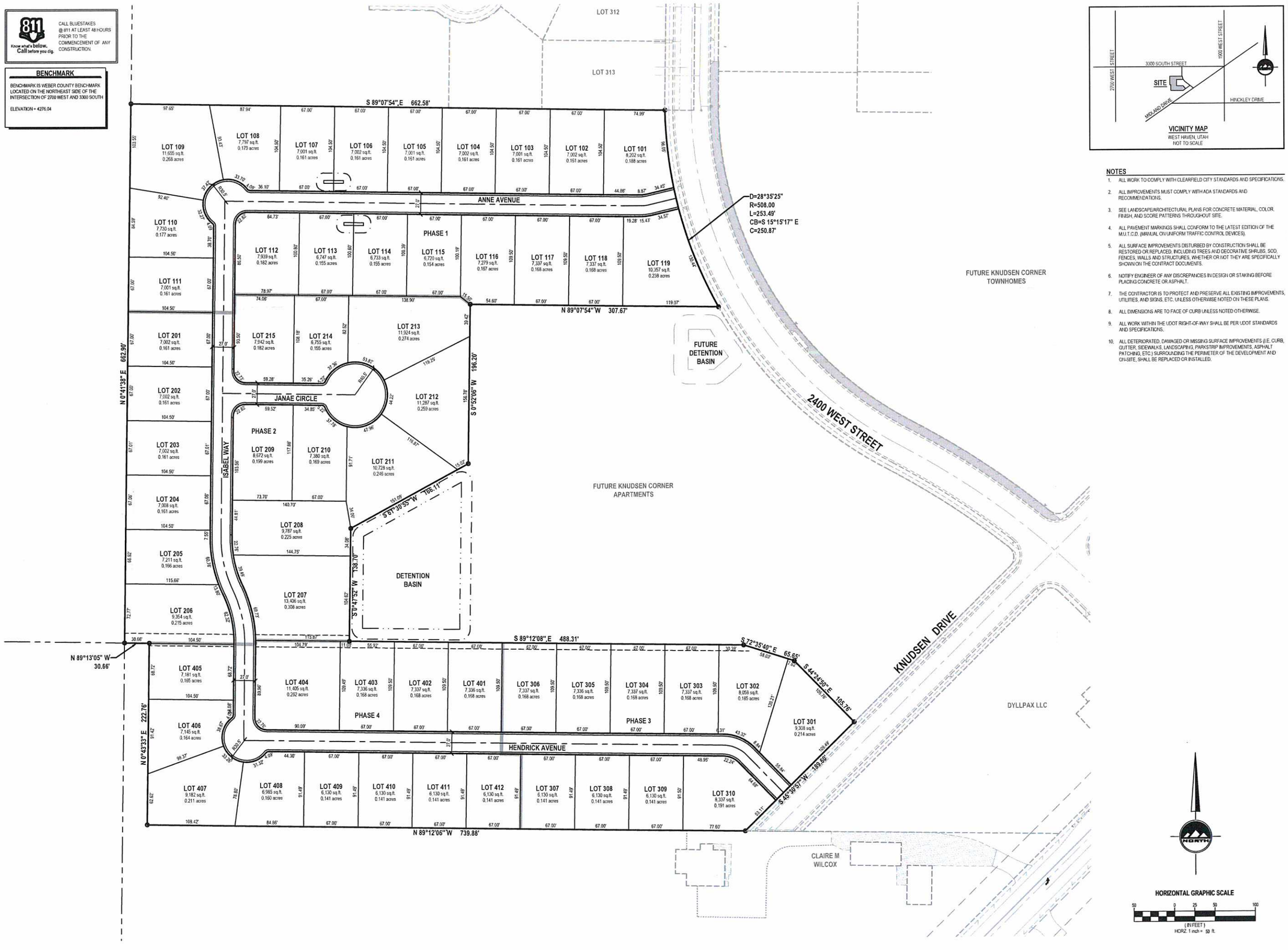
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BENCHMARK

BENCHMARK IS WEBER COUNTY BENCHMARK LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF 2700 WEST AND 3300 SOUTH

ELEVATION = 4276.04



VICINITY MAP
WEST HAVEN, UTAH
NOT TO SCALE

NOTES

1. ALL WORK TO COMPLY WITH CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
9. ALL WORK WITHIN THE UDOT RIGHT-OF-WAY SHALL BE PER UDOT STANDARDS AND SPECIFICATIONS.
10. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS (I.E. CURB, GUTTER, SIDEWALKS, LANDSCAPING, PARKSTRIP IMPROVEMENTS, ASPHALT PATCHING, ETC.) SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE, SHALL BE REPLACED OR INSTALLED.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ. 1 inch = 50 ft.

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CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

KNUDSEN CORNER PUD SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
3300 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH

PROFESSIONAL ENGINEER
STATE OF UTAH
No. 9049039
1-6-19
CAMERON NESS PRESTON

NO.	DATE	REVISION	BY
1			
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3			
4			
5			
6			

PRELIMINARY SITE PLAN

PROJECT NUMBER 8446	PRINT DATE 2/6/19
DRAWN BY M.ELMER	CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON	

1 OF 4

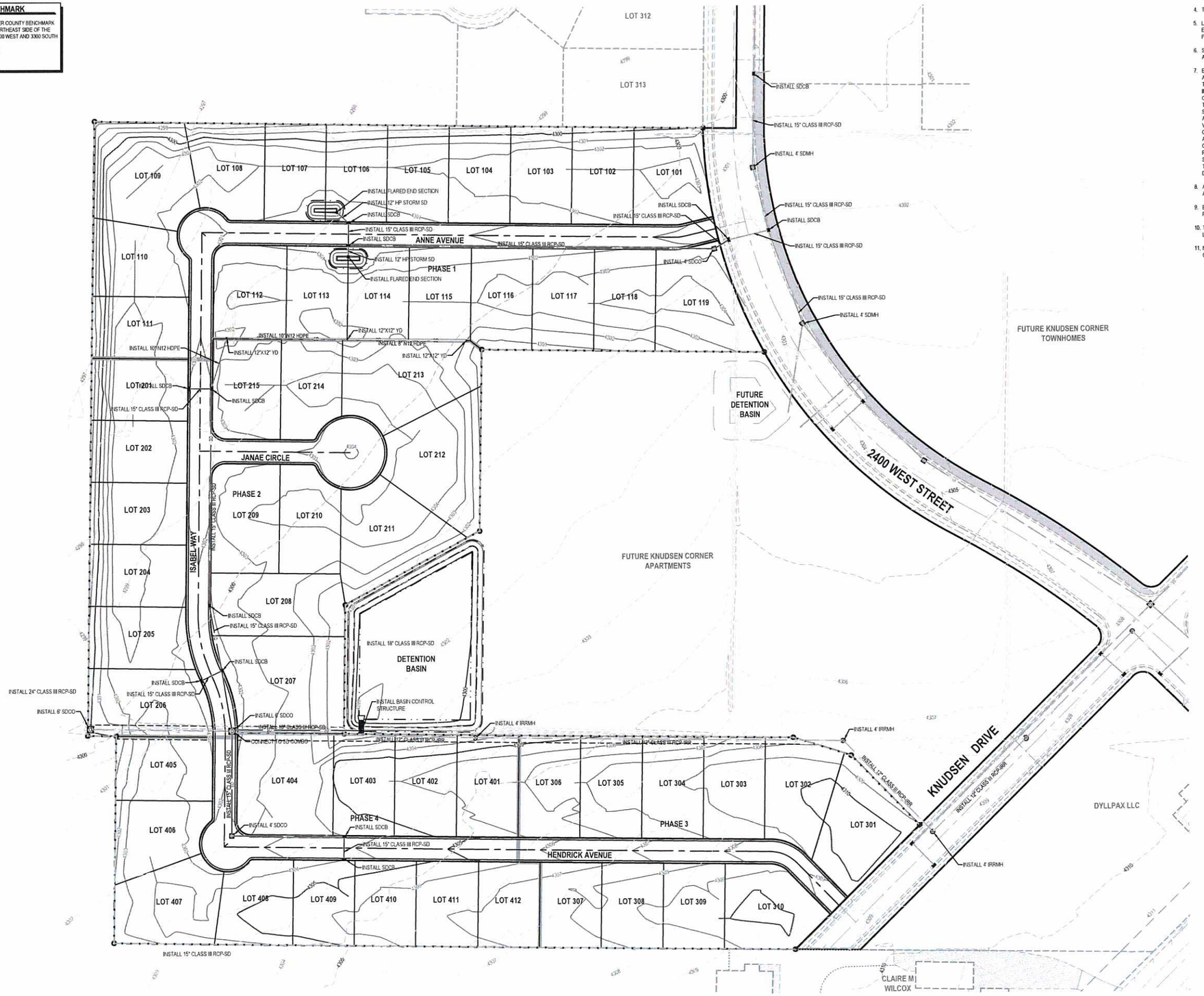
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

BENCHMARK IS WEBER COUNTY BENCHMARK LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF 2700 WEST AND 3300 SOUTH

ELEVATION = 4276.04



GENERAL NOTES

1. ALL WORK TO COMPLY WITH WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
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5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
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HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ 1 inch = 50 ft.

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WWW.ENSIGNENG.COM

FOR:
PROPERTY FUNDING III, LLC
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
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KNUDSEN CORNER PUD SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
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WEST HAVEN, UTAH

PROFESSIONAL ENGINEER
No. 5049039
1-6-19
STATE OF UTAH
CAMERON WESS PRESTON

NO.	DATE	REVISION	BY

PRELIMINARY GRADING PLAN

PROJECT NUMBER: 8448
PRINT DATE: 2/6/19
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

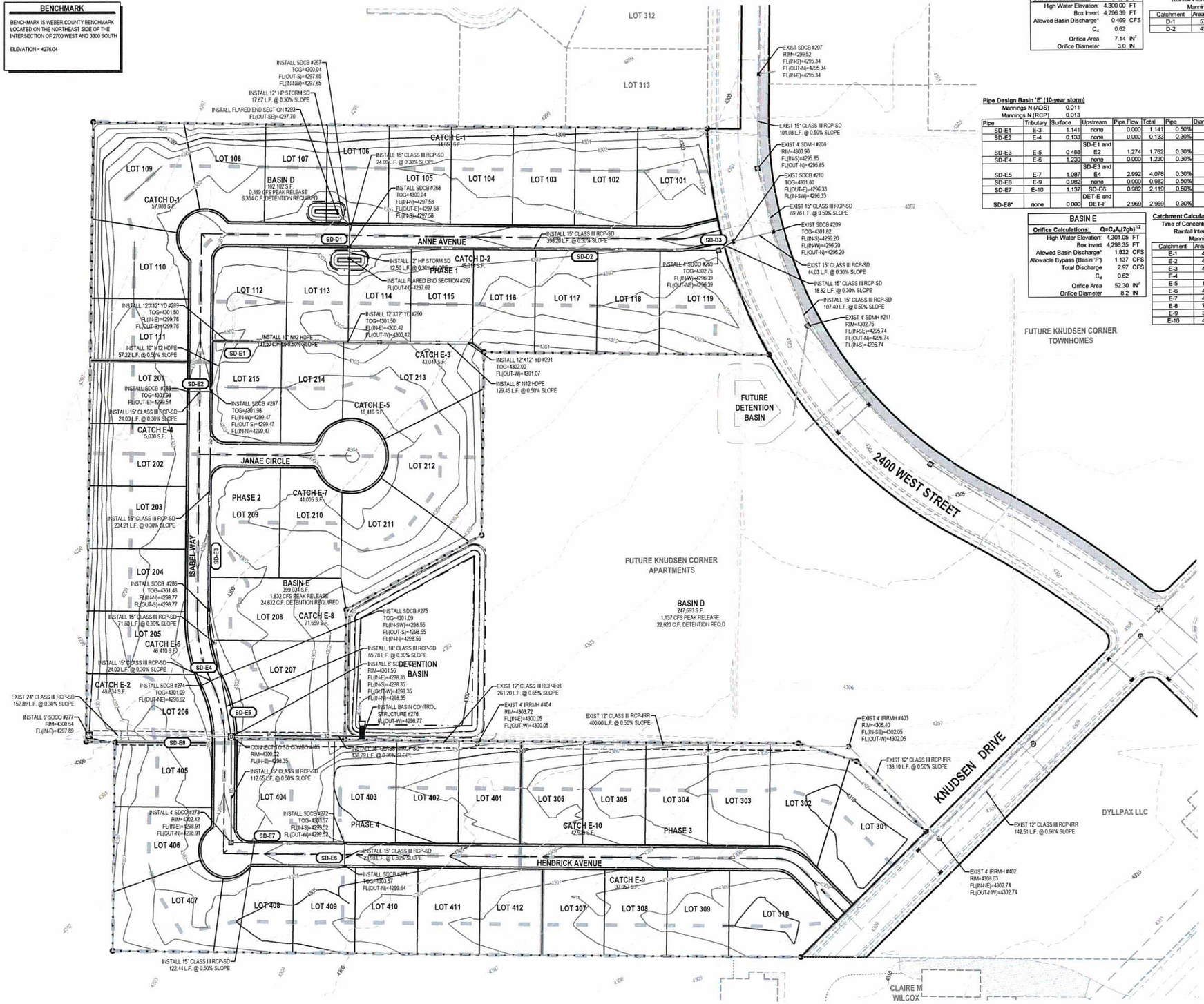
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Pipe Design Basin 'D' (10-year storm)

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-D1	D-1	1.513	none	0.000	1.513	0.30%	15	RCP	3.548	42.6%
SD-D2	D-2	1.193	SD-D1	1.513	2.705	0.30%	15	RCP	3.548	76.3%
SD-D3*	none	0.000	DET-D	0.469	0.469	0.30%	15	RCP	3.548	13.2%

BASIN D

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$

High Water Elevation:	4,300.00 FT
Box Invert	4,296.39 FT
Allowed Basin Discharge*	0.469 CFS
C_d	0.62
Orifice Area	7.14 IN^2
Orifice Diameter	3.0 IN

Catchment Calculations Basin 'D' (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 2.09 in/hr
Mannings N 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
D-1	57,088	0.548	1.513	SD-D1
D-2	45,014	0.548	1.193	SD-D2

Detention Calculations Basin 'D' (100-year storm)

Basin Tributary Area 102,102 SF
Runoff coefficient C: 0.548
Release Rate 0.20 cfs/acre
Peak Release 0.469 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	6.64	2,557	141	2,417
10	5.05	3,890	281	3,608
15	4.17	4,818	422	4,396
30	2.81	6,493	844	5,649
60	1.74	8,041	1,688	**6,354**
120	0.95	8,809	3,375	5,433
180	0.65	9,026	5,063	3,963
360	0.36	10,066	10,126	(60)
720	0.22	12,357	20,252	(7,894)
1440	0.13	13,965	40,503	(26,539)
2880	0.07	15,750	81,007	(65,256)

Required Detention: 6,354
Provided Detention: 6,364

Pipe Design Basin 'E' (10-year storm)

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-E1	E-3	1.141	none	0.000	1.141	0.50%	10	ADS	1.836	62.1%
SD-E2	E-4	0.133	none	0.000	0.133	0.30%	15	RCP	3.548	3.8%
SD-E3	E-5	0.488	SD-E1 and E2	1.274	1.762	0.30%	15	RCP	3.548	49.7%
SD-E4	E-6	1.230	none	0.000	1.230	0.30%	15	RCP	3.548	34.7%
SD-E5	E-7	1.087	SD-E3 and E4	2.992	4.078	0.30%	18	RCP	5.769	70.7%
SD-E6	E-9	0.982	none	0.000	0.982	0.50%	15	RCP	4.580	21.4%
SD-E7	E-10	1.137	SD-E6	0.982	2.119	0.50%	15	RCP	4.580	46.3%
SD-E8*	none	0.000	DET-E and DET-F	2.969	2.969	0.30%	24	RCP	12.424	23.9%

BASIN E

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$

High Water Elevation:	4,301.05 FT
Box Invert	4,298.35 FT
Allowed Basin Discharge*	1.832 CFS
Allowable Bypass (Basin 'F')	1.137 CFS
Total Discharge	2.97 CFS
C_d	0.62
Orifice Area	52.30 IN^2
Orifice Diameter	8.2 IN

Catchment Calculations Basin 'E' (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 2.09 in/hr
Mannings N 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
E-1	44,650	0.548	1.183	OFFSITE
E-2	48,834	0.548	1.294	OFFSITE
E-3	43,047	0.548	1.141	SD-E1
E-4	5,030	0.548	0.133	SD-E2
E-5	18,416	0.548	0.488	SD-E3
E-6	46,410	0.548	1.230	SD-E4
E-7	41,005	0.548	1.087	SD-E5
E-8	71,659	0.548	1.899	DET-E
E-9	37,057	0.548	0.982	SD-E6
E-10	42,928	0.548	1.137	SD-E7

Detention Calculations Basin 'E' (100-year storm)

Basin Tributary Area 399,034 SF
Runoff coefficient C: 0.548
Release Rate 0.20 cfs/acre
Peak Release 1.832 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	6.64	9,994	550	9,445
10	5.05	15,202	1,099	14,103
15	4.17	18,829	1,649	17,180
30	2.81	25,377	3,298	22,079
60	1.74	31,427	6,596	**24,832**
120	0.95	34,426	13,191	21,234
180	0.65	35,275	19,787	15,488
360	0.36	39,338	39,574	(235)
720	0.22	48,333	79,147	(30,814)
1440	0.13	54,185	158,294	(104,109)
2880	0.07	61,554	316,589	(255,035)

Required Detention: 24,832
Provided Detention: 29,240

BASIN C

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$

High Water Elevation:	4,302.34 FT
Box Invert	4,297.47 FT
Allowed Basin Discharge*	0.757 CFS
C_d	0.62
Orifice Area	9.93 IN^2
Orifice Diameter	3.6 IN

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NORTH

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(IN FEET)
HORZ: 1 inch = 50 ft.

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FOR:
PROPERTY FUNDING III, LLC
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KNUDSEN CORNER PUD SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
3300 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH

PROFESSIONAL ENGINEER
CHARLES PRESTON
NO. 5049039
1-6-19
STATE OF UTAH

NO.	DATE	REVISION	BY
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PRELIMINARY DRAINAGE CALCS

PROJECT NUMBER	PRINT DATE
9446	2/6/19
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

3 OF 4

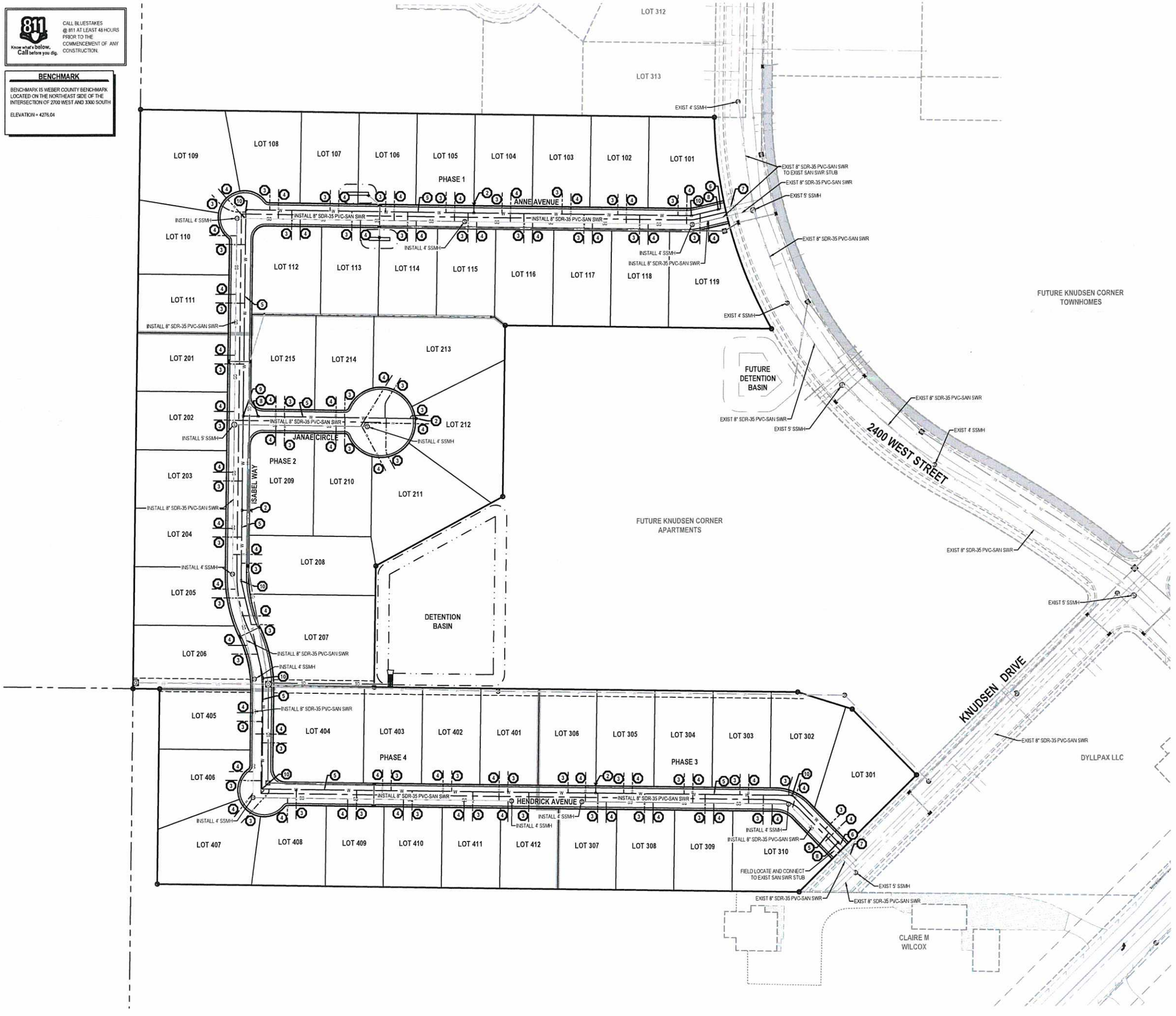
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12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
13. COORDINATE ALL CULINARY WATER INSTALLATION AND CONSTRUCTION WITH BOTH BONA VISTA WATER IMPROVEMENT DISTRICT AND WEST HAVEN SPECIAL SERVICE DISTRICT.
14. ALL SECONDARY WATER INSTALLATION AND CONSTRUCTION SHALL COMPLY TO WEST HAVEN SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
15. ALL SANITARY SEWER INSTALLATION AND CONSTRUCTION SHALL COMPLY TO WEST HAVEN SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
16. COORDINATE SECONDARY WATER AND SANITARY SEWER INSTALLATION AND CONSTRUCTION WITH WEST HAVEN SPECIAL SERVICE DISTRICT INSPECTOR, JOHN WALLACE @ 801-430-7478.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL STREET LIGHT PER WEST HAVEN CITY STANDARD.
2. INSTALL FIRE HYDRANT AND VALVE COMPLETE PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 3/4" POLY CULINARY WATER SERVICE LATERAL W/ 3/4" METER PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
5. INSTALL 8" C900 DR14 PVC CULINARY WATERLINE.
6. FIELD LOCATE AND CONNECT TO EXISTING 8" CULINARY WATERLINE STUB.
7. EXISTING 8" CULINARY WATERLINE..
8. INSTALL 8" GATE VALVE.
9. INSTALL 8" TEE.
10. INSTALL 8" BEND.

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NO. 5049039
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PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 8446	PRINT DATE: 2/6/19
DRAWN BY: M.ELMER	CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON	