



WEST HAVEN CITY PLANNING COMMISSION AGENDA

March 11, 2020 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **MARCH 11, 2020** 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-FEBRUARY 26, 2020
3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. ACTION ON PUBLIC HEARING- REZONE PROPERTY AT APPROX. 2531 W 1800 S FROM A-1 TO R-4-IVORY HOMES
5. FINAL SUBDIVISION APPROVAL-HAWK HAVEN TOWNHOMES PH.2 2920 S 2700 W-PETE LODDER
6. FINAL SUBDIVISION APPROVAL-GLOVER ESTATES PATIO HOMES-3300 S MIDLAND DRIVE-JOHN CLAYTON
7. FINAL SITE PLAN APPROVAL-RIVERWALK APARTMENTS AT APPROX. 1900 S 1550 W- RICK SCADDEN
8. FINAL SUBDIVISION APPROVAL-RIVERWALK TOWNHOMES AT 1750 W 1700 S-RICK SCADDEN
9. FINAL SUBDIVISION APPROVAL-GROVE AT GREEN FARM PH. 2 AT APPROX. 3700 S 4500 W-MARK STAPLES
10. FINAL SUBDIVISION APPROVAL-THE FIELDS AT GREEN FARM PH. 3 AT APPROX. 3700 S 4500 W-MARK STAPLES
11. PRELIMINARY AND FINAL SUBDIVISION-PHEASANT COVE PH.3 AT APPROX. 3650 S 3925 W-MARK STAPLES
12. FINAL SUBDIVISION APPROVAL-GLOVER ESTATES PH.3 -APPROX 3300 S MIDLAND DRIVE- DUANE JACKSON
13. OTHER BUSINESS
14. 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: shandar@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

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



Planning Commission Meeting Minutes
February 26, 2020 6:00 P.M.

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

Present: Darin Deem
Kirt Nalder
Becky Roundy
Natalie Wilson
Scott Epperson
Elaine Archuleta

Chairman
Vice Chair
Commission Member
Commission Member
Commission Member
Commission Member

Staff Present: Charis Sully

Deputy Recorder

Absent: Andrew Reyna

Commission Member

5:00 WORK SESSION

Planning Commission discussed agenda items, adopting an accessory dwelling unit ordinance and possible changes to the residential zoning ordinances.

AGENDA

1. INVOCATION
2. ACTION ON MINUTES-FEBRUARY 12, 2020
3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. FINAL SUBDIVISION APPROVAL-MARTINEZ SUBDIVISION AT 2920 S 2700 W-MATTHEW MARTINEZ
5. PUBLIC HEARING-AMENDING THE ANNEXATION POLICY PLAN
6. ACTION ON PUBLIC HEARING-AMENDING THE ANNEXATION POLICY PLAN
7. PUBLIC HEARING-FOR A CONDITIONAL USE FOR A MICROBLADING BUSINESS AT 4919 W 4150 S-SHELBY COOK
8. ACTION ON PUBLIC HEARING-FOR A CONDITIONAL USE FOR A MICROBLADING BUSINESS AT 4919 W 4150 S-SHELBY COOK
9. PUBLIC HEARING-FOR A CONDITIONAL USE FOR A HOME PARTY PAINT NIGHT BUSINESS AT 3037 W 3600 S-VICKI DOESBURG/ZHAUNTA DOTSON
10. ACTION ON PUBLIC HEARING-FOR A CONDITIONAL USE FOR A HOME PARTY PAINT NIGHT BUSINESS AT 3037 W 3600 S-VICKI DOESBURG/ZHAUNTA DOTSON
11. PUBLIC HEARING-FOR A CONDITIONAL USE FOR A MECHANIC SHOP AT 2108 S 1100 W STE 7-ROBERT BALFOUR/JUSTIN NOWELS
12. ACTION ON PUBLIC HEARING-FOR A CONDITIONAL USE FOR A MECHANIC SHOP AT 2108 S 1100 W STE 7-ROBERT BALFOUR/JUSTIN NOWELS
13. OTHER BUSINESS
14. ADJOURNMENT

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

1. INVOCATION was offered by Commission Member Wilson

2. ACTION ON MINUTES-February 12, 2020

Commission member Roundy made a motion to approve the minutes with the changes to Vicki Meed's and George Larmar's public comment. Commission member Epperson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON Commission member Nalder reported on the City Council meeting held on February 19, 2020.

4. FINAL SUBDIVISION APPROVAL-MARTINEZ SUBDIVISION AT 2920 S 2700 W-MATTHEW MARTINEZ

No one was present for this item.

Commission member Wilson made a motion to table the final subdivision approval for the Martinez subdivision at 2920 S 2700 W. Commission member Epperson Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

5. PUBLIC HEARING-AMENDING THE ANNEXATION POLICY PLAN

Chairman Deem explained that this is just expanding the Annexation Declaration area and that West Haven City is not forcing anyone to come into the city.

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

David Smith stated that he thinks this is a wonderful opportunity for the city to meet up with our neighboring cities lines and provide stability for the landowners out there.

Ryan Judkins stated that he does not want to be a part of West Haven. He asked why West Haven City wants them, what is in it for them. He wants to know what the crime rate in West Haven vs the county is and asked when this policy plan was presented from the Commissioners. He would like West Haven to leave things alone until a feasibility study is done.

Dylan Robinson is opposed to the annexation and fears that there will be more high-density housing.

Anna Marie Giordano stated that they went looking for Plain City that Plain City did not come looking for them and most of the residents don't want anything to do with the new city.

Dean Martini would like to stay in unincorporated Weber County, does not want to be a part of the new city. He stated that if he had to decide he would pick West Haven because the city has been very successful. He also asked if this would limit the price of their property.

Brad Blanch stated that he would be part of an island that would be left if this Policy Plan passes. He would prefer to be in an established city. He also stated that he would like the plan to extend farther North.

Lance Peterson stated that West Haven City needs to leave them alone and let them meet as a community and decide their future. Mr. Peterson asked by a show of hands, who does not want to be a part of West Haven. About 20 people raised their hands. Mr. Peterson talked about Taylor not wanting to be a part of West Haven in the past. They would like this tabled until November.

Tom Favero Stated that Hooper Cities boundary below 5100 cuts his farm in half. He also stated that Hooper cities mayor said that they would like to stay on their line, not the declaration line. Mr. Favero stated that the city is not trying to take anything away from the new city.

Brody Heslop does not like the direction things are going with high density. He stated that the roads need to be improved. He asked where the water is coming from and that no new dams have been created. He stated that they would rather stay in Weber County and does not agree with West Havens policy plan.

Greg Bell stated that he is a sponsor for the petition for the new city. He stated that Weber County has not treated them well. He would like the people to vote on the new city and then have West Haven do their Policy Plan. He asked what West Havens plan is for zoning of the area in the Policy Plan.

Kerry Ropelato stated that they would prefer to stay in unincorporated and that they are completely against the new city and they would welcome hearing more about West Haven City.

Shae Bitton is opposed to being in West Haven and would like to vote on the new city.

Jeff Hales stated that he applauds West Haven for wanting to expand the declaration. He stated that he wants to be in West Haven City whether there is a new city or not. He stated that he fully supports the proposed Policy Plan.

Aubrey Heslop lives in Taylor and does not want to be in West Haven and does not want to be in a new city. She stated her concern for the growth of the city.

Wayne Andreotti asked that Plain City include Warren in their declaration and does not want the new city.

Rick Gibson asked if they are in the declaration area and the new city is voted in, can they annex into West Haven after. Stated that he would like to go to West Haven.

Lance Peterson announced when their meetings will be held for the new city. Mr. Peterson asked by show of hands how many people did not want to be a part of West Haven, about 15 people raised their hands. He also stated his concern about this declaration forcing an annexation.

George Lamar stated that there has not been enough studies and planning done on whether this declaration is a burden or a benefit to West Haven residents. He is concerned about whether the city has talked to Hooper City about their plan. Mr. Lamar suggested going over zoning of the area, so people know ahead of time what they are getting into.

Anna Marie Giordano stated her concerns about how the new city meetings are being advertised.

Sheila Favero asked how the policy plan will hurt the new city. She also asked if declaration is passed, does it give them a choice.

Steve Martini asked how this would benefit West Haven and how would the new city affect them. He also stated that he would like to see number from each city.

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

6. ACTION ON PUBLIC HEARING-AMENDING THE ANNEXATION POLICY PLAN

Chairman Deem stated that currently West Haven City does not have a property tax.

Chairman Deem stated that the sewer system was designed to include the proposed area.

Commission member Nalder stated that the sewer line runs down to 5100 W.

Chairman Deem stated that before any development goes in, they must get permission from the water company. With out that okay they cannot go forward.

Commission member Roundy raised the question of potential zoning.

Chairman Deem stated that in the current plan it is R-1 and R-2. Once the declaration is decided on by City Council, we will have to revisit the general plan and assign new zones.

Chairman Deem stated that the City does not dictate the cost of property but they zone can affect it.

Commission member Roundy asked what the benefits would be.

Chairman Deem stated that benefits would be services, no tax base, representation, an established city with departments.

Chairman Deem stated that he didn't think there was a negative because each individual person can decide for themselves whether they want to be in West Haven City.

Commission member Epperson stated that crime is everywhere not just West Haven.

Commission member Nalder made a motion to approve amending the Annexation Policy Plan and Steve will contact Hooper City again. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

There was a 5-minute recess the meeting resumed at 7:24 PM

Commission member Archuleta made a motion to take agenda item 4 off the table Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

4. FINAL SUBDIVISION APPROVAL-MARTINEZ SUBDIVISION AT 2920 S 2700 W-MATTHEW MARTINEZ

Matthew Martinez was present for this item

Chairman Deem asked if there have been any changes.

Mr. Martinez stated that they widened from 33 feet to 40 feet from the middle of the road to the property line.

Commission member Wilson asked if they would have to do sidewalks.

Mr. Martinez stated that when the time comes, they will do them.

Commission member Nalder stated that it will be recorded on the plat stating they need to do curb and gutter and sidewalk when the road is done.

Commission member Archuleta made a motion to approve the final subdivision approval for the Martinez subdivision at 2920 S 2700 W with the stipulation for the sidewalk and curb and gutter be recorded with the plat. Commission member Epperson Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

7. PUBLIC HEARING-FOR A CONDITIONAL USE FOR A MICROBLADING BUSINESS AT 4919 W 4150 S-SHELBY COOK

Shelby cook was present for this item.

Ms. Cook stated that she has a full-time job and would like to do microblading, it is semi-permanent cosmetics.

Commission member Nalder asked how many clients a night she will have.

Ms. Cook stated that she would have at the most 1 a night.

Commission member Nalder asked if there was adequate parking for clients.

Ms. Cook stated that there was. They can park in her driveway, on their gravel or on the street.

Commission member Deem asked if she is licensed through the Health Department.

Ms. Cook stated that she is waiting for the Health Department to come in and do an inspection. She is waiting for the West Haven business license and then work with the Health Department.

Commission member Nalder asked Ms. Cook how long she has been doing microblading.

Ms. Cook stated that she has been doing this for 5-6 years out of different places.

Commission member Archuleta asked about Ms. Cook teaching classes.

Ms. Cook stated that it is like an apprenticeship, they come in for 3 days and watch her. She stated that she does 1 apprenticeship a year.

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

Carol Humphrey stated that she is opposed to the conditional use and is concerned that there will be multiple businesses ran from the home.

Ruth Anne Beardsley stated that she talked to Dena from the Health Department and is concerned about the guidelines that need to be followed. She stated that she is okay with microblading only and is opposed to a tattooing establishment. She also stated that she is concerned about parking for clients (she presented pictures to the planning commission of parking issues) and issues with concrete pump trucks.

David Smith is concerned about businesses operating out of homes as non-conforming businesses then receiving a conditional use for a business that should be in a commercial area. Stated they should be in commercial areas and not residential

Rheese Cales stated that the presence of the concrete truck is very minimal. He stated that he is not concerned about the business being ran from there and is not concerned about the parking or noise.

Shawna Cales stated that there was never a business ran out of the home with the concrete pumping trucks. She stated that the microblading business does not cause any issues with them.

Craig Cook stated that his trucks are only home for lunch, and they lease a property in another location to keep their pump trucks on. He also stated that this conditional use is not for the pump trucks, it is for the microblading business.

Franks Beardsley stated he is not concerned about them having a small business, they are more concerned about them having problems with parking.

Grail Humphrey stated his concern about a business in a residential area and the safety of children. He also expressed his concern for the impact it could have on property values.

Brian Humphrey stated he is opposed to the conditional use permit and states their CCR's do not allow it.

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

8. ACTION ON PUBLIC HEARING-FOR A CONDITIONAL USE FOR A MICROBLADING BUSINESS AT 4919 W 4150 S-SHELBIE COOK

Ms. Cook stated that she has told her clients to not park in front of the fire hydrant and have gotten permission from the Cales to allow clients to park in front of their home. She stated that also have a gravel parking area.

Commission member Roundy asked if Ms. Cook has talked to the Health Department.

Ms. Cook stated she has called them.

Commission member Archuleta asked what she does with the microblade needles.

Ms. Cook stated that they go into a sharp's container.

Commission member Archuleta asked if there is a waiver that the clients need to fill out.

Ms. Cook stated that there is.

Ms. Cook also stated that she has all the certifications to be able to teach.

Commission member Epperson stated that beauty cultural schools are not allowed even in a C-1.

There was a discussion about what their decision was going to be.

Chairman Deem said he is concerned about notices from the city and the Health Department being ignored and if they do approve it and assign conditions, that those will be ignored. He stated that he feels like this sets a precedent for a tattoo like businesses in residential area and he is not okay with that.

Commission member Nalder stated that the parking needs to be addressed. He also stated that at one client a day, the traffic will be no worse than an amazon truck making deliveries.

Commission member Wilson stated that she wasn't comfortable with notices being ignored and health concerns.

Commission member Epperson said he would like to table this until the Health Department has had a chance to come in, inspect and give their okay.

Commission member Epperson made a motion to table the conditional use for a microblading business at 4919 W 4150 S Commission member Roundy Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

9. PUBLIC HEARING-FOR A CONDITIONAL USE FOR A HOME PARTY PAINT NIGHT BUSINESS AT 3037 W 3600 S-VICKI DOESBURG/ZHAUNTAE DOTSON

Vicki Doesburg and Zhauntae Dotson were present for this item.

Vicki state that they would like to do painting parties is the basement of her home. They are equipped for 30 people and have a lot of off-street parking. It is 18 and older. She also stated that they will not be serving alcohol.

Commission member Epperson asked how late they would be working.

They stated that they would start around 6:00 or 7:00 PM and they typically last about 2 hours.

Commission member Nalder asked how many parties they would do in a month

They stated that they would like to do up to 20 and if they end up getting to that many they would invest in a commercial space.

Commission member Epperson asked if this is going to be done in a building that is attached or detached from the home.

They stated that it will be in a ground level basement.

Commission member Wilson asked if there is plenty of parking space.

They stated that there is plenty of space for parking

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

Justin Morgan stated he is in favor of this business and his only questions are what times of day and the frequency of the parties.

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

10. ACTION ON PUBLIC HEARING-FOR A CONDITIONAL USE FOR A HOME PARTY PAINT NIGHT BUSINESS AT 3037 W 3600 S-VICKI DOESBURG/ZHAUNTAE DOTSON

Commission member Nalder asked what the max number of parties is they would like to have a month.

There was a discussion about how many parties can or should be done in a month.

Commission member Roundy made a motion to approve the conditional use for a home party paint night business at 3037 W

3600 S with the limit of no more than 20 parties per month and no on street parking. Commission member Roundy Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

11. PUBLIC HEARING-FOR A CONDITIONAL USE FOR A MECHANIC SHOP AT 2108 S 1100 W STE 7-ROBERT BALFOUR/JUSTIN NOWELS

Robert Balfour and Justin Nowels were present for this item.

Chairman Deem asked if they will be doing paint body and fender work.

They stated that they will be doing mechanic work. They also stated that they will not be painting, he stated that they do have a paint booth, but they will not be using it.

Chairman Deem asked how many cars are on site.

They said the vehicles come in for repair, they're repaired and then they leave.

Mr. Balfour stated that most of the cars belong to DC Transmission and PC Auto.

Chairman Deem stated that they will probably need a fire inspection.

Mr. Balfour stated that that is fine, and the insurance company has already done an inspection.

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

No one came up to speak on this item.

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

12. ACTION ON PUBLIC HEARING-FOR A CONDITIONAL USE FOR A MECHANIC SHOP AT 2108 S 1100 W STE 7-ROBERT BALFOUR/JUSTIN NOWELS

Commission member Epperson asked if the Motor Vehicle Division every comes through there asking about cars.

Mr. Balfour said he hasn't had them do it before.

Commission member Archuleta asked if they will be doing full mechanic work.

They stated they do oil changes, maintenance and mechanic work. They said that all the old oil is recycled at O'reillys and they have a company that comes to their shop and picks up the old antifreeze. All the used fluids are kept in contained barrels.

Commission member Archuleta asked how many cars are on the property at one time.

Mr. Nowels stated he can work on 2-3 at a time but they have parking for up to 7, outside of the shop.

Commission member Archuleta asked if there will be on street parking.

Mr. Balfour stated they will not be parking on the street.

Commission member Wilson asked if they will be selling cars.

Mr. Nowels stated that they will not be selling cars. That they have a contract with car hop to do their mechanic work

Commission member Archuleta made a motion to approve the conditional use for a mechanic shop at 2108 S 1100 W Ste 7 with the condition of no more than 3 cars indoors and no more than 7 outside, all vehicles need to be tagged with the business name and get an inspection with the Fire Marshal and turn that in. Commission member Archuleta seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

13. OTHER BUSINESS

Planning commission talked about working on the R zone ordinances and possibly scheduling a work session with the City Council to go over the zones. They said that they will be meeting at 5:00 for the work session on March 11, 2020.

15. ADJOURNMENT

Commission member Archuleta made a motion to adjourn at 8:42 P.M. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Wilson, aye; the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: _____

HAWK HAVEN TOWNHOMES PHASE 2

PROJECT NOTES

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO WEST HAVEN CITY STANDARDS EXCEPT FOR CULINARY WATER AND SECONDARY WATER. CULINARY WATER IMPROVEMENTS SHALL BE TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS. SECONDARY WATER IMPROVEMENTS SHALL BE TO WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER/CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING, VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

TRAFFIC CONTROL WILL BE NECESSARY FOR IMPROVEMENTS ALONG 1800 SOUTH STREET - CONTRACTOR TO WORK OUT AN ACCEPTABLE PLAN WITH WEST HAVEN CITY.

GRADING NOTES:

ALL WORK TO BE PERFORMED TO SPECIFICATIONS IN PROJECT GEOTECHNICAL REPORT BY CMT ENGINEERING LABORATORIES, PROJECT NO. 12076, DATED NOVEMBER 27, 2018.

NATIVE SUBGRADE, GRANULAR BORROW, ROADBASE (UTC) AND UTILITY TRENCHES TO BE COMPACTED TO 96% (MODIFIED PROCTOR AASHTO T-180).

NOTE: ON-SITE SOILS ARE VERY FAVORABLE AND IN GENERAL SHOULD BE SUITABLE FOR UTILITY TRENCH BACKFILL PER THE FOLLOWING OF PROPER COMPACTION TECHNIQUES.

WATER: TO UTILIZE WATER FROM NEARBY EXISTING FIRE HYDRANT(S), CONTACT BONA VISTA WATER IMPROVEMENT DISTRICT AND WEST HAVEN CITY AND MAKE APPROPRIATE ARRANGEMENTS. FIRE HYDRANTS ARE LOCATED NEARBY, ONE AT THE INTERSECTION OF 1800 SOUTH AND 2050 WEST AND ANOTHER ON THE EAST SIDE OF 1900 WEST, NEAR THE 1800 SOUTH INTERSECTION.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK..

EARTHWORK: PLACE STRIPPINGS IN AN OWNER/ENGINEER DESIGNATED AREA TO THE EAST OUTSIDE THE AREA OF FUTURE STREETS. PAD AREAS ARE TO BE WELL COMPACTED PER GEOTECHNICAL REPORT - FINISH GARAGE PADS ARE AT 8 INCHES BELOW FRONT GARAGE GRADES SHOWN; FINISH MAIN LEVEL PADS TO BE AT 16 INCHES BELOW FINISH FLOOR ELEVATION.

CULINARY WATER & FIRE PROTECTION:

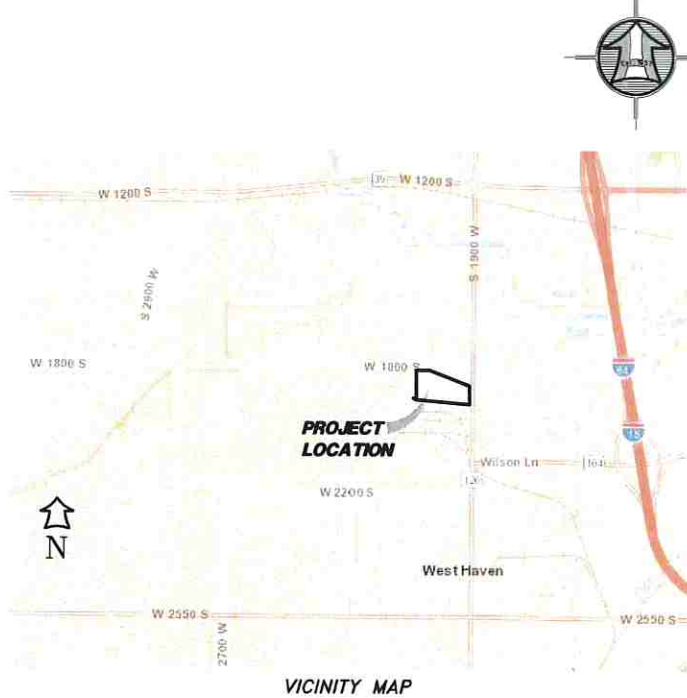
CULINARY WATER IS UNDER THE AUSPICES OF THE BONA VISTA WATER IMPROVEMENT DISTRICT - ALL CONSTRUCTION SHALL BE TO THEIR STANDARDS. CONTACT PERSON IS BLAKE CARLIN AT 801-621-0474. THE SITE WILL CONNECT TO THE EXISTING 8-INCH C-900 PVC DR 18 WATERMAIN AT THE END OF SKYLER WAY PHASE 1 CONSTRUCTION. CONTRACTOR TO - ALL WATER APPURTENANCES WILL BE PRIVATELY MAINTAINED. ALL WATER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED INTO THE ON-SITE 8-INCH PVC C-900 DR 18 WATER MAIN. EACH UNIT WILL HAVE A SEPARATE 3/4-INCH WATER METER AND SETTER PER BONA VISTA STANDARDS.

BONA VISTA WATER NOTES / PARTICULARS:

- ALL WORK ON THE CULINARY WATER SYSTEM IS TO BE TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS.
- DISTRICT STANDARDS REQUIRE THE USE OF CORROSION RESISTENT MATERIALS FOR THE WATER LINE, NAMELY, EITHER ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS, ALONG WITH POLY WRAP OF METAL FITTINGS.
- SEWER AND WATER MUST BE SEPARATED A MINIMUM HORIZONTALLY 10 FEET AND VERTICALLY 1.5' (WATER ABOVE THE SEWER) FOR BOTH THE MAINS AND THE LATERALS.
- A 14 GA. LOCATOR WIRE IN ACCORDANCE WITH BONA VISTA STANDARDS IS REQUIRED.

FIRE HYDRANT LOCATIONS AND PARTICULARS WILL BE PER THE WEBER FIRE DISTRICT - FIRE MARSHAL DAVID REED (801-782-3580).

FIRE HYDRANTS ARE LOCATED NEARBY, ONE AT THE INTERSECTION OF 1800 SOUTH AND 2050 WEST AND ONE ON THE EAST SIDE OF 1900 WEST, NEAR THE 1800 SOUTH INTERSECTION AND ANOTHER AT THE INTERSECTION OF COURTNEY WAY AND SKYLER WAY. TO UTILIZE WATER FROM NEARBY EXISTING FIRE HYDRANT(S), CONTACT BONA VISTA WATER IMPROVEMENT DISTRICT AND WEST HAVEN CITY AND MAKE APPROPRIATE ARRANGEMENTS.



SHEET INDEX:

- COVER SHEET
- PHASING, FENCING, LIGHTING & TRAIL PLAN
- SITE PLAN
- UTILITY PLAN
- SKYLER WAY PLAN & PROFILE
- JAYDEN WAY PLAN & PROFILE
- GRADING PLAN - SPOT ELEVATIONS
- GRADING PLAN - CUT & FILL
- LANDSCAPING PLAN
- DETAIL SHEET
- OVERALL GRADING PLAN
- STORM WATER POLLUTION PREVENTION

IMPORTANT:

ALL UTILITY TRENCHES TO BE COMPACTED TO 96%!

SEWER:

SEWER SYSTEM IS UNDER THE AUSPICES OF WEST HAVEN CITY. SEWER SYSTEM WILL CONNECT TO THE EXISTING STUP AT THE END OF SKYLER WAY. ALL UNITS TO HAVE INDIVIDUAL LATERALS. LATERALS TO BE ROUGHLY IN THE CENTER OF DRIVEWAYS - FUTURE HOUSE CLEANOUT WILL BE TRAFFIC-WORTHY NEAR FACE OF GARAGE.

STORM DRAINAGE:

THE ON-SITE STORM DRAIN PIPING, INLETS AND APPURTENANCES WILL BE MAINTAINED BY THE HAWK HAVEN TOWNHOMES HOMEOWNER'S ASSOCIATION. FLOWS DISCHARGE TO HISTORICAL LOCATION AT WEST PORTION OF SITE WHERE THERE IS AMPLE ON-SITE ROOM FOR FILTRATION.

SECONDARY WATER:

SECONDARY WATER IS UNDER THE AUSPICES OF THE WEBER BASIN WATER CONSERVANCY DISTRICT - ALL CONSTRUCTION TO BE TO WEBER BASIN STANDARDS. THE TIE-IN LOCATION WILL BE A 2" METER AT THE NORTHEAST CORNER OF PAHSE 1. ALL ON-SITE LANDSCAPING AND SPRINKLER SYSTEM WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ON-SITE VALVE(S)/METERS TO BE DETERMINED.

ELECTRICAL:

TO BE DETERMINED.

TELEPHONE / CABLE:

TO BE DETERMINED.

GAS:

TO BE DETERMINED.

STRUCTURAL SECTION:

STRUCTURAL SECTION TO BE PER GEOTECHNICAL REPORT - ALL INTERNAL ROADWAYS TO BE 3 INCHES ASPHALT, ON 5 INCHES UTBC ROADBASE, ON 5 INCHES OF GRANULAR BORROW (ON 8 INCHES OF COMPACTED NATIVE SUBGRADE TO 95%).

PROJECT ENGINEER:

JAMES FLINT

DATE

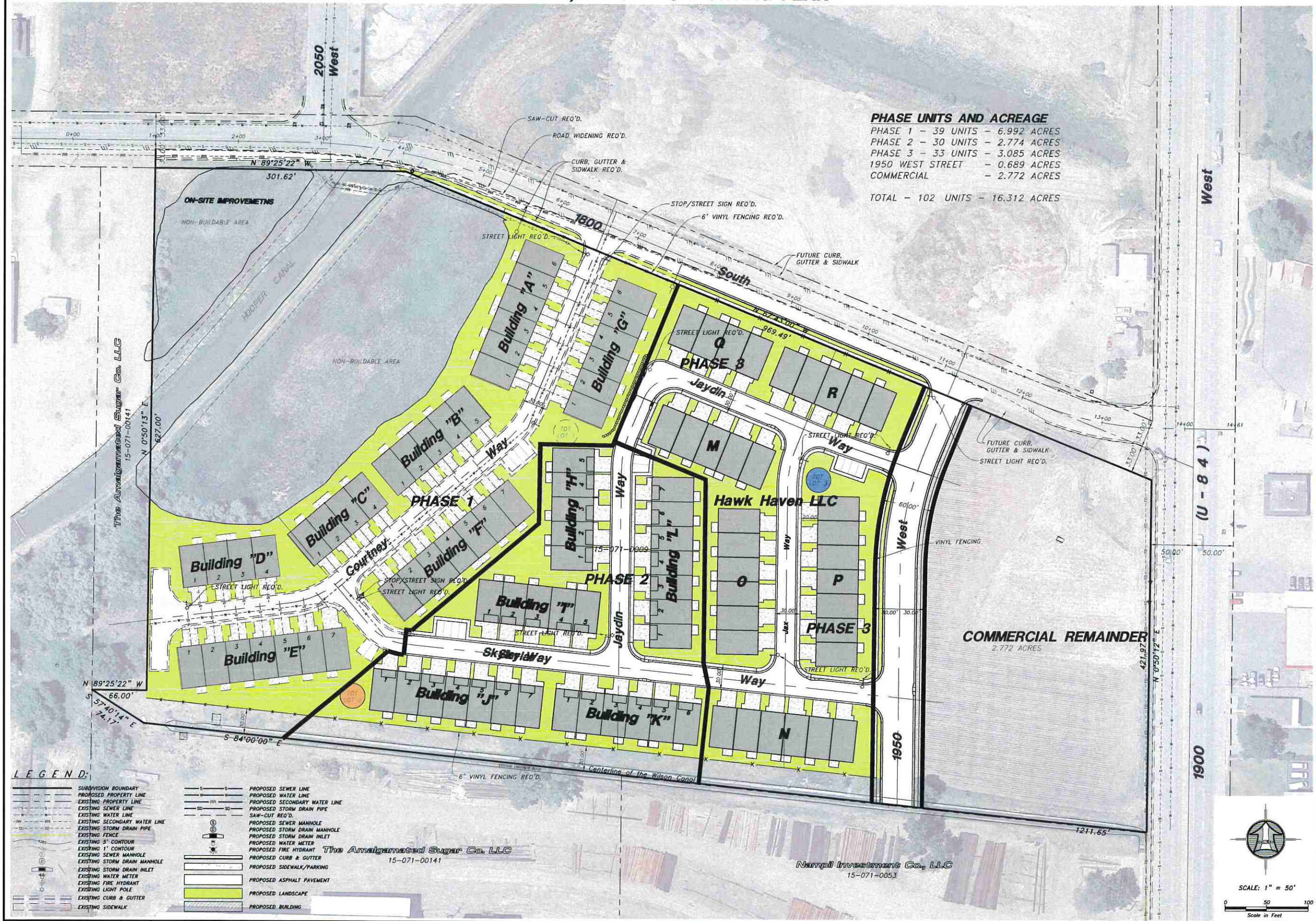
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Designed By:	
Checked By:	
Approved By:	
Scale:	
Drawing File: 20-10315 PP 021419.dwg	
JOB NUMBER: 20-103	
COVER SHEET FOR HAWK HAVEN TOWNHOMES PHASE 2 1874 SOUTH 1900 WEST WEST HAVEN, UTAH A Part of the Northeast Quarter of Section 26 Township 6 North, Range 2 West, S.12.E.14.	
Sheet 1	
of 12 Sheets	
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HAI	
Revision	
By	Date
Me	

PHASING, FENCING & LIGHTING PLAN

PHASE UNITS AND ACREAGE

PHASE 1 - 39 UNITS - 6.992 ACRES
PHASE 2 - 30 UNITS - 2.774 ACRES
PHASE 3 - 33 UNITS - 3.085 ACRES
1950 WEST STREET - 0.689 ACRES
COMMERCIAL - 2.772 ACRES

TOTAL - 102 UNITS - 16.312 ACRES



LEGEND

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

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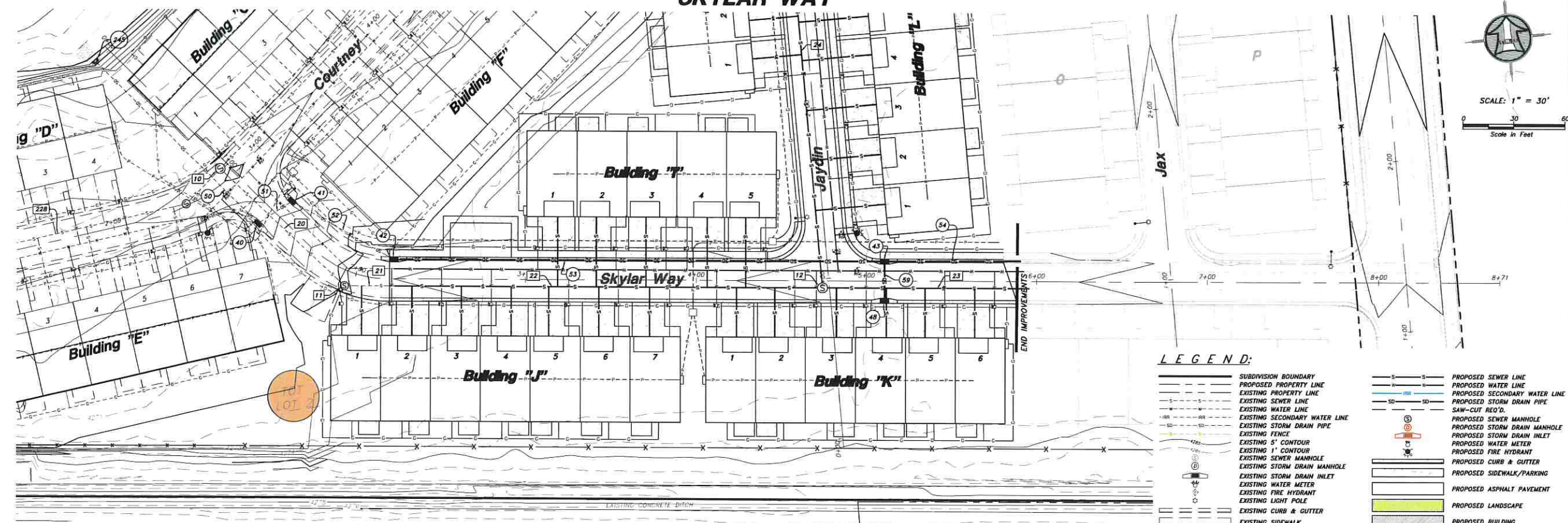
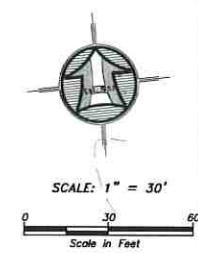


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Designed By: SMH
Checked By: SMH
Approved By: SMH
Scale: 1" = 50'
Drawing File: 15-071-00141.dwg
JOB NUMBER: 20-103

PHASING, FENCING, LIGHTING & TRAIL PLAN FOR
**HAWK HAVEN
TOWNHOMES PHASE 2**
1874 SOUTH 1900 WEST
BRIGHAM, UTAH
A Part of the 1874 South 1900 West
Subdivision, Range 2 West, Section 26
Township 6 North, Range 2 West, S.L.B.#44.

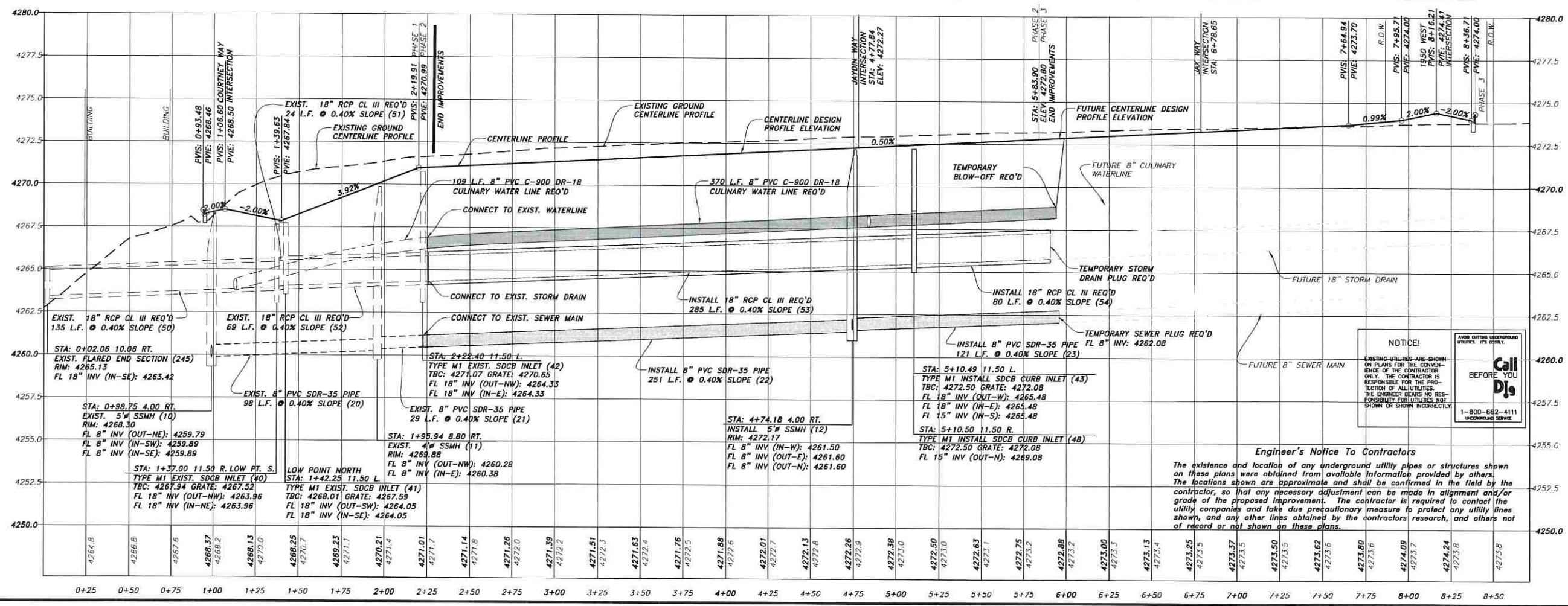
Sheet
2
of
12
Sheets

SKYLAR WAY



LEGEND:

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



NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call Before You Dig
1-800-662-4111
UNDERGROUND SERVICE

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 contractors research, and others not of record or not shown on these plans.

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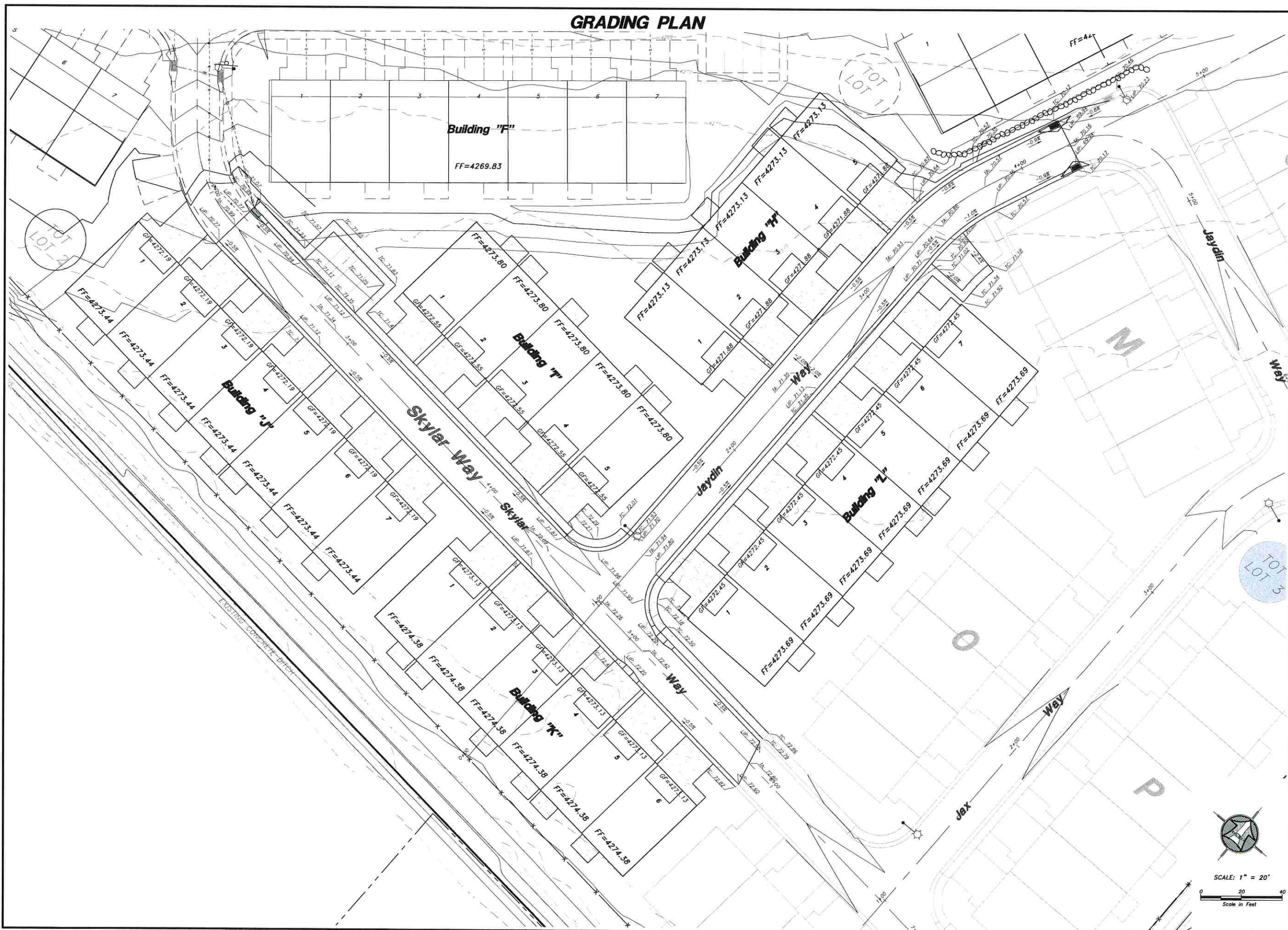


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Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 50'
Drawing File: 20-10315.RW 02/14/19
JOB NUMBER: 20-103

SKYLAR WAY PLAN & PROFILE FOR HAWK HAVEN TOWNHOMES PHASE 2

1874 SOUTH 1900 WEST
WEST HAVEN, UTAH
A Part of the Northeast Quarter of Section 26
Township 6 North, Range 2 West, S.L.B.24.

GRADING PLAN



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HAI					
Drawn By: SMH Date: 02/28/20					
Designed By:					
Checked By:					
Approved By:					
Scale: 1" = 50'					
Drawing File: 20-10315 RP 021418.dwg					
JOB NUMBER: 20-103					
GRADING PLAN FOR HAWK HAVEN TOWNHOMES PHASE 2 1874 SOUTH 1900 WEST WEST HAVEN, UTAH A Part of the Northeast Quarter of Section 26 Township 8 North, Range 2 West, S.L.B.24.					
Sheet 7 of 12 Sheets					

GRADING PLAN

Key Note Cut & Fill Colors

Min.	Max.	Color
-4.29	-2.0	Red
-2.0	-1.5	Orange
-1.5	-1.0	Yellow
-1.0	-0.5	Green
-0.5	0.0	Blue
0.0	0.5	Dark Blue
0.5	1.0	Dark Purple
1.0	1.5	Dark Purple
1.5	2.0	Dark Purple
2.0	3.0	Dark Purple

COLORS SHOW EXISTING GROUND SURFACE TO DESIGN SURFACE ELEVATION IN FEET FOR CUT & FILL

Scale: 1" = 20'

Scale in Feet

GRADING PLAN

Key Note Cut & Fill Colors

	Min.	Max.	Color
CUT	-4.29	-2.0	Red
	-2.0	-1.5	Orange
	-1.5	-1.0	Yellow
	-1.0	-0.5	Light Green
	-0.5	0.0	Blue
FILL	0.0	0.5	Dark Blue
	0.5	1.0	Medium Blue
	1.0	1.5	Light Blue
	1.5	2.0	Light Green
	2.0	9.0	Yellow

COLORS SHOW EXISTING GROUND SURFACE TO DESIGN SURFACE ELEVATION IN FEET FOR CUT & FILL

Scale: 1" = 20'

Scale in Feet

GRADING PLAN

Key Note Cut & Fill Colors

Min.	Max.	Color
-4.29	-2.0	Red
-2.0	-1.5	Orange
-1.5	-1.0	Yellow
-1.0	-0.5	Green
-0.5	0.0	Blue
0.0	0.5	Dark Blue
0.5	1.0	Dark Blue
1.0	1.5	Dark Blue
1.5	2.0	Dark Blue
2.0	9.0	Dark Blue

CUT

FILL

Colors show existing ground surface to design surface elevation in feet for cut & fill

Scale: 1" = 20'

Scale in feet

GRADING PLAN

Key Note Cut & Fill Colors

Min.	Max.	Color
-4.29	-2.0	Red
-2.0	-1.5	Orange
-1.5	-1.0	Yellow
-1.0	-0.5	Green
-0.5	0.0	Blue
0.0	0.5	Dark Blue
0.5	1.0	Light Blue
1.0	1.5	Light Green
1.5	2.0	Light Yellow
2.0	9.0	Light Green

CUT

FILL

Colors show existing ground surface to design surface elevation in feet for cut & fill

Scale: 1" = 20'

Scale in feet

GRADING PLAN

Key Note Cut & Fill Colors

Min.	Max.	Color
-4.29	-2.0	Red
-2.0	-1.5	Orange
-1.5	-1.0	Yellow
-1.0	-0.5	Green
-0.5	0.0	Blue
0.0	0.5	Dark Blue
0.5	1.0	Light Blue
1.0	1.5	Light Green
1.5	2.0	Light Yellow
2.0	9.0	Light Green

CUT

FILL

Colors show existing ground surface to design surface elevation in feet for cut & fill

Scale: 1" = 20'

Scale in feet

GRADING PLAN

Key Note Cut & Fill Colors

Min.	Max.	Color
-4.29	-2.0	Red
-2.0	-1.5	Orange
-1.5	-1.0	Yellow
-1.0	-0.5	Light Green
-0.5	0.0	Blue
0.0	0.5	Dark Blue
0.5	1.0	Dark Blue
1.0	1.5	Dark Blue
1.5	2.0	Dark Blue
2.0	3.0	Dark Blue

CUT

FILL

Colors show existing ground surface to design surface elevation in feet for cut & fill

Scale: 1" = 20'

Scale in feet

GRADING PLAN

Key Note Cut & Fill Colors

Min.	Max.	Color
-4.29	-2.0	Red
-2.0	-1.5	Orange
-1.5	-1.0	Yellow
-1.0	-0.5	Green
-0.5	0.0	Blue
0.0	0.5	Dark Blue
0.5	1.0	Dark Blue
1.0	1.5	Dark Blue
1.5	2.0	Dark Blue
2.0	9.0	Dark Blue

CUT

FILL

Colors show existing ground surface to design surface elevation in feet for cut & fill

Scale: 1" = 20'

Scale in feet

GRADING PLAN

Key Note Cut & Fill Colors

Min.	Max.	Color
-4.29	-2.0	Red
-2.0	-1.5	Orange
-1.5	-1.0	Yellow
-1.0	-0.5	Green
-0.5	0.0	Blue
0.0	0.5	Dark Blue
0.5	1.0	Dark Blue
1.0	1.5	Dark Blue
1.5	2.0	Dark Blue
2.0	9.0	Dark Blue

CUT

FILL

Colors show existing ground surface to design surface elevation in feet for cut & fill

Scale: 1" = 20'

Scale in feet

GRADING PLAN

Key Note Cut & Fill Colors

Min.	Max.	Color
-4.29	-2.0	Red
-2.0	-1.5	Orange
-1.5	-1.0	Yellow
-1.0	-0.5	Green
-0.5	0.0	Blue
0.0	0.5	Dark Blue
0.5	1.0	Dark Blue
1.0	1.5	Dark Blue
1.5	2.0	Dark Blue
2.0	3.0	Dark Blue

CUT

FILL

Colors show existing ground surface to design surface elevation in feet for cut & fill

Scale: 1" = 20'

Scale in feet

GRADING PLAN

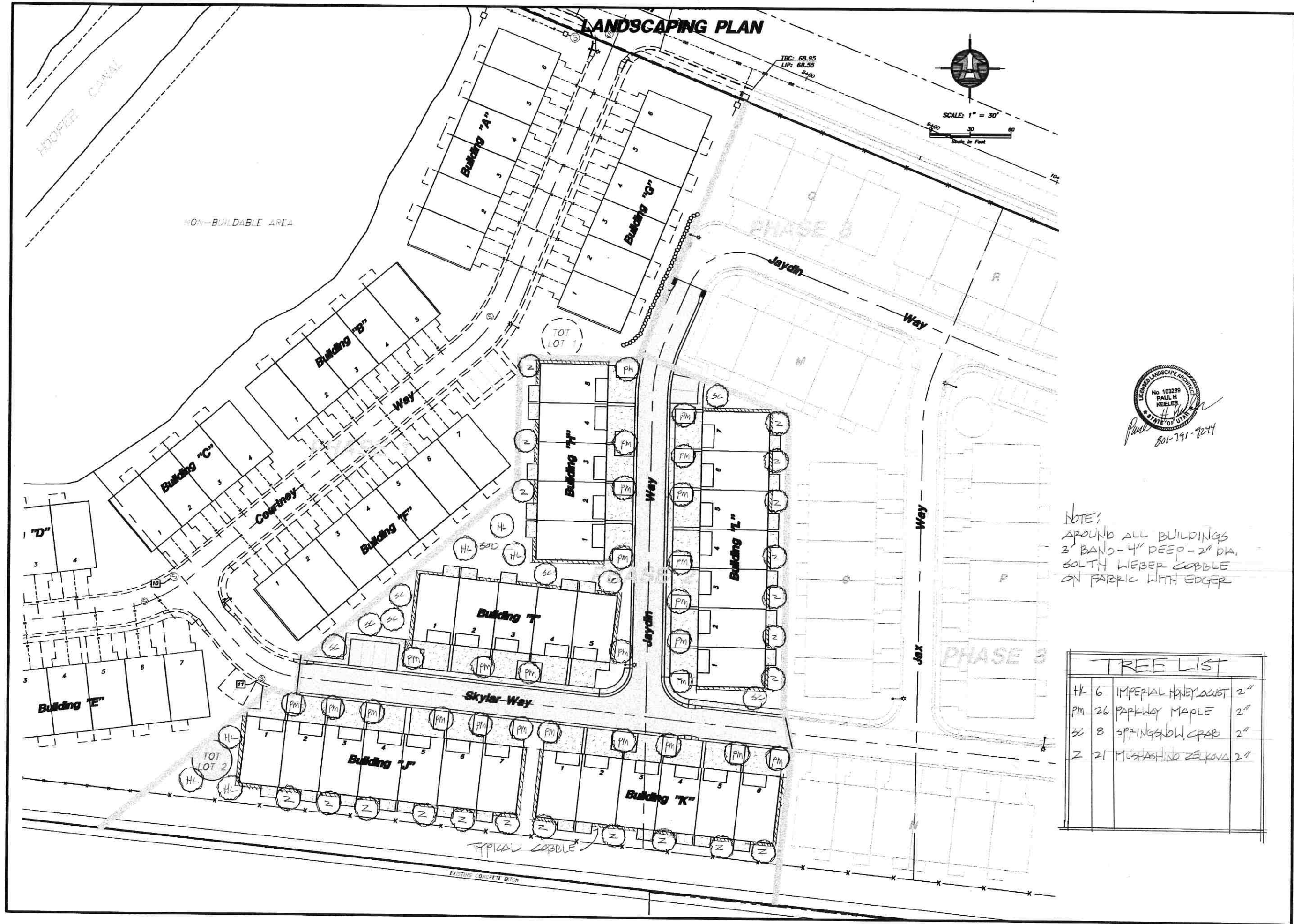
Key Note Cut & Fill Colors

	Min.	Max.
CUT	-4.29	-2.0
	-2.0	-1.5
	-1.5	-1.0
	-1.0	-0.5
	-0.5	0.0
FILL	0.0	0.5
	0.5	1.0
	1.0	1.5
	1.5	2.0
	2.0	3.0

COLORS SHOW EXISTING GROUND SURFACE TO DESIGN SURFACE ELEVATION IN FEET FOR CUT & FILL

Scale: 1" = 20'

Scale in Feet



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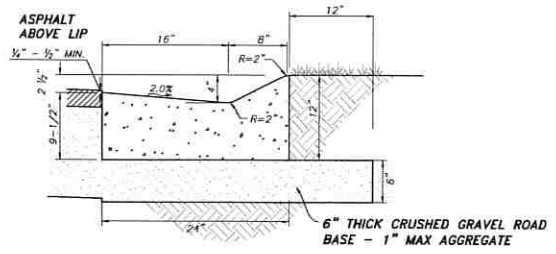
HAI

Drawn By: SPH Date: 03/02/20
Checked By:
Approved By:
Scale: 1" = 30'
Drawing File: 20-103-15 PP 021419.dwg
JOB NUMBER: 20-103

**LANDSCAPING PLAN FOR
HAWK HAVEN
TOWNHOMES PHASE 2**
1874 SOUTH 1900 WEST
WEST HAVEN, UTAH
A Part of the Northeast Quarter of Section 26
Township 6 North, Range 2 West, S.L.B.M.

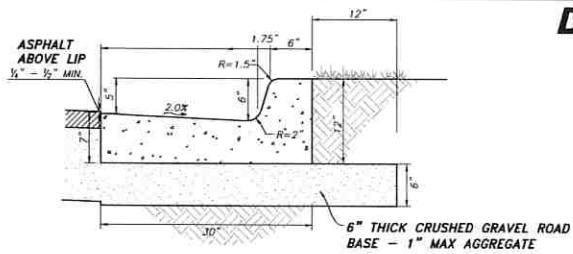
TREE LIST			
HL	6	IMPERIAL HONEYLOCUST	2"
PM	26	PARKWAY MAPLE	2"
SC	8	SPRINGBLOW CRAB	2"
Z	21	MUSTASHINO ZELKOVA	2"

DETAILS



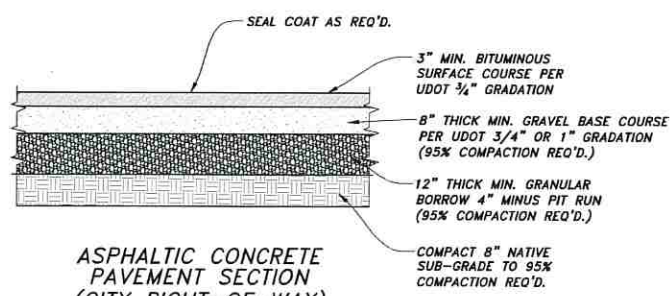
CONCRETE TO BE 4000 PSI 28 DAY STRENGTH 4" MAX. SLUMP; AIR 6% ± 1 1/2%

"M-1" CURB & GUTTER SECTION
NOT TO SCALE

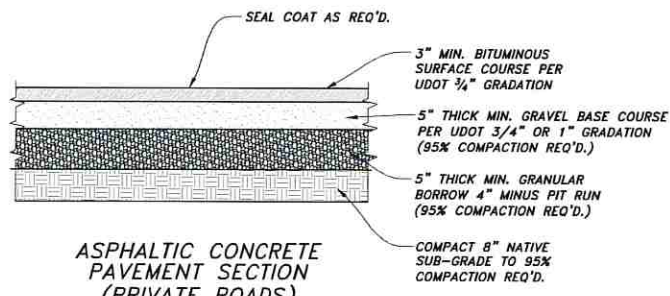


CONCRETE TO BE 4000 PSI 28 DAY STRENGTH 4" MAX. SLUMP; AIR 6% ± 1 1/2%

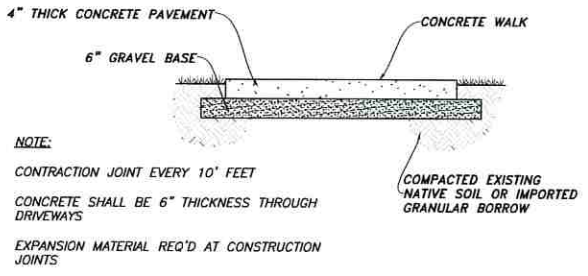
STANDARD CURB & GUTTER SECTION
NOT TO SCALE



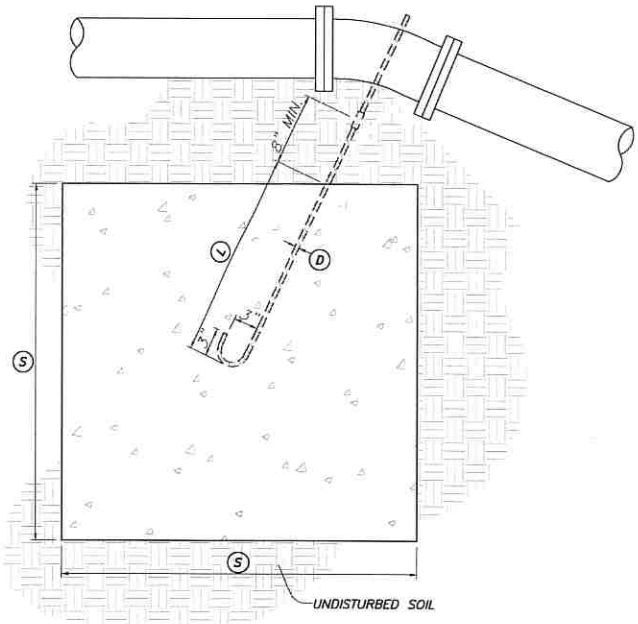
ASPHALTIC CONCRETE PAVEMENT SECTION
(CITY RIGHT-OF-WAY)
NOT TO SCALE



ASPHALTIC CONCRETE PAVEMENT SECTION
(PRIVATE ROADS)
NOT TO SCALE



TYPICAL SIDEWALK SECTION
NOT TO SCALE

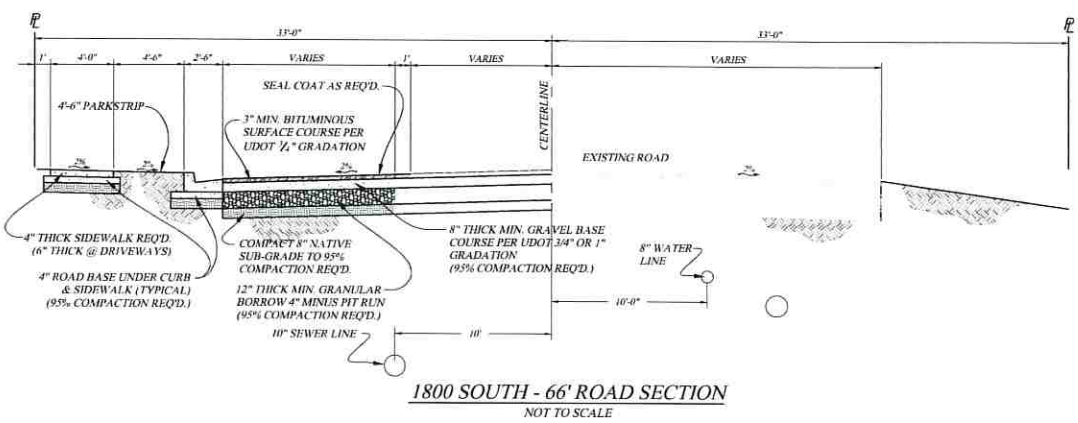


REFER TO PLAN NO. 562 IN A.P.W.A. MANUAL OF STANDARD PLANS

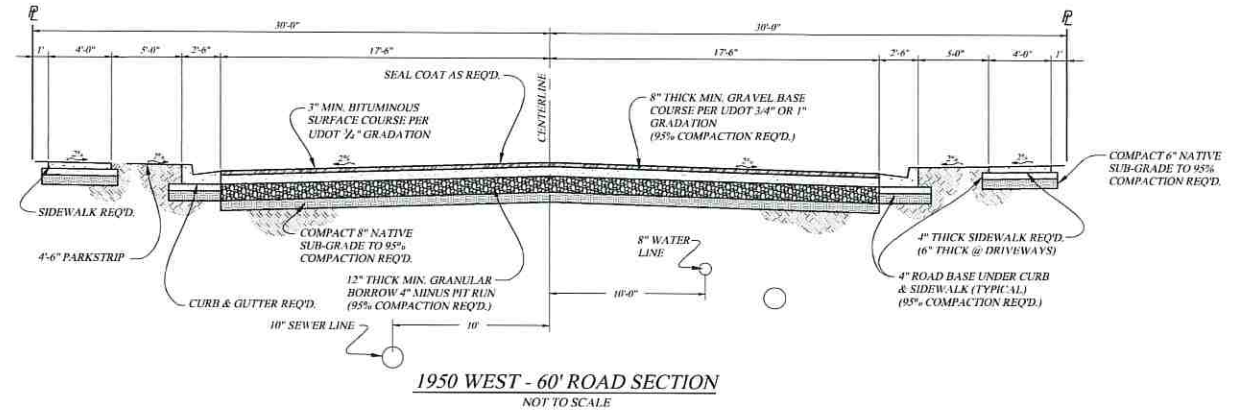
TIE-DOWN THRUST RESTRAINTS
FOR 11.25' & 22.5' VERTICAL BENDS

- NOTES:
1. CONCRETE TO BE CLASS 2000 MIN. PER APWA SECTION 033004. POUR AGAINST UNDISTURBED SOIL.
 2. DO NOT COVER PIPE JOINTS WITH CONCRETE. LEAVE COMPLETELY ACCESSIBLE.
 3. APPLY POLY-FM GREASE TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
 4. REINFORCING STEEL BARS TO BE EPOXY COATED AT LEAST 15 MILS THICK. MINIMUM STRESS YIELD STRENGTH OF THE DOWN BARS IS 70,000 P.S.I.

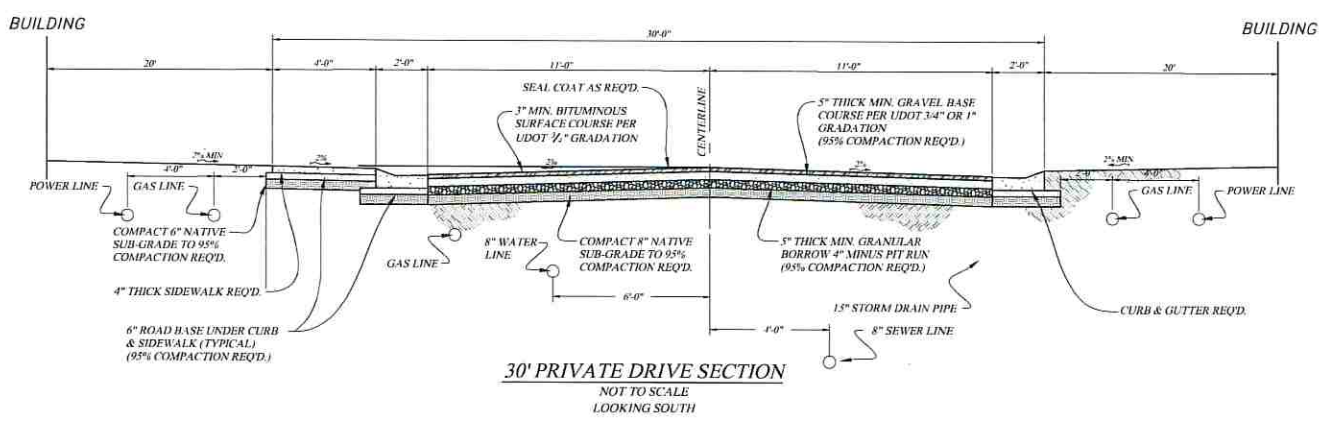
TABLE OF DIMENSIONS					
	VB		(S)	(D)	(L)
PIPE SIZE NOMINAL DIAMETER - INCH	VERTICAL BEND DEGREES	NO. OF CU. YDS. OF CONC. BLOCKING	SIDE OF CUBE FEET	DIAMETER OF SHANK OF REBAR RODS - INCH	DEPTH OR RODS IN CONCRETE - FEET
4"	11.25'	8	2.0	3/4"	1.5
	22.5'	15.6	2.5	3/4"	2.0
6"	11.25'	15.6	2.5	3/4"	2.0
	22.5'	34.3	3.25	3/4"	2.0
8"	11.25'	27	3.0	3/4"	2.0
	22.5'	64	4.0	3/4"	2.0
12"	11.25'	64	4.0	3/4"	2.0
	22.5'	125	5.0	3/4"	3.0
16"	11.25'	107	4.25	7/8"	3.0
	22.5'	216	6.0	7/8"	4.0
20"	11.25'	138	5.17	1"	3.5
	22.5'	334	6.94	1"	4.0
24"	11.25'	240	6.22	1"	4.0
	22.5'	476	7.81	1"	4.0
30"	11.25'	369	7.17	1"	4.0
	22.5'	733	9.02	1"	4.0



1800 SOUTH - 66' ROAD SECTION
NOT TO SCALE



1950 WEST - 60' ROAD SECTION
NOT TO SCALE



30' PRIVATE DRIVE SECTION
NOT TO SCALE
LOOKING SOUTH

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Designed By: _____
Checked By: _____
Approved By: _____
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Drawing File: 20-10315 PP 021419.dwg
JOB NUMBER: 20-103

DETAILS SHEET FOR
HAWK HAVEN TOWNHOMES PHASE 2
1874 SOUTH 1900 WEST
WEST HAVEN, UTAH
A Part of the Northeast Quarter of Section 26
Township 6 North, Range 2 West, S.L.B.24N.

SWPPP PLAN

LOCATION:

LOCATION: WEST HAVEN, WEBER COUNTY, UTAH
SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°13'59" N LONGITUDE: 112°01'42" W
APPROXIMATE ELEVATION: 4268'

PROJECT DATA:

TAX ID #: 15-071-0009
PARCEL ACREAGE: 16.312 ACRES

HAWK HAVEN TOWNHOMES
1874 SOUTH 1900 WEST
WEST HAVEN, UTAH

DISTURBED AREAS:

PROJECT AREA DISTURBANCE: 690,565 SQ. FT.
15.85 ACRES
IMPERVIOUS AREA: 115,400 SQ. FT.
2.65 ACRES
PERMEABLE AREA: 575,165 SQ. FT.
13.20 ACRES
WEIGHTED COEFFICIENT: C = 0.41

OVERVIEW:

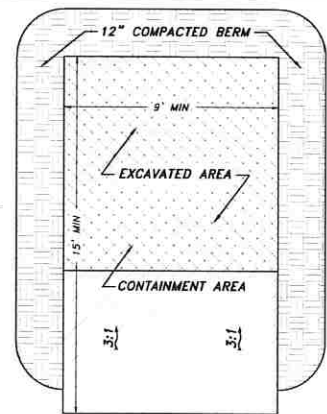
THE PROJECT CONSISTS OF STREET AND UTILITY INSTALLATION FOR A (39) THIRTY NINE UNIT TOWNHOME DEVELOPMENT. GRADING WORK IS ALSO REQUIRED IN THE CONSTRUCTION OF THE ROAD AND CURB & GUTTER. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE WEST BOUNDARY OF THE PROJECT. CONCRETE WASHOUT AREA IS LOCATED NEAR THE ENTRANCE/EXIT.

MAINTENANCE/RECORD-KEEPING:

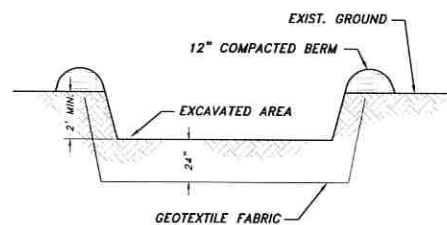
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF WEBER COUNTY. KEEP INSPECTION REPORTS FORMS/FORUM AS MANDATED BY WEBER COUNTY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS WEBER COUNTY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING WEBER COUNTY APPROVAL.

SWPPP PHASING - ORDER OF WORK:

PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS.
PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS. INSTALL INLET PROTECTION UPON CONSTRUCTION OF CURB INLET BOXES.
PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.



PLAN VIEW



CROSS SECTION A-A

CONCRETE WASHOUT AREA

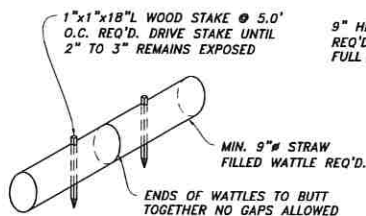
NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:

INSTALLATION: PROPER SIGNAGE SUCH AS "CONCRETE WASHOUT" SHALL BE PLACED NEAR CONCRETE WASHOUT FACILITIES. A CONTINUOUS ONE-FOOT TALL COMPACTED EARTH BERM SHALL BE PLACED ON THREE SIDES OF THE EXCAVATED PIT. THE BOTTOM OF THE EXCAVATED PIT MUST BE PROVEN TO BE AT LEAST 5 VERTICAL FEET ABOVE GROUNDWATER OR THE PIT MUST BE LINED WITH A CLAY OR SYNTHETIC LINER DESIGNED TO CONTROL SEEPAGE.

MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.

NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.



TYPICAL WATTLE/FILTER SOCK

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:

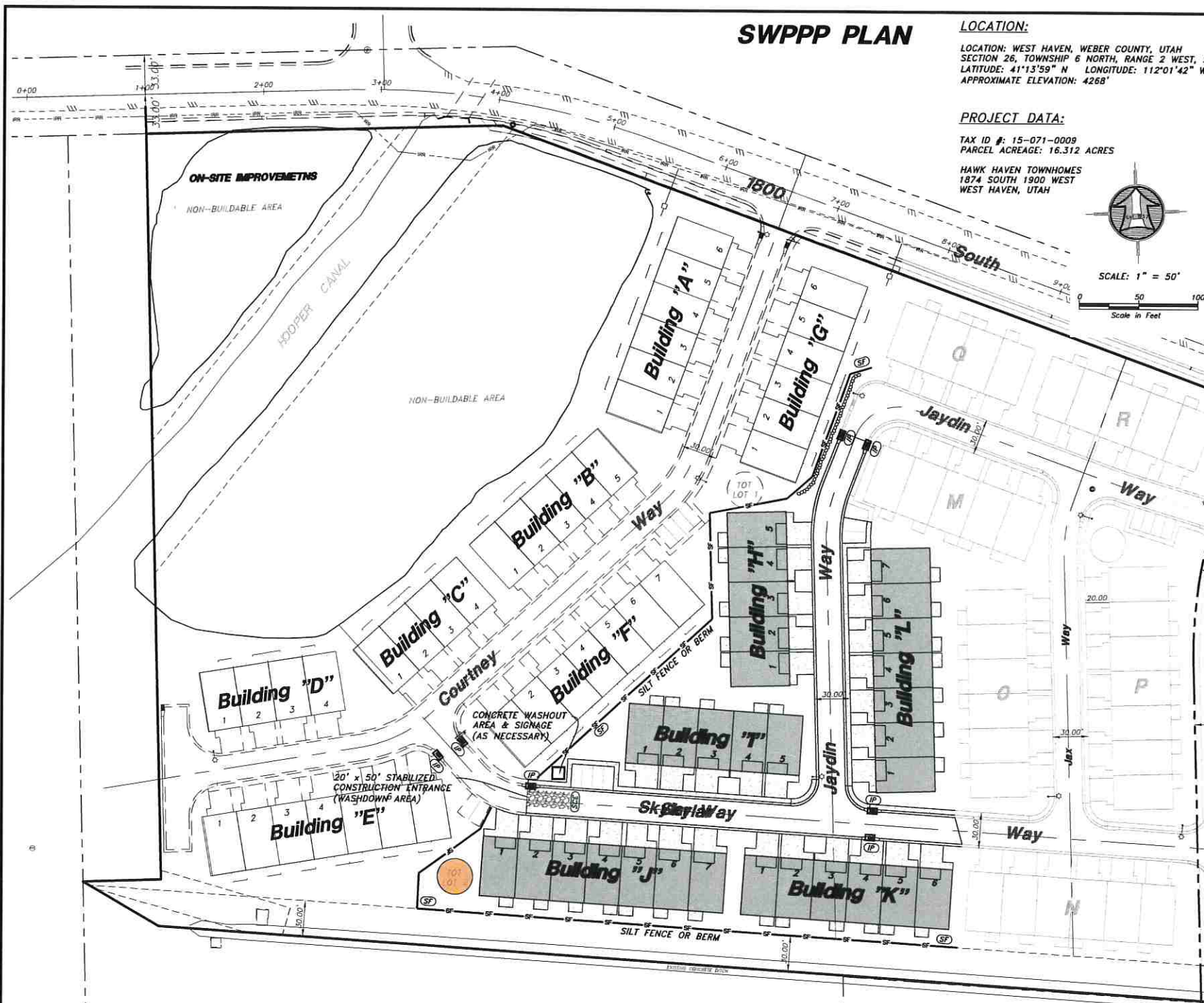
1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

LIMITATIONS:

1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:

1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.



LEGEND

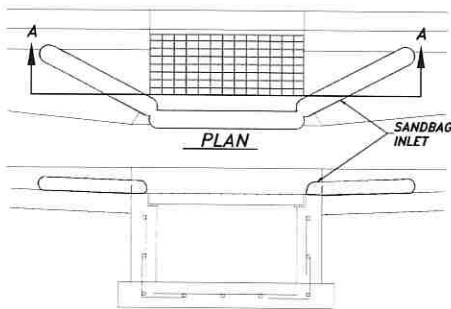
- PROPERTY BOUNDARY LINE
- SILT FENCE OR BERM REQ'D
- TRACKING PAD
- CONCRETE WASHOUT AREA & SIGNAGE

LABELS

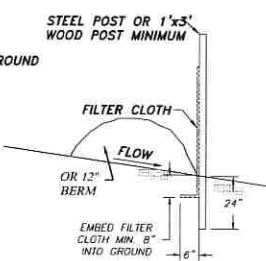
- (SF) - SILT FENCE OR BERM
- (SCE) - STABILIZATION CONSTRUCTION ENTRANCE
- (IP) - INLET PROTECTION

QUANTITIES

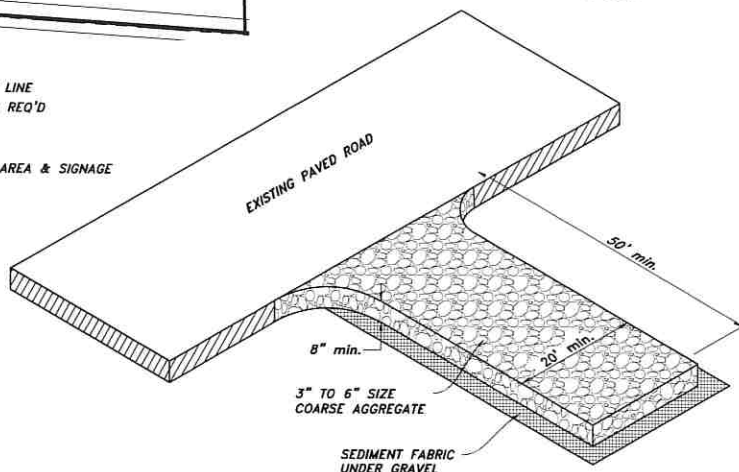
SILT FENCE/BERM - 915 LF
STABILIZED CONSTRUCTION ENTRANCE - 1
INLET PROTECTION - 7



CURB INLET PROTECTION DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

HAWK HAVEN TOWNHOMES PHASE 2	
DRAINAGE PLAN FOR	
1874 SOUTH 1900 WEST WEST HAVEN, UTAH A Part of the North Quarter of Section 26 Township 6 North, Range 2 West, SLB&M.	
Drawn By: SRH	Date: 02/28/20
Designed By:	
Checked By:	
Approved By:	
Scale: 1" = 50'	
Drawing File: 20-103v15 PR 0201418.dwg	
JOB NUMBER: 20-103	
HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Brigham City, Ogden, Provo, Salt Lake City, Utah (435) 732-6272 Celebrating over 60 Years of Business	
Sheet	12
of	12
Sheets	

Hawk Haven Townhomes Subdivision Second Amendment Phase 2

A Re-Subdivision of Lot 2 and a portion of Lot 3, Hawk Haven Townhomes Subdivision
West Haven City, Weber County, Utah
A Part of the Northeast Quarter of Section 26,
Township 6 North, Range 2 West of the Salt Lake Base and Meridian.
February, 2020

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into thirty (30) Units, known hereafter as Hawk Haven Townhomes Subdivision Second Amendment Phase 2 in West Haven City, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground.

Signed this _____ day of _____ 2020.

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



SUBDIVISION BOUNDARY DESCRIPTION

LOT 2 AND PART OF LOT 3, HAWK HAVEN TOWNHOMES SUBDIVISION, WEST HAVEN CITY, WEBER COUNTY, UTAH, SURVEY BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 2 BEING A POINT LOCATED 391.79 FEET SOUTH 00°50'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND 50.00 FEET NORTH 89°09'48" WEST AND 614.36 FEET NORTH 67°43'00" WEST AND 209.00 FEET SOUTH 22°17'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 26;

RUNNING THENCE SOUTH 69°40'05" EAST 118.31 FEET; THENCE SOUTH 00°41'12" WEST 218.25 FEET; THENCE SOUTH 11°33'18" EAST 31.47 FEET; THENCE SOUTH 06°00'00" WEST 115.00 FEET; THENCE NORTH 84°00'00" WEST 500.79 FEET; THENCE NORTH 49°48'17" EAST 400.87 FEET; THENCE NORTH 00°56'10" EAST 93.16 FEET; THENCE SOUTH 89°09'48" EAST 86.77 FEET TO THE POINT OF BEGINNING. CONTAINING 2.773 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into Buildings and Units as shown and described hereon and name said tract Hawk Haven Townhomes Subdivision Second Amendment Phase 2 and hereby dedicate all areas outside of the building footprints as a Public Utility Easement for the installation, maintenance and operation of public and private utility lines as deemed necessary by West Haven City and/or the current property owner of Lot 2 and 3 - such also includes provision for drainage and irrigation purposes as deemed necessary. The public utility easement area can be inherently decreased without written action upon any approved building modifications or expansions. No building or yard areas are to be fenced without approval of the current property owner of Lot 2 and 3 or by the Hawk Haven Townhomes Homeowner's Association. We hereby declare the plat notes shown hereon to be effective and binding. In witness we have here unto set our signature this _____ day of _____ 2020.

Pete Lodder, Manager of Lodder Burton, LLC

CORPORATE ACKNOWLEDGMENT

State of Utah
County of _____
On the _____ day of _____ 2020, Pete Lodder personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the Manager of Lodder Burton, LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

East Quarter Corner of Sec. 26,
T. 6 N., R. 2 W., SL&BM. Found
Weber Co. 3" Brass Cap
Monument 5" below ring & cover
dated 2012. Fair Condition.

NARRATIVE

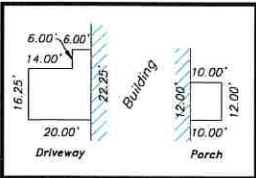
The purpose of this survey was to subdivide the property into Townhomes as shown and described hereon. The survey was ordered by Pete Lodder. This survey makes a slight adjustment to the west and southwest boundary of lot 3 of the Hawk Haven Townhomes Subdivision. The control used to establish the property corners was said Hawk Haven Townhomes Subdivision and the Hawk Haven Townhomes Subdivision First Amendment Phase 1 along with the Record of Survey No. 000718 done by Landmark Surveying in 1992 and the boundary survey done by Focus Engineering dated November 20, 2018 along with the existing Weber County Survey Monumentation surrounding Section 26, T6N, R2W, SL&BM. The basis of bearing is the east line of said Section which bears South 00°50'12" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

LEGEND:

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

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

N 89°25'22" W



LCA Detail (Typ.)

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N40°11'43"W	5.08'
L2	N40°11'43"W	5.03'
L3	S0°56'10"W	4.14'
L4	N89°09'48"E	14.84'
L5	S89°09'48"E	14.83'
L6	S00°50'13"W	4.17'
L7	N20°19'55"E	1.93'
L8	S84°00'00"E	6.54'

LAND USE CHART

BUILDINGS 44,114 S.F.
LIMITED COMMON AREA 14,536 S.F.
COMMON AREA 31,705 S.F.
ROADWAY 16,260 S.F.
HOOPER CANAL EASEMENT ... 14,167 S.F.
TOTAL 120,782 S.F.

- NOTES:
- All areas outside building footprints are public utility easements.
 - All ties to buildings are perpendicular to property lines.
 - All areas outside the unit footprints, less and except the Hooper Canal easement and Limited Common Areas (LCA), shall be owned and maintained by the Hawk Haven Townhomes Homeowner's Association. Such includes Courtney Way and Skyler Way, and the front-of-unit landscape areas, rear landscape areas, and areas between the buildings.
 - Each unit owner has an exclusive Limited Common Area (LCA) pertinent to his lot for his front driveway, porch and rear patio area.
 - Square footages shown indicate ground floor/land areas.
 - Sanitary sewer mains are located in Skyler Way and Jaydin Way and are maintained by West Haven City. The sewer laterals from the sewer main to the individual units are maintained by the individual unit owners.
 - On-site Culinary Water mains located in Skyler Way and Jaydin Way will be maintained by Hawk Haven Townhomes Homeowner's Association. The individual unit owners maintain the service line from the water meters to the individual units.
 - Storm drainage system: Any on-site storm drainage piping, inlets, and appurtenances are owned and maintained by the Hawk Haven Townhomes Homeowner's Association.
 - Streets: On-site private streets (Skyler Way and Jaydin Way) are owned and maintained by the Hawk Haven Townhomes Homeowner's Association.
 - Secondary Water: On-site secondary water appurtenances will be owned and maintained by the Hawk Haven Townhomes Homeowner's Association.

Project Location

Vicinity Map



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hais.net
Brigham City Ogden
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

WEST HAVEN ENGINEER

I hereby certify that I approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements. Signed this _____ day of _____ 2020.

Signature

WEST HAVEN CITY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect. Signed this _____ day of _____ 2020.

City Attorney

WEST HAVEN CITY ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the West Haven City Council. Signed this _____ day of _____ 2020.

Mayor

Attest

WEST HAVEN PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the West Haven City Planning Commission on the _____ day of _____ 2020.

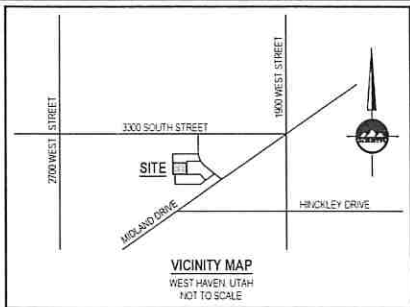
Chairman, West Haven Planning Commission

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

GLOVER ESTATES PUD SUBDIVISION PHASE 2

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 2
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, **MICHAEL B. HERBST**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **546930**, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as **GLOVER ESTATES PUD SUBDIVISION PHASE 2**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situated in the Northwest Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Haven, Utah, more particularly described as follows:

Beginning at a point on the South Line of Lot 116, Glover Estates PUD Subdivision Phase 1, said point being North 89°07'54" East 387.65 feet along the section line also being the northwest corner of said 3300 South Street and South 89°07'54" West 921.00 feet from the North Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running

thence South 0°02'09" West 204.65 feet;
thence South 81°28'50" West 97.44 feet;
thence North 89°18'22" West 59.55 feet;
thence South 0°04'52" West 155.34 feet;
thence North 89°08'42" West 247.25 feet;
thence South 0°04'23" West 3.15 feet;
thence North 89°13'05" West 30.66 feet;
thence North 0°04'38" East 405.91 feet to the Southwest Corner of Lot 111, Glover Estates PUD Subdivision Phase 1;
thence South 89°15'57" East 136.50 feet along the South line of said Lot 111, Glover Estates PUD Subdivision Phase 1 and extended;
thence North 0°04'38" East 12.59 feet to the Southwest Corner of Lot 112, Glover Estates PUD Subdivision Phase 1;
thence South 89°07'54" East 287.34 feet along the South line of said Glover Estates PUD Subdivision Phase 1 to the point of beginning.

Contains 148.437 square feet or 3.431 acres and 15 Lots.

DATE _____ Michael B. Herbst
License No. 546930

OWNER'S DEDICATION

Known all men by these presents that I/we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereinafter known as the

GLOVER ESTATES PUD SUBDIVISION PHASE 2

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use; and hereby dedicate to West Haven City a perpetual, nonexclusive easement over the public utility easements and private streets as shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof I/we have hereunto set our hand(s) this _____ day of _____, A.D. 20____.

By PARKWAY LLC
Its HUGH PARKIE
MANAGING MEMBER **LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH J.S.S.
County of Davis
On the _____ day of _____, A.D. 20____, HUGH PARKIE, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS, in the State of Utah, who after being duly sworn acknowledged to me that he is the MANAGING MEMBER of PARKWAY LLC, a Limited Liability Company and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____ RESIDING IN _____ COUNTY

GLOVER ESTATES PUD SUBDIVISION PHASE 2

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 2
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

SHEET 1 OF 1

PROJECT NUMBER **8448**

MANAGER **M. HERBST**

DRAWN BY **J. MOSS**

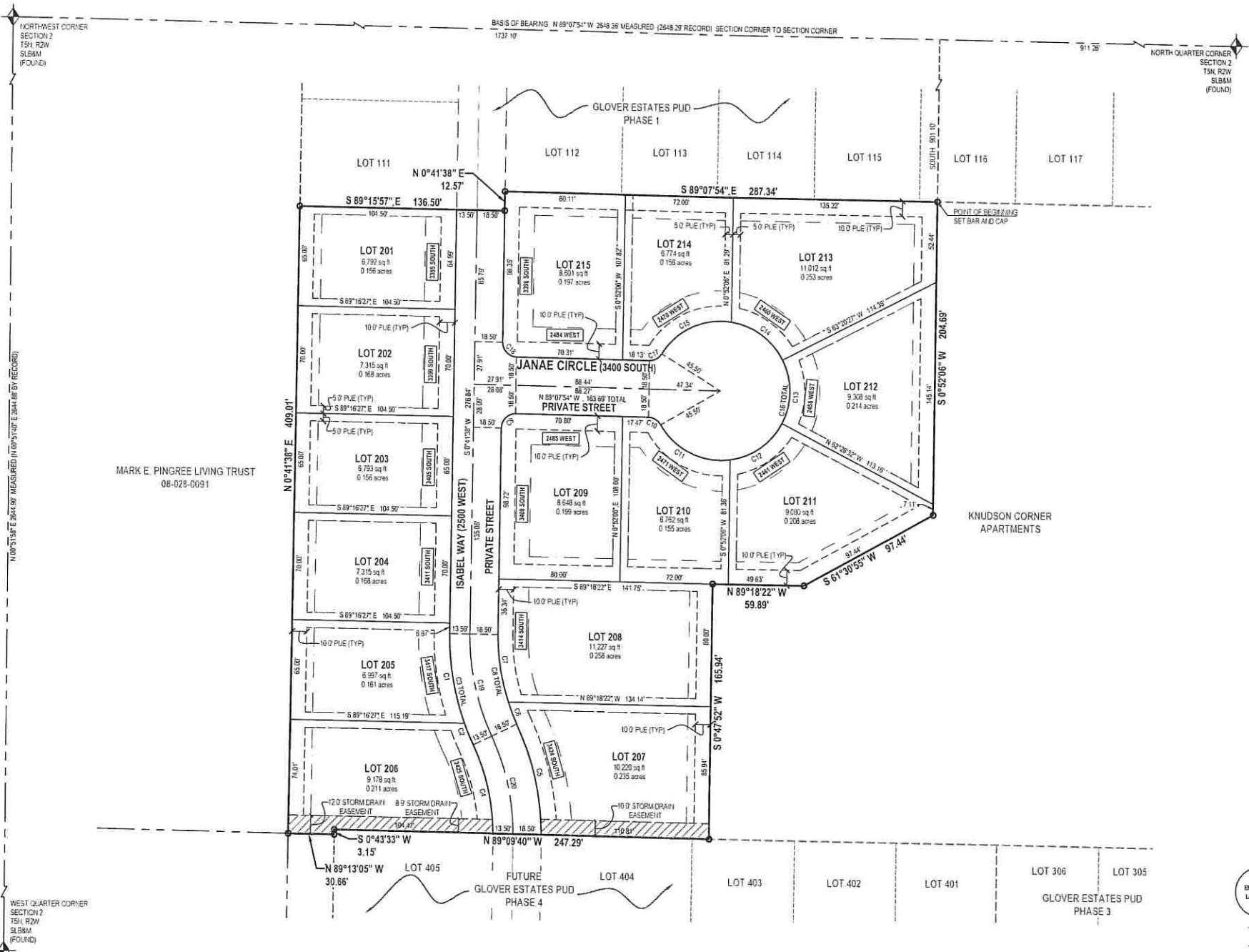
CHECKED BY **M. HERBST**

DATE **2/28/20**

WEBER COUNTY RECORDER

BY _____

DEPUTY RECORDER



GENERAL NOTES:

- PROPERTY IS ZONED A-1
A FRONT YARD SETBACK IS 20'
B REAR YARD SETBACK IS 15'
C SIDE YARD SETBACK IS 5'
D CORNER LOT SIDE YARD SETBACK IS 20' PUBLIC/STREET MINIMUM SIDE YARD
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUE & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON
- ALL PRIVATE STREETS AS SHOWN ON THIS PLAT ARE TO BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS
- REBAR AND CAP WILL BE PLACED AT ALL LOT CORNERS
- 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 EASEMENTS IDENTIFIED ON THIS PLAT MAP 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 PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.



LAYTON
1485 W. Highland Rd. Ste 204
Layton UT 84041
Phone 801 547 1100
Fax 801 593 5315
www.ensigneng.com

SALT LAKE CITY
TOOLE
Phone 801 461 2061
CEGAR CITY
Phone 435 655 1153
BIRCHFIELD
Phone 435 555 1383

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
BY THE WEST HAVEN CITY ATTORNEY, _____

WEST HAVEN CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
BY THE CITY PLANNING COMMISSION APPROVAL, _____

CHAIRMAN, WEST HAVEN CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
BY THE WEST HAVEN CITY ENGINEER, _____

WEST HAVEN CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____ 20____
BY THE WEST HAVEN CITY COUNCIL, _____

CITY RECORDER CITY MAYOR

DEVELOPER
PARKWAY LLC
C/O DENNIS PETERS
2219 EAST LORITA WAY
COTTONWOOD HEIGHTS, UTAH 84093



River Walk

Date 2/20/2020Address of Site: APPROX: 1900 S 1550 W Property Parcel # 150690002Applicant's Name: 1625 PROPERTIES, LLCAddress: 2637 N 400 E #127 Phone: 801-725-0789
NORTH OGDEN, UT 84414

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

APARTMENTS PER MDA IN MIXED USESite plan design, be approved on 15.7 of
(acreage)Property in the MU zone in accordance with the attached site plan. (see attached form for site plan requirements.)Signed: [Signature] Date: 02/20/2020
(Owner/Petitioner)I authorize _____ to act as my representative in all matters relating
to this application.

(Owner)

(Agent as Authorized by Owner)

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		
—	—	—	—	Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.	
—	—	—	—	Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated siding such as LP siding, stucco, tile and wood.	
—	—	—	—	Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.	
Number of parking spaces				<u>158</u>	
Percentage of landscaping				_____	
Fees					
Site Plan Fee		\$450.00			
Preliminary per Building		\$175.00		Amount <u>\$1,700</u> Date Paid <u>3-4-2020</u>	
Final per Building		\$100.00 <u>x17</u>			
Additionally there is a public works inspection that cost \$150.00 for every 100 feet of road as well as a SWPPP permit fee of \$400.00					
For Office Use Only					
Scheduled date for Agenda <u>3-11-2020</u>					
Planning Commission Preliminary Approval _____ Conditions _____					
Council Preliminary Approval _____ Conditions _____					
Planning Commission Final Approval _____ Conditions _____					
Council Final Approval _____ Conditions _____					



June 27, 2019
 Scale: 1" = 40'
West Haven Apartments
Site Plan
 372 Apartment Units
 738 Surface Stalls
 20 Garage Stalls
 758 Total Stalls
 2.0 Stalls Per Unit



TOWNHOMES SUBDIVISION APPLICATION
WEST HAVEN CITY PLANNING COMMISSION
PHONE 801-731-4519



Subdivision Name RIVERWALK TOWN HOME PHASE 2

Location 1750W 1700S Parcel # 1506400364

No. of Buildings 22 Zone MU 150640056

Applicants Name BLOX DEVELOPMENT Phone 801-725-0789 Fax _____

Address 118 E LOMOND VLEW DR City NOCODEN State UT Zip 84414

Surveyor/Engineer LANDMARK Phone 801-731-4075 Fax _____

Address _____ City _____ State _____ Zip _____

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

OFFICE USE

Scheduled for Planning Commission Agenda 3/11/2020

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 <u>2200.00</u> Paid Date <u>3-4-20</u>



Area:
Red = 12.605 acres with roads
Blue = 11.612 acres with roads
your 16 = 0.992 acres

the roads for the 87 unit block should probably be connected to the road on the west.
all of the units have a 15 foot driveway in the front of the unit, so I'm not sure if you want to keep the extra parking stalls.
the 87 units are 18x40
the others are 20x40



THE GROVE AT GREEN FARMS PHASE 2

LOCATED IN THE EAST HALF
OF SECTION 5
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH



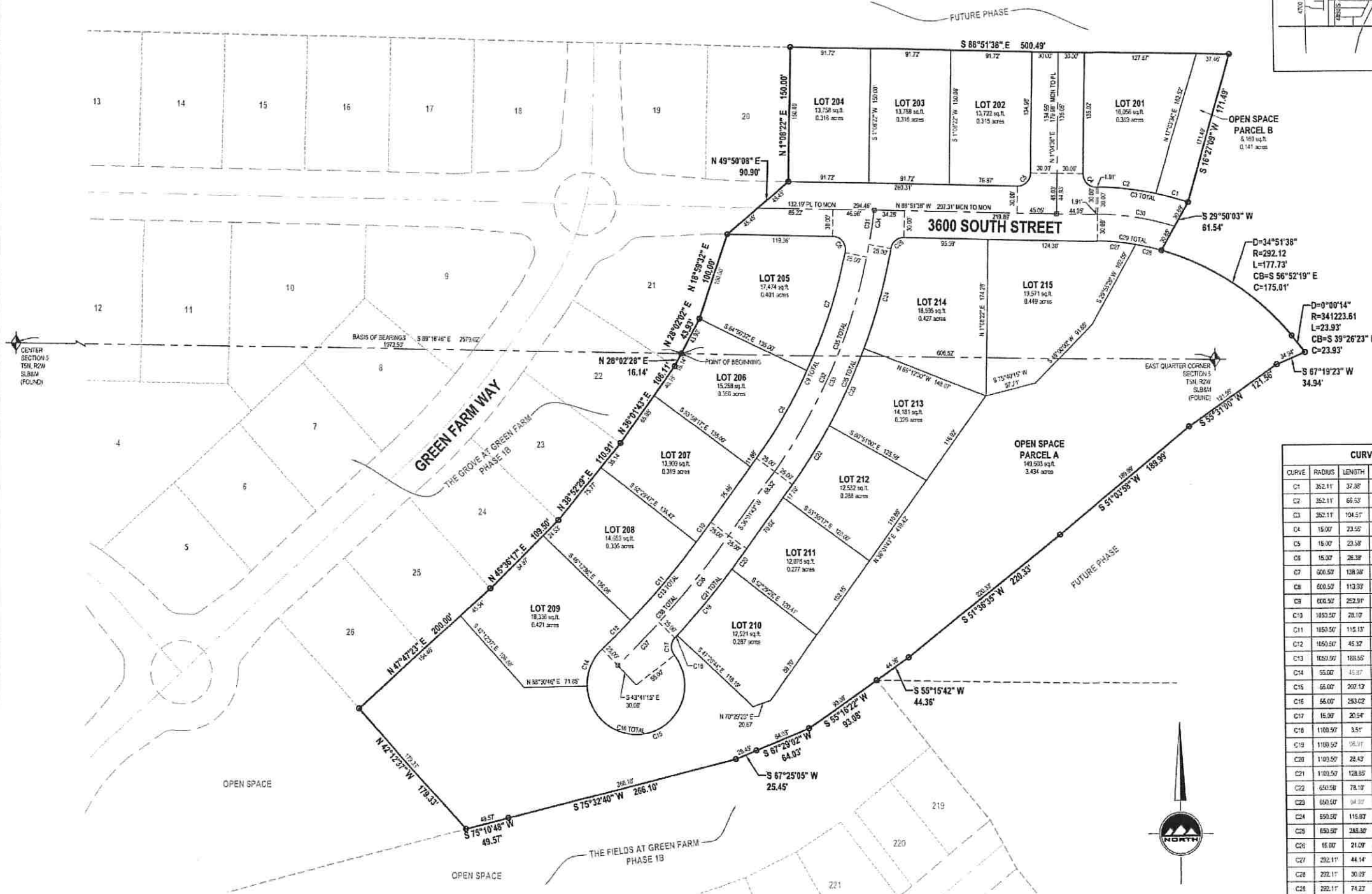
SURVEYOR'S CERTIFICATE
I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8054679, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as:
THE GROVE AT GREEN FARMS PHASE 2
and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

LEGAL:

TRENT R. WILLIAMS, PLS.
LICENSE NO. 8054679

DATE:

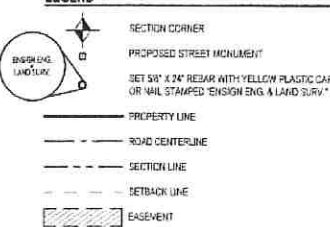


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	362.11	37.38	6°56'45"	S74°50'10" E	37.39
C2	362.11	66.53	10°52'34"	S83°38'22" E	66.53
C3	362.11	104.57	17°02'23"	N60°21'27" W	104.13
C4	15.00	23.52	85°56'14"	S43°53'31" E	21.20
C5	15.00	23.58	90°02'45"	N46°06'29" E	21.22
C6	15.37	26.39	100°45'25"	S38°28'51" E	22.11
C7	606.50	138.38	13°15'58"	N18°31'41" E	138.57
C8	606.50	113.32	10°52'12"	N30°35'37" E	113.78
C9	606.50	252.91	24°07'32"	N23°57'47" E	251.19
C10	1050.50	28.10	1°31'58"	N66°47'42" E	28.10
C11	1050.50	115.12	6°16'45"	N40°42'30" E	115.07
C12	1050.50	45.37	2°28'16"	N45°04'56" E	45.37
C13	1050.50	188.55	10°17'02"	S41°10'14" W	188.50
C14	55.00	15.17	47°47'59"	S22°24'45" W	44.57
C15	55.00	207.13	215°48'44"	N70°37'24" E	104.68
C16	55.00	253.02	253°34'42"	S85°25'50" E	82.02
C17	15.00	20.94	80°10'12"	N2°44'08" E	19.29
C18	1100.50	3.51	0°10'58"	N42°38'45" E	3.51
C19	1100.50	55.11	5°02'45"	N40°01'54" E	55.89
C20	1100.50	28.43	1°28'48"	N35°45'37" E	28.43
C21	1100.50	128.55	6°42'31"	N33°22'52" E	128.75
C22	650.50	78.19	6°52'44"	N32°35'21" E	78.05
C23	650.50	64.87	8°21'30"	N24°58'15" E	64.81
C24	550.50	115.02	10°12'00"	N15°41'38" E	115.05
C25	550.50	263.30	25°28'13"	N23°16'32" E	266.43
C26	15.00	21.02	80°32'52"	N50°51'56" E	19.39
C27	292.11	44.14	0°39'31"	S84°01'52" E	44.10
C28	292.11	30.89	5°54'06"	S77°15'04" E	30.87
C29	292.11	74.23	14°33'37"	S61°34'50" E	74.03
C30	322.11	89.39	15°54'31"	N40°54'38" W	89.10
C31	625.50	53.04	4°51'31"	N6°20'08" E	53.03
C32	625.50	263.44	24°07'52"	N23°57'47" E	261.50
C33	625.50	277.70	25°28'13"	N23°16'32" E	275.42
C34	625.50	38.78	3°31'07"	N4°48'55" E	38.76
C35	625.50	316.49	25°52'23"	S21°52'32" W	313.12
C36	1075.50	125.92	6°14'31"	N39°22'59" E	125.89
C37	1075.50	57.11	3°34'31"	N44°31'28" E	57.10
C38	1075.50	193.34	10°17'02"	S41°10'14" W	192.78

GENERAL NOTES:

- PROPERTY IS ZONED A-1.
 - FRONT YARD SETBACK IS 20'
 - REAR YARD SETBACK IS 15'
 - SIDE YARD SETBACK IS 5'
 - CORNER LOT SIDE YARD SETBACK IS 20' PUBLIC STREET MINIMUM SIDE YARD
- ALL PUBLIC UTILITY AND GRAVAGE EASEMENTS (PU & GE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- REAR AND CAP WILL BE PLACED AT ALL LOT CORNERS.
- 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 EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DEEMABLE 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. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS' 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 THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

LEGEND



LAYTON
1485 W. 1800th St. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSGN.COM

SALT LAKE CITY
Phone: 801.533.4144
TOOELE
Phone: 435.333.4144
CEAR CITY
Phone: 435.333.4144
REDFORD
Phone: 435.333.4144

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WEST HAVEN CITY ATTORNEY.

WEST HAVEN CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CITY PLANNING COMMISSION APPROVAL.

CHAIRMAN, WEST HAVEN CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WEST HAVEN CITY ENGINEER.

WEST HAVEN CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WEST HAVEN CITY COUNCIL.

CITY RECORDER CITY MAYOR

THE GROVE AT GREEN FARMS PHASE 2

LOCATED IN THE EAST HALF
OF SECTION 5
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

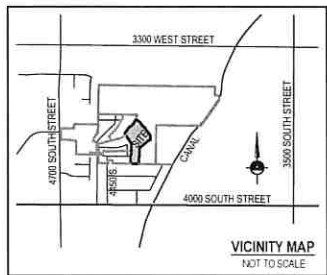
ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
PAGE _____
WEBER COUNTY RECORDER
BY _____ DEPUTY RECORDER

SHEET 1 OF 1

PROJECT NUMBER: 2479
MANAGER: CRESTON
DRAWN BY: WEBER
(CHECKED BY: WILLIAMS)
DATE: 20240202

THE FIELDS AT GREEN FARMS PHASE 3

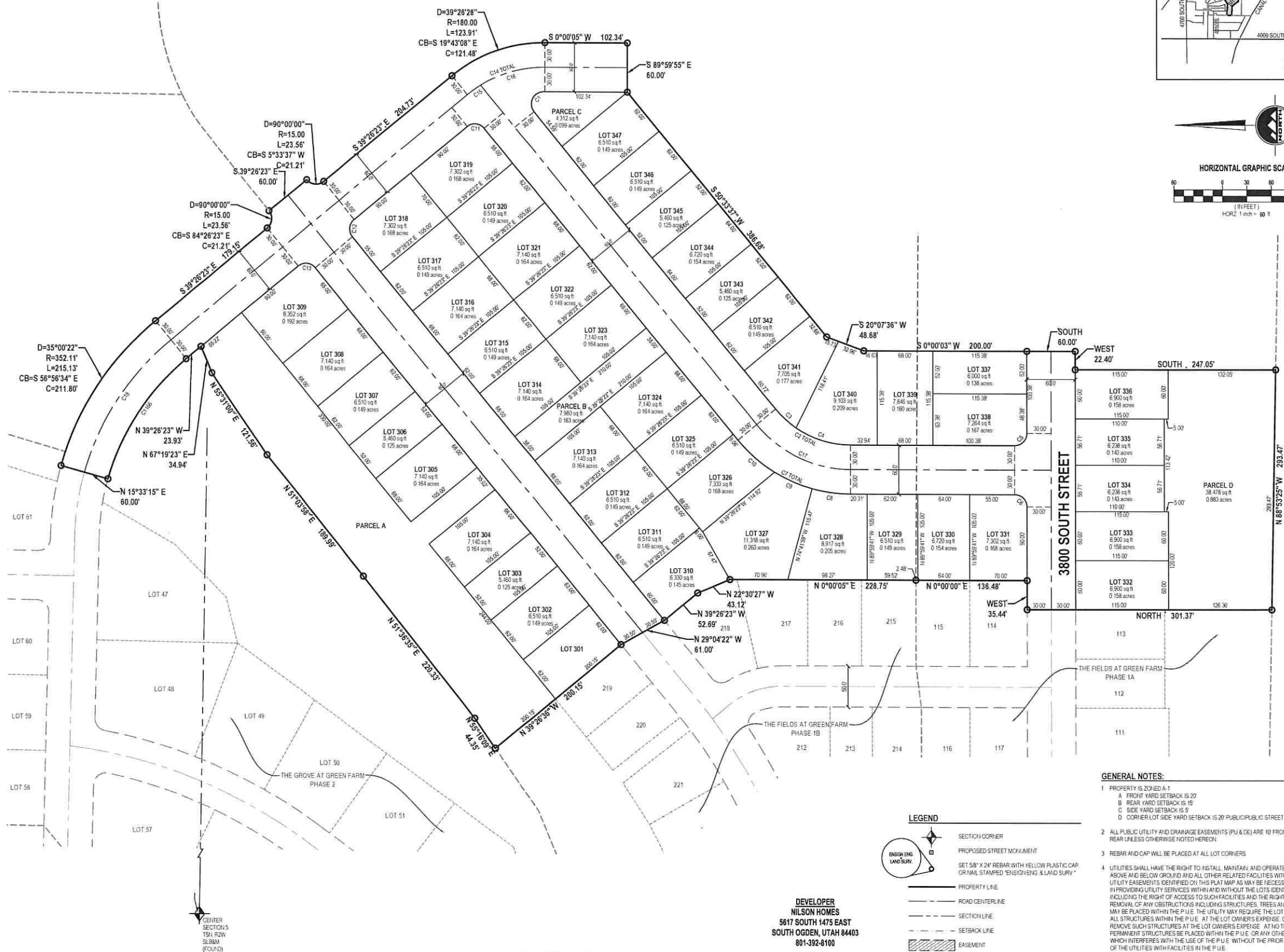
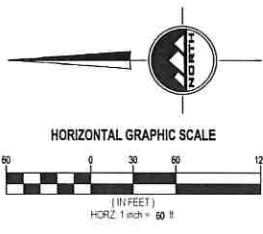
LOCATED IN THE EAST HALF
OF SECTION 5
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 604473, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as THE FIELDS AT GREEN FARMS PHASE 3, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

LEGAL
TRENT R. WILLIAMS, PLS. DATE
LICENSE NO. 604473



LEGEND

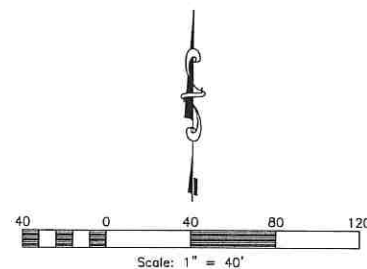
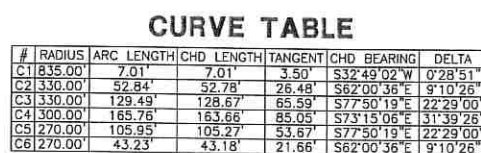
- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 58" X 24" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGHENG & LAND SURV."
- PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- SETBACK LINE
- EASEMENT

GENERAL NOTES:

- PROPERTY IS ZONED A-1
A. FRONT YARD SETBACK IS 20'
B. REAR YARD SETBACK IS 15'
C. SIDE YARD SETBACK IS 5'
D. CORNER LOT SIDE YARD SETBACK IS 20' PUBLIC/STREET MINIMUM SIDE YARD
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- REBAR AND CAP WILL BE PLACED AT ALL LOT CORNERS.
- 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 EASEMENTS IDENTIFIED ON THIS PLAT MAP 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 LOT OWNER'S EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT 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 THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

DEVELOPER
NILSON HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UTAH 84403
801-392-8100

 LAYTON 1465 W. Hillside Rd. Ste 204 Layton UT 84041 Phone: 801-547-1100 Fax: 801-593-6315 WWW.ENSIGN.COM	SALT LAKE CITY Phone: 801-221-0534 TODDLE Phone: 435-942-0020 CEGAR CITY Phone: 435-942-1053 RICHFIELD Phone: 435-951-2883	CITY ATTORNEY'S APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE WEST HAVEN CITY ATTORNEY WEST HAVEN CITY ATTORNEY	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE CITY PLANNING COMMISSION APPROVAL CHAIRMAN, WEST HAVEN CITY PLANNING COMMISSION	CITY ENGINEER'S APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE WEST HAVEN CITY ENGINEER WEST HAVEN CITY ENGINEER	CITY COUNCIL APPROVAL APPROVED THIS _____ DAY OF _____ 20____ BY THE WEST HAVEN CITY COUNCIL CITY RECORDER CITY MAYOR	THE FIELDS AT GREEN FARMS PHASE 3 LOCATED IN THE EAST HALF OF SECTION 5 TOWNSHIP 5 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN WEST HAVEN CITY, WEBER COUNTY, UTAH SHEET 1 OF 1 PROJECT NUMBER: 5478 MANAGER: C. PRESTON DRAWN BY: MELMER CHECKED BY: T. WILLIAMS DATE: 3/5/2020	WEBER COUNTY RECORDER ENTRY NO. _____ FEE _____ PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ WEBER COUNTY RECORDER BY _____ DEPUTY RECORDER
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West Haven City, Weber County, Utah

Pheasant Cove Community, LLC
5617 South 1475 East
Ogden, UT. 84403
(801) 392-8100

Engineer: N. Reeve
Designer: C. Cave
Begin Date: November 23, 2019
Name: PHEASANT COVE 3
Number: 1301-D05

Sheet	1
1	Sheets

Parcel Plan

[illegible]

Reeve & Associates, Inc.

3100 SOUTH EAST RIVERVIEW AVENUE
 SUITE 1100 FAY (601) 921-2666
 (601) 921-3100 FAX (601) 921-2666
 WWW.REVEE-ASSOC.COM

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS
 MECHANICAL ENGINEERS • ELECTRICAL ENGINEERS • ENVIRONMENTAL ENGINEERS



Vicinity Map
SCALE: NONE

PHEASANT COVE SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH
JANUARY, 2020

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER AND A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N00°40'37"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

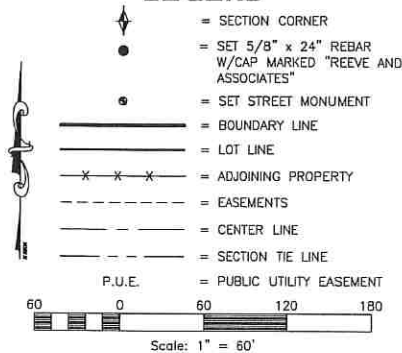
BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, PHEASANT COVE SUBDIVISION PHASE 2, SAID POINT BEING N00°40'37"E ALONG THE QUARTER SECTION LINE, 2022.62 FEET AND N89°19'23"W 324.24 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE WESTERLY LINE OF PHEASANT COVE SUBDIVISION PHASE 1 THE FOLLOWING THREE (3) COURSES: (1) S00°40'39"W 130.76 FEET; (2) S19°47'33"W 63.41 FEET; AND (3) S00°40'36"W 119.03 FEET; THENCE N72°40'14"W 373.63 FEET; THENCE N57°25'23"W 353.62 FEET; THENCE N31°59'12"E 60.00 FEET; THENCE S89°15'59"E 14.84 FEET; THENCE N32°34'37"E 309.74 FEET; THENCE N38°24'49"E 6.36 FEET TO THE SOUTHERLY LINE OF PHEASANT COVE SUBDIVISION PHASE 2; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S55°34'12"E 112.44 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 758.49 FEET, AN ARC LENGTH OF 7.01 FEET, A DELTA ANGLE OF 00°31'45", A CHORD BEARING OF S32°49'46"W, AND A CHORD LENGTH OF 7.01 FEET; (3) S32°34'37"W 38.26 FEET; (4) S57°25'23"E 60.00 FEET; (5) S49°58'10"E 106.74 FEET; (6) S57°07'11"E 127.25 FEET; AND (7) S69°20'14"E 153.51 FEET TO THE POINT OF BEGINNING.

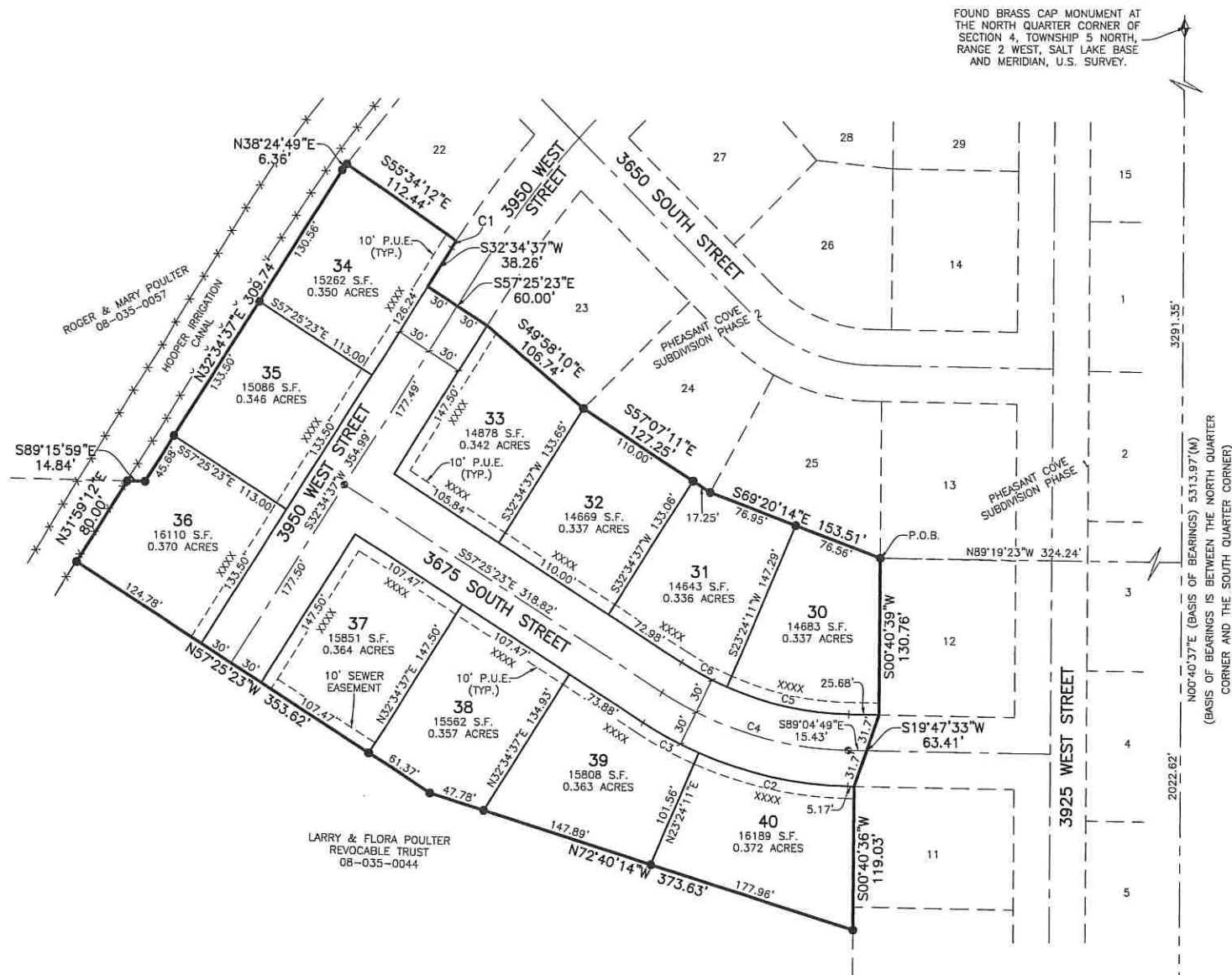
CONTAINING 218,240 SQUARE FEET OR 5.010 ACRES MORE OR LESS

LEGEND



Developer

PHEASANT COVE COMMUNITY, LLC
5617 SOUTH 1475 EAST
OGDEN, UT 84403



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	835.00'	7.01'	7.01'	3.50'	S32°49'02"W	0°28'51"
C2	330.00'	129.49'	128.67'	65.59'	N77°50'19"W	22°29'00"
C3	330.00'	52.84'	52.78'	26.48'	N62°00'36"W	9°10'26"
C4	300.00'	165.76'	163.66'	85.05'	N73°15'06"W	31°39'28"
C5	270.00'	105.95'	105.27'	53.57'	N77°50'19"W	22°29'00"
C6	270.00'	43.23'	43.18'	21.66'	N62°00'36"W	9°10'26"

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 BY THE WEST HAVEN CITY

THIS _____ DAY OF _____, 20____.

ATTEST

TITLE

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

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 **PHEASANT COVE 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



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 **PHEASANT COVE 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, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

PHEASANT COVE COMMUNITY LLC

BY

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.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ 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.

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.

Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **1-17-2020**
Name: **PHEASANT COVE SUBD. PHASE 3**
Number: **1301-DD5**
Revision: _____
Scale: **1"=60'**
Checked: _____

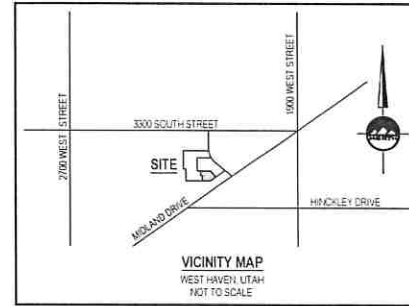


Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

KNUDSON CORNER PUD SUBDIVISION PHASE 3

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 2
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, **MICHAEL B. HERBST**, do hereby certify that I am a Licensed Land Surveyor and that I hold certificate No. **5046930** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets hereafter to be known as **KNUDSON CORNER PUD SUBDIVISION PHASE 3**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Part of Lot 3, of the Northwest Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Haven, Utah, more particularly described as follows:

Beginning at a point on the Northwestern line of Knudson Drive, being North 89°07'54" West 437.19 feet along the Section line and the Centerline of 3300 South Street, and South 1409.99 feet from the North Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said point of beginning also being on a curve to the left, and running:

thence South 45°30'57" West 189.60 feet along said Northwestern line of Knudson Drive,
thence North 68°12'05" West 278.50 feet,
thence North 02°47'52" East 91.49 feet,
thence North 86°12'08" West 24.36 feet,
thence North 00°47'52" East 134.11 feet,
thence South 89°09'40" East 307.14 feet,
thence South 72°25'47" East 56.52 feet,
thence South 44°24'50" East 105.75 feet, to the point of beginning.

Contains 82,721 square feet or 1.889 acres and 10 Lots

DATE 05/9/2019

Michael Herbst
MICHAEL B. HERBST
5046930



OWNER'S DEDICATION

Known all men by these presents that I, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided hereafter known as the

KNUDSON CORNER PUD SUBDIVISION PHASE 3

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I have hereunto set out hand (s) this _____ day of _____, A.D. 20__

DYLLPAX, LLC
By: DUANE JACKSON
IT'S MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis J.S.S.
On the _____ day of _____, A.D. 20__, DUANE JACKSON, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the State of Utah, who after being duly sworn, acknowledged to me that He is the MANAGING MEMBER of DYLLPAX, LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____ RESIDING IN _____ COUNTY

KNUDSON CORNER PUD SUBDIVISION PHASE 3

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 2
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

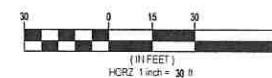
ENTRY NO. _____ FILED FOR RECORD AND
PAID _____ DAY OF _____ 20__
RECORDED THIS _____ DAY OF _____ 20__
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____ DEPUTY RECORDER

DEVELOPER
MIDLAND CROSSING LLC
4914 SKYLINE DRIVE
OGDEN, UTAH 84403
DUANE JACKSON

HORIZONTAL GRAPHIC SCALE



GENERAL NOTES:

- PROPERTY IS ZONED A-1
A. FRONT YARD SETBACK IS 20'
B. REAR YARD SETBACK IS 15'
C. SIDE YARD SETBACK IS 5'
D. CORNER LOT SIDE YARD SETBACK IS 20' PUBLIC/STREET MINIMUM SIDE YARD
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U. & D.E.) ARE 10' WIDE, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON
- 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 EASEMENTS IDENTIFIED ON THIS PLAT MAP 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 LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS 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 THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	60.50	47.22	44°43'05"	166°50'35"W	46.03
C2	28.50	22.24	44°43'05"	166°50'35"W	21.68
C3	42.00	32.78	44°43'05"	166°50'35"W	31.95



LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 951.547.1100
Fax: 951.593.3315
WWW.ENSIGNSD.COM

SALT LAKE CITY
Phone: 331.231.5239
TOOELE
Phone: 435.942.3590
CEDAR CITY
Phone: 435.951.1423
RICHFIELD
Phone: 435.596.2183

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20__
BY THE WEST HAVEN CITY ATTORNEY.

WEST HAVEN CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, WEST HAVEN CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

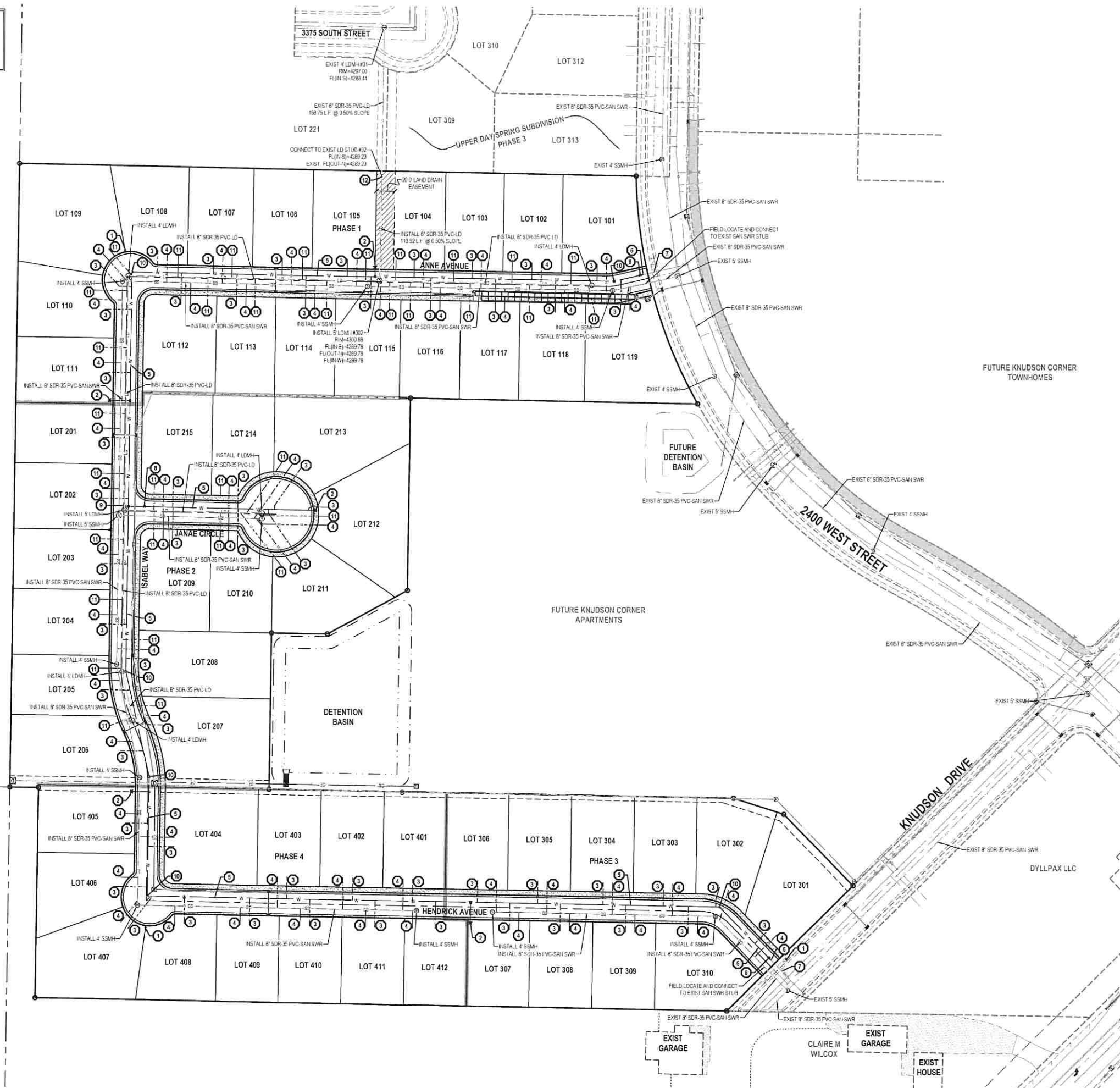
APPROVED THIS _____ DAY OF _____, 20__
BY THE WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20__
BY THE WEST HAVEN CITY COUNCIL

CITY RECORDER CITY MAYOR



- ## GENERAL NOTES
1. ALL WORK TO COMPLY WITH WEST HAVEN CITY STANDARDS AND SPECIFICATIONS
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS
 3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND OVERLAP PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL
 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS
 5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND AS SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
 6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS
 7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS IS REQUIRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VENUE SHALL BE BORNE BY THE CONTRACTOR AND ANY ADJUSTED COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL OF RECORD TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST HAVEN CITY OR ASPA STANDARD PLANS AND SPECIFICATIONS
 9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED
 10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND ALL SPECIFICATIONS
 11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES
 12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS
 13. COORDINATE ALL CULINARY WATER INSTALLATION AND CONSTRUCTION WITH BOTH BOWA VISTA WATER IMPROVEMENT DISTRICT AND WEST HAVEN SPECIAL SERVICE DISTRICT
 14. ALL SECONDARY WATER INSTALLATION AND CONSTRUCTION SHALL COMPLY TO WEST HAVEN SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS
 15. ALL SANITARY SEWER INSTALLATION AND CONSTRUCTION SHALL COMPLY TO WEST HAVEN SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS
 16. COORDINATE SECONDARY WATER, CULINARY WATER, AND SANITARY SEWER CORRECTIVE INSTALLATION WITH BOTH BOWA VISTA WATER IMPROVEMENT SPECIAL SERVICE DISTRICT INSPECTOR, JOHN WALLACE, @ 801-430-7378

SCOPE OF WORK:

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

1. INSTALL STREET LIGHT PER WEST HAVEN CITY STANDARD. COORDINATE AL PROPOSED STREET LIGHT LOCATIONS WITH WEST HAVEN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER.
2. INSTALL FIRE HYDRANT AND VALVE COMPLETE PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS
3. INSTALL 34" POLY CULINARY WATER SERVICE LATERAL @ 3/4" METER PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS
4. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS
5. INSTALL 8" CSO DR 14 PVC CULINARY WATERLINE
6. FIELD LOCATE AND CONNECT TO EXISTING 8" CULINARY WATERLINE STUB
7. EXISTING 8" CULINARY WATERLINE
8. INSTALL 8" GATE VALVE
9. INSTALL 8" TEE
10. INSTALL 8" BEND
11. INSTALL 4" PVC LAND DRAIN SERVICE LATERAL @ 2.00% MIN SLOPE
12. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING LAND DRAIN STUB. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION AND DRAIN

