



WEST HAVEN CITY PLANNING COMMISSION AGENDA

November 13, 2019 6:00 P.M.

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

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

1. INVOCATION
2. ACTION ON MINUTES-OCTOBER 29, 2019
3. FINAL SITE PLAN APPROVAL-MIDLAND PLAZA-3428 W 4600 S
4. PRELIMINARY SITE PLAN APPROVAL-LIVE WIRE ELECTRIC-2506 S 2050 W-JASON ANDERSON
5. FINAL SITE PLAN APPROVAL-WEST HAVEN BUSINESS PARK AT APPROX. 1750 S 1900 W
6. FINAL SITE PLAN APPROVAL-GRAND HAVEN ASSISTED LIVING-3500 W- JUSTIN NIELSEN
7. PRELIMINARY SUBDIVISION APPROVAL-SHUPE PROPERTY AT APPROX. 3300 W 3200 S-OVATION HOMES
8. ACTION ON PUBLIC HEARING-ANIMAL ORDINANCE
9. ACTION ON PUBLIC HEARING- AMENDING MIXED USE ZONING ORDINANCE
10. OTHER BUSINESS
11. ADJOURNMENT

Charis Sully

Charis Sully, 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: emilyg@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

October 29, 2019 6:00 P.M.

City Council Chambers

4150 S. 3900 W. West Haven, UT. 84401

Present: Darin Deem
Kirt Nalder
Becky Roundy
Natalie Wilson
Andrew Reyna
Elaine Archuleta

Chairman
Vice Chair
Commission Member
Commission Member
Commission Member
Commission Member

Staff Present: Charis Sully
Steve Anderson
Amy Hugie
RaeAnn Lindholm

Deputy Recorder
City Planner
Attorney
Code Enforcement

Absent: Scott Epperson

Commission Member

5:00 WORK SESSION

Planning discussed agenda items and various ordinances for the city.

AGENDA

1. INVOCATION
2. ACTION ON MINUTES-OCTOBER 23, 2019
3. PRELIMINARY SUBDIVISION APPROVAL-PARKER ESTATES-APPROX. 2264 S 3500 W-JASON HAMBLIN
4. PRELIMINARY SUBDIVISION APPROVAL-HAVEN PARKWAY PH.2
5. PUBLIC HEARING-AMENDING THE MASTER DEVELOPMENT AGREEMENT FOR RIVERWALK TOWNHOMES
6. ACTION ON PUBLIC HEARING- AMENDING THE MASTER DEVELOPMENT AGREEMENT FOR RIVERWALK TOWNHOMES
7. ACTION ON PUBLIC HEARING-ANIMAL ORDINANCE
8. ACTION ON PUBLIC HEARING- AMENDING THE GENERAL PLAN MAP APPENDIX "A"
9. ACTION ON PUBLIC HEARING-AMENDING THE R-3 ORDINANCE
10. PUBLIC HEARING-AMENDING THE R-2 ORDINANCE
11. ACTION ON PUBLIC HEARING- AMENDING THE R-2 ORDINANCE
12. PUBLIC HEARING-AMENDING THE R-2.5 ORDINANCE
13. ACTION ON PUBLIC HEARING- AMENDING THE R-2.5 ORDINANCE
14. PUBLIC HEARING-AMENDING THE R-4 ORDINANCE
15. ACTION ON PUBLIC HEARING- AMENDING THE R-4 ORDINANCE
16. PUBLIC HEARING-AMENDING MIXED USE ZONING ORDINANCE
17. ACTION ON PUBLIC HEARING- AMENDING MIXED USE ZONING ORDINANCE
18. OTHER BUSINESS
19. ADJOURNMENT

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:02 P.M.

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

2. **ACTION ON MINUTES- October 23, 2019**

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

3. PRELIMINARY SUBDIVISION APPROVAL-PARKER ESTATES-APPROX. 2264 S 3500 W-JASON HAMBLIN

Doug Hamblin was present for this item.

Mr. Hamblin explained that they took the roads from the South end and made them bigger and made it a public road. They also made the roads on the North end larger and will remain a private road. Mr. Hamblin also stated that they took the hammerhead out and made it a roundabout.

Commission member Nalder asked if the curb is rolled.

Mr. Hamblin stated that it was.

There was a discussion about meeting with the fire department and discussing doing a hammerhead.

Steve explained that he had a meeting with Rob Vanderwood and discussed the trail. He stated that the trail will either be a bridge or a culvert.

Mr. Hamblin stated that the bridge will add to the amenities. Even though it will be expense for him to do.

It was discussed that the bridge/culvert and finishing the walking trail be done in exchange for 2 extra lots.

Steve stated that Mr. Hamblin will be responsible for paving when it is ready.

Chairman Deem asked what they anticipated doing with the smaller lots on the North side.

Mr. Hamblin stated that they will be patio homes.

Commission member Archuleta and Wilson stated that they would like it to be a bridge, not a culvert.

Chairman Deem asked if the trail is cutting off the corner of lot 315.

Steve stated that it does, we have an easement on that lot.

Commission member Wilson made a motion to give preliminary subdivision approval for Parker Estates at Approx. 2264 S 3500 W. Commission member Roundy seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Archuleta, aye; the vote was unanimous.

4. FINAL SUBDIVISION APPROVAL-HAVEN PARKWAY PH.2

Chase Freebairn was present for this item.

Chairman Deem asked if anything has changed.

Mr. Freebairn stated that they have squared up some property lines and deeded 32 acres of open space to the city.

Chairman Deem asked if there was going to be town homes in this phase.

Mr. Freebairn stated that there would not be town homes in this phase, they will be in a future phase.

Chairman Deem asked what kind of homes would be built

Mr. Freebairn stated that they will be detached single family home, 2 stories. They are deep and narrow. There will also be a few of what they call Ivory collection homes, they are a little bigger and nicer with the views.

Commission member Nalder made a motion to give final subdivision approval for Haven Parkway Ph.2. Commission member Roundy seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Archuleta, aye; the vote was unanimous.

5. PUBLIC HEARING-AMENDING THE MASTER DEVELOPMENT AGREEMENT FOR RIVERWALK TOWNHOMES

Rick Scadden explained that they need the Master Development Agreement amended so they can add the Holly property that was purchased to be developed.

Commission member Archuleta made a motion to enter into public hearing. Commission member Roundy seconded the motion. Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Archuleta, aye; the vote was unanimous.

No one came up to speak on this item.

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

6. ACTION ON PUBLIC HEARING- AMENDING THE MASTER DEVELOPMENT AGREEMENT FOR RIVERWALK TOWNHOMES

Commission member Wilson made a motion to approve amending the Master Development Agreement for Riverwalk Town homes. Commission member Archuleta Seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

7. ACTION ON PUBLIC HEARING-ANIMAL ORDINANCE

Commission member Archuleta made a motion table Animal Ordinance. Commission member Reyna seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

8. ACTION ON PUBLIC HEARING- AMENDING THE GENERAL PLAN MAP APPENDIX "A"

Chairman Deem pointed out that there is one parcel off of 2200 that needs to be changed to R-4 and the lot line needs to be strait on the piece of commercial property on 2700. Steve explained the densities. There was a discussion about a parcel on Midland drive and what planning thought it should be zoned as.

Commission member Archuleta made a motion to approve amending the general plan map appendix "A" with the changes to add a small strip of R-4 off of 2200 and follow the lot lines on the piece of C-2 property on 2700. Commission member Wilson seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

9. ACTION ON PUBLIC HEARING-AMENDING THE R-3 ORDINANCE

There was a discussion about what should change.

Typo on page 1 number 11 should be less instead of jess. Page 2 number 7 Assisted living should change from 16 rooms to 32. Number 11 should be deleted. Section 1 Single Family should be 5,000 Sq. ft. instead of 6,000, Multiple Family should only say See general plan map for densities, page 21 delete iv: one-bedroom Unit and b. group dwelling. Under category 3 a. 20 ft to the garage, 15' to the house and 5' side same for the setbacks same for two family. Add a category for Town homes with the setbacks being 20' to the garage 15' to the home, rear and side setbacks 30' setback to any A-1, R-1, R-2 and A-2 existing lot line and 20' to R-4 or R-2.5 existing lot line. Number 4. Building height section b. delete nursing home 22 stories or.

Multi Family Setbacks are 50' to existing residential development lot line 20' to street and nonresidential zones. Any variances will be set by planning commission.

Commission member Roundy made a motion to approve amending the R-3 ordinance with the redlined changes and changes that were discussed. Commission member Reyna seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

10. PUBLIC HEARING-AMENDING THE R-2 ORDINANCE

Commission member Nalder made a motion to enter into Public Hearing. Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

No one came up to speak on this item.

Commission member Wilson made a motion to leave Public Hearing. Commission member Roundy seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous

11. ACTION ON PUBLIC HEARING- AMENDING THE R-2 ORDINANCE

Section 1.2 number 4 take out on lots of one (1) acre or more. And add See Animal Keeping Ordinance.

Section 1.3 change the number six to black and delete number 7 entirely

Section 1.4 A Density: after 2.0, add residential units and take out building lots. And in last line add residential units and take out building lots

B. Lot area: Change twelve thousand five hundred (12,500) to nine thousand (9,000) and add corner lots should be 10,000 square ft. Minimum.

C. Lot Width: Delete all lots in each phase are to average 90 feet.

Delete the following; 1. A maximum of twenty five percent of all lots within any development phase may be a minimum of eighty feet in width; and

2. A minimum of twenty five percent of all lots within any development phase shall be a minimum of one hundred feet in width and

3. The width of all lots within any development phase shall average a minimum of ninety feet in width.

Section 1.5 structures- dwellings: front setback should read 25 feet from front line for the garage, 18 feet for the home

Side setbacks should be 8' minimum on each side, except 10 feet minimum for side fronting on a street and 15 feet minimum for side fronting a street.

Structure-Detached accessory buildings and garages: Same as for dwellings, except when the structure is flush with at the backline of the dwelling, but it still must be 10 feet away from the dwelling. ~~Least 10 feet behind the main building or 10 feet behind a line extending from the rear corners the main building to the side lot lines parallel to the rear lot line(s);~~ the side and rear setbacks may be reduced to 5 foot; provided that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 5 feet and minimum rear setback adjacent to a side lot line is 5 feet.

Commission member Nalder made a motion to approve Amending of the R-2 Ordinance with the redlined changes and discussed changes. Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

12. PUBLIC HEARING-AMENDING THE R-2.5 ORDINANCE

Commission member Nalder made a motion to enter into Public Hearing. Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

Craig Jacobsen explained how the smaller lots with patio homes are really likes by the owners. Mr. Jacobsen also expressed that he is in favor of the R-2.5 zone and would like to see lot sizes at 7,000 square feet.

Commission member Nalder made a motion to leave Public Hearing. Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

13. ACTION ON PUBLIC HEARING- AMENDING THE R-2.5 ORDINANCE

Section 1.3 number 3 add single in front of family and take out one. Add and twin homes.

Number 4 take out on lots of one acre or more. Add see Animal Keeping Ordinance.

Section 1.4 A Density: add residential units after 2.50 and take out building lots. Do the same on the last line in that section.

B Lot Area: change it to 7,000 sq. ft. for single family, ten thousand sq. ft. for twin homes.

C Lot Width- Minimum lot width: 65 feet, take out all lots in each phase are to average 80 feet. And corner lots 85 sq. ft. minimum

Delete 1, 2 and 3

Section 1.5 location of structures

-front setback 22 feet instead of 25 feet and add line for the garage. 15 feet for the home and delete all front lines.

-side setback 8 feet minimum on each side except 15 feet minimum for side fronting street.

-rear setback 22 feet instead of 30. On lots with odd shapes, the rear lot line has to average 22 feet but nothing closer than 18 feet.

Structure-Detached accessory buildings and garage

-side and rear setback- after except when the structure is, add "flush with, take out at, add the backline of the dwelling, but it still must be 10 feet away from the dwelling. Delete least 10 feet behind the main building or 10 behind a line extending from the rear corners the main building to the side lot lines parallel to the rear lot line(s). side and rear setbacks may be reduced to 5 foot and on corner lots the minimum setback for a side facing a street is 5 feet and minimum rear setback adjacent to a side lot line is 5 feet.

Commission member Nalder made a motion to approve the R-2.5 ordinance with changes that were redlined and discussed.

Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

14. PUBLIC HEARING-AMENDING THE R-4 ORDINANCE

Commission member Roundy made a motion to enter into public hearing. Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

No one came up to speak on this item.

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

15. ACTION ON PUBLIC HEARING- AMENDING THE R-4 ORDINANCE

Remove the 3 where is says 3-4 unites per acre.

Section 1.2 permitted uses: on the second line change one family to single family and add twin homes

On the fourth line remove pets, the keeping of household pets and add See animal Keeping Ordinance

Section 1.3: Conditional uses- remove Twin Homes allowed on minimum 13,000 Square feet

Section L4:

A.Density: Building Lot Requirements remove 3 on 3-4 building lots per acre and remove The exact density between 3to 4 units per acre will be agreed upon between the planning commission and the Developer.

B.Lot Area: should say There shall be a minimum of five thousand sq. feet for single family, eight thousand sq. feet for twin homes in each lot.

C. Lot Width: change 72 to 60 feet, 85 feet for twin homes and 70 foot minimum for corner lots.

-Last line should say, Planning Commission can give variances for odd shaped lots.

Section 1.5: Location of structures

Front setback-change to 20 feet, remove all and add garages, add 15 feet for the home

Side setbacks-change 10 to 8 feet and delete on garage side, 8 feet on other side. Change 20 feet to 8 feet for side fronting on a street, add planning commission and take out for lots less than 9,000 sq. feet and add for odd shaped lots.

Rear setbacks- Change 25 to 20 feet and add on lots with odd shapes, the rear lot line has to average 20 feet, but nothing closer than 15 feet.

Structure- change 10 feet to 5 feet on rear setback from property line

Section L6: Maximum structure height- delete two-and one-half stories or

Section 1.7 correct the spelling of street parking

Section 2 Definitions-remove the 3 from R zone

Commission member Nalder made a motion to approve amending the R-4 Ordinance with changes that were redlined and discussed. Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Reyna,

aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

Commission member Roundy made a motion to reconsider the motion on item number 9 and add that in section 2 number 9, remove Household pets and add See Animal Keeping Ordinance. Commission member Nalder seconded the motion.

Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

16. PUBLIC HEARING-AMENDING MIXED USE ZONING ORDINANCE

Commission member Roundy made a motion to enter into public hearing. Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

No one came up to speak on this item.

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

17. ACTION ON PUBLIC HEARING- AMENDING MIXED USE ZONING ORDINANCE

Commission member Reyna made a motion to table the Amending the Mixed Use Zoning Ordinance. Commission member Archuleta seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous.

18. OTHER BUSINESS: Planning Commission discussed future meetings. The planning commission will meet for their regular meeting on November 13, 2019. The meeting on November 27, 2019 is canceled and the meeting on December 25, 2019 is canceled

19. ADJOURNMENT

Commission member Archuleta made a motion to adjourn at 7:54 P.M. Commission member Roundy seconded the motion. Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; the vote was unanimous

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: _____



SITE PLAN
RESORT COMMERCIAL, COMMERCIAL OR
MANUFACTURING

Date 11/1/19

Address of Site: 2506 So. 2050 W. Property Parcel # 151310008

Applicant's Name: JASON ANDERSON

Address: 2506 S. 2050 W. WEST HAVEN, CT 06401 Phone: 801-732-1533

Application is hereby made to West Haven City requesting the following permitted use(s),
ADDITION FOR STORAGE BUILDING and

Site plan design, be approved on .44 of
(acreage)

Property in the M2 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: [Signature] Date: 11/1/2019
(Owner/Petitioner)

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

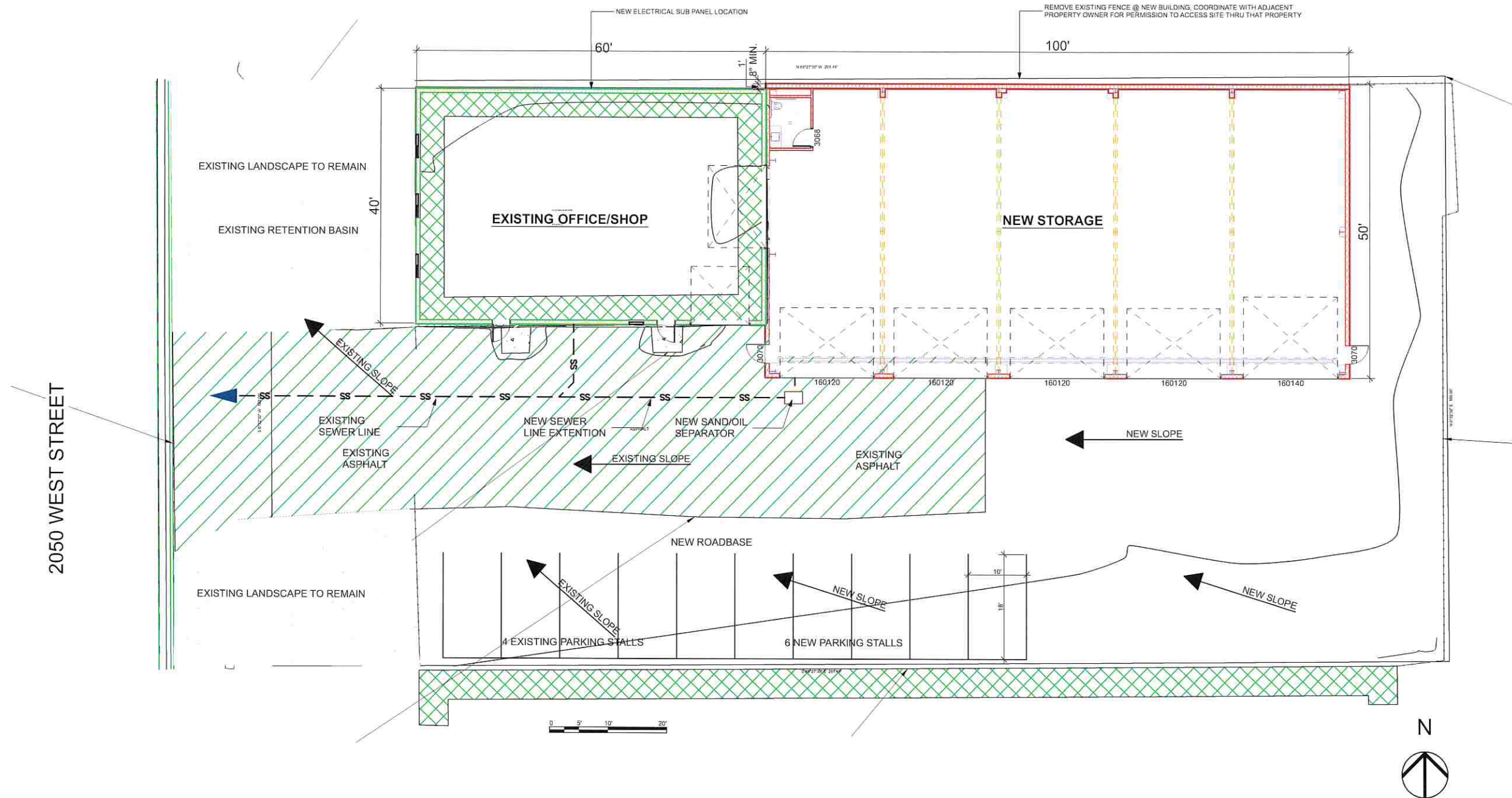
(Owner)

(Agent as Authorized by Owner)

KN Please initial to indicate that you have received a copy of the site plan requirements and Chapter 28

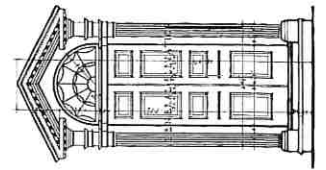
Elevation				Please show the percentage of each elevation for each category.	
N	E	S	W		
<u>92</u>	<u>93</u>	<u>54</u>	<u>85</u>	Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.	
<u>8</u>	<u>6</u>	<u>1</u>	<u>8</u>	Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated siding such as LP siding, stucco, tile and wood.	
<u>0</u>	<u>1</u>	<u>45</u>	<u>7</u>	Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.	
Number of parking spaces for your business				<u>10</u>	
Percentage of landscaping				<u>8.3%</u>	
Fees					
Preliminary <u>11/4</u>		\$100.00 for the first acre plus \$25.00 for each acre over one to five and \$10.00 for each additional acre			
City Review		\$100.00		Amount _____ Date Paid _____	
Final		\$100.00			
For Office Use Only					
Scheduled date for Agenda <u>November 13, 2019</u>					
Planning Commission Preliminary Approval _____ Conditions _____					
Council Preliminary Approval _____ Conditions _____					
Planning Commission Final Approval _____ Conditions _____					
Council Final Approval _____ Conditions _____					

/Users/Kelly/Desktop/KELS WORK/CURRENT PROJECTS/1937 Live Wire/Live Wire 2.pln



1 SITE PLAN
C-1 SCALE: 1" = 10'

**N i e l s o n
Architecture
Planning, Inc.**
Kelly Nielson, Architect
1333 South 2375 West
Syracuse, Utah 84075
nielarch@gmail.com
801-564-7200 m



Professional Stamp
Not valid with out
Original Signature

**NEW STORGE BUILDING FOR
LIVE WIRE ELECTRIC**

OWNER: JASON ANDERSON

2506 South 2050 West, West Haven, Utah

CMC CONSTRUCTION
COREY MALAN, G.C.
801-394-3904

PROJECT NO: 1937
DATE: 1 November 2019
DRAWN BY: KMN
CHK'D BY:
COPYRIGHT: Nielson Architecture/Planning, Inc.
SITE PLAN SUBMITTAL

SHEET TITLE
ARCHITECTURAL SITE PLAN

C-1
SHEET 2 OF

2050 West Street

Exist. Curb & Gutter

Exist. Utility Box

S 0°32'30" W 100.00'

Exist. Transformer Pad

Exist. Building
FF=4295.27

Exist. Concrete Pads

Exist. Asphalt

Dirt/Natural Ground

N 89°27'30" W 201.49'

Exist. Fence

Lot 19
20,149 s.f.

Dirt/Natural Ground

N 0°32'30" E 100.00'

Exist. Fence

P.O.B.

S 89°27'30" E 201.49'

Exist. Building

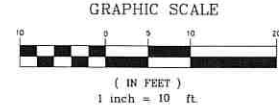
SOUTH 1/4 CORNER SEC. 26,
T48N, R27W, S18E81
DEER COUNTY BRASS CAP MARK

WEST BASIS OF BEARING

2636.96'

825.00'

SOUTHEAST CORNER SEC. 36,
T48N, R27W, S18E81
DEER COUNTY BRASS CAP MARK



LEGEND:

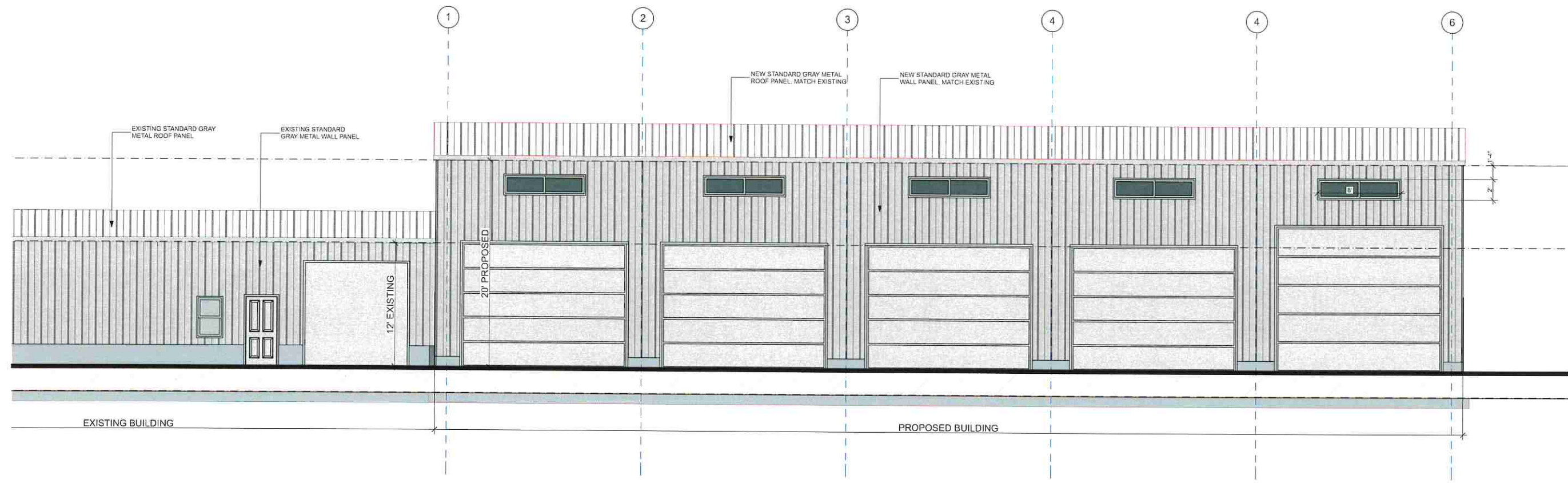
- PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR

CLIENT
XXXX
ADDRESS
XXX Utah

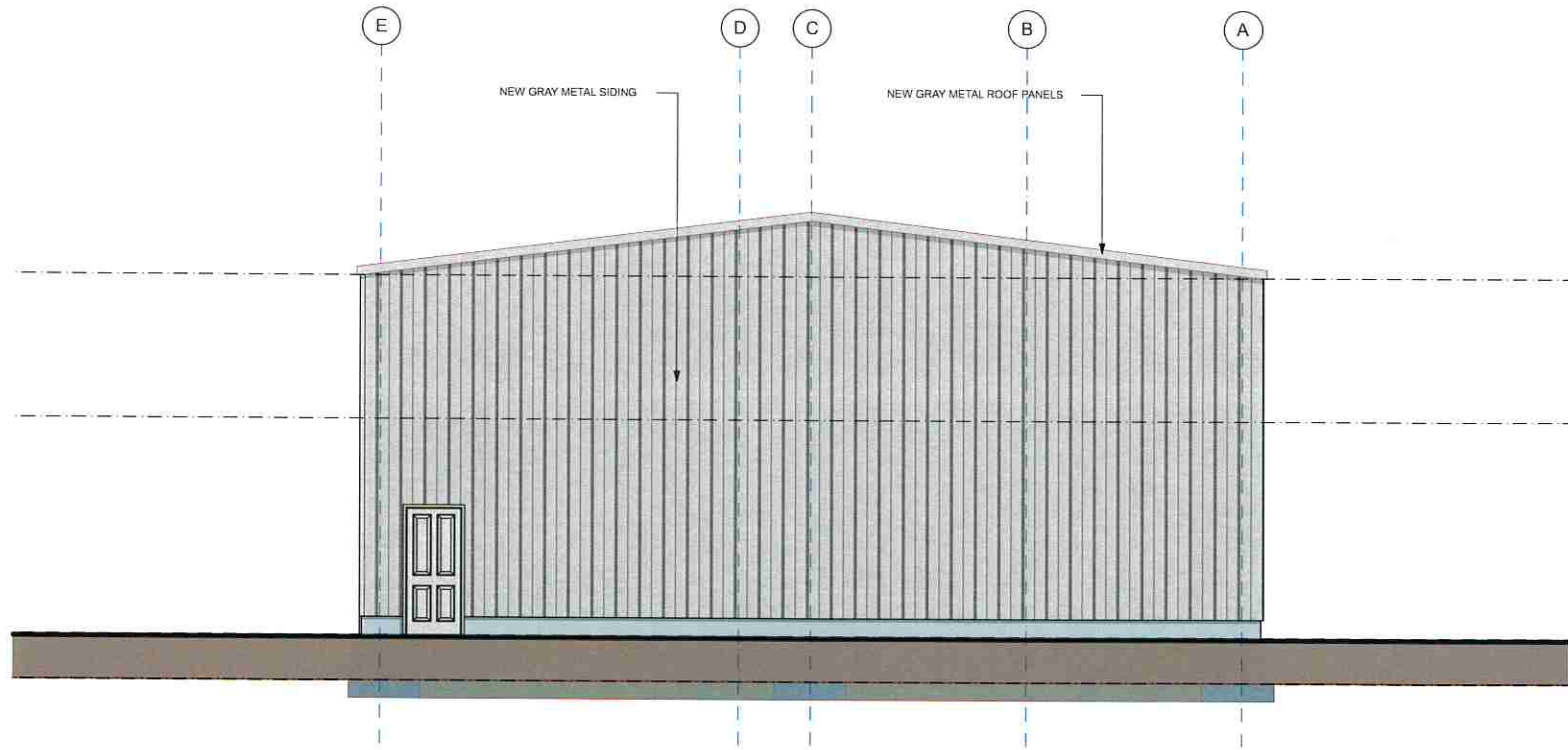
TOPOGRAPHY SURVEY
Lot 19, Circle "R" Industrial Park Subdivision

Date: 8/15/19
Scale: 1"=10'
Sheet No: 1
File No: PROJECT

/Users/Kelly/Desktop/KELS WORK/CURRENT PROJECTS/1937 Live Wire/Live Wire 2.pln

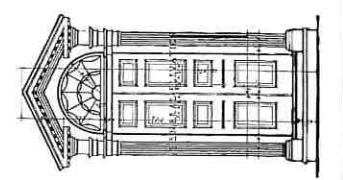


2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

**Nielson
Architecture
Planning, Inc.**
Kelly Nielson, Architect
1333 South 2375 West
Syracuse, Utah 84075
nielarch@gmail.com
801-564-7200 m



Professional Stamp
Not valid with out
Original Signature

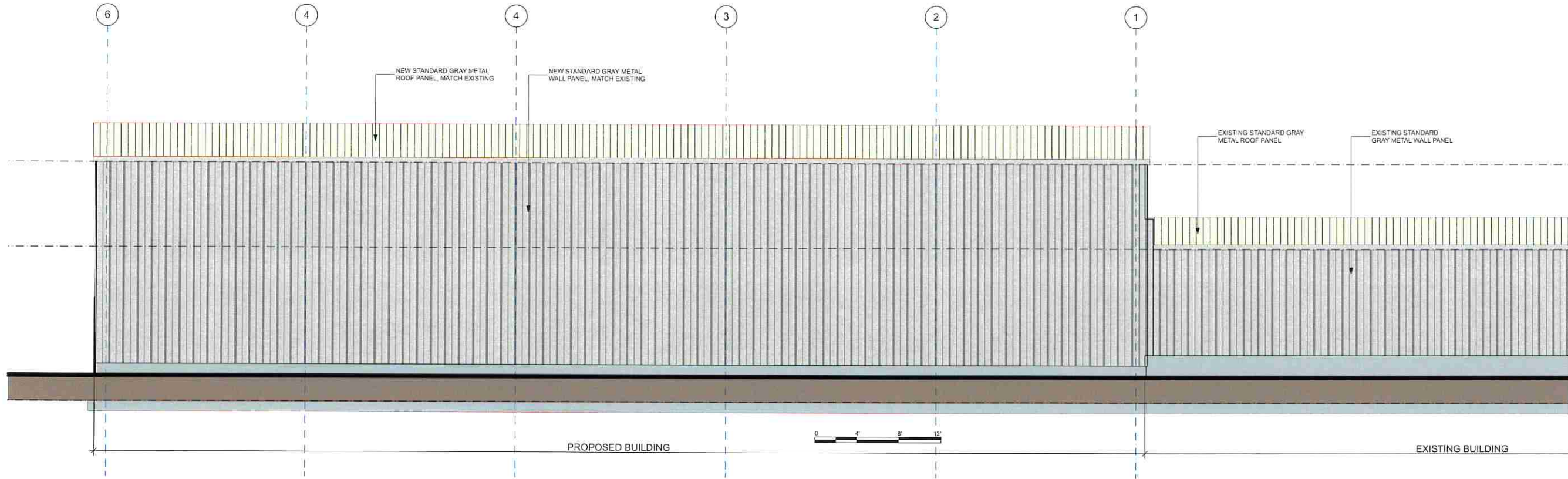
**NEW STORGE BUILDING FOR
LIVE WIRE ELECTRIC**
OWNER: JASON ANDERSON
2506 South 2050 West, West Haven, Utah
C M C CONSTRUCTION
COREY MALAN, G.C.
801-394-3904

PROJECT NO: 1937
DATE: 1 November 2019
DRAWN BY: KMN
CHK'D BY:
COPYRIGHT: Nielson Architecture/Planning, Inc.
SITE PLAN SUBMITTAL

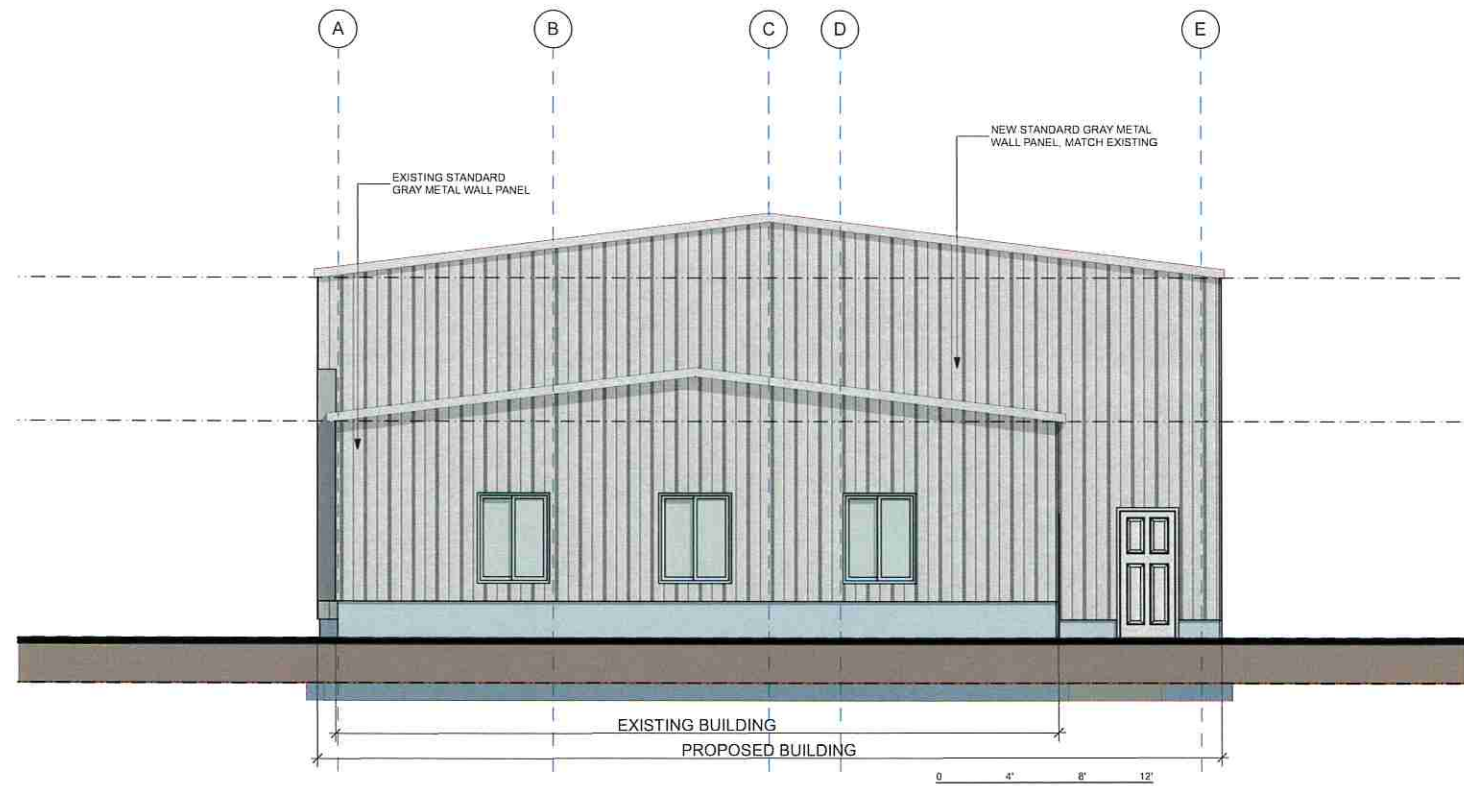
SHEET TITLE
EAST & SOUTH EXTERIOR
ELEVATIONS

A-4
SHEET 7 OF

/Users/Kelly/Desktop/KELS WORK/CURRENT PROJECTS/1937 Live Wire/Live Wire 2.pln

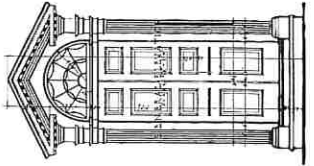


1 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

**N i e l s o n
Architecture
Planning, Inc.**
Kelly Nielson, Architect
1333 South 2375 West
Syracuse, Utah 84075
nielarch@gmail.com
801-564-7200 m



Professional Stamp



Not valid with out
Original Signature

**NEW STORGE BUILDING FOR
LIVE WIRE ELECTRIC**

OWNER: JASON ANDERSON

2506 South 2050 West, West Haven, Utah

C M C CONSTRUCTION

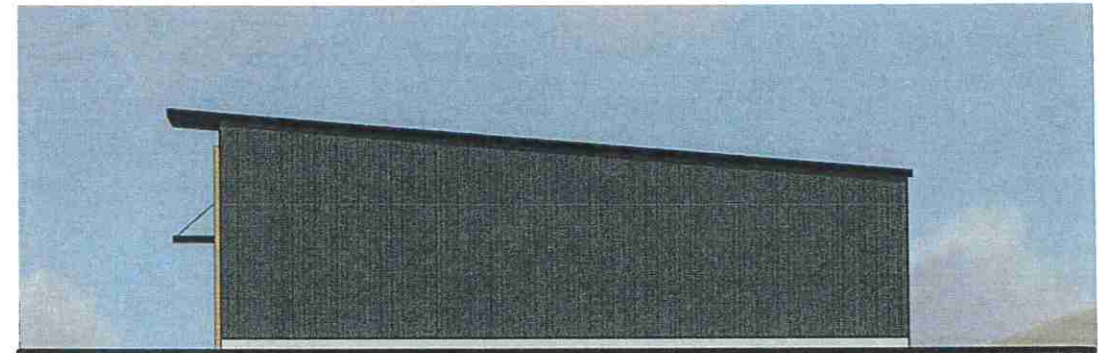
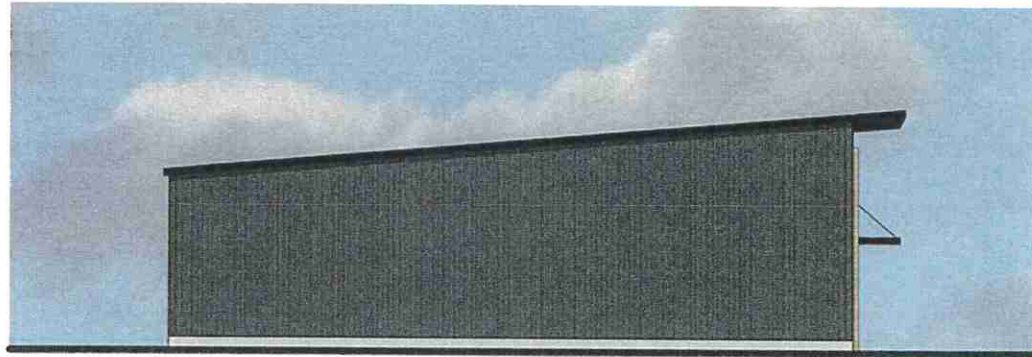
COREY MALAN, G.C.
801-394-3904

PROJECT NO: 1937
DATE: 1 November 2019
DRAWN BY: KMN
CHK'D BY:
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SITE PLAN SUBMITTAL

SHEET TITLE
**WEST & NORTH EXTERIOR
ELEVATIONS**

A-5

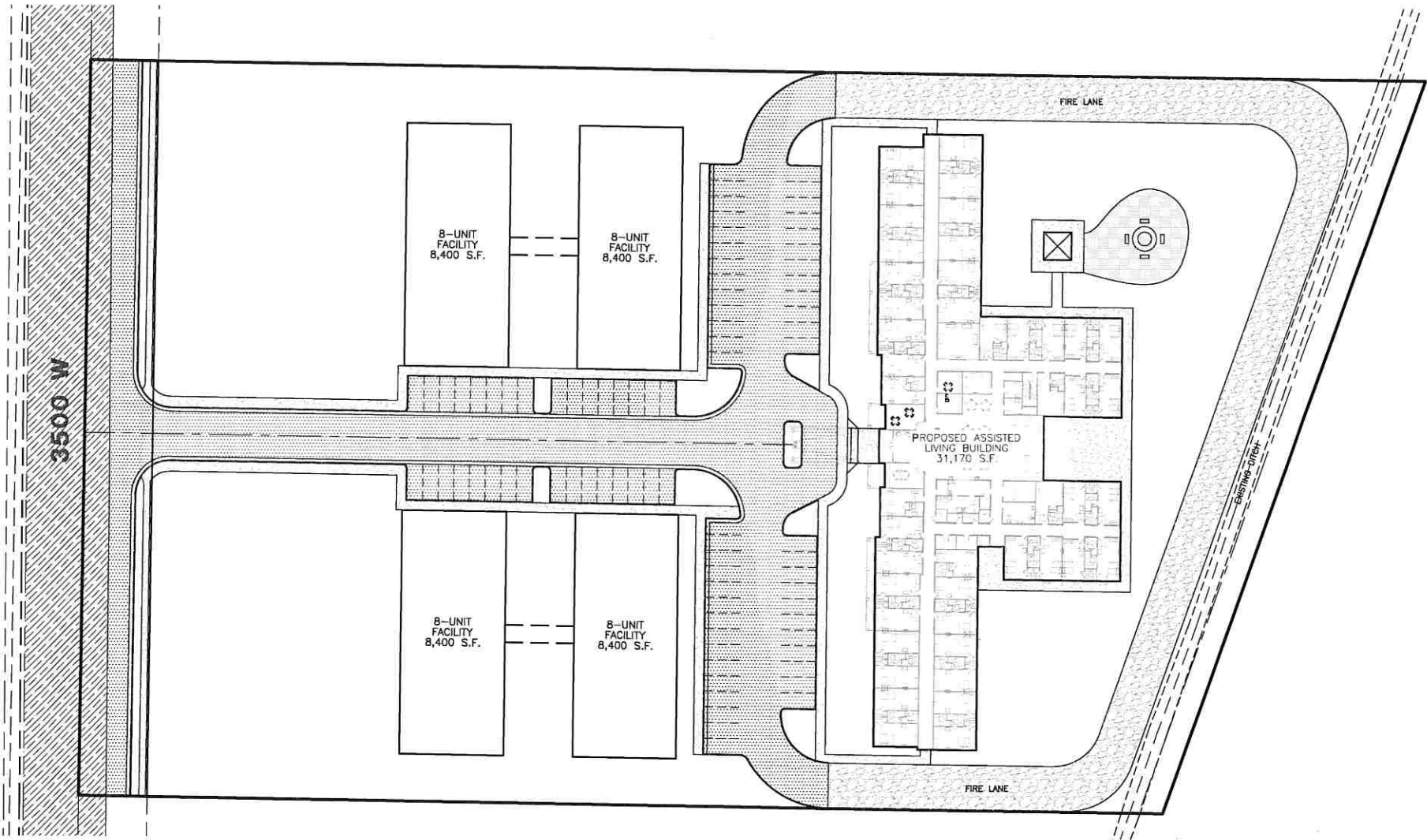
SHEET 8 OF



David Phipps Building
West Haven, Utah



Grand Haven
3500 W
Improvement Plans
WEST HAVEN CITY, WEBER COUNTY, UTAH
NOVEMBER 2019



SITE DATA

PARKING:	83 STALLS PROVIDED (4 A.D.A. REQ)
PARCEL AREA:	296,589 S.F. (6.81 ACRES)
BUILDING AREA:	64,770 S.F.
ASPHALT AREA:	63,409 S.F. (1.46 ACRES)
LANDSCAPE AREA:	168,409 S.F. (3.87 ACRES)
LS RATIO:	56.8%

- Sheet Index**
- Sheet 1 - Cover/Index Sheet
 - Sheet 2 - Notes/Legend
 - Sheet 3 - Existing & Demolition Plan
 - Sheet 4 - Proposed Site Plan
 - Sheet 5 - Grading & Utility Plan
 - Sheet 6 - Civil Details
 - Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
 - Sheet 8 - Storm Water Pollution Prevention Plan Details
 - Sheet L1 - Landscape Plan



Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR. SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT, THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Justin Nielsen
Stillwater Construction
PO Box 638
Roy, UT, 84067

Project Contact:

Project Manager: Jeremy Draper
Project Engineer: Ken Hunter



REVISIONS	DESCRIPTION
DATE	

Grand Haven Assisted Living
3500 West Street
WEST HAVEN CITY, WEBER COUNTY, UTAH
Cover/Index Sheet



Project Info.

Engineer: J. DRAPER
Drafter: J. MEYERS
Begin Date: NOVEMBER 2019
Name: GRAND HAVEN
ASSISTED LIVING
3500 WEST ST
Number: 7037-01

Sheet 1 of 8
1 8
Sheets

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General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR MUNICIPALITY (IF MANUFACTURED), INDIVIDUAL PROPERTY OWNERS, MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY PRIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED AND SUBMITTED TO THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT BY SITE OF THE WORK PRIOR TO BEGINNING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT AND FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR, PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD. THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRU-ROD BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTERS, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

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

EXPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

PROPOSED SECONDARY WATER LATERAL	PROPOSED WATER METER	PP	POWER/UTILITY POLE
PROPOSED LAND DRAIN LATERAL	EXISTING WATER METER	P.U.E.	PUBLIC UTILITY EASEMENT
PROPOSED WATER LATERAL	PROPOSED CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
PROPOSED SEWER LATERAL	EXISTING CATCH BASIN	RIM	RIM OF MANHOLE
PROPOSED CULINARY WATER LINE	DRAINAGE SWALE	R.O.W.	RIGHT-OF-WAY
EXISTING CULINARY WATER LINE	PLUG W/ 2" BLOW-OFF	SD	STORM DRAIN
PROPOSED SECONDARY WATER LINE	PLUG & BLOCK	SS	SANITARY SEWER
EXISTING SECONDARY WATER LINE	STREET LIGHT	TBC	TOP BACK OF CURB
PROPOSED SANITARY SEWER LINE	SIGN	TOA	TOP OF ASPHALT
EXISTING SANITARY SEWER LINE	BUILDING	TOC	TOP OF CONCRETE
PROPOSED STORM DRAIN LINE	CURB & GUTTER	TOFF	TOP OF FINISHED FLOOR
EXISTING STORM DRAIN LINE	CATCH BASIN	TOI	TOP OF PUMP ISLAND
PROPOSED LAND DRAIN LINE	CUBIC FEET	TSW	TOP OF SIDEWALK
EXISTING LAND DRAIN LINE	CUBIC FEET PER SECOND	W	CULINARY WATER
PROPOSED IRRIGATION LINE	FENCE CORNER	WM	WATER METER
EXISTING IRRIGATION LINE	FINISH FLOOR		EXISTING ROADWAY
FENCE LINE	FINISH FLOOR ELEVATION		PROPOSED ASPHALT PAVEMENT
PROPOSED FIRE HYDRANT	FINISHED GRADE		PROPOSED CONCRETE
EXISTING FIRE HYDRANT	FIRE HYDRANT		
PROPOSED MANHOLE	FLOW LINE		
EXISTING MANHOLE	GRADE BREAK		
PROPOSED SEWER CLEAN-OUT	INVERT		
PROPOSED GATE VALVE	LINEAR FEET		
EXISTING GATE VALVE	NATURAL GRADE		



REVISIONS

DATE

DESCRIPTION

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

Notes/Legend



Project Info.	
Engineer:	J. DRAPER
Drafter:	J. MEYERS
Begin Date:	NOVEMBER 2019
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01

Sheet	8
2	Sheets

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LANDSCAPE ARCHITECTS • CIVIL ENGINEERS • LAND SURVEYORS
TIMBER ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

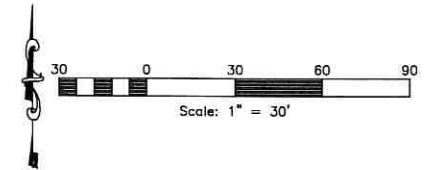
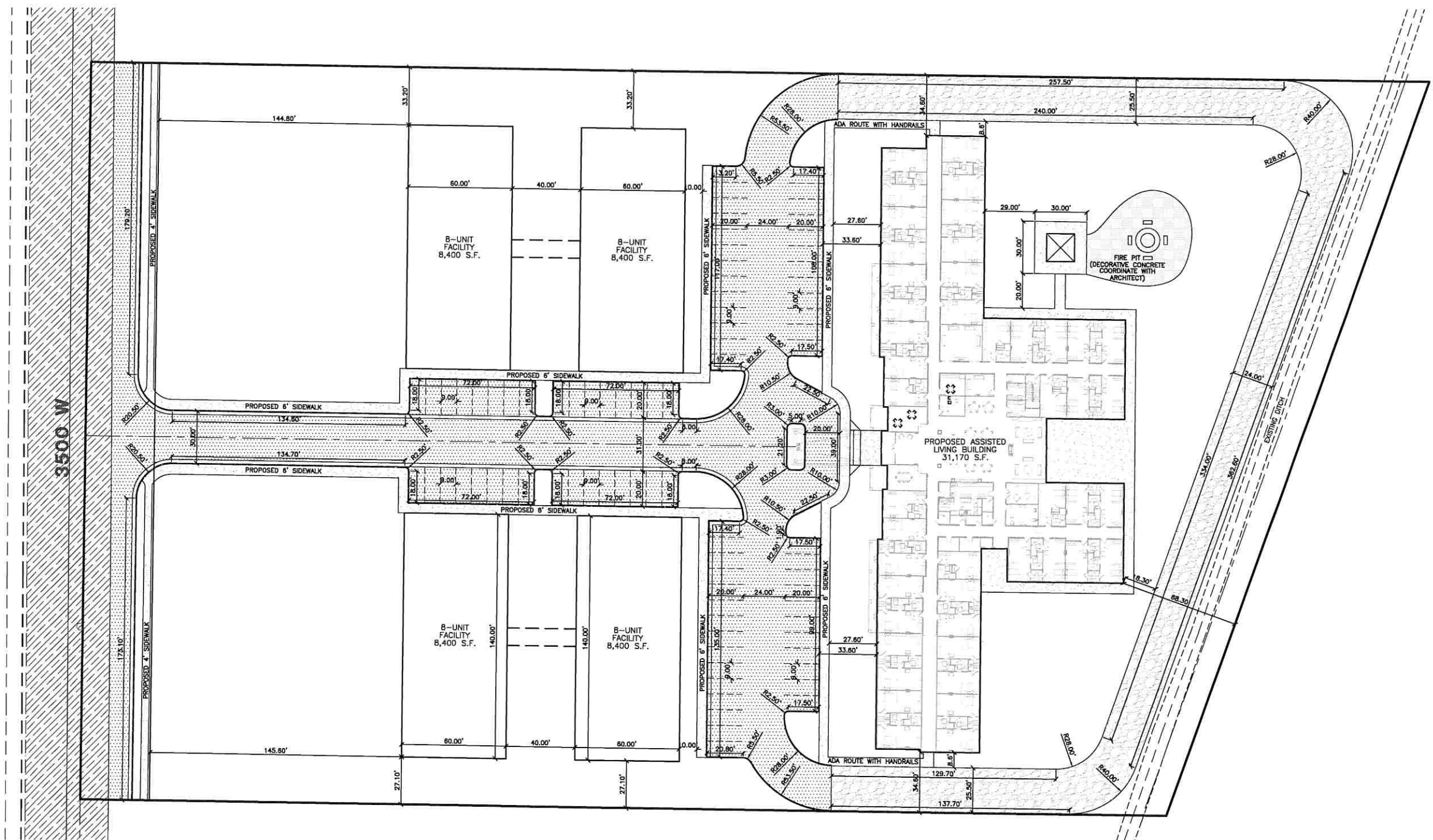
Grand Haven Assisted Living
3500 West Street
WEST HAVEN CITY, WEBER COUNTY, UTAH

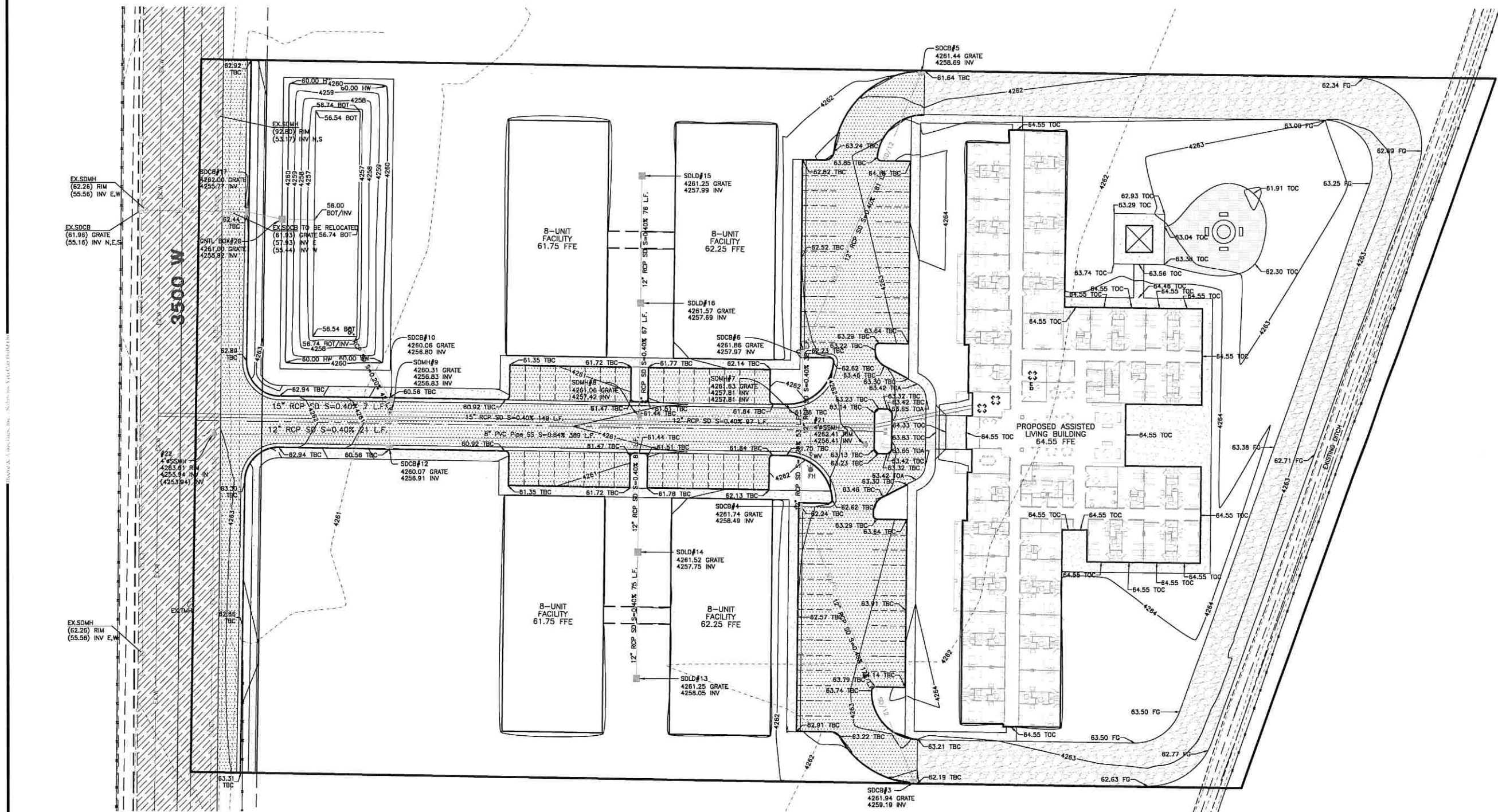
Proposed Site Plan



Project Info.	
Engineer:	J. DRAPER
Drafter:	J. MEYERS
Begin Date:	NOVEMBER 2019
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01

Sheet	8
4	Sheets





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

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 627-1100 FAX: (801) 627-1105 www.reeve-inc.com
LAND SERVICES • CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

REVISIONS	DATE	DESCRIPTION

Grand Haven Assisted Living

3500 West Street

WEST HAVEN CITY, WEBER COUNTY, UTAH

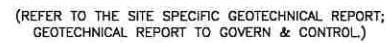
Grading & Utility Plan



Project Info.	
Engineer:	J. DRAPER
Drafter:	J. MEYERS
Begin Date:	NOVEMBER 2019
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01

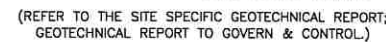
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5	Sheets





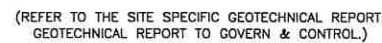
Typical On-Site Asphalt Paving

SCALE: NONE



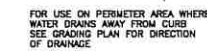
Concrete Walkway

SCALE: NONE



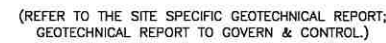
On-Site 'L' Type Curb & Gutter

SCALE: NONE



On-Site Outfall 'L' Curb & Gutter

SCALE: NONI



Trash Enclosure Concrete Pad

SCALE: NONE



2' Concrete Waterway

SCALE: NONE



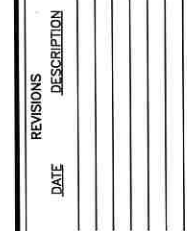
Concrete Collar Detail

SCALE: NONE



Typical On-Site Pipe Bed Section

SCALE: NONE



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

Civil Details



Project Info.
Engineer: J. DRAPER
Drafter: J. MEYERS
Begin Date: NOVEMBER 2019
Name: GRAND HAVEN
ASSISTED LIVING
3500 WEST ST
Number: 7037-01

Sheet	8
6	Sheets

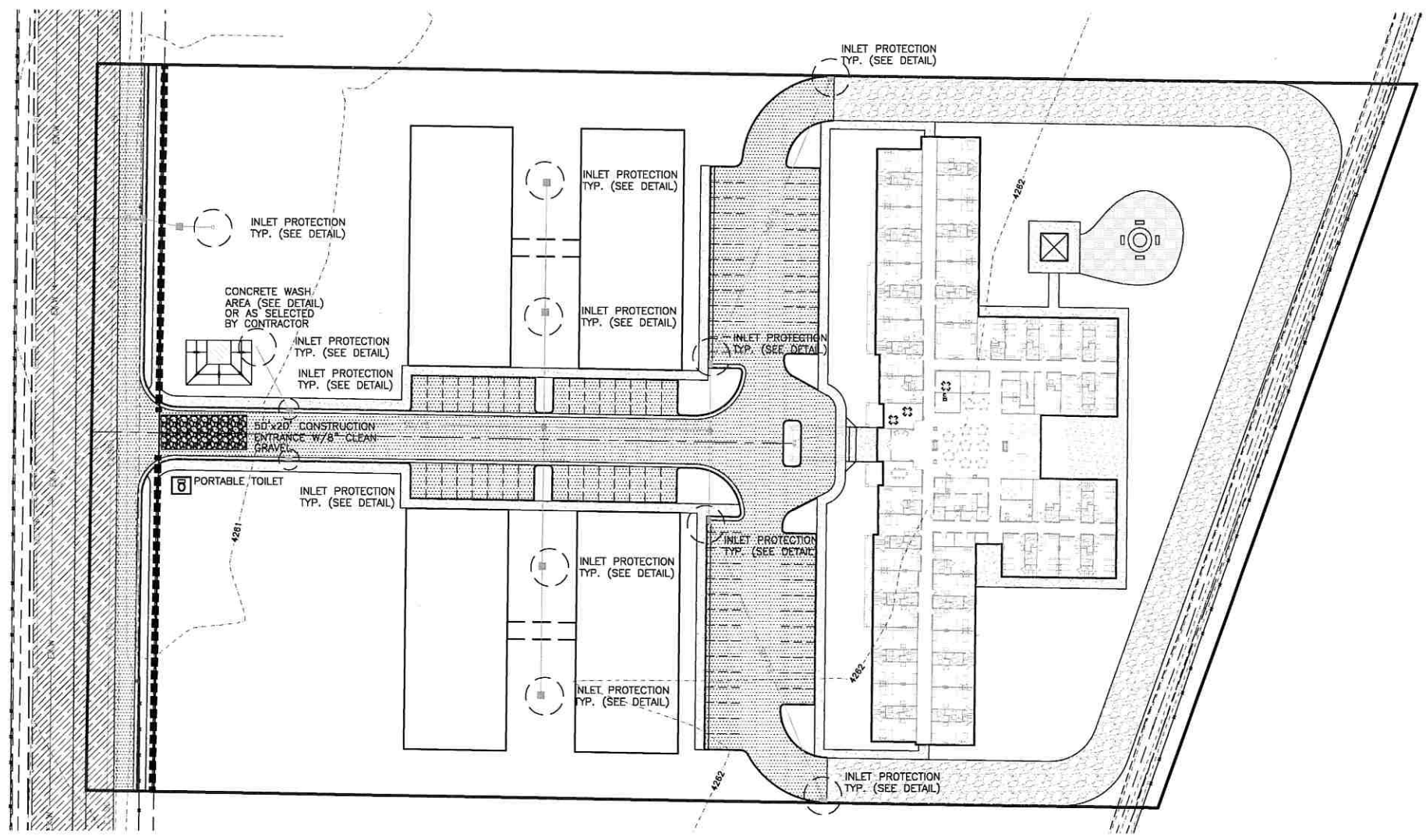


Reeve & Associates, Inc. - Solutions You Can Build On

Grand Haven 3500 W

Storm Water Pollution Prevention Plan Exhibit

WEST HAVEN CITY, WEBER COUNTY, UTAH
NOVEMBER 2019



STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 438-1000 FAX: (801) 438-1001
WWW.REEVE-ASSOCIATES.COM

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TIMBER ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

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

**Storm Water Pollution
Prevention Plan Exhibit**



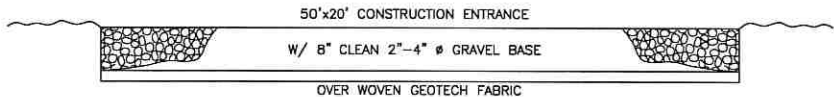
Project Info.	
Engineer:	J. DRAPER
Drafter:	J. MEYERS
Begin Date:	NOVEMBER 2019
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01

Construction Activity Schedule	
- PROJECT LOCATION.....	WEST HAVEN CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....	MARCH 2020
- BMP'S DEPLOYMENT DATE.....	MARCH 2020
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

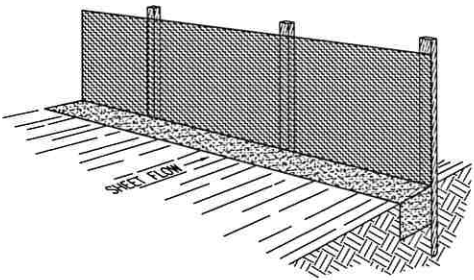
Sheet	8
7	Sheets

Notes:

1. Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2. Describe BMP's to eliminate/reduce contamination of storm water from:
a. Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
b. Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
c. Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
d. Fueling area:
To be performed in designated areas only and surrounded with silt fence.
e. Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
f. Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
g. Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
h. Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
i. Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
j. Service areas:
To be performed in designated areas only and surrounded with silt fence.
3. BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4. Construction Vehicles and Equipment:
a. Maintenance
- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
- Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
b. Fueling
- If fueling must occur on-site, use designated areas away from drainage.
- Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
- Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
- Use drip pans for any oil or fluid changes.
c. Washing
- Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
- If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
- Use phosphate-free, biodegradable soaps.
- Do not permit steam cleaning on-site.
5. Spill Prevention and Control
a. Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
- Contain the spread of the spill.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover the impacted area to avoid runoff.
- Record all steps taken to report and contain spill.
b. Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
6. Post Roadway / Utility Construction
a. Maintain good housekeeping practices.
b. Enclose or cover building material storage areas.
c. Properly store materials such as paints and solvents.
d. Store dry and wet materials under cover, away from drainage areas.
e. Avoid mixing excess amounts of fresh concrete or cement on-site.
f. Perform washout of concrete trucks offsite or in designated areas only.
g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7. Erosion Control Plan Notes
a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
b. Part II.D.4.C identifies the minimum inspection report requirements.
c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation where the risk of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

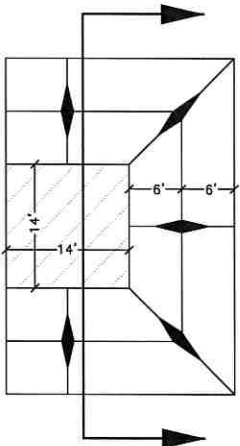
TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Unroll the silt fence, positioning the post against the downstream wall of the trench.
- Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then about the end posts to create a tight seal as shown in Figure 1.
- Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

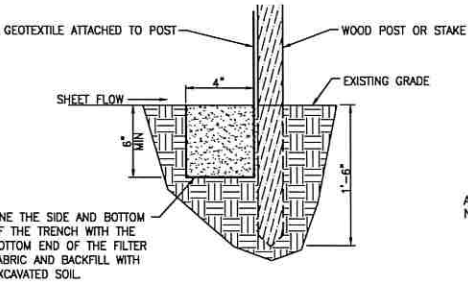
FIELD ASSEMBLY:

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing



Concrete Washout Area
w/ 10 mil Plastic Liner

SCALE: NONE



Section

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

INSPECTION

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

REMOVAL

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

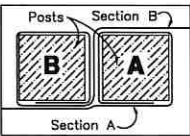
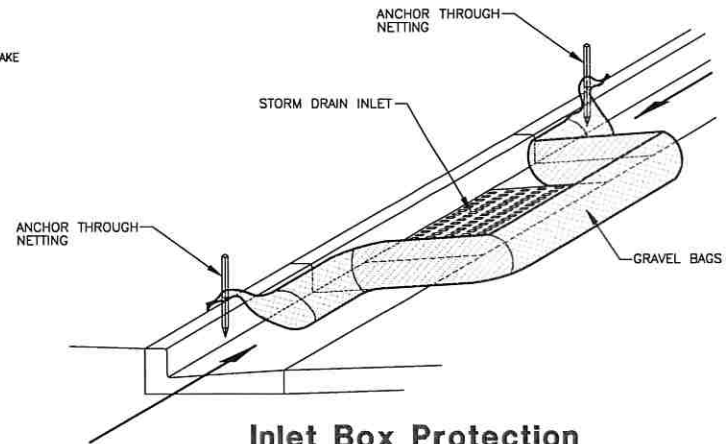


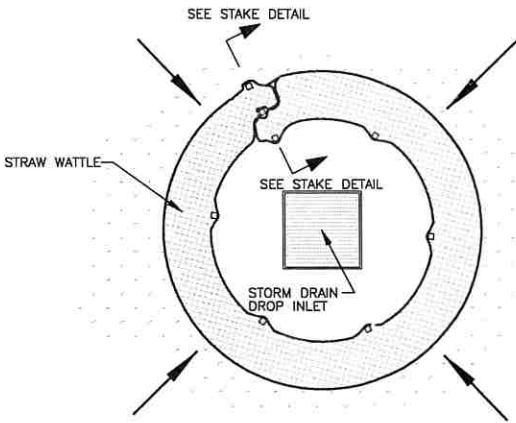
Figure 1:
Top View of
Roll-to-Roll Connection

Silt Fence Detail

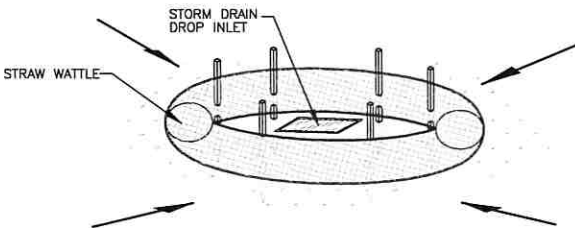
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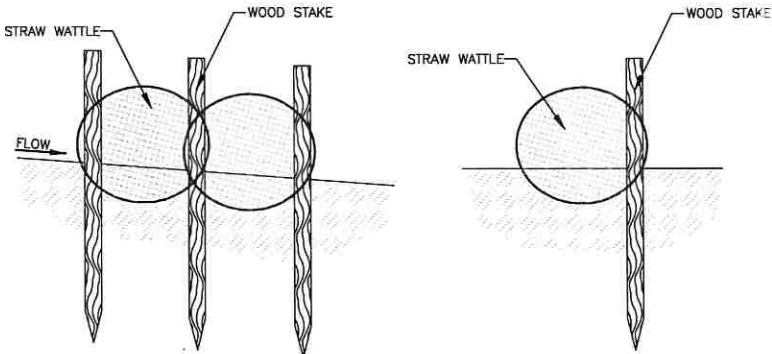
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail



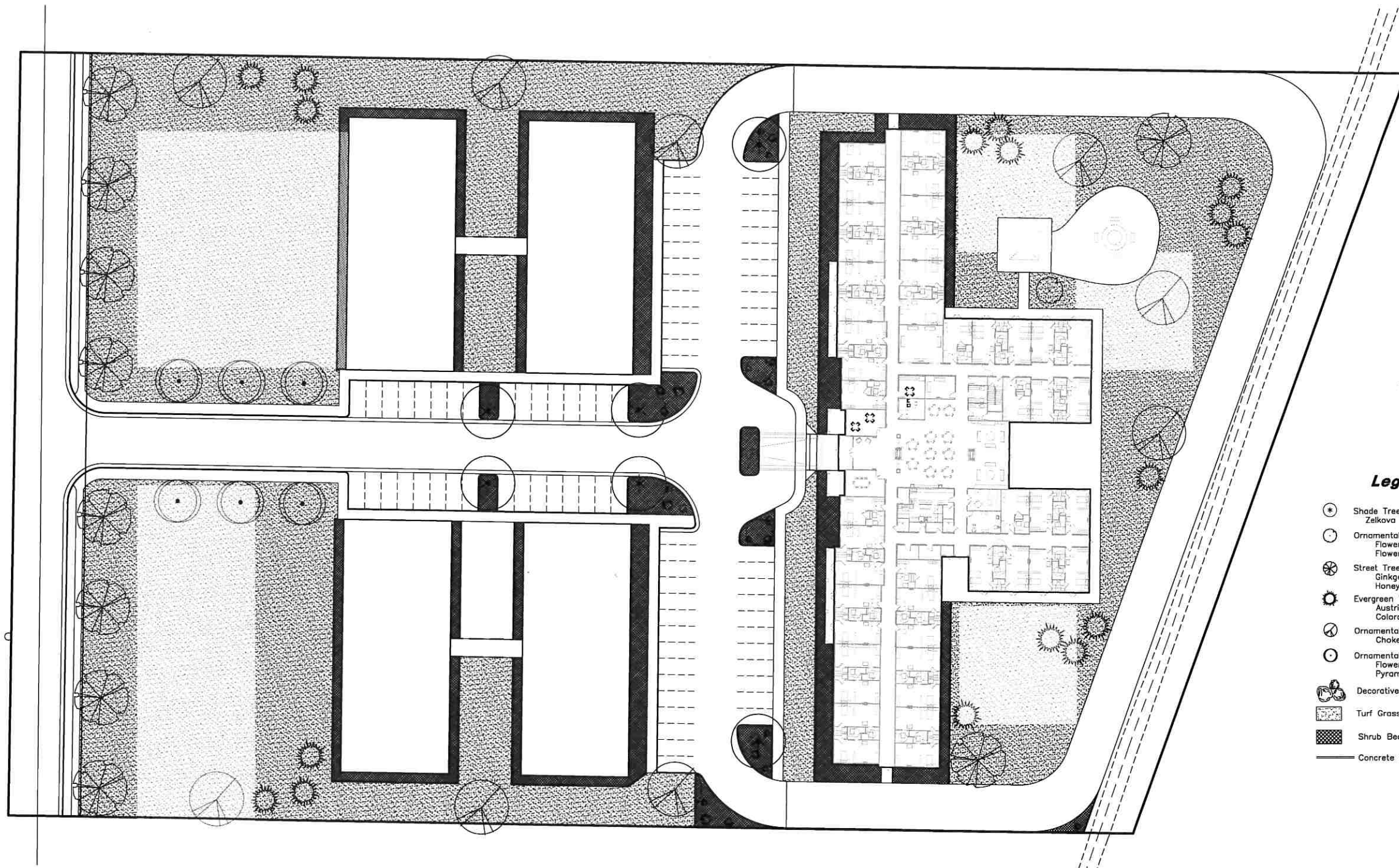
REVISIONS	DESCRIPTION
DATE	

Grand Haven Assisted Living
3500 West Street
WEST HAVEN CITY, WEBER COUNTY, UTAH
Storm Water Pollution
Prevention Plan Details



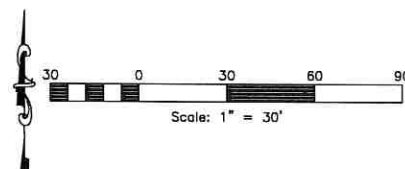
Project Info.
Engineer:
J. DRAPER
Drafter:
J. MEYERS
Begin Date:
NOVEMBER 2019
Name:
GRAND HAVEN
ASSISTED LIVING
3500 WEST ST
Number: 7037-01

Sheet
8
8 Sheets



Legend

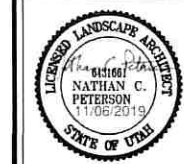
- ☉ Shade Tree
Zelkova
- ☉ Ornamental Tree
Flowering Crabapple
Flowering Cherry
- ☉ Street Tree
Ginkgo
Honeylocust
- ☉ Evergreen Tree
Austrian Pine
Colorado Spruce
- ☉ Ornamental Tree
Chokecherry
- ☉ Ornamental Tree
Flowering Pear
Pyramidal Hornbeam
- ☉ Decorative Boulders
- ☉ Turf Grass - Sod
- ☉ Shrub Bed - Shrubs Flowers with Mulch
- ☉ Concrete Mowstrip



REVISIONS	DESCRIPTION
DATE	

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

Conceptual Landscape Plan



Project Info.	
Landscape Architect:	N. Peterson
Drafter:	N. Peterson
Begin Date:	NOVEMBER 2019
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01

Sheet	1
Sheets	





SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION
PHONE 801-731-4519

SUDIVISION NAME SHUPE PROPERTY

LOCATION +3222 South 3500 West PARCEL # 15-092-0086 (not incl. home/lot),
15-092-0074, and 15-092-0075

NO. OF LOTS/NO. OF BUILDINGS Alt. 1: 116 lots/units
Alt. 2: 77 lots ZONE R-2.5 PRUD

Applicants Name CAPITAL REEF MANAGAMENT LLC
Land Development Entity for Phone 801-444-3639 Fax _____
Ovation Homes and Aspire Homes

Address 498 N. Kays Drive, Suite 230 City Kaysville State UT Zip 84037

Surveyor/Engineer Ensign Engineering Phone 801-547-1100 Fax _____

Address 1485 West Hill Field Road City Layton State UT Zip 84041

OFFICE USE

Scheduled for Planning Commission Agenda _____

PLANNING COMMISSION ACTION:

Preliminary - Approved ___ Date _____ Denied ___ Date _____

Final - Approved ___ Date _____ Denied ___ Date _____

Conditions: _____

CITY COUNCIL ACTION:

Preliminary - Approved ___ Date _____ Denied ___ Date _____

Final - Approved ___ Date _____ Denied ___ Date _____

Preliminary

Final

Amount _____ Paid Date _____ Amount _____ Paid Date _____



CAPITAL REEF
MANAGEMENT LLC

October 7, 2019

West Haven City
4150 So. 3900 W.
West Haven, UT 84401

**Re: Shupe Property
3222 So. 3500 W.
West Haven, UT**

Dear City Officials:

We are the purchaser of the above-referenced property, which is a little over 25 acres. We truly are excited to have the opportunity to develop and build another community in West Haven. Our two previous active adult communities, The Villas at Country Haven and The Cottages at Spring Meadow are wonderful new neighborhoods of which we are very proud. There truly is not a city with whom we would rather work than West Haven. Steve Anderson and the other many city staff members are exemplary in their professionalism and desire to serve the city.

We continue to see a great need for active adult communities, the 55 and older, one level living neighborhoods which have been our primary focus for more than 17 years. The absorption that we experienced in both of the active adult communities we developed in West Haven tells us that there remains a critical need for this type of housing. We also continue to see a critical shortage of attainable housing for younger families. We understand that the tremendous influx of townhomes has resulted in a backlash by some citizens in various cities, but this is not what we are desiring to create for this wonderful piece of property.

We desire to develop a community with some active adult homes, and the remainder being single family homes, at a pricing that finds the balance between attainability for younger families and creating a community that will be attractive for the long term. We have met with Steve Anderson and other city staff to discuss various concepts and ideas. They have provided us valuable input, which resulted in a unique approach that we are taking with this project, which is to offer the city two alternative proposals as part of our application.

The first proposal would yield approximately 116 lots, which would include an active adult component and single family homes. It also would include some unique, creative open space. Finally, the somewhat greater density than what is available as of right with the current zoning makes it possible for us to make a significant cash donation to the city, which would be paid upon final plat approval. Our thought is that these funds could then be used by the city for improvements to another park or city recreational development, although the city obviously would have discretion as to where the funds would be utilized. This proposal is our much preferred approach to development of this property.

If the city is not amenable to our first proposal, the second proposal would be a request to approve a traditional development that conforms with the current R-2.5 zoning, something that is available as a matter of right within the zoning. This second alternative proposal would yield 77 lots of single family housing, based upon the R-2.5 zoning coupled with a PRUD overlay.

We look forward to discussing this exciting new project and express again our desire to create a community that the citizens of West Haven can be proud to call part of this wonderful city.

Best regards,

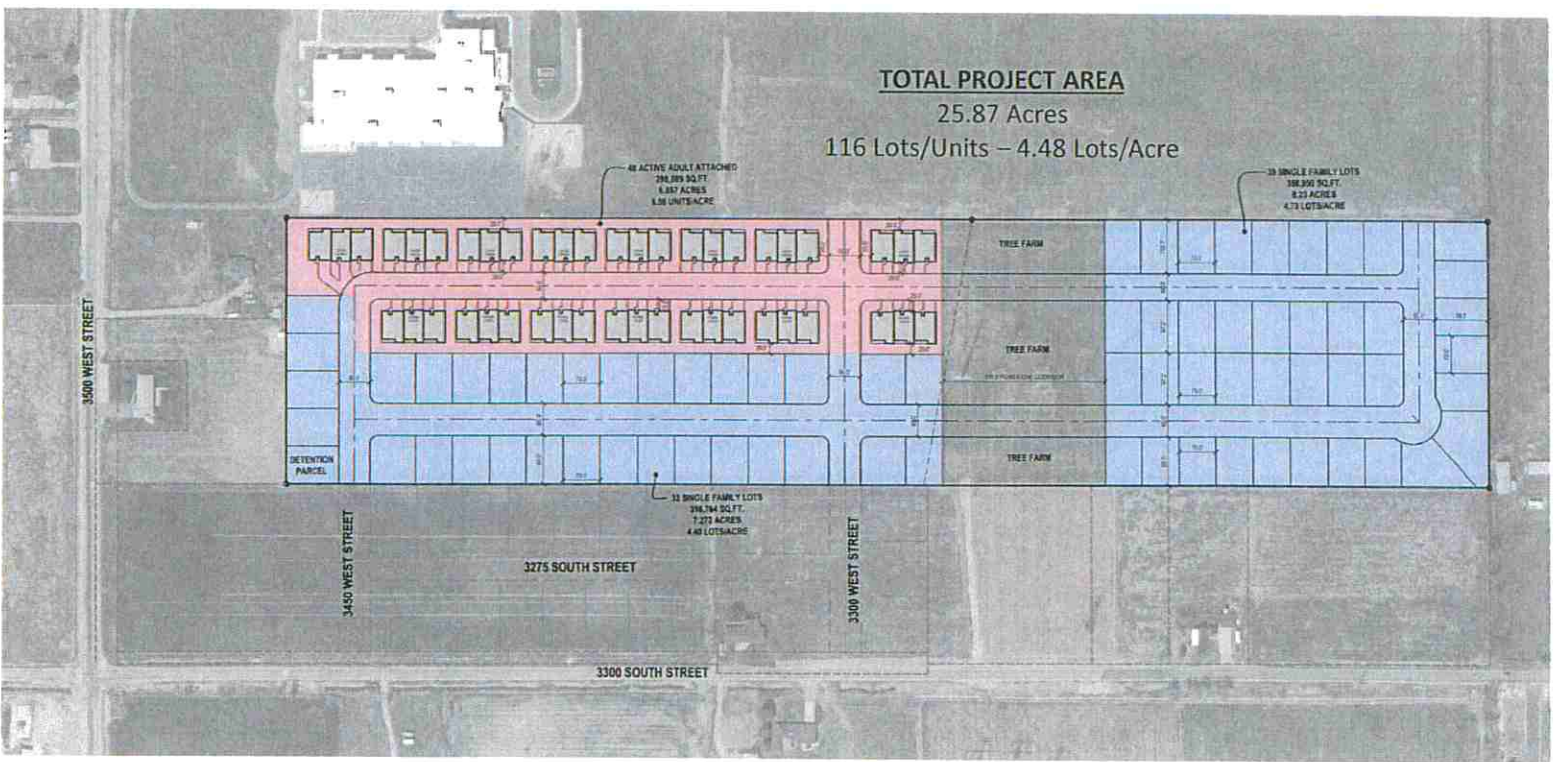
A handwritten signature in black ink, appearing to read 'Brad Frost', with a long, sweeping horizontal line extending to the right.

Brad Frost
President

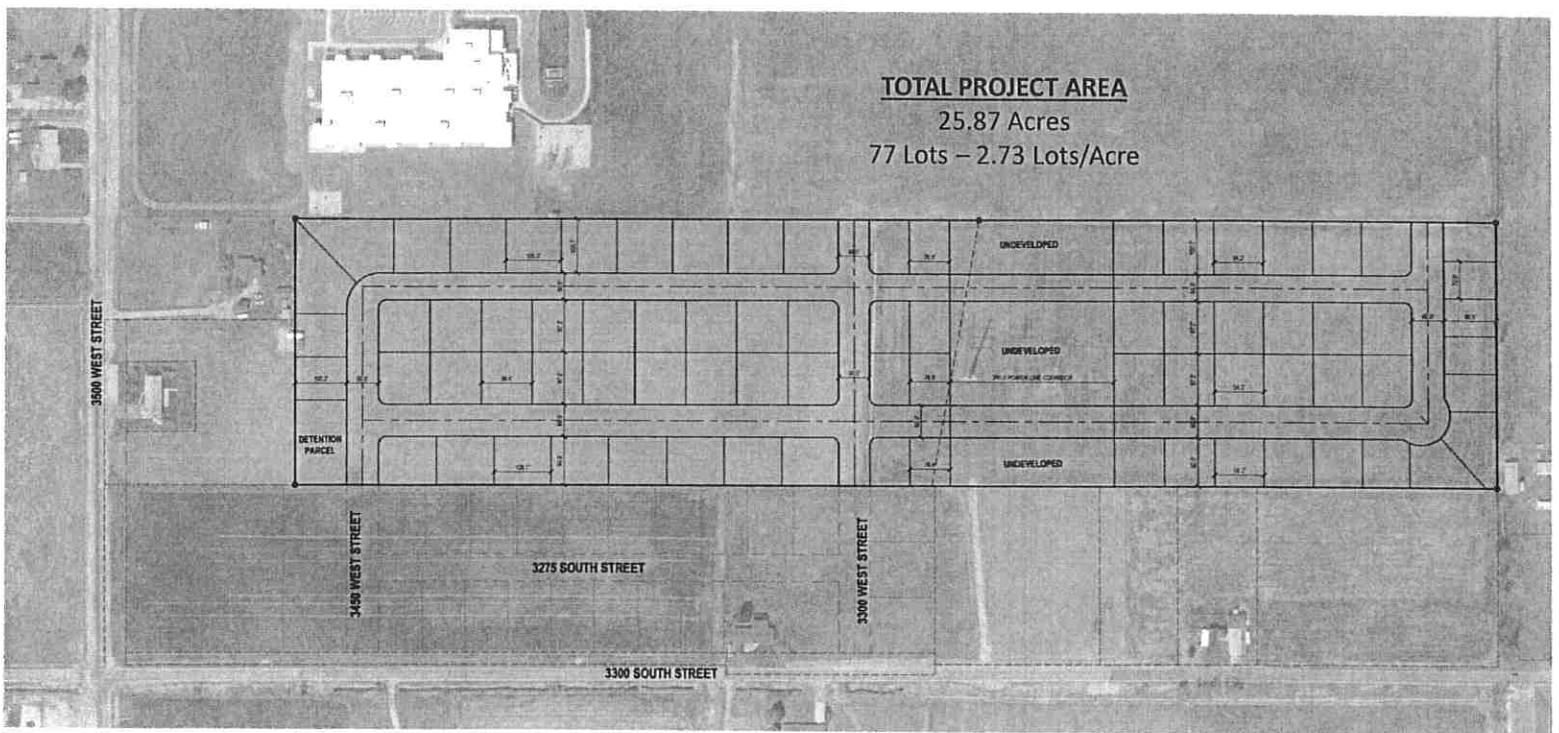
SHUPE PROPERTY – Location



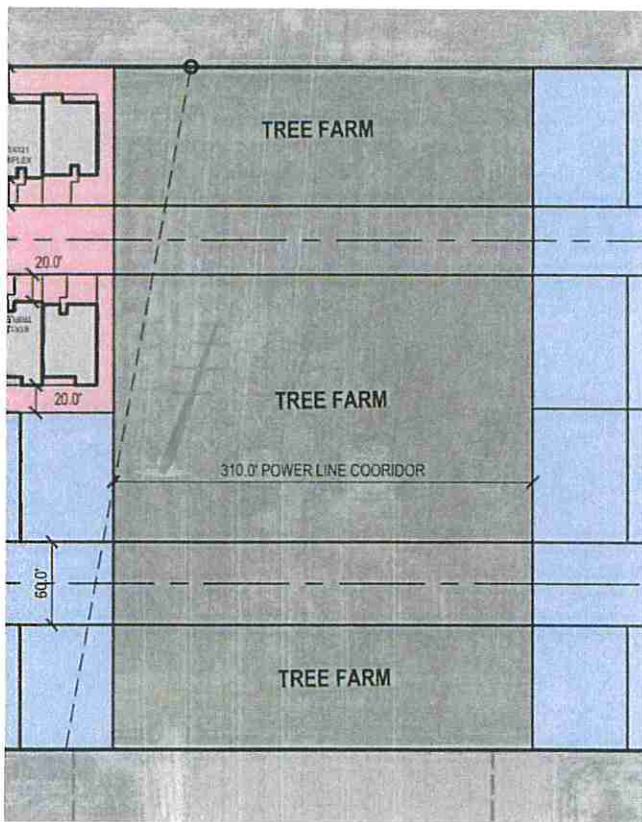
SHUPE PROPERTY - Concept Plan Alternative Proposal 1



SHUPE PROPERTY - Concept Plan Alternative Proposal 2



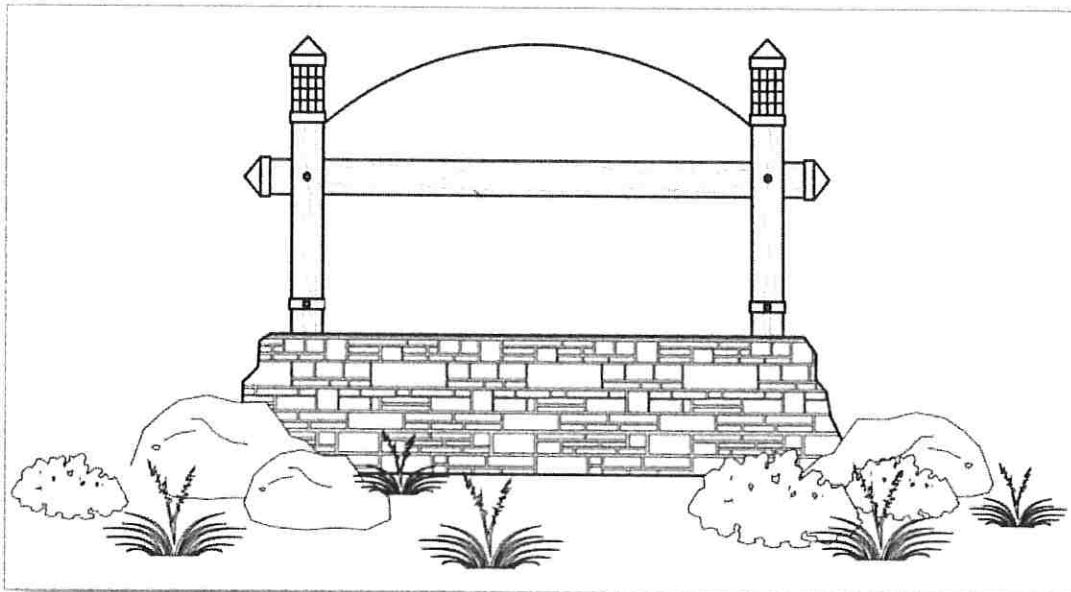
Power Corridor Open Space Proposed Tree Farm



Front Yard Landscaping Example



LANDSCAPED ENTRY SIGNAGE EXAMPLE



Aspire Homes

Single Family - Architectural Design



Aspire Homes

Single Family - Architectural Design



Ovation Homes

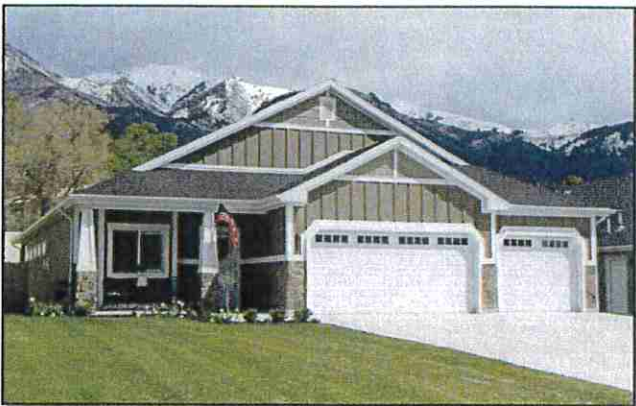
Active-Adult Detached - Architectural Design



Havenwood w/ Loft



Evergreen Plan



Evergreen 2 Plan



Havenwood Plan

Ovation Homes

Active-Adult Detached - Architectural Design



Hamilton Plan



Avery Plan



Kingston Plan



Bridgeport Plan

Ovation Homes
Active-Adult Attached - Architectural Design



Ovation Homes

Active-Adult Attached - Architectural Design and Open Space



ORDINANCE NO. _____

**AN ORDINANCE OF WEST HAVEN CITY, UTAH, REVISING
AND AMENDING THE CITY CODE; MAKING CERTAIN
CHANGES TO SECTIONS OF THE ZONING CODE TO
REGULATE ANIMAL KEEPING ON RESIDENTIAL LOTS AS AN
ACCESSORY USE; 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 UCA § 10-3-707, the governing body of the city may revise, codify and compile from time to time and to publish in book, pamphlet or loose leaf form all ordinances of the municipality of a general and permanent character and to make such changes, alterations, modifications, additions, and substitutions as it may deem best; and,

WHEREAS, in conformance with 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 zone and within the city; and,

WHEREAS, West Haven City has 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 allowing for and protecting the right to keep animals in accordance with the purposes of various residential zones in those zones in which it is an appropriate land use, 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 West Haven City Zoning Code be, and the same is, 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:

“Animal” means any and all types of livestock including all those animals for family food production, dogs and cats, and all other subhuman creatures, both domestic and wild, male and female, singular and plural.

“Animal keeping” means the keeping of and caring for animals.

“Animals for family food production” means any domesticated animal commonly kept for utility or food production rather than pleasure and includes, but is not limited to: cattle, sheep, goats, mules, burros, horses, chickens, geese, ducks, turkeys, llamas, swine, or similar animal.

“Corral” means a fenced enclosure used for the close confinement of large animals with hay or grain feeding in contrast to pasture feeding. (This is the current definition in the West Haven Zoning Code)

“Exotic pet” means a rare or unusual non-protected animal species that is classified by the U.S. Department of Agriculture and under state law as approved for keeping as a pet, unless otherwise restricted by this title. Permitted exotic pets only include those species commercially available at typical retail pet shops in the area and may include, but not limited to: non-venomous snakes, non-poisonous small reptiles, non-poisonous amphibians, tortoises, ferrets, exotic birds, sugar gliders, degus, hedgehogs, domesticated silver fox, and non-poisonous insects. Exotic pets do not include any type of pigs including potbelly pigs or miniature pigs.

“Owner” means any person who is either the legal owner, keeper, possessor, or the actual custodian of animal. Ownership is established by a person registering as owner on a license or other legal document or being a person claiming ownership and taking or having possession of an animal.

“Pasture” means fenced area enclosure for animals in which the grass product available on the site is the primary source of feed and in which livestock are kept in a loosely controlled environment as opposed to being kept in a pen, corral, or stable.

“Pen” means an enclosed area typically having less than five hundred (500) square feet and intended for occupancy by one to two (2) animals.

“Pet” means a domesticated animal kept for pleasure rather than utility, including but not limited to; birds, cats, dogs, tropical-type fish, rabbits, hamsters, mice, and similar animals.

“Service animal” means an animal that is legitimately certified, trained, or being trained to assist physically challenged persons such as hearing-

impaired guide dogs, mobility-limited assisting animals, or seeing-eye dogs. Service animal also includes a therapeutic pet (“**therapy pet**”) subject to a reasonable accommodation under federal or state law relating to persons with a disability as part of mental or physical health care under the direction of a legitimate mental or physical health care provider or as otherwise accommodated by, or being trained for use in, a care facility, hospital, hospice or like facility.

“**Stable**” means a detached accessory building for the keeping of animals belonging to or used by the property owner or lessee and not for rent or for the stabling of the same for profit.

“**Wild animal**” means any animal which is not commonly domesticated, listed as protected by federal or state law, or which may be perceived as wild or predatory in nature, or any animal which, because of its size, growth propensity, vicious nature or other characteristics, would constitute an unreasonable danger to human life, or property if not kept, maintained, or confined in safe and secure manner. Such animals include, but are not limited to:

- (1) Alligators, crocodiles, caiman.
- (2) Bears (Ursidae).
- (3) Cat family (Felidae). Except commonly accepted domesticated cats, includes cheetah, cougar, leopard, lion, lynx, panther, mountain lion, tiger, wild cat, and similar animals.
- (4) Dog family (Canidae). Except all domesticated dogs, includes wolf, part wolf, fox, part fox, coyote, part coyote, dingo, and similar animals.
- (5) Porcupine (Erethizontidae).
- (6) Primate (Non-human). Includes all subhuman primates.
- (7) Raccoon (Prosymnidae). All raccoons, including eastern raccoon, desert raccoon ring-tailed cat, and similar animals.
- (8) Skunks.
- (9) Venomous fish and piranha.
- (10) Venomous snakes and lizards.
- (11) Weasels (Mustelidae). All including weasels, martens, wolverines, badgers, otters ermine, mink, mongoose, and similar animals. This category does not include ferrets commercially available at typical retail pet shops in the area.

BE IT FURTHER ORDAINED by the West Haven City Council that the following shall be added to the West Haven Zoning Code as a Section titled, “Animal Keeping”:

A. No structure that is designated for animal housing and/or shelter shall be constructed closer than the minimum setback standards for the zone in which the structure is located. The structure shall be built no closer than seventy-five (75) feet to any existing dwelling on an adjacent lot. Any pre-existing conforming structure

shall not be deemed non-conforming if a dwelling is built by a third party closer than allowed in this ordinance.

B. No corral or pen shall be located and built closer than twenty-five (25) feet to any street right-of-way line and seventy-five (75) feet to any existing dwelling on an adjacent lot. Any pre-existing conforming structure shall not be deemed non-conforming if a dwelling is built by a third party closer than allowed in this ordinance.

1. A pasture does not have to meet these set-back requirements, but is required to be constructed and maintained to prevent any damage to adjacent properties and/or fencing.
2. A chicken coop or rabbit hutch must be ten (10) feet from a side lot line and ten (10) feet from a rear lot line. There shall be no chicken coops or rabbit hutches in a front yard.

C. Corral, pen and/or fencing shall be constructed and maintained so as to prevent damage to adjacent properties and/or fencing.

D. Animals for Animal keeping are categorized as follows:

1. Animal Category A
 - a. Donkeys; Standard Pigs; Yak; Horses; Cattle; Ostrich; Elk; Bison, Deer
 - b. Ostrich; Elk; Bison; and Deer – all must be kept on lots of one acre or larger only.
 - c. Each animal in this category shall equal six (6) animal units per animal.
2. Animal Category B
 - a. Goats; Sheep (all sizes); Llama; Alpaca; Emu; Roosters, Crowing Hens; Miniature Cattle; Miniature Horses; Ponies less than 38 inches in height; Miniature Pigs.
 - b. Roosters, Crowing Hens - all must be kept on lots of one acre or larger only.
 - c. Each animal in this category shall equal three (3) animal units per animal.
3. Animal Category C
 - a. Turkeys; Geese; Ducks; Miniature Goats
 - b. Each animal in this category shall equal two (2) animal units per animal.
4. Animal Category D
 - a. Pheasant
 - b. Each animal in this category shall equal one (1) animal units per animal.
5. Animal Category E
 - a. Pigeons; Rabbits; Hens
 - b. Each animal in this category shall equal one-half (.5) animal units per animal.
6. Wild Animals – Not permitted in any zone in any number.
7. Animals not permitted in any zone in any number: Peafowl, guinea fowl.

E. Animal keeping as an accessory use shall be allowed on residential lots in all zones, subject to the following requirements and restrictions:

1. Animal keeping Limitations

a. A-2 Zone

- (1) Twenty-four (24) animal units per acre is allowed.
- (2) No Animals from Animal Category A are allowed on any lot under one-half acre.

b. A-1 Zone (including Open Space Residential overlay areas)

- (1) Twenty-four (24) animal units per acre is allowed.
- (2) No Animals from the Animal Category A are allowed on any lot under one-half acre.

c. All Residential Zones (R-1, R-2, R-2.5, R-3, R-4)

- (1) Twenty-four (24) animal units per acre is allowed.
- (2) No Animals from the Animal Category A or B are allowed on any lot under one acre.

d. Mixed Use

- (1) Twenty-four (24) animal units per acres is allowed.
- (2) No Animals from the Animal Category A or B are allowed on any lot under one acre.

E. Special Educational Youth Animal Project Permit

This section allows for the alteration of the number of animals allowed on a property when designated for a Special Educational Youth Animal Project.

1. Special Educational Youth Animal Project Permit Process

- a. The property owner must submit a Temporary Limited Use Application for a Special Educational Youth Animal Project to the Code Enforcement Officer.
- b. Application shall include a plot plan of where animals will be kept on the property in relation to neighboring homes and property owners; the number and type of animals requested; the length of time requested for the animals to be on the property; and specific plans to mitigate smell, noise, confinement, and pollution.
- c. A permit shall not be issued, even under a conditional use permit, in zones where animal keeping is not allowed.
- d. A permit allows a temporary increase to the cap on animal units in a particular zone.
- e. Application must be approved and signed by the Code Enforcement Officer or his/her designee and signed by the Planning Commission Chairman.
- f. Conditions

- (1) Permit shall not be granted for more than a nine (9) month period in one calendar year and must be obtained prior to starting the project.
 - (2) Permit can only be granted for an approved youth organization, i.e. 4H, FFA, or Scouting with the purpose of the project stated on the application.
 - (3) The Code Enforcement Officer shall set conditions based on those outlined in the applicant's permit application to mitigate smell, noise, confinement, and pollution.
- g. Written and signed complaints received by the Code Enforcement Officer will be evaluated within fifteen (15) days. After receiving a complaint, the Code Enforcement Officer will investigate. If the Code Enforcement Officer finds merit in the complaint, he or she shall place the complaint on the agenda for discussion and action by the Planning Commission. The Planning Commission may impose conditions on the permit holder to mitigate the issues which are the subject of a valid complaint. A severe complaint or repeated complaints could result in a revocation of the permit at the discretion of the Planning Commission.
- h. All animals covered by the permit must be removed from the property when the permit expires.

F. Additional requirements

1. All animals located on a lot or parcel of land shall be contained by the owner of the animal upon said lot or parcel.
2. Juvenile animals (under the age at which they are saleable by industry standards) do not count for total animal units. Examples (not all inclusive but as way of illustration): Lambs and kids, with their mothers, up to twelve (12) weeks of age will not count. One litter of pigs, with their mother, up to eight (8) weeks of age will not count. Chicks, with their mother, up to twelve (12) weeks of age will not count.
3. If a written and signed complaint is received by the City regarding issues with an animal (which is not a pet as defined in this ordinance), the Code Enforcement Officer will, within forty-five (45) days, determine if the complaint is significant or not. If the Code Enforcement Officer deems the complaint to be significant, the Code Enforcement Officer will then direct the animal owner to apply to the Planning Commission for a conditional use permit for conditions that may be required for said animals.
4. Pets, including exotic pets, are allowed in each of the zones as currently allowed, unless otherwise restricted by this ordinance.
5. Service animals are allowed in any zone where state and federal law would allow them.
6. For purposes of this ordinance, an acre is defined as 40,000 square feet, three-quarters (.75) of an acre is defined as 30,000 square feet, and a half acre is defined as 20,000 square feet. A quarter acre is defined as 10,000 square feet.

7. If a property owner wishes to conduct animal keeping in excess of allotted units per acre on a lot where it is otherwise allowed, the owner shall apply for a conditional use permit from the Planning Commission. The Planning Commission shall determine whether the applicant meets the basis outlined in the City Code to issue a conditional use permit.
8. City ordinances regarding animal keeping always apply. However, HOA's, CCR's, and any covenants that run with a property can be more restrictive.

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

DRAFT