WEST HAVEN CITY
PLANNING COMMISSION AGENDA

February 27, 2019 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON February 27, 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-**FEBRUARY 13, 2019
3. **REPORT-** ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. **FINAL SUBDIVISION APPROVAL-**THE TOWNS AT KNUDSON CORNER-APPROX.3300 S. 2400 W.-JOHN CLAYTON
5. **FINAL SUBDIVISION APPROVAL-**KNUDSON CORNER SUBDIVISION-3145 S. MIDLAND DRIVE-JOHN CLAYTON
6. **ACTION ON PUBLIC HEARING-** RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT
7. **FINAL SITE PLAN APPROVAL-**SALON-1905 W. 2200 S.-KELTEN AND LEXIE THOMAS
8. **ACTION ON PUBLIC HEARING-** CONDITIONAL USE PERMIT FOR HOLIDAY LIGHTING/STORAGE SHELVING/WINDOW CLEANING BUSINESSES-3030 W. 3600 S.-DUSTIN AND ASHLEY HOWES
9. **FINAL SITE PLAN APPROVAL-**TRACE MINERALS RESEARCH-1990 W. 3300 S.-MARTY BARBER
10. **FINAL SITE PLAN APPROVAL-**CHIROPRACTIC AND INSURANCE OFFICE-3384 W. 4600 S.-LIVE FREE LLC
11. **PUBLIC HEARING-**CONDITIONAL USE FOR CRANE SERVICE BUSINESS-2526 W. 3600 S.-TODD EGBERT
12. **ACTION ON PUBLIC HEARING-**CONDITIONAL USE FOR CRANE SERVICE BUSINESS-2526 W. 3600 S.-TODD EGBERT
13. **PUBLIC HEARING-**CONDITIONAL USE FOR AUTO BODY SHOP-1965 S. 1100 W. #8-WEST HAVEN BODY SHOP
14. **ACTION ON PUBLIC HEARING-**CONDITIONAL USE FOR AUTO BODY SHOP-1965 S. 1100 W. #8-WEST HAVEN BODY SHOP
15. **PUBLIC HEARING-**CONDITIONAL USE FOR AN ASPHALT MAINTENANCE BUSINESS-3507 S. 2700 W.-TIFFANY GAMA
16. **ACTION ON PUBLIC HEARING-**CONDITIONAL USE FOR AN ASPHALT MAINTENANCE BUSINESS-3507 S. 2700 W.-TIFFANY GAMA
17. **FINAL SUBDIVISION APPROVAL AND DEVELOPMENT AGREEMENT-**HAWK HAVEN TOWNHOMES-1874 S. 1900 W.-PETE LODDER
18. **FINAL SITE PLAN APROVAL-**COMMERCIAL BUILDING-APPROX. 3500 W. 3300 S.-JUSTIN NIELSEN
19. **PRELIMINARY SUBDIVISION APPROVAL-**YULISA ESTATES SUBDIVISION-2390 W. 3300 S.-WOODMERE HOMES
20. **PRELIMINARY SUBDIVISION APPROVAL-**GLENWOOD ACRES SUBDIVISION-3540 S. 2700 W.-DANNY WALL
21. **OTHER BUSINESS**
22. **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
February 13, 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*
	Scott Epperson	*Commission Member*
Staff Present:	*Emily Green*	*Deputy Recorder*
	Steve Anderson	*City Planner*

5:30 WORK SESSION

Planning discussed agenda items.

AGENDA

1. **Invocation**
2. **Action on Minutes –**January 23, 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. **Final Site Plan Approval-**Durk's Plumbing-1945 W. Commerce Way-Durk Bailey
7. **Preliminary Site Plan Approval-**Salon-1905 W. 2200 S.-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 Barner
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 Subdivsion-3145 S. Midland Drive-John Clayton
16. **Other Business**
17. **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 Wilson.*

2. ACTION ON MINUTES-JANUARY 23, 2019

Commission member Roundy made a motion to approve the minutes. Commission member Wilson seconded the motion. *Commission member Banta, aye; Commission member Epperson, 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
Chairman Banta reported on the February 6, 2019 council meeting.

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4. FINAL SUBDIVISION APPROVAL-SALT POINT SUBDIVISION-2950 W. 4000 S.-WOODSIDE HOMES
Derek Terry presented the final for this subdivision.

Commission member Archuleta asked if the building material is hardy board on the front elevation of the homes.

Mr. Terry said it was and that the other three sides are stucco.

Chairman Banta expressed concerns about the aesthetic of the homes where the back of them faces the commercial zones.

Mr. Terry stated they could add architectural features to make it look nicer.

Chairman Roundy made a motion to give final subdivision approval to Salt Point Subdivision at 2950 W. 4000 S. with the addition of architectural features added to the back of the homes near the commercial area. Commission member Epperson seconded the motion. *Commission member Deem, aye; Commission member Epperson, 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.*

5. ACTION ON PUBLIC HEARING-RIVERWALK-1550 W. 2000 S.-MASTER DEVELOPMENT AGREEMENT
Rick Scadden presented the newest revisions to the Riverwalk MDA.

Chairman Banta asked if they had added the phrase not to exceed 30 units per acre.

Mr. Scadden said he had not.

Vice Chair Deem suggested adding that they would have a park with a minimum of two acres in this area.

Mr. Scadden stated that they do have a hotel that is interested in the ground and they would want the park to be a part of the hotel property.

Commission member Wilson asked if they would maintain the park.

Mr. Scadden confirmed they would.

Vice Chair Deem suggested specifying that there is a commercial overlay in the mixed use zone.

Commission member Nalder asked how many property owners are involved.

Mr. Scadden stated that there are two owners.

Commission member Nalder stated that planning would like a letter stating the property owners agree to these terms.

Vice Chair Deem suggested specifics on where the trail would go.

Mr. Scadden stated that the plan was to put the trail around the perimeter of the development but felt that they could change based off of the developments coming in.

Commission member Archuleta suggested stating in the agreement where they plan to put the trail with a note that it is subject to change based off of development.

Commission member Wilson suggested putting that the trail system must meet up with the existing trail system regardless of where it is placed within the development.

Mr. Scadden suggested changing the wording of not to exceed 16 units.

Commission member Nalder made a motion to table. Commission member Deem seconded the motion. *Commission member Deem, aye; Commission member Epperson, 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. FINAL SITE PLAN APPROVAL-DURK'S PLUMBING-1945 W. COMMERCE WAY-DURK BAILEY

Durk Bailey explained that they upgraded the fence to wrought iron.

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Chairman Banta asked how large the Russian sage bushes typically get.

Mr. Bailey said about 5'X5'.

Commission member Wilson made a motion to give final site plan approval to Durk's Plumbing at 1945 W. Commerce Way. Commission member Epperson seconded that motion. *Commission member Deem, aye; Commission member Epperson, 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-SALON-1905 W. 2200 S.-KELTEN AND LEXIE THOMAS

Vice Chair Deem asked about the landscaping.

Lexie Thomas explained that it would be grass and trees.

Vice Chair Deem asked if they had gotten approval from UDOT for the opening on 1900 W.

Kelten Thomas said they had discussed it with UDOT but not gotten the approval.

Lexie Thomas asked if they could put asphalt all the way to the street.

Vice Chair Deem stated that they must have sidewalk.

Lexie Thomas asked if they could asphalt to the sidewalk then.

Vice Chair Deem confirmed they could. He asked if they have a dumpster on site.

Lexie Thomas stated they are going to have two residential cans.

Vice Chair Deem explained they must do an enclosure for those cans per site plan requirements.

Chairman Banta explained that they must change the aesthetics of the house to meet the requirements of Chapter 28 before final approval.

Commission member Deem made a motion to give preliminary site plan approval for a salon at 1905 W. 2200 S. Commission member Archuleta seconded the motion. *Commission member Wilson, aye; Commission member Epperson, 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. PUBLIC HEARING-CONDITIONAL USE PERMIT FOR HOLIDAY LIGHTING/STORAGE SHELVING/WINDOW CLEANING BUSINESSES-3030 W. 3600 S.-DUSTIN AND ASHLEY HOWES

Commission member Roundy made a motion to enter into public hearing. Commission member Nalder seconded the motion. *Commission member Wilson, aye; Commission member Epperson, 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.*

Chairman Banta invited the public up for comment.

Randy Spencer expressed concerns about the amount of businesses that are allowed at this location. He is concerned about the outbuilding on the property being rented out and the conex containers on the property. He also expressed concerns over traffic from deliveries.

Shailyn Johnson is concerned that the outbuilding will be rented out because the last time it happened there was a meth lab bust. She expressed concerns of crime because the police had been there a few times. She is also concerned about the amount of traffic, garbage, numerous employees, and noise produced from the businesses.

Jared Johnson stated that this business has forklifts running all day long and the semis that drop off deliveries often cannot fit into the home owner's driveway so they block their driveway.

Ken Reeder is wondering if the zoning has changed because he thought it was still agricultural/residential. He stated that the homeowner is running a lawn business and mechanic shop 7 days a week and that there has been crime as a result of the outbuilding

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being rented out.

Brad Smith expressed concerns over noise, increased traffic, garbage blowing all over the neighborhood, and what the business will change into over time.

Cassie Nelsen stated that there are a lot of similar businesses on this road and that this homeowner should not be punished by losing their livelihood because that is unfair.

Jill Smith stated that asking for a permit after the fact does not sit well with her. She feels this business is better suited in an industrial zone.

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

9. ACTION ON PUBLIC HEARING- CONDITIONAL USE PERMIT FOR HOLIDAY LIGHTING/STORAGE SHELVING/WINDOW CLEANING BUSINESSES-3030 W. 3600 S.-DUSTIN AND ASHLEY HOWES

Chairman Banta asked about the validity of the meth lab issue.

Mr. Howes stated they built the building, rented it out, and found out it wasn't allowed a year and a half later.

Commission member Nalder asked how many full time employees he has and what time their work hours are.

Mr. Howes stated that they have 6 full time employees and typically start at 7:30 A.M.

Vice Chair Deem asked why they don't get rid of the conex boxes.

Mr. Howes stated they could get rid of them but they have a lot of stuff in their so they would need six months and would have to build another building.

Commission member Nalder asked if they planned on hiring more employees.

Mr. Howes said he would in the winter.

Commission member Roundy asked about the noise.

Mr. Howes said that there are other neighbors with forklifts as well but they do have one. He stated he was also cutting shelves at one point.

Commission member Nalder suggested no more than 10 employees, hours from 7 A.M. to 7 P.M. Monday through Saturday and not violating the noise ordinance.

Chairman Banta expressed concerns over this even being allowed as a conditional use.

Planning Commission felt it best to consult with legal counsel before making a decision.

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

10. PRELIMINARY CONCEPT-STORAGE UNITS-1688 S. 1900 W.-KERRY GARNER
Larry Hill stated that they would like to do storage units with log cabin elements.

Chairman Banta stated that they discussed this item with the city planner and since this property was not eligible under the storage unit ordinance they may have to rethink it and discuss with him.

11. PRELIMINARY SITE PLAN APPROVAL-SALT POINT SELF STORAGE-APPROX. 3150 W. 4000 S.-DOUG RICH
Josh Hughes said they shifted the layout a bit and are planning on the fortress style of storage units.

Archuleta suggested not having plain gravel as a part of the landscaping plan.

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Chairman Banta asked about the drainage for the sheds.

Mr. Hughes stated it will be addressed in the engineering.

Vice Chair Deem asked the width between the storage units.

Mr. Hughes said it would be from 25-30 feet wide.

Commission member Nalder asked about lighting.

Mr. Hughes stated they would have lighting in the hallways and on the building but not inside the storage units.

Commission member Archuleta asked about hours.

Mr. Hughes said it would be 24 hours.

Commission member Roundy made a motion to give preliminary site plan approval to Salt Point Self Storage at approx. 3150 W. 4000 S. *Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Deem, aye; the vote was unanimous.*

12. PRELIMINARY SITE PLAN APPROVAL-TRACE MINERALS RESEARCH-1990 W. 3300 S.-MARTY BARBER
Ryan Fisher stated they are just expanding the business with an addition.

Chairman Banta asked how far they were from the road.

Mr. Fisher said about 275 feet.

Vice Chair Deem asked if there were other buildings in front of this one and if they are doing the same aesthetics to match the existing.

Mr. Fisher confirmed both and stated you cannot see the new building from the street.

Commission member Archuleta asked if they were adding signage.

Mr. Fisher said no and that they were only hiring about 5-10 new employees so there will be very little impact.

Commission member Nalder made a motion to give preliminary site plan approval to Trace Minerals Research at 1990 W. 3300 S. Commission member Epperson seconded the motion. *Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Deem, aye; the vote was unanimous.*

13. PRELIMINARY SITE PLAN APPROVAL-CHIROPRACTIC AND INSURANCE OFFICE-3384 W. 4600 S.-LIVE FREE LLC
McKay Bybee stated that they want to build an office building adjoining Lady Fitness.

Vice Chair Deem asked if there will be a shared entrance.

Mr. Bybee confirmed and said there would also be shared parking.

Commission member Archuleta asked about landscaping.

Mr. Bybee said it is 15% potentially more and it would be shrubs, trees, and zero scape.

Commission member Wilson made a motion to give preliminary site plan approval to a Chiropractic and Insurance office located at 3384 W. 4600 S. Commission member Archuleta seconded the motion. *Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Deem, aye; the vote was unanimous.*

14. PRELIMINARY SUBDIVISION APPROVAL-THE TOWNS AT KNUDSON CORNER-APPROX. 3300 S. 2400 W.-JOHN CLAYTON
John Clayton stated that this is the preliminary for the town home projects and that they are hoping to break ground in a month.

Vice Chair Deem asked about lighting.

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Mr. Clayton said that there would be lighting on the buildings similar to Riverbend Townhomes and ample parking.

Commission member Archuleta asked about the dumpsters.

Mr. Clayton stated that they will not do dumpsters but individual cans that will be picked up weekly.

Vice Chair Deem asked if it will be the same HOA as Riverbend.

Mr. Clayton said it would not be.

Commission member Archuleta asked if there was green space to this project.

Mr. Clayton said there will be by the apartment complexes.

Vice Chair Deem asked about lighting on the back of the townhomes by the trail.

Mr. Clayton said they could add some.

Commission member Epperson asked if they were planting trees on the path.

Mr. Clayton said they could and if that was the case they will be about 8 feet back from the trail.

Commission member Roundy made a motion to give preliminary subdivision approval to The Towns at Knudson Corner located approx. 3300 S. 2400 W. Commission member Epperson seconded the motion. *Commission member Nalder, aye; Commission member Roundy, aye; Commission member Banta, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Epperson, aye; Commission member Deem, aye; the vote was unanimous.*

15. FINAL SUBDIVISION APPROVAL-KNUDSON CORNER SUBDIVISION-3145 S. MIDLAND DRIVE-JOHN CLAYTON

Vice Chair Deem asked about lighting.

Mr. Clayton stated that they would be on the garage fronts.

Vice Chair Deem suggested street lights on the entrances.

Chairman Banta asked if they need to change to some lot lines still.

Mr. Clayton confirmed that some needed to be changed.

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

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

17. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 8:13 P.M. Commission member Epperson seconded the motion. *Commission member Wilson aye, Commission member Epperson, 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: _____

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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, not to exceed 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, not to exceed 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 overlay 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, to be no less than 2 acres (including water surface area), as described on the Concept Plan described in Exhibit B

    c. The requirement of either a 12' wide sidewalk, or a trail design consistent (15' easement) with existing trail system and will run in a proposed perimeter pattern (see exhibit B) through the surrounding parcels and will be included in 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 will 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	RIVERWALK, LLC 2492 Wall Avenue Ogden, UT 84401

West Haven, 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 SOUTH01D48'45" 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.

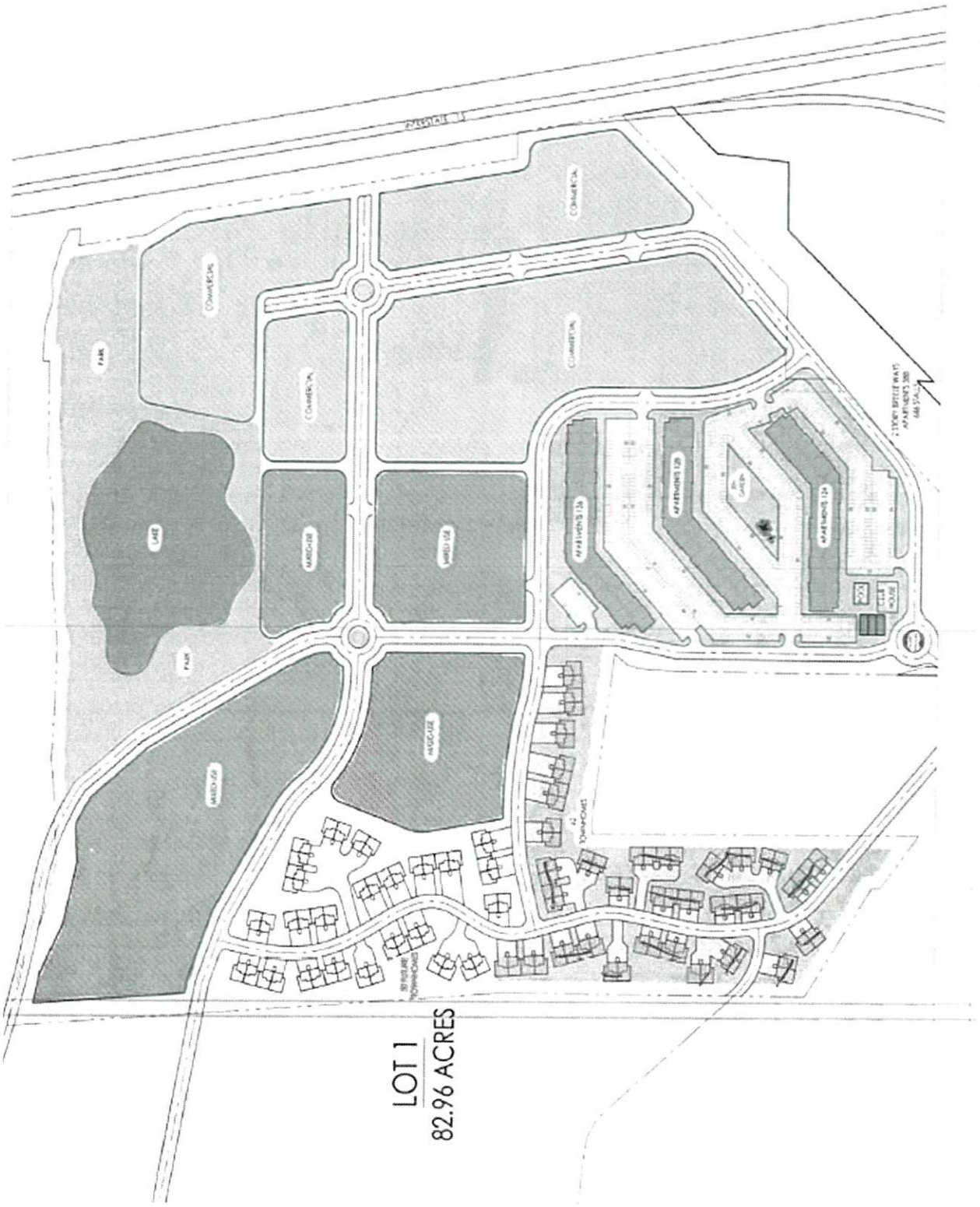
Parcel 9 – County Parcel Number 15-064-0038:

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



SALON ARCHITECTURAL PLANS
FOR
KELTON AND LEXIE THOMAS

1900 WEST 2200 SOUTH
PARCEL # 150720003
10,033 SQ FT
WEST HAVEN, UTAH

GENERAL NOTES

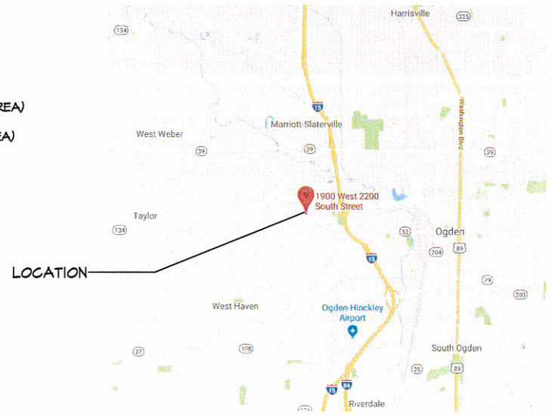
1. ALL CONSTRUCTION SHALL COMPLY WITH CURRENT IRC CODES, INCLUDING BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AND ALL OTHER LOCAL CODES AND ORDINANCES.
2. ALL 'OR EQUAL' SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
3. THE DEVELOPER/CONTRACTOR/OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB (OR EDGE OF STREET PAVING IF NO CURB EXIST) LOCATION FROM THE PROPERTY LINE (S) WITH THE PUBLIC WORKS DEPARTMENT.
4. THE APPLICANT IS RESPONSIBLE FOR CONTRACTING AND RECEIVING APPROVAL FROM THE APPROPRIATE FIRE DISTRICT, WATER DISTRICT, SEWER DISTRICT, RECREATION DISTRICT, AND HEALTH DEPARTMENT.
5. A BLOWER DOOR AIR LEAKAGE TEST PER IRC CODE N1102.4.1.2 SHALL BE PREFORMED
6. DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 25% OF THE DUCT WORK IS OUTSIDE OF THE THERMAL ENVELOPE.
7. WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES THE DUCT AND APPLIANCE SHALL BE LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE OR ENCLOSED AND ISOLATED FROM THE THERMAL ENVELOPE. SUCH ROOMS SHALL BE SEALED AND INSULATED PER TABLE N1102.1.2. THE DOOR INTO THE ROOM SHALL BE FULLY GASKETED WHICH COULD REQUIRE CHANGES TO THE DOOR SCHEDULE, AND ANY WATER LINES AND DUCT IN THE ROOM INSULATED PER N1103.

PROJECT INFORMATION

COVERAGE PERCENTAGE REQUIREMENTS

GARAGE	=	498 SF
DECK / PORCH	=	367 SF
SALON	=	1175 SF
APARTMENT	=	1370 SF
PARKING / DRIVEWAY	=	4899 SF
LANDSCAPE AREA	=	3202 SF (31.9% OF LOT AREA)
TOTAL FOOTPRINT	=	1921 SF (19.1% OF LOT AREA)
LOT AREA	=	10033 SF

VICINITY MAP



SHEET INDEX

T100	TITLE SHEET
A100	SITE PLAN
A200	FLOOR PLAN
A300	EXTERIOR ELEVATIONS/ DOOR AND WINDOW SCHEDULE
A400	BUILDING SECTIONS
A500	ROOF PLAN
A600	EGRESS PLAN
S100	FOUNDATION PLAN
S200	FRAMING PLAN
SD.1	STRUCTURAL DETAILS
SD.2	STRUCTURAL DETAILS
SN.1	STRUCTURAL NOTES
U100	ELECTRICAL PLAN

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THOMAS SALON
1900 WEST 2200 SOUTH
WEST HAVEN, UT

KELTON AND LEXIE THOMAS

Project Number: 012319
Project Date: 1/23/19
Consultant:

NORTH:
SCALE:

TITLE SHEET

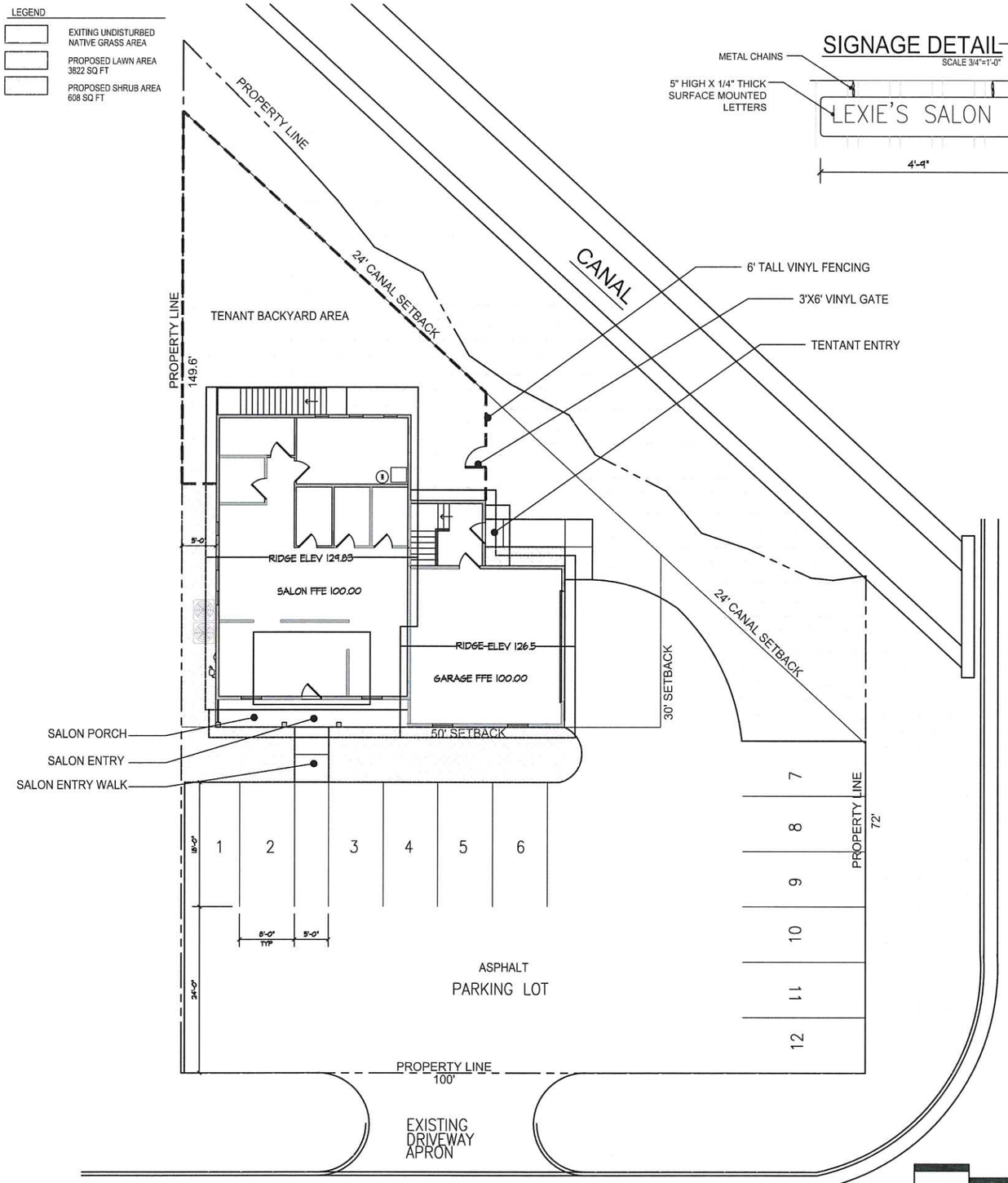
NO.	DATE	DESCRIPTION

T100

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LEGEND

- EXITING UNDISTURBED NATIVE GRASS AREA
- PROPOSED LAWN AREA 3822 SQ FT
- PROPOSED SHRUB AREA 608 SQ FT



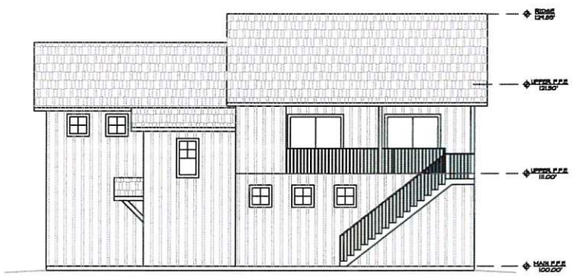
SIGNAGE DETAIL

SCALE 3/4"=1'-0"



1 - FRONT ELEVATION (EAST)

SCALE 1/8"=1'-0"



2 - REAR ELEVATION (WEST)

SCALE 1/8"=1'-0"



3 - SIDE ELEVATION (NORTH)

SCALE 1/8"=1'-0"



4 - SIDE ELEVATION (SOUTH)

SCALE 1/8"=1'-0"

0' 8' 16' 32'

GRAPHIC SCALE

1/8"=1'-0"



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NORTH:

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

SITE PLAN

NO.	DATE	DESCRIPTION

A100

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KEY LEGEND:

1. OCCUPANCY SEPARATION: BETWEEN GARAGE AND LIVING WALLS -1/2" TYPE 'X' GYP. BOARD ON GARAGE SIDE OF WALLS ADJACENT LIVING AREAS AND AT ELEMENT SUPPORTING SEPARATION ABOVE. CEILING - ⅝" TYPE 'X' GYP. BD. ON BOTTOM OF FLOOR JOIST OR ROOF TRUSSES.
2. 20 MIN. FIRE RATED DOOR WITH AUTOMATIC SELF-CLOSING DEVICE AND WEATHER-STRIPPING TO BE TIGHT FITTING.
3. KITCHEN SINK
4. WATER CLOSET
5. CABINETS/ COUNTERTOPS/
6. TILE SHOWER
7. RAILING 36" HEIGHT
8. DISHWASHER
9. FRIDGE
10. MICROWAVE
11. RANGE
12. LAVATORY
13. SALON SINK
14. BREAK ROOM KITCHENETTE
15. AIR CONDENSER UNIT
16. BATH TUB TO BE SELECTED
17. WASHER SPACE. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS
18. DRYER SPACE. PROVIDE SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER PER UMC SEC. 5043. 4" DIA 14' MAX LENGTH WITH 2 ELBOWS MAX.
19. GAS METER
20. ELECTRICAL METER
21. 90% EFFICIENCY F.A.U., PROVIDE POWER AND GAS. PROVIDE CONDENSATION DRAIN LINE TO OUTSIDE AND COMB. AIR VENT TO OUTSIDE
22. WATER HEATER W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE COMBUSTION AIR VENT TO OUTSIDE. PROVIDE WATER SOFTENER

NOTES:

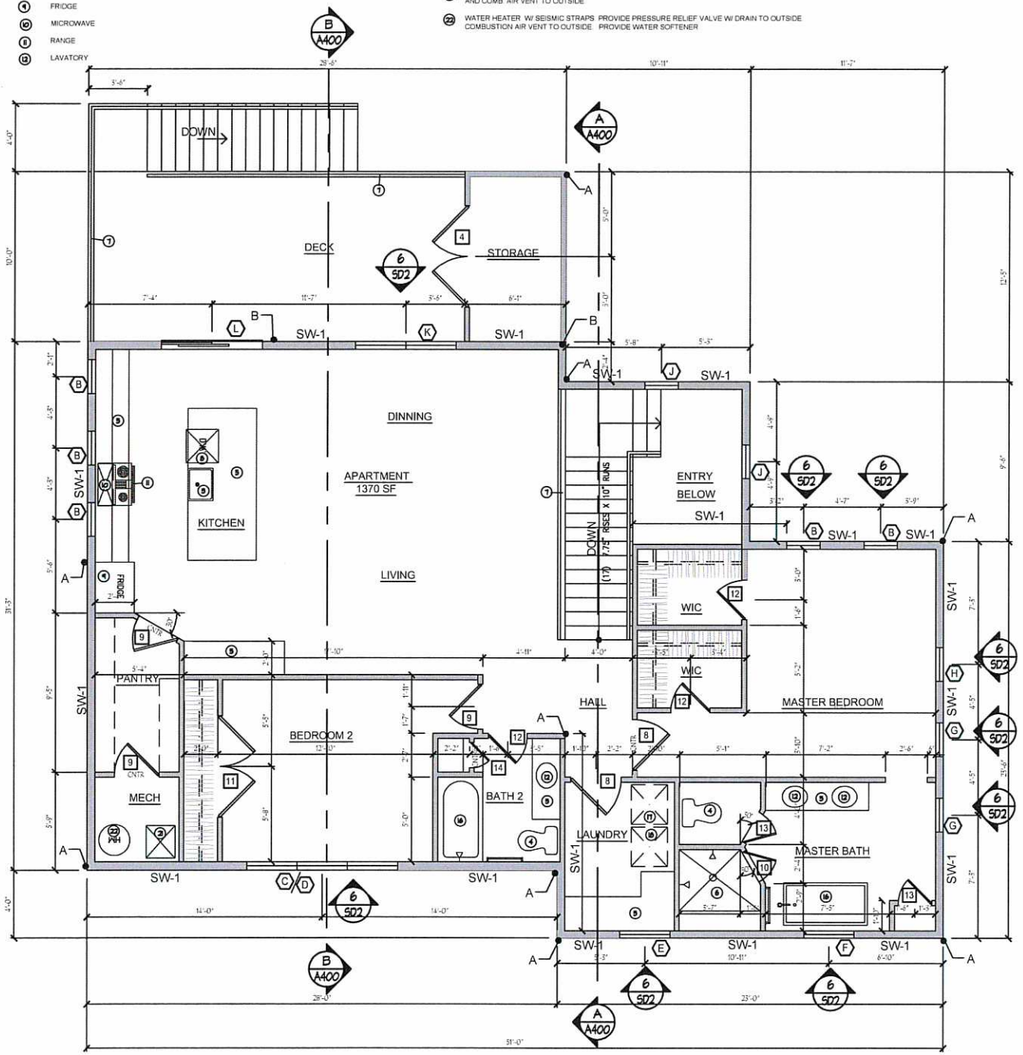
WATERCLOSETS TO BE MAXIMUM 1.6 GALLONS PER FLUSH PER IRC

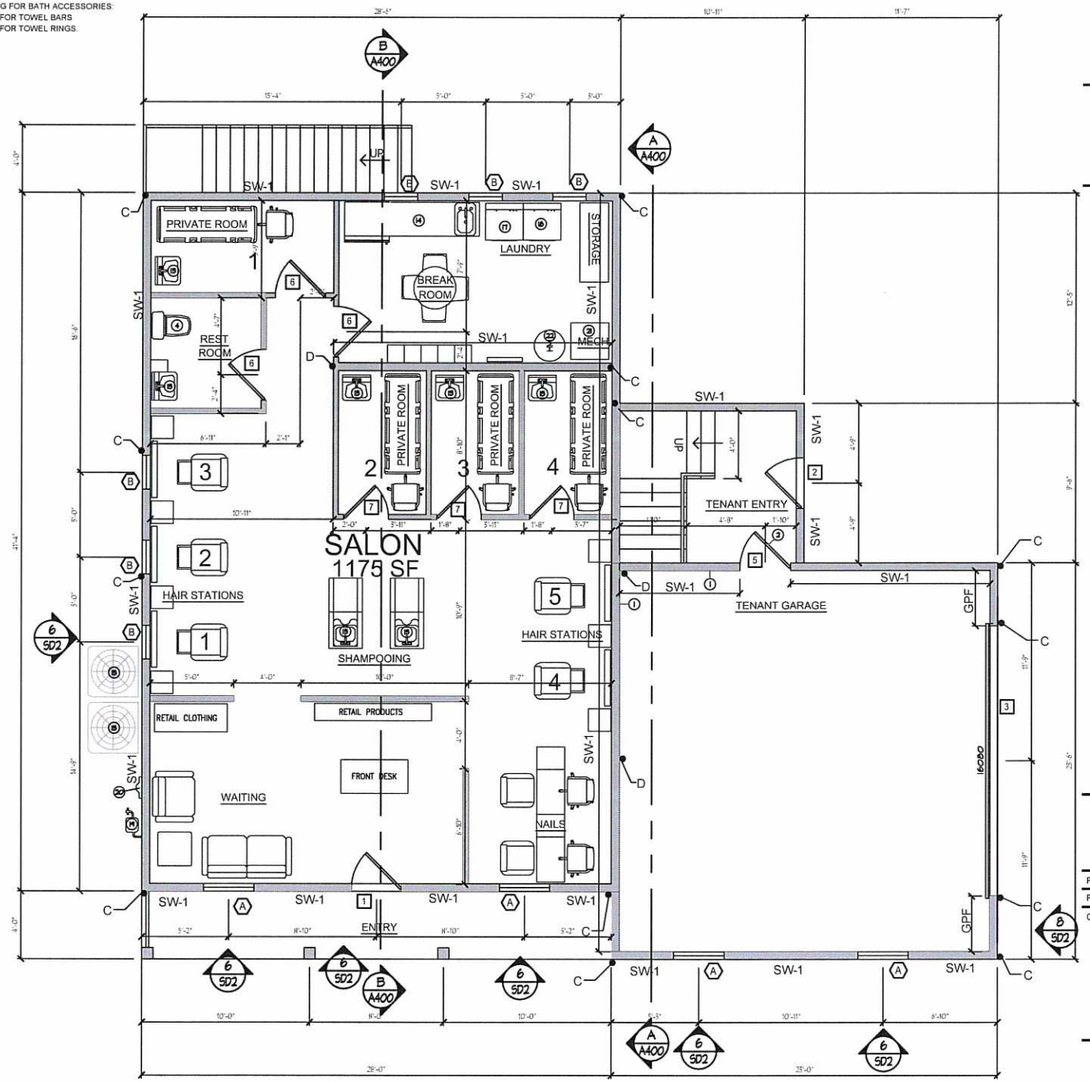
WINDOW MANUFACTURER TO VERIFY THEIR SPECIFICATIONS COMPLY WITH EGRESS REQUIREMENTS PER IRC FOR WINDOW SIZES NOTED ON PLAN.

ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN THE GARAGE AND LIVING AREA SHALL BE 26 GA. MINIMUM.

PROVIDE 2X6 FLAT BLOCKING FOR BATH ACCESSORIES:
-AT +40" ABOVE FIN. FLOOR FOR TOWEL BARS
-AT +54" ABOVE FIN. FLOOR FOR TOWEL RINGS.

NOTE: SEE SHEET A300 FOR DOOR AND WINDOW SCHEDULE





NOTES

1. STRUCTURES SUPPORTING FLOOR STRUCTURES ABOVE ARE TO BE PROTECTED WITH MIN. ½" DRYWALL. PROVIDE ½" MIN DRYWALL ON THE GARAGE SIDE OF ALL WALLS COMMON TO THE DWELLING. THIS DRYWALL SHALL CONTINUE THROUGH THE ATTIC. ANY DUCTS PENETRATING THESE SEPARATIONS SHALL BE A MIN. 26. GAGE SHEET STEEL.
2. ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED W/ ½" DRYWALL.
3. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 ½" LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7 ¾" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR
4. PROVIDE CLASS I OR II VAPOR RETARDER AT THE INTERIOR SIDE OF FRAMES WALLS

SHEARWALL NOTES:

1. 16" O.C. MAX STUD SPACING.
2. ALL SHEATHING SHALL BE APA RATED.
3. PROVIDE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER NAILS AT PERSERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD LOCATIONS.
4. BLOCK ALL EDGES.
5. ALL EXTERIOR WALLS TO BE SHEATHED AS TYPE 'SW-1', TYP., U.N.O.
6. DOUBLE SHEATHED WALLS SHALL HAVE 3" NOMINAL FRAMING AT ABUTTING PANEL EDGES.
7. ALL ANCHOR BOLTS TO HAVE 3" X 3" X 1/4" PLATE WASHERS, TYP., U.N.O.
8. SEE GENERAL STRUCTURAL NOTES FOR ANCHOR BOLT GRADE, TYPE, DIAMETER & EMBEDMENT.

SHEARWALL SCHEDULE

MARK	EDGE NAILING	FIELD NAILING	NAIL SIZE	SHEATHING THICKNESS	SHEATHING TYPE	SHEATHING PLACEMENT	ANCHOR BOLT SPACING	SOLE PLATE NAILING	SEISMIC CAPACITY	WIND CAPACITY	NOTES
SW-1	6"	12"	8d	7/16	APA RATED	ONE SIDE	32" O/C	16d @ 6" O/C	260	365	2X STUDS
SW-2	4"	12"	8d	7/16	APA RATED	ONE SIDE	32" O/C	16d @ 6" O/C	350	533	2X STUDS
SW-3	3"	12"	8d	7/16	APA RATED	ONE SIDE	24" O/C	16d @ 6" O/C	490	685	3X STUDS OR (2) 2X STUDS @ PANEL EDGES
SW-4	2"	12"	8d	7/16	APA RATED	ONE SIDE	18" O/C	16d @ 6" O/C	640	895	3X STUDS OR (2) 2X STUDS @ PANEL EDGES
SW-5	4"	12"	8d	7/16	APA RATED	BOTH SIDES	12" O/C	16d @ 6" O/C	760	1066	3X STUDS OR (2) 2X STUDS @ PANEL EDGES

HOLDDOWN & STRAP SCHEDULE

MARK	SIMPSON DESIGNATION	TYPE	ANCHOR BOLT	NOTES
A	CS16	STRAP		
B	CS14	STRAP		
C	HDU2-SDS2.5	ANCHORED	SSTB16	
D	HDU2-SDS2.5	ANCHORED	POST INSTALLED 5/8" DIA DRILLED AND EPOXY BOLT W/ SET -3G@ 6" EMBED	

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WEST HAVEN, UT

KELTON AND LEXIE THOMAS

Project Number: 012319
Project Date: 1/23/19
Consultant:

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

Floor Plans

NO.	DATE	DESCRIPTION

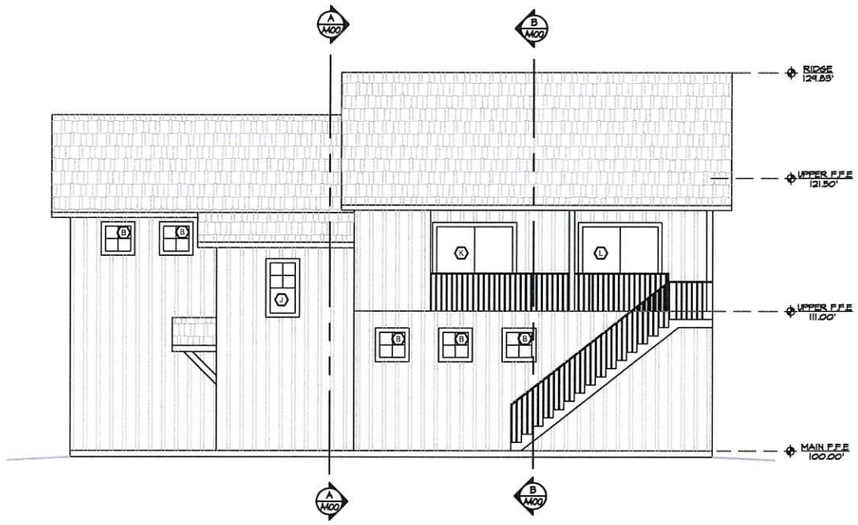
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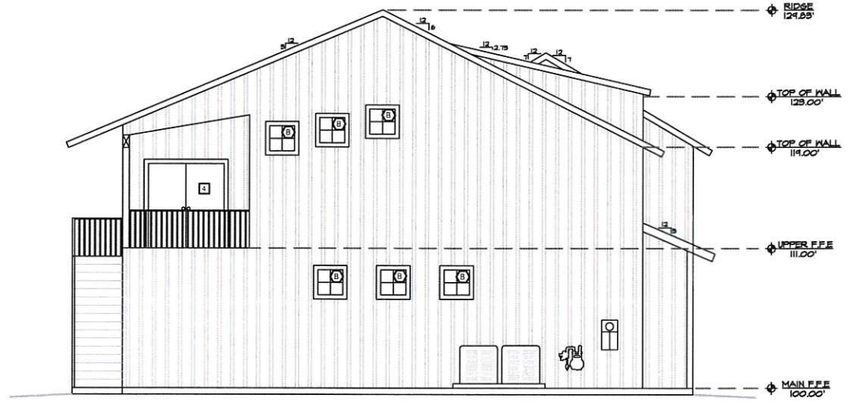
1 - FRONT ELEVATION (EAST)



3 - SIDE ELEVATION (NORTH)



2 - REAR ELEVATION (WEST)



4 - SIDE ELEVATION (SOUTH)

WINDOW SCHEDULE

WINDOW NO.	WINDOW SIZE	SILL HEIGHT	WINDOW DESCRIPTION	TEMPERED	QTY
A	3-0 x 5-0	36"	5 LIGHT O/X VERT SLIDE	N	4
B	2-0 x 2-0	VARIES	4 LIGHT PICTURE	N	14
C	9-0 x 3-8 *	34"	3 LIGHT X O X HORIZ SLIDE	N	1
D	9-0 x 1-8	112"	12 LIGHT PICTURE	N	1
E	3-0 x 3-8	30"	5 LIGHT O/X VERT SLIDE	N	1
F	3-0 x 3-8	30"	5 LIGHT O/X VERT SLIDE	Y	1
G	2-0 x 4-0	36"	5 LIGHT O/X VERT SLIDE	N	2
H	2-0 x 4-0 *	36"	5 LIGHT CASEMENT EGRESS WINDOW	N	1
J	2-0 x 4-0	130"	5 LIGHT PICTURE	N	2
K	6-0 x 3-8	36"	2 LIGHT X O HORIZ SLIDE	N	1
L	6-0 x 6-8	0"	2 LIGHT X O SLIDING GLASS DOOR	Y	1

* EGRESS WINDOW

DOOR SCHEDULE

NOTE: ALL GLAZING IN DOORS, SHOWER DOORS SHALL BE TEMPERED

DOOR NO.	DOOR SIZE	DOOR DESCRIPTION	DOOR QUANTITY
EXTERIOR DOORS			
1	3-0 -8-0	ENTRY DOOR TO BE SELECTED	1
2	3-0 -6-8	TENENT ENTRY DOOR TO BE SELECTED	1
3	16-0 - 8-0	GARAGE DOOR TO BE SELECTED	1
4	6-0 - 6-8	EXTERIOR GRADE FRENCH DOORS	1
5	3-0 - 6-8	20 MIN FIRE RATED DOOR TO BE SELECTED	1
INTERIOR DOORS			
6	3-0 -6-8	SALON INTERIOR DOORS	3
7	2-8 - 6-8	SALON INTERIOR DOORS (PRIVATE ROOMS)	3
8	3-0 - 6-8	APT DOOR TO BE SELECTED	2
9	2-8 - 6-8	APT DOOR TO BE SELECTED	3
10	2-0 - 6-0	SHOWER DOOR (GLASS TO BE TEMPERED)	1
11	6-0 - 6-8	FRENCH CLOSET DOORS	1
12	2-4 - 6-8	APT DOOR TO BE SELECTED	3
13	2-0 - 6-8	APT DOOR TO BE SELECTED	2
14	1-6 - 6-8	APT DOOR TO BE SELECTED	1

ELEVATION NOTES:

A. ALL DIMENSIONS ARE TO FINISH SURFACE OF CEILING OR TOP OF PARAPET WALL HEIGHTS UNLESS NOTED OTHER WISE (U.N.O.)

B. TYPICAL PITCHED ROOF/SLOPE SHALL BE 3:12, 4:12, 5:12 & 6:12 REFER TO ROOF PLAN SHEET A-3.0

C. OWNER TO SELECT FINISHES AND DETERMINE EXTERIOR PAINT COLORS.

D. PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING DOORS, WINDOWS, AND VENTS.

E. SOLE PLATES OR MUD SILLS IN CONTACT WITH CONCRETE SLABS SHALL BE PRESSURE TREATED. F.

PROVIDE FIRE BLOCKING AND DRAFT STOPS AS REQUIRED PER IRC

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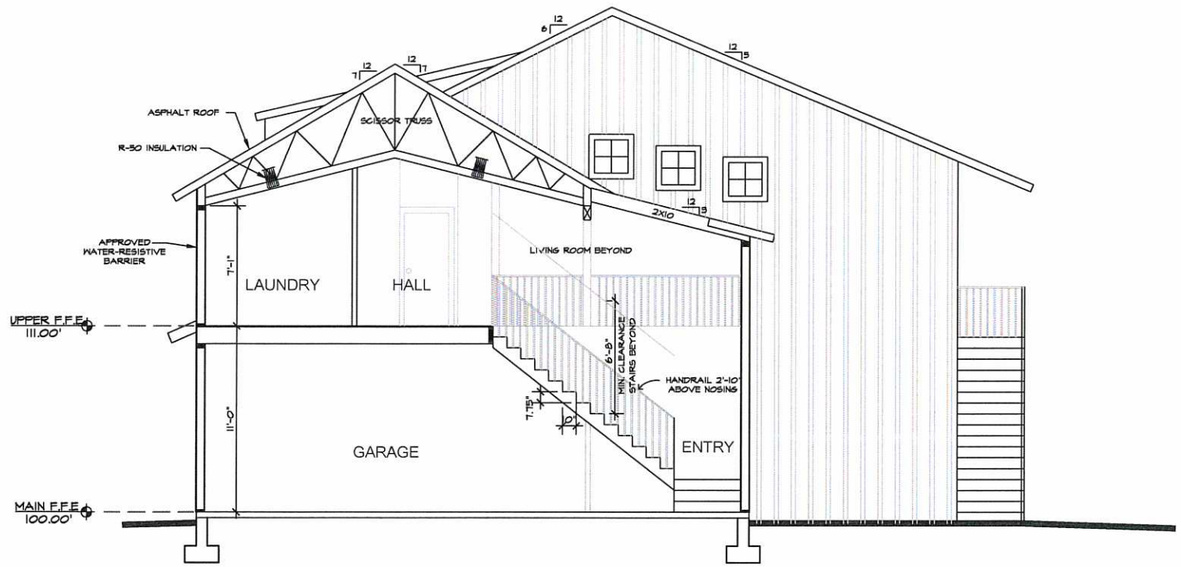
NORTH:
SCALE: 3/16"=1'-0"

Elevations

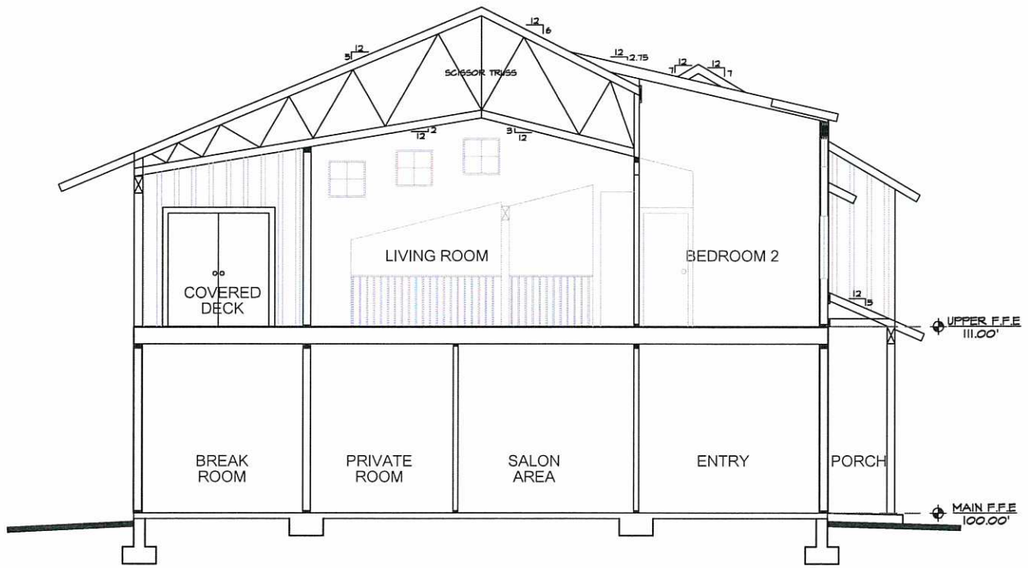
NO.	DATE	DESCRIPTION

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A - BUILDING SECTION



B - BUILDING SECTION

SEE SHEET A300 FOR DOOR AND WINDOW SCHEDULE

ELEVATION NOTES:

A. ALL DIMENSIONS ARE TO FINISH SURFACE OF CEILING OR TOP OF PARAPET WALL HEIGHTS UNLESS NOTED OTHER WISE (U.N.O.)

B. TYPICAL PITCHED ROOF SLOPE SHALL BE 3:12, 4:12, 5:12 & 6:12 REFER TO ROOF PLAN SHEET A-3.0

C.

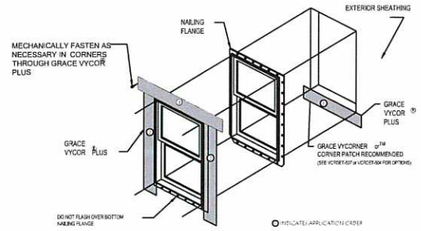
D. OWNER TO SELECT FINISHES AND DETERMINE EXTERIOR PAINT COLORS.

E. PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS INCLUDING DOORS, WINDOWS, AND VENTS.

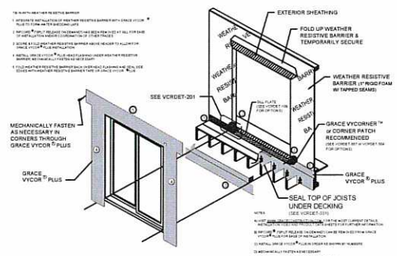
F. SOLE PLATES OR MUD SILLS IN CONTACT WITH CONCRETE SLABS SHALL BE PRESSURED TREATED.

G. PROVIDE FIRE BLOCKING AND DRAFT STOPS AS REQUIRED PER IRC

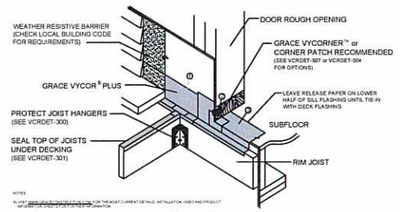
ALL CHIMNEYS/FLUES SHALL EXTEND MINIMUM 2'-0" VERTICALLY ABOVE ROOFS AND WALLS WITHIN 10'-0" HORIZONTALLY PER IRC. PROVIDE SPARK ARESTOR PER IRC



A WINDOW FLASHING DETAIL
SCALE: 3/8"=1'-0"



B DOOR FLASHING DETAIL
SCALE: 3/8"=1'-0"



C DOOR SEAL FLASHING DETAIL
SCALE: 3/8"=1'-0"

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KELTON AND LEXIE THOMAS

Project Number:	012319
Project Date:	1/23/19
Consultant:	

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

Building Sections

NO.	DATE	DESCRIPTION

A400

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KEY LEGEND:

① ASHALT ROOFING

② GRACE ICE AND WATER SHIELD (MIN COVERAGE - FULL COVERAGE PREFERRED)

③ RIDGE VENT LOCATIONS

④ BUILDING STRUCTURE BELOW

SYMBOL LEGEND:

INDICATES ROOF SLOPE DIRECTION

INDICATES ICE AND WATER SHIELD PROTECTION AREAS
*MINIMUM COVERAGE SHOWN - FULL ROOF COVERAGE PERFERRED

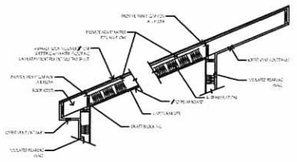
VENTILATION NOTES:

1. PROVIDE A 22"X30" ACCESS TROUGH MAIN ROOF SHEATHING FOR AREAS WHICH HAVE MORE THAN 30" HEADROOM . VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. PER I.R.C PROVIDE A NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
4. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS NO GREATER THAN 1/4 INCH.

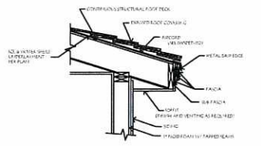
GENERAL NOTES:

1. SEE ELEVATIONS AND SECTION FOR ADDITIONAL INFORMATION ON HEIGHTS OF BEAMS, PLATES, SHEATHING, ETC. REFER TO EXTERIOR ELEVATIONS FOR ROOF-TO-WALL FLASHING DETAILS.
2. ALL DIMENSIONS ARE TO FRAMING OR CENTERLINE OF OPENING, ETC., UNLESS NOTED OTHERWISE (U.N.O.)
3. TYPICAL PITCHED ROOF SLOPE VARIES SEE PLAN
4. REFER TO MANUFACTURER'S SPECIFICATIONS AND TEST REPORTS FOR ADDITIONAL ROOFING INFORMATION. INSTALL ICE AND WATER SHIELD PER MANUFACTUR.
5. PROVIDE SHOP DRAWINGS FOR LOCATION OF VENTS AND OTHER ROOF PENETRATIONS.
6. PROVIDE FIRE STOPPING AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE ROOFING MEMBERS. PROVIDE FIRE BLOCKING AND DRAFT STOPS AND
7. REQUIRED PER I.B.C.
8. TOP OF SHEATHING ELEVATION ARE INDICATED FOR REFERENCE. VERIFY ALL FINISH SHEATHING ELEVATION WITH ROOF TRUSS ENGINEERING PLANS FOR APPROPRIATE TRUSS DEPTHS.

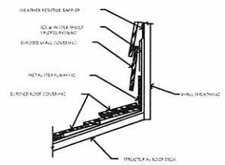
NO ROOFING PENETRATIONS (I.E. ATTIC VENTS, PLUMING OR DRYER VENT, ETC.) TO OCCUR WITHIN 2'-0" OF VALLEY'S, HIPS, OR RIDGES.



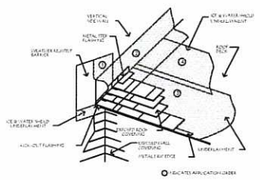
A ROOF VENTING DETAIL
SCALE: 3/8"=1'-0"



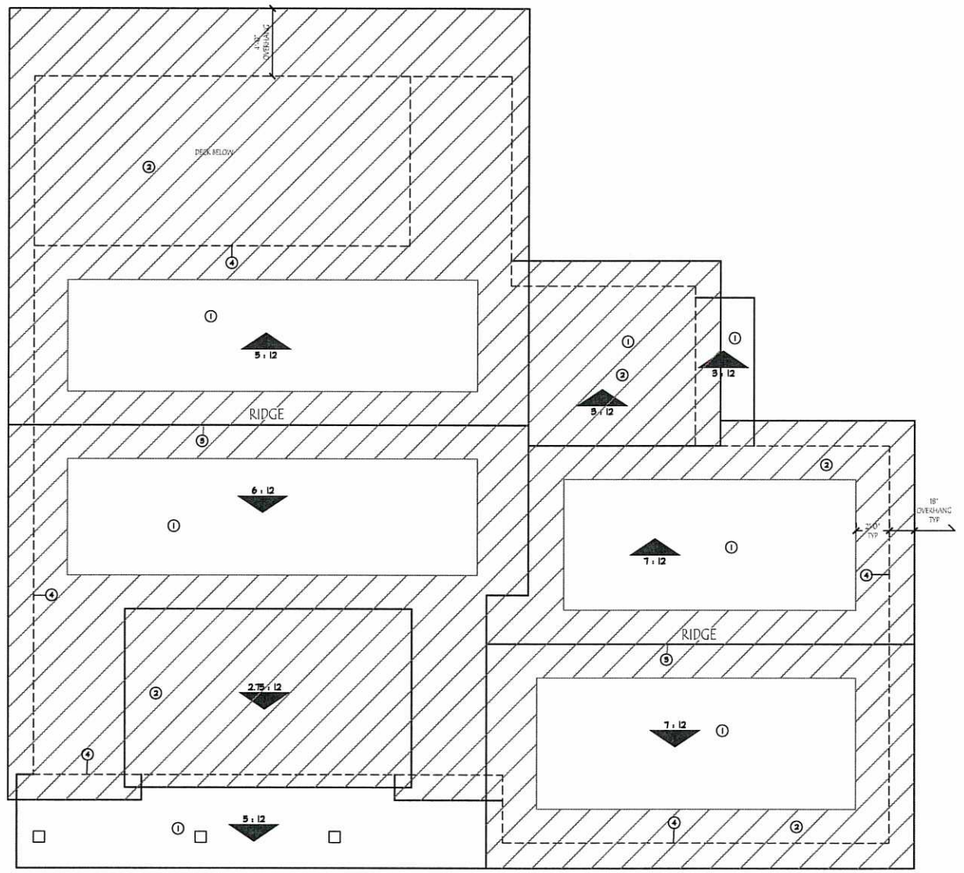
B EAVE WATERPROOFING DETAIL
SCALE: NTS



C SIDEWALL WATERPROOFING DETAIL
SCALE: NTS



D SIDEWALL WATERPROOFING DETAIL
SCALE: NTS



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THOMAS SALON
1900 WEST 2200 SOUTH

WEST HAVEN, UT

KELTON AND LEXIE THOMAS

Project Number:	012319
Project Date:	1/23/19
Consultant:	

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

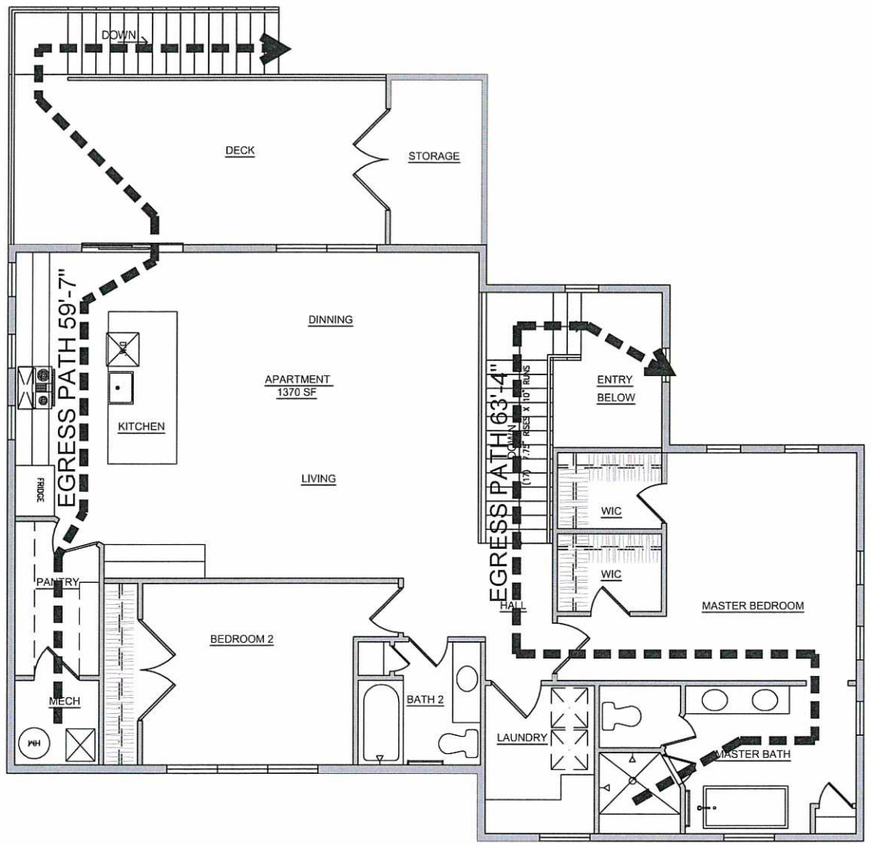
ROOF Floor Plan

NO.	DATE	DESCRIPTION

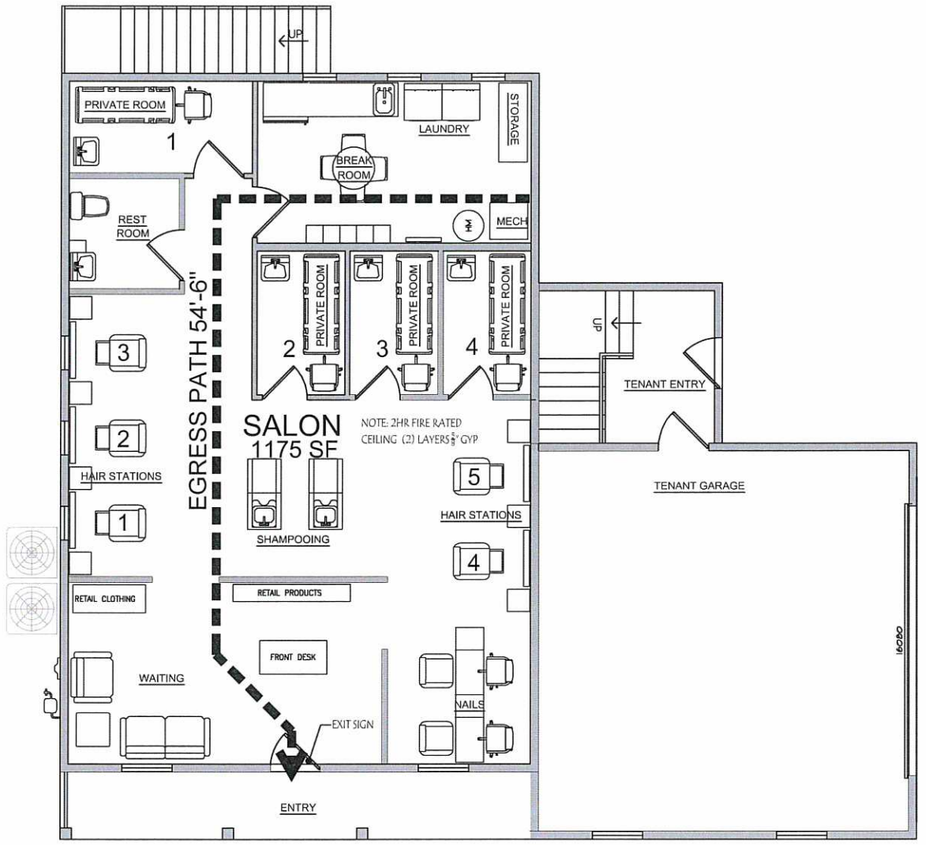
A500

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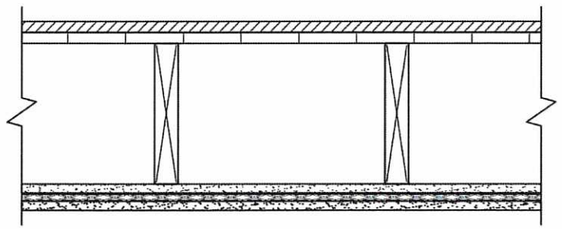
RESIDENTIAL EGRESS



COMMERCIAL EGRESS



2 HOUR FIRE RATED CEILING NOTES



L505 (2 HOURS): Base layer 5/8"(15.9 mm) Fire-Shield C Gypsum Board applied at right angles to 2x10 wood joists 16"o.c. with 8d nails, 2-1/2" long, 0.113" shank, 19/64" heads, 7"o.c. Resilient furring channels at 24"o.c. applied at right angles to wood joists through base layer with 8d nails, 2-1/2" long, 0.113" shank, 19/64" head, at each joist. Face layer 5/8" Fire-Shield C Gypsum Board applied at right angles to resilient furring channels with 1" type S drywall screws 12"o.c. Wood joists supporting 1" nominal T&G wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T&G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.

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1900 WEST 2200 SOUTH
WEST HAVEN, UT

KELTON AND LEXIE THOMAS

Project Number:	012319
Project Date:	1/23/19
Consultant:	

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

EGRESS PLAN AND FIRE NOTES

NO.	DATE	DESCRIPTION

A600

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SYMBOL LEGEND:

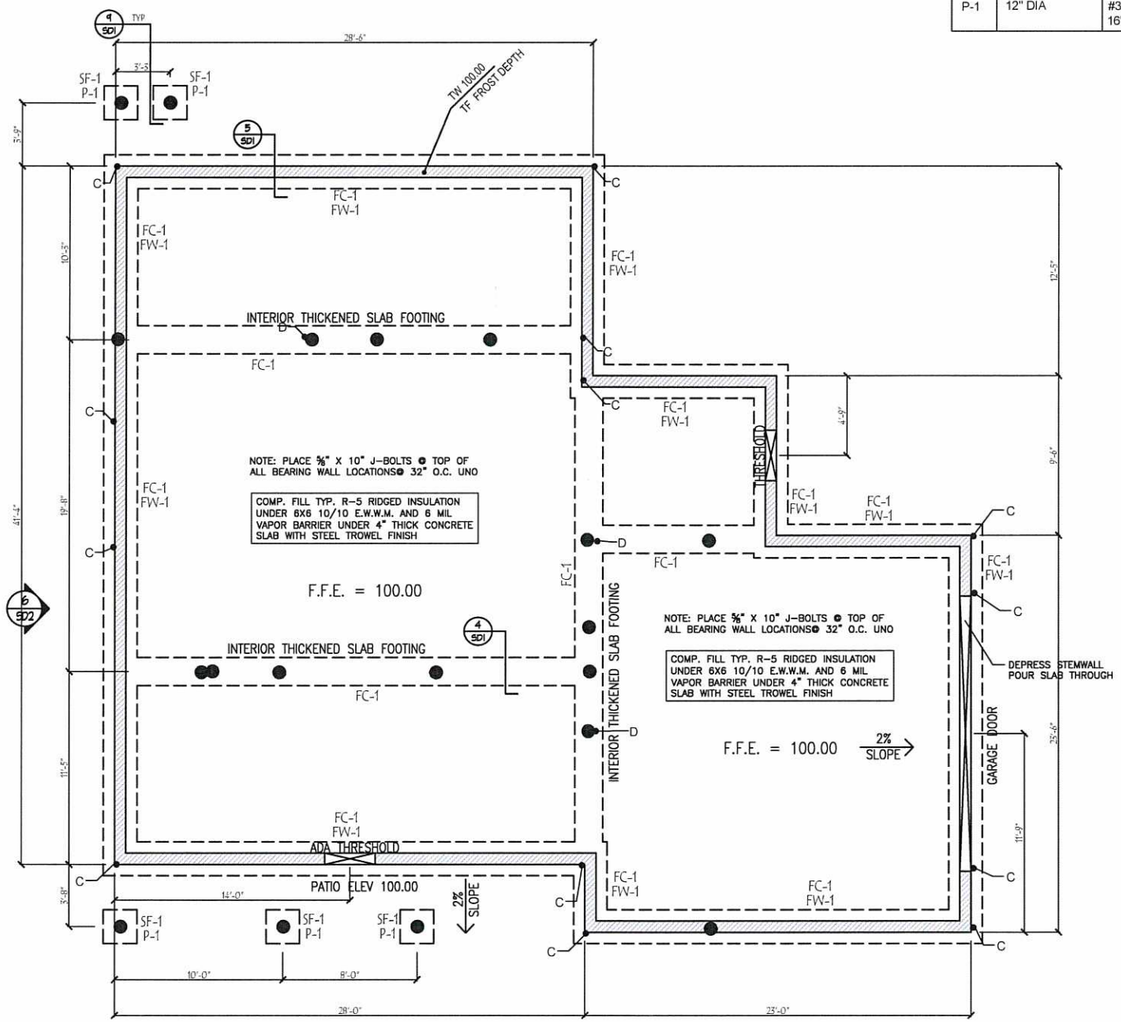
- INDICATES DETAIL NUMBER
- INDICATES DETAIL SHEET
- INDICATES FOOTING
- INDICATES STEP IN FOOTING
- INDICATES STEP IN FOUNDATION WALL
- INDICATES FOUNDATION DRAINAGE SYSTEM
- * INDICATES BEAM POCKET

STRUCTURAL FOOTING SCHEDULE

MARK	SIZE (WIDTH X THICK X LENGTH)	REINFORCEMENT	NOTES
SF-1 FC-2	18" X 18" X 10" 20" X 10" X CONT	(2) #4 EA DIRECTION EQ SPACED (3) #4 CONT	

STRUCTURAL FOUNDATION WALL AND PIER SCHEDULE

MARK	SIZE	REINFORCEMENT		REMARKS
		HORIZONTAL	VERTICAL	
FW-1	8" X CONT	#4 @ 18" O.C	#4 @ 32" O.C	
P-1	12" DIA	#3 RINGS @ 16" O.C	(4) #4	



FOUNDATION PLAN

¼"=1'-0"

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Project Number:	012319
Project Date:	1/23/19
Consultant:	

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

Foundation Plan

NO.	DATE	DESCRIPTION

S100

LICENSED STRUCTURAL ENGINEER
ADAM J. HUFF
02/18/2019
STATE OF UTAH

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BEAM SCHEDULE

RB-1: (2) 1 3/4 X 9 1/2 1.9E LVL
RB-2: (2) 2X8 #2 DF
RB-3: (2) 2X10 #2 DF
RB-4: (2) 2X10 #2 DF
RB-5: (2) 2X10 #2 DF

FB-1: (2) 1 3/4 X 14 LVL
FB-2: (2) 1 3/4 X 11 7/8" LVL
FB-3: 1 3/4 X 11 7/8" LVL
FB-4: (2) 1 3/4 X 11 7/8" LVL
FB-5: (3) 1 3/4 X 11 7/8" LVL

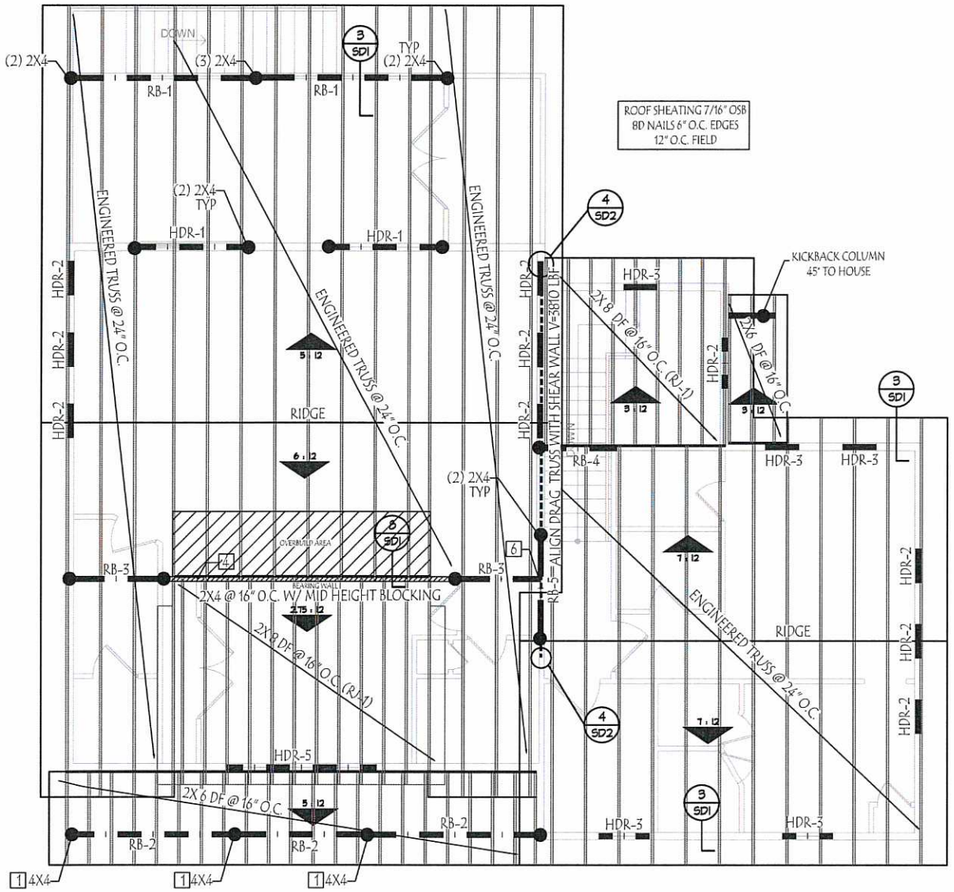
HEADER SCHEDULE

HDR-1: (2) 2X10 #2 DF
HDR-2: (2) 2X6 #2 DF
HDR-3: (2) 2X6 #2 DF
HDR-4: (2) 2X6 #2 DF
HDR-5: (2) 1 3/4 x 7 1/4 1.9E LVL

ALL TRIMMERS TO BE (1) 2X4
W/ (1) KING POST U.N.O.

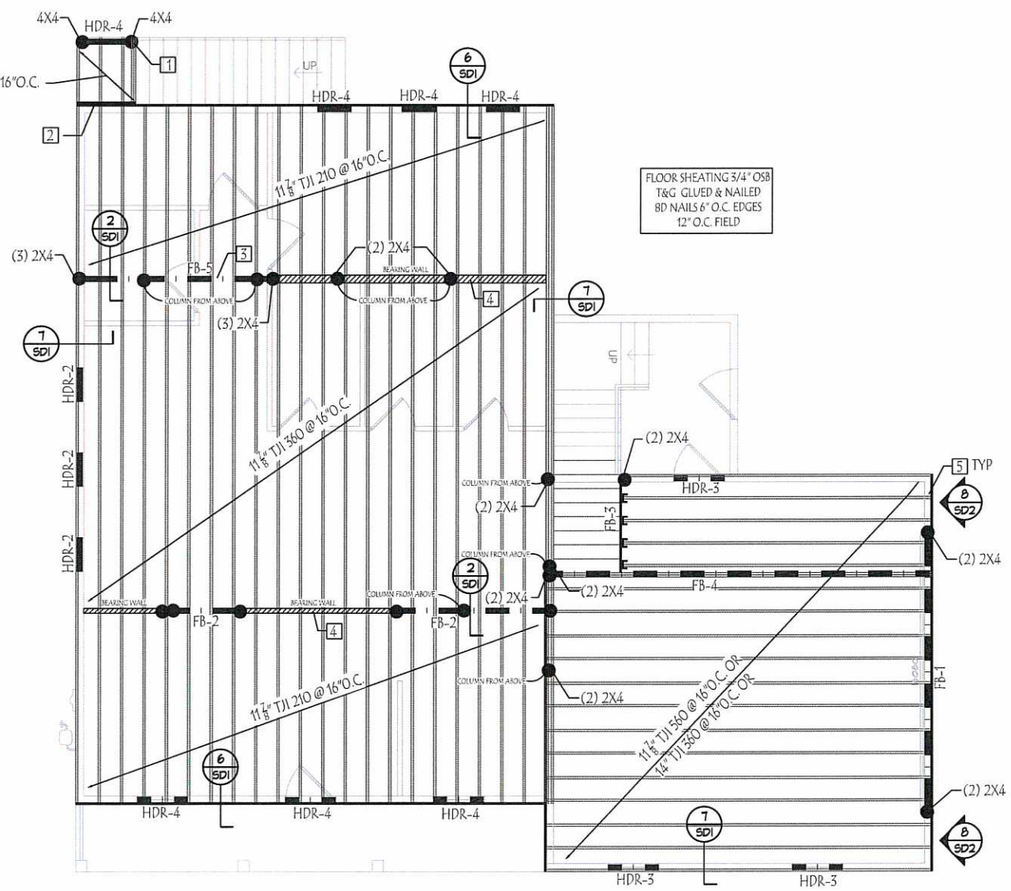
KEY NOTES

MARK	DESCRIPTION
1	USE AB44 CAP, CB44 BASE
2	2X6 LEDGER, SECURE TO RIM W/ (2) SIMPSON SDS 1/4 X 4 SCREWS @ 12"O.C.
3	USE SIMPSON FACEMOUNT HAANGERS, SUIT TO FIT JOIST SIZE AS SHOWN
4	USE BLOCKING BETWEEN JOISTS/ TRUSSES
5	1.3E. RIMBOARD (TYP)
6	HU210-2 HANGER



ROOF FRAMING

¼"=1'-0"



SECOND LEVEL FRAMING

¼"=1'-0"

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THOMAS SALON
1900 WEST 2200 SOUTH

WEST HAVEN, UT

KELTON AND LEXIE THOMAS

Project Number:	012319
Project Date:	1/23/19
Consultant:	

NORTH

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

Lower Level Framing Plan

LICENSED STRUCTURAL ENGINEER
ADAM J. HUFF
02/18/2019
STATE OF UTAH

NO.	DATE	DESCRIPTION

S200

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SECTION 1 - GENERAL NOTES

I. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEER'S WET STAMP IS AFFIXED TO DRAWINGS.

II. CONSTRUCTION DRAWINGS SHALL BE CONSIDERED AS CONTRACT DOCS. SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

III. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

IV. CONTRACTOR TO SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.

V. STRUCTURAL DESIGN PER 2012 INTERNATIONAL BUILDING CODE (IBC).

VI. ALL CONSTRUCTION TO CONFORM TO 2012 IBC.

VII. THE FOLLOWING NOTES APPLY UNLESS SHOWN OTHERWISE.

VIII. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

IX. THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO CONDITIONS EXIST ON SITE WHICH MAY BE DETECTED DURING CONSTRUCTION. THESE INCLUDE BUT SHALL NOT BE LIMITED TO:
1. SATURATED SOIL AT FOOTING SUBGRADE
2. GROUNDWATER
3. UNDOCUMENTED FILL
4. CLAY SOIL WITH SWELL OR COLLAPSE POTENTIAL
5. FILL BEING PLACED BELOW FOOTINGS

EPIC ENGINEERING CANNOT BE RESPONSIBLE FOR SOIL CONDITIONS THAT ARE NOT BROUGHT TO THE ATTENSION OF THE ENGINEER PRIOR TO WORK PROCEEDING. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A GEO-TECHNICAL ENGINEER IF NEEDED. THE DESIGN OF THE FOUNDATION SYSTEM SHALL BE BASED ON THE ALLOWABLE SOIL BEARING PRESSURES ALLOWED IN TABLE 1804.2 OF THE 2012 IBC.
THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO WORK PROCEEDING AND SHALL NOTIFY ENGINEER IF ANY UNIQUE SOIL CONDITIONS EXIST THAT COULD AFFECT THE PERFORMANCE OF THE FOUNDATION SYSTEM PRIOR TO ANY WORK PROCEEDING.

SECTION 2 - CONCRETE

I. GENERAL REQUIREMENTS
STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. CONCRETE FOR SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND A MAXIMUM WATER/CEMENT RATIO OF 0.5 MINIMUM CEMENT CONTENT SHALL BE 5 SACKS/CU. YD. MAXIMUM AGGREGATE SHALL BE 3/4". INCLUDE 4% TO 6% AIR ENTRAINMENT WITH SLUMP NOT TO EXCEED 4".

II. CAST IN PLACE CONCRETE

A. FORM WORK:
CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. REFER TO DRAWING FOR DIMENSIONS OF CONCRETE MEMBERS AND SIZE AND PLACEMENT OF ALL REINFORCEMENT.

B. FOOTINGS:
NO FOOTING SHALL BE PLACED ON DISTURBED (OR FROZEN) SOIL (IF DISTURBED, COMPACT SOIL IN 6" LIFTS TO 95% OR MAXIMUM DRY DENSITY PER ASTM D1557). FOOTINGS SHALL BE STEPPED DOWN ONE (1) VERTICALLY TO ONE AND ONE HALF (1 1/2) HORIZONTALLY, UNLESS BULK HEADED & STOPPED VERTICALLY.

C. FOUNDATION WALLS
REINFORCE PER DRAWINGS. DO NOT BACKFILL WALLS UNTIL MAIN FLOOR IS IN PLACE AND THE SLAB, DOOR FRAMES, SHEATHED AND CONCRETE HAS CURED A MINIMUM OF 7 DAYS. SEE SPECIAL PROVISIONS FOR COLD WEATHER CONCRETE BELOW. USE HAND OPERATED COMPACTION EQUIPMENT ADJACENT TO NEWLY PLACED CONCRETE BASEMENT WALLS.

D. CONCRETE PADS AND THICKENED SLABS
REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.

E. CONCRETE SLABS
REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.

F. REINFORCING STEEL AND WELDED WIRE
REFER TO DRAWINGS FOR SIZE AND REINFORCEMENT.

G. REINFORCEMENT BARS:
REINFORCEMENT SHALL BE PER ASTM A615, GRADE 60 FOR #5 BARS AND LARGER, GRADE 40 FOR #3 AND #4 BARS. ALL REBAR LAPPED 30 TIMES DIAMETER. REBAR AT FOOTINGS TO HAVE 3" CLEAR COVER OF CONCRETE (U.N.O. ON DRAWINGS); PROVIDE CORNER BARS WITH 18" LEGS AT THE CORNERS OF ALL WALLS AND FOOTINGS. SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT.

H. CONCRETE MIX DESIGN:
CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW THE PROPOSED MEASURES TO SATISFY PLACEMENT & CURING OF CONCRETE DURING COLD WEATHER, FOR OPTIMUM STRENGTH GAIN. IT IS RECOMMENDED TO CONSIDER A BLEND OF TYPE I AND TYPE III CEMENT WITH A 6 BAG MIX, LOW SAND TO AGGREGATE RATIO. BATCHED TO A 1" SLUMP WITH SUPER PLASTICIZER ADDED FOR 4"-5" SLUMP WORKABILITY. 1%-2% NON-CLORINE ACCELERATOR & CONCRETE MAINTAINED AT 55° MINIMUM FOR 7 DAYS. AVOID MORE THAN A 20° TEMPERATURE CHANGE PER DAY WHEN HEATING IS TERMINATED.

J. ANCHOR BOLTS AND HOLDOWN:
ANCHOR BOLTS TO BE ASTM A307, 5/8"@4'0" EMBEDDED IN FOUNDATION WALLS @ 32" O.C. (MAX) U.N.O. (SEE FOUNDATION PLAN FOR REQUIREMENTS AT SHEAR WALLS). BOLTS TO BE WITHIN 7-0" OF SILL PLATES ENDS (COORDINATE WITH GENERAL CONTRACTOR). MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE.
1. ALL POSTS SUPPORTED BY ISOLATED FOOTINGS TO BE ANCHORED WITH HOLDOWNS TO CONC. OR WOOD WALLS.
2. REFER TO DRAWINGS FOR HOLDOWN REQUIREMENTS. INSTALL REQUIRED EMBEDDED ITEMS PER MANUFACTURER'S CATALOG TO ENGAGE HOLDOWN

K. CONSTRUCTION AND CRACK CONTROL JOINTS
ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS AND OTHER FOREIGN MATERIAL PRIOR TO PLACING NEW CONCRETE. CRACK CONTROL JOINTS IN SLABS SHALL HAVE A MAXIMUM SPACING OF 24'-0" IN BOTH DIRECTIONS. THE CONTRACTOR SHALL SUBMIT THE DETAILS & LOCATIONS OF PROPOSED LOCATIONS OF CONSTRUCTION JOINTS AND CRACK CONTROL JOINTS FOR REVIEW BEFORE STARTING CONSTRUCTION.

L. VAPOR BARRIER
VAPOR BARRIER TO BE 6 MIL POLYETHYLENE SHEET PLACED ON UNDISTURBED SOIL. VAPOR BARRIER UNDER SLAB ON GRADE, PLACED ON COMPACTED GRAVEL WITH 3/4" TO 1-1/2" OF DAMP SAND BETWEEN POLYETHYLENE VAPOR BARRIER AND CONCRETE.

M. EMBEDDED HOLDOWNS:
UNSPECIFIED ITEMS FOR HOLDOWN TYPE HOLDOWN TO BE ASTM A307 HEX HEAD BOLT, 5/8 IN DIAMETER AS SPECIFIED BY THE MANUFACTURER (MINIMUM NO. 4 IN THICK TO HAVE 3" MIN. CONCRETE SIDE COVER. EMBEDMENT DEPTHS ARE 18" FOR BOLTS UP TO AND INCLUDING 3/4" DIA., 24" DEPTH FOR BOLTS OVER 3/4" U.N.O. TYPICAL REINFORCEMENT TO PASS UNINTERRUPTED ALONGSIDE HOLD DOWN AS APPLICABLE. COUPLER NUTS MAY BE USED TO EXTEND THE HOLD DOWN ANCHOR THROUGH THE FLOOR PLATE TO THE SHEAR WALL CHORD.

N. EPOXY ANCHORS:
EPOXY ANCHOR ADHESIVE SHALL BE A TWO-COMPONENT HIGH-SOLIDS, EPOXY SYSTEM SUPPLIED IN MANUFACTURER'S STANDARD CARTRIDGE AND DISPENSED THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. THE ADHESIVE ANCHOR SHALL HAVE BEEN TESTED AND QUALIFIED FOR PERFORMANCE IN UNCRACKED CONCRETE PER ICC-ES AC308. ADHESIVE SHALL BE SET-XP EPOXY-TIE ADHESIVE FROM SIMPSON STRONG-TIE, PLEASANTON, CA. ANCHORS SHALL BE INSTALLED PER SIMPSON STRONG-TIE INSTRUCTIONS FOR SET-XP EPOXY-TIE ADHESIVE.
NOTE: THE USE OF EPOXY ANCHORS REQUIRES SPECIAL INSPECTION OF INSTALLATION PER CURRENT ICC REPORT. CONTRACTOR TO PROVIDE SPECIAL INSPECTION REPORTS TO ENGINEER, BUILDING OFFICIAL & ARCHITECT.

SECTION 3 - FRAMING LUMBER

I. SAWN STRUCTURAL LUMBER
A. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) NO.2 OR BETTER FOR ALL 2 INCH AND 4 INCH NOMINAL LUMBER AND DF-L NO.2 OR BETTER FOR 6 INCH NOMINAL AND LARGER STRUCTURAL MEMBERS (U.N.O.).
B. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD.
C. ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE 2012 IBC. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL FRAMING NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE IBC UNLESS OTHERWISE SHOWN. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY IBC CHAPTER 25. PLUMBING AND ELECTRICAL RUNS IN STUD WALLS SHALL CONFORM TO CHAPTER 23. BOLTS SHALL BE STANDARD MACHINE BOLTS (A307). NAILS SHALL BE COMMON WIRE NAILS OR BOX NAILS. WHERE PNEUMATIC NAILS ARE TO BE USED, CONTRACTOR SHALL SUBMIT A SCHEDULE OF NAILS DESIRED AS SUBSTITUTION TO THE ARCHITECT OR ENGINEER FOR REVIEW. A CHANGE IN THE NUMBER OF NAILS OR A CLOSER NAIL SPACING MAY BE REQUIRED.
D. METAL HANGERS AND CONNECTORS SHALL BE FULLY NAILED OR BOLTED UNLESS OTHERWISE NOTED ON THE DRAWINGS. METAL HANGERS OR CONNECTORS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY SIMPSON COMPANY. METAL HANGERS OR CONNECTORS BY OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
E. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS. PROVIDE SOLID VERTICAL BLOCKING IN FLOOR SPACE TO MATCH STUD BUNDLE OR SOLID COLUMN ABOVE AND BELOW VERTICAL BLOCKING AT WOOD I-JOISTS SHALL BE 1/16" LONGER THAN JOIST IS DEEP, MINIMUM POST TO BE TWO 2x STUDS BEARING AT EACH END OF HEADER U.N.O. FOR BEAMS FRAMING PERPENDICULAR TO BEARING WALLS PROVIDE 2 STUD BEAM POCKET WITH FILLER AS REQUIRED AND KING STUD WITH DEPTH MATCH STUD WALL. USE SIMPSON STRONG-TIE LSTA24 @ 16" O.C. MAXIMUM (U.N.O.) WHERE FLOOR BEAMS ARE FRAMED FLUSH WITH JOIST. JOIST AND TOP FLANGE HANGERS ARE SPECIFIED. BEAMS ARE TO BE BLOCKED UP TO JOIST HEIGHT WITH FULL WIDTH DFL SPACER AS REQUIRED.
F. FIRE BLOCK STUD SPACED AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' VERTICALLY AND HORIZONTALLY, AND AT OPENINGS BETWEEN ATTIC SPACES FOR FACTORY BUILT CHIMNEYS, AND AT OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.

II. STRUCTURAL GLUED LAMINATED TIMBER
A. ALL GLUED LAMINATED TIMBER SHALL BE COMBINATION 24F-V4 FOR SIMPLY SUPPORTED BEAMS, COMBINATION 24F-V8 FOR BEAMS CONTINUOUS OVER SUPPORTS, AND COMBINATION LL1 FOR COLUMNS (U.N.O.) FABRICATION TO BE IN ACCORDANCE WITH ATC 117. PROVIDE WET-USE ADHESIVES. MAXIMUM MOISTURE CONTENT SHALL BE 15% PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD. WOOD BEARING ON OR WITHIN 1" OF MASONRY OR CONCRETE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE. SEAL END GRAIN OF ALL EXTERIOR EXPOSED BEAMS INCLUDING NON-LOAD BEARING ARCHITECTURAL BEAMS.

III. MANUFACTURED JOISTS
MANUFACTURED JOISTS SIZE AND SPACING HAVE BEEN DETERMINED PER THE MANUFACTURES STANDARDS. SUBSTITUTION OF PRODUCTS BY OTHER MANUFACTURER'S REQUIRES APPROVAL OF ENGINEER OF RECORD. JOIST SHALL BE ERECTED, INSTALLED, AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

IV. LAMINATED VENEER LUMBER (LVL)
PRODUCTS SPECIFIED HEREIN AS LVL AND PSL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUSS JOIST AS MICRO-LAM AND PARALLAM. SUBSTITUTES ARE ACCEPTABLE PROVIDED THEY HAVE THE SAME STRUCTURAL VALUES. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.

V. WOOD SHEATHING
A. ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB WITH THICKNESS, VENEER GRADES AND SPAN RATING AS NOTED HEREIN OR ON DRAWINGS
1. ROOF SHEATHING
5/8" WITH MINIMUM (40/20) SPAN RATING.
2. FLOOR SHEATHING
3/4" T&G GLUED AND NAILED
3. EXTERIOR WALL AND SHEAR WALL SHEATHING
7/16" WITH MINIMUM (24") SPAN RATING.
B. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES, NAIL ROOF SHEATHING WITH 8d @ 6" O.C. AT SUPPORTED PANEL AND 12" O.C. AT INTERMEDIATE FRAMING. FLOOR SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD. U.N.O. HOLES ARE NOT PERMITTED IN DIAPHRAGMS UNLESS REVIEWED BY ENGINEER.
NAIL EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD
NAIL SHEAR WALL SCHEDULE. OFFSET VERTICAL JOINTS 4'-0" O.C. INSTALL WITH 1/8" SPACE AT BUTT ENDS.

VI. WOOD SHEAR WALLS
A. NO.14 GAGE STAPLES WITH MINIMUM 7/16 OD CROWN AND 1-3/8" LENGTH MAY BE USED ONE FOR ONE IN LIEU OF 8d NAILS. WHERE SUBSTITUTING FOR 10d NAILS USE 3 STAPLES FOR EACH 2 NAILS.
B. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEAR WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBERS SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED.
C. ALLOWABLE SHEAR VALUES IN SHEAR WALL TABLE ARE FOR DOUGLAS FIR FRAMING MEMBERS (GROUP II). NO SUBSTITUTION OF LESSER GROUPS WILL BE ALLOWED. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.

SECTION 4 - STRUCTURAL STEEL AND MISCELLANEOUS METALS

I. ALL STRUCTURAL STEEL SHALL COMPLY WITH THE PREFERRED ASTM MATERIAL SPECIFICATION FOR VARIOUS SHAPES PER TABLES 2-3 AND 2-4 OF AISC'S STEEL CONSTRUCTION MANUAL (THIRTEENTH EDITION).

II. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", & AISC 341 FOR FABRICATION OF LATERAL ELEMENTS. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE OWNER'S REPRESENTATIVES REVIEW BEFORE COMMENCING FABRICATION. SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. ALL WELDING SHALL BE DONE BY WELDERS "CERTIFIED WELDING CODE", AWS D1.1 ALL FIELD WELDING TO BE ACCOMPLISHED BY AWS CERTIFIED WELDERS.

III. ALL STEEL ANCHORS, TIES AND OTHER MEMBERS TO BE EMBEDDED IN CONCRETE OR MASONRY SHALL BE LEFT UNPAINTED. ALL MACHINE BOLTS SHALL BE ASTM A307 U.N.O. (SEE CONNECTION SCHEDULE FOR A325 BOLTS) AND SHALL BE PROVIDED WITH LOCK WASHERS UNDER NUTS OR SELF LOCKING NUTS. ALL NUTS, BOLTS, WASHERS AND MISC. STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.

IV. WELDED HEADED STUDS (WHS)= TYPICAL WELD OF WHS TO STEEL SHALL BE FILLET WELD ALL AROUND SIZE EQUAL TO ONE-HALF THE DIAMETER OF THE STUD.

SECTION 5 - SPECIAL INSPECTIONS

NOT REQUIRED

SECTION 6 - JOB SAFETY

THE ENGINEER HAS NOT BEEN RETAINED NOR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM THEIR WORK. ANY OBSERVATIONS OR SPECIFIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISORY OF ACTUAL CONSTRUCTION OR MADE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISIT, USE WORK, OR OCCUPANCY BY ANY PERSON.

CONSTRUCTION NOTES

Governing Code	2015 IBC/IRC
Occupancy Category	II
Importance Factor	1
Ground Snow Load	50 psf
Roof Snow Load	30 psf
Wind Exposure	C
Seismic	D8
SDS	.635
Soil Bearing Pressure	1500 psf
Roof Dead Load	15 psf
Floor Dead Load	15 psf
Floor Live Load (Residential)	40 psf
Floor Live Load (Commercial)	100 psf
FROST DEPTH	30"

DATE
SEPT 2017

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NO.	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: EPIC
REVIEWED: AJH

PROJECT #
00-00-000

SCALES
1" = 1'-0"

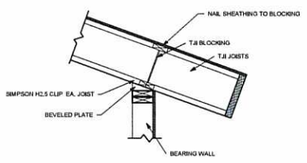
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THOMAS SALON

PROJECT LOCATION:
1900 WEST 2200 SOUTH
WEST HAVEN, UT

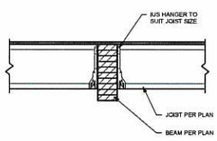
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GENERAL NOTES

PLAN SET: PERMIT
SHEET: S0.1

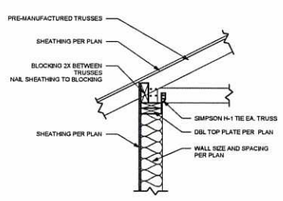
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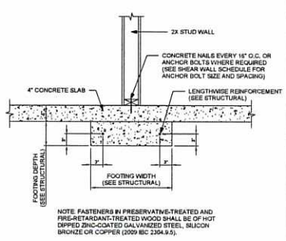
1 TJI BEARING DETAIL
1" = 1'-0"



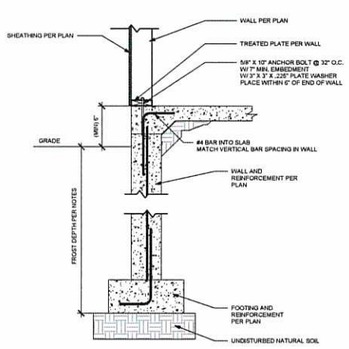
2 TJI / BEAM DETAIL
1" = 1'-0"



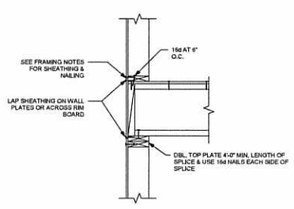
3 (TYP) TRUSS TO WALL
1" = 1'-0"



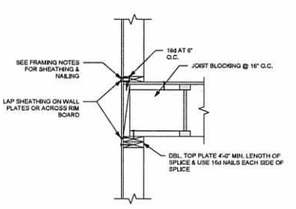
4 BEARING WALL - INTERIOR FOOTING
1" = 1'-0"



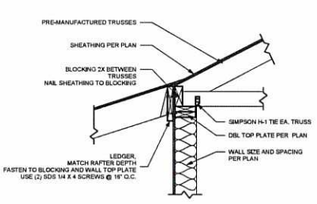
5 WALKOUT FOUNDATION WALL
1" = 1'-0"



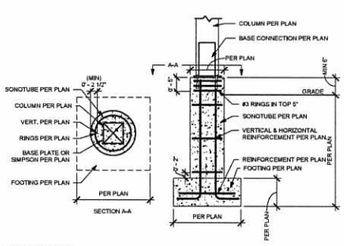
6 FLOOR TO FLOOR
1" = 1'-0"



7 JOIST PARALLEL TO WALL
1" = 1'-0"



8 TRUSS BEARING / RAFTER
1" = 1'-0"



9 (TYP) SONOTUBE
3/4" = 1'-0"

CONSTRUCTION NOTES

DATE
SEPT 2017

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REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: EPIC
REVIEWED: AJH
PROJECT # 00-00-000

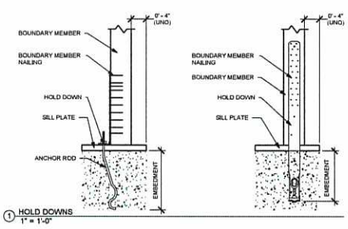
SCALES
As indicated

PROJECT NAME:
THOMAS SALON

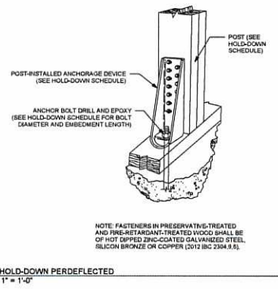
PROJECT LOCATION:
1900 WEST 2200 SOUTH
WEST HAVEN, UT

SHEET TITLE:
STRUCTURAL DETAILS

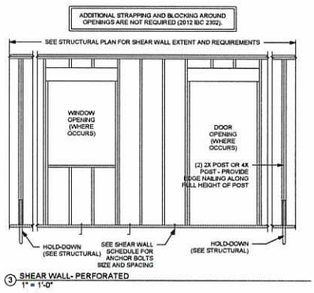
PLAN SET: PERMIT
SHEET SD1



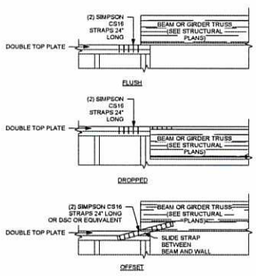
1 HOLD DOWNS
1" = 1'-0"



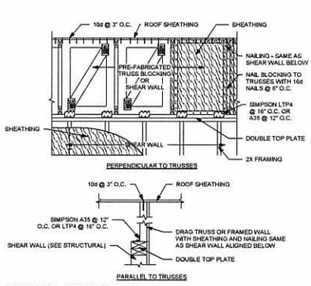
2 HOLD-DOWN PERDEFLECTED
1" = 1'-0"



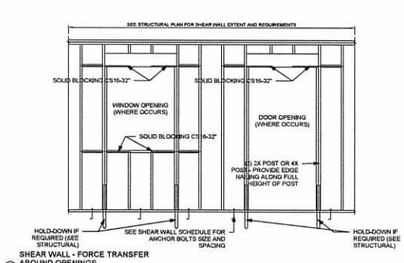
3 SHEAR WALL- PERFORATED
1" = 1'-0"



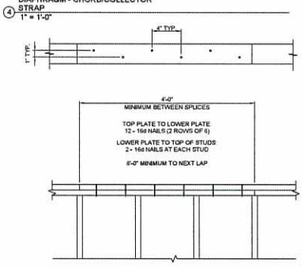
4 DIAPHRAGM - CHORD/COLLECTOR STRAP
1" = 1'-0"



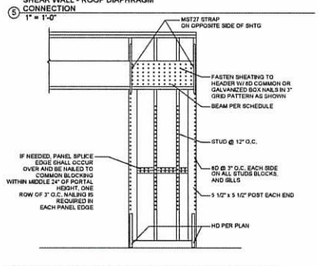
SHEAR WALL - ROOF DIAPHRAGM CONNECTION
1" = 1'-0"



SHEAR WALL - FORCE TRANSFER AROUND OPENINGS
1" = 1'-0"



7 DIAPHRAGM- TOP PLATE SPLICE
1" = 1'-0"



8d COMMON OR GALVANIZED BOX NAILS AT 3" O.C. IN ALL FRAMING (STUDS, BLOCKING AND SILLS)

8 GARAGE PORTAL FRAME
N.T.S.

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CONSTRUCTION NOTES

DATE
SEPT 2017

epic ENGINEERING

REVISION
NUMB. | DATE | DESCRIPTION

DRAWN: EPIC
DESIGNER: EPIC
REVIEWED: AJH
PROJECT #
00-00-000

SCALES
1" = 1'-0"

PROJECT NAME:
THOMAS SALON

PROJECT LOCATION:
1900 WEST 2200 SOUTH
WEST HAVEN, UT

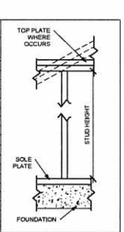
SHEET TITLE:
STRUCTURAL DETAILS

PLAN SET: PERMIT
SHEET: SD2

REINFORCING LAP LENGTH SPLICE SCHEDULE TENSION BARS "Ld"								
	f'c=3000 PSI				f'c=4000 PSI			
BAR SIZE	REGULAR CLASS		TOP CLASS		REGULAR CLASS		TOP CLASS	
	A	B	A	B	A	B	A	B
#3	17"	22"	22"	28"	15"	19"	19"	24"
#4	22"	29"	29"	38"	18"	25"	25"	33"
#5	28"	36"	37"	48"	24"	31"	32"	42"
#6	33"	43"	45"	58"	29"	37"	39"	50"
#7	48"	63"	63"	82"	42"	55"	55"	71"
#8	55"	72"	72"	93"	48"	63"	63"	81"
#9	62"	81"	81"	105"	54"	71"	71"	92"
#10	70"	91"	91"	118"	61"	79"	79"	103"

STANDARD STUD HEIGHT TABLE

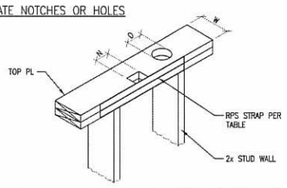
STUD WALL TYPE	BEARING AND/OR SHEAR WALLS MAX. HEIGHT		NON-BEARING AND NON-SHEAR WALLS (MAX. HEIGHT)
	EXTERIOR	INTERIOR	INTERIOR ONLY
2x4 STUD @ 16" O.C.	9'-6"	10'-0"	13'-0"
2x4 STUD @ 12" O.C.	9'-6"	11'-6"	14'-0"
(2) 2x4 STUD @ 16" O.C.	12'-0"	13'-6"	14'-0"
2x4 DFL #2 @ 16" O.C.	9'-6"	11'-0"	13'-0"
2x4 DFL #2 @ 12" O.C.	10'-6"	13'-0"	14'-0"
(2) 2x4 DFL #2 @ 16" O.C.	13'-0"	13'-6"	14'-0"
2x6 STUD @ 16" O.C.	14'-6"	19'-0"	20'-0"
2x6 STUD @ 12" O.C.	17'-0"	21'-0"	22'-0"
(2) 2x6 STUD @ 16" O.C.	21'-0"	22'-0"	22'-0"
2x6 DFL #2 @ 16" O.C.	16'-6"	19'-6"	20'-0"
2x6 DFL #2 @ 12" O.C.	18'-6"	21'-6"	22'-0"
(2) 2x6 DFL #2 @ 16" O.C.	22'-6"	22'-6"	22'-6"
2x8 DFL #2 @ 16" O.C.	22'-0"	26'-0"	27'-0"
2x8 DFL #2 @ 12" O.C.	25'-6"	28'-0"	30'-0"
1-1/2" x 9-1/2" LSL, 1.3E STUDS @ 16" O.C.	18'-0"	23'-0"	24'-0"
1-3/4" x 7-1/4" LVL STUDS @ 16" O.C.	27'-0"	30'-0"	30'-0"
1-3/4" x 9-1/2" LVL STUDS @ 16" O.C.	29'-6"	21'-0"	22'-0"



NOTES:
1. THIS TABLE ASSUMES 90 MPH WIND LOADS W/ 115 MPH, EXP. "C" AT EXTERIOR WALLS AND 5 PSF LATERAL LOAD AT INTERIOR WALLS.
2. THIS TABLE ASSUMES A 60L DL + 94 LB/FT. LL + 30# LL/FT. AT EXTERIOR AND INTERIOR WALLS.
3. THIS TABLE ASSUMES 80 PSF LATERAL LOAD @ INTERIOR WALLS.

STUD HEIGHT TABLE
N.T.S.

PLATE NOTCHES OR HOLES



2x4 PLATE	2x6 PLATE	2x4 &2x6 PLATE	
HOLE DIA. 'D'	HOLE DIA. 'D'	NOTCH WIDTH 'W' (MAX. NOTCH DEPTH = W/3)	RPS STRAP
< 7/8"	< 1"	< 1"	NONE
< 1"	< 1 3/8"	< 2 1/2"	(1) RPS18
< 1 3/8"	< 2 1/8"	< 5 1/2"	(2) RPS18
< 2"	< 3 1/4"	< 12"	(2) RPS 28

NOTES:
1. USE RPS2 FOR SILL PLATE.
2. CENTER STRAPS @ NOTCH OR HOLE.
3. WHERE ROOF TRUSS OR FLOOR JOIST IS BEARING WITHIN STUD BAY OF THE HOLE OR NOTCH, INSTALL AN ADDITIONAL STUD DIRECTRLY BELOW THE TRUSS OR JOIST UNLESS NO RPS STRAP IS REQUIRED OR WHERE EXISTING STUD FACE IS WITHIN 3" OF TURSS OR JOIST FACE.
4. NOTCHES & HOLES MUST BE SEPARATED BY "2xD" OR "2xW".
5. WHERE MULTIPLE HOLES ARE LOCATED ADJACENT TO EACH OTHER THE STRAP REPAIR MAY BE WITH A CS18 STRAP ON EACH SIDE OF THE UPPER PLATE. REPAIR STRAPS SHALL EXTEND AT LEAST 9" BEYOND EACH END OF THE GROUP. NAILING BETWEEN THE HOLES IS NOT REQUIRED. NAILS IN THE CS16 STRAPS MAY BE N9'S OR N10'S.

PLATE NOTCH
1" = 1'-0"

CONSTRUCTION NOTES

DATE
SEPT 2017

epic ENGINEERING

REVISIONS		
#	DATE	DESCRIPTION

DRAWN: Author
DESIGNED:Designer
REVIEWED:Checker

PROJECT #
00-00-000

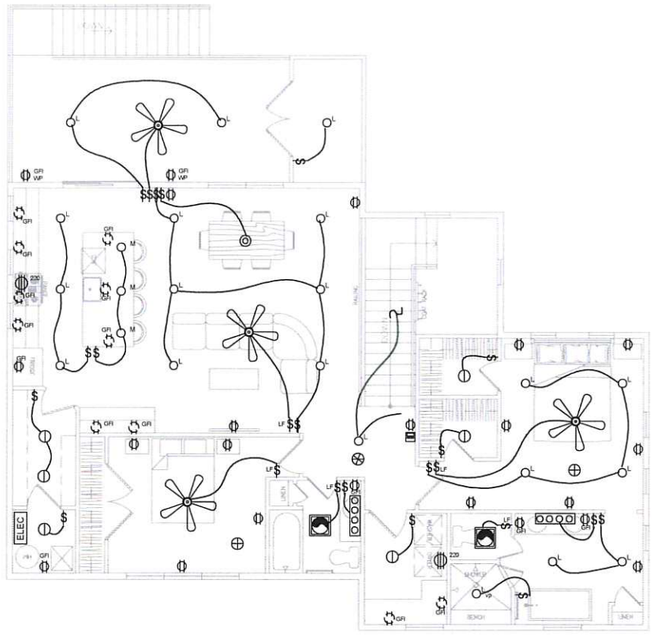
SCALES
1" = 1'-0"

PROJECT NAME:
THOMAS SALON

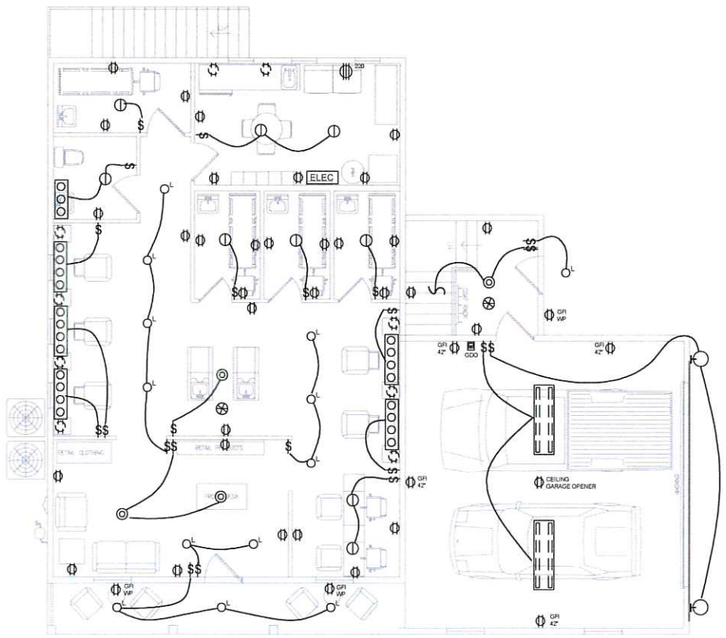
PROJECT LOCATION:
1900 WEST 2200 SOUTH
WEST HAVEN, UT

SHEET TITLE:
STRUCTURAL DETAILS

PLAN SET: PERMIT
SHEET: SD3



UPPER LEVEL



MAIN LEVEL

ELECTRICAL LEGEND

- ROUND 4" RECESSED L.E.D. LIGHT FIXTURE
- ROUND 6" RECESSED L.E.D. LIGHT FIXTURE
- ROUND 6" RECESSED L.E.D. VAPOR PROOF LIGHT FIXTURE
- DECORATIVE WALL MOUNT LIGHT FIXTURE MOUNT HEIGHT AS SHOWN
- FLUSH MOUNT LIGHT FIXTURE
- MINI PENDANT LIGHT FIXTURE
- UNDER CABINET LIGHT FIXTURE
- SCONCE LIGHT WALL MOUNT
- TYPICAL EXTERIOR WALL MOUNT LIGHT
- HEAVY DUTY LIGHT BOX-MOUNT FOR CHANDELIER COMPATIABLE-LIGHT CHOICE BY OWNER
- TEMPORARY LIGHT BOX MOUNT FOR UNFINISHED AREAS
- DOOR BELL PUSH BUTTON
- THERMOSTAT @ 54" U.N.O. VERIFY LOCATION WITH H.V.A.C. LAYOUT
- SMOKE AND HEAT DETECTOR HARDWIRE WITH BATTERY BACK UP CEILING MOUNT
- COMBINATION OF SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACK UP (HARD WIRE SMOKE DETECTORS)
- DOOR BELL CHIMES
- PUSH BUTTON FOR GARAGE DOOR OPENER
- INSTALL MOTION SENSOR NEAR LIGHT FIXTURES WHERE INDICATED
- 110V DUPLEX WALL OUTLET @ 12" U.N.O.
- 110V DUPLEX WALL OUTLET MOUNTED UNDER CABINET OR ABOVE AS NOTED
- 110V DUPLEX OUTLET WITH ARC-FAULT CIRCUIT INTERUPTER PROTECTION
- 110V DUPLEX WALL OUTLET @ 12" U.N.O. SPLIT WIRE (HALF HOT) TO SWITCH INDICATED
- 110V DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER PROTECTION
- 110V DUPLEX WALL OUTLET AT 12" U.N.O. IN WEATHER PROOF GASKET BOX WITH G.F.I. PROTECTION
- 110V DUPLEX OUTLET IN WEATHER PROOF GASKET BOX WITH G.F.I. PROTECTION LOCATE UNDER ROOF EAVE
- 220V WALL OUTLET
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- LIGHT-FAN SWITCH
- WALL MOUNT READING LAMP
- LIGHT AND FAN FIXTURE
- ELECTRICAL PANELS
- FLUORESCENT FIXTURE, SURFACE MOUNTED WITH 2 LAMPS 48" LONG
- CEILING FAN TBD

ELECTRICAL NOTES

1. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, FROM A RECEPTACLE OUTLET. IF THAT ENTIRE RECEPTACLE IS SWITCHED IT DOES NOT COUNT.
2. IN THE KITCHEN A MINIMUM OF TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS
3. IN KITCHEN COUNTER SPACE A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.
4. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE. BUBBLE COVERS ARE REQUIRED IF OUTLETS ARE EXPOSED TO THE WEATHER. ALL EXTERIOR BALCONIES OVER 20 SQ FT ALSO REQUIRE A RECEPTACLE.
5. A 125 VOLT SINGLE PHASE 15 OR 20 AMPERE RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS
6. ALL RECEPTACLES IN GARAGES, BATHROOMS, UNFINISHED BASEMENTS, KITCHEN COUNTER-TOPS, LAUNDRY RECEPTACLES WITHIN 6' OF SINK, ELECTRICALLY HEATED FLOORS AND BOAT HOUSES SHALL BE GFCI PROTECTED.
7. ALL 15 AND 20 AMP RECEPTACLES WITH IN DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES

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THOMAS SALON
1900 WEST 2200 SOUTH

WEST HAVEN, UT

KELTON AND LEXIE THOMAS

Project Number:	012319
Project Date:	1/23/19
Consultant:	

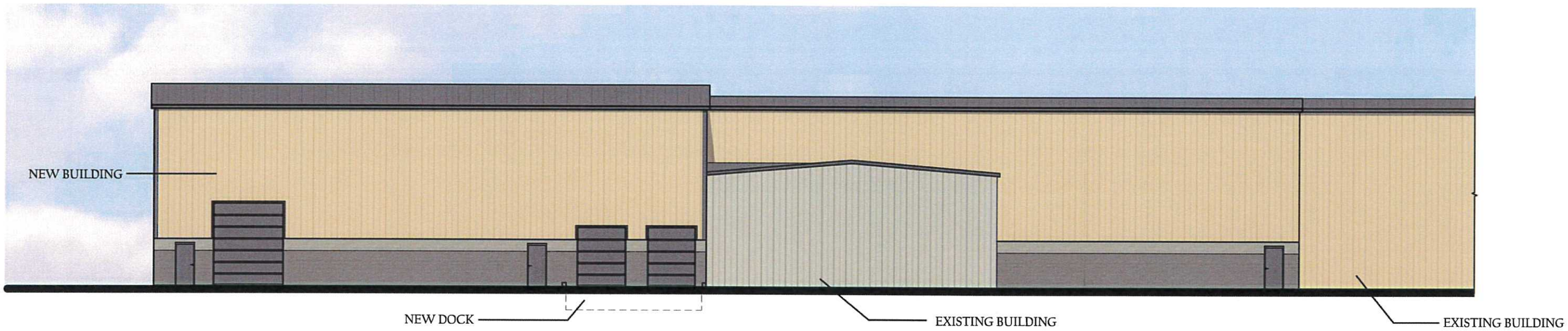
NORTH:

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

Electrical Plan

NO.	DATE	DESCRIPTION

S200

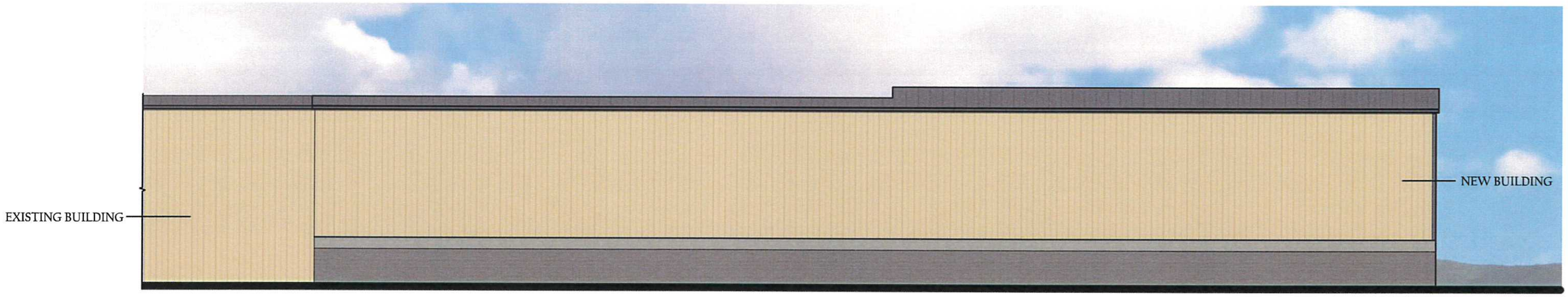


WEST ELEVATION

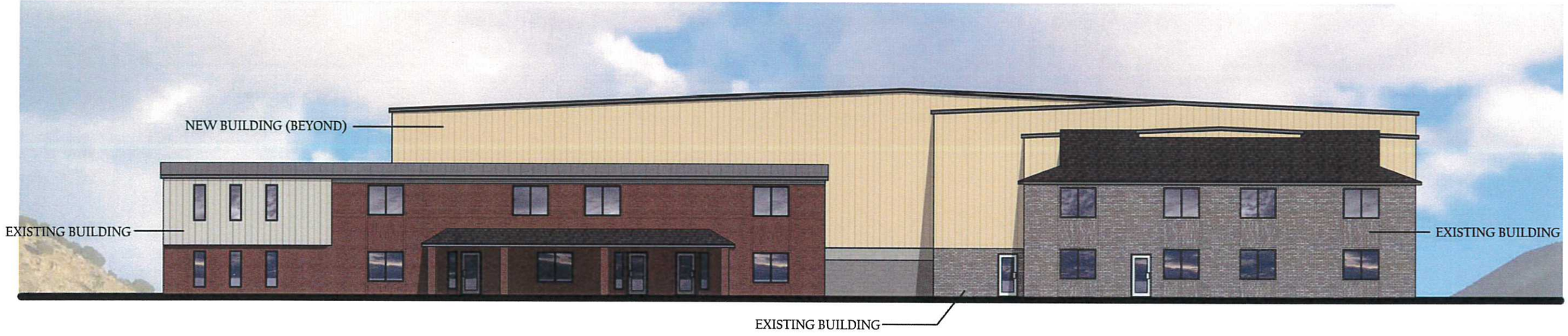
NORTH ELEVATION

Trace Minerals Addition

WEST HAVEN, UTAH



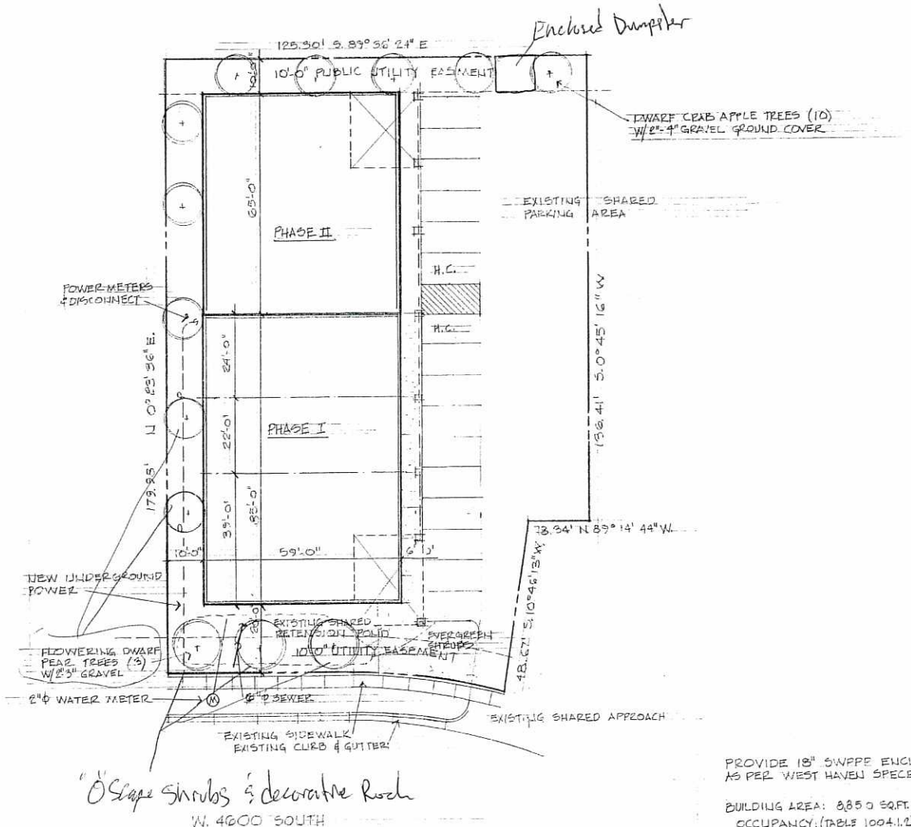
EAST ELEVATION



SOUTH ELEVATION

Trace Minerals Addition

WEST HAVEN, UTAH



PROVIDE 18" SWPPP ENCLOSURE
AS PER WEST HAVEN SPECEFICATIONS.

BUILDING AREA: 8,850 SQFT.
OCCUPANCY: (TABLE 1004.1.2) BUSINESS 100GR. 50 OCC.
BUILDING CONSTRUCTION V-B 9000 S.F. ALLOWED, 8850 ACT
NO FIRE SEPERATION (TABLE 303.4)
NO FIRE RATED EXTERIOR WALLS (TABLE 601)
FIRE SEPERATION EXTERIOR WALLS (TABLE 602) ≤ 10'-0"
TYPE OF CONSTRUCTION V BUSINESS

SITE PLAN
SCALE: 1"=20'-0"

GENERAL AND STRUCTURAL NOTES

GENERAL NOTES

1. THE GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO CONSTRUCTION.
2. CONSTRUCTION OF THE BUILDING TO COMPLY WITH THE REQUIREMENTS OF THE 2015 EDITION OF "THE INTERNATIONAL BUILDING CODE", AND ALL OTHER LATEST ADOPTED EDITIONS OF THE UTAH STATE AND WESTHAVEN CODES.
3. PLUMBING CODE, ELECTRICAL AND MECHANICAL CODE LATEST ADOPTED VERSIONS.
4. TYPICAL DETAILS AND SECTIONS APPLY WHEN SPICIFIC DETAIL AND SECTIONS ARE NOT SHOWN.
5. COORDINATE DETAILS AND DIMENSIONS WITH TRUSS JOIST SPECIFICATIONS AND ERECTION DRAWINGS.

DESIGN LOADS

1. WIND LOAD: 115 M.P.H. EXPOSURE 'C'
2. SIESMIC DESIGN CATEGORY 'D', SIESMIC COEFICIANT 1.72
3. SNOW LOAD: 30 P.S.F.
4. FLOOR LOAD: 50 P.S.F. CORRIDOR 100 P.S.F

FOUNDATION

1. ALL FOOTINGS TO BE PLACED ON UNDISTURBED EARTH OR ON ENGINEERED FILL TO A DEPTH OF 30" MIN.
2. DESIGN SOIL BEARING PRESSURE TO 1500 P.S.F.
   NOTE: INVESTIGATE SOIL CONDITIONS AT THE SITE DURING EXCAVATION. IF CONDITIONS VARY FROM DESIGN ASSUMPTIONS, COORDINATE WITH DESIGN PROFESSIONAL.

CONCRETE

1. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. INCLUDING ALL SLABS, FOOTINGS AND FOUNDATIONS. EXTERIOR CONCRETE TO HAVE A MINIMUM OF 4,000 P.S.I. UNLESS OTHERWIZE NOTED.
2. NO PIPES, DUCTS OR SLEEVES TO BE PLACED IN STRUCTURAL CONCRETE. NO ALUMINUM PRODUCTS TO BE EMBEDDED OR PLACED IN CONCRETE.
3. FOUNDATIONS UNLESS OTHERWIZE NOTED TO BE 8" WITH #4 BARS AT 1'-0" O.C. HORIZONTAL AND 1'-6" O.C. VERTICAL. USE #4 DOWELS AT 1'-6" O.C. FROM FOOTINGS TO FOUNDATIONS.
4. UNLESS OTHERWIZE NOTED SLABS TO BE 4" ON 4" COMPACTE GRANULAR BASE ON UNDISTURBED EARTH OR ON ENGINEERED FILL.

REINFORCING

1. ALL REINFORCING SHALL CONFORM TO ASTM STANDARD A-615, GRADE 60, AND ADEQUATELY TIED AND SUPPORTED, AS SPECIFIED BY THE C.R.S.I. "MANUAL OF STANDARD PRACTICIES, TO MAINTAIN REQUIRED POSITION IN THE CONCRETE
2. CONTINUOUS REINFORCING TO BE SPLICED AT POINTS OF MINIMUM STRESS BY LAPPING 30 BAR DIAMETERS IN CONCRETE.

REINFORCING TO HAVE THE FOLLOWING CONCRETE COVER:
- CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3"
- NOT EXPOSED TO EARTH OR WHEATHER - 3/4"
- MAIN REINFORCING AND TIES - 1 1/2"

WOOD FRAMING

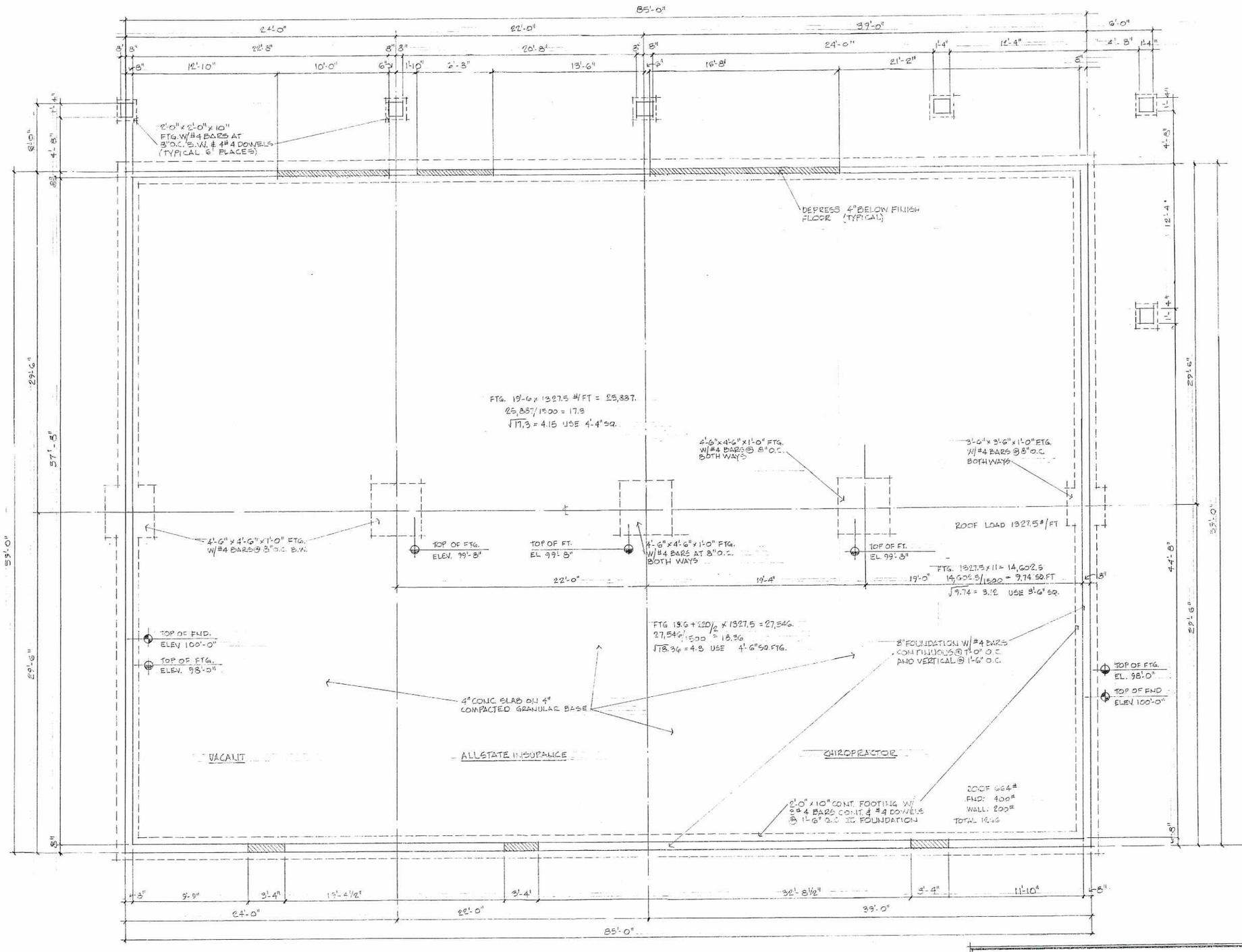
1. ALL MISC. WALL AND OTHER FRAMING TO BE CONSTRUCTION GRADE FIR OR BETTER (1400 PSI), SIZE AS DETERMINED TO ADEQUATELY TRANSFER THE DESIGN LOAD.
2. ALL ROOF AND FLOOR TRUSSES TO BE DESIGNED AND INSTALLED AS PER THE MANUFACTURERS AND SUPPLIERS REQUIREMENTS AND SPECIFICATION, THAT ARE TO BE PROVIDED WITH TRUSES.
3. ALL WOOD FRAMING TO MEET THE REQUIREMENTS OF THE "INTERNATIONAL BUILDING CODE" AND ALL OTHER UTAH STATE AND WEST HAVEN LATEST ADOPTED SPECIFICATIONS AND REQUIREMENTS.

SPECIAL INSPECTIONS

1. NONE REQUIRED THIS PROJECT.

SITE PLAN & GENERAL NOTES

CONTRACTOR: DAN BAUGH CONSTRUCTION OGDEN UT (801) 721-3871	M.B. LIVE FREE, L.L.C. B. TOLMAN D.C. & M. BYBEE 4985 S. MIDLAND DR. SUIT #2 WEST HAVEN, UT. (801) 731-3333
ENGINEER: RICHARD STAUFF OGDEN UT. (801) degraded-5454	DATE: 12-7-2018, REV. 1-6-2019, 2-9-19 REV. 2-19-2019

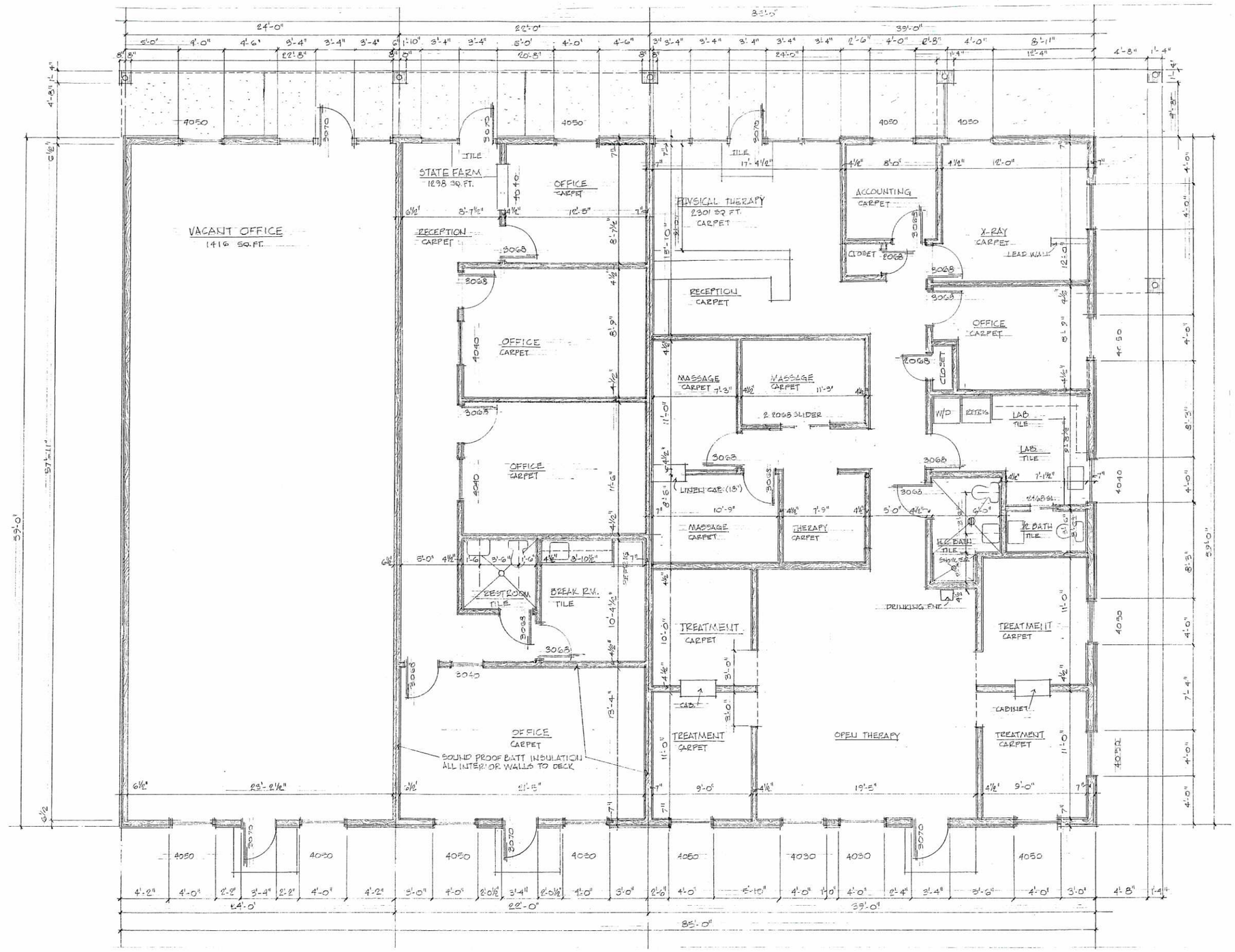


FOOTING - FOUNDATION PLAN

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

2

FOOTING - FOUNDATION PLAN	
CONTRACTOR: DAN BAUGH CONSTRUCTION OGDEN, UT. (801) 782-8870	M.& LIVEWELL, L.L.C. B. TOLMAN D.C. & M. BYBEE 4645 S. MIDLAND DR. ST. #C WEST HAVEN, UT. (801) 791-9899
ENGINEER: RICHARD D. STAHEL OGDEN, UT. (801) 539-5454	DATE: 12-9-2018, REV. 12-29-2018 REV: 2-17-2019

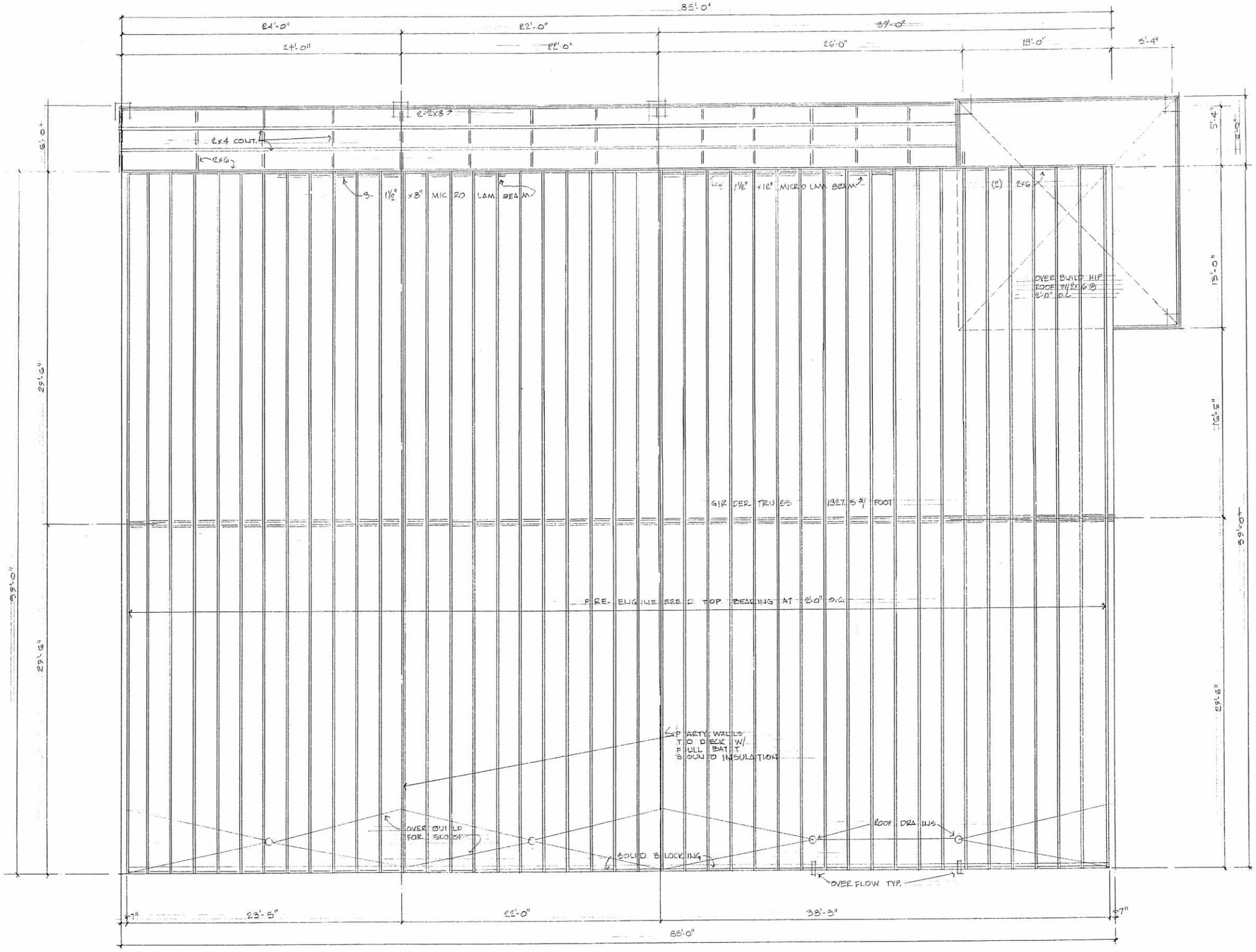


MAIN FLOOR PLAN

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

3

MAIN FLOOR PLAN	
CONTRACTOR: DAN BAUGH CONSTRUCTION OGDEN, UT (801) 782-8870	M.B. LIVEWELL L.L.C. B.TOLMAN D.C. & M. BYBEE 4645 S. MIDLAND DR. SUITE #2 WEST HAVEN, UT (801) 731-9879
ENGINEER: RICHARD STAURT OGDEN, UT. (801) 337-5454	DATE: 12-23-2018, REV: 1-6-2019 REV: 2-19-2019



ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

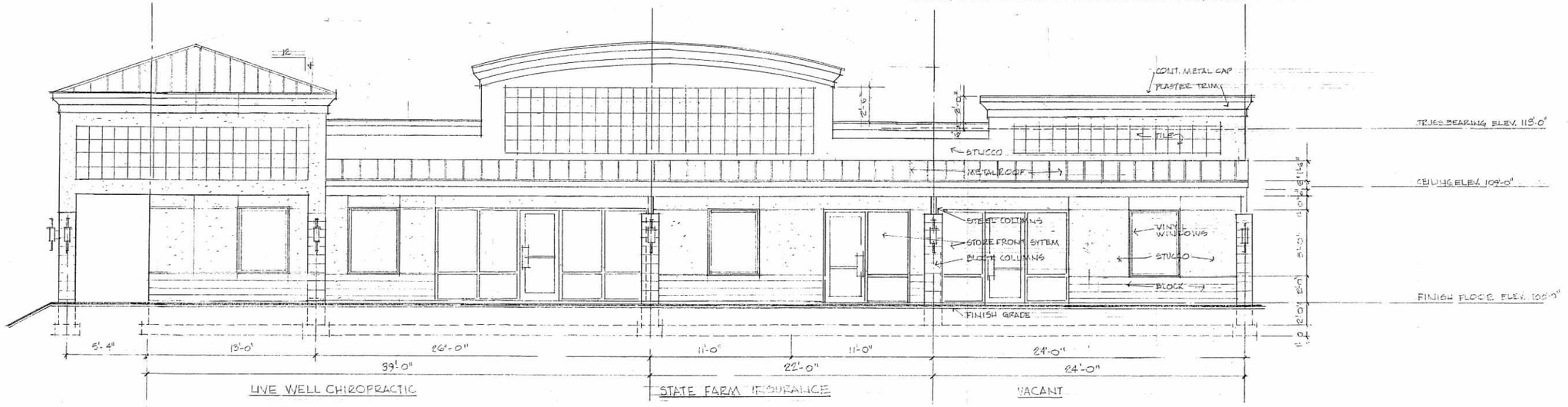
ROOF FRAMING PLAN

CONTRACTOR DAN BAUGH CONSTRUCTION OGDEN, UT. (801) 732-3370.	M.B. LIVEWELL L.L.C. B. TOLMAN D.C. & M. BYE 2046 S. MIDLAND DR. WEST HAVEN, UT. (801) 791-[illegible]
ENGINEER RICHARD STAURT OGDEN, UT. (801) 689-5454	12-28-2018. REV.: 2-18-2019



STREET SIDE (SOUTH) EXTERIOR BUILDING ELEVATION

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



ENTRANCE (EAST) EXTERIOR BUILDING ELEVATION

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

5

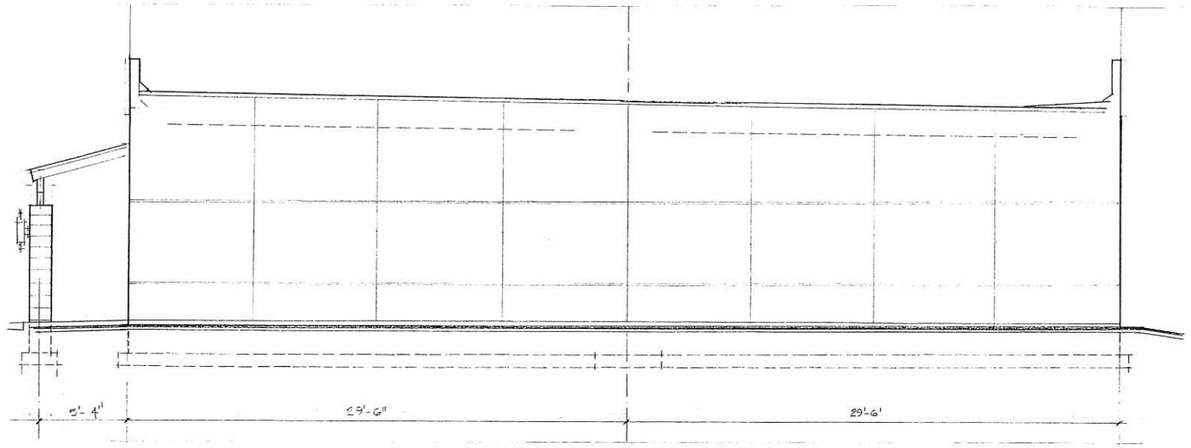
SOUTH & EAST EXTERIOR ELEVATIONS

CONTRACTOR
TAU BAUGH CONSTRUCTION
OGDEN, UT. (801) 782-8870

ENGINEER
RICHARD STAURT
OGDEN, UT. (801) 583-5454

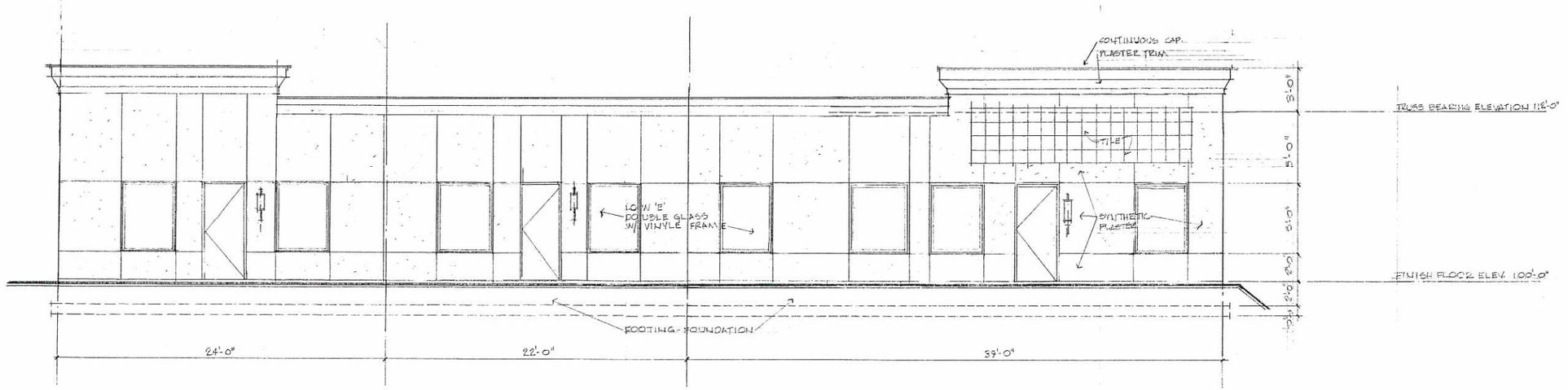
M.B.LIVEWELL L.L.C.
B.TOLMAN D.C. & M. BYBEE
4645 S. MIDLAND DR. SUITE #2
WEST HAVEN, UT. (801)731-9899
DATE: 12-28-2018 REV: 1-1-2019

REV: 2-18-2019



NORTH BUILDING ELEVATION

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



WEST EXTERIOR BUILDING ELEVATION

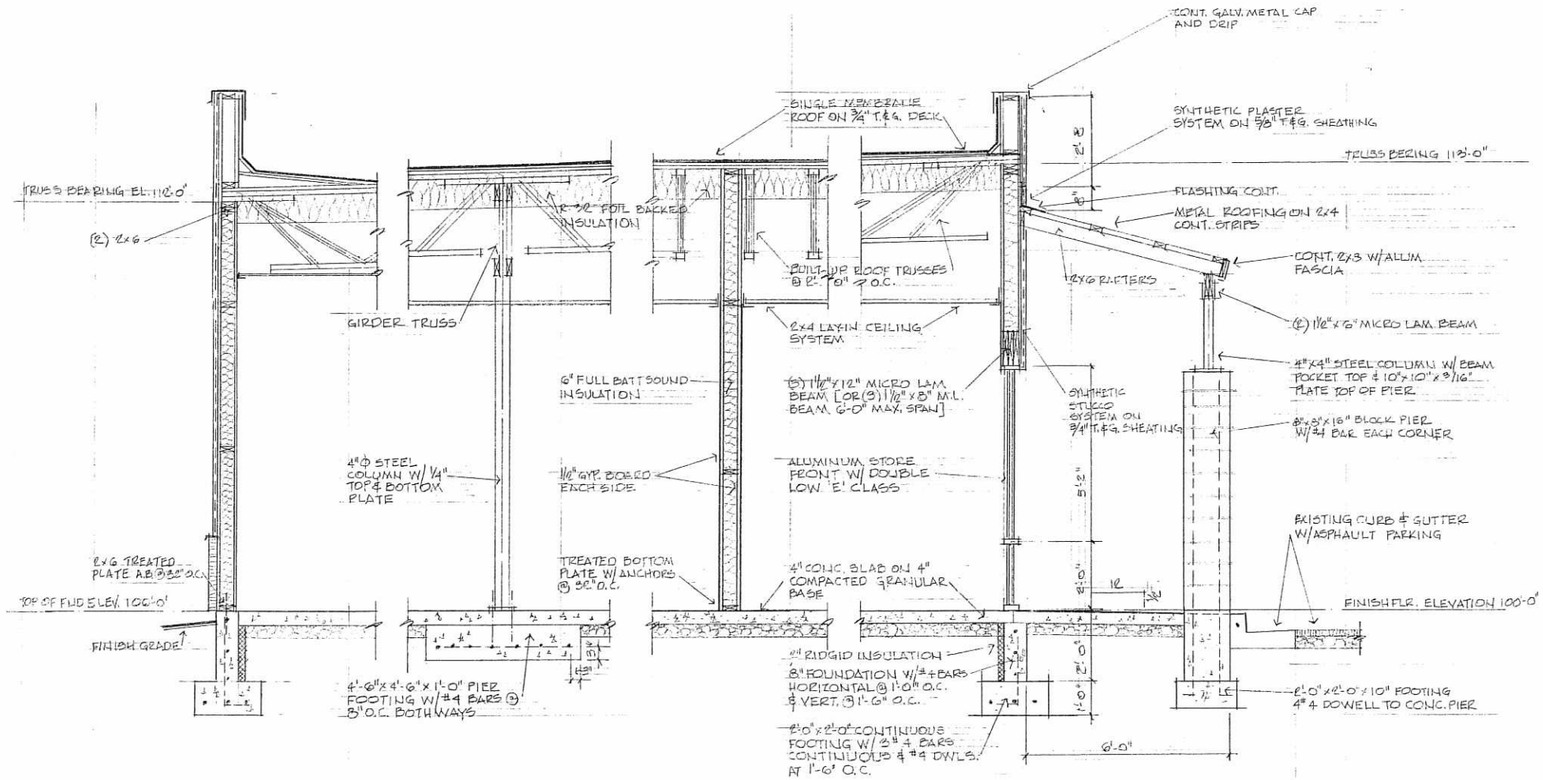
SCALE: 1/2" = 1'-0"

6

NORTH & WEST EXTERIOR ELEVATIONS

CONTRACTOR DAN BAUGH CONSTRUCTION OGDEN, UT (801) 782-8870	M.B. LIVEWELL L.L.C. B. TOLMAN D.C. & M. BYBEE 4645 S. MIDLAND DR. SUITE #2 WEST HAVEN, UT (801) 731-5899
ENGINEER RICHARD BRAUER OGDEN UT (801) 589-5454	DATE: 12-24-2018; REV. 2-10-2019

REV. 2-18-2019



REAR WALL SECT.
SCALE: 1/4" = 1'-0"

GIRDER PIER SECT.
SCALE: 1/2" = 1'-0"

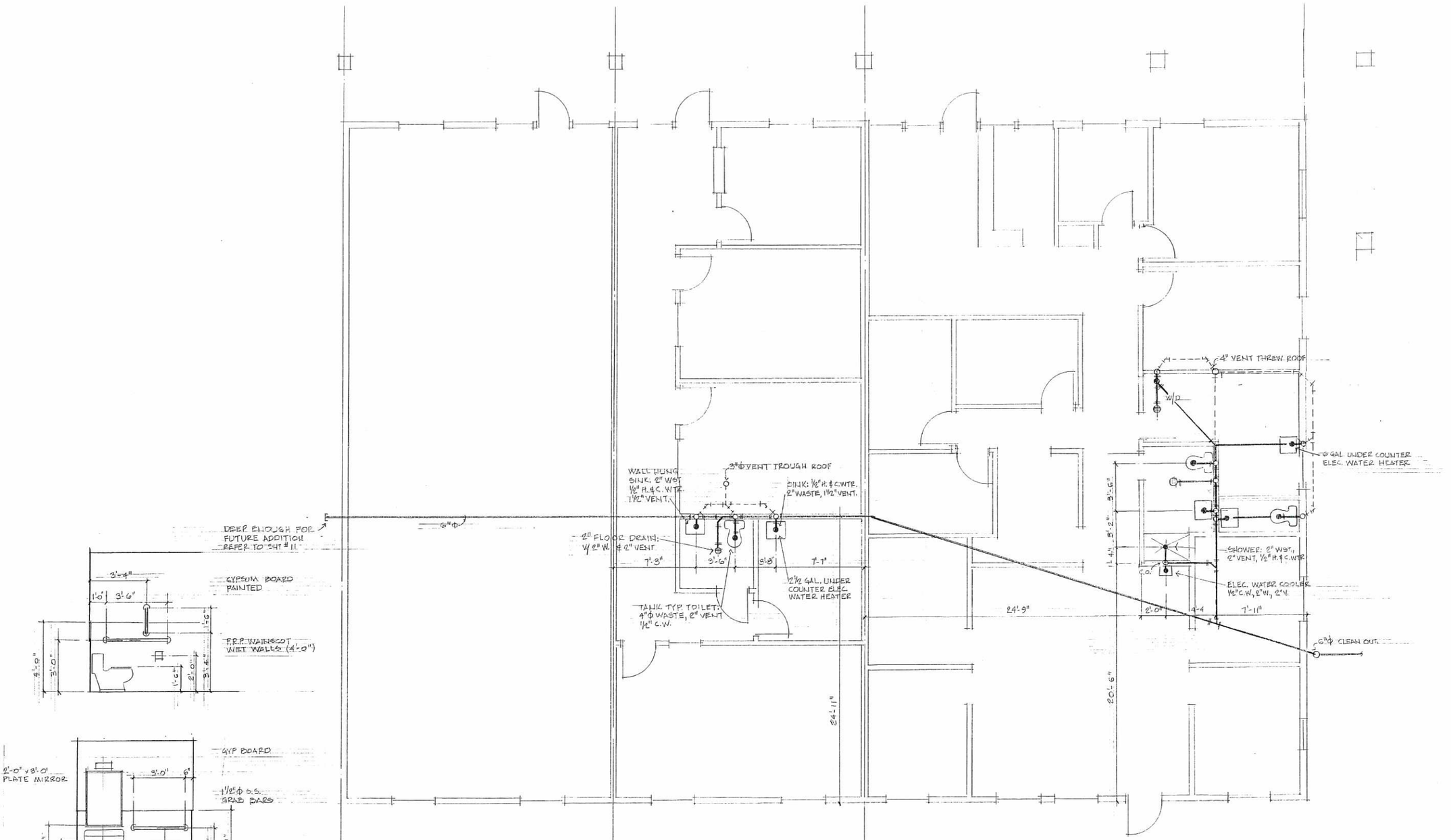
PARTY WALL
SCALE: 1/2" = 1'-0"

FRONT WALL & CANOPY
SCALE: 1/2" = 1'-0"

7

WALL SECTIONS

CONTRACTOR DAN BAUGH CONSTRUCTION OGDEN, UT (801) 782-8870	M.B. LIVEWELL L.L.C. B. TOLMAN D.C. & N. BYBEE 4645 S. MIDLAND DR. ST #2 WEST HAVEN, UT. (801) 781-9899
ENGINEER RICHARD STAUFT OGDEN, UT (801) 389-5454	REV. 2-10-2019



HANDICAP RESTROOM DETAILS

SCALE: 3/8" = 1'-0"

PLUMBING PLAN

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

NOTE:
- COORDINATE EXACT LOCATION WITH OWNER & FLOOR PLAN
- ALL PLUMBING AS PER APPLICABEL STATE, I.B.C. & LOCAL CODES.

8

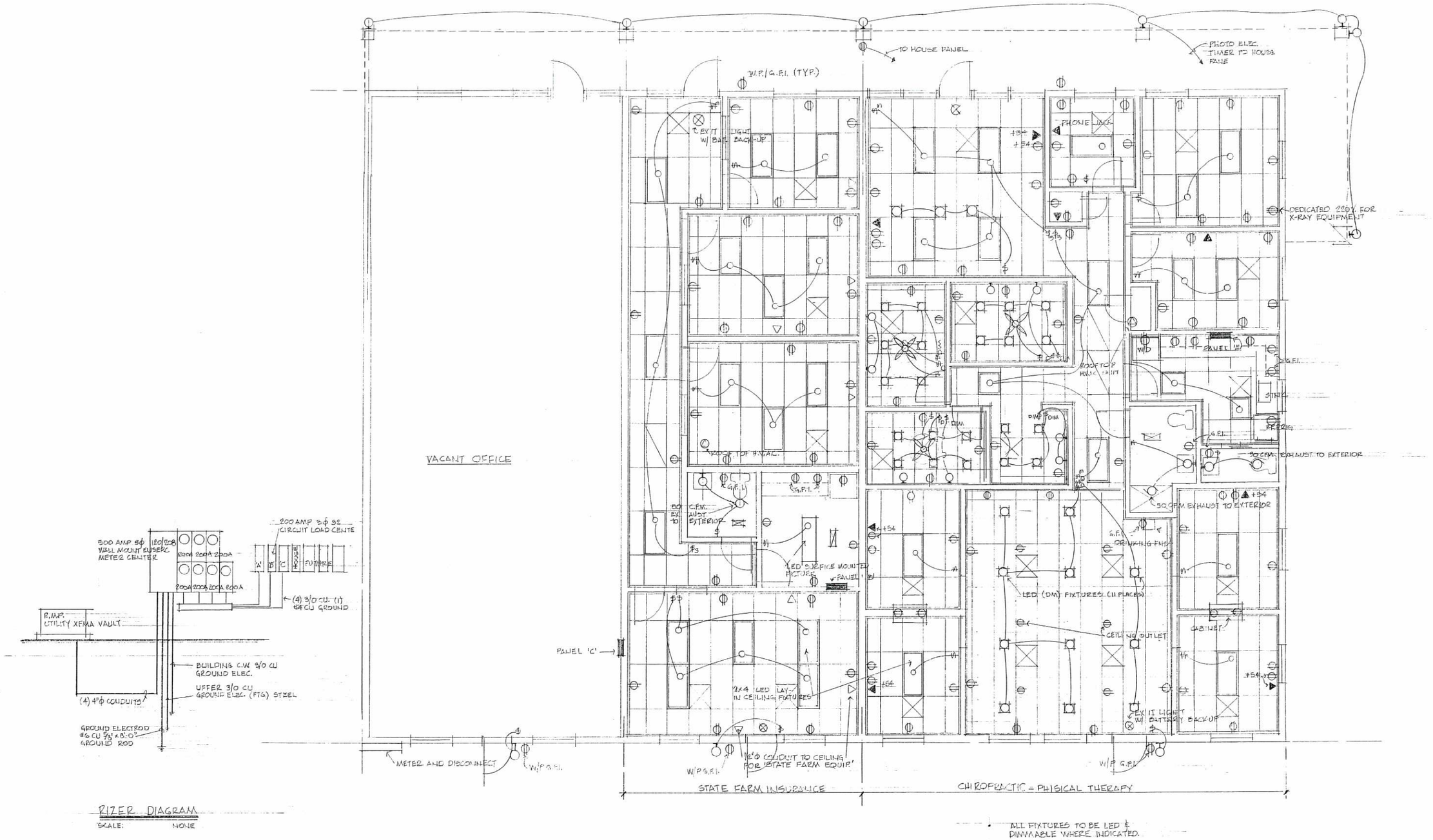
PLUMBING PLAN & DETAILS

CONTRACTOR
DAN BAUGH CONSTRUCTION
OGDEN, UT. - (801) 732-8870

ENGINEER
RICHARD STAURT
OGDEN, UT. (801) 589-5454

M.B. LIVEWELL L.L.C.
B.TOLMAN D.C & M. BYBEE
4648 S. MIDLAND DR. SUITE #2
WEST HAVEN, UT. (801) 791-3838

DATE; 12-31-2018; REV. 2-10-2019



RIZER DIAGRAM

SCALE: NONE

MAIN FLOOR ELECTRICAL FLOOR PLAN

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

- ALL FIXTURES TO BE LED & DIMMABLE WHERE INDICATED.
- COORDINATE EXACT LOCATION ELECTRICAL LIGHTS, DUPLEX OUTLETS AND COMMUNICATION EQUIPMENT AT SITE DURING CONSTRUCTION

9

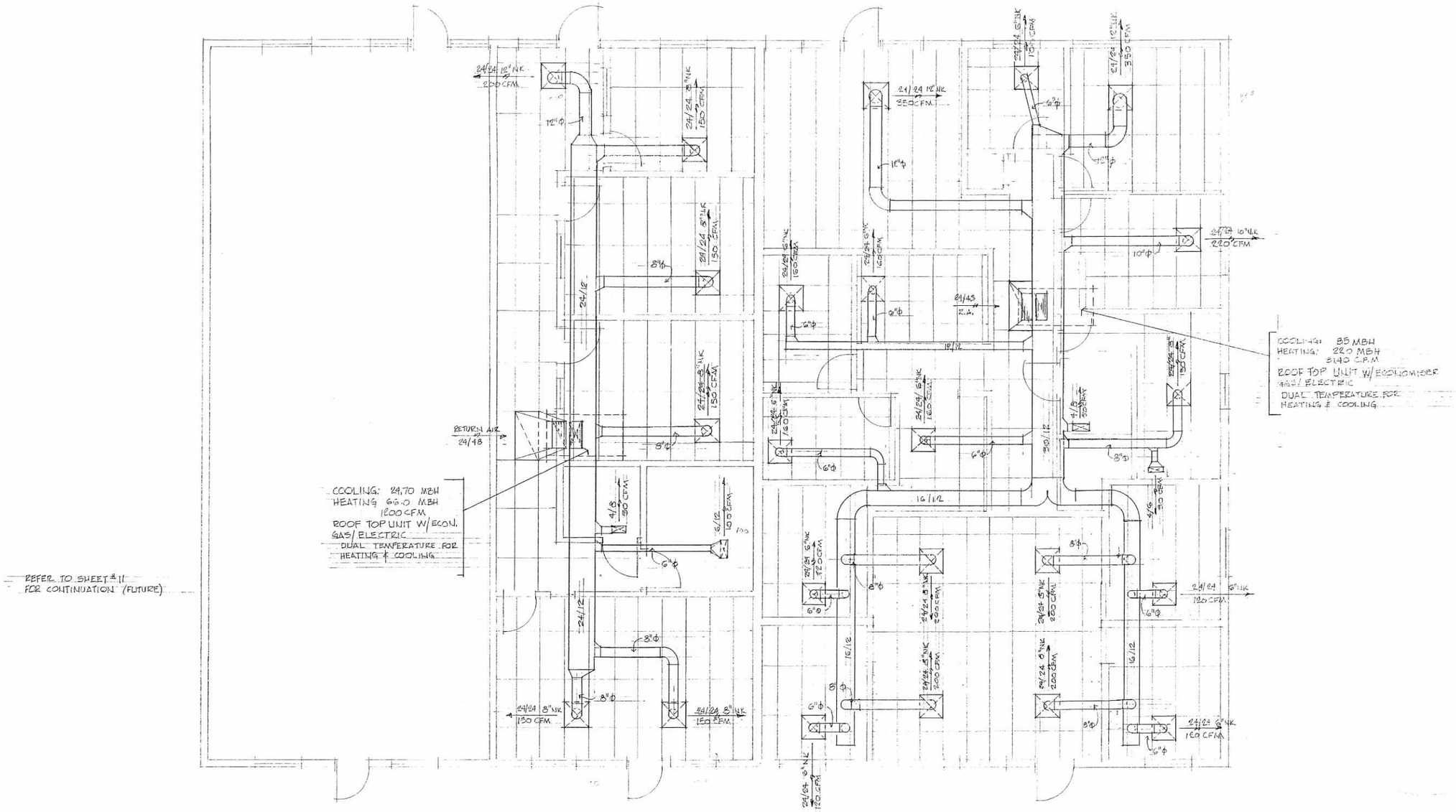
RIZER DIAGRAM & MAIN FLOOR ELEC. PLAN

CONTRACTOR
DAN BAUGH CONSTRUCTION
OGDEN, UT. (801) 782-8870

ENGINEER
RICHARD STAUFT
OGDEN, UT. (801) 589-8454

M.B. LIVEWELL L.L.C.
B. TOLMAN D.C. & M. BYEE
4645 S. MIDLAND DR. SUITE #2
WEST HAVEN, UT. (801) 791-9888

DATE: 1-9-2019; REV. 2-10-2019



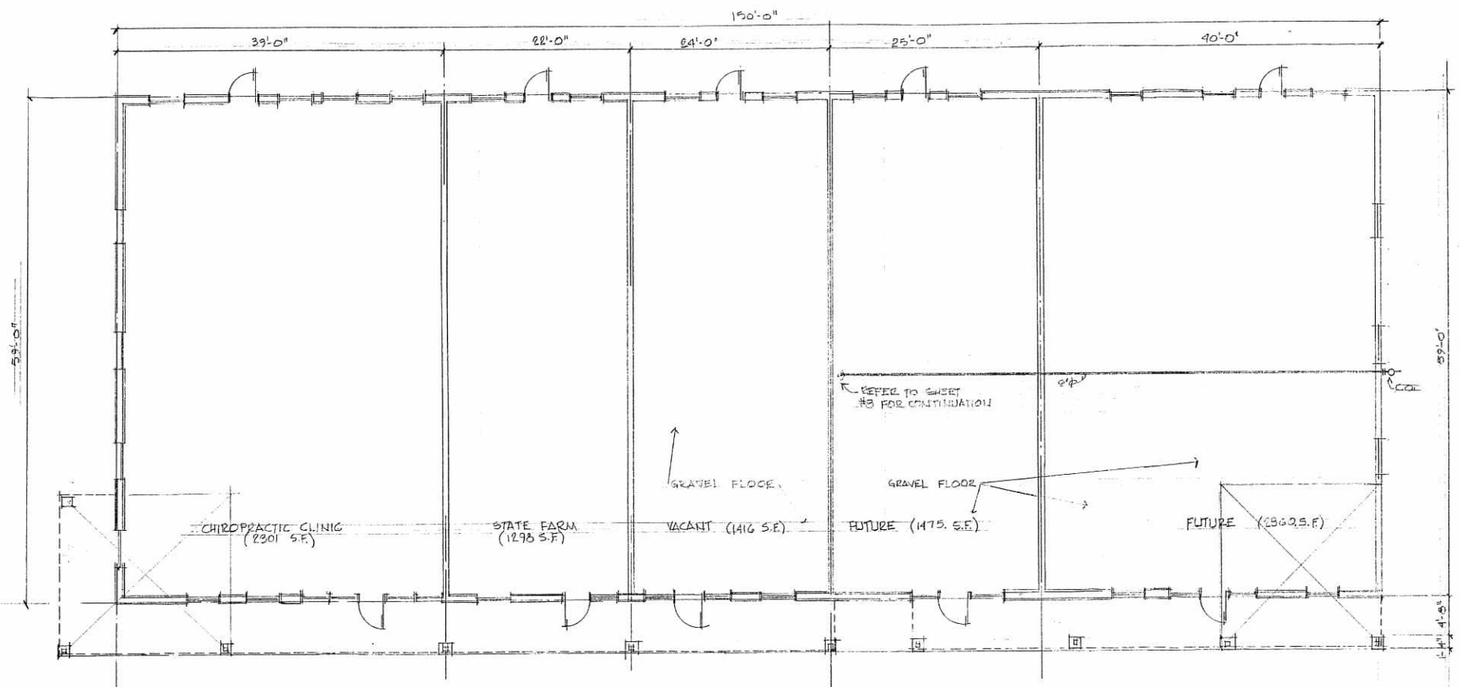
REFER TO SHEET # 11
FOR CONTINUATION (FUTURE)

H.V.A.C. FLOOR PLAN
SCALE: 1/4"=1'-0"

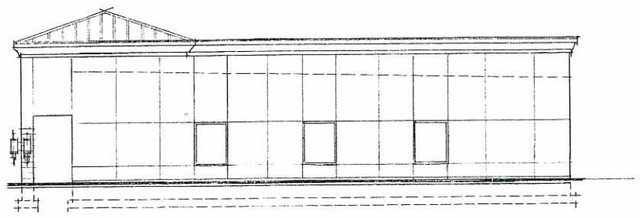
10

H.V.A.C MECHANICAL FLOOR PLAN

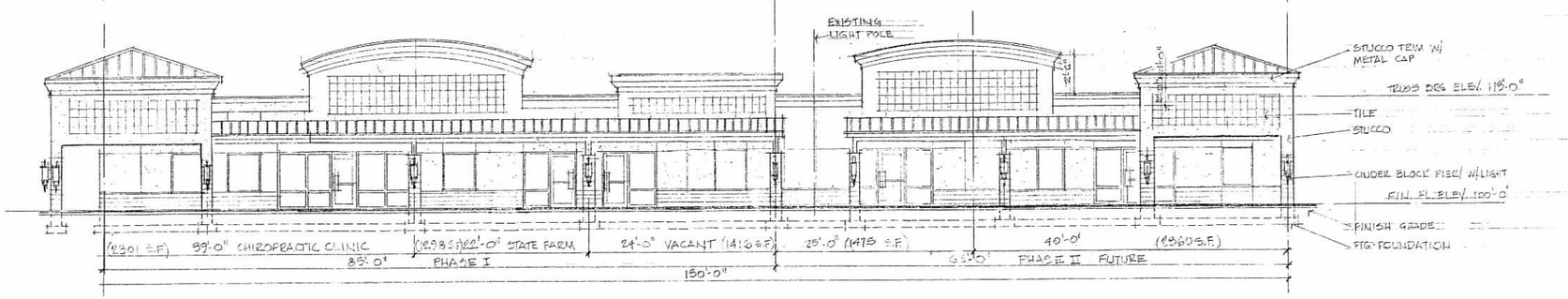
CONTRACTOR DAN BAUGH CONSTRUCTION OGDEN, UT (801) 782-8870	M.B LIVEWELL L.L.C. B. TOLMAN D.C. & M. BYBEE 1645 S. MIDLAND DR. SUITE #2 WEST HAVEN, UT (801) 781-5839
ENGINEER RICHARD STAUFT OGDEN, UT. (801) 689-5454	DATE: 1-10-2019; REV. 2-10-2019



FLOOR PLAN (PHASE I & II)
SCALE: 1/8" = 1'-0"



REAR (NORTH) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



PARKING-LOT (EAST) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

11

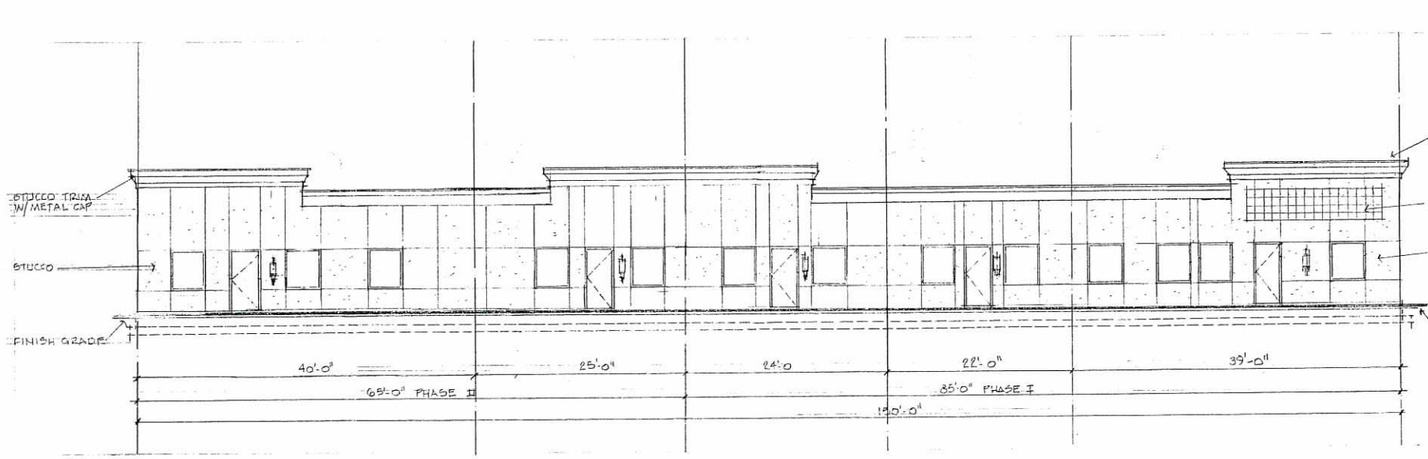
FUTURE FLOOR PLAN & ELEVATIONS

CONTRACTOR
DAN BAUGH CONSTRUCTION
OGDEN, UT. (801) 782-8870

ENGINEER
RICHARD STAURT
OGDEN, UT. (801) 589-5454

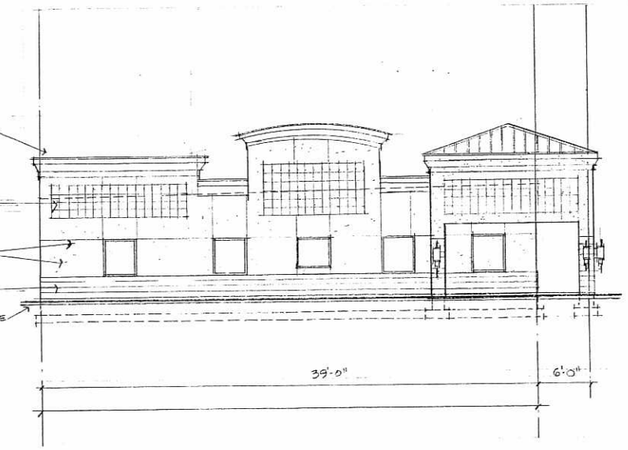
M.B. LIVEWELL L.L.C.
B. TOLMAN D.C. & M. BYBEE
4645 S. MIDLAND DR. SUITE #2
WEST HAVEN, UT. (801) 731-9899

DATE: 2-10-2015; REV: 2-17-2015



REAR (WEST) EXTERIOR ELEVATION

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



FRONT (STREET) SOUTH EXTERIOR ELEV.

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

12

FUTURE ELEVATIONS

CONTRACTOR
DAN BAUGH CONSTRUCTION
OGDEN, UT. (801) 782-8870

ENGINEER
RICHARD STAUFT
OGDEN, UT. (801) 553-5454

M.B. LIVEWELL L.L.C.
B. TOLMAN D.C. & M. BYBEE
1645 S. MIDLAND DR. SUITE 42
WEST HAVEN, UT. (801) 731-9939

DATE: 2-12-2019: REV. 8-16-2019

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

Owners Name: Todd Egbert **Phone:** 801-920-4772

Address: 2526 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:** _____ **Email Address:** todd.hangmhigh@gmail.com

Address: _____ **City:** _____ **State:** ____ **Zip:** _____

Property Address: 2526 W 3600 S **Tax ID #** 0838600001

Existing Zone: A1 **No. of Acres or Sq. Ft.:** 1 acre **#Res. Units:** 1

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

What Use is requested? Crane Service

OFFICE USE

Scheduled for Planning Commission Agenda: February 27, 2019

PLANNING COMMISSION ACTION:

Approve: _____ Denied: _____ Date: _____

Conditions: Comply with nuisance ordinance 15-15

Fee: 200.00

Date Paid:

2151 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.

CONDITIONAL USE PERMIT APPLICATION

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

Owners Name: West Haven Body Shop, LLC **Phone:** 385-288-9579

Address: 1965 S. 1100 W #8 **City:** West Haven **State** UT **Zip** 84401

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

Genaro Lopez **Phone:** 385-288-9579 **Email Address:** gla4621@icloud.com

Address: 2642 6 Avenue **City:** Ogden **State:** UT **Zip:** 84401

Property Address: 1965 S. 1100 W #8 **Tax ID #** 82-093862 8

Existing Zone: Commercial **No. of Acres or Sq. Ft.:** 2,450 ft² **#Res. Units:** 1

Bldg. Sq. Ft.: 2,280 ft² **Building Height (stories & ft.):** 20 ft

What Use is requested? to store 35 cars while working on vehicles Body Shop and Dealer

OFFICE USE

Scheduled for Planning Commission Agenda: February 27, 2019

PLANNING COMMISSION ACTION:

Approve: _____ Denied: _____ Date: _____

Conditions: Comply with nuisance ordinance 15-15

Fee: 200.00

Date Paid: 2/11/19

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.

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

Owners Name: Tiffany Lama **Phone:** 801-390-9611

Address: 3507 S. 2700 W. **City:** West Haven **State** UT **Zip** 84401

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

_____ **Phone:** 801-390-9611 **Email Address:** asphaltpreservation@outlook.com

Address: 3507 S. 2700 W **City:** West Haven **State:** UT **Zip:** 84401

Property Address: 3507 S. 2700 W West Haven UT 84401 **Tax ID #** _____

Existing Zone: _____ **No. of Acres or Sq. Ft.:** 5 acres **#Res. Units:** 1

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

What Use is requested? Use of one acre for vehicles

OFFICE USE

Scheduled for Planning Commission Agenda: February 27, 2019

PLANNING COMMISSION ACTION:

Approve: _____ Denied: _____ Date: _____

Conditions: Comply with nuisance ordinance 15-15

Fee: 285.00

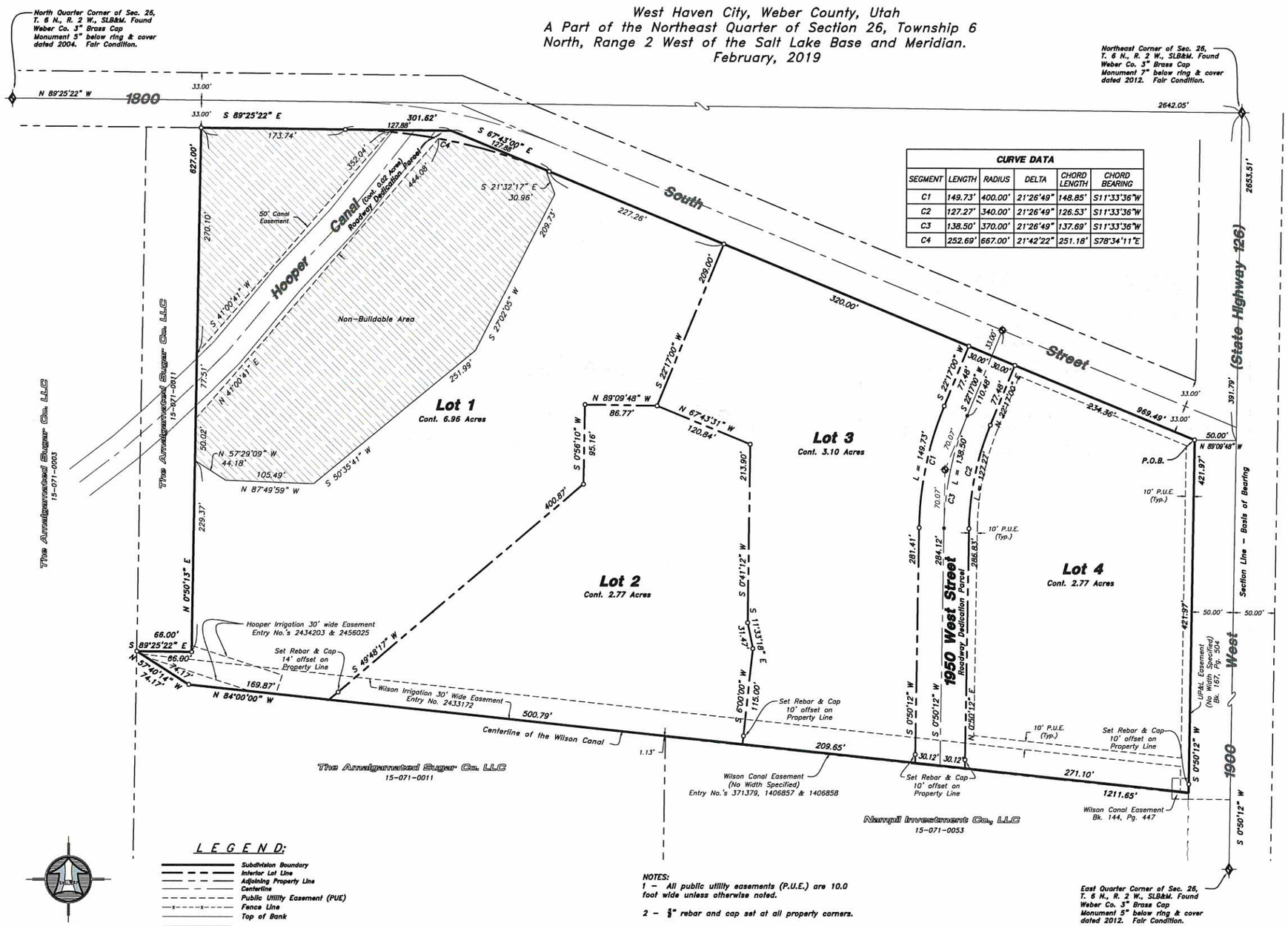
Date Paid: 2/12/19

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.

Hawk Haven Townhomes Subdivision

West Haven City, Weber County, Utah
A Part of the Northeast Quarter of Section 26, Township 6 North, Range 2 West of the Salt Lake Base and Meridian.
February, 2019



CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	149.73'	400.00'	21°26'49"	148.85'	S11°33'36"W
C2	127.27'	340.00'	21°26'49"	126.53'	S11°33'36"W
C3	138.50'	370.00'	21°26'49"	137.69'	S11°33'36"W
C4	252.69'	667.00'	21°42'22"	251.18'	S78°34'11"E

LEGEND:

- Subdivision Boundary
- Interior Lot Line
- Adjoining Property Line
- Centerline
- Public Utility Easement (PUE)
- Fence Line
- Top of Bank
- Non-Buildable Area
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Scale: 1" = 60'
0 60 120
Scale in Feet
(Data in Parentheses is Record)

NOTES:
1 – All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.

2 – ⅝" rebar and cap set at all property corners.

3 – P.U.E.'s will be conveyed to West Haven City on Lots 1, 2 & 3 with the Re-Subdivision of each Lot.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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18-141 18-141 Sub 021419.dwg 02/14/2019 RS

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do Hereby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and I have completed a Survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby Subdivided said tract into four (4) Lots, known hereafter as Hawk Haven Townhomes Subdivision in West Haven City, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground.

Signed this _____ day of _____, 2019.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819

REGISTERED LAND SURVEYOR 167819 K. Greg Hansen STATE OF UTAH

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 1900 WEST STREET (STATE HIGHWAY 126) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 1800 SOUTH STREET LOCATED 391.79 FEET SOUTH 00°50'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND 50.00 FEET NORTH 89°09'48" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 26;

RUNNING THENCE SOUTH 00°50'12" WEST 421.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE CENTERLINE OF WILSON IRRIGATION COMPANY CONCRETE IRRIGATION DITCH; THENCE NORTH 84°00'00" WEST 1211.65 FEET ALONG SAID CENTERLINE TO THE AMALGAMATED SUGAR COMPANY LLC PROPERTY TAX ID NO. 15-071-0011 RECORDED AS ENTRY NO. 1455036 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE ALONG THE BOUNDARY OF SAID AMALGAMATED SUGAR COMPANY LLC PROPERTY THE FOLLOWING THREE (3) COURSES: (1) NORTH 57°40'14" WEST 74.17 FEET; (2) SOUTH 89°25'22" EAST 66.00 FEET; AND (3) NORTH 00°50'13" EAST 627.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°25'22" EAST 301.62 FEET; AND (2) SOUTH 67°43'00" EAST 969.49 FEET TO THE POINT OF BEGINNING. CONTAINING 16.31 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be Subdivided into four (4) Lots, as shown on this plat and name said tract Hawk Haven Townhome Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to West Haven City, Weber County, Utah, all those parts or portions of said tract of land designated as streets shown hereon as 1950 West Street as well as the 1800 South Street Dedication the same to be used as public thoroughfares forever and also dedicate to West Haven City those public utility easements for public utility and drainage purposes as shown hereon the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the governing authority and also dedicate the fifty foot wide canal easement as shown hereon to the Hooper Irrigation Company, in witness we have here unto set our signature this _____day of _____, 2019.

Pete Lodder, Manager of Lodder Burton, LLC

CORPORATE ACKNOWLEDGMENT

State of Utah
County of _____

On the_____day of_____2019, Pete Lodder personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the Manager of Lodder Burton, LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

NARRATIVE

The purpose of this survey was to establish and set the property corners of the Four Lot Subdivision as shown and described hereon. The survey was ordered by Pete Lodder. The control used to establish the property corners was Record of Survey No. 000718 done by Landmark Surveying in 1992 and the boundary survey done by Focus Engineering dated November 20, 2018 along with the existing Weber County Survey Monumentation surrounding Section 26, T6N, R2W, SLB&M. The basis of bearing is the east line of said Section which bears South 00°50'12" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

WEST HAVEN CITY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and affect. Signed this ___ day of _____, 2019.

City Attorney

WEST HAVEN ENGINEER

I hereby certify that I approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements. Signed this day of _____,2019.

Signature

WEST HAVEN CITY ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the West Haven City Council. Signed this _____day of _____2019.

Mayor

Attest

WEST HAVEN PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the West Haven City Planning Commission on the _____day of_____ 2019.

Chairman, West Haven Planning Commission

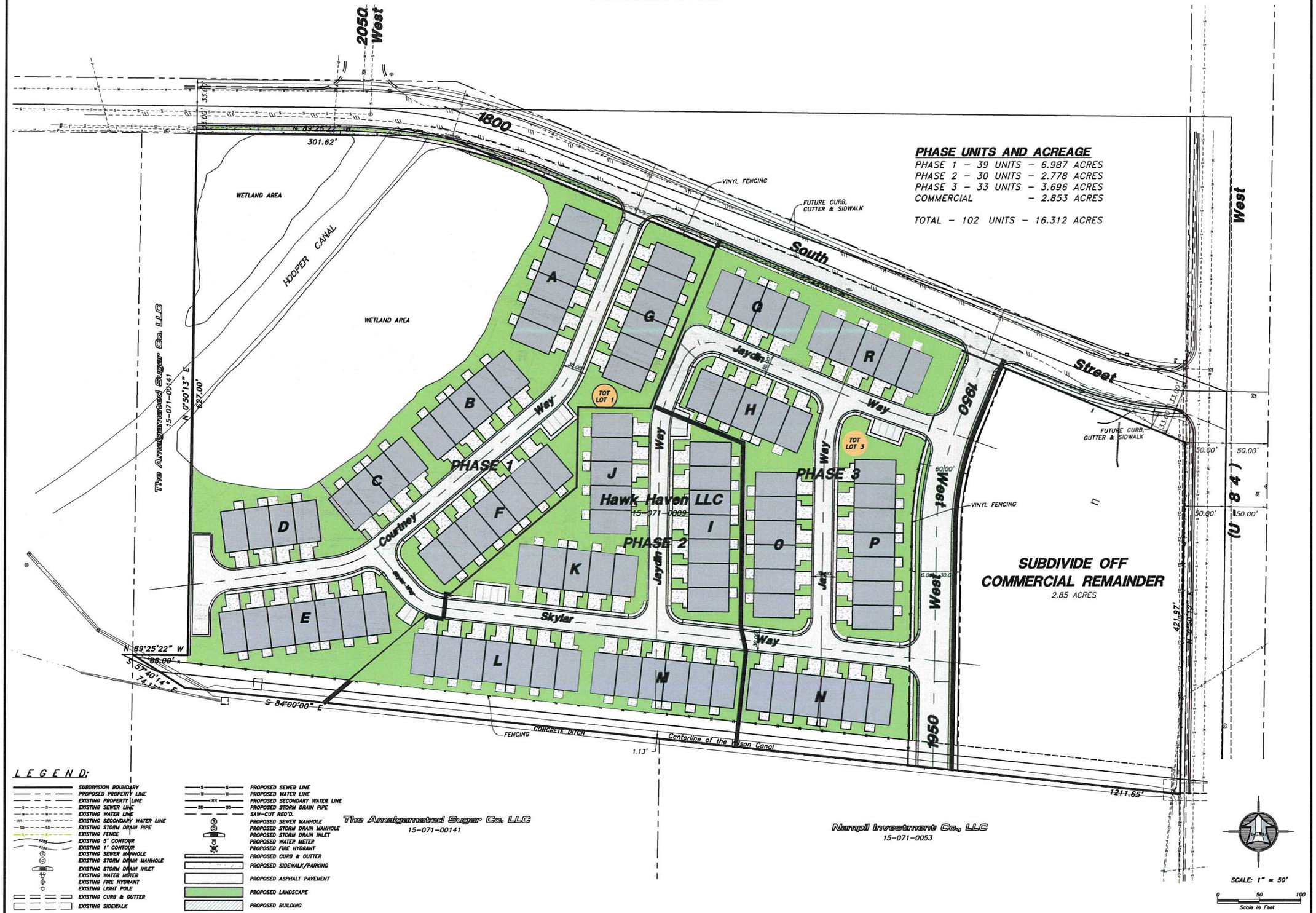
WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID
_____FILED FOR RECORD AND
RECORDED_____
_____IN BOOK_____OF OFFICIAL
RECORDS, PAGE_____. RECORDED
FOR_____

COUNTY RECORDER

BY:_____
DEPUTY

PHASING PLAN



PHASE UNITS AND ACREAGE

PHASE 1 – 39 UNITS – 6.987 ACRES
PHASE 2 – 30 UNITS – 2.778 ACRES
PHASE 3 – 33 UNITS – 3.696 ACRES
COMMERCIAL – 2.853 ACRES

TOTAL – 102 UNITS – 16.312 ACRES

LEGEND:

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

SCALE: 1" = 50'

0 50 100
Scale in Feet

No.	Date	By	Revision

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Drawn By: SRH Date: 02/14/19
Designed By:
Checked By:
Approved By:
Scale: 1" = 50'
Drawing File: 18-141x15 020119.dwg
JOB NUMBER: 18-141

PRELIMINARY PHASING PLAN FOR

HAWK HAVEN TOWNHOMES

1874 SOUTH 1900 WEST
WEST HAVEN, UTAH

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

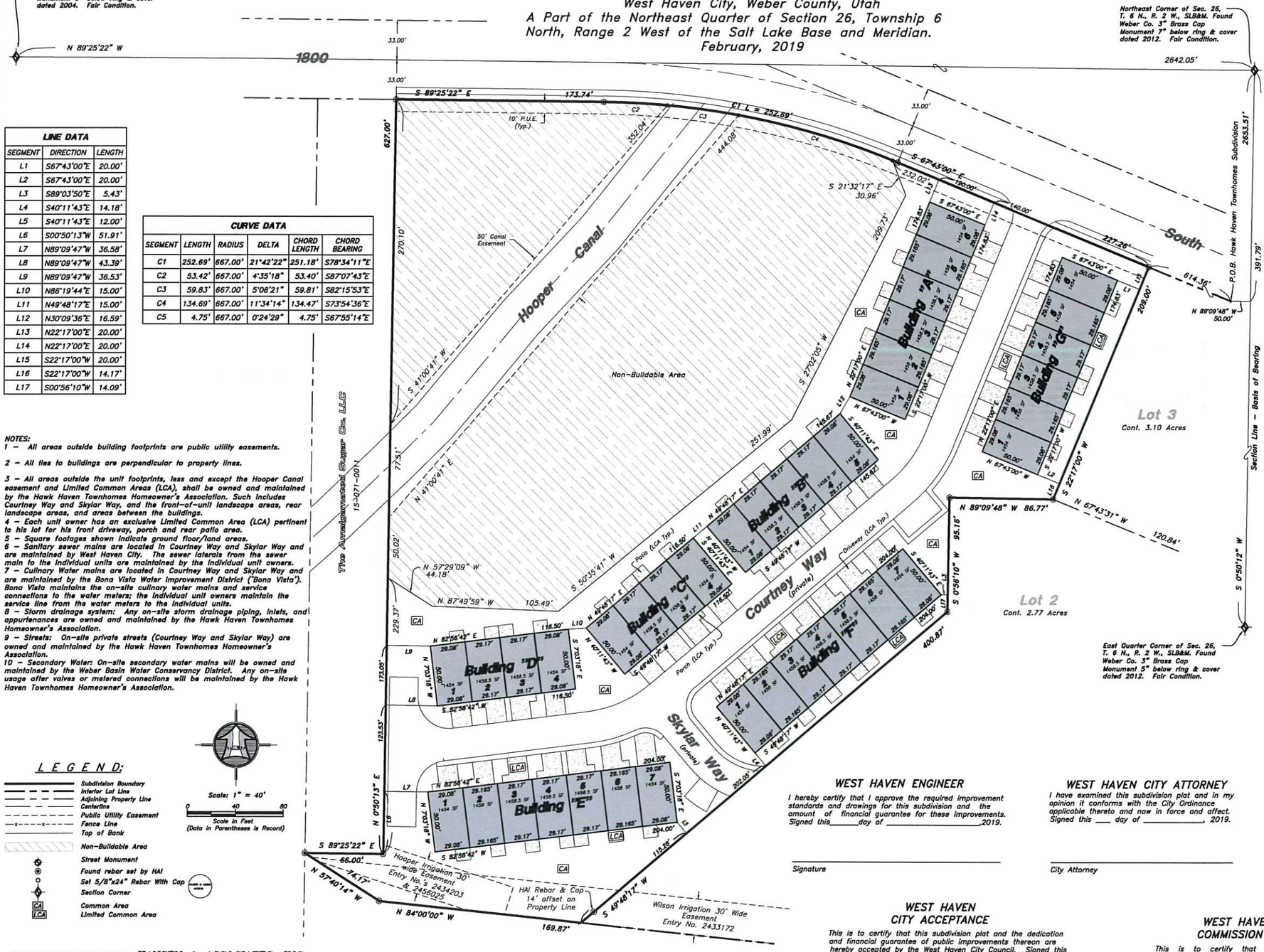
Sheet 2 of 4 Sheets

Hawk Haven Townhomes Subdivision Phase 1

A Re-Subdivision of Lot 1, Hawk Haven Townhomes Subdivision
West Haven City, Weber County, Utah
A Part of the Northeast Quarter of Section 26, Township 6
North, Range 2 West of the Salt Lake Base and Meridian.
February, 2019

North Quarter Corner of Sec. 26, T. 6 N., R. 2 W., SLB&M. Found Weber Co. 3" Brass Cap Monument 5" below ring & cover dated 2004. Fair Condition.

Northeast Corner of Sec. 26, T. 6 N., R. 2 W., SLB&M. Found Weber Co. 3" Brass Cap Monument 7" below ring & cover dated 2012. Fair Condition.



LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S67°43'00"E	20.00'
L2	S67°43'00"E	20.00'
L3	S89°03'50"E	5.43'
L4	S40°11'43"E	14.18'
L5	S40°11'43"E	12.00'
L6	S00°50'13"W	51.91'
L7	N89°09'47"W	36.58'
L8	N89°09'47"W	43.39'
L9	N89°09'47"W	36.53'
L10	N86°19'44"E	15.00'
L11	N49°48'17"E	15.00'
L12	N30°09'36"E	16.59'
L13	N22°17'00"E	20.00'
L14	N22°17'00"E	20.00'
L15	S22°17'00"W	20.00'
L16	S22°17'00"W	14.17'
L17	S00°56'10"W	14.09'

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	252.69'	667.00'	21°42'22"	251.18'	S78°34'11"E
C2	53.42'	667.00'	4°35'18"	53.40'	S87°07'43"E
C3	59.83'	667.00'	5°08'21"	59.81'	S82°15'53"E
C4	134.69'	667.00'	11°34'14"	134.47'	S73°54'36"E
C5	4.75'	667.00'	0°24'29"	4.75'	S67°55'14"E

NOTES:

1 – All areas outside building footprints are public utility easements.

2 – All ties to buildings are perpendicular to property lines.

3 – All areas outside the unit footprints, less and except the Hooper Canal easement and Limited Common Areas (LCA), shall be owned and maintained by the Hawk Haven Townhomes Homeowner's Association. Such includes Courtney Way and Skylar Way, and the front-of-unit landscape areas, rear landscape areas, and areas between the buildings.

4 – Each unit owner has an exclusive Limited Common Area (LCA) pertinent to his lot for his front driveway, porch and rear patio area.

5 – Square footages shown indicate ground floor/land areas.

6 – Sanitary sewer mains are located in Courtney Way and Skylar Way and are maintained by West Haven City. The sewer laterals from the sewer main to the individual units are maintained by the individual unit owners.

7 – Culinary Water mains are located in Courtney Way and Skylar Way and are maintained by the Bona Vista Water Improvement District ("Bona Vista"). Bona Vista maintains the on-site culinary water mains and service connections to the water meters; the individual unit owners maintain the service line from the water meters to the individual units.

8 – Storm drainage system: Any on-site storm drainage piping, inlets, and appurtenances are owned and maintained by the Hawk Haven Townhomes Homeowner's Association.

9 – Streets: On-site private streets (Courtney Way and Skylar Way) are owned and maintained by the Hawk Haven Townhomes Homeowner's Association.

10 – Secondary Water: On-site secondary water mains will be owned and maintained by the Weber Basin Water Conservancy District. Any on-site usage after valves or metered connections will be maintained by the Hawk Haven Townhomes Homeowner's Association.

LEGEND:

- Subdivision Boundary
- Interior Lot Line
- Adjoining Property Line
- Centerline
- Public Utility Easement
- Fence Line
- Top of Bank
- Non-Buildable Area
- Street Monument
- Found rebar set by HAI
- Set 5/8"x24" Rebar With Cap
- Section Corner
- CA Common Area
- LCA Limited Common Area

Scale: 1" = 40'
0 40 80
Scale in Feet
(Data in Parentheses is Record)

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18-141 18-141 Sub Ph1.dwg 02/19/2019 RS

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do Hereby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and I have completed a Survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby Subdivided said tract into thirty-nine (39) Units, known hereafter as Hawk Haven Townhomes Subdivision Phase 1 in West Haven City, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground.

Signed this _____ day of _____, 2019.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819

REGISTERED LAND SURVEYOR 167819 K. Greg Hansen STATE OF UTAH

SUBDIVISION BOUNDARY DESCRIPTION

LOT 1, HAWK HAVEN TOWNHOMES SUBDIVISION, WEST HAVEN CITY, WEBER COUNTY, UTAH, SURVEY.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be Subdivided into Buildings and Units as shown and described hereon and name said tract Hawk Haven Townhome Subdivision Phase 1 and hereby dedicate all areas outside of the building footprints as a Public Utility Easement for the installation, maintenance and operation of public and private utility lines as deemed necessary by West Haven City and/or the current property owner of Lot 1 – such also includes provision for drainage and irrigation purposes as deemed necessary. The public utility easement area can be inherently decreased without written action upon any approved building modifications or expansions. No building or yard areas are to be fenced without approval of the current property owner of Lot 1. We hereby declare the plat notes shown hereon to be effective and binding. In witness we have here unto set our signature this_____day of_____, 2019.

Pete Lodder, Manager of Lodder Burton, LLC

CORPORATE ACKNOWLEDGMENT

State of Utah
County of _____

On the_____day of_____2019, Pete Lodder personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the Manager of Lodder Burton, LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

NARRATIVE

The purpose of this survey was to subdivide the property into Townhomes as shown and described hereon. The survey was ordered by Pete Lodder. The control used to establish the property corners was Record of Survey No. 000718 done by Landmark Surveying in 1992 and the boundary survey done by Focus Engineering dated November 20, 2018 along with the existing Weber County Survey Monumentation surrounding Section 26, T6N, R2W, SLB&M. The basis of bearing is the east line of said Section which bears South 00°50'12" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

WEST HAVEN ENGINEER

I hereby certify that I approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements. Signed this_____day of _____, 2019.

Signature

WEST HAVEN CITY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and affect. Signed this ___ day of _____, 2019.

City Attorney

WEST HAVEN CITY ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the West Haven City Council. Signed this day of _____2019.

Mayor

Attest

WEST HAVEN PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the West Haven City Planning Commission on the _____day of_____ 2019.

Chairman, West Haven Planning Commission

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____ _____IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

COUNTY RECORDER

BY:_____
DEPUTY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, ("Agreement"), is made and entered into this ____ day of February, 2019, by and among LODDER BURTON, L.L.C., a Utah limited liability company, ("Developer") as the owner and developer of certain real property located in the City of West Haven, Weber County, Utah, at approximately 1874 South 1900 West, and the City of WEST HAVEN, ("the City"), a Utah Municipal Corporation. Developer and the City shall be collectively referred to as "Parties" and sometimes individually as a "Party."

Recitals

A. Developer is the owner of approximately 13.54 acres of real property ("Property") in the City of West Haven, Weber County, Utah, which it intends to develop as a Mixed-Use Development. The legal description for the land is as follows:

PARCEL "A"

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1800 SOUTH STREET LOCATED 391.79 FEET SOUTH 00°50'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND 50.00 FEET NORTH 89°09'48" WEST AND 234.36 FEET NORTH 67°43'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 26;

RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 67°43'00" WEST 735.13 FEET; AND (2) NORTH 89°25'22" WEST 301.62 FEET TO THE EAST BOUNDARY LINE OF THE AMALGAMATED SUGAR COMPANY LLC PROPERTY FILED AS ENTRY NO. 1455036 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE BOUNDARY LINE OF SAID AMALGAMATED SUGAR COMPANY LLC PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 00°50'13" WEST 627.00 FEET; AND (2) NORTH 89°25'22" WEST 66.00 FEET; THENCE

SOUTH 57°40'14" EAST 74.17 FEET TO THE CENTERLINE OF WILSON CANAL COMPANY CONCRETE IRRIGATION DITCH; THENCE ALONG SAID CENTERLINE SOUTH 84°00'00" EAST 940.55 FEET; THENCE NORTH 00°50'12" EAST 286.83 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE, A DISTANCE OF 127.27 FEET, CHORD BEARS NORTH 11°33'36" EAST 126.53 FEET, HAVING A CENTRAL ANGLE OF 21°26'49"; THENCE NORTH 22°17'00" EAST 77.48 FEET TO THE POINT OF BEGINNING. CONTAINING 13.540 ACRES.

.

PARCEL "B"

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 1900 WEST (STATE HIGHWAY 126) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 1800 SOUTH STREET LOCATED 391.79 FEET SOUTH 00°50'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND 50.00 FEET NORTH 89°09'48" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 26;

RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 67°43'00" WEST 234.36 FEET; THENCE SOUTH 22°17'00" WEST 77.48 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE, A DISTANCE OF 127.27 FEET, CHORD BEARS SOUTH 11°33'36" WEST 126.53 FEET, HAVING A CENTRAL ANGLE OF 21°26'49"; THENCE SOUTH 00°50'12" WEST 286.83 FEET TO THE CENTERLINE OF WILSON IRRIGATION COMPANY CONCRETE IRRIGATION DITCH; THENCE SOUTH 84°00'00" EAST 271.10 FEET ALONG SAID CENTERLINE TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00°50'12" EAST 421.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 2.772 ACRES.
ACRES, MORE OR LESS

Tax Lots:	150690005, 150690031, 150690008
Current Zoning:	Mixed-Use
General Plan:	Mixed-Use
Location:	The subject property is within the West Haven City limits. The proposed Project is on the north side of 1800 South at approximately 1950 West.

C. The subject Property ("Property" or "Development" or "Project") is currently zoned Mixed Use on the Zoning Map.

D. The parties desire to enter into terms relevant to Developer's proposed Development as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and City agree:

1. **Recitals.** The above recitals are incorporated herein by reference and made a part hereof.

2. **Zoning.** Development is to remain as currently zoned – Mixed-Use.

3. **Intended Use.** Consistent with West Haven § 23.02, the Mixed-Use zone will be made up of at least two (2) required elements including but not limited to residential and open space. The Developer agrees that only a Mixed-Use Development is authorized under this Agreement.

4. **Development Terms.** The following constitutes terms for development of the previous defined parcel(s):

a. Concept Approval. The West Haven City Council has granted preliminary approval of the Developer's proposed concept plan (Exhibit "A") and has entered into this Agreement to facilitate the development of the Property as proposed.

b. Compliance with Subdivision Standards. Developer agrees to comply with all of the conditions of approval, and the City of West Haven ordinances, rules, regulations, requirements and standards regarding the preparation, submission, and recording of subdivision applications, all preliminary and final plats, and the construction and completion of the Development.

5. **Vesting.** The Developer shall have the vested right to develop Property in accordance with the terms of this Agreement and the applicable land use ordinances of the City of West Haven in effect on the date of the Agreement.

a. Exceptions. Restrictions on the applicability of the City's Future Laws to the Project as specified in Section 5 are subject to only these exceptions:

i. Developer Agreement. City's Future Laws agreed to, in writing, by the Developer as being applicable to the Project;

ii. State and Federal Compliance. City's Future Laws which generally apply to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

iii. Building Codes. City's Future Laws and safety standards that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the IRC, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet countervailing public safety concerns related to public health, safety or welfare;

iv. Roads. Reasonable requirements for roadway grades, widths, access points, maintenance, and standards;

v. Taxes. Taxes or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.

vi. Fees. Any agreements entered into by the Parties that include waived City fees for the purpose of helping pay for public infrastructure that is being built in and around the Development.

vii. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Annotated or a judicial decision.

6. **Existing On-Site Conditions.** The approximate 13.54 acre subject property is at present undeveloped.

7. **Density**. The number of multi-family dwelling units in the Development shall be not more than 102 units. Density shall be medium low density as defined in § 23.06(1), based on the 7.6 dwelling units per project acre. Construction shall be the manner identified in the attached Exhibit "A".

8. **Design**. Developer shall provide a coordinated neighborhood layout. Developer wishes to design the buildings similar to those shown in Exhibit "B." Similar building materials will be in place on all buildings within the Property.

a. All exterior colors used shall be consistent with the scheme to be developed by the Developer.

b. All building exterior frontages shall use stucco and either brick or stone as building materials.

c. All remaining exterior finishes (excluding windows) shall be a Cementous board material, stucco, or like material. Vinyl siding products shall not be used.

d. Roads, required parking areas, aisles, and alleyways shall be paved with asphalt, concrete or comparable surfacing.

9. **Signage**. Developer will place signage along 1800 south. The signage will follow all local and state laws and be pre-approved by City Staff.

10. **Streets**. Streets are to be dedicated as public and will meet all state and local laws. Private streets will be designed and built in accordance with industry standard best practices and will also conform to the City's Public Works Standards.

11. **Access**. The proposed Development shall include a main road access point from 1800 South.

12. **Vehicle Parking**.

a. Parking Space Count: Parking spaces in the Project may include spaces in garages, parking lots, private side street and/or driveways if vehicles are not parked in a vehicle travel lane (including emergency or fire access lanes).

b. Parking Locations: Vehicle parking is allowed only within garages, carports and other structures, on driveways or parking lots, or on approved streets areas that have been developed and specifically designated for parking – as outlined in Exhibit "A".

c. Parking rules and regulations to be enforced by on-site management company.

13. **Storm Drainage Improvements.** Drainage facilities shall be designated and constructed to accommodate increased runoff such that discharge rates existing before the proposed Development shall not be increased, and accelerated channel erosion will not occur as a result of the proposed land disturbance or development activity.

14. **Site Lighting.** All outdoor lighting fixtures for the Development shall be designated and maintained as full cut-off fixtures, or have a shielding method to direct light emissions down onto the site, and shall not shine direct illumination or glare onto adjacent properties.

15. **Fencing**. The Developer will install fencing on the North, East, and South boundaries of the proposed Development depicted in Exhibit "A".

16. **Amenities Offered**. The Development wishes to have the following amenities on-site placed in a manner similar to that found in Exhibit "A". The amenities offered are anticipated to include various common green areas and three (3) tot lots in the locations depicted in Exhibit "A".

17. **Preliminary Grading and Drainage Plan.** A preliminary grading and drainage plan will be prepared by a registered professional engineer. The preliminary grading plan shall show the location and extent to which grading will take place. This plan shall be reviewed by and subject to approval of the City Engineer.

18. **Building Permits**. The City shall not unreasonably delay issuance of building permits and shall process building permits under established policy.

19. **Construction**. Developer shall provide the contact name and number of the on-site foreman for the Project who shall respond immediately to issues and concerns raised by the City. All local and states laws and industry best practices will be followed during the construction of the proposed Project.

20. **Easements**. Developer is aware of a number of easements covering the Subject Property, including but not limited to the following:

a. On September 6, 1940, a perpetual right of way was granted for highway purposes for F.A. Project No. 214 across land described as the NE 1/4 NE ¼ of Section 26, T.6 N., R. 2 W., S.L.M. The right of way is a parcel of land 50 feet wide, 50 feet on the West side of the center line of survey of F.A. Project No. 214, more particularly described in said **Right of Way Deed** on file with the Weber County Recorder's Office;

b. On December 19, 1941, a license was granted to the State Road Commission of Utah and the Wilson Canal Company for the purpose of reconstructing and maintaining a channel change for the Wilson Canal, at the following described parcel: Beginning at the intersection of the south boundary line of said grantors land and the west right of way line of highway known as F.A. Project No. 214 which point is 521.4 ft S.0°24' W. along the east boundary line of said Section 26 and 50 ft. west from the northeast corner of amid Section 26; thence N.0°24'L., 25.0 ft. thence west 20.0 ft.; thence S.0°24'W., 25.0 ft.; thence east 20.0 ft., to the point of beginning, containing 0.01 acre, more or less, more particularly described in said **Canal Easement** on file with the Weber County Recorder's Office;

c. On June 1, 1943, an easement was granted to Utah Power & Light Company along a line described as "Beginning at fence on South boundary line of Grantor's land at a point 800 feet, south and 61 feet west more or less, from the northeast corner of Section 26, T. 6N, R 2 W, S.L.B. & M, thence N. 0°24' E. 508 feet, more or less, one foot west from and parallel to the west right of way line of State Highway No. 1, to fence on north boundary line of said land and being in the NE ¼ of the NE ¼ of said Section 26, more particularly described in said **Pole Line Easement** on file with the Weber County Recorder's Office;

d. On September 3, 2009, a 30-foot wide access and maintenance easement was granted to the Wilson Irrigation Canal Company for ingress and egress, across parcel number 15-071-0009, more particularly described in said **Deed of Easement** on file with the Weber County Recorder's Office;

e. On September 9, 2011, a 30-foot wide easement was granted to Hooper Irrigation Company and Weber Basin Water Conservancy District, to construct, reconstruct, operate and maintain an irrigation pipe and appurtenances on, over and through parcel number 15-071-0009, more particularly described in said **Deed of Easement** on file with the Weber County Recorder's Office; and

f. On January 27, 2010, Wilson Irrigation Company granted to Hopper Irrigation Company a right of access to the Diversion located at approximately 2100 West and 1900 South, more particularly described in said **Agreement Between Wilson Irrigation Company and Hooper Irrigation Company,** on file with the Weber County Recorder's Office.

21. **Parcel A**. Developer is maintaining ownership of the green common areas depicted in Exhibit "A", and will transfer ownership to an HOA to continue its maintenance.

23. **Successors and Assigns.**

a. Binding Effect. This Agreement shall be binding on the successors and assigns of Developer.

b. Assignment. This Agreement, any of its provisions, terms or conditions, including all rights as well as responsibilities, may be assigned to any other party (individual or entity).

24. **General Terms and Conditions.**

a. Term. This Agreement shall be in effect until December 31, 2025.

b. Construction. This Agreement shall be construed to effectuate the public purpose of implementing long-range planning objective, obtaining public benefits, and protecting any compelling public interest.

c. State/Federal Law. The Parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The Parties further agree that if any further provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be amended in writing by the Parties as to that provision.

d. Severability. If any provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent the scope or breadth is permitted by law.

e. Relationship of Parties and No Third-Party Rights. This Agreement creates no joint venture, partnership, undertaking, or business arrangement between the Parties, nor does this Agreement, unless otherwise stated, create any rights or benefits enforceable by third parties.

f. Attorney's Fees. If any requirements or rights granted by this Agreement are breached, the Party at fault agrees to pay the attorney's fees and all costs of enforcement of the non-breaching Party.

g. Integration. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and integrates all prior

conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the Parties.

i. Counterparts. This Agreement and any exhibits referred to herein may be executed in any number of duplicate originals or counterparts, each of which (when the original signature are affixed) shall be an original, but all of which shall constitute one and the same instrument.

j. Governing Law. This Agreement is entered into under, and is to be construed and enforceable in accordance with, the laws of the state of Utah. Each party hereto consents to the exclusive jurisdiction of either the state or federal courts of Weber County, Utah, and the Parties further consent and agree that the venue of any action brought under or as a result of a breach of this Agreement shall be proper in either of the above-named courts and each party hereby waives any objection thereto.

k. Mediation. Any disputes arising under this Agreement shall be resolved through attending Mediation for four (4) hours, with the costs of the Mediator to be equally shared. If the City and Developer cannot resolve an issue through a mutually acceptable Mediator, the parties shall involve a Court of competent jurisdiction.

l. Notices. Any notices, requests or demands required or desired to be given hereunder shall be in writing and shall either be delivered personally or by certified mail or express courier deliver to the Parties at the following addresses:

If to WEST HAVEN CITY:
West Haven City
130 South 3900 West
West Have, Utah 84401

If to Lodder Burton, L.L.C.
Pete Lodder
651 Eagle Ridge Drive
North Salt Lake, Utah 84054

Any party may change their address by giving written notice to the other party in accordance with the provisions of this section.

LODDER BURTON, L.L.C.

Dated February ___, 2019 By:_____ Managing Member
PETER LODDER TITLE

STATE OF UTAH

COUNTY OF WEBER

On this ____ day of March, 2019, personally appeared before me **Peter Lodder**, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is a Managing Member of **Lodder Burton, L.L.C.**, and that said document was signed by him in behalf of said entity by Authority of its Managing Members and said Managing Member acknowledged to me that said entity approved the same.

STAMP _____
NOTARY PUBLIC

WEST HAVEN CITY

Dated February ___, 2019 By:_____ Mayor
SHARON A. BOLOS TITLE

STATE OF UTAH

COUNTY OF WEBER

On this ____ day of March, 2019, personally appeared before me **Sharon A. Bolos**, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that she is the **Mayor of West Haven City**, Utah, and that she is duly authorized and does sign said document in behalf of West Haven City.

STAMP

_____
NOTARY PUBLIC

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, ("Agreement"), is made and entered into this ____ day of February, 2019, by and among LODDER BURTON, L.L.C., a Utah limited liability company, ("Developer") as the owner and developer of certain real property located in the City of West Haven, Weber County, Utah, at approximately 1874 South 1900 West, and the City of WEST HAVEN, ("the City"), a Utah Municipal Corporation. Developer and the City shall be collectively referred to as "Parties" and sometimes individually as a "Party."

Recitals

A. Developer is the owner of approximately 13.54 acres of real property ("Property") in the City of West Haven, Weber County, Utah, which it intends to develop as a Mixed-Use Development. The legal description for the land is as follows:

PARCEL "A"

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1800 SOUTH STREET LOCATED 391.79 FEET SOUTH 00°50'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND 50.00 FEET NORTH 89°09'48" WEST AND 234.36 FEET NORTH 67°43'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 26;

RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 67°43'00" WEST 735.13 FEET; AND (2) NORTH 89°25'22" WEST 301.62 FEET TO THE EAST BOUNDARY LINE OF THE AMALGAMATED SUGAR COMPANY LLC PROPERTY FILED AS ENTRY NO. 1455036 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE BOUNDARY LINE OF SAID AMALGAMATED SUGAR COMPANY LLC PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 00°50'13" WEST 627.00 FEET; AND (2) NORTH 89°25'22" WEST 66.00 FEET; THENCE

SOUTH 57°40'14" EAST 74.17 FEET TO THE CENTERLINE OF WILSON CANAL COMPANY CONCRETE IRRIGATION DITCH; THENCE ALONG SAID CENTERLINE SOUTH 84°00'00" EAST 940.55 FEET; THENCE NORTH 00°50'12" EAST 286.83 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE, A DISTANCE OF 127.27 FEET, CHORD BEARS NORTH 11°33'36" EAST 126.53 FEET, HAVING A CENTRAL ANGLE OF 21°26'49"; THENCE NORTH 22°17'00" EAST 77.48 FEET TO THE POINT OF BEGINNING. CONTAINING 13.540 ACRES.

.

PARCEL "B"

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 1900 WEST (STATE HIGHWAY 126) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 1800 SOUTH STREET LOCATED 391.79 FEET SOUTH 00°50'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND 50.00 FEET NORTH 89°09'48" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 26;

RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 67°43'00" WEST 234.36 FEET; THENCE SOUTH 22°17'00" WEST 77.48 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE, A DISTANCE OF 127.27 FEET, CHORD BEARS SOUTH 11°33'36" WEST 126.53 FEET, HAVING A CENTRAL ANGLE OF 21°26'49"; THENCE SOUTH 00°50'12" WEST 286.83 FEET TO THE CENTERLINE OF WILSON IRRIGATION COMPANY CONCRETE IRRIGATION DITCH; THENCE SOUTH 84°00'00" EAST 271.10 FEET ALONG SAID CENTERLINE TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00°50'12" EAST 421.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 2.772 ACRES.
ACRES, MORE OR LESS

Tax Lots:	150690005, 150690031, 150690008
Current Zoning:	Mixed-Use
General Plan:	Mixed-Use
Location:	The subject property is within the West Haven City limits. The proposed Project is on the north side of 1800 South at approximately 1950 West.

C. The subject Property ("Property" or "Development" or "Project") is currently zoned Mixed Use on the Zoning Map.

D. The parties desire to enter into terms relevant to Developer's proposed Development as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and City agree:

1. **Recitals.** The above recitals are incorporated herein by reference and made a part hereof.

2. **Zoning.** Development is to remain as currently zoned – Mixed-Use.

3. **Intended Use.** Consistent with West Haven § 23.02, the Mixed-Use zone will be made up of at least two (2) required elements including but not limited to residential and open space. The Developer agrees that only a Mixed-Use Development is authorized under this Agreement.

4. **Development Terms.** The following constitutes terms for development of the previous defined parcel(s):

a. Concept Approval. The West Haven City Council has granted preliminary approval of the Developer's proposed concept plan (Exhibit "A") and has entered into this Agreement to facilitate the development of the Property as proposed.

b. Compliance with Subdivision Standards. Developer agrees to comply with all of the conditions of approval, and the City of West Haven ordinances, rules, regulations, requirements and standards regarding the preparation, submission, and recording of subdivision applications, all preliminary and final plats, and the construction and completion of the Development.

5. **Vesting.** The Developer shall have the vested right to develop Property in accordance with the terms of this Agreement and the applicable land use ordinances of the City of West Haven in effect on the date of the Agreement.

a. Exceptions. Restrictions on the applicability of the City's Future Laws to the Project as specified in Section 5 are subject to only these exceptions:

i. Developer Agreement. City's Future Laws agreed to, in writing, by the Developer as being applicable to the Project;

ii. State and Federal Compliance. City's Future Laws which generally apply to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

iii. Building Codes. City's Future Laws and safety standards that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the IRC, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet countervailing public safety concerns related to public health, safety or welfare;

iv. Roads. Reasonable requirements for roadway grades, widths, access points, maintenance, and standards;

v. Taxes. Taxes or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.

vi. Fees. Any agreements entered into by the Parties that include waived City fees for the purpose of helping pay for public infrastructure that is being built in and around the Development.

vii. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Annotated or a judicial decision.

6. **Existing On-Site Conditions.** The approximate 13.54 acre subject property is at present undeveloped.

7. **Density**. The number of multi-family dwelling units in the Development shall be not more than 102 units. Density shall be medium low density as defined in § 23.06(1), based on the 7.6 dwelling units per project acre. Construction shall be the manner identified in the attached Exhibit "A".

8. **Design**. Developer shall provide a coordinated neighborhood layout. Developer wishes to design the buildings similar to those shown in Exhibit "B." Similar building materials will be in place on all buildings within the Property.

a. All exterior colors used shall be consistent with the scheme to be developed by the Developer.

b. All building exterior frontages shall use stucco and either brick or stone as building materials.

c. All remaining exterior finishes (excluding windows) shall be a Cementous board material, stucco, or like material. Vinyl siding products shall not be used.

d. Roads, required parking areas, aisles, and alleyways shall be paved with asphalt, concrete or comparable surfacing.

9. **Signage**. Developer will place signage along 1800 south. The signage will follow all local and state laws and be pre-approved by City Staff.

10. **Streets**. Streets are to be dedicated as public and will meet all state and local laws. Private streets will be designed and built in accordance with industry standard best practices and will also conform to the City's Public Works Standards.

11. **Access**. The proposed Development shall include a main road access point from 1800 South.

12. **Vehicle Parking**.

a. Parking Space Count: Parking spaces in the Project may include spaces in garages, parking lots, private side street and/or driveways if vehicles are not parked in a vehicle travel lane (including emergency or fire access lanes).

b. Parking Locations: Vehicle parking is allowed only within garages, carports and other structures, on driveways or parking lots, or on approved streets areas that have been developed and specifically designated for parking – as outlined in Exhibit "A".

c. Parking rules and regulations to be enforced by on-site management company.

13. **Storm Drainage Improvements.** Drainage facilities shall be designated and constructed to accommodate increased runoff such that discharge rates existing before the proposed Development shall not be increased, and accelerated channel erosion will not occur as a result of the proposed land disturbance or development activity.

14. **Site Lighting.** All outdoor lighting fixtures for the Development shall be designated and maintained as full cut-off fixtures, or have a shielding method to direct light emissions down onto the site, and shall not shine direct illumination or glare onto adjacent properties.

15. **Fencing**. The Developer will install fencing on the North, East, and South boundaries of the proposed Development depicted in Exhibit "A".

16. **Amenities Offered**. The Development wishes to have the following amenities on-site placed in a manner similar to that found in Exhibit "A". The amenities offered are anticipated to include various common green areas and three (3) tot lots in the locations depicted in Exhibit "A".

17. **Preliminary Grading and Drainage Plan.** A preliminary grading and drainage plan will be prepared by a registered professional engineer. The preliminary grading plan shall show the location and extent to which grading will take place. This plan shall be reviewed by and subject to approval of the City Engineer.

18. **Building Permits**. The City shall not unreasonably delay issuance of building permits and shall process building permits under established policy.

19. **Construction**. Developer shall provide the contact name and number of the on-site foreman for the Project who shall respond immediately to issues and concerns raised by the City. All local and states laws and industry best practices will be followed during the construction of the proposed Project.

20. **Easements**. Developer is aware of a number of easements covering the Subject Property, including but not limited to the following:

a. On September 6, 1940, a perpetual right of way was granted for highway purposes for F.A. Project No. 214 across land described as the NE 1/4 NE ¼ of Section 26, T.6 N., R. 2 W., S.L.M. The right of way is a parcel of land 50 feet wide, 50 feet on the West side of the center line of survey of F.A. Project No. 214, more particularly described in said **Right of Way Deed** on file with the Weber County Recorder's Office;

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21. **Parcel A**. Developer is maintaining ownership of the green common areas depicted in Exhibit "A", and will transfer ownership to an HOA to continue its maintenance.

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a. Binding Effect. This Agreement shall be binding on the successors and assigns of Developer.

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c. State/Federal Law. The Parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The Parties further agree that if any further provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be amended in writing by the Parties as to that provision.

d. Severability. If any provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent the scope or breadth is permitted by law.

e. Relationship of Parties and No Third-Party Rights. This Agreement creates no joint venture, partnership, undertaking, or business arrangement between the Parties, nor does this Agreement, unless otherwise stated, create any rights or benefits enforceable by third parties.

f. Attorney's Fees. If any requirements or rights granted by this Agreement are breached, the Party at fault agrees to pay the attorney's fees and all costs of enforcement of the non-breaching Party.

g. Integration. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and integrates all prior

conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the Parties.

i. Counterparts. This Agreement and any exhibits referred to herein may be executed in any number of duplicate originals or counterparts, each of which (when the original signature are affixed) shall be an original, but all of which shall constitute one and the same instrument.

j. Governing Law. This Agreement is entered into under, and is to be construed and enforceable in accordance with, the laws of the state of Utah. Each party hereto consents to the exclusive jurisdiction of either the state or federal courts of Weber County, Utah, and the Parties further consent and agree that the venue of any action brought under or as a result of a breach of this Agreement shall be proper in either of the above-named courts and each party hereby waives any objection thereto.

k. Mediation. Any disputes arising under this Agreement shall be resolved through attending Mediation for four (4) hours, with the costs of the Mediator to be equally shared. If the City and Developer cannot resolve an issue through a mutually acceptable Mediator, the parties shall involve a Court of competent jurisdiction.

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If to WEST HAVEN CITY:
West Haven City
130 South 3900 West
West Have, Utah 84401

If to Lodder Burton, L.L.C.
Pete Lodder
651 Eagle Ridge Drive
North Salt Lake, Utah 84054

Any party may change their address by giving written notice to the other party in accordance with the provisions of this section.

LODDER BURTON, L.L.C.

Dated February ___, 2019 By:_____ Managing Member
PETER LODDER TITLE

STATE OF UTAH

COUNTY OF WEBER

On this ____ day of March, 2019, personally appeared before me **Peter Lodder**, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is a Managing Member of **Lodder Burton, L.L.C.**, and that said document was signed by him in behalf of said entity by Authority of its Managing Members and said Managing Member acknowledged to me that said entity approved the same.

STAMP _____
NOTARY PUBLIC

WEST HAVEN CITY

Dated February ___, 2019 By:_____ Mayor
SHARON A. BOLOS TITLE

STATE OF UTAH

COUNTY OF WEBER

On this ____ day of March, 2019, personally appeared before me **Sharon A. Bolos**, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that she is the **Mayor of West Haven City**, Utah, and that she is duly authorized and does sign said document in behalf of West Haven City.

STAMP

_____
NOTARY PUBLIC





Hylands Ranch Professional Building

West Haven, Utah

SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION

PHONE 801-731-4519

SUDIVISION NAME Yulisa Estate's

LOCATION 2390 w. 3300 s. West Haven. **NO. OF LOTS** 29 **ZONE** R-4

Applicants Name Woodmere Homes **Phone** 801-644-8759

Address 4745 w. 4750 s. **City** West Haven **State** UT **Zip** 84401

Surveyor/Engineer Gardner Engineering **Phone** 801-476-0202 **Fax**

Address 5150 s. 375 e **City** Washington Terrace **State** UT **Zip** 84405

****

OFFICE USE

Scheduled for Planning Commission Agenda February 27, 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: _____

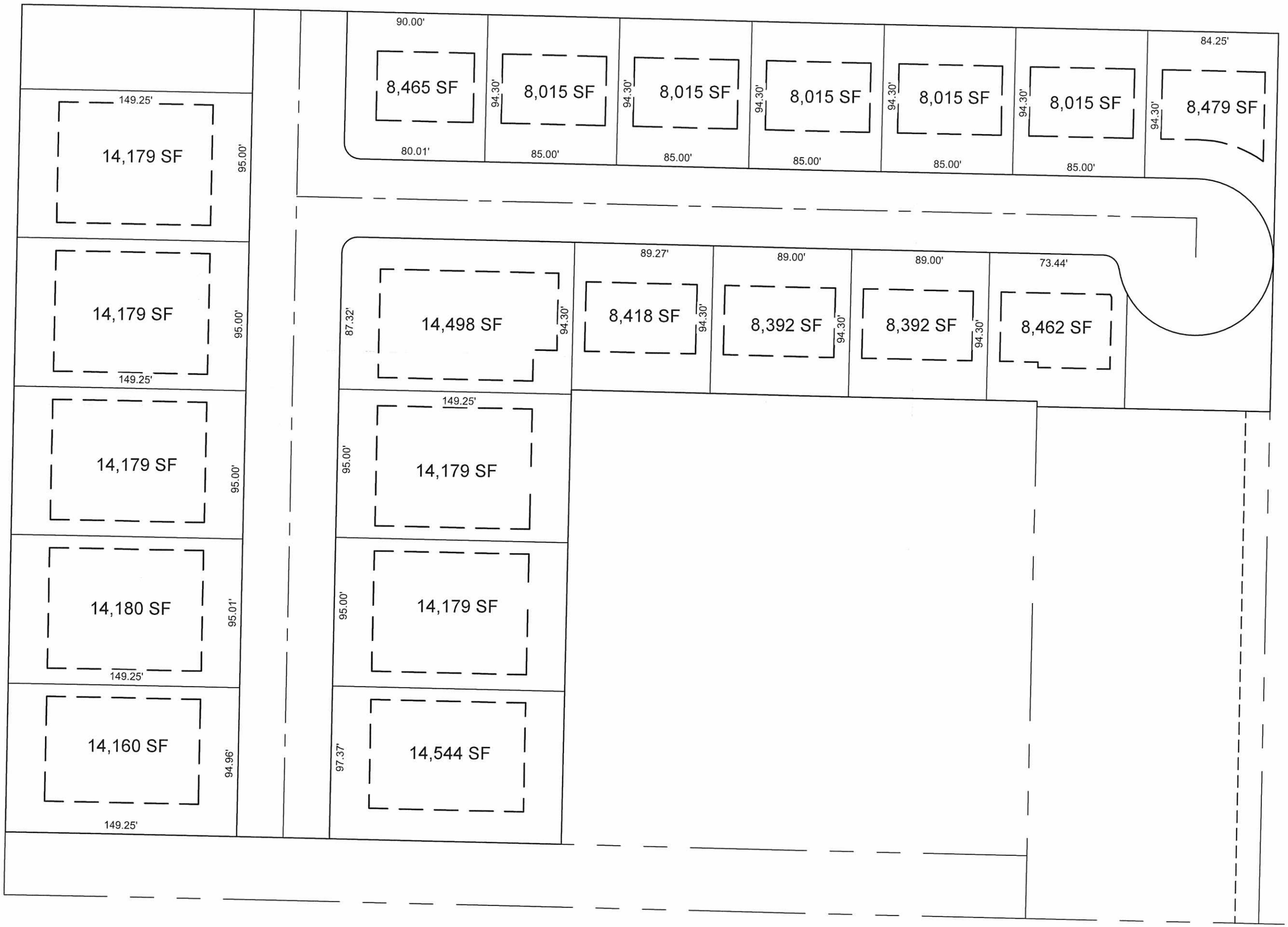
CITY COUNCIL ACTION:

Preliminary - Approved___ **Date**_____ **Denied**___ **Date**_____

Final - Approved___ **Date**_____ **Denied**___ **Date**_____

Preliminary		**Final**	
Amount 2625.00	**Paid Date** 2/19/19	**Amount** _____	**Paid Date** _____

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90.00'
8,465 SF
94.30'
8,015 SF
94.30'
8,015 SF
94.30'
8,015 SF
94.30'
8,015 SF
94.30'
8,015 SF
84.25'
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14,179 SF
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14,179 SF
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95.00'
14,180 SF
95.01'
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14,160 SF
94.96'
149.25'
87.32'
14,498 SF
94.30'
89.27'
8,418 SF
94.30'
89.00'
8,392 SF
94.30'
89.00'
8,392 SF
94.30'
73.44'
8,462 SF
149.25'
95.00'
14,179 SF
95.00'
14,179 SF
97.37'
14,544 SF

SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION

PHONE 801-731-4519

SUDIVISION NAME Glenwood Acres

LOCATION 3540 S. 2700 W. **NO. OF LOTS** 5 **ZONE** R2-5

Applicants Name Danny Wall **Phone** 801-726-0780 **Fax** 801-444-0003

Address PO Box 2000 **City** Layton **State** UT **Zip** 84041

Surveyor/Engineer Pinnacle Engineering **Phone** 801-773-1910 **Fax** 801-719-6041

Address 327 W. Gordon Ave. #3 **City** Layton **State** UT **Zip** 84041

****

OFFICE USE

Scheduled for Planning Commission Agenda February 27, 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**_____

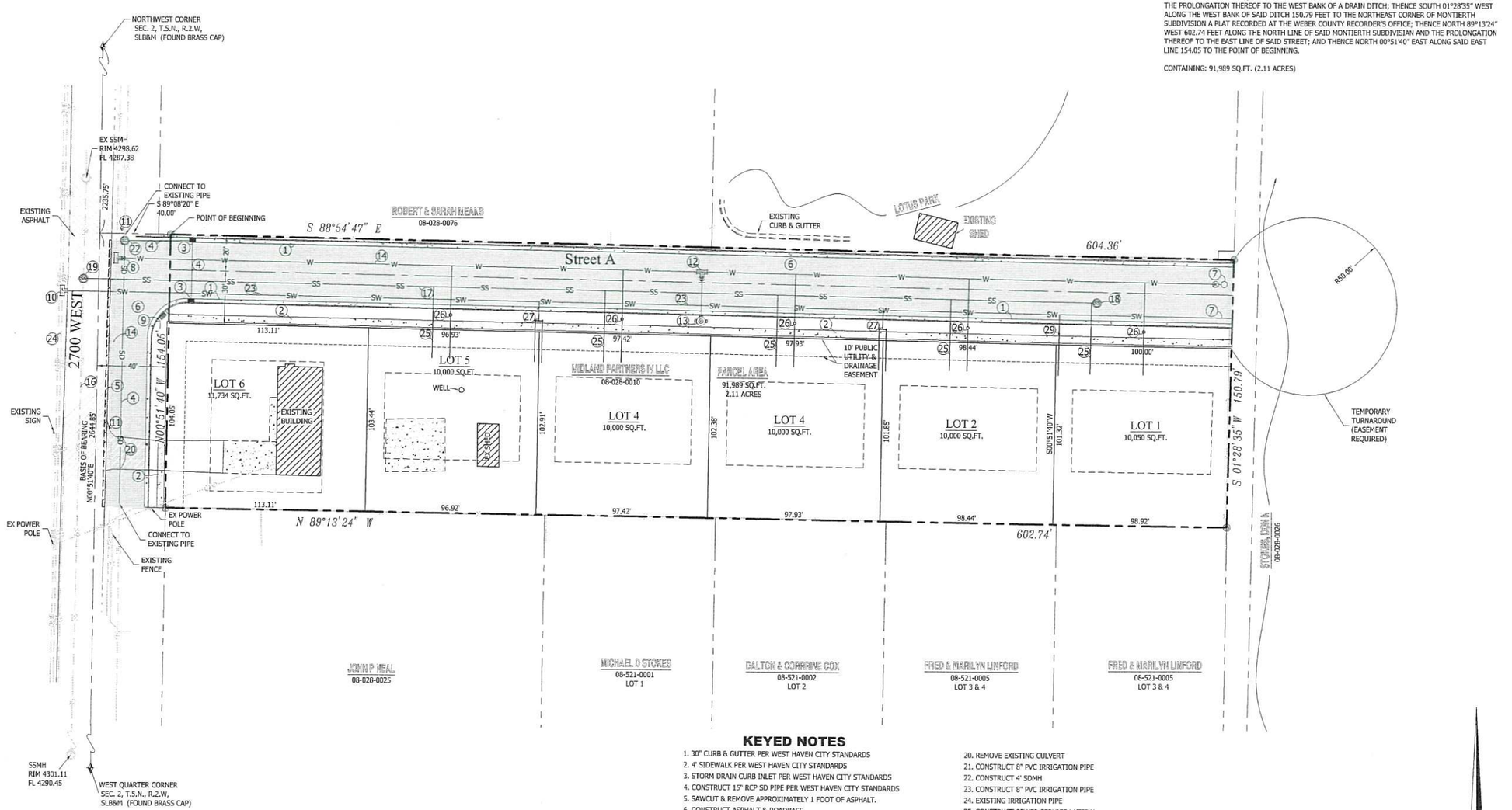
Preliminary		**Final**	
Amount 825.00	**Paid Date** 2/21/19	**Amount** _____	**Paid Date** _____

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SURVEY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF 2700 WEST STREET (40 FOOT HALF WIDTH), SAID POINT BEING LOCATED NORTH 00°51'40" EAST ALONG QUARTER SECTION LINE 409.10 FEET AND SOUTH 89°08'20" EAST 40.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SAID POINT OF BEGINNING ALSO BEING LOCATED SOUTH 00°51'40" WEST ALONG QUARTER SECTION LINE 2235.75 FEET AND SOUTH 89°08'20" EAST 40.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, AND RUNNING THENCE SOUTH 88°54'47" EAST 604.36 FEET ALONG AN EXISTING FENCE TO AND COINCIDENT WITH THE SOUTH LINE OF LOTUS PARK SUBDIVISION, A PLAT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE AND ALONG THE PROLONGATION THEREOF TO THE WEST BANK OF A DRAIN DITCH; THENCE SOUTH 01°28'35" WEST ALONG THE WEST BANK OF SAID DITCH 150.79 FEET TO THE NORTHEAST CORNER OF MONTIERTH SUBDIVISION A PLAT RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 89°13'24" WEST 602.74 FEET ALONG THE NORTH LINE OF SAID MONTIERTH SUBDIVISIAN AND THE PROLONGATION THEREOF TO THE EAST LINE OF SAID STREET; AND THENCE NORTH 00°51'40" EAST ALONG SAID EAST LINE 154.05 TO THE POINT OF BEGINNING.

CONTAINING: 91,989 SQ.FT. (2.11 ACRES)



KEYED NOTES

1. 30" CURB & GUTTER PER WEST HAVEN CITY STANDARDS
2. 4' SIDEWALK PER WEST HAVEN CITY STANDARDS
3. STORM DRAIN CURB INLET PER WEST HAVEN CITY STANDARDS
4. CONSTRUCT 15" RCP SD PIPE PER WEST HAVEN CITY STANDARDS
5. SAWCUT & REMOVE APPROXIMATELY 1 FOOT OF ASPHALT.
6. CONSTRUCT ASPHALT & ROADBASE
7. CONSTRUCT BLOWOFF VALVE & THRUST BLOCK PER APWA PLAN 571
8. CONSTRUCT HOTTAP & VALVE ON EXISTING WATERLINE
9. CONSTRUCT ADA RAMP
10. CONSTRUCT WATER TEE ON EXISTING SECONDARY WATERLINE
11. REMOVE & REPLACE EXISTING MAILBOX
12. CONSTRUCT WATERLINE TEE, VALVE & THRUST BLOCK
13. CONSTRUCT FIRE HYDRANT
14. EXISTING 8" PVC CULINARY WATERLINE
15. NOT USED
16. EXISTING 12" SEWER SYSTEM
17. CONSTRUCT 8" PCV SEWER SYSTEM LINE
18. CONSTRUCT 4' SSMH
19. CONSTRUCT 5' SSMH
20. REMOVE EXISTING CULVERT
21. CONSTRUCT 8" PVC IRRIGATION PIPE
22. CONSTRUCT 4' SDMH
23. CONSTRUCT 8" PVC IRRIGATION PIPE
24. EXISTING IRRIGATION PIPE
25. CONSTRUCT SEWER SERVICE LATERAL
26. CONSTRUCT CULINATY WATER LATERAL & METER
27. CONSTRUCT DOUBLE IRRIGATION WATER LINE & METER
28. CONSTRUCT SINGLE IRRIGATION WATER LINE & METER

LEGEND

C&G	CURB AND GUTTER	BOUNDARY LINE	EXISTING STORM DRAIN	EX ASPHALT	
CB	CATCH BASIN	CENTERLINE	EXISTING SANITARY SEWER		
FH	FIRE HYDRANT	EASEMENT LINE	EXISTING SECONDARY WATERLINE	CONST. ASPHALT & BASE THICKNESS AS PER X-SECTION	
G.V.	GATE VALVE	SETBACK LINE	EXISTING CULINARY WATERLINE		
IRR	IRRIGATION	NEW LAND DRAIN	SECTION CORNER	CONST. 30" CONC. CURB & GUTTER	
LD	LAND DRAIN	NEW STORM DRAIN	MONUMENT	CONST. CONC. SIDEWALK	
MH	MANHOLE	NEW SANITARY SEWER	CONTROL POINT		
MON	MONUMENT	NEW SECONDARY WATERLINE	EXISTING CONTOUR LINE	EXIST. SLOPE	
ROW	RIGHT OF WAY	NEW CULINARY WATERLINE	NEW CONTOUR LINE	TBC ELEVATION	
SD	STORM DRAIN	EXISTING LAND DRAIN	CONST. LIGHT POLE PER LAYTON CITY SPEC.	FINISHED SLOPE	
TBC	TOP BACK OF CURB	OVERHEAD POWER LINE		BAR & CAP TO BE SET	
RCL	ROAD CENTERLINE	FOUND BAR & CAP			
SS	SANITARY SEWER				
SW	SECONDARY WATER				

0 30 60 120
SCALE: 1"=30'

NORTH

PINNACLE
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MIDLAND PARTNERS PROPERTY
CONCEPT PLAN
DANNY WALL
3540 S 2700 W
WEST HAVEN 84401
PROJECT #18-069



BY	DATE	REVISION

SURVEYED BY CT 12-2018
DESIGNED BY
DRAWN BY SB CL 02/08/19
APPROVED BY

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 1 OF 1

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