



WEST HAVEN CITY COUNCIL AGENDA

AMENDED

October 2, 2019 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **October 2, 2019** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:30 PM:** COUNCIL WORKSHOP **6:00:** REGULAR WEDNESDAY CITY COUNCIL MEETING

1. MEETING CALLED TO ORDER: Mayor Bolos
2. OPENING CEREMONIES
 - A. PLEDGE OF ALLEGIANCE Councilmember Musselman
 - B. PRAYER/MOMENT OF SILENCE Councilmember Vanderwood
3. PUBLIC PRESENTATION: Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a Question about any issue that **IS NOT ON THE AGENDA** No action can or will be taken on any issue(s) presented.

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

4. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
 - A. ACTION ON ORDINANCE 27-2019-MASTER DEVELOPMENT AGREEMENT-4215 W. 4000 S.-GERARDO GUZMAN
 - B. FINAL SUBDIVISION APPROVAL-GUZMAN SUBDIVISION-4215 W. 4000 S.-GERARDO GUZMAN
 - C. ACTION ON ORDINANCE 31-2019-STORAGE CONTAINER ORDINANCE
 - D. ACTION ON ORDINANCE 32-2019-MASTER DEVELOPMENT AGREEMENT-2379 W. 3300 S.-WEST GARDEN PARTNERS
 - E. FINAL SUBDIVISION APPROVAL-WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W. 3300 S.-WEST GARDEN PARTNERS
 - F. FINAL SUBDIVISION APPROVAL-TUSCAN MEADOWS PHASE 3-APPROX. 2275 W. 3300 S.-CASTLE CREEK HOMES
 - G. FINAL SITE PLAN APPROVAL-KENWORTH SALES-1750 S. 1350 W.-GEOFF NIELSON
5. ACTION ON ORDINANCE 33-2019-2019-CAMPAIGN SIGNS
6. AWARD CONTRACT TO DESIGN A MASTER PLAN OF WINDSOR AND PREVEDEL PARK
7. ACTION ON CONSENT AGENDA

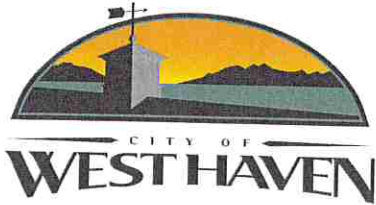
A. CITY COUNCIL MINUTES	MEETING HELD	September 18, 2019
B. ROPER BUILDINGS	\$29,381.00	Inv #6477
C. ANDERSEN ASPHALT	\$54,008.00	Inv #1954
8. ADJOURNMENT

Emily Green
Emily Green, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: 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 the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



**WEST HAVEN CITY
PRE-COUNCIL WORKSHOP AGENDA
HELD PRIOR TO CITY COUNCIL MEETING
WEDNESDAY OCTOBER 2, 2019**

@

5:30 PM – In City Council Chambers

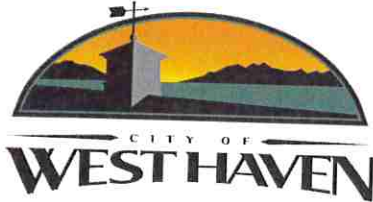
*NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING
PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.*

MEETING TO ORDER:

MAYOR BOLOS

REPORTS and DISCUSSION AS FOLLOWS:

1. Staff Report- Mayor Bolos
2. Planning Commission & City Council Agenda Items- Steve Anderson



WEST HAVEN CITY COUNCIL MEETING MINUTES

September 18, 2019 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present: Sharon A. Bolos Mayor
Stephanie Carlson Councilmember
Lacy Richards Councilmember
Rob Vanderwood Councilmember
Randy Hunter Councilmember

Staff Present: Emily Green City Recorder

Absent: Steve Anderson City Planner
Dawnell Musselman Councilmember

5:00 Council Workshop

Mayor Bolos brought the meeting to order.

Lacy Richards said the Fremont 5 Communities that care group has started addressing issues such as suicide prevention and teen vaping. She said that the group is asking for a donation of \$1,500 from us and that each city pays a different amount.

Fred Philpot gave a presentation on the study his firm performed to re-evaluate the road and park impact fees.

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the City Council Chambers. Mayor Bolos brought the Meeting to order at 6:00 pm. and welcomed those in attendance.

2. OPENING CEREMONIES

A. Lead by Councilmember Carlson

B. Lead by Councilmember Richards

3. PUBLIC PRESENTATION

Kim Dixon asked what the developer's responsibility is for the commercial overlay's added to mixed use zones. She also asked who oversees the new developments when they come in to make sure all parts meet code.

Mayor Bolos explained that the developers are responsible to preserve commercial space with an overlay and that during development our inspector, engineer and parks director oversee different parts of the development.

4. PRESENTATION-THE WEBER COUNTY SHERIFF'S OFFICE-SHERIFF RYAN ARBON

Sheriff Ryan Arbon introduced Lieutenant Neely Adams and Chief Roundy

Lieutenant Adams reported on the changes in policy and programs the sheriff department developed for the Correction Division.

Chief Roundy reported on the changes in policy and programs the sheriff department has implemented for the Enforcement Division.

5. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. FINAL SUBDIVISION APPROVAL-STAKER FARMS-APPROX. 2700 S. 3500 W.-BRYCE THURGOOD
Bryce Thurgood was present for this item.

Councilmember Richards asked if they still plan on doing a tree allowance for this subdivision.

Mr. Thurgood confirmed they will.

Councilmember Richards moved to give final subdivision approval with the addition of a tree allowance for each resident. Councilmember Carlson seconded the motion. Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Richards, aye; Councilmember Hunter, aye; **Vote was unanimous.**

6. **ACTION ON CONSENT AGENDA**

- A. CITY COUNCIL MINUTES
- B. LYNN WOODWARD ELECTRIC
- C. GRANITE
- D. WEBER COUNTRY CLERK
- E. GARDNER ENGINEERING

MEETING HELD

\$41,441.24

\$284,492.66

\$10,899.00

\$41,171.25

September 4, 2019

Inv. #19-439

Inv. #1651332

Primary Election Invoice 9-4-19

Inv. #0819093-0819103

Councilmember Richards moved to approve the Consent Agenda. Councilmember Vanderwood seconded the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Richards, aye; **Vote was unanimous.**

7. **ADJOURNMENT**

Councilmember Carlson moved to adjourn at 6:23 P.M. Councilmember Richards seconded the motion. Councilmember Carlson, aye; Councilmember Vanderwood aye; Councilmember Hunter, aye; Councilmember Richards, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: _____

DEVELOPMENT AGREEMENT Guzman Subdivision

This Development Agreement (this "**Agreement**") is made and entered into and made effective as the date entered below (the "**Effective Date**"), by and among West Haven City, a municipality and political subdivision of the State of Utah (the "**City**") and Gerado Guzman (the "**Developer**"). The City and Developer may from time to time be collectively referred to as the "**Parties**", and each may be referred to individually as "**Party**".

RECITALS

- A. Developer has prepared and presented to the City a development application for the Guzman Subdivision development (hereinafter referred to as the "**Project**"). The application package has been submitted and is being reviewed by the City pursuant to the requirements of the City Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements. The resulting preliminary and final approved development plan, preliminary and final approved site plan, preliminary and final approved subdivision plat, approved engineering drawings, conveyance documents, title reports and other documents submitted during the City's review and approval process will be referred to herein as the "**Guzman Subdivision Documents**" or the "**Development Documents**".
- B. Pursuant to the authority of Utah Code Ann. *10-9a-102(2) and the specific provisions of the City Code, the City has determined to enter into this Agreement with Developer for the purpose of formalizing certain obligations of the Parties with respect to the Project, and such other matters as the City and the Developer have agreed.

AGREEMENT

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

ARTICLE I LEGAL AUTHORITY AND PURPOSE

- 1.1 **City Laws and Purpose.** The City represents that it has the legal authority to enter into and perform its obligations under this Agreement and that the City has determined that this Agreement effectuates the above-referenced public purposes, objectives and benefits.
- 1.2 **Conditions Precedent.** Each of the Parties is entering into this Agreement in anticipation of the satisfaction of certain Conditions Precedent (described below), which, if not satisfied, will frustrate the purposes of this Agreement. Accordingly, if the

Conditions Precedent are not satisfied or otherwise waived by the Parties, this Agreement shall be rendered null and void and none of the Parties shall have any further obligation to the other arising out of this Agreement. The Parties recognize that some of the Conditions Precedent may be satisfied contemporaneously with or prior to the execution of this Agreement, but such Conditions Precedent have been identified herein for the purposes of setting forth the intent of the Parties. For purposes of this Agreement, the following shall constitute the “**Conditions Precedent**”:

- 1.2.1 the final non-appealable approval and acceptance of this Agreement by the City Council;
- 1.2.2 the final conditional administrative approval of the subdivision plat for Guzman Subdivision; and
- 1.2.3 recording of the Guzman Subdivision plat.

2.1 DEVELOPER OBLIGATIONS

2.1.1 Development. The Project will consist of the improvements as shown in Exhibit A. Project will consist of 1 single family home and 2 Duplexes. See Exhibit B for front Duplex aesthetics.

2.1.2 Conveyances and Dedications.

- A. Easements. Developer shall convey or dedicate to the City or other applicable utility provider at no cost such required utility easements on or across the Project as are necessary to facilitate the extension of required utility services to and throughout the Project.
- B. Roads. Developer has already dedicated the required road to 4000 S.
- C. Building Details and Landscaping. Will be shown on building permit site plans.

2.2 **Development to be Consistent with the Development Documents**. Except as expressly provided in this Agreement, all development, whether by the Developer or a successor in interest, will be consistent with this Agreement and the approved Development Documents.

ARTICLE III DEFAULT AND COSTS

3.1 **Default**. In the event of a failure by any party to comply with the commitments set forth herein within thirty (30) days of written notice of such failure from the other party, the non-defaulting party shall have the right to pursue any or all of the following remedies, which right shall be cumulative:

3.1.1 To cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and

3.1.2 To enforce all rights and remedies available at law and in equity including, but not limited to, injunctive relief, specific performance and/or damages.

3.2 **Court Costs and Attorneys Fees.** In the event of any legal action or defense between the Parties arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorney's fees.

ARTICLE IV GENERAL MATTERS

4.1 **Amendments.** Any alteration or change to this Agreement shall be made only after complying with the same procedures followed for the adoption and approval of this Agreement.

4.2 **Laws and Forum.** This Agreement shall be binding upon and shall insure to the benefit of the Parties hereto and their respective successors and assigns, and shall be construed in accordance with Utah law. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Weber County, Utah.

4.3 **Legal Representation.** Each of the Parties hereto acknowledge that they either have been represented by legal counsel in negotiating this Agreement or that they had the opportunity to consult legal counsel and chose not to do so.

4.4 **No Third-Party Rights.** Unless otherwise specifically provided herein, the obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any other persons or third parties.

4.5 **Notices.** All notices shall be in writing and shall be deemed to have been sufficiently given or served when presented personally or when deposited in the United State mail, by registered or certified mail, addressed as follows:

The City: West Haven City
 4150 South 3900 West
 West Haven, Utah 84401
 Attention: Steve Anderson

Developer: Gerado Buzman
 560 E. 900 N.
 Ogden, UT

Such addresses may be changed by notice to the other party given in the same manner as above provided. Any notice given hereunder shall be deemed given as of the date delivered or mailed.

4.6 **Entire Agreement.** This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Project, contain and constitute the entire agreement.

4.7 **Effective Date.** This Agreement shall be effective upon the signing and execution of this Agreement by all Parties which, upon its occurrence, shall be deemed to have occurred as the Effective Date.

4.8 **Termination.** This Agreement shall terminate upon mutual written agreement of the parties hereto, failure of the Conditions Precedent to occur on or before one year after the Effective Date.

4.9 **Further Action.** The Parties hereby agree to execute and deliver such additional documents and to take all further actions as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement.

WEST HAVEN
CITY, a municipality
and political
subdivision of the State
of Utah

By: _____

Name: _____

Its:

STATE OF UTAH

: ss.

COUNTY OF WEBER)

On this ____ day of _____, 2019, personally appeared _____

known or identified to me to be the ____ of West Haven City and
the person who executed the foregoing instrument on behalf of
said City and acknowledged to me that said City executed the
same.

Notary Public for Utah

FARR BUILT
HOMES, INC., a Utah
corporation

By: _____

Name: _____

Its:

STATE OF UTAH

: ss.

COUNTY OF WEBER

On this ____ day of _____, 2019, personally appeared _____

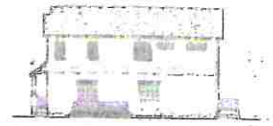
known or identified to me to be the _____ of West Haven City and
the person who executed the foregoing instrument on behalf of said
City and acknowledged to me that said City executed the same.

Notary Public for Utah

EXHIBIT B



REAR ELEVATION

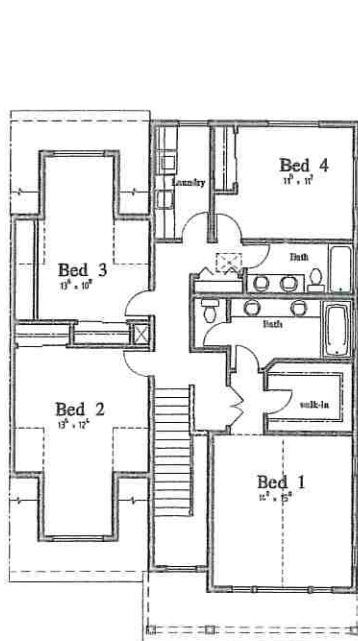


RIGHT SIDE ELEVATION

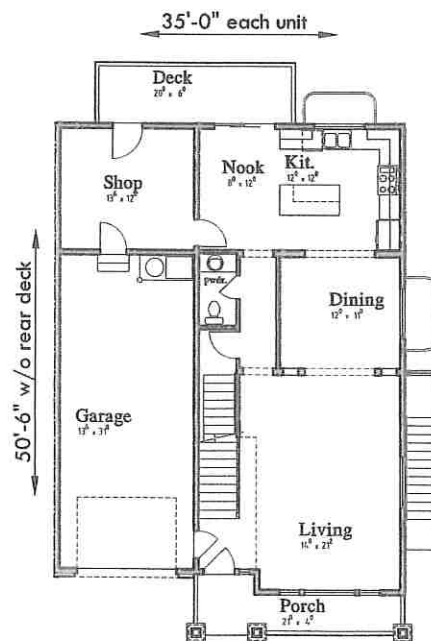
Main Floor Plan

PLAN #D-609

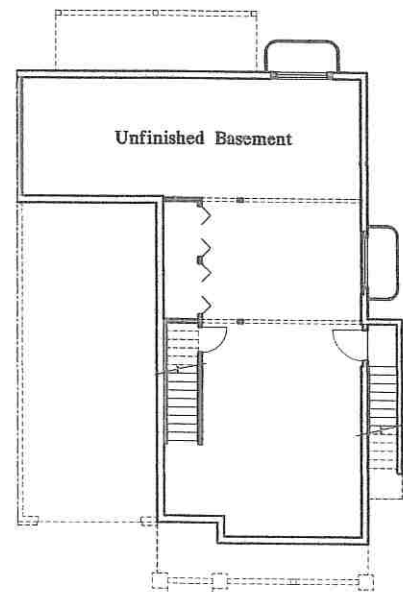
MAIN FLR. 965 SQ. FT.
 UPPER FLR. 1334 SQ. FT.
 TOTAL 2299 SQ. FT.
 GARAGE 441 SQ. FT.
 SHOP 182 SQ. FT.
 BASEMENT 1050 SQ. FT.



UPPER FLOOR



MAIN FLOOR



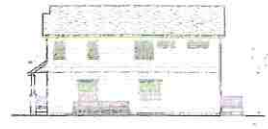
BASEMENT FLOOR

Search

GO

Multi-Family (/plans/type/2)	
House Plans (/plans/type/1)	
Garage Plans (/plans/type/5)	
Remodel Design (/remodel_design)	
About Us (/company)	
Builders (/builders)	

Craftsman luxury, duplex house plans, with basement, and shop, D-609



Main Floor Plan

ORDINANCE NO. _____

AN ORDINANCE OF WEST HAVEN CITY, UTAH, REVISING AND AMENDING THE CITY CODE; MAKING CERTAIN CHANGES TO THE ZONING CODE TO ADD A DEFINITION FOR TEMPORARY STORAGE UNITS, CONTAINERS AND STRUCTURES; AND ADDING LANGUAGE TO EACH ZONE TO REGULATE TEMPORARY STORAGE UNITS, CONTAINERS AND STRUCTURES IN THE DIFFERENT ZONES; MAKING NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO EFFECT THOSE CHANGES; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

Section 1. Recitals:

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

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

WHEREAS, in conformance with the provisions of Title 10, Section 9a – the Municipal Land Use, Development and Management Act, the governing body of the city may pass ordinances defining zoning and what are acceptable uses within each of those zones and within the city; and,

WHEREAS, West Haven City has previously adopted and promulgated city ordinances and rules regarding zoning and acceptable uses within those zones in the City; and,

WHEREAS, the City Council finds that certain changes to the West Haven City Zoning Code as regards to temporary storage units, containers, and structures, and those regulations that govern those containers, should be made; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue in this matter and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH that Section 2.08 of the West Haven City Zoning Code be, and the same is hereby, changed and amended to read as follows:

The following definitions are hereby added in alphabetical order to the already existing definitions in Section 2.08 of the Zoning Code:

TEMPORARY STORAGE UNITS, CONTAINERS, OR STRUCTURE Any building, structure, container, or unit that can be moved by any means. It is not affixed to a permanent foundation and is not built with materials consistent with residential or commercial construction. This definition shall include but is not be limited to: tractor trailers; containers originally designed for truck, rail, or boat transportation; those commercial storage units that can be rented; any temporary structure constructed without a building permit.

BE IT FURTHER ORDAINED by the West Haven City Council that the following shall be added to the West Haven Zoning Code to the specific zones that are referenced:

1. All Residential Zones shall be amended to add the additional language to each zone:

- A. Temporary storage units, containers, or structures will not be allowed in this zone except for temporary new construction sites with a valid current building permit issued by the city of West Haven. Temporary storage units, containers, or structures must be removed within 30 days of completion or abandonment of construction or permit expiration whichever comes first.
- B. Temporary storage units, containers, or structures may be used for moving and are allowed on a hard surface in a residential zone for up to 14 (fourteen) days for the outgoing resident and an additional 14 (fourteen) days for the incoming resident.
- C. Temporary storage units, containers, or structures may be used for Remodeling projects in established neighborhoods for a period of up to 90 (ninety) days if placed in the driveway of a residence and up to 6 (six) months if placed behind a home, solid fence, outbuildings or other obstruction as to obscure the view of the unit, container, or structure from the road. A valid current building permit is required.
- D. Permanent use of these temporary storage units, containers, or structures shall not be allowed in any residential zone on lots of less than two acres unless the unit, container, or structure is placed on a permanent foundation, and made to look like the residential home it is associated with, including the use of similar building materials and colors. A building permit and a site plan is required for the location of the unit, container, or structure, and the building permit must be approved by City Staff prior to installation.

2. All Commercial, Agricultural and Manufacturing Zones shall be amended to add the additional language to each zone:

- A. Temporary storage units, containers, or structures are allowed in these zones for the loading and off-loading of supplies or inventory. They may be stored onsite for up to 30 (thirty) days provided they are not able to be seen from any major corridor in the city, do not take up required customer parking, are not on landscaping, and are placed behind buildings or fences that are not see through. Any exception to this shall require a conditional use permit from the Planning Commission.

- B. Permanent use of temporary storage units, containers, or structures may be allowed with a conditional use permit, which shall include a site plan. A temporary storage unit, container, or structure must be placed on a permanent foundation, and made to look like the main structure on the property including the use of similar building materials and colors. A building permit and a site plan is required for the location of the unit, container, or structure, to be filed in conjunction with the requested conditional use permit. Any exceptions as well as the number of units, containers, or structures, and the location shall be subject to approval from the Planning Commission.
3. **All Agricultural, Residential and Commercial zones shall be amended to add the additional language to each zone:**
- A. All tractor trailers on an agricultural, residential or commercial parcel shall be licensed and registered with the State of Utah and must be actively used. Trailers not involved in a construction project that remain in a fixed location over 30 (thirty) days shall be subject to fines, impound and removal by the City of West Haven.

Section 2. Repealer of Conflicting Enactments:

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

Section 3. Prior Ordinances and Resolutions:

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

Section 4 - Savings Clause:

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

Section 5. Date of Effect

This Ordinance shall be effective on the ____ day of _____, 2019, and after publication or posting as required by law.

DATED this ____ day of _____, 2019.

WEST HAVEN, a municipal corporation

by: _____
Mayor

Attested and recorded

Recorder

DEVELOPMENT AGREEMENT West Garden Townhomes

This Development Agreement (this "**Agreement**") is made and entered into and made effective as of October ____, 2019 (the "**Effective Date**"), by and among West Haven City, a municipality and political subdivision of the State of Utah (the "**City**") and West Garden Partners, LLC, a Utah limited liability company (the "**Developer**"). The City and Developer may from time to time be collectively referred to as the "**Parties**," and each may be referred to individually as "**Party**."

RECITALS

A. Developer has prepared and presented to the City a development application for the West Garden Townhomes located at approximately 2379 West 3300 South, with a proposed 56-townhome unit community on approximately 3.58-acres which was originally 3.8-acres prior to City roadway improvements on 3300 South (hereinafter referred to as the "**Project**"). The application package has been submitted and is being reviewed by the City pursuant to the requirements of the City Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements. The resulting preliminary and final approved development plan, preliminary and final approved site plan, preliminary and final approved subdivision plat, approved engineering drawings, conveyance documents, title reports and other documents submitted during the City's review and approval process will be referred to herein as the "**West Garden Townhome Development Documents**" or the "**Development Documents**".

B. Pursuant to the authority of *Utah Code Ann.* § 10-9a-102(2) and the specific provisions of the City Code, the City has determined to enter into this Agreement with Developer for the purpose of finalizing certain obligations of the Parties with respect to the Project, and such other matters as the City and the Developer have agreed.

AGREEMENT

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

ARTICLE I LEGAL AUTHORITY AND PURPOSE

- 1.1 **City Laws and Purpose.** The City represents that it has the legal authority to enter into and perform its obligations under this Agreement and that the City has determined that this Agreement effectuates the above-referenced public purposes, objectives and benefits.
- 1.2 **Conditions Precedent.** Each of the Parties is entering into this Agreement in anticipation of the satisfaction of certain conditions precedent, which, if not satisfied, will frustrate the purposes of this Agreement. Accordingly, if the Conditions Precedent are not satisfied or otherwise waived by the Parties, this Agreement shall be rendered null and void and none of the Parties shall have any further obligation to the other arising out of this Agreement. The Parties recognize that some of the Conditions Precedent may be satisfied

contemporaneously with or prior to the execution of this Agreement, but such Conditions Precedent have been identified herein for purposes of setting forth the intent of the Parties. For purposes of this Agreement, the following shall constitute the "**Conditions Precedent**":

1.2.1 the final non-appealable approval and acceptance of this Agreement by the City Council;

1.2.2 the final conditional administrative approval of the subdivision plat for West Garden Townhomes;

1.2.3 recording of the West Garden Townhomes plat.

ARTICLE II PROJECT DEVELOPMENT

2.1 **Developer Obligations.**

2.1.1 **Development.** The Project will consist of the improvements as shown in the attached exhibits and shall include these specific items:

- A. Developer to install a monument sign at entrance to the Project. The monument sign will not exceed City guidelines for signage.
- B. Public Bathroom: A public bathroom with toilet, wash basin, changing table, drinking fountain and water fill station will be installed at the location indicated on the Site Plan attached as **Exhibit A** ("Public Bathroom"). A paved pathway (minimum of 4' width) will be connecting the Walking Trail to the Public Bathroom and installed by Developer.
- C. Any required detention basin in the Project will be owned and maintained by an HOA established by Developer.
- D. A public access easement will be granted for access to the Public Bathroom.
- E. The Public Bathroom will be maintained by Developer or HOA in a clean, functional, and good working and maintained condition at its own cost.
- F. An amenity package to include one shade structure with 2 Grilling stations, a clubhouse/great room, fitness center, hot-tub, playground with commercial grade playground equipment.
- G. Developer shall begin the Project within 3 years of final approval from West Haven City and will complete the Project within 5 years of same approval.
- H. Developer shall ensure that any unit in the Project will use at least 2 of the following materials for the exterior of each townhome: stucco, brick, rock, synthetic rock or fiber cement board.
- I. A 6' high vinyl privacy fence will be erected on the entire eastern section of the Project segregating the subject Project from the Tippetts and eastern section neighbor properties as shown on the plans.

2.1.2 **Conveyance or Dedication of Required Easements.**

- A. Easements: Developer shall convey or dedicate to the City or other applicable utility provider at no cost such required utility easements on or across the Project as are necessary to facilitate the extension of required utility services to and throughout the Project.

- B. Walking Trail: Developer will allow the proposed walking trail on the west side of the Project to encroach approximately 3 feet onto the west boundary line of the Project property without affecting the setbacks of buildings in relationship to the Project property line.

2.1.3 City Obligations.

- A. Walking Trail: West Haven City to ensure the walking trail ("Walking Trail") is installed and maintained in clean, functional, and good working and maintained condition at its own cost. The Walking Trail shall be installed prior to obligation of Developer to complete installation of the Public Bathroom.
- B. Indemnification: West Haven City agrees to pay, protect, defend, indemnify and hold harmless Developer for any and all claims and liabilities, and for damages which may be awarded or incurred by Developer, and for all reasonable attorneys' fees, legal expenses, and other out-of-pocket expenses incurred in defending such claims, arising from or related in any manner to the negotiation, execution, or performance by Developer in operating and maintaining the Public Restroom, or from the public use of the Public Restroom. This indemnification shall be in perpetuity for as long as the Public Restroom exists.
- C. Irrigation Water: West Haven City agrees to provide city water connection and access of city water for irrigation water to the Project. Developer will pay for the customary and usual fees associated with connection and use of the water for irrigation purposes. Developer maintains the option to elect to use another source, like Weber Basin Water District, for irrigation water.

2.1.4 **Development to be Consistent with the Development Documents.** Except as expressly provided in this Agreement, all development, whether by the Developer or a successor in interest, will be consistent with this Agreement and the approved Development Documents.

2.1.5 **Plans:** A detailed preliminary grading and drainage plan set including all laterals, structures, and detention areas with calculations for volume and proposed locations will be submitted to the City for approval, which approval is demonstrated by issuance of a building permit. A set of construction drawing will also be submitted for each phase to the City for approval, which approval is demonstrated by issuance of a building permit for each respective phase.

2.1.6 **Development Standards:** The following shall apply to the Project:

- A. Density. The maximum density allowed is 56 units.
- B. Height. The maximum building height is 3-stories of up to a maximum height total of 35 feet.
- C. Setbacks. All buildings will be set back at least 10 feet from the edge of Project property boundary lines.
- D. Parking. A parking ratio of 2.5 cars per unit parking will be provided (minimum parking ratio of 1.75 required).

- E. Each building will have a minimum of two material types including accent brick, stucco or cementous fiber board and two colors on the building per **Exhibit B** attached.
- F. Landscape and lighting plans are being submitted to City for review.
- G. Each resident will be notified and required to dedicate the 2-car garage parking space for parking vehicles and storage shall not obstruct ability to park two vehicles in their garage.

ARTICLE III DEFAULT AND COSTS

- 3.1 **Default.** In the event of a failure by any party to comply with the commitments set forth herein, within thirty (30) days of written notice of such failure from the other party, the non-defaulting party shall have the right to pursue any or all of the following remedies, which right shall be cumulative:
 - 3.1.1 To cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and
 - 3.1.2 To enforce all rights and remedies available at law and in equity including, but not limited to, injunctive relief, specific performance and/or damages.
- 3.2 **Court Costs and Attorneys' Fees.** In the event of any legal action or defense between the Parties arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorneys' fees.

ARTICLE IV GENERAL MATTERS

- 4.1 **Amendments.** Any alteration or change to this Agreement shall be made only after complying with the same procedures followed for the adoption and approval of this Agreement.
- 4.2 **Laws and Forum.** This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns and shall be construed in accordance with Utah law. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Weber County, Utah.
- 4.3 **Blue Pencil Provision.** If any provision of this Agreement is held invalid or unreasonable by a court or other tribunal of full and proper jurisdiction, then the parties agree that such provision may be modified or stricken here from by the Court in the Court's discretion, in order to fulfill the intent of the parties. If a provision is stricken, the remainder of the Agreement shall continue in full force and effect.
- 4.4 **Legal Representation.** Each of the Parties hereto acknowledge that they either have been represented by legal counsel in negotiating this Agreement or that they had the opportunity to consult legal counsel and chose not to do so.
- 4.5 **No Third-Party Rights.** Unless otherwise specifically provided herein, the obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any other persons or third parties.

- 4.6 **Notices.** All notices shall be in writing and shall be deemed to have been sufficiently given or served when presented personally or when deposited in the United States mail, by registered or certified mail, addressed as follows:

The City: West Haven City
4150 S. 3900 W.
West Haven, Utah 84401 Attention: Steve
Anderson

Developer: West Garden Partners, LLC
1160 Kings Court
Kaysville, Utah 84037
Attention: Ernie Willmore

Such addresses may be changed by notice to the other party given in the same manner as above provided. Any notice given hereunder shall be deemed given as of the date delivered or mailed.

- 4.7 **Entire Agreement.** This Agreement, together with the Exhibit attached hereto, documents referenced herein, and all regulatory approvals given by the City for the Project, contain and constitute the entire agreement.
- 4.8 **Effective Date.** This Agreement shall be effective upon the signing and execution of this Agreement by all Parties which, upon its occurrence, shall be deemed to have occurred as of the Effective Date.
- 4.9 **Termination.** This Agreement shall terminate upon mutual written agreement of the parties hereto, failure of the Conditions Precedent to occur on or before one year after the Effective Date.
- 4.10 **Further Action.** The Parties hereby agree to execute and deliver such additional documents and to take all further actions as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Development Agreement.

WEST HAVEN CITY, a municipality and political
subdivision of the State of Utah

By: _____
Its: _____

STATE OF UTAH

)
: ss.

COUNTY OF WEBER)

On this _____ day of _____, 2019, personally appeared _____, known or identified to me to be the _____ of West Haven City and the person who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Utah

WEST GARDEN PARTNERS, LLC,
a Utah limited liability company,

By: _____

Its: _____

STATE OF UTAH)

COUNTY OF WEBER)

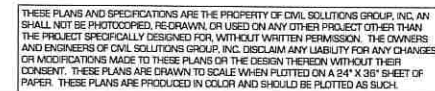
: ss.

On this _____ day of _____, 2019, personally appeared _____, known or identified to me to be the Managing member of West Garden Partners, LLC, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Utah

EXHIBIT "A"
Development Improvements



<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	CRUSHED STONE, 1-1/2" ("COPPER CANYON CRUSHED" FROM STAKER PARSON OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	26,701 SF
	TURF GRASS SOD (IMPERIAL BLUE FROM CHANSHARE SOD OR APPROVED EQUAL) INSTALLED OVER 5" TOPSOIL LAYER	20,234 SF
	COBBLE, (50-50 MIX OF 2-4" AND 4-6" WASHED "WEBER RIVER ROCK" FROM STAKER PARSONS OR APPROVED EQUAL) INSTALLED 6" DEEP OVER DEWITT PRO 5 BARRIER FABRIC.	3,883 SF
	DURA PLAQ SURFACING SYSTEM COLOR DP12 INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OVER COMPACTED BASE COURSE (4.75" DURA PLAQ SURFACING REQUIRED OVER BASE COURSE FOR PCM200310 EQUIPMENT)	861 SF

PROJECT #:	19-071
DRAWN BY:	J. HENDRICKSON
PROJECT MANAGER:	J. HENDRICKSON
ISSUED:	09.05.19



PLANTING PLAN

L-101

civilsolutionsgroup inc.

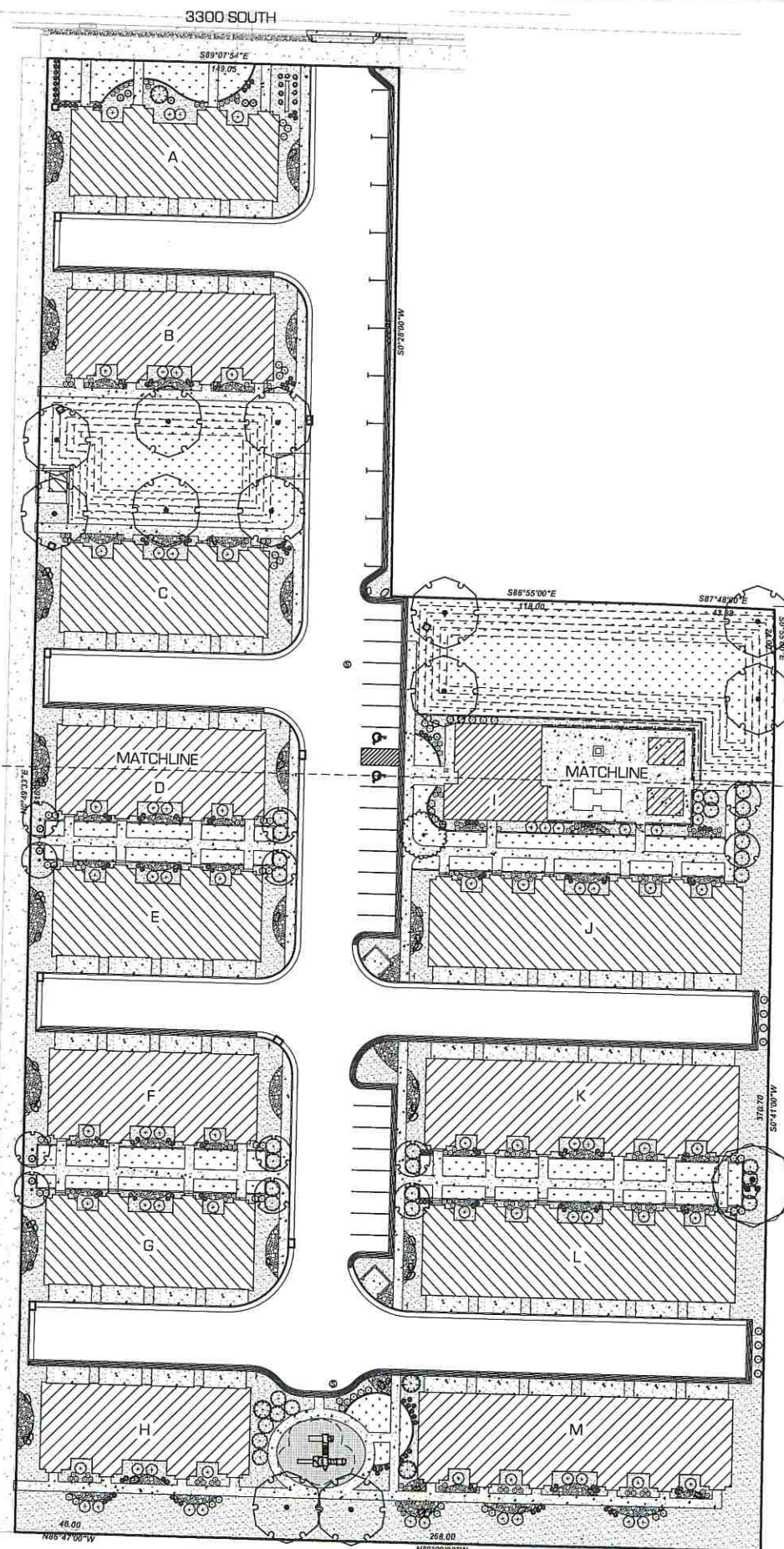


CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

WEST GARDEN TOWNHOMES
CONSTRUCTION DOCUMENTS
2379 WEST 3300 SOUTH
WEST HAVEN, UT 84401

[illegible]

DESIGNING OUR FUTURE



OVERALL
PLANTING
PLAN

L-100

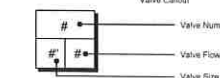


<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>
	RAIN BIRD 1804 (RD04SP30MPR) 8 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL AND SEAL-A-MATIC CHECK VALVE PRESSURE REGULATING HEAD TO 30 PSI. 1/2" NPT FEMALE THREADED INLET WITH NON-POTABLE PURPLE COVER	283	30
	RAIN BIRD 1804 (RD04SP30MPR) 10 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL AND SEAL-A-MATIC CHECK VALVE PRESSURE REGULATING HEAD TO 30 PSI. 1/2" NPT FEMALE THREADED INLET WITH NON-POTABLE PURPLE COVER	106	30
	RAIN BIRD 1804 (RD04SP30MPR) 12 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL AND SEAL-A-MATIC CHECK VALVE PRESSURE REGULATING HEAD TO 30 PSI. 1/2" NPT FEMALE THREADED INLET WITH NON-POTABLE PURPLE COVER	4	30
	RAIN BIRD 1804 (RD04SP30MPR) 15 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL AND SEAL-A-MATIC CHECK VALVE PRESSURE REGULATING HEAD TO 30 PSI. 1/2" NPT FEMALE THREADED INLET WITH NON-POTABLE PURPLE COVER	6	30

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>	<u>QTY</u>	<u>PSI</u>	<u>GPM</u>	<u>RADIUS</u>
30 ^{ARC}	RAIN BIRD 5006 (5006PL-PC,FC-SAM-MPR)	33	45		27'
33 ^{ARC}	RAIN BIRD 5006 (5006PL-PC,FC-SAM-MPR)	6	45		31'

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
☐	RAIN BIRD KCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER 0.3GPM TO 20GPM WITH PURPLE NON-POTABLE HANDLE	9

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	20
	RAIN BIRD 33-DNP 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, PURPLE THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.	1
	ISOLATION VALVE NIBCO DUCTILE IRON, RESILIENT WEDGE GATE VALVE WITH SQUARE OPERATING NUT (PRODUCT F-619-RW-SO). SIZE TO MATCH MAINLINE PIPE.	1
	MARK II ORISEL STOP AND WASTE VALVE FROM MUELLER CO. SIZE TO MATCH MAINLINE.	1
	RAIN BIRD ESPbLXME 8 STATION CAPABLE COMMERCIAL CONTROLLER, MOUNTED ON A PLASTIC WALL MOUNT. INSTALL MODULES AS NEEDED TO ACCOMMODATE CIRCUITS. CONFIRM ACTUAL LOCATION WITH OWNER.	1
	FILTER AMIAID 2" SUPER T THREADED FILTER, 300 MICRON SCREEN, BRUSHAWAY.	1
	IRRIGATION LATERAL LINE. PVC SCHEDULE 40	3,520
	IRRIGATION LATERAL LINE. PVC SCHEDULE 40, 1" DRIP IRRIGATION. DISTRIBUTION TUBING, EMITTERS AND TREE DRIP RINGS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	43,400
	IRRIGATION MAINLINE. PVC SCHEDULE 40, 1-1/4"	894
	PIPE SLEEVE. PVC SCHEDULE 40	658



IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>
(I-101)	CONNECT TO SECONDARY WATER LINE PER ALL APPLICABLE PLUMBING REQUIREMENTS AND WEBER BASIN CONSERVANCY DISTRICT REQUIREMENTS. OWNER TO COMPLETE PERMITTING PROCESS AND HAVE APPLICABLE PERMIT FROM WEBER BASIN CONSERVANCY DISTRICT PRIOR TO INSTALLATION

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. SEE L-302 AND L-303 FOR IRRIGATION DETAILS.
3. INSTALL WR2-RFS RAINBIRD RAIN SENSOR. COORDINATE ACTUAL LOCATION WITH OWNER'S REPRESENTATIVE.



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroupinc.



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

WEST GARDEN TOWNHOMES

CONSTRUCTION DOCUMENTS

2379 WEST 3300 SOUTH

2379 WEST 13300 SOUTH
WEST HAVEN, UT 84401

[illegible]

PROJECT #: 19-071

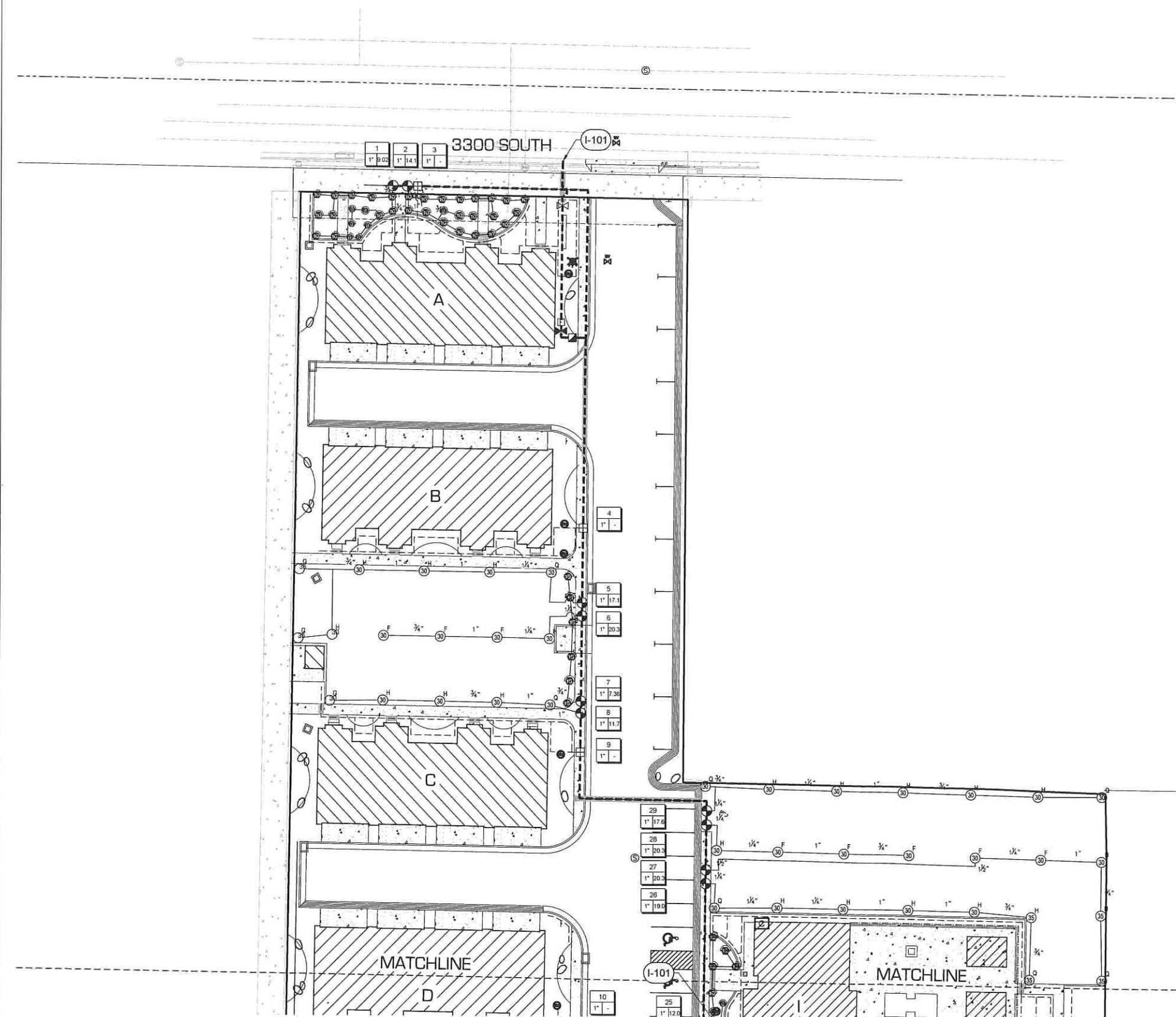
DRAWN BY: J. HENDRICKSON

PROJECT MANAGER: J. HENDRICKSON

ISSUED: 09.05.19



OVERALL
IRRIGATION
PLAN
L-200



IRRIGATION SCHEDULE	
SYMBOL	DESCRIPTION
(I-101)	CONNECT TO SECONDARY WATER LINE PER ALL APPLICABLE PLUMBING REQUIREMENTS AND WEBER BASIN CONSERVANCY DISTRICT REQUIREMENTS. OWNER TO COMPLETE PERMITTING PROCESS AND HAVE APPLICABLE PERMIT FROM WEBER BASIN CONSERVANCY DISTRICT PRIOR TO INSTALLATION.

GENERAL NOTE:
1. SEE L-200 FOR IRRIGATION LEGEND AND NOTES

civilsolutionsgroup inc.



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

WEST GARDEN TOWNHOMES
CONSTRUCTION DOCUMENTS
2379 WEST 3300 SOUTH
WEST HAVEN, UT 84401

[illegible]

PROJECT #:	19-071
DRAWN BY:	J. HENDRICKSON
PROJECT MANAGER:	J. HENDRICKSON
ISSUED:	09.05.19



IRRIGATION PLAN

L-201

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGE OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

1. IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND, DETAILS, AND SPECIFICATIONS FOR EQUIPMENT AND INSTALLATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER INSTALLATION DETAILS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION (POC) AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION OR WATER PRESSURE IS DIFFERENT THAN THAT EXPRESSED BY THE DRAWINGS, OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW (DESIGN PRESSURE TO P.S.I.), THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENT. IMMEDIATELY.
3. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
4. PIPE FITTINGS SHALL BE AS FOLLOWS:
 - 4.1. ALL RISERS AND EXPOSED FITTINGS SHALL BE P.V.C. SCHEDULE 40.
 - 4.2. ALL UNDERGROUND FITTINGS SHALL BE P.V.C. SCHEDULE 40.
5. IRRIGATION CONTROL WIRE(S) SHALL CONFORM TO THE FOLLOWING:
 - 5.1. ALL WIRE SHALL BE TYPE UR, 600 VOLT, SOLID COPPER. WIRE SHALL BE DIRECT BURIAL TYPE. GROUND WIRE SHALL BE 14 GAUGE WHITE. SPARE GROUND WIRE SHALL BE 14 GAUGE BLUE. MULTISTRAND WIRE SHALL BE 18 GAUGE AND LANDSCAPE CONTRACTOR SHALL INSTALL 3 SPARES PER CONTROLLER. ALL SPARES AND CONNECTIONS SHALL BE WATER-TIGHT. ALL WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN, WIRE SPLICE AND AT EACH CONTROLLER.
 - 5.2. CONTROL WIRE SHALL BE BUNDLED EVERY 10' AND PLACED ADJACENT TO MAIN LINE. ALL WIRE SPLICES SHALL BE LOCATED IN VALVE BOXES. DO NOT TAPE WIRE TO PIPE.
6. MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAIN LINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACED IN SEPARATE VALVE BOXES PER INSTALLATION DETAILS.
7. POP-UP SPRAY SPRINKLERS SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFIED IN PLAN:
 - 7.1. SPRINKLERS LOCATED IN GRASS AREAS SHALL BE PER PLAN.
 - 7.2. SPRINKLERS LOCATED IN PLANTING BEDS SHALL BE SIX (6) INCHES IN HEIGHT.
8. ALL PRESSURE MAIN LINES SHALL HAVE MINIMUM TWENTY-FOUR (24) INCHES OF COVER, AND ALL LATERAL LINES SHALL BE HAVE FOURTEEN (14) INCHES OF COVER. TRENCH BEDDING AND BACKFILL MATERIAL SHALL BE EXISTING SITE SOIL, FREE OF ROCKS, DEBRIS, ETC. GREATER THAN ONE (1) INCH IN ANY DIMENSION THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST.
9. WIRE(S) POSSIBLE, ALL OTHERS SHALL BE OF THE SAME TYPE, NOTED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. PLANTING BEDS ARE TO BE TAN. ALL BOXES WITHIN LAWN TO BE GREEN. THERE SHALL BE ONE CUP VALVE PER BOX, WITH FOUR (4) INCHES OF 3/4" GRAVEL BENEATH THE VALVE. NO VALVE MANIFOLDS SHALL BE USED. GATE VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES. WIRE SPLICES SHALL ALSO BE LOCATED IN SEPARATE VALVE BOXES.
10. ALL MAIN LINE AND LATERAL LINES SHALL BE SUEVED WITH P.V.C. SCHEDULE 40 PIPE. WHERE THEY PASS UNDER PAVED AREAS, SUEVE SIZE SHALL BE TWICE THE DIAMETER OF THE LINE TO BE SUEVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A SEPARATE 2" SUEVE FOR WIRES. VALVE BOXES IN PLANTER BEDS SHALL BE TAN.
11. MAIN LINE SHALL BE INSTALLED IN HAND WITH 6" MINIMUM BELOW AND 6" MINIMUM ABOVE MAIN LINE PIPE.
12. AUTOMATIC CONTROL WIRE SHALL BE OF THE SAME TYPE, NOTED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRE(S) SHALL BE SUEVED IN ELECTRICAL CONDUIT TO MAINLINE. DOWN TO ELECTRICAL SERVICE TO CONTROLLERS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. COORDINATE THIS WORK WITH ELECTRICAL AND OTHER CONTRACTORS FOR THIS PROJECT.
13. PRIOR TO BACKFILLING IRRIGATION TRENCHES:
 - 13.1. ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 90 P.S.I. FOR A PERIOD OF TWO (2) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL. ITS PLACE. REPEAT PRESSURE TEST TO ASSURE ABSENCE OF LEAKS.
 - 13.2. ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR. DESIGN PRESSURE FOR THIS PROJECT IS TO PSI.
 - 13.3. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER/OWNERS AUTHORIZED REPRESENTATIVE.
 - 13.4. WHERE MAIN LINE WILL BE ALLOWED TO SIT UNCOVERED FOR ANY LENGTH OF TIME IN THE TRENCH PRIOR TO TESTING, SHADE MAIN LINE WITH A THIN COVERING OF SOIL TO MINIMIZE WEATHER-RELATED EXPANSION OR CONTRACTION OF PIPE.
14. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE A UNIFORM COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, SIDEWALKS, WALLS, PARKING AREAS, DRIVES, AND SIGNS.
15. WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER/OWNERS AUTHORIZED REPRESENTATIVE, PERFORM A COVERAGE TEST OF WATER PROVIDED TO THE PLANTING AREAS TO ENSURE IT IS CONSISTENT AND UNIFORM.
16. THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE "AS-BUILT" DRAWING ON PAPER AND DIGITAL FILE SHOWING EXACT LOCATIONS OF VALVES, MAIN LINES, VALVES, BACKFLOW, AUXILIARY EQUIPMENT, ISOLATION VALVES, LATERALS, AND HEADS. THIS VALVE LIST MUST BE 1/2" INCHES DEEP BOX WITH WATER PROOF LABELS.
17. CONTRACTOR TO COORDINATE WITH THE OWNERS REPRESENTATIVE AS TO COMPLETION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM. INSTALLATION OF ALL PLANT MATERIAL, INCLUDING STAKES OF ALL TREES, AND PLACEMENT OF (IF PREP) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH OWNER TO REVIEW ALL WORK COMPLETED TO DATE AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. AFTER SUBSTANTIAL COMPLETION WALK THROUGH, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY ALL ITEMS ON PUNCH LIST.
18. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
19. CONTRACTOR TO COORDINATE WITH THE OWNERS REPRESENTATIVE WHEN BLENDING NEW LANDSCAPE WITH EXISTING LANDSCAPE. THIS WILL ALSO INCLUDE VERIFYING SQUARE FOOTAGE OF GRASS AND IRRIGATION ADJUSTMENTS.
20. LANDSCAPE CONTRACTOR TO COORDINATE WITH OWNERS REPRESENTATIVE AND GENERAL CONTRACTOR THE WATERING OF TREES AND GRASS TO KEEP PLANTS, GRASS AND TREES ALIVE DURING CONSTRUCTION.
21. ALL PARTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. VALVES INSTALLED MUST HAVE A DOUBLE UNION AND A MINIMUM OF 6" SPACE ON BOTH SIDES OF THE VALVE IN THE VALVE BOX.
22. FOR DRIP IRRIGATION CONTRACTOR MUST HAVE ALL PIPING, EMITTERS, PRESSURE REDUCERS PER VALVE, DRAINS, FILTERS AND PARTS NEEDED. ALL TREES GET TWO HANDBIRD DRIPLINE RINGS 1 AT 2' RADIUS AND 1 AT 4' RADIUS. EMITTERS ARE AS FOLLOWS: (1) 1 GALLON PER HOUR 1 GALLON PLAN, 1 (2) GALLON EMITTER PER 5 GALLON SHURB.
23. CONTRACTOR MUST PROVIDE THE OWNER WITH AN AS-BUILT DRAWING MAP SHOWING LOCATION OF ALL VALVES, MAIN LINE, LATERAL LINES AND AUXILIARY EQUIPMENT.

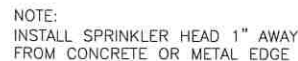
24. THE PURPOSE OF THIS SPRINKLER SYSTEM IS TO PROVIDE ONLY SUFFICIENT WATER TO MAINTAIN PLANT LIFE DURING DRY WEATHER CONDITIONS OR SUMMER SEASONS. TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE SEASON, ON A WEEKLY BASIS IF NECESSARY, TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS. IF THE GROUND IS MOIST EITHER AT THE SURFACE OR A DEPTH OF FOUR (4) INCHES DURING THE FIRST YEAR AFTER INITIAL PLANT ESTABLISHMENT OR IS MOIST AT A DEPTH OF SIX (6) INCHES THEREAFTER, BUT THE TIME CLOCKS FIRST AND DO NOT APPLY ADDITIONAL WATER UNTIL SOIL HAS BEEN ALLOWED TO DRY, READJUST THE TIME CLOCKS PRIOR TO TURNING VALVES BACK ON. IF RAIN IS FORECAST OR IS EMINENT, ALL IRRIGATION SYSTEMS SHALL BE SHUT OFF AND NOT REACTIVATED UNTIL THE SOIL HAS DRIED TO A DEPTH OF SIX (6) INCHES.

25. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REP.

26. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS:

- 26.1. OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS OR STRUCTURES.
- 26.2. DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING OR STREETS.
- 26.3. DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLERS OR OTHER IRRIGATION EQUIPMENT.

27. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT END OF PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE FOLLOWING: STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.



The diagram shows a cross-section of a Rain Bird VPS-STD valve assembly. The assembly is mounted on a concrete base (16). A mainline pipe (11) enters from the left, connected to a male adapter (14) and a lateral pipe (15). The lateral pipe has a minimum depth of 3'-4" in washed gravel (10). The valve body (5) is mounted on the base and contains a valve mechanism (7) with a handle (8) and a cover (9). A rain bird pipe (1) with a length of 30 inches is connected to the valve. The pipe is waterproofed (2) and has a rain bird splice (3). The pipe is labeled 'RAIN BIRD VPS-STD' (4). A remote control valve (6) is also shown. The diagram includes various other components like a 3" minimum clearance (3" MIN.) and a 2-inch nipple (12) with a 2-inch length (13).

- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION RAIN BIRD SPICE-1 (1 OF 4)
- 3 ID TAG; RAIN BIRD VPS-STD
- 4 REMOTE CONTROL VALVE: RAIN BIRD
- 5 VALVE BOX WITH COVER: RAIN BIRD VPS-STD
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3'-4-INCH WASHED GRAVEL

PLANT

DROP EMITTER 6" MAX. FROM PLANT TRUNK. BOTTOM OF EMITTER TO BE FLUSH WITH TOP OF MULCH

GPH IRRIGATION GPST SPEC CHECK EMITTER

MULCH

ROOTBALL

GPH DISTRIBUTION TUBING
14" LONG MINIMUM
48" LONG MAXIMUM

PVC TEE (LATERAL CONNECTION)

PVC LATERAL LINE

2" SXSXS SCH. 40 PVC TEE(S) FOR DISTRIBUTION TUBING AS REQUIRED TO SUPPLY MULTIPLE PLANTS

90 DEG ELL BARBED INSERT FITTING

NOTES:

1. LOCATE EMITTER ON BLDG. OR FENCE SIDE OF PLANT.
2. (6) EMITTERS MAX. PER LATERAL CONNECTION.
3. SEE IRRIGATION PLAN FOR EMITTER SCHEDULE.
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

DESIGNING OUR FUTURE



1 FINISH GRADE/TOP OF MULCH
2 VALVE BOX WITH COVER
3 RAIN BIRD 18" SERIES
4 30-INCH LINEAR LENGTH OF WIRE-COIL
5 WATERPROOF CONNECTION: RAIN BIRD 18" SERIES
6 1-INCH BALL VALVE (INCLUDED IN XEZ-PRE-100-CM KIT)
7 TAG
8 REMOTE CONTROL VALVE: RAIN BIRD PIER (INCLUDED IN XEZ-PRE-100-CM KIT)
9 PRESSURE REGULATING DEVICE: CHECK BASKET FILTER: RAIN BIRD PIR-P-CHK-1 (INCLUDED IN XEZ-PRE-100-CM KIT)
10 PVC SCH 40 FEMALE ADAPTER
11 LATERAL PIPE
12 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
13 PVC SCH 40 ELL
14 PVC SCH 80 NIPPLE (2-INCH LENGTH, REQUIRED) AND PVC SCH 40 ELL
15 PVC SCH 40 TEE OR ELB
16 MAINLINE PIPE
17 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
18 PVC SCH 80 NIPPLE, CLOSURE (INCLUDED IN XEZ-PRE-100-CM KIT)
19

- 1 PVC DRIP MANIFOLD PIPE
- 2 PVC SCH 40 TEE OR EL
- 3 1/2" POLYETHYLENE TUBING;
- 4 BARB CROSS INSERT FITTING;
- 5 RAIN BIRD XFD-CROSS
- 6 BARB TEE INSERT FITTING;
- 7 RAIN BIRD XFD-TEE
- 8 PROJECTED CANOPY LINE OF TREE
- 9 ON-SURFACE DRIPLINE:
RAIN BIRD XFP SERIES DRIPLINE
POTABLE: XFD DRIPLINE
NON-POTABLE: XFPD DRIPLINE
PLACE AS SHOWN (LENGTH AS REQUIRED)
- 10 ROOT BALL

9 THE DOWNS STAKE:
RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:

1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-CRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITH-OUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGE OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITH-OUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

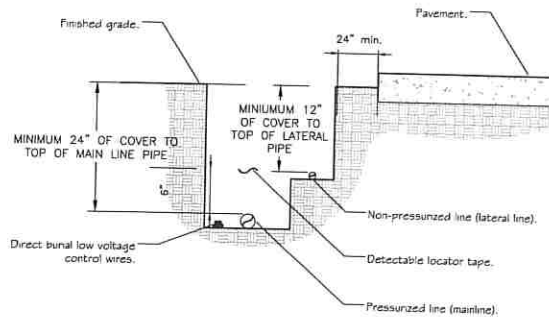
WEST GARDEN TOWNHOMES
CONSTRUCTION DOCUMENTS
2379 WEST 3300 SOUTH
WEST HAVEN, UT 84401

[illegible]

PROJECT #: 19-071
DRAWN BY: J. HENDRICKSON
PROJECT MANAGER: J. HENDRICKSON
ISSUED: 09.05.19



L-302

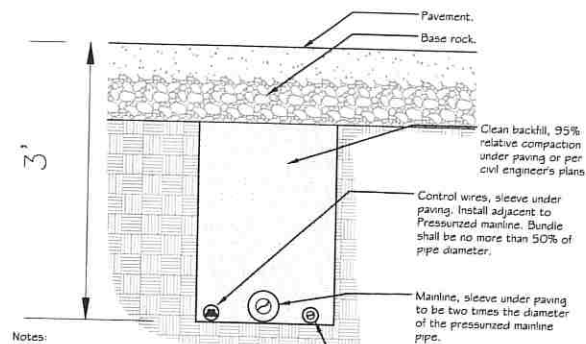


- NOTES:
- 1- Main line required to be in separate trench from all lateral lines.
 - 2- Lateral lines may be in same trench if there is 6\"/>

1 IRRIGATION TRENCHING DETAIL

NOT TO SCALE

326402-01

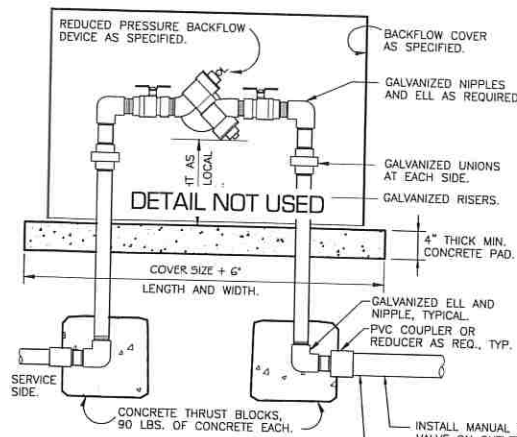


- Notes:
- 1- See irrigation legend for mainline size and type.
 - 2- All sleeves shall be Sch. 40 PVC pipe.
 - 3- All sleeves shall extend 12\"/>

2 PIPE SLEEVING UNDER PAVEMENT

NOT TO SCALE

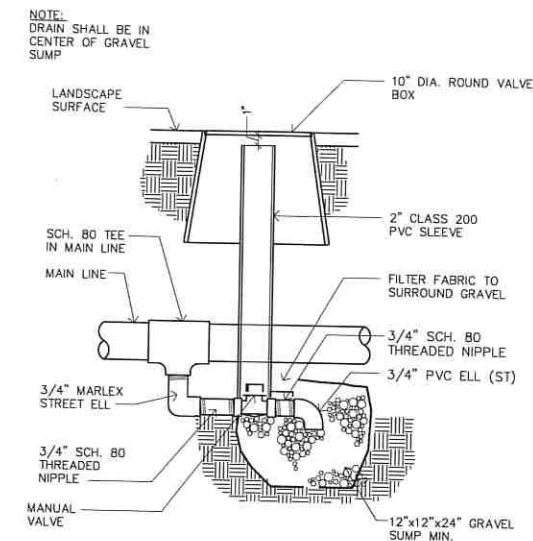
326402-02



3 RP BACKFLOW W/ENCLOSURE

1\"/>

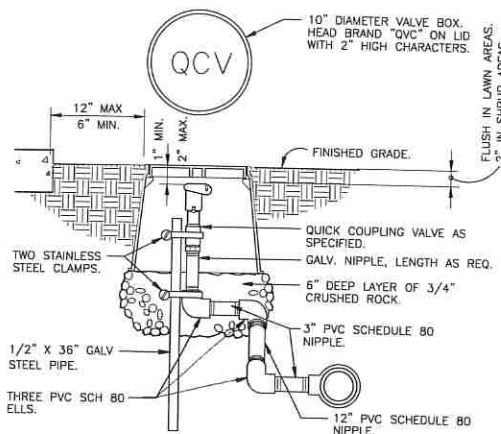
326403-46-03



4 MANUAL DRAIN VALVE - MAINLINE

1\"/>

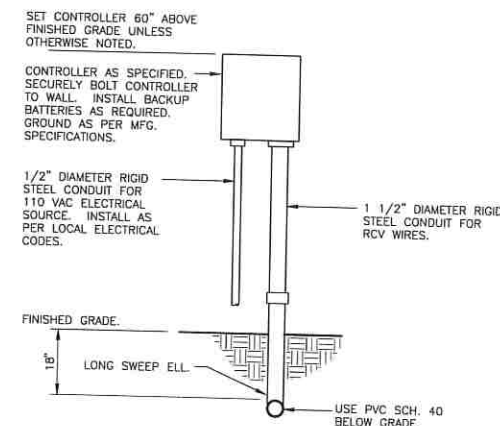
326406-04



5 QUICK COUPLING VALVE IN BOX

1\"/>

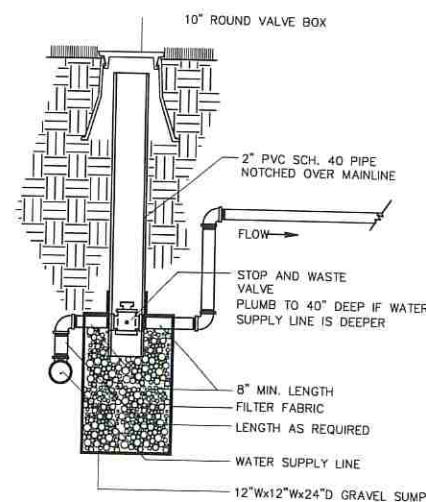
326406-43-02



6 WALL MOUNT CONTROLLER

1\"/>

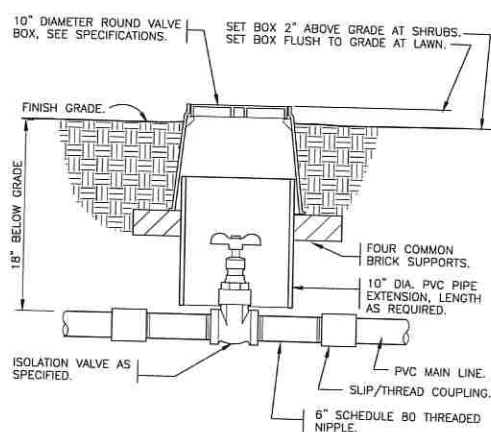
326409-13-01



7 STOP AND WASTE VALVE

NOT TO SCALE

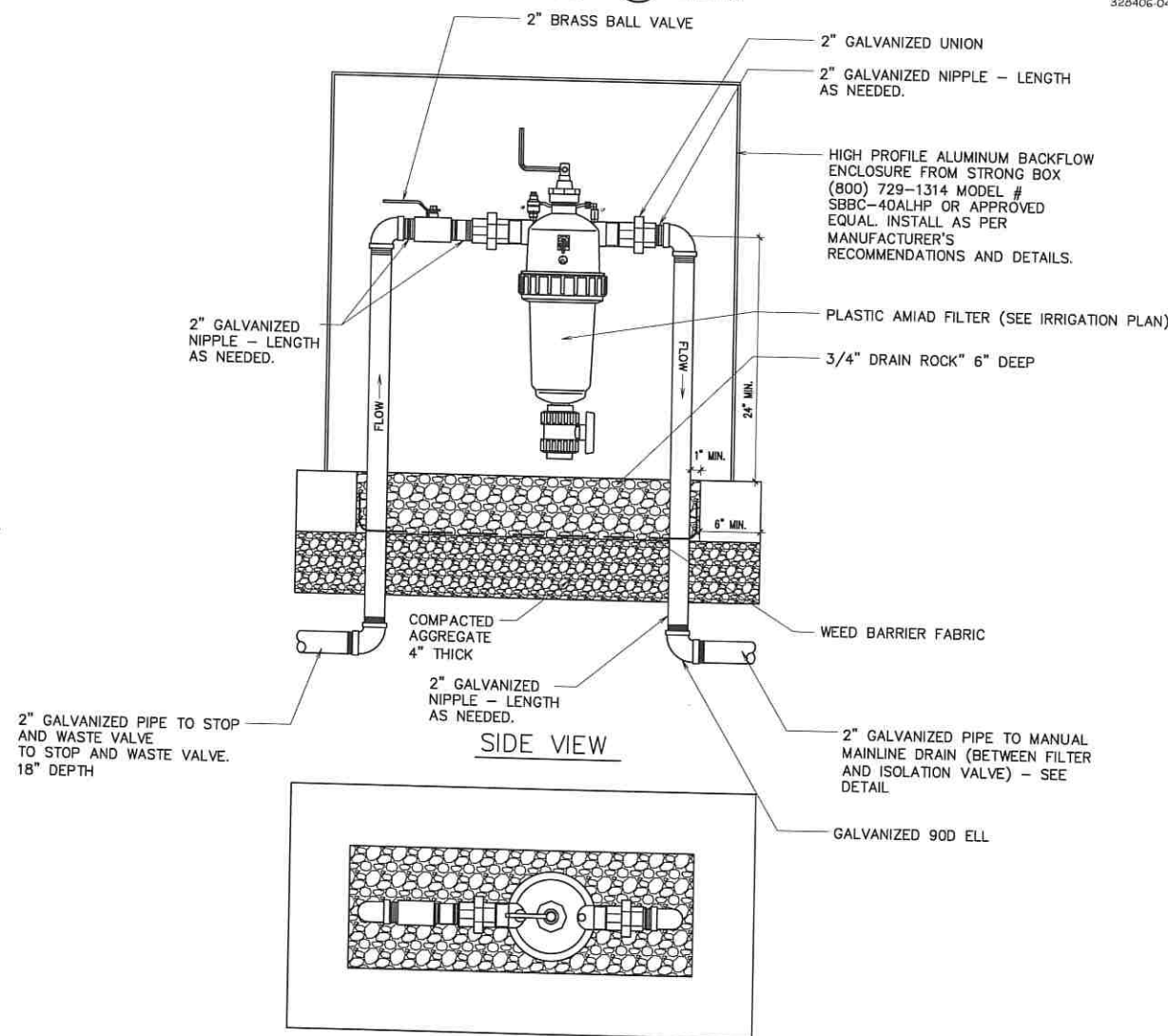
326406-03



8 BRASS ISOLATION VALVE

1\"/>

FX-IR-FX-ISOV-Q1



9 2\"/>

1\"/>

326409-110-05

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS OR ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24\"/>

civilsolutionsgroupinc.



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

WEST GARDEN TOWNHOMES
CONSTRUCTION DOCUMENTS
2379 WEST 3300 SOUTH
WEST HAVEN, UT 84401

MARK	DATE	DESCRIPTION

PROJECT #: 19-071
DRAWN BY: J. HENDRICKSON
PROJECT MANAGER: J. HENDRICKSON
ISSUED: 09.05.19



DETAILS

L-302

DESIGNING OUR FUTURE

COLOR SCHEME A

JAMES HARDIE EVENING BLUE



SW 7757 HIGH REFLECTIVE WHITE EIFS TRIM & ALUMINUM FASCIA/SOFFIT



SW 7653 SILVERPOINTE EIFS COLOR 1



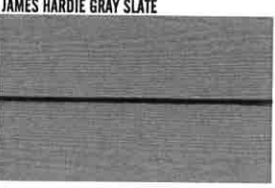
SW 7655 STAMPED CONCRETE EIFS COLOR 2



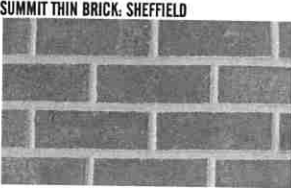
SW 7069 IRON ORE FRONT DOORS, GUARDRAILS



JAMES HARDIE GRAY SLATE



SUMMIT THIN BRICK, SHEFFIELD



COLOR SCHEME B

JAMES HARDIE IRON GRAY



SW 7757 HIGH REFLECTIVE WHITE EIFS TRIM & ALUMINUM FASCIA/SOFFIT



SW 7653 SILVERPOINTE EIFS COLOR 1



SW 7655 STAMPED CONCRETE EIFS COLOR 2



SW 7069 IRON ORE FRONT DOORS, GUARDRAILS

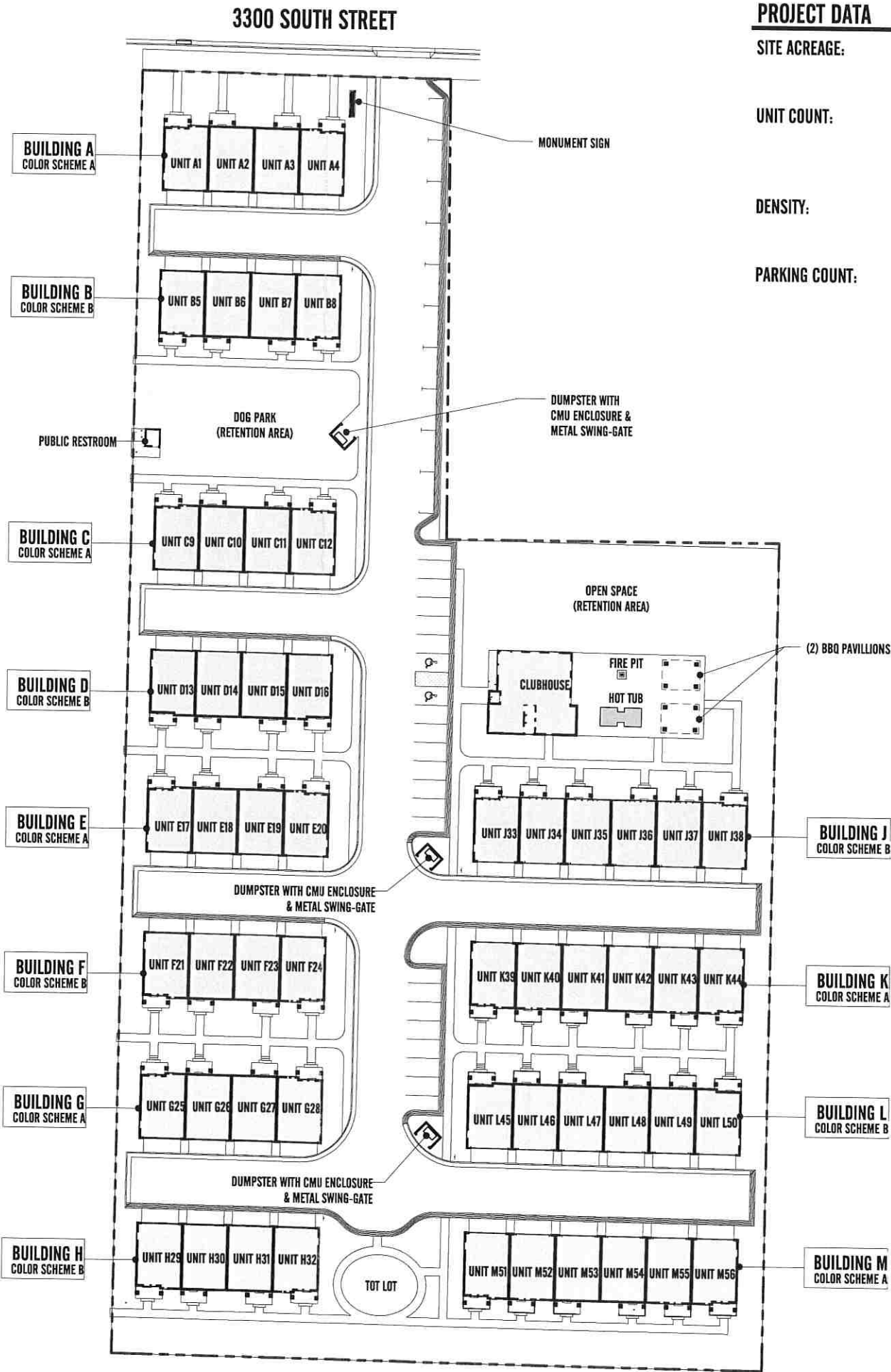


JAMES HARDIE AGED PEWTER



SUMMIT THIN BRICK, SHEFFIELD





PROJECT DATA

SITE ACREAGE:	3.6 ACRES (3.8 ACRES BEFORE STREET DEDICATION)
UNIT COUNT:	(4) 6-PLEXES = 24 UNITS (8) 4-PLEXES = 32 UNITS TOTAL UNITS = 56 UNITS
DENSITY:	15.6 UNITS PER ACRE (14.7 UNITS/ACRE BEFORE STREET DEDICATION)
PARKING COUNT:	112 GARAGES 32 SURFACE PARKING STALLS 144 SPACES (2.57 RATIO)



© COPYRIGHT 2019 KNIGHTON ARCHITECTURE PLLC
These drawings and their content are the property of Knighton Architecture PLLC and are to be utilized on this project.
Reproduction of any part of this material, without the express written permission of Knighton Architecture PLLC is prohibited.

32 W Center St Suite 213
Provo UT 84601

(801) 592-1582
jeff@knightonarchitecture.com



WEST GARDEN
TOWNHOMES

3300 SOUTH ST.
WEST HAVEN UT

CITY REVIEW
08.28.2019

ARCHITECTURAL SITE
PLAN



A1

ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

A051

KEYED NOTES



© COPYRIGHT 2019 KNIGHTON ARCHITECTURE PLLC
These drawings and their content are the property of Knighton
Architecture PLLC and are to be utilized on this project.
Reproduction of any part of this material, without the express
written permission of Knighton Architecture PLLC is prohibited.

32 W Center St Suite 213
Provo UT 84601

(801) 592-1582
jeff@knightonarchitecture.com



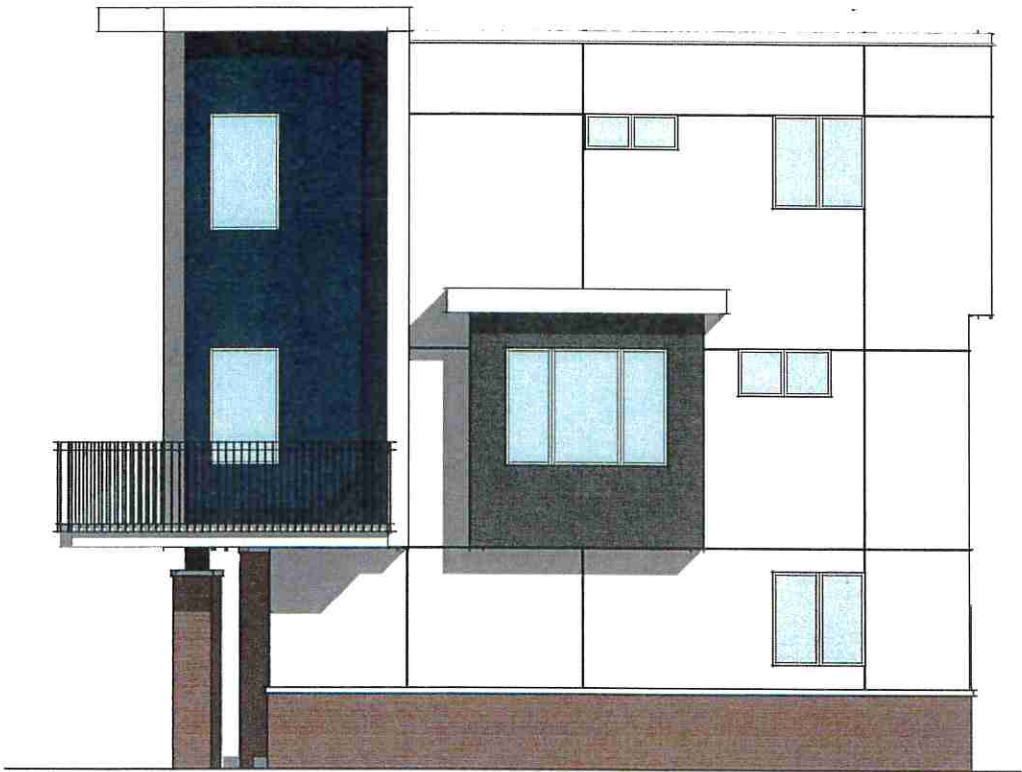
WEST GARDEN
TOWNHOMES
4-PLEX

3300 SOUTH ST.
WEST HAVEN UT

SITE PLAN SUBMITTAL
08.29.2019

FRONT & RIGHT
ELEVATIONS

A301



A1 RIGHT ELEVATION
1/4" = 1'-0"



C1 FRONT ELEVATION
1/4" = 1'-0"

KEYED NOTES



© COPYRIGHT 2019 KNIGHTON ARCHITECTURE PLLC
These drawings and their content are the property of Knighton
Architecture PLLC and are to be utilized on this project.
Reproduction of any part of this material, without the express
written permission of Knighton Architecture PLLC is prohibited.

32 W Center St Suite 213
Provo UT 84601

(801) 592-1592
jett@knightonarchitecture.com



WEST GARDEN
TOWNHOMES
4-PLEX

3300 SOUTH ST.
WEST HAVEN UT

SITE PLAN SUBMITTAL
08.29.2019

REAR & LEFT
ELEVATIONS

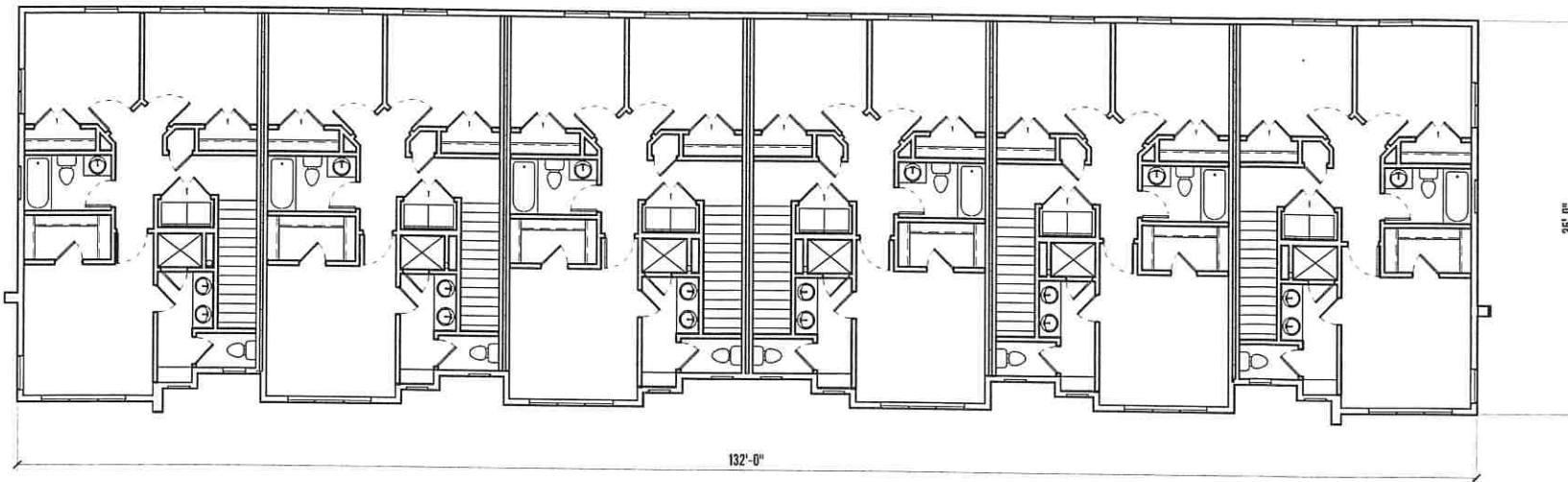
A302



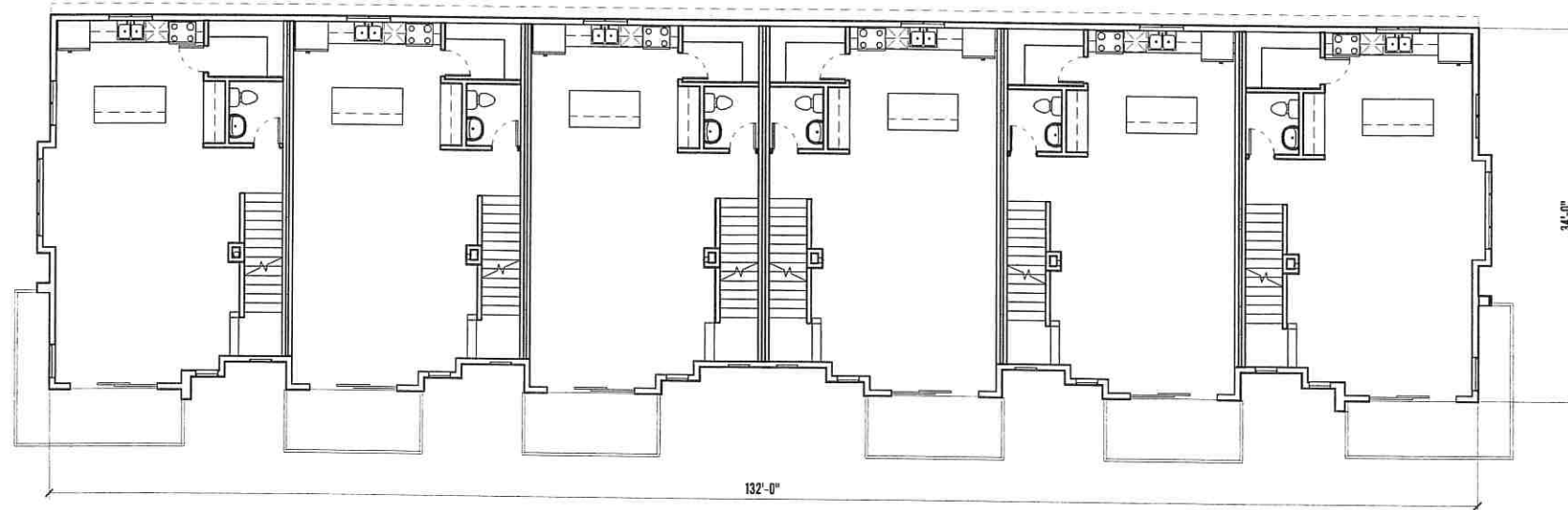
A1 LEFT ELEVATION
1/4" = 1'-0"



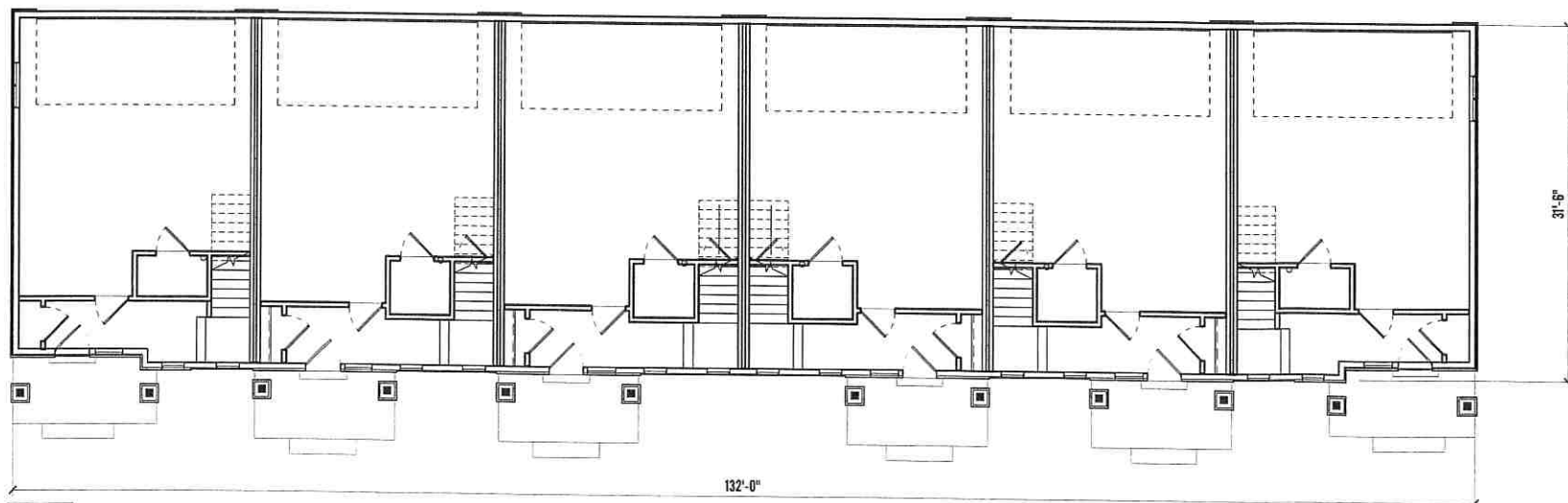
C1 REAR ELEVATION
1/4" = 1'-0"



C1 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



B1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



A1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



© COPYRIGHT 2019 KNIGHTON ARCHITECTURE PLLC.
These drawings and their content are the property of Knighton Architecture PLLC and are to be utilized on this project.
Reproduction of any part of this material, without the express written permission of Knighton Architecture PLLC is prohibited.

32 W Center St Suite 213
Provo UT 84601

(801) 552-1582
jkn@knightonarchitecture.com



WEST GARDEN TOWNHOMES 6PLEX

3300 SOUTH ST.
WEST HAVEN UT

SITE PLAN SUBMITTAL
08.29.2019

OVERALL FLOOR PLANS

A101

KEYED NOTES

- 1 EIFS
- 2 Aluminum Fascia & soffit
- 3 Thin-brick exterior finish
- 4 Vinyl windows
- 5 Wood column with brick-wrapped base - see structural drawings
- 6 Painted steel guardrail
- 7 Fiber cement lap siding
- 8 Painted metal parapet cap



© COPYRIGHT 2019 KNIGHTON ARCHITECTURE PLLC
These drawings and their content are the property of Knighton Architecture PLLC and are to be utilized on this project. Reproduction of any part of this material, without the express written permission of Knighton Architecture PLLC is prohibited.

32 W Center St Suite 203
Provo UT 84601

(801) 592-1582
jkn@knightonarchitecture.com



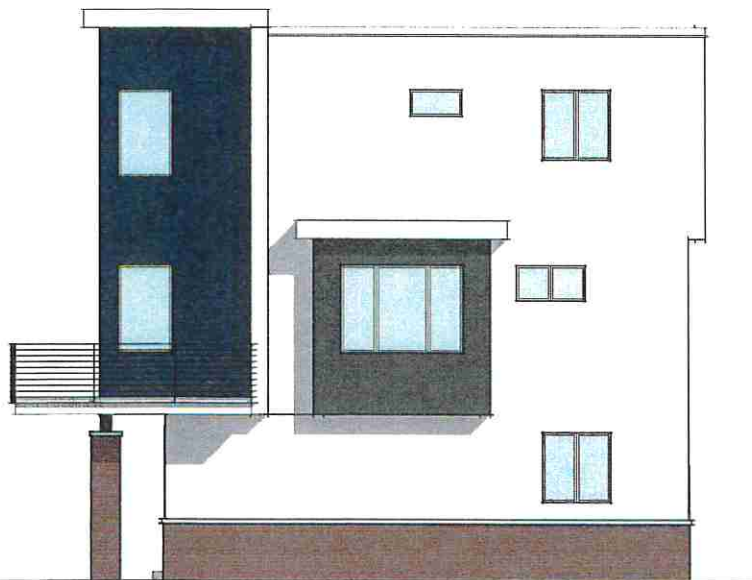
WEST GARDEN
TOWNHOMES
6PLEX

3300 SOUTH ST.
WEST HAVEN UT

SITE PLAN SUBMITTAL
08.29.2019

FRONT & RIGHT
ELEVATIONS

A301



C1 RIGHT ELEVATION
3/16" = 1'-0"



A1 FRONT ELEVATION
3/16" = 1'-0"

KEYED NOTES

- 1 EIFS
- 2 Aluminum Fascia & soffit
- 3 Thin-brick exterior finish
- 4 Vinyl windows
- 5 Wood column with brick-wrapped base - see structural drawings
- 6 Painted steel guardrail
- 7 Fiber cement lap siding
- 8 Painted metal parapet cap



© COPYRIGHT 2019 KNIGHTON ARCHITECTURE PLLC
These drawings and their content are the property of Knighton Architecture PLLC and are to be utilized on this project. Reproduction of any part of this material, without the express written permission of Knighton Architecture PLLC is prohibited.

32 W Center St Suite 213
Provo UT 84601

(801) 592-1582
jeff@knightonarchitecture.com



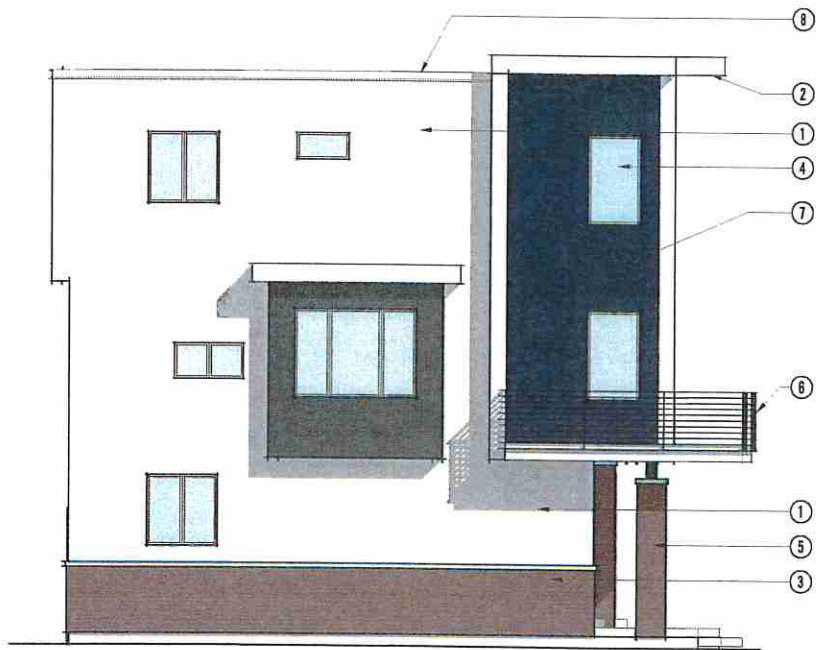
WEST GARDEN
TOWNHOMES
6PLEX

3300 SOUTH ST.
WEST HAVEN UT

SITE PLAN SUBMITTAL
08.29.2019

REAR & LEFT
ELEVATIONS

A302



C1 LEFT ELEVATION
3/16" = 1'-0"



A1 REAR ELEVATION
3/16" = 1'-0"











SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION
PHONE 801-731-4519

SUDIVISION NAME Tuscan Meadows Ph. 3

LOCATION approx. 2275 W 3300 S PARCEL # _____

NO. OF LOTS 49 ZONE _____

Applicants Name Castle Creek / Chelly Rovira Phone 801-791-4915 Fax _____

Address 2852 W. 3825 S. City West Haven State UT Zip 84401

Surveyor/Engineer Reeves Phone _____ Fax _____

Address _____ City _____ State _____ Zip _____

OFFICE USE

Scheduled for Planning Commission Agenda September 25, 2019

PLANNING COMMISSION ACTION:

Preliminary - Approved _____ Date _____ Denied _____ Date _____

Final - Approved _____ Date _____ Denied _____ Date _____

Conditions: _____

CITY COUNCIL ACTION:

Preliminary - Approved _____ Date _____ Denied _____ Date _____

Final - Approved _____ Date _____ Denied _____ Date _____

Preliminary

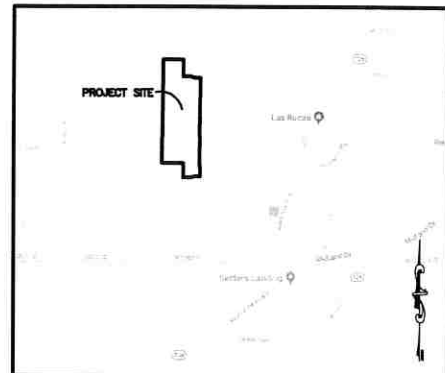
Final

Amount _____ Paid Date _____

Amount 9,800 Paid Date 9/9/19

TUSCAN MEADOWS SUBDIVISION PHASE 3

PART OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH
AUGUST, 2019



VICINITY MAP
NOT TO SCALE

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION PLAT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SHOWN HEREON AS: S89°07'24"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

LEGEND

- SECTION CORNER
- SET 5/8"x24" REBAR WITH PLASTIC CAP MARKED "REEVE & ASSOC"
- SET CENTERLINE STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- 10' PUBLIC UTILITY EASEMENT UNLESS OTHERWISE NOTED
- SECTION TIE LINE
- ROAD CENTERLINE

Scale: 1" = 80'

BOUNDARY DESCRIPTION

PART OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 179 OF TUSCAN MEADOWS SUBDIVISION PHASE 1, SAID POINT BEING S89°07'24"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, 263.84 FEET AND N00°52'40"E 1132.18 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N89°21'40"W ALONG THE NORTH LINE OF SAID LOT 179, 90.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE S73°53'45"W 62.74 FEET OF WAY LINE OF 2275 WEST STREET; THENCE TO THE WESTERLY RIGHT OF WAY LINE OF LOT 111 OF TUSCAN MEADOWS SUBDIVISION PHASE 1, 114.97 FEET; THENCE N00°48'33"E 219.16 FEET; THENCE N89°14'53"W 330.00 FEET; THENCE N00°48'33"E 1596.92 FEET; THENCE S89°21'40"E 305.00 FEET TO THE NORTHWEST CORNER OF LOT 231 OF TUSCAN MEADOWS SUBDIVISION PHASE 3; THENCE S00°48'33"W ALONG THE WEST LINE OF SAID LOT 231 AND LOT 232, 254.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 232 OF TUSCAN MEADOWS SUBDIVISION PHASE 2; THENCE S89°11'27"E ALONG THE SOUTH LINE OF SAID LOT 232, 120.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE S89°14'45"E 64.80 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE S89°21'40"E ALONG THE SOUTH LINE OF LOT 233 OF TUSCAN MEADOWS SUBDIVISION PHASE 2, 89.62 FEET; THENCE S00°38'20"W 128.00 FEET; THENCE S00°48'18"W 50.00 FEET; THENCE S00°38'20"W 128.00 FEET; THENCE N89°21'40"W 0.87 FEET; THENCE S00°38'20"W 129.25 FEET; THENCE S00°48'33"W 50.00 FEET; THENCE S00°38'20"W 243.25 FEET; THENCE S01°25'58"W 57.01 FEET; THENCE S00°38'20"W 116.50 FEET; THENCE S00°38'20"W 128.75 FEET; THENCE S00°08'15"E 50.00 FEET; THENCE S00°38'20"W 281.00 FEET; THENCE S14°40'29"E 51.84 FEET; THENCE S00°38'20"W 129.25 FEET; THENCE N00°52'40"E 4132.18 FEET TO THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY FOUND BRASS CAP MONUMENT IN GOOD CONDITION DATED 2005

CONTAINING 903,951 SQUARE FEET OR 20.752 ACRES MORE OR LESS

CURVE TABLE

#	RADIUS	ARC	CHORD	CHORD	ANGLE	CHORD BEARING	DELTA
C1	320.00'	66.37'	66.25'	33.30'	N00°07'58"W	11°52'57"	
C2	350.00'	72.59'	72.46'	36.42'	N00°07'58"W	11°52'57"	
C3	380.00'	78.81'	78.67'	39.35'	N00°07'58"W	11°52'57"	
C4	410.00'	85.03'	84.88'	42.27'	N00°07'58"W	11°52'57"	
C5	440.00'	91.25'	91.09'	45.19'	N00°07'58"W	11°52'57"	
C6	470.00'	97.47'	97.30'	48.11'	N00°07'58"W	11°52'57"	
C7	500.00'	103.69'	103.51'	51.03'	N00°07'58"W	11°52'57"	
C8	530.00'	109.91'	109.72'	53.95'	N00°07'58"W	11°52'57"	
C9	560.00'	116.13'	115.93'	56.87'	N00°07'58"W	11°52'57"	
C10	590.00'	122.35'	122.14'	59.79'	N00°07'58"W	11°52'57"	
C11	620.00'	128.57'	128.35'	62.71'	N00°07'58"W	11°52'57"	
C12	650.00'	134.79'	134.56'	65.63'	N00°07'58"W	11°52'57"	
C13	680.00'	141.01'	140.77'	68.55'	N00°07'58"W	11°52'57"	
C14	710.00'	147.23'	146.98'	71.47'	N00°07'58"W	11°52'57"	
C15	740.00'	153.45'	153.19'	74.39'	N00°07'58"W	11°52'57"	
C16	770.00'	159.67'	159.40'	77.31'	N00°07'58"W	11°52'57"	
C17	800.00'	165.89'	165.61'	80.23'	N00°07'58"W	11°52'57"	
C18	830.00'	172.11'	171.82'	83.15'	N00°07'58"W	11°52'57"	
C19	860.00'	178.33'	178.03'	86.07'	N00°07'58"W	11°52'57"	
C20	890.00'	184.55'	184.24'	89.00'	N00°07'58"W	11°52'57"	
C21	920.00'	190.77'	190.45'	91.92'	N00°07'58"W	11°52'57"	
C22	950.00'	196.99'	196.66'	94.84'	N00°07'58"W	11°52'57"	
C23	980.00'	203.21'	202.87'	97.76'	N00°07'58"W	11°52'57"	
C24	1010.00'	209.43'	209.08'	100.68'	N00°07'58"W	11°52'57"	
C25	1040.00'	215.65'	215.29'	103.60'	N00°07'58"W	11°52'57"	
C26	1070.00'	221.87'	221.50'	106.52'	N00°07'58"W	11°52'57"	
C27	1100.00'	228.09'	227.71'	109.44'	N00°07'58"W	11°52'57"	
C28	1130.00'	234.31'	233.92'	112.36'	N00°07'58"W	11°52'57"	
C29	1160.00'	240.53'	240.13'	115.28'	N00°07'58"W	11°52'57"	
C30	1190.00'	246.75'	246.34'	118.20'	N00°07'58"W	11°52'57"	
C31	1220.00'	252.97'	252.55'	121.12'	N00°07'58"W	11°52'57"	
C32	1250.00'	259.19'	258.76'	124.04'	N00°07'58"W	11°52'57"	
C33	1280.00'	265.41'	264.97'	126.96'	N00°07'58"W	11°52'57"	
C34	1310.00'	271.63'	271.18'	129.88'	N00°07'58"W	11°52'57"	
C35	1340.00'	277.85'	277.39'	132.80'	N00°07'58"W	11°52'57"	
C36	1370.00'	284.07'	283.60'	135.72'	N00°07'58"W	11°52'57"	
C37	1400.00'	290.29'	289.81'	138.64'	N00°07'58"W	11°52'57"	
C38	1430.00'	296.51'	296.02'	141.56'	N00°07'58"W	11°52'57"	

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF TUSCAN MEADOWS SUBDIVISION PHASE 3 IN WEST HAVEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEST HAVEN CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT TUSCAN MEADOWS SUBDIVISION PHASE 3, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY GRANT AND DEDICATE TO ROCKY MOUNTAIN POWER A 10' POWER EASEMENT TO OPERATE AND MAINTAIN AN EXISTING OVERHEAD POWER LINE AND POWER POLES AND ALSO TO GRANT AND DEDICATE TO WEST HAVEN CITY ALL AREA LABELED AS DETENTION BASIN FOR DRAINAGE TO BE OWNED AND MAINTAINED BY WEST HAVEN CITY.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND)
SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION,
WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT
FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND)
SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE
AND _____ OF SAID CORPORATION AND THAT THEY
SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND
IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 7-19-19
Name: TUSCAN MEADOWS
PHASE 3
Number: 3784-65
Revision:
Scale: 1"=80'
Checked:



DEVELOPER INFO.

MIKE SCHULTZ CONSTRUCTION
MIKE SCHULTZ
1798 W. 5150 S. #103
ROY, UT. 84067

ROCKY MOUNTAIN POWER

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.,

APPROVED BY ROCKY MOUNTAIN POWER ON THIS _____ DAY OF _____, 20____.

BY _____ TITLE _____

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY

APPROVED BY THE WEST HAVEN CITY ENGINEER

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY

APPROVED AND ACCEPTED BY WEST HAVEN CITY

THIS _____ DAY OF _____, 20____.

ATTEST

TITLE

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS

DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

Weber County Recorder

Entry No. _____ Fee Paid _____

And Recorded, _____

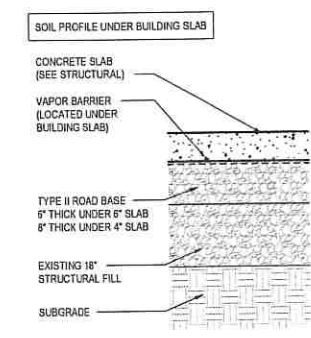
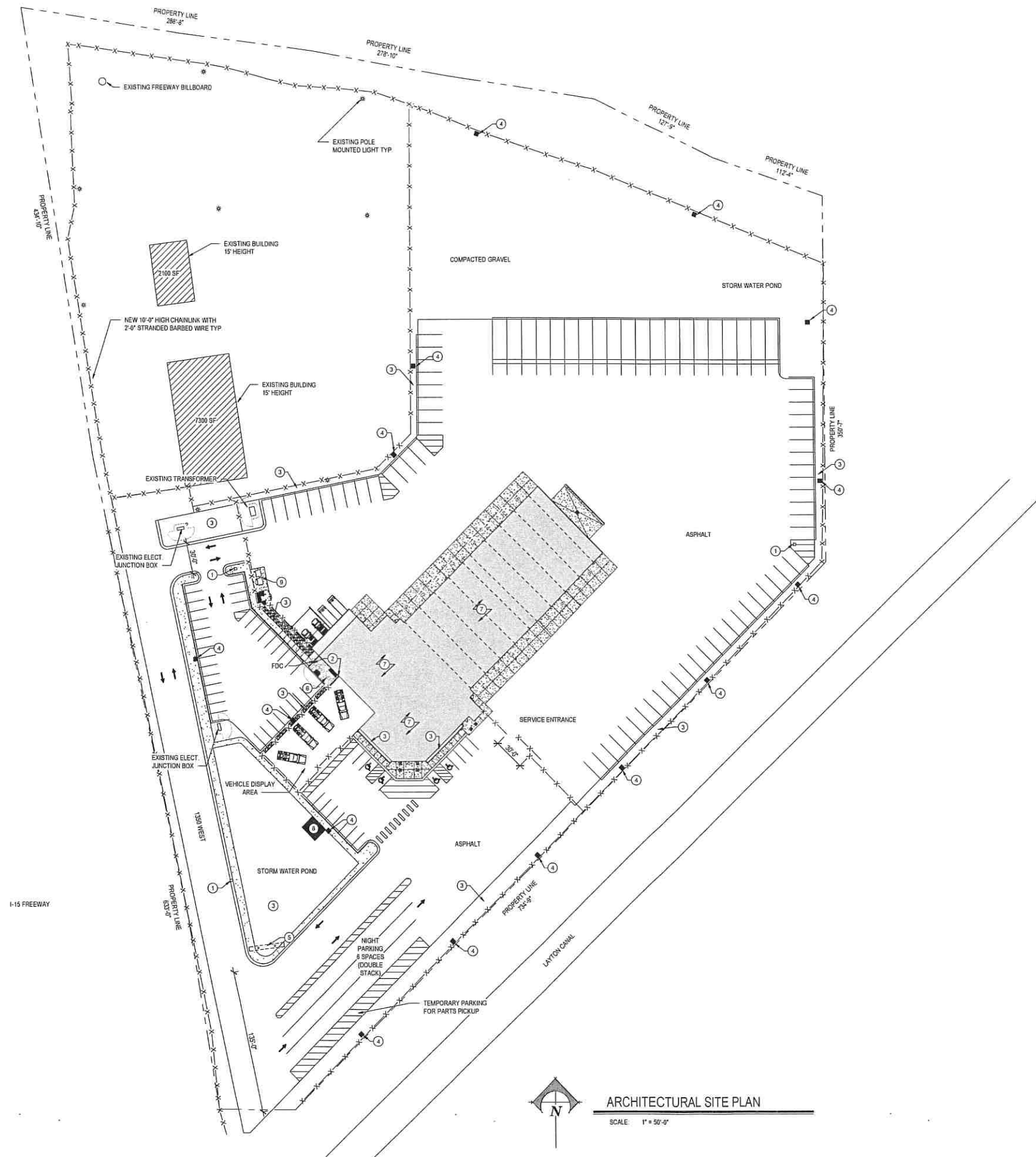
At _____ In Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

_____ Deputy.



SYMBOL KEY	
- X - X -	CHAINLINK FENCE - SEE F / SD1.2
—	SCREEN BLOCK WALL - SEE
	PAINT STRIPING
KEYNOTES	
①	FIRE HYDRANT LOCATION
②	SCREEN WALL
③	LANDSCAPE AREA - SEE LANDSCAPE PLANS
④	LIGHT POLE, TYP. SYMBOL - SEE ELECTRICAL
⑤	POLE MOUNTED FREEWAY SIGN - N.I.C. - BY OWNER
⑥	TRANSFORMER PAD - SEE ARCHITECTURAL FLOOR PLAN
⑦	BUILDING CONCRETE SLAB AND SOIL PROFILE - A / SD1.1
⑧	SMOKE SHELTER
⑨	TRASH BINS W/ BOLLARDS - SEE ARCHITECTURAL FLOOR PLAN
GENERAL NOTES	
1.	REFER TO CIVIL DRAWINGS FOR DIMENSIONS AND HARDSCAPE DETAILS.
2.	CONTRACTOR SHALL PROVIDE KNOX BOXES AND KNOX BOX LOCKS FOR ANY AND ALL DOOR AND/OR GATE ENTRIES AS REQUIRED FOR FIRE AND UTILITY ACCESS. WALL MOUNTED KNOX BOXES SHALL BE COORDINATED WITH ARCHITECT AND FIRE DEPARTMENT PRIOR TO PLACING.

NOT FOR CONSTRUCTION PURPOSES

nbw architects p.a.

ARCHITECTURE / PLANNING / INTERIORS

SCOTT L. NIELSEN, A.I.A. KEVIN R. BODILY, A.I.A. JAMES H. WYATT, A.I.A.

1000 JORDAN HIGHWAY PARKWAY, P.O. BOX 2212 - JORDAN HILLS, IDAHO 83403-2212

(208) 522-4178 (F) 208-522-8785 (W) nbwarchitects.com

A NEW BUILDING FOR:

KENWORTH SALES COMPANY INC.

1750 SOUTH 1350 WEST

WEST HAVEN, UTAH

ARCHITECTURAL SITE PLAN

PROJECT:

REVISIONS

PROJECT NO. 16066

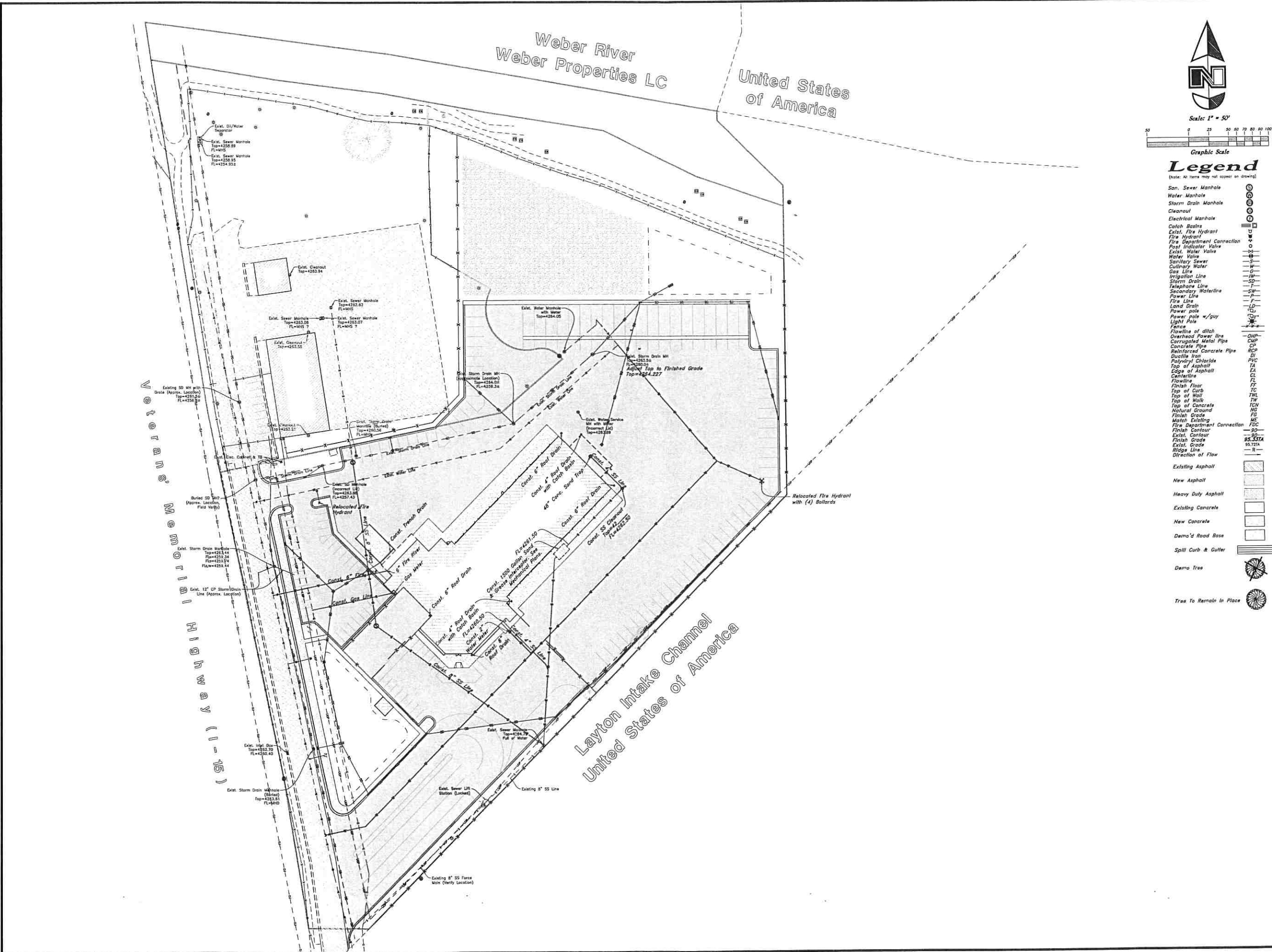
DATE: SEPTEMBER 2019

DRAWN BY: NRH

CHECKED BY: GLN

DRAWING NO.:

SD1.1



Overall Utility Plan

Kenworth - West Haven

West Haven City, Weber County, Utah
A part of Section 24, 13N, R2W, S18&M, U.S. Survey

GREAT BASIN ENGINEERING

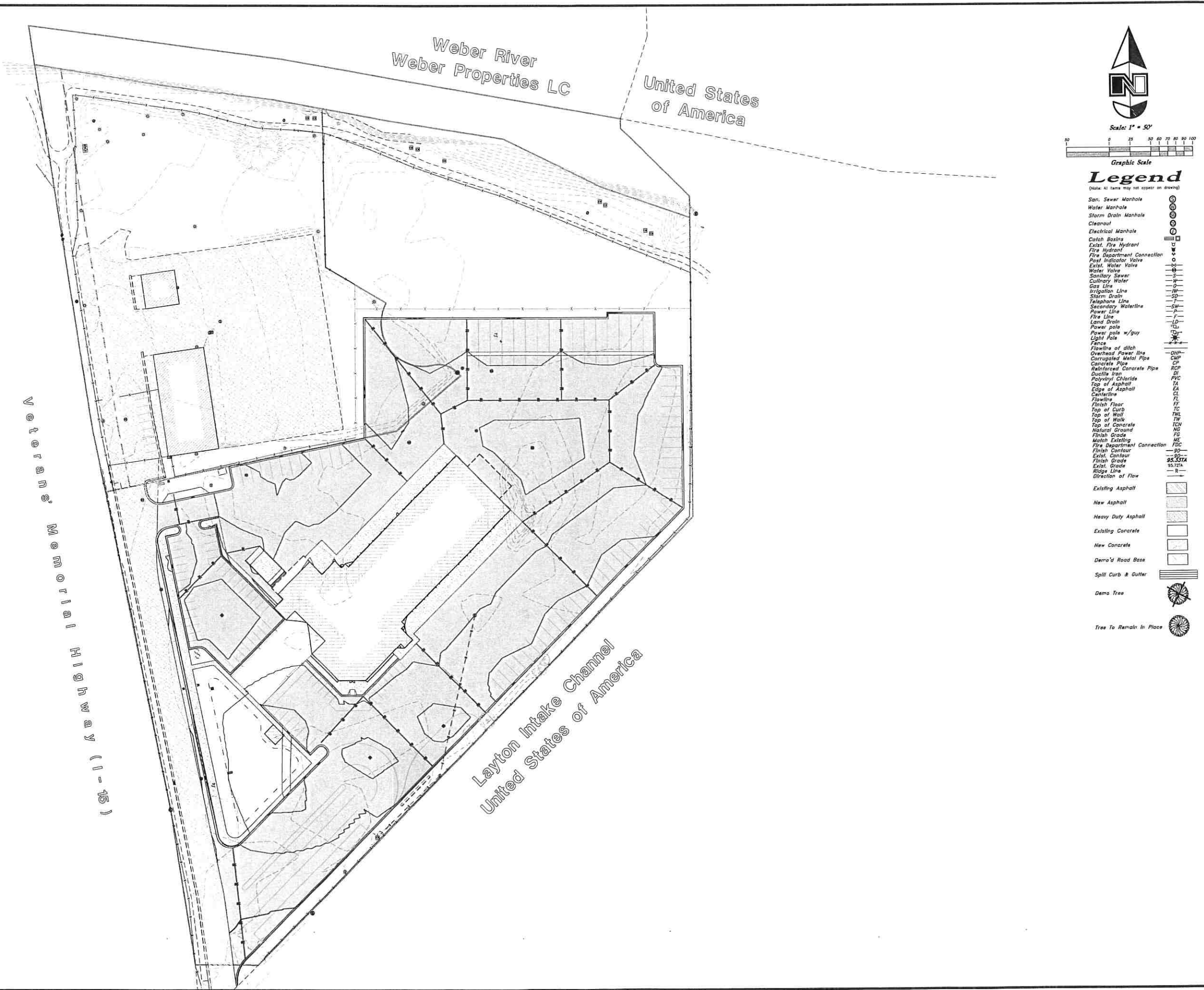
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801) 594-4515, FAX (801) 521-0242
WWW.GREATBASINENGINEERING.COM

8 Aug, 2019

SHEET NO.

C300

19212



5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801) 394-4515
WWW.GREATBASINENGINEERING.COM

**GREAT BASIN ENGINEERING**

Overall Grading Plan

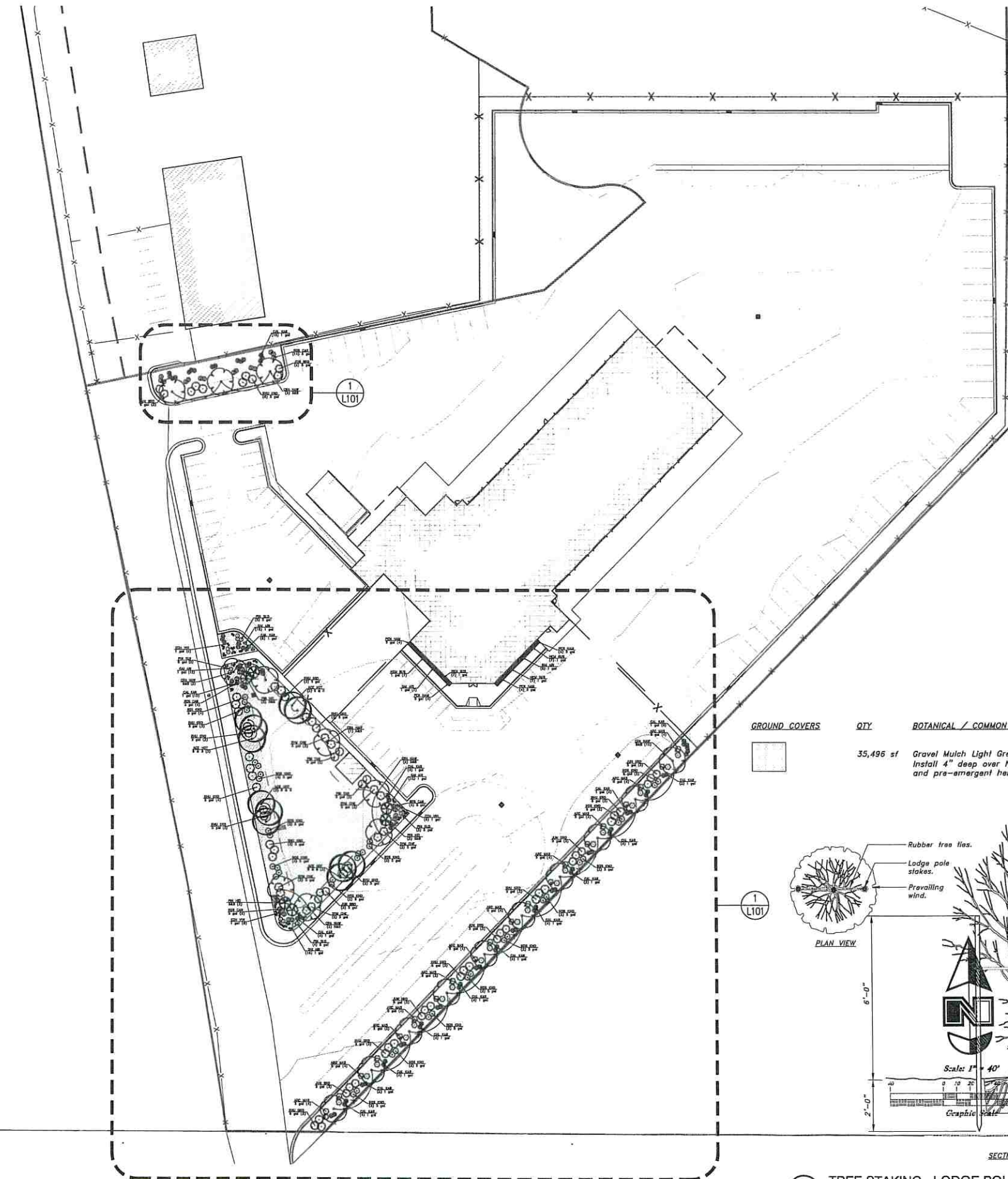
Kenworth - West Haven
1750 South 1350 West
West Haven City, Weber County, Utah
A part of Section 24, T4N, R2W, S18M, U.S. Survey

8 Aug, 2019

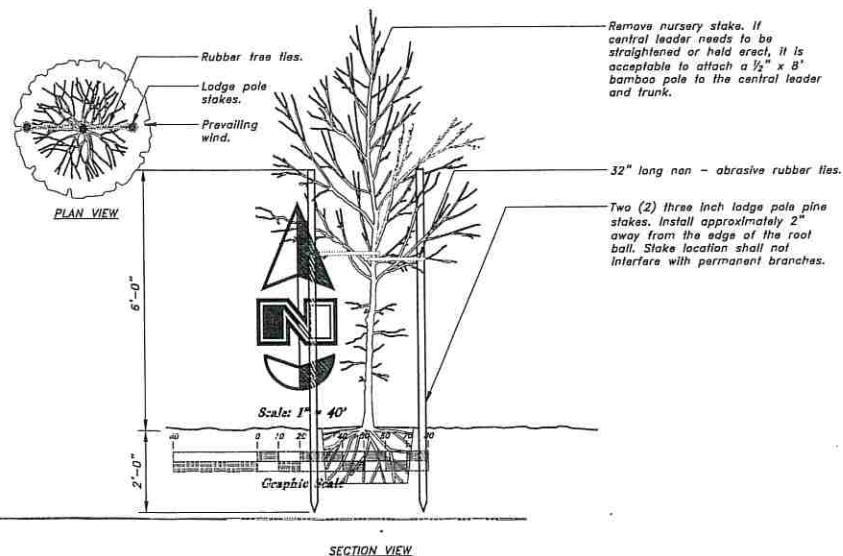
SHEET NO.

C200

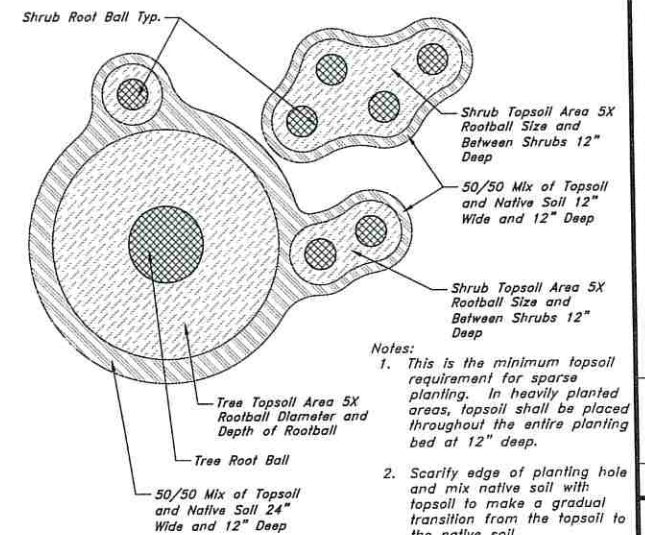
19N212



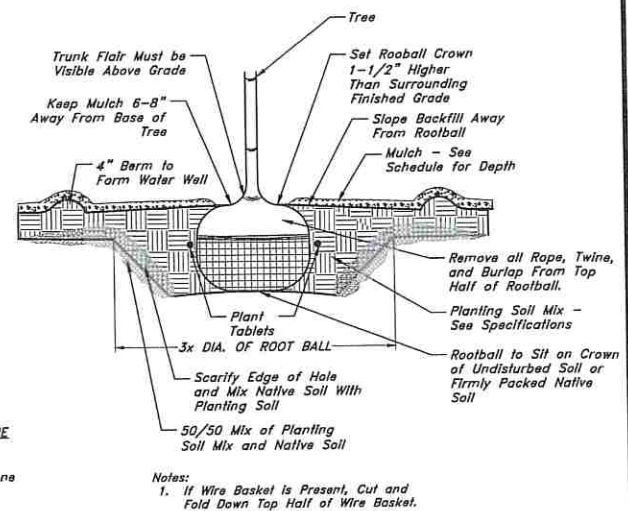
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE
	35,496 sf	Gravel Mulch Light Gray / 1-1.5" Staker Parson 'Crushed Gravel' Install 4" deep over Native Soil, DeWitt Pro 5 weed barrier fabric, and pre-emergent herbicide. Place topsoil at each plant per detail.	Stone Mulch	Stone



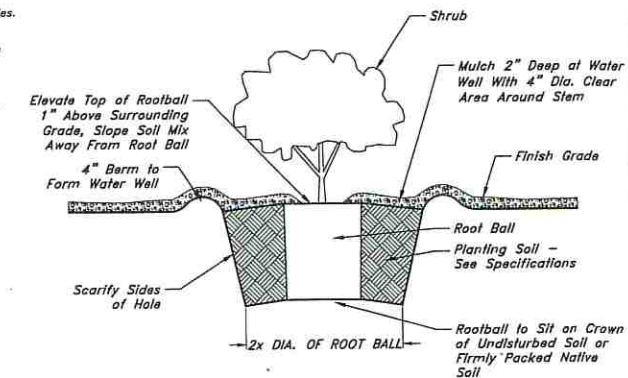
2 TREE STAKING - LODGE POLES (2)
1/2" = 1'-0"



4 TOPSOIL PLACEMENT AT SHRUBS AND TREES
NTS 32 9406-01



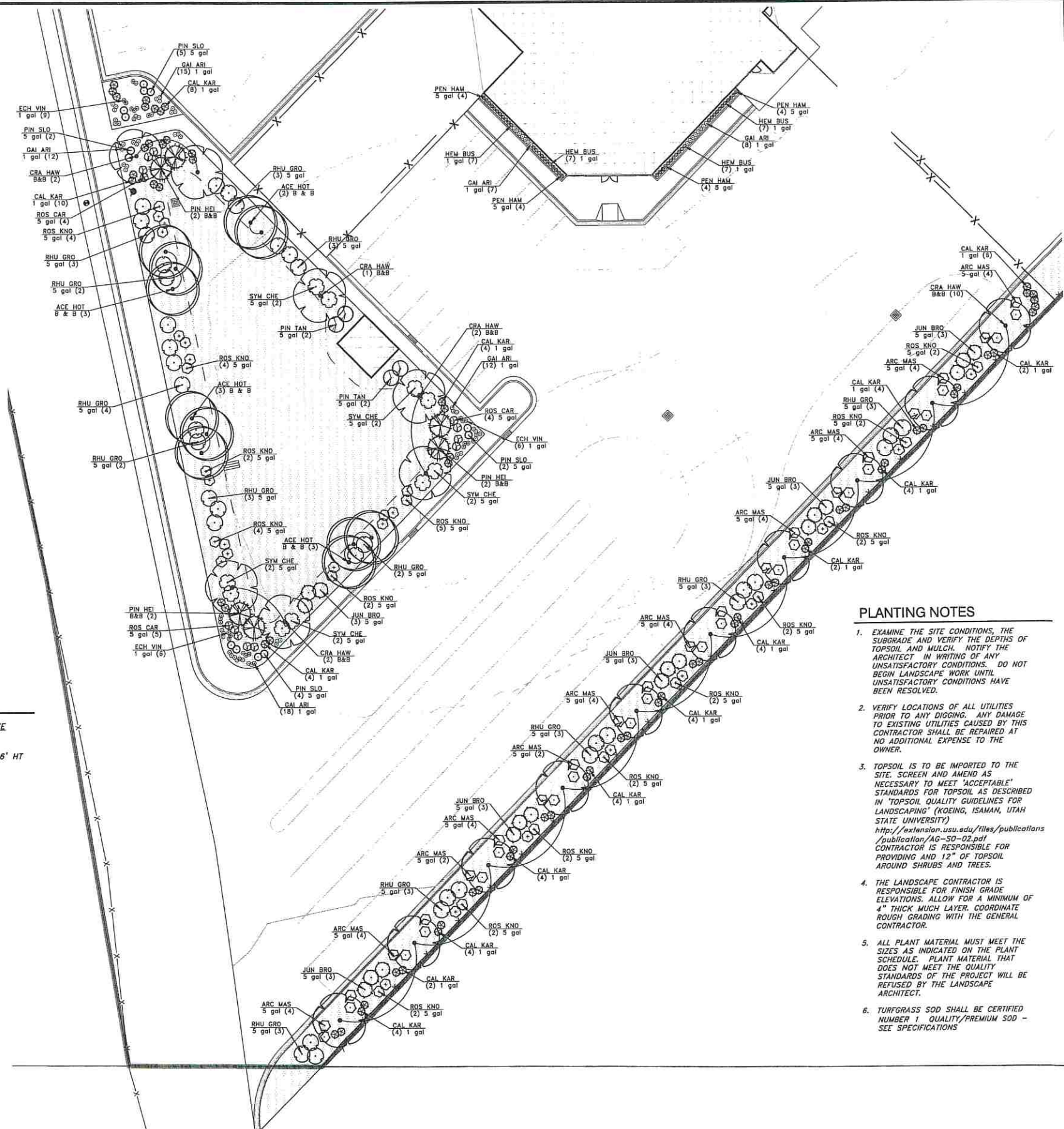
3 TREE PLANTING
NTS 32 9343.01-01



1 SHRUB PLANTING
NTS 32 9333.01-01



TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
ACE HOT	20	<i>Asar hetericum</i> 'Hot Wings' / Hot Wings Tatarian Maple	B & B	2" Cal
CRA HAW	11	<i>Craegus crus-galli</i> 'Inermis' / Crusader Hawthorn	B&B	2" Cal
PIN HEI	6	<i>Pinus leucodermis</i> 'Heldreichii' / Bosnian Pine	B&B	5-6" HT
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
ARC MAS	40	<i>Arctostaphylos uva-ursi</i> 'Massachusetts' / Massachusetts Manzanita	5 gal	
		Drought Tolerant		
JUN BRO	22	<i>Juniperus sabina</i> 'Broadmoor' / Broadmoor Juniper	5 gal	
PIN SLO	13	<i>Pinus mugo</i> 'Slowmound' / Mugo Pine	5 gal	
		Drought Tolerant		
PIN TAN	4	<i>Pinus mugo</i> 'Tannenbaum' / Mugo Pine	5 gal	
RHU GRO	43	<i>Rhus aromatica</i> 'Gra-Low' / Gra-Low Fragrant Sumac	5 gal	
ROS CAR	27	<i>Rosa</i> x 'Carefree Wander' / Rose	5 gal	
ROS KNO	39	<i>Rosa</i> x 'Knockout' TM / Rose	5 gal	
		Drought Tolerant		
SYM CHE	10	<i>Symphoricarpos</i> x <i>chenaultii</i> 'Hancock' / Hancock Coralberry	5 gal	
		Drought Tolerant		
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
ECH VIN	21	<i>Echinacea purpurea</i> Vinlage Wine / Purple Coneflower	1 gal	
GAI ARI	72	<i>Gaillardia aristata</i> 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal	
HEM BUS	28	<i>Hemerocallis</i> x 'Little Business' / Little Business Daylily	1 gal	
GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
CAL KAR	85	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster' / Feather Reed Grass	1 gal	
PEN HAM	16	<i>Pennisetum alopecuroides</i> 'Hameln' / Hameln Dwarf Fountain Grass	5 gal	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE
	35,496 sf	Gravel Mulch Light Grey / 1-1.5" Staker Parson 'Crushed Gravel' Install 4" deep over Native Soil, DaWitt Pro 5 weed barrier fabric, and pre-emergent herbicide. Place topsoil at each plant per detail.	Stone Mulch	Stone



1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET "ACCEPTABLE" STANDARDS FOR TOPSOIL AS DESCRIBED IN "TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING" (KOEING, ISAMAM, UTAH STATE UNIVERSITY)
<http://extension.usu.edu/files/publications/publication/4G-SD-02.pdf>
CONTRACTOR IS RESPONSIBLE FOR PROVIDING 12" OF TOPSOIL AROUND SHRUBS AND TREES.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS ALLOW FOR A MINIMUM OF 4" THICK MUCK LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
5. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
6. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS



GREAT BASIN
ENGINEERING

Enlarged Landscape Plan

Kenworth - West Haven

1750 South 1350 West
West Haven City, Weber County, Utah
part of Section 24, T6N, R2W, SLB&M, U.S. Survey

6 Sep, 2019

SHEET NO.

L101

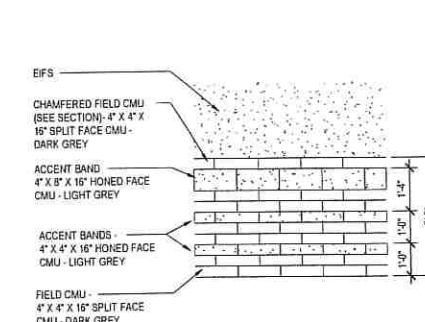
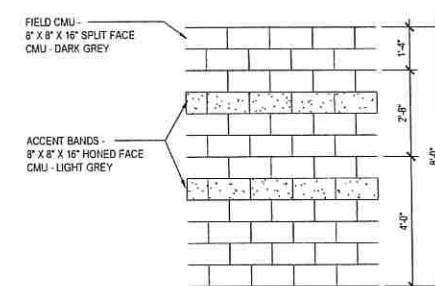
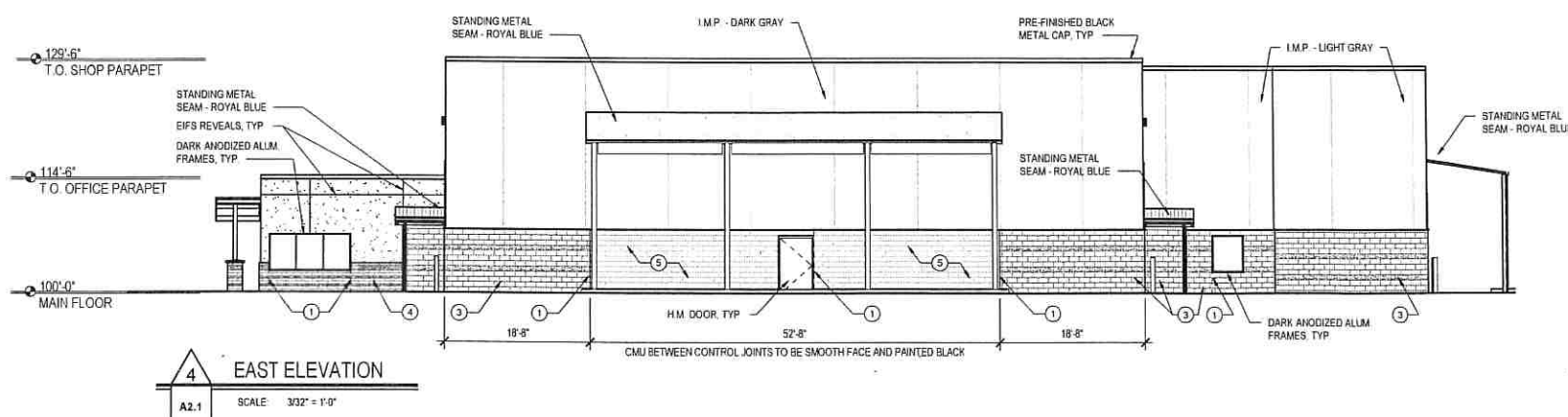
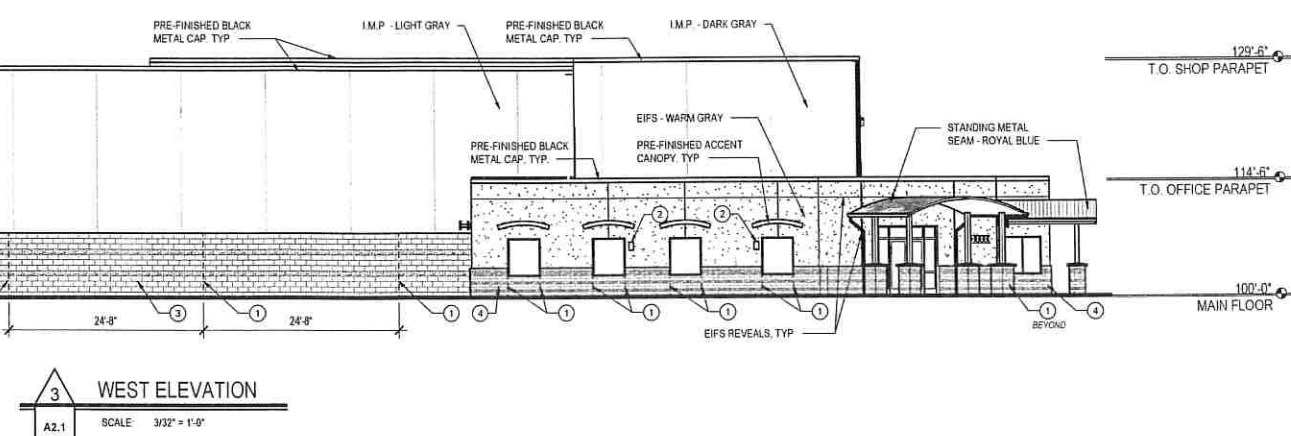
19N212

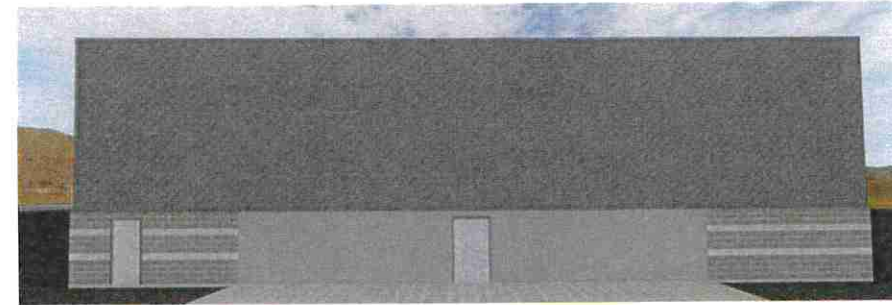
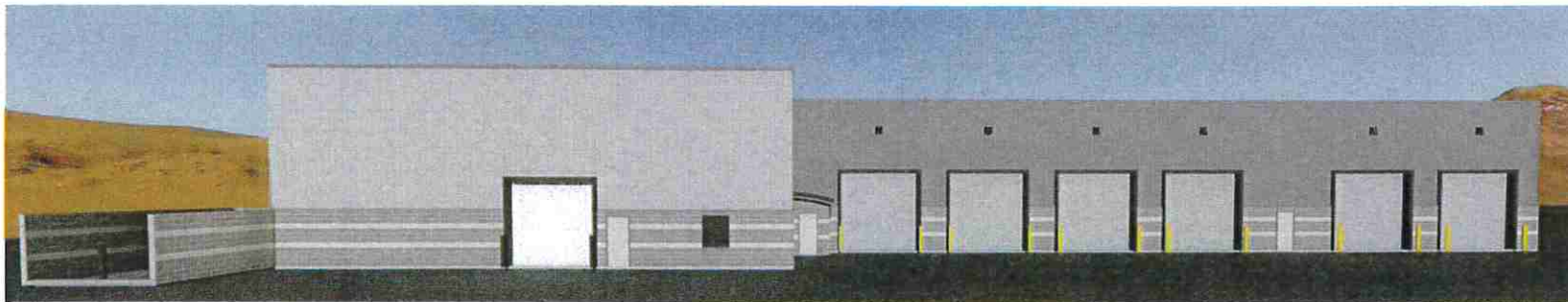


1. ALL UN-FINISHED EXPOSED METAL TO BE PAINTED -
COLOR BY ARCHITECT
2. FINAL COLORS TO BE COORDINATED WITH ARCHITECT
PRIOR TO ORDERING

KEYNOTES

- ① MASONRY CONTROL JOINT
- ② WALL MOUNTED HANDICAP SIGN
SIGN TO BE PER CITY STANDARDS
- ③ 8'-0" CMU VENEER - SEE A / A2.1
- ④ 3'-8" CMU VENEER - SEE B / A2.1
- ⑤ COMMON FACE CMU - PAINTED BLACK WITH
EPOXY PAINT





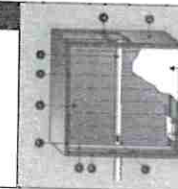
INTERNALLY ILLUMINATED D/S PYLON SIGN

Qty 1 Internally Illuminated D/S Pylon Sign
 3m Translucent Printed Flex Faces
 Gerber High Performance Translucent Red, Black & Yellow Vinyl
 .063 Aluminum Retainers and Returns Painted Black
 Square Tube Aluminum Accents Painted Black

*Customer to Supply Kenworth Cabinet for IG Installation



POLE/PYLON SIGN	
1. Steel Pole	8. Frame Steel Angle
2. L.E.D. Lighting	9. Fuse
3. Aluminum Panel	10. Ballast
4. Wireway Cover	11. Aluminum Retainers
5. Sockets	12. Frame Steel Angle
6. Drain Holes	13. Aluminum Sides
7. Junction Box	14. Frame Steel Angle



1 INTERNALLY ILLUMINATED D/S PYLON SIGN
 Scale: 3/16" = 1'-0" (11" x 17" Page 3 of 3)

FILE PATH: NEW JOBS / KENWORTH TRUCKING / ELKO / DESIGN / KW E PS 004

IG Group SIGN & CONSTRUCTION 2000 South 10th East, Suite 100 Salt Lake City, UT 84143		INSTALL ADDRESS: Kenworth 4224 Ruby Vista Drive Elko, Nevada 89801		DESIGN # KW E PS 004-18 DATE 05/09/18 SALESPERSON Al Latimer 801.558.6420		DESIGNER MAT SALES/DESIGNER Al Latimer 801.558.6420		THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL AND CANNOT BE COPIED OR REPRODUCED IN ANY FORM. THE ORIGINAL IDEAS HEREIN ARE THE EXCLUSIVE PROPERTY OF IG GROUP.		PROVIDED BY: UTAH SIGN ASSOCIATION INTERNATIONAL SIGN ASSOCIATION	
---	--	---	--	--	--	--	--	--	--	---	--

• Political or Campaign Signs. Besides signage otherwise authorized by this chapter, political or campaign signs on behalf of candidates for public office or measures on election ballots are allowed as follows:

1. Said signs for all candidates, ~~regardless of participation in a primary election,~~ may not be erected earlier than 45 days prior to an ~~primary~~ election and shall be removed by the Monday following ~~the a general~~ election. Candidates who lose an ~~primary~~ election shall remove signs by the Monday following the ~~primary~~ election. Signs relating to elections on special issues may be installed and must be removed on the same basis.
2. Any one sign shall not exceed 64 square feet in aggregate area and, if freestanding, shall not exceed 8 feet in height. Such sign shall not be erected in a manner as to constitute a roof sign. Signs may not be placed on public property, in a public right-of-way or in any place that would impede traffic visibility or safety. Signs along ~~unimproved~~ roadways may not be placed closer than 10 feet to the edge of the paved surface. ~~Signs may not be placed between the roadway and the sidewalk.~~
3. Campaign signs may not be placed closer than 150 feet to building where any official voting station is located.