

## WEST HAVEN CITY COUNCIL AGENDA

October 7, 2020 6:00 P.M.  
City Council Chambers  
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **October 7, 2020** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM: COUNCIL WORKSHOP 6:00 PM: REGULAR WEDNESDAY CITY COUNCIL MEETING.** DUE TO EMERGENCY PROTOCOLS RECENTLY ENACTED BY MAYOR BOLOS AND EXECUTIVE ORDER 2020-60 ISSUED BY THE LT. GOVERNOR PUBLIC ATTENDANCE IS ALLOWED WITH A MAXIMUM OF 50 PEOPLE. JOIN US DIGITALLY FOR THE WORK [HTTPS://US02WEB.ZOOM.US/J/89239786334](https://us02web.zoom.us/j/89239786334) SESSION AND COUNCIL MEETING [HTTPS://US02WEB.ZOOM.US/J/84664652458](https://us02web.zoom.us/j/84664652458).

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

### \*\*\*AGENDA ACTION ITEMS\*\*\*

4. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	September 16, 2020
B. GRANITE	\$43,767.14	Inv. #1880810
C. WASATCH SAND & GRAVEL	\$17,617.00	Inv. #2550
D. STAKER PARSON	\$179,906.25	Inv. #213573-1
E. STAKER PARSON	\$703,284.88	Inv. #213524-4
F. GARDNER ENGINEERING	\$28,072.50	Inv. #0820116-0820123
5. PRESENTATION-RMPRA RODEO-BROCK RANDALL
6. PUBLIC HEARING- For the purpose of receiving public input with regard to the proposed annexation at approx. 3740 W 2550 S.
7. ACTION ON PUBLIC HEARING- Adoption of Ordinance 35-2020- Annexing property located at approx.3740 W 2550 S.
8. PUBLIC HEARING- For the purpose of receiving public input with regard to the proposed annexation at approx. 3789 W 2550 S and 3771 W 2550 S.
9. ACTION ON PUBLIC HEARING- Adoption of Ordinance 34-2020- Annexing property located at approx. 3789 W 2550 S and 3771 W 2550 S.
10. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
  - A. ACTION ON ORDINANCE 36-2020-MASTER DEVELOPMENT AGREEMENT-2201 SHADY BROOK LANE-MULTI-FAMILY HOUSING UNITS-BRAD BROWN
  - B. FINAL SUBDIVISION APPROVAL-HAWK HAVEN TOWNHOMES PHASE 3-1874 S 1900 W-PETE LODDER AND JIM FLINT
  - C. PRELIMINARY SITE PLAN APPROVAL-WIDOW MAKER BOATS-983 W 2150 S-TROY ANDERSON
  - D. FINAL SUBDIVISION APPROVAL-ASPIRE POINT P.R.U.D. PHASE 2-3222 S 3500 W-CRAIG JACOBSON
  - E. PRELIMINARY SUBDIVISION APPROVAL-CUCEREAVII SUBDIVISION-3332 W 4075 S
  - F. FINAL SITE PLAN APPROVAL-APARTMENTS-2300 W HINCKLEY DRIVE-JOHN RYAN
  - G. FINAL SITE PLAN APPROVAL-APARTMENTS-2325 W HINCKLEY DRIVE-JOHN RYAN
11. COUNCIL UPDATES
12. ADJOURNMENT

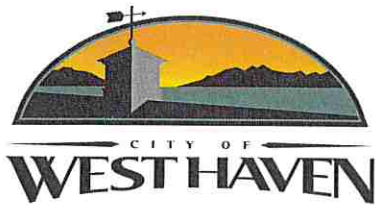
*Emily Green*

Emily Green, City Recorder

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

#### CERTIFICATE OF POSTING

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



**WEST HAVEN CITY  
PRE-COUNCIL WORKSHOP AGENDA  
HELD PRIOR TO CITY COUNCIL MEETING  
WEDNESDAY OCTOBER 7, 2020**

@

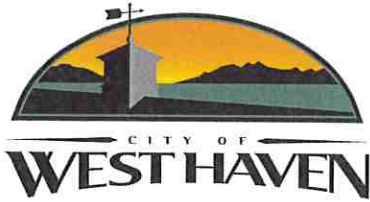
**5:00 PM – In City Council Chambers**

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

**MEETING TO ORDER:                      MAYOR BOLOS**

**REPORTS AND DISCUSSION AS FOLLOWS:**

1. Discussion-Residential solid waste collection and disposal
2. Presentation-Crime Statistics-Lt. Ryan
3. Planning Commission/City Council Agenda Items- Steve Anderson



# WEST HAVEN CITY COUNCIL MEETING MINUTES

September 16, 2020 6:00 p.m.  
City Council Chambers  
4150 South 3900 West, West Haven, UT 84401

Present: Sharon A. Bolos Mayor  
Carrie Call Councilmember  
Nina Morse Councilmember  
Rob Vanderwood Councilmember  
Randy Hunter Councilmember  
Kim Dixon Councilmember

Staff Present: Emily Green City Recorder  
Steve Anderson City Planner  
Ken Bradshaw City Attorney

## 5:00 Council Workshop

Mayor Bolos brought the meeting to order.

Steve Anderson gave an update on the Active Transportation Grant.

Lt. Ryan reported on car thefts.

Councilmember Call entered at 5:42 PM.

### 1. MEETING BROUGHT TO ORDER:

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

### 2. OPENING CEREMONIES

A. Lead by Councilmember Dixon

B. Lead by Councilmember Morse

### 3. PUBLIC PRESENTATION

Clayson Cook expressed concerned about the retention pond in the Shupe Subdivision. He said he was told they will not fence it off at his property just the new homes on the other side and he is concerned about the safety of his children.

Josh Hughes said he is the owner of Salt Point Self Storage and he heard there were concerns about the aesthetics of his building and he is proud of the way it turned out and hopes the council agrees.

### 4. PRESENTATION-WEBER FIRE AND WEBER COUNTY SHERIFF

Weber County Sheriff and West Haven City presented Gage Thorpe with certificates.

### 5. PRESENTATION-COMMUNITIES THAT CARE

Communities that Care gave recognition to the West Haven Youth Council and specifically Brooklyn Young.

### 6. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

#### A. PUBLIC HEARING-CITY WIDE GENERAL PLAN MAP

Councilmember Morse made a motion to enter into public hearing. Councilmember Vanderwood seconded the motion. Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

Justin Nielsen said that in the draft presented for the general plan his property on Midland Drive and 2700 W is split into a patio homes zone and commercial and is having a hard time making that work. He asked that it be all commercial.

**Councilmember Vanderwood made a motion** to leave public hearing. **Councilmember Morse seconded** the motion. Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

#### **B. ACTION ON ORDINANCE 31-2020-CITY WIDE GENERAL PLAN MAP**

**Councilmember Dixon made a motion** to adopt ordinance 31-2020 with one change to the map, on Midland Drive and 2700 W the zone labeled patio home will be commercial. **Councilmember Morse seconded** the motion. **Roll Call:** Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

#### **C. FINAL SUBDIVISION APPROVAL-STAKER FARMS PHASE 6-APPROX. 2700 S 3500 W-BRYCE THURGOOD**

*Councilmember Vanderwood asked if the homes are existing.*

*Bryce Thurgood confirmed they are.*

**Councilmember Hunter made a motion** to give final subdivision approval. **Councilmember Morse seconded** the motion. Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

#### **7. ACTION ON RESOLUTION 25-2020-GARDNER ENGINEERING CONTRACT**

*Mayor Bolos suggested changing the phrase Gardner will continue to use the work order system in place to Gardner will work with the city to implement and utilize a work order system on page 1 section 2C. She also suggested taking out the names on page 5 and just listing the roles. She suggested changing the last line on the approval of other work being done by the city manager on page 6. She suggested fixing Gardner Engineering's name in the document and having it read city manager instead of mayor.*

**Councilmember Morse made a motion** to adopt resolution 25-2020 with the changes suggested by the mayor. **Councilmember Hunter seconded** the motion. **Roll Call:** Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

#### **8. DISCUSSION-LEASE AGREEMENT ORDINANCE**

*Council discussed the lease ordinance and properties in the city that have a lease or could potentially be leased.*

#### **9. ACTION ON RESOLUTION 26-2020-CITY MANAGER CONTRACT**

*Councilmember Call asked why there was an initial increase and performance review at six months instead of a year.*

*Mayor Bolos explained that this was part of the negotiation previous to this meeting.*

*Councilmember Hunter expressed concern that the contract was negotiated before the meeting.*

*Councilmember Vanderwood expressed concern about the severance and vacation time.*

**Councilmember Vanderwood made a motion** to adopt resolution 26-2020. **Councilmember Dixon seconded** the motion. **Roll Call:** Councilmember Morse, aye; Councilmember Hunter, nay; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Motion passes 4:1.**

#### **10. AWARD CONTRACT-RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL**

*Councilmember Hunter asked if the city would own the cans or the hauler.*

*Robinson Waste, Waste Management, and Republic Services said they would maintain and own the cans.*

*Councilmember Vanderwood recommended starting the request for proposal over.*

*Councilmember Dixon asked if the size of the can is the same.*

Reece DeMille from Republic Services said that cans are usually 95-96 gallons.

Councilmember Morse suggested tabling this item for more information.

**Councilmember Vanderwood made a motion to table. Councilmember Dixon seconded the motion.** Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

11. **ACTION ON CONSENT AGENDA**

<b>A. CITY COUNCIL MINUTES</b>	<b>MEETING HELD</b>	<b>September 2, 2020</b>
<b>B. ANDERSEN ASPHALT</b>	<b>\$65,612.20</b>	<b>Inv. #2281</b>
<b>C. ARNOLD MACHINERY COMPANY</b>	<b>\$150,000</b>	<b>Volvo L70H Wheel Loader</b>

Councilmember Morse asked for clarification on page 4 the last sentence on the discussion for a garbage hauler that council member Call, Morse, and Hunter wanted an opt out just not for any reason.

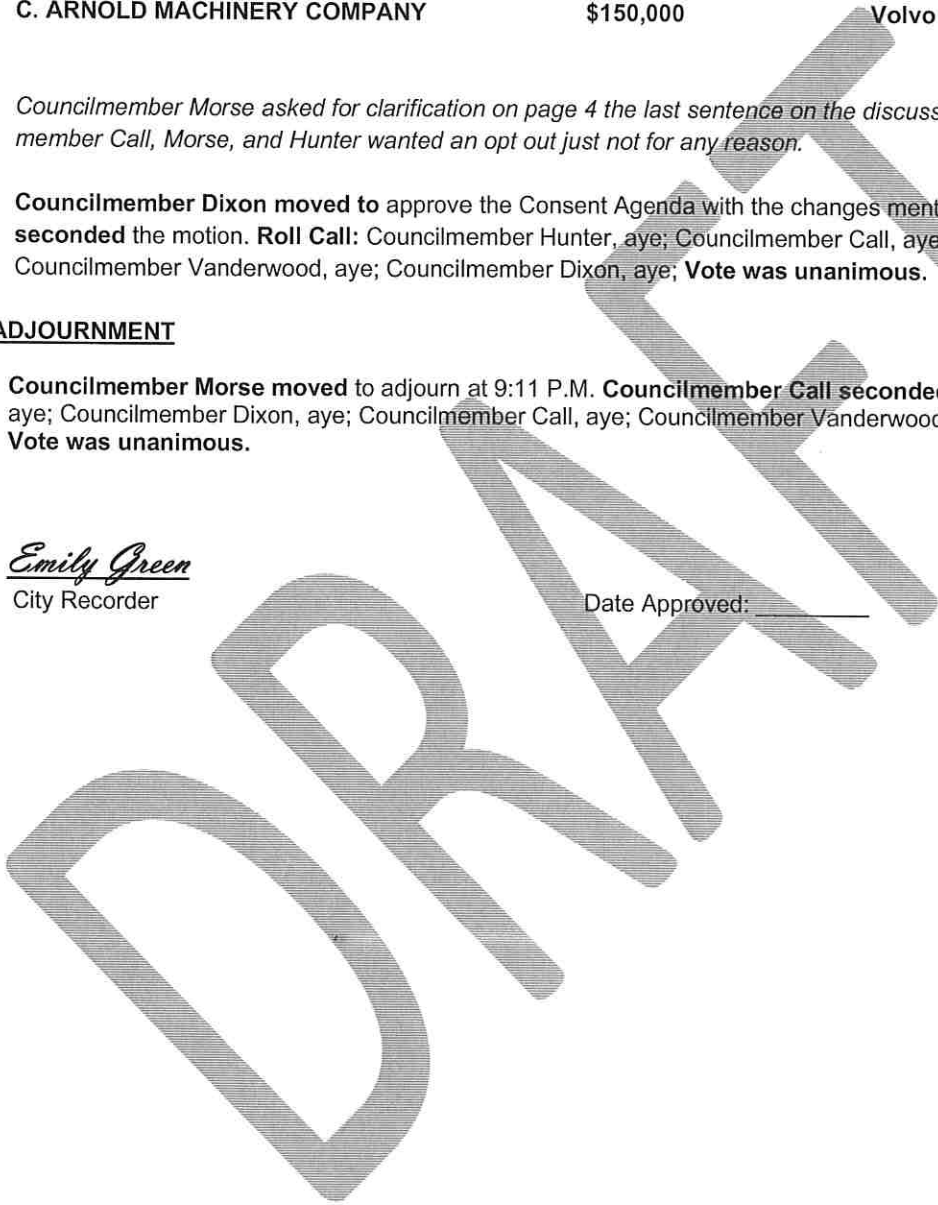
**Councilmember Dixon moved to approve the Consent Agenda with the changes mentioned. Councilmember Hunter seconded the motion. Roll Call:** Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

12. **ADJOURNMENT**

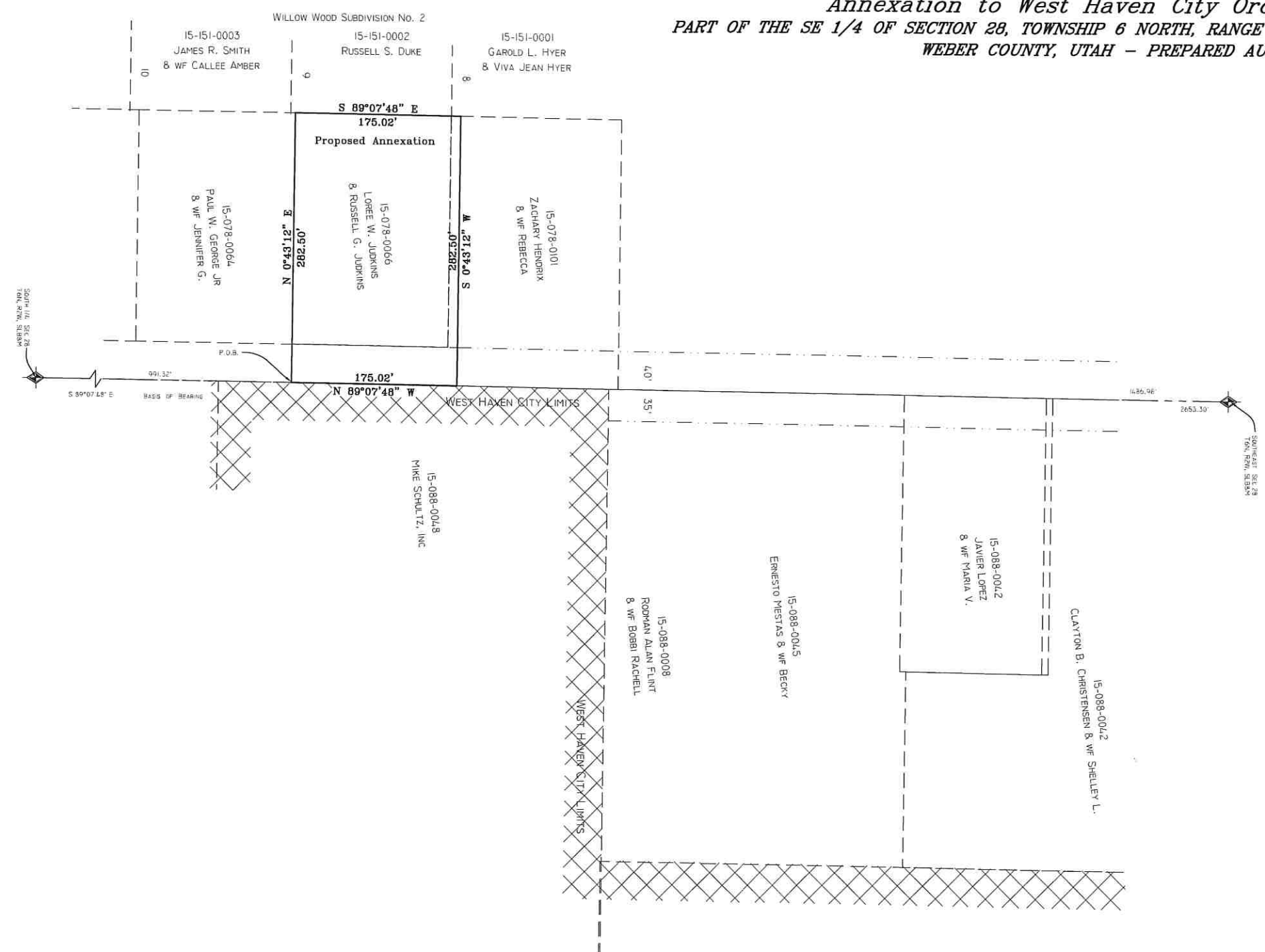
**Councilmember Morse moved to adjourn at 9:11 P.M. Councilmember Call seconded the motion.** Councilmember Morse, aye; Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; **Vote was unanimous.**

Emily Green  
City Recorder

Date Approved: \_\_\_\_\_



**Annexation to West Haven City Ordinance No. \_\_\_**  
**PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN**  
**WEBER COUNTY, UTAH - PREPARED AUGUST 2020**



**BOUNDARY DESCRIPTION**  
 Part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian; Beginning at a point on the centerline of 2550 South Street, which is 991.32 feet South 89°07'48" East along the Section line from the Northwest Corner of said Southeast Quarter of Section 28; running thence North 0°43'12" East 282.50 feet; thence South 89°07'48" East 175.02 feet; to the Northwest corner of Lot 1, Concord Subdivision according to the official plat thereof; thence along said Lot 1 South 0°43'12" West 282.50 feet to the said Section line and centerline of said 2550 South Street, being the current City Boundary according to the Annexation to West Haven City Ordinance No 11-2019 recorded September 11, 2019 in the Weber County Records Office; thence along said City boundary, Section line and Centerline North 89°07'48" West 175.02 feet to the point of beginning.

**NARRATIVE**  
 This survey was requested by Russell Judkins for the purpose of preparing an annexation plat for the property shown and described. The basis of bearing is as shown between two Section Corners. No survey of this property has been done in this work. The records of Weber County have been utilized in preparing this plat.

**SURVEYOR'S CERTIFICATE**  
 I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Land Surveyor's Licensing Act. That I have prepared this plat in accordance with UCA 17-23-20. That this plat and the description hereon are sufficient to enable the county surveyor to establish the boundary on the ground and sufficient to enable the county recorder to identify, for tax purposes, each tract or parcel included within the boundary.



**WEST HAVEN CITY ACCEPTANCE**  
 I hereby certify that this annexation to the corporate limits of West Haven City has been accepted by the Mayor and the City Council by Ordinance passed on the \_\_\_ day of \_\_\_\_\_, 20\_\_.

In witness hereof I hereby set my hand and affix the corporate seal of the City of West Haven.

Approved this \_\_\_ day of \_\_\_\_\_, 2017.

Mayor \_\_\_\_\_

Attest: Emily Green, City Recorder

**WEBER COUNTY SURVEYOR'S CERTIFICATE**  
 I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Weber County Surveyor

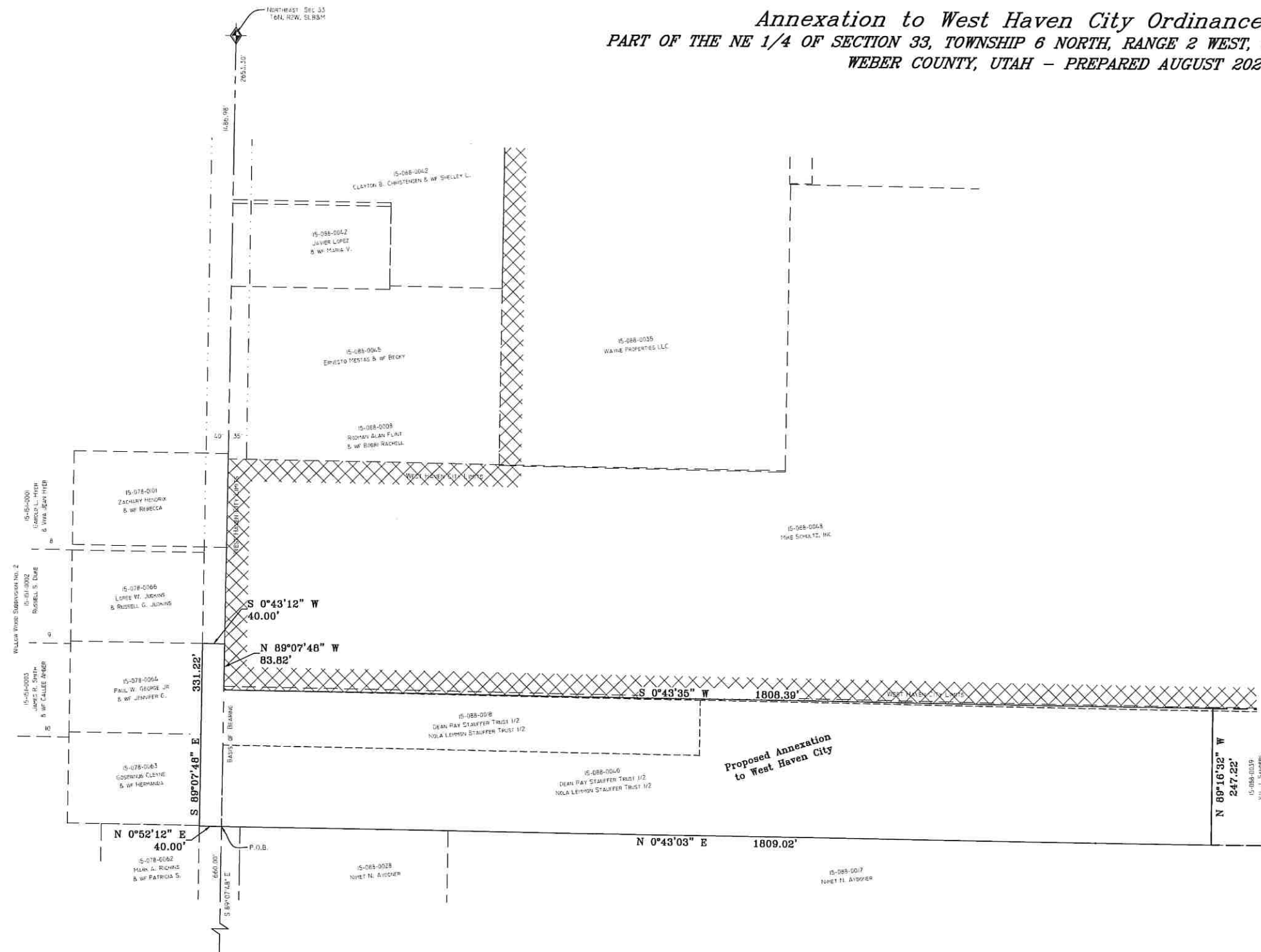


Scale ~ 1" = 60'

- Legend**
- EXISTING CITY BOUNDARY
  - PROPOSED ANNEX LINE
  - STREET CENTERLINE
  - SECTION CORNER
  - RECORD DATA

<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveying.com 4646 South 2500 West - FA-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____ Filed for record and recorded ___ day of _____, 20__ at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____ Fee paid: _____
CLIENT: <b>Russell Judkins</b> Address: 3740 W. 2550 S. Ogden UT, 84401	SE 1/4 of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	Annexation Plat DRAWN BY: TDK CHECKED BY: TDK DATE: 8/4/2020 PROJ: 4082annex1

**Annexation to West Haven City Ordinance No. \_\_\_**  
**PART OF THE NE 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN**  
**WEBER COUNTY, UTAH - PREPARED AUGUST 2020**



**BOUNDARY DESCRIPTION**  
 Part of the Northeast Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian:  
 Beginning at a point on the centerline of 2550 South Street which is 660.00 feet South 89°07'48" East along  
 the Section line from the Northwest Corner of said Southeast Quarter of Section 28, running thence North  
 0°52'12" West 40.00 feet to the North right-of-way line; thence along the said right-of-way line South  
 89°07'48" East 331.22 feet to the Southwest corner of that property conveyed in Warranty Deed Entry  
 #1745082 of Weber County Records; thence South 0°43'12" West 42.00 feet; to the said Section line and  
 centerline of said 2550 South Street, being the current City Boundary according to the Annexation to West  
 Haven City Ordinance No 11-2019 recorded September 11, 2019 in the Weber County Recorder's Office,  
 thence along said City boundary the following two (2) courses: (1) North 89°07'48" West 83.82 feet and (2)  
 South 0°43'35" West 1808.39 feet to the North line of that parcel conveyed in Warranty Deed Entry #2786870  
 of Weber County Records; thence North 89°16'26" East along said North line 247.22 feet; thence North  
 0°43'03" East 1809.02 feet; to the point of beginning.

**NARRATIVE**  
 This survey was requested by Nola Stauffer for the purpose of preparing an  
 annexation plat for the property shown and described.  
 The basis of bearing is as shown between two Section Corners.  
 No survey of this property has been done in this work. The records of Weber  
 County have been utilized in preparing this plat.

**SURVEYOR'S CERTIFICATE**  
 I, Tyler D. Knight, do hereby certify that I am a  
 professional land surveyor in the State of Utah and hold  
 certificate no. 9008384-2201 in accordance with Title 58,  
 Chapter 22 known as the Professional Engineers and  
 Land Surveyor's Licensing Act. That I have prepared  
 this plat in accordance with UCA 17-23-20. That  
 this plat and the description hereon are sufficient to  
 enable the county surveyor to establish the boundary  
 on the ground and sufficient to enable the county  
 recorder to identify, for tax purposes, each tract or  
 parcel included within the boundary.



**WEST HAVEN CITY ACCEPTANCE**  
 I hereby certify that this annexation to the corporate limits of West Haven City  
 has been accepted by the Mayor and the City Council by Ordinance passed on  
 the \_\_\_ day of \_\_\_\_\_, 20\_\_.

In witness hereof I hereby set my hand and affix the corporate seal of the City  
 of West Haven.

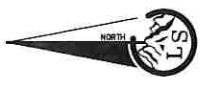
Approved this \_\_\_ day of \_\_\_\_\_, 2017.

Mayor \_\_\_\_\_

Attest: Emily Green, City Recorder

**WEBER COUNTY SURVEYOR'S CERTIFICATE**  
 I hereby certify that the Weber County Surveyor's Office has reviewed  
 this plat and all conditions for approval by this office have been  
 satisfied. The approval of this plat by the Weber County Surveyor  
 does not relieve the Licensed Land Surveyor who executed this plat  
 from the responsibilities and/or liabilities associated therewith.  
 Signed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Weber County Surveyor



Scale ~ 1" = 100'

- Legend**
- EXISTING CITY BOUNDARY
  - PROPOSED ANNEX LINE
  - STREET CENTERLINE
  - SECTION CORNER
  - r and/or ( ) RECORD DATA

<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 2500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____ Filed for record and recorded ___ day of _____, 20__ at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____ Fee paid _____
CLIENT: <b>Nola Stauffer</b> Address: 3771 W. 2580 S. Ogden, UT, 84401	1 Annexation Plat NE 1/4 of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	Revisions DRAWN BY: TDK CHECKED BY: TDK DATE: 8/4/2020 PROJ: 4087annex1

## DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is created by and between Krause Development, LLC, a Utah limited liability company, ("Developer") and The City of West Haven, a Utah municipality, whose address is 4159 South 3900 West, West Haven, Utah 84491 ("City"), and is effective September 31, 2020.

### BACKGROUND

- A. Developer is in the process of buying land in the City of West Haven and would like to develop the land with up to 32 units of multi-family. The land is zoned C-3 ZC to allow the proposed density and use for multifamily dwelling units.
- B. The development will further implement the goals of the City's Moderate-Income Housing Plan.
- C. Land is approximately 0.72 acres (the "Land").
- D. Land will have a referenced address known as 2201 Shady Brook Ln, West Haven, Utah, 84401 also known as parcel number 153080002.

NOW, THEREFORE, in consideration of the mutual obligations and covenants stated herein and \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the following rights and obligations are imposed upon the Land.

### AGREEMENT

1. **Permitted Uses.** Condominiums and apartments are permitted uses.
2. **Concept Plan.** The concept plan included as Exhibit "A" and incorporated herein by reference, designates in general terms the proportions, locations, and types of uses to be developed within the Land and shall guide site layout and the development. The concept plan may be amended by petition to the city and as approved by the City or its staff.
3. **Site Plan.** City development standards and site plan requirements are part of this Agreement and shall apply to any development on the Land.
4. **Completion of Improvements:** All public improvements shown on an approved site plan or amended site plan shall be completed on Land within two (2) years of the date of approval or recording of the site plan or final plat, whichever is later. If the improvements are not completed within the time specified, the City shall have the option of taking action on the bond to complete the improvements or of voiding the approval.
5. **Plans:** A detailed preliminary grading and drainage plan including all laterals, and structures, and detention areas, with calculations for volume and proposed locations, will be submitted to the City for approval, which approval is demonstrated by issuance of a building permit. A set of construction drawings will also be submitted for each phase to the City for approval, which approval is demonstrated by issuance of a building permit for each respective phase.
6. **Development Standards:** The following shall apply to the Land:

- a. **Density.** The maximum density allowed is 32 units.
  - b. **Height.** The maximum building height is the taller of a) 45 feet or b) 4-stories over a podium parking structure, not including parapets, architectural features or roof features.
  - c. **Required Setbacks.** All buildings shall be set back at least 10 feet from the curb on Shady Brook Lane. And at least 10 feet building set back on all other property lines.
  - d. **Parking ratio.** A minimum parking ratio of 1.5 space per unit is required.
  - e. **Architectural Style.** Buildings on the Land shall incorporate an aesthetically pleasing architectural and design theme as shown in Exhibit B. The development shall follow the overall architectural style and/or theme of the development.
  - f. **Building Materials.** The building shall be constructed with an acceptable mix of building materials and architectural features to achieve aesthetically pleasing architecture. The acceptable mix includes stone masonry, cementous fiberboard, lap siding, stucco, and other accent materials to create an aesthetically pleasing impression. The City shall have the right but not the obligation to assess the use of these materials to ensure that an aesthetically pleasing impression is obtained and may require Developer to use more or different materials than proposed by Developer to achieve this end on the individual structure , provided such feedback is provided before signing this document.
7. **Sidewalks and Pedestrian Circulation:** The Land must be developed to provide for pedestrian circulation routes within the development with access to the public right of way.
  8. **General Landscaping Requirements:** Landscaping shall be maintained on the Land and around the perimeter of the Land that fronts Shady Brook Lane. Deciduous trees must be at least one and one-half (1.5) inches in caliper measured six inches above ground level, and evergreen trees at least five (5) feet in height. The landscaping must be in conformance with the Bona Vista Water Improvement District (the "Water District") restrictions.
  9. **Lighting Plan:** A lighting plan will be submitted to the City for approval, which approval is demonstrated by issuance of a building permit. The lighting plan will be designed to discourage crime, enhance the safety of the residents and guests of the project, prevent glare onto adjacent properties and enhance the appearance and design of the project. Light fixtures shall be provided at each building entry.
  10. **RV Storage and General Storage.** No wrecked or abandoned vehicles or equipment shall be stored in an open area. Storage of commercial goods or materials outside of the building is prohibited. Recreation Vehicles (RV's) shall not be stored on site.
  11. **Solid Waste Receptacles:** Solid waste receptacles not located within a building, excluding small decorative garbage cans, shall be enclosed on three sides with the same materials used on the main structure within the Land with the remaining side used as a gate with appropriate screening materials.

12. **Impact Fees/Permit Fees:** It is recognized that the proposed multifamily development will provide attractive affordable housing units that will implement to goals of the City's Moderate-Income Housing Plan.

13. **Miscellaneous Provisions:**

- a. This Agreement shall be governed by the laws of the State of Utah and personal and corporate jurisdiction and venue for any disputes hereunder shall be exclusively in the courts of the Second Judicial District, Weber County, Utah, wherein the Land is located.
- b. Blue Pencil Provision: If any provision of this Agreement is held invalid or unreasonable by a court or other tribunal of full and proper jurisdiction, then the parties agree that such provision may be modified or stricken here from by the Court in the Court's discretion, in order to fulfill the intent of the parties. If a provision is stricken, the remainder of the Agreement shall continue in full force and effect.

Developer:

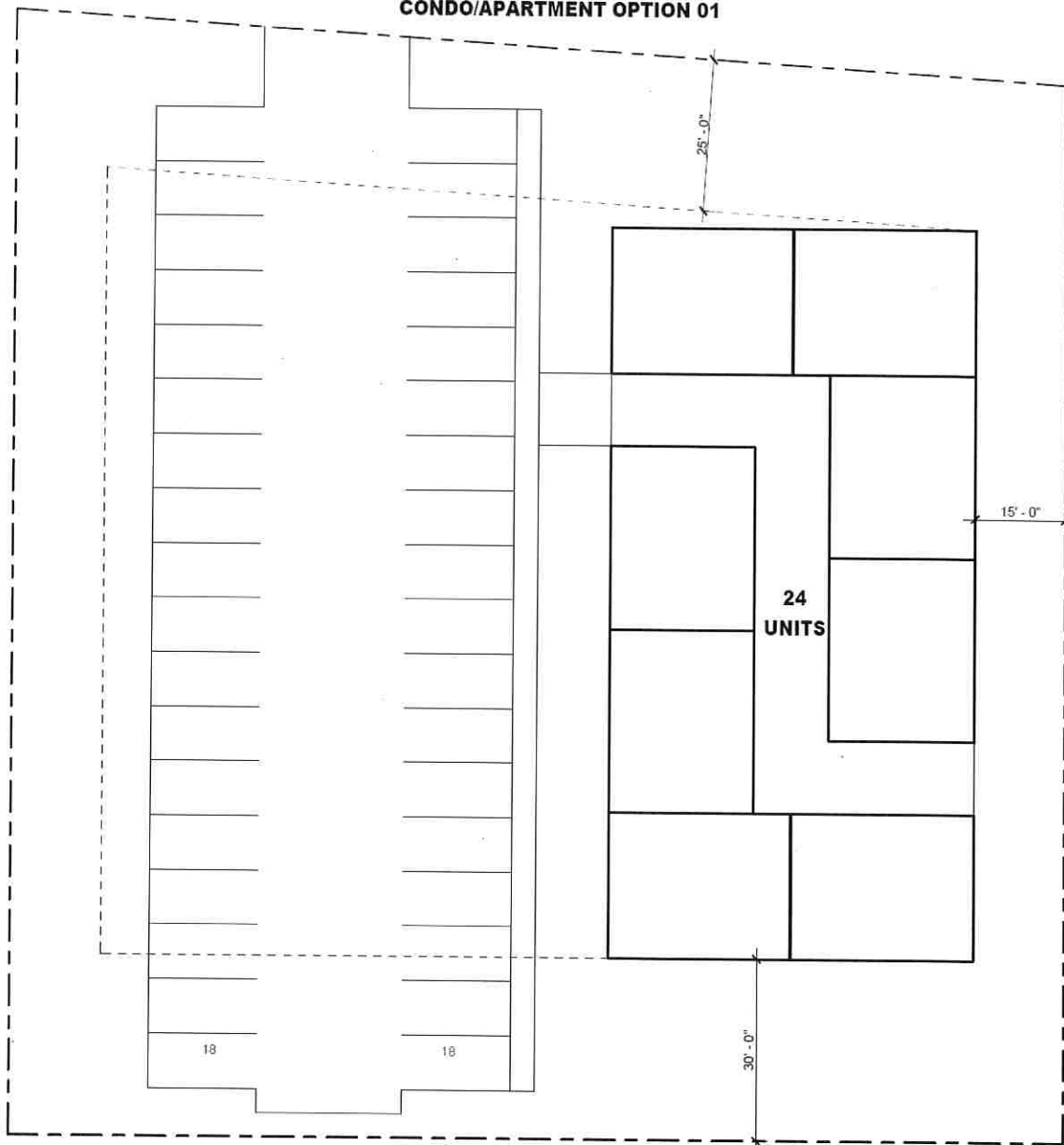
Krause Development, LLC

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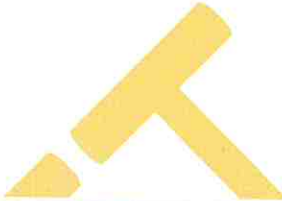
By: Jeremy Krause, Manager

**EXHIBIT A**

**CONDO/APARTMENT OPTION 01**



**EXHIBIT B**





**TOWNHOMES SUBDIVISION APPLICATION**

SUBDIVISION NAME Hawk Haven Townhomes #3

LOCATION 1874 S 1900 W PARCEL # \_\_\_\_\_

NO. OF LOTS \_\_\_\_\_ NO. OF BUILDINGS 6 ZONING CODE Mixed Use

Applicants Name Pete Lodder Phone 801-549-86008 Fax \_\_\_\_\_

Address 651 Eagle Ridge Dr City N. Salt Lake State UT Zip 84054

Surveyor/Engineer Hansen and Associates Phone 435-723-3491 Fax \_\_\_\_\_

Address \_\_\_\_\_ **Please initial to indicate that you have received a copy of the site plan requirements and Chapter 28**

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 _____	

<b>PLANNING COMMISSION ACTION:</b> Preliminary - Approved ___ Date ___ Denied ___ Date ___ Final - Approved ___ Date ___ Denied ___ Date ___ Conditions: _____ <b>CITY COUNCIL ACTION:</b> Preliminary - Approved ___ Date ___ Denied ___ Date ___ Final - Approved ___ Date ___ Denied ___ Date ___		Scheduled for Planning Commission Agenda <u>9/23/2020</u> <u>Preliminary</u> Amount _____ Paid Date _____ <u>Final</u> Amount _____ Paid Date <u>11/2/19</u>
--	--	---

Received	N/A	Received	Letters of acknowledgment/approval/conditions from
<input checked="" type="checkbox"/> 18-11"x17" copies of final subdivision plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Secondary Water Company
<input checked="" type="checkbox"/> 2-11"x17" copies of subdivision plan and profile drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Culinary Water Company
<input type="checkbox"/> Digital Copies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Canal Company (if a canal runs across property)
<b>FINAL</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire District
<input checked="" type="checkbox"/> Color Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Affidavit of Understanding and Acceptance of Fees
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas Company
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power Company
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	UDOT
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U.S. Army Corps of Engineers
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All other items required by City Planner

**ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA.**

# Hawk Haven Townhomes Subdivision Phase 3

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.  
 September, 2020

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

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

## 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 50, 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 three (33) units, known hereafter as Hawk Haven Townhomes Subdivision Phase 3 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

A 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 THE NORTHEAST CORNER OF SAID LOT 3 BEING A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 1800 SOUTH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF 1950 WEST STREET LOCATED 391.79 FEET SOUTH 00°50'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND 50.00 FEET NORTH 89°09'48" WEST AND 294.36 FEET NORTH 67°43'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 26;

RUNNING ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 22°17'00" WEST 77.48 FEET; (2) SOUTHERLY TO THE LEFT ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE, A DISTANCE OF 149.73 FEET, CHORD BEARS SOUTH 11°33'36" WEST 148.85 FEET, HAVING A CENTRAL ANGLE OF 21°26'49"; AND (3) SOUTH 00°50'12" WEST 281.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 84°00'00" WEST 209.85 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF HAWK HAVEN TOWNHOMES SECOND AMENDMENT PHASE 2; THENCE ALONG THE BOUNDARY OF SAID HAWK HAVEN TOWNHOMES SECOND AMENDMENT PHASE 2 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 06°00'00" EAST 115.05 FEET; (2) NORTH 11°33'18" WEST 31.47 FEET; (3) NORTH 00°41'12" EAST 218.25 FEET; AND (4) NORTH 89°40'05" WEST 119.31 FEET TO A POINT ON THE EASTERLY BOUNDARY OF HAWK HAVEN TOWNHOMES FIRST AMENDMENT PHASE 1; THENCE NORTH 22°17'00" EAST 209.00 FEET ALONG SAID EASTERLY BOUNDARY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 1800 SOUTH STREET; THENCE SOUTH 67°43'00" EAST 320.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 3.093 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 Phase 3 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 3 - such also includes provision for drainage and irrigation purposes as deemed necessary. The public utility easements can be liberally 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 3 or by the Hawk Haven Townhomes Homeowner's Association. This dedication also hereby dedicates, grants and conveys all on-site Private Streets and all Common Areas to the Hawk Haven Townhomes Homeowner's Association. We hereby declare the plat notes shown hereon to be effective and binding. In witness we have hereunto set our signatures this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Pete Loddar, Manager of Loddar Burton, LLC

## CORPORATE ACKNOWLEDGMENT

State of Utah  
 County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, Pete Loddar 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 Loddar Burton, LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

## NARRATIVE

The purpose of this survey was to subdivide the property into Townhomes as shown and described hereon. The survey was ordered by Pete Loddar. The control used to establish the property corners was said Hawk Haven Townhomes Subdivision, Hawk Haven Townhomes Subdivision First Amendment Phase 1 and the Hawk Haven Townhomes Second Amendment Phase 2 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&M.

The basis of bearing is the east line of said Section which bears South 00°50'12" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

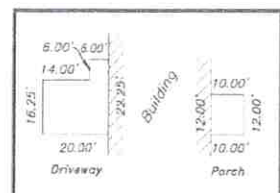
## LEGEND:

- 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

## WEBER COUNTY RECORDER

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

CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	138.50'	370.00'	21°26'49"	S11°33'36"W
C2	149.73'	400.00'	21°26'49"	S11°33'36"W
C3	20.94'	117.00'	10°15'08"	S17°55'31"W
C4	60.73'	39.00'	89°13'36"	S67°40'12"W
C5	28.60'	498.00'	3°17'24"	S69°21'42"E
C6	43.80'	117.00'	21°26'49"	S11°33'36"W
C7	20.97'	400.00'	3°00'12"	S20°46'54"W
C8	48.08'	400.00'	6°53'14"	S15°50'11"W
C9	80.68'	400.00'	11°33'22"	S06°36'53"W
C10	19.25'	370.00'	2°58'49"	S20°47'36"W



LCA Detail (Typ.)

## LAND USE CHART

BUILDINGS	48,515 S.F.
LIMITED COMMON AREA	17,299 S.F.
COMMON AREA	45,103 S.F.
ROADWAY	23,823 S.F.
HOOPER CANAL EASEMENT	6,260 S.F.
TOTAL	134,735 S.F.

Non-Buildable Area

NOTES:  
 - All areas outside building footprints are public utility easements

? - All ties to buildings are perpendicular to property lines.

1 - 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 Jaydin Way and Jax Way, and the front-of-unit landscape areas, rear landscape areas, and areas between the buildings.

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

3 - Square footages shown indicate ground floor/land areas.

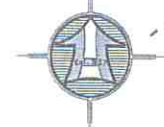
4 - Sanitary sewer mains are located in Jaydin Way and Jax Way and are maintained by West Haven City. The sewer laterals from the sewer main to the individual units are maintained by the individual unit owners.

5 - On-site Culinary Water mains located in Jaydin Way and Jax 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.

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

7 - Streets: On-site private streets (Jaydin Way and Jax Way) are owned and maintained by the Hawk Haven Townhomes Homeowner's Association.

8 - Secondary Water: On-site secondary water appurtenances will be owned and maintained by the Hawk Haven Townhomes Homeowner's Association.



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

## 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 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.

## 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

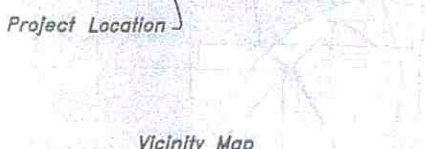
## WEST HAVEN CITY ACCEPTANCE

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

Mayor

Attest

Developer: Pete Loddar  
 Address: 651 Eagle Ridge Dr  
 North Salt Lake City, UT 84054  
 Phone: 801-549-2688



Project Location

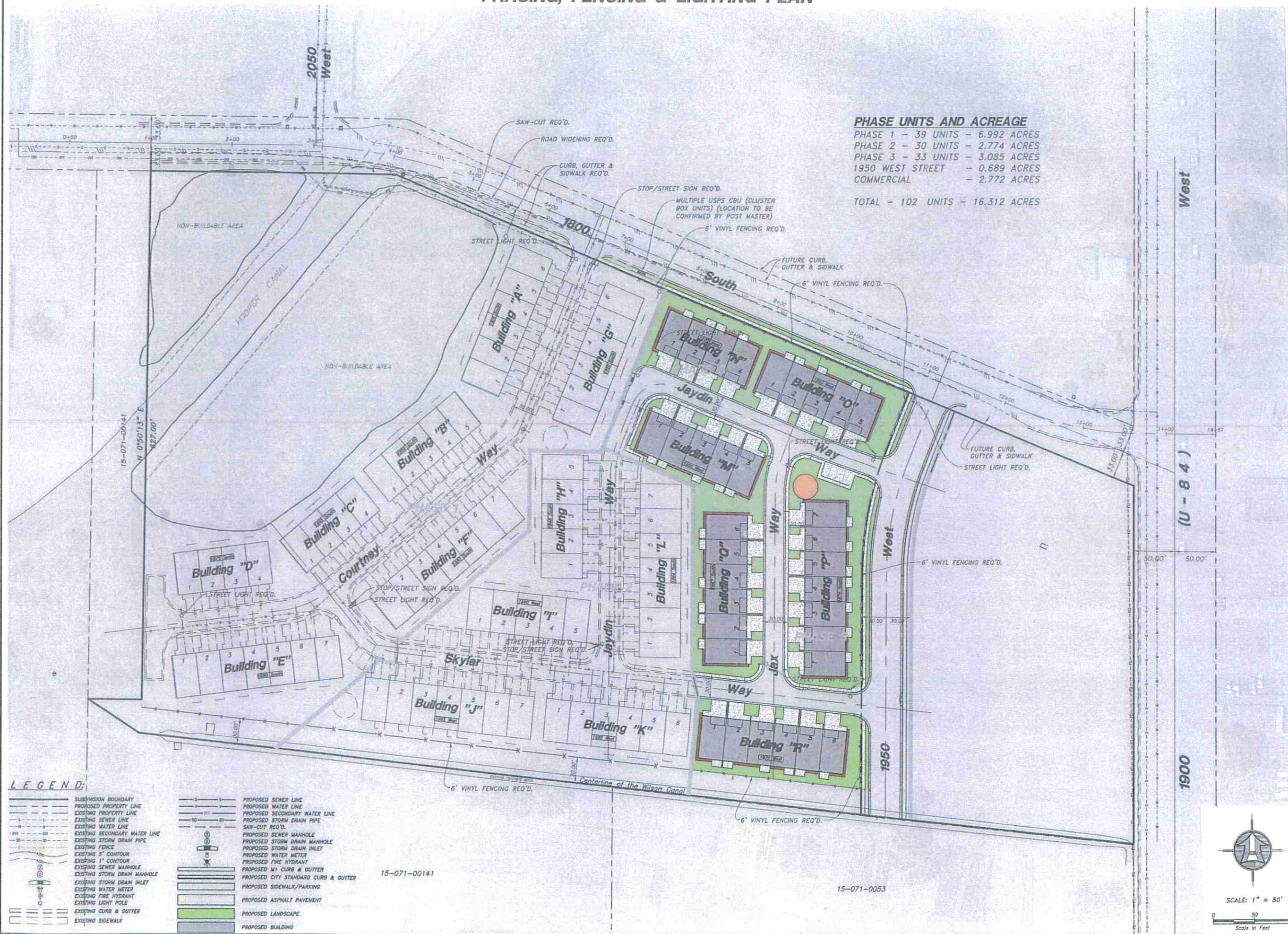
Vicinity Map

**HAI**  
**HANSEN & ASSOCIATES, INC.**  
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 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.haies.net  
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# 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	
<b>TOTAL</b>	<b>- 102 UNITS</b>	<b>- 16.312 ACRES</b>



LEGEND:	
	SUBDIVISION BOUNDARY
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN PIPE
	EXISTING SECONDARY WATER LINE
	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 M1 CURB & GUTTER
	PROPOSED CITY STANDARD CURB & GUTTER
	PROPOSED SIDEWALK/PARKING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LANDSCAPE
	PROPOSED BUILDING

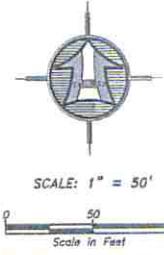
**HANSEN & ASSOCIATES, INC.**  
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 Designed By:  
 Checked By:  
 Approved By:  
 Scale: 1" = 50'  
 Drawing File: 20-14119 Rev 072020.dwg  
 JOB NUMBER: 20-141

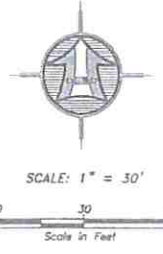
PHASING, FENCING, LIGHTING & TRAIL PLAN FOR  
**HAWK HAVEN TOWNHOMES PHASE 3**  
 1974 SOUTH 1900 WEST  
 WEST 1800 UTAH  
 A Part of the West 1800 Quarter of Section 26  
 Township 6 North, Range 2 West, S.L.B.M.

Sheet  
**2**  
 of  
**16**  
 Sheets



No.	Date	By	Revision

# SITE PLAN



### Key Note Site Improvements

- | Item | Description   |
|------|---|
| 1.   | 24" TYPE M-1 CURB & GUTTER                              |
| 1A.  | 30" CITY STANDARD CURB & GUTTER                         |
| 2.   | ASPHALT PAVEMENT  |
| 3.   | 4' WIDE SIDEWALK (4" THICK CONCRETE NON-DRIVEWAY AREAS) |
| 4.   | 4' WIDE SIDEWALK (6" THICK CONCRETE DRIVEWAY AREAS)     |
| 5.   | CONCRETE FLAT WORK - PATIOS                             |
| 6.   | CONCRETE FLAT WORK - DRIVEWAYS (19' WIDE, 6" CONCRETE)  |
| 7.   | ADA RAMP  |
| 8.   | VINYL FENCING 6 FEET TALL                               |
| 9.   | LANDSCAPING (SEE LANDSCAPING PLAN SHEET 9)              |
| 10.  | STREET LIGHT (SEE NOTE BELOW)                           |

NOTE:  
COORDINATE THE PROPOSED STREET LIGHT LOCATION WITH ROCKY MOUNTAIN POWER AND WEST HAVEN CITY. CONTRACTOR SHALL INSTALL CONDUIT FROM TRANSFORMER TO LIGHT LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER STREET LIGHT. CONDUIT SHALL BE SHOWN ON PLANS FOR REVIEW AND APPROVAL. SHOW POWER CONDUIT TO ALL CITY OWNED STREET LIGHT ON THE PLANS. COORDINATE CONDUIT INSTALLATION LOCATIONS FROM TRANSFORMERS TO THE PROPOSED STREET LIGHT WITH ROCKY MOUNTAIN POWER. SUBMIT CONDUIT DESIGN PLAN FOR APPROVAL TO BERNIE MIETCHEN AT ROCKY MOUNTAIN POWER, 801.220.7477.



### 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 REC'D.                       |
|  | PROPOSED SEWER MANHOLE               |
|  | PROPOSED STORM DRAIN MANHOLE         |
|  | PROPOSED STORM DRAIN INLET           |
|  | PROPOSED WATER METER                 |
|  | PROPOSED FIRE HYDRANT                |
|  | PROPOSED M1 CURB & GUTTER            |
|  | PROPOSED CITY STANDARD CURB & GUTTER |
|  | PROPOSED SIDEWALK/PARKING            |
|  | PROPOSED ASPHALT PAVEMENT            |
|  | PROPOSED LANDSCAPE                   |
|  | PROPOSED BUILDING                    |

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Designed By:  
Checked By:  
Approved By:  
Scale: 1" = 50'  
Drawing File: 20-141112 pp 072020.dwg  
JOB NUMBER: 20-141

SITE PLAN FOR  
**HAWK HAVEN TOWNHOMES PHASE 3**  
1845 SOUTH 1590 WEST  
WEST HAVEN, UTAH  
A Part of the Northwest Quarter of Section 26  
Township 6 North, Range 2 West, S.L.B.&M.

# LANDSCAPE, LIGHTING AND FENCING PLAN



## TREE LIST

HL	7	IMPERIAL HONEY LOCUST	2"
PM	29	PARKWAY MAPLE	2"
SC	9	SPRINGSNOW CRAB	2"
Z	22	MUSHASHINO ZELKOVA	2"

**NOTE:**  
 AROUND ALL BUILDINGS  
 3" BAND 4" DEEP 2" DIA.  
 SOUTH WEBER COBBLE  
 ON FABRIC WITH EDGER

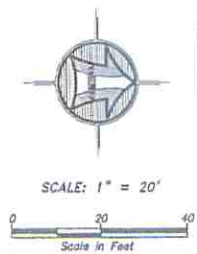
SOD WITH SPRINKLING SYSTEM

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Drawn By: SRH Date: 09/14/20  
 Designed By:  
 Checked By:  
 Approved By:  
 Scale: 1" = 20'  
 Drawing File: 20-14119 HP 072020.dwg  
 JOB NUMBER: 20-141

LANDSCAPING, LIGHTING AND FENCING PLAN FOR  
**HAWK HAVEN**  
**TOWNHOMES PHASE 3**  
 1874 SOUTH 1900 WEST  
 WEST HAVEN, UTAH of Section 26  
 Township 6 North, Range 2 West, S.L.B.M.

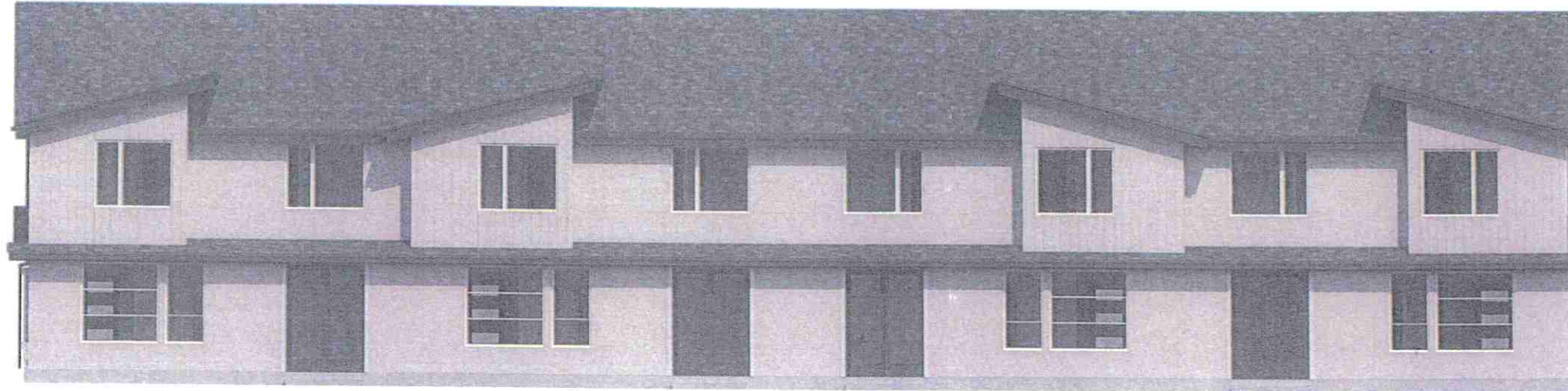




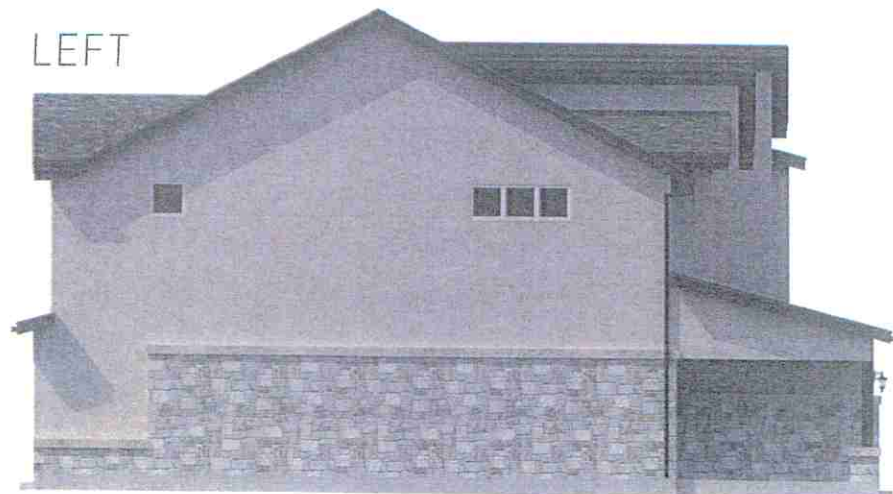
FRONT



BACK



LEFT



RIGHT



1436 S LEGEND HILLS DR  
STE 320  
CLEARFIELD, UTAH 84041  
801.217.3727

ATTENTION

RPI MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SYNERGY DESIGN UNDER PENALTY OF PROSECUTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL

© ALL RIGHTS RESERVED

PROJECT NAME:  
LODDER 4-PLEX

LOCATION INFO:  
ADDRESS  
1874 S. 1900 W.

CITY  
WEST HAVEN  
STATE  
UTAH

CLIENT NAME:  
LODDER HOMES

PLAN NAME:  
MULTI

ORIGINAL RELEASE:  
FEBRUARY 8, 2019

REVISION DATES  
XX/XX/XXXX  
XX/XX/XXXX  
XX/XX/XXXX  
XX/XX/XXXX

1/2/2021 5:15 PM  
LODDER 4-PLEX-1-1001-3-18-19

FRONT  
REAR  
ELEVATIONS

A2 | 1

**SITE PLAN**

**RESORT COMMERCIAL, COMMERCIAL OR MANUFACTURING**



Date 9/15/20  
 Address of Site: 983 W 2150 S, West Haven, UT Property Parcel # \_\_\_\_\_  
 Applicant's Name: Charles Harsin  
 Address: 2679 Midland Dr. Unit #1, Ogden, UT 84401 Phone: 801-725-6507

Application is hereby made to West Haven City requesting the following permitted use(s),  
residential and manufacturing And \_\_\_\_\_

Site plan design, be approved on 1.53 acres of \_\_\_\_\_  
 (acreage)  
 Property in the mixed use zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: Charles Harsin Date: 9/15/20  
 (Owner/Petitioner)

I authorize Troy Anderson to act as my representative in all matters relating to this application.  
Charles Harsin (Owner)  
Troy Anderson (Agent as Authorized by Owner)

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

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 _____	

\*\*\*\*\* For Office Use Only \*\*\*\*\*

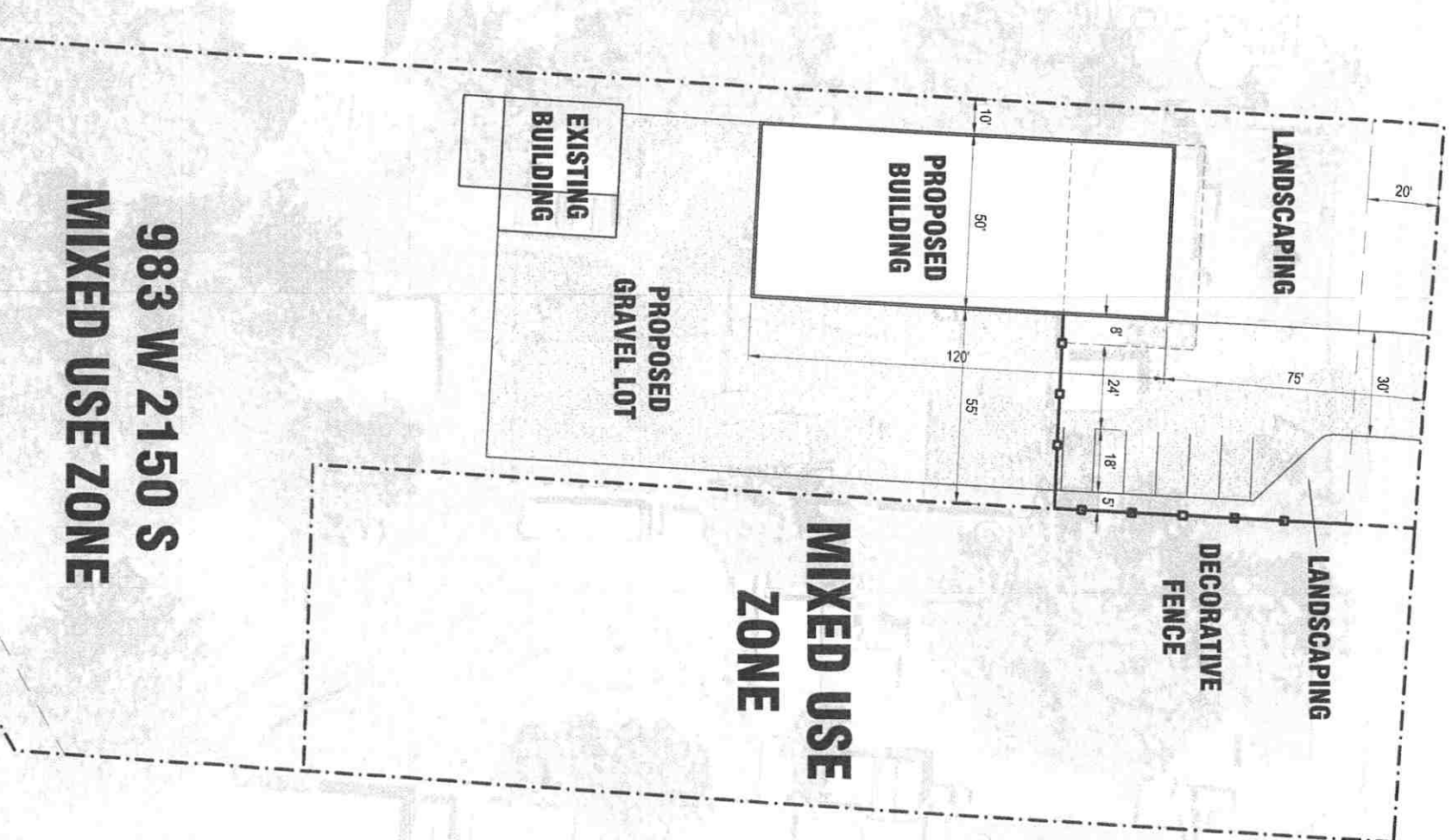
Fees		
	\$100.00 for the first acre plus \$25.00 for each acre over one to five and \$10.00 for each additional acre or part thereof.	
City Review	\$100.00	Amount <u>212.50</u> Date Paid _____ final <u>100.00</u>
Final	\$100.00	

Scheduled date for Agenda \_\_\_\_\_  
 Planning Commission Preliminary Approval \_\_\_\_\_ Conditions \_\_\_\_\_  
 Council Preliminary Approval \_\_\_\_\_ Conditions \_\_\_\_\_  
 Planning Commission Final Approval \_\_\_\_\_ Conditions \_\_\_\_\_  
 Council Final Approval \_\_\_\_\_ Conditions \_\_\_\_\_

Received	N/A	Received	Letters of acknowledgment
<input type="checkbox"/> 18-11"x17" copies of final site plan and required elevations.	<input type="checkbox"/>	<input type="checkbox"/>	Culinary Water Company (stating if they want secondary water provided on proposal)
<input type="checkbox"/> Digital copies	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department
	<input type="checkbox"/>	<input type="checkbox"/>	Health Department (If Applicable)
<b>FINAL</b>	<input type="checkbox"/>	<input type="checkbox"/>	UDOT Application Letter
<input type="checkbox"/> Color Elevations	<input type="checkbox"/>	<input type="checkbox"/>	All other items required by City Planner

ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA

**C2 ZONE**



**983 W 2150 S  
MIXED USE ZONE**

**MIXED USE  
ZONE**

**M2 ZONE**



**SUBDIVISION APPLICATION**

Additional phases

SUBDIVISION NAME Aspire Pointe, Phase 2

LOCATION 3222 Ss. 3500 West PARCEL # 15-092-0086, 15-092-0074, 15-092-0075

NO. OF LOTS 20 ZONING CODE R-2E PRUD

Applicants Name Capital Reef Management LLC Phone 801-444-3639 Fax \_\_\_\_\_  
Overton Homes, LLC

Address 498 No. Kay's Dr. Ste 230 City Kaysville State UT Zip 84037

Surveyor/Engineer Ensign Engineering Phone 801-547-1100 Fax \_\_\_\_\_

Address 1485 W. Hill Field Rd City Layton State UT Zip 84041

**OFFICE USE**

Scheduled for Planning Commission Agenda 9/23/2020

**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 \_\_\_

Final for Phase 2

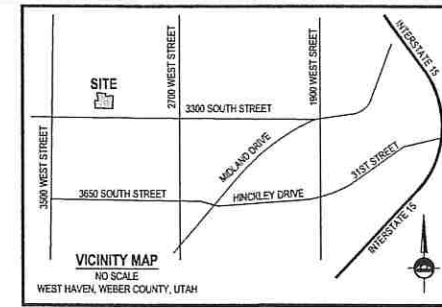
Amount 3200 Paid Date 9/17/20

N/A	Received	N/A	Received	Letters of acknowledgment/approval/conditions from
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Secondary Water Company
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Culinary Water Company
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Canal Company (if a canal runs across property)
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire District
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Affidavit of Understanding and Acceptance of Fees
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas Company
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power Company
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Phone Company
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	UDOT
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	U.S. Army Corps of Engineers
		<input type="checkbox"/>	<input type="checkbox"/>	All other items required by City Planner

**ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA.**

# ASPIRE POINTE PRUD SUBDIVISION PHASE 2

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 34  
TOWNSHIP 6 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
WEST HAVEN CITY, WEBER COUNTY, UTAH  
AUGUST 2020



**SURVEYOR'S CERTIFICATE**  
TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 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 land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ASPIRE POINTE PRUD 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, situate in the Southwest Quarter of Section 34, Township 6 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Haven City, Weber County, Utah. Being more particularly described as follows:  
Beginning at the Southeast Corner of Lot 108, Aspire Pointe Prud Subdivision Phase 1, said point being North 00°55'28" East 351.29 feet along the section line and South 89°10'10" East 1005.19 feet from the Southwest Corner of said Section 34 and running thence along the East line of Aspire Pointe Prud Subdivision Phase 1 the following seven (7) courses and distances:

- 1) North 00°49'20" East 62.76 feet;
  - 2) South 89°10'10" East 1.11 feet;
  - 3) North 00°49'20" East 157.00 feet;
  - 4) South 89°10'10" East 98.62 feet;
  - 5) North 00°49'20" East 147.00 feet;
  - 6) North 89°10'10" West 35.53 feet;
  - 7) North 00°49'20" East 102.12 feet to a boundary line agreement (Entry No. 2327157);
- Thence along said boundary line agreement the following three (3) courses and distances:
- 1) South 89°08'15" East 173.16 feet;
  - 2) South 0.67 feet;
  - 3) South 89°08'15" East 173.16 feet;
- thence South 00°49'20" West 101.25 feet;  
thence South 89°10'10" East 70.39 feet;  
thence Northeastly 21.94 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 00°49'20" East and the long chord bears North 48°50'59" East 30.00 feet);  
thence South 82°59'09" East 30.00 feet;  
thence Northwily 8.75 feet along the arc of a 150.00-foot radius non-tangent curve to the left (center bears North 62°59'09" West and the long chord bears North 05°43'32" East 6.75 feet with a central angle of 02°34'36");  
thence South 65°33'40" East 30.00 feet;  
thence South 89°10'10" East 100.36 feet;  
thence South 00°49'20" West 408.83 feet;  
thence North 89°10'10" West 602.20 feet to and along the North line of Hylands Ranch Subdivision to the Point of Beginning.

Contains: 253,955 square feet or 5.830 acres and 20 lots.

Trent R. Williams, PLS  
License no. 8034679

**OWNER'S DEDICATION**  
We/I (the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

**ASPIRE POINTE PRUD SUBDIVISION PHASE 2**  
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.  
Grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility and drainage easements and with no buildings or structures being erected within such easements.  
In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

By: CAPITAL REEF MANAGEMENT LLC  
BRAD FROST  
MANAGING MEMBER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
STATE OF UTAH  
County of \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ BRAD FROST, 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 CAPITAL REEF MANAGEMENT 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: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

## ASPIRE POINTE PRUD SUBDIVISION PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 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: 1969  
MANAGER: C. PRESTON  
DRAWN BY: JMOSS  
CHECKED BY: T. WILLIAMS  
DATE: 02/20/20

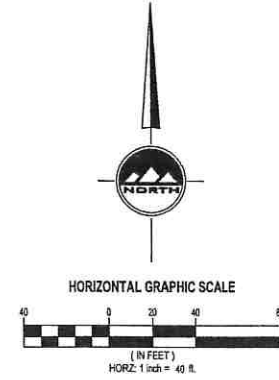
WEBER COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY RECORDER

**LINE TABLE**

LINE	BEARING	LENGTH
PL1	S82°59'09"E	30.00'
PL2	N85°33'40"W	30.00'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	15.00'	21.94'	83°48'29"	N48°50'09"E	20.04'
PC2	150.00'	6.75'	2°34'36"	S5°43'32"W	6.75'
C3	180.00'	84.48'	26°52'59"	N17°52'42"E	83.68'
C4	180.00'	14.57'	4°37'25"	N33°37'33"E	14.52'
C5	180.00'	98.98'	31°30'21"	N20°11'25"E	97.74'
C6	120.00'	72.33'	34°31'41"	S18°08'14"W	71.23'
C7	120.00'	1.24'	0°35'35"	S1°07'08"W	1.24'
C8	120.00'	73.56'	35°07'16"	S18°22'56"W	72.41'
C9	15.00'	23.56'	90°00'00"	S44°10'40"E	21.21'
C10	15.00'	23.56'	90°00'00"	S45°49'20"W	21.21'
C11	15.00'	23.56'	90°00'00"	N44°10'40"W	21.21'
C12	15.00'	23.56'	90°00'00"	N45°49'20"E	21.21'
C13	180.00'	77.38'	24°37'47"	S13°08'14"W	76.78'
C14	15.00'	30.01'	114°37'47"	N31°51'45"W	25.25'
C15	150.00'	64.48'	24°37'47"	N13°08'14"E	63.99'
C16	150.00'	27.47'	10°29'29"	N30°41'52"E	27.43'
C17	150.00'	91.89'	35°07'16"	S18°22'56"W	90.51'
C18	150.00'	39.56'	15°06'44"	N28°22'14"E	39.45'
C19	150.00'	36.17'	13°49'02"	N13°59'21"E	36.09'
C20	150.00'	82.48'	31°30'21"	N20°11'25"E	81.45'



- GENERAL NOTES:**
1. PROPERTY IS ZONED R-2.5 PRUD.
    - A. FRONT YARD SETBACK IS 20'
    - B. REAR YARD SETBACK IS 19'
    - C. SIDE YARD SETBACK IS 5'
    - D. CORNER LOT SIDE YARD SETBACK IS 20' PUBLIC/PUBLIC STREET MINIMUM SIDE YARD
  2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREOF.
  3. REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND A NAIL OR RIVET IN THE CURB AT THE EXTENSION OF THE FRONT CORNERS.
  4. 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 ANY 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 REMOVE OR REMOVE ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUBLIC UTILITY 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 PUBLIC UTILITY OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBLIC UTILITY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUBLIC UTILITY.
  5. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
  6. ALL OPEN SPACE PARCELS (PARCELS A & B) ARE TO BE OWNED AND MAINTAINED BY THE ASPIRE POINT HOME OWNERS ASSOCIATION.

**LAYTON**  
919 North 400 West  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.5315  
www.ensigneng.com

**ENSIGN**

**CITY ATTORNEY'S APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE WEST HAVEN CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE CITY PLANNING COMMISSION APPROVAL

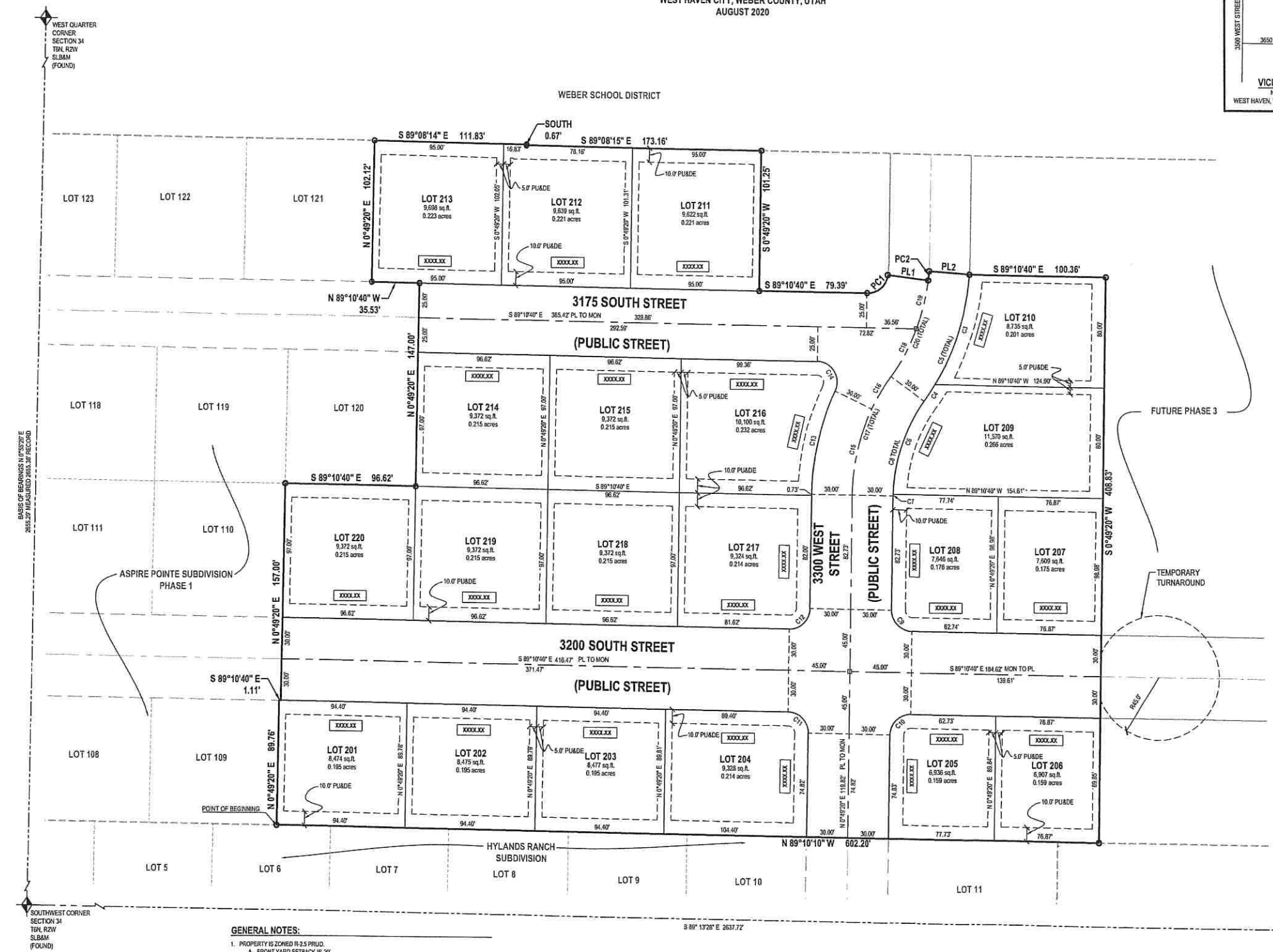
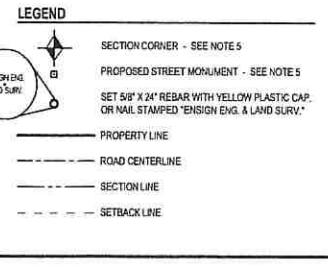
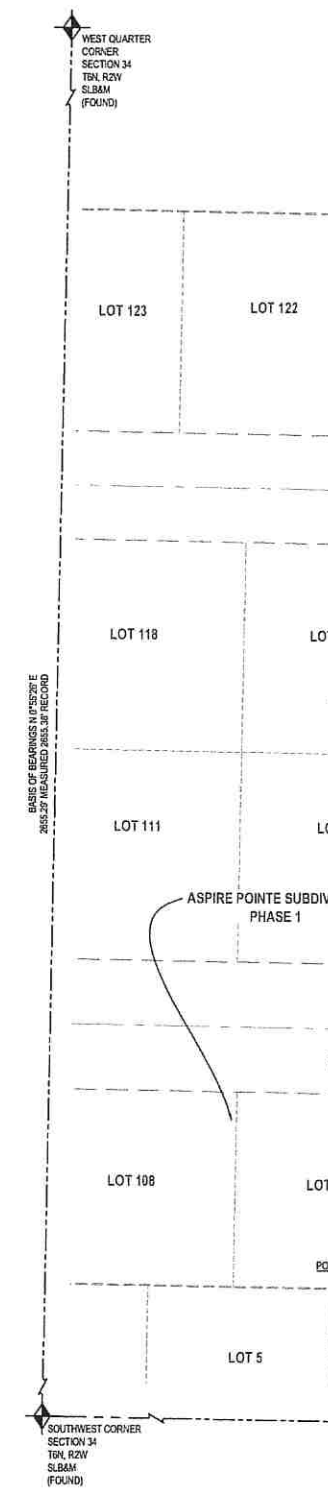
**CITY ENGINEER'S APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE WEST HAVEN CITY ENGINEER

**CITY COUNCIL APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE WEST HAVEN CITY COUNCIL

**DEVELOPER**  
CAPITAL REEF MANAGEMENT  
498 NORTH KAYS DRIVE, SUITE 210  
KAYSVILLE, UTAH 84037  
801-564-3898  
BRAD FROST





**SUBDIVISION APPLICATION**

SUBDIVISION NAME CUCEREAVII SUBDIVISION

LOCATION 4075 SOUTH 3325 WEST PARCEL # 08-489-0005  
 08-489-0003

NO. OF LOTS 0 ZONING CODE MIXED USE

Applicants Name SVETIANA CUCEREAVII Phone \_\_\_\_\_ Fax \_\_\_\_\_

Address 3332 W. 4075 S. City WEST HAVEN CITY State UT Zip 84401

Surveyor/Engineer REEVE & ASSOCIATES, INC Phone 801-621-3100 Fax \_\_\_\_\_

Address 5160 S. 1500 W. City RIVERDALE State UT Zip 84405

**OFFICE USE**

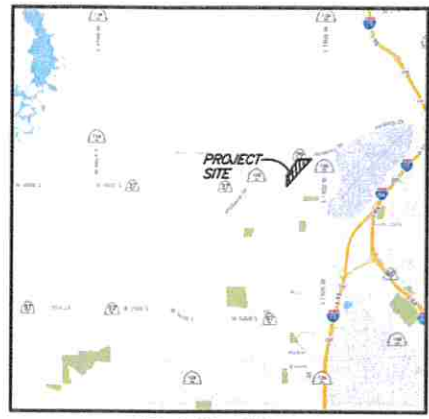
Scheduled for Planning Commission Agenda \_\_\_\_\_

<p><b>PLANNING COMMISSION ACTION:</b></p> <p>Preliminary - Approved ___ Date _____ Denied ___ Date _____</p> <p>Final - Approved ___ Date _____ Denied ___ Date _____</p> <p>Conditions: _____</p> <p><b>CITY COUNCIL ACTION:</b></p> <p>Preliminary - Approved ___ Date _____ Denied ___ Date _____</p> <p>Final - Approved ___ Date _____ Denied ___ Date _____</p>	<p><u>Preliminary</u></p> <p>Amount <u>900.00</u> Paid Date _____</p> <p><u>Final</u></p> <p>Amount <u>1,200.00</u> Paid Date _____</p>
---	---

Received	N/A	Received	Letters of acknowledgment/approval/conditions from
<input type="checkbox"/> 18-11"x17" copies of final subdivision plat	<input type="checkbox"/>	<input type="checkbox"/>	Secondary Water Company
<input type="checkbox"/> 2-11"x17" copies of subdivision plan and profile drawings	<input type="checkbox"/>	<input type="checkbox"/>	Culinary Water Company
<input type="checkbox"/> Digital copies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Canal Company (if a canal runs across property)
	<input type="checkbox"/>	<input type="checkbox"/>	Fire District
	<input type="checkbox"/>	<input type="checkbox"/>	Affidavit of Understanding and Acceptance of Fees
	<input type="checkbox"/>	<input type="checkbox"/>	Gas Company
	<input type="checkbox"/>	<input type="checkbox"/>	Power Company
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	UDOT
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U.S. Army Corps of Engineers
	<input type="checkbox"/>	<input type="checkbox"/>	All other items required by City Planner

ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA.





Vicinity Map  
NOT TO SCALE

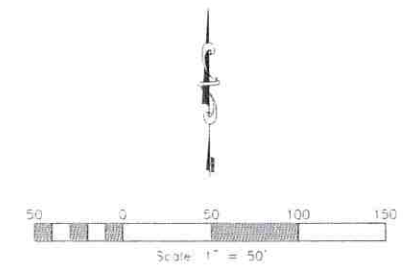


**TABULATION - Brown Property:**

APARTMENTS	160 UNITS
LOT AREA:	6.74 ACRES
DENSITY:	23.7 UNITS/ACRE
<b>SURFACE PARKING: 207 STALLS</b>	
GARAGES:	40 STALLS
STREET PARKING:	53 STALLS
TOTAL STALLS:	300 STALLS
PARKING RATIO:	1.88 STALLS/UNIT

**UNIT MIX:**

1-bed unit	48	30%
2-bed/2bath	80	50%
3-bed/2bath	32	20%
total units	160	



**Developer:**  
Precise Investments, L.L.C.  
John K. Ryan (801) 509-0616

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

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 509-0616 FAX: (801) 509-0617  
WWW.REEVE-ASSOCIATES.COM  
LAND SURVEYORS • CIVIL ENGINEERS • ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**WingSpan Apartments**  
ROY CITY, WEBER COUNTY, UTAH

**Color Rendering - Brown Property**

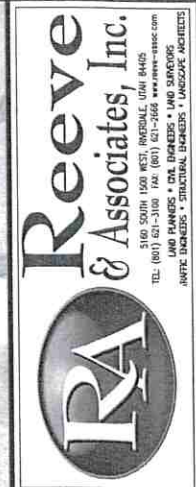


**Project Info:**  
Engineer: JEREMY A. DRAPER  
Drafter: N. FICKLIN  
Begin Date: SEPTEMBER, 2020  
Name: WINGSPAN APARTMENTS  
Number: 6398-03

Sheet	1 of 1
Sheets	



Vicinity Map  
NOT TO SCALE



REVISIONS	DESCRIPTION
DATE	

**WEST HAVEN APARTMENTS  
BROWN PROPERTY**  
West Haven, Utah

**Preliminary Site Plan**

<b>Project Info.</b>	
Engineer:	N. Reeve
Designer:	C. Cave
Begin Date:	December 4, 2019
Name:	WEST HAVEN APARTMENTS
Number:	6388-03
Sheet	<b>1</b>
<b>1</b>	Sheets



Brown Property Total Acres.....	7.35
Total Units.....	172
Apartment Parking Required.....	301
Apartment Parking Provided.....	376

**Developer:**  
Precise Investments, L.L.C.  
John K. Ryan  
(801) 509-0616

**West Haven Apartments**  
Brown Property  
West Haven, Utah

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



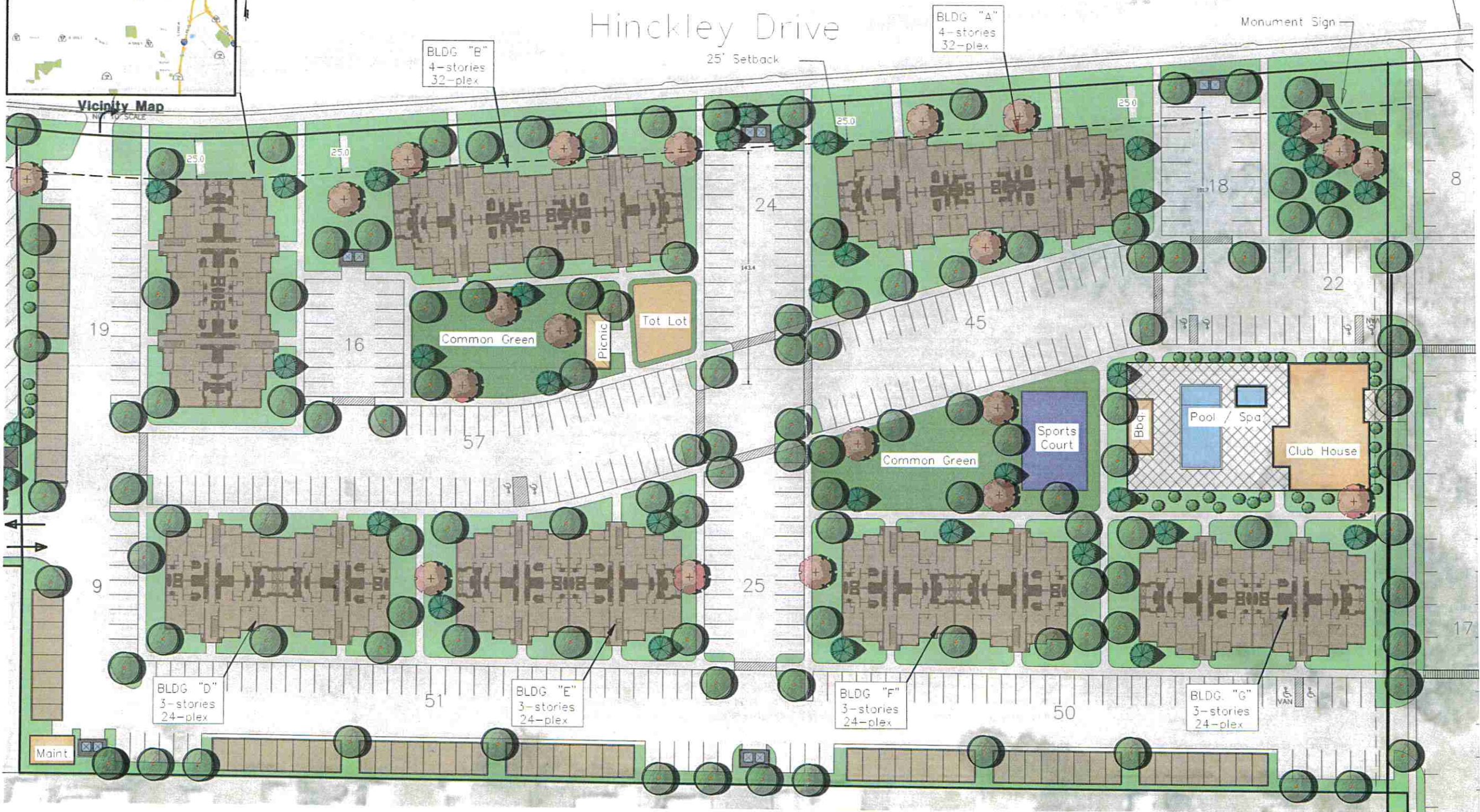
Vicinity Map  
N 1/4" = 1/4" SCALE

Hinckley Drive

25' Setback

FULL ACCESS INTERSECTION

Monument Sign



BLDG "B"  
4-stories  
32-plex

BLDG "A"  
4-stories  
32-plex

BLDG "D"  
3-stories  
24-plex

BLDG "E"  
3-stories  
24-plex

BLDG "F"  
3-stories  
24-plex

BLDG "G"  
3-stories  
24-plex

**TABULATION - UDOT Property:**

APARTMENTS:	192 UNITS
LOT AREA:	8.1 ACRES
DENSITY:	23.7 UNITS/ACRE
SURFACE PARKING:	336 STALLS
GARAGES:	72 STALLS
TOTAL STALLS:	408 STALLS
PARKING RATIO:	2.13 STALLS/UNIT

**UNIT MIX:**

1-bed unit	64	33%
2-bed/2bath	96	50%
3-bed/2bath	32	17%
total units	192	

**Developer:**  
Precise Investments, L.L.C.  
John K. Ryan (801) 509-0616



REVISIONS

DATE	DESCRIPTION

**WingSpan Apartments**  
WEST HAVEN CITY, WEBER COUNTY, UTAH  
**Color Rendering - UDOT Property**

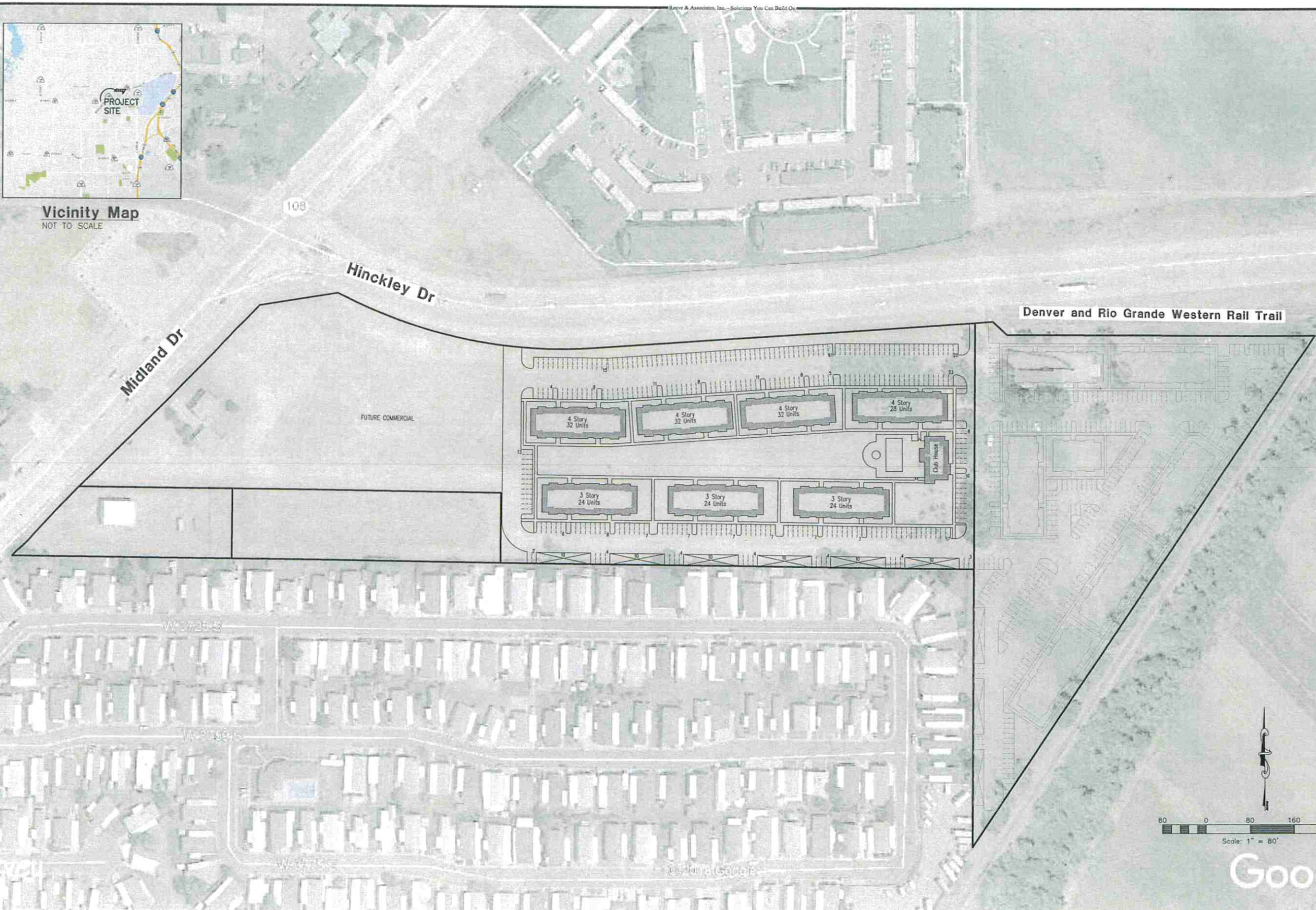


**Project Info:**  
Engineer: JEREMY A. DRAPER  
Drafted: N. FICHLIN  
Begin Date: SEPTEMBER, 2020  
Name: WINGSPAN APARTMENTS  
Number: 6388-03

Sheet \_\_\_\_\_  
Sheets \_\_\_\_\_



Vicinity Map  
NOT TO SCALE



**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 421-3100 FAX: (801) 421-3106 www.reeve-associates.com  
 ARCHITECTS • ENGINEERS • PLANNERS • INTERIORS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**WEST HAVEN APARTMENTS  
UDOT PROPERTY**  
West Haven, Utah

**Preliminary Site Plan**

**Project Info.**

Engineer:	N. Reeve
Designer:	C. Cove
Begin Date:	December 4, 2019
Name:	WEST HAVEN APARTMENTS
Number:	6388-03

Sheet	<b>1</b>
	Sheets

**West Haven Apartments**  
UDOT PROPERTY  
West Haven, Utah

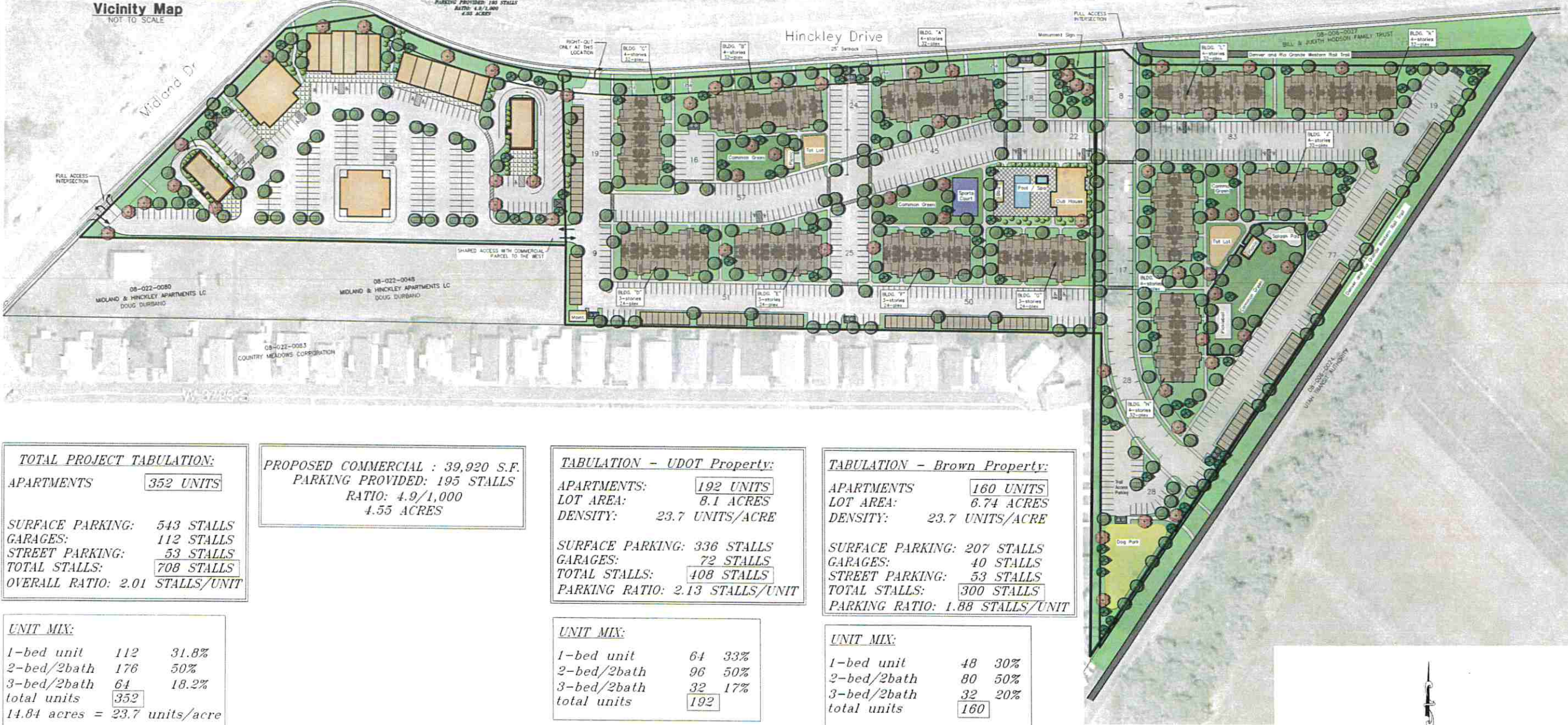
Total Acres	8.22
Total Units	196
Parking Required	343
Parking Provided	368

**Developer:**  
Precise Investments, L.L.C.  
John K. Ryan  
(801) 509-0616





Vicinity Map  
NOT TO SCALE



**TOTAL PROJECT TABULATION:**

APARTMENTS	352 UNITS
SURFACE PARKING:	543 STALLS
GARAGES:	112 STALLS
STREET PARKING:	53 STALLS
TOTAL STALLS:	708 STALLS
OVERALL RATIO:	2.01 STALLS/UNIT

PROPOSED COMMERCIAL : 39,920 S.F.  
PARKING PROVIDED: 195 STALLS  
RATIO: 4.9/1,000  
4.55 ACRES

**TABULATION - UDOT Property:**

APARTMENTS:	192 UNITS
LOT AREA:	8.1 ACRES
DENSITY:	23.7 UNITS/ACRE
SURFACE PARKING:	336 STALLS
GARAGES:	72 STALLS
TOTAL STALLS:	408 STALLS
PARKING RATIO:	2.13 STALLS/UNIT

**UNIT MIX:**

1-bed unit	64	33%
2-bed/2bath	96	50%
3-bed/2bath	32	17%
total units	192	

**TABULATION - Brown Property:**

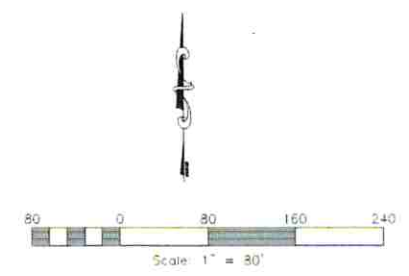
APARTMENTS	160 UNITS
LOT AREA:	6.74 ACRES
DENSITY:	23.7 UNITS/ACRE
SURFACE PARKING:	207 STALLS
GARAGES:	40 STALLS
STREET PARKING:	53 STALLS
TOTAL STALLS:	300 STALLS
PARKING RATIO:	1.88 STALLS/UNIT

**UNIT MIX:**

1-bed unit	48	30%
2-bed/2bath	80	50%
3-bed/2bath	32	20%
total units	160	

**UNIT MIX:**

1-bed unit	112	31.8%
2-bed/2bath	176	50%
3-bed/2bath	64	18.2%
total units	352	
14.84 acres =	23.7 units/acre	



**Developer:**  
Precise Investments, L.L.C.  
John K. Ryan (801) 509-0616



REVISIONS

DATE	DESCRIPTION

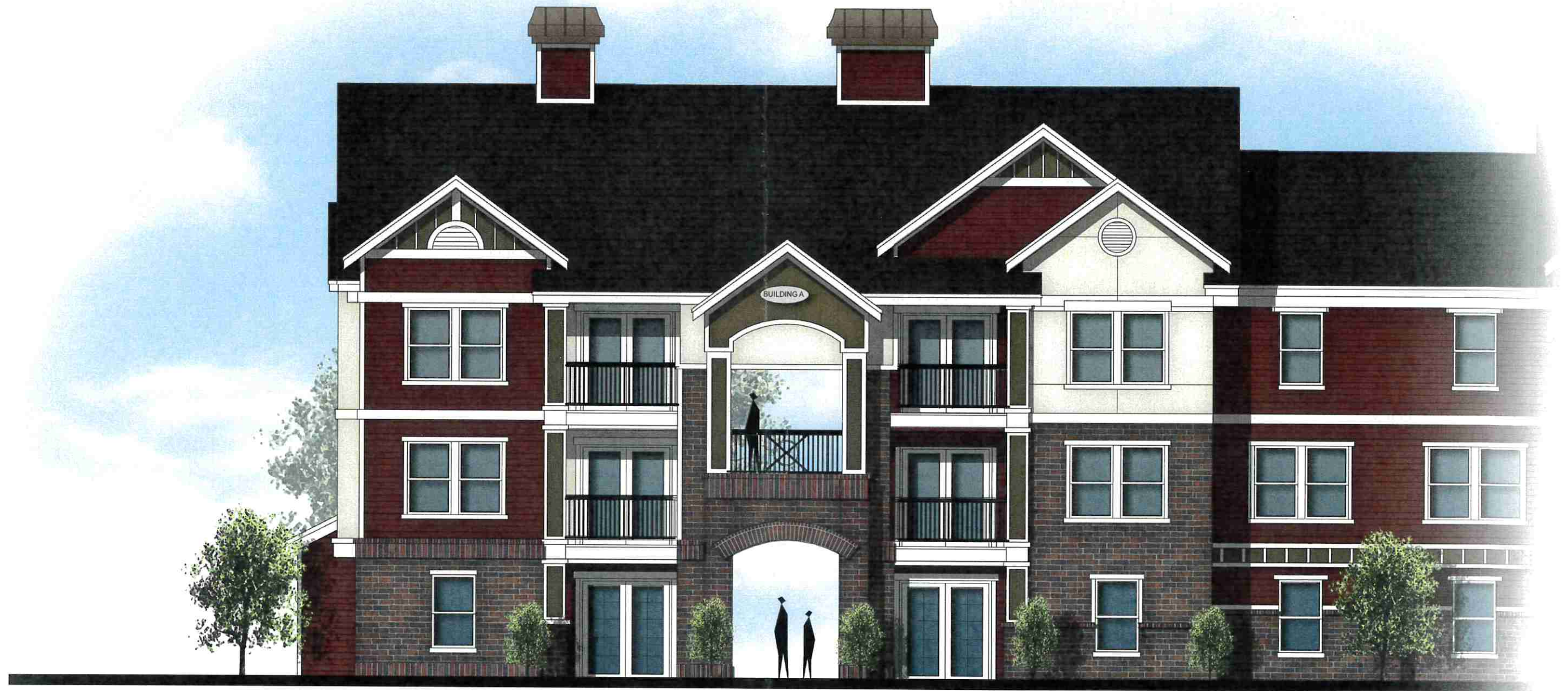
**WingSpan Apartments Master Site Plan**  
WEST HAVEN CITY, WEBER COUNTY, UTAH

**Color Rendering of Full Project**



**Project Info:**  
Engineer: JEREMY A. DRAPER  
Drafter: N. FICKLIN  
Begin Date: SEPTEMBER, 2020  
Name: WINGSPAN APARTMENTS  
Number: 6388-03

Sheet	
Sheets	



- ROOF: Architectural grade asphalt shingles
- FASCIA: Aluminum fascia and flashing
- CEMENT BOARD SIDING: Board and Batten gable ends
- CEMENT BOARD SIDING: Flat panel with grid battens
- CEMENT BOARD SIDING: Horizontal Lap siding
- MASONRY: Brick veneer
- WINDOW: Vinyl window
- RAILING: Wrought Iron



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REAR ELEVATION



SIDE ELEVATION

WINGSPAN APARTMENTS – WEST HAVEN, UT



REAR ELEVATION



SIDE ELEVATION

WINGSPAN APARTMENTS – WEST HAVEN, UT



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

WINGSPAN APARTMENTS – WEST HAVEN, UT



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

WINGSPAN APARTMENTS – WEST HAVEN, UT