

WEST HAVEN CITY
COUNCIL AGENDA

AMENDED

October 21, 2020 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **October 21, 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 2020-62 ISSUED BY THE LT. GOVERNOR PUBLIC ATTENDANCE AND PUBLIC COMMENT WILL BE BY ELECTRONIC MEANS ONLY. JOIN US DIGITALLY FOR THE WORK [HTTPS://US02WEB.ZOOM.US/J/88141811766](https://us02web.zoom.us/j/88141811766) SESSION AND COUNCIL MEETING [HTTPS://US02WEB.ZOOM.US/J/83554334500](https://us02web.zoom.us/j/83554334500).

- 1. **MEETING CALLED TO ORDER:** Mayor Bolos
- 2. **OPENING CEREMONIES**
 - A. PLEDGE OF ALLEGIANCE Councilmember Vanderwood
 - B. PRAYER/MOMENT OF SILENCE Councilmember Hunter
- 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	October 7, 2020
B. AMERICAN PAVEMENT MARKING, LLC	\$26,346.08	Inv. #125054
C. STAKER PARSON	\$87,090.85	Inv. #213524-5
D. LYNN WOODWARD ELECTRIC LLC	\$93,123.28	Inv. #20-461
- 5. **DISCUSSION-RESIDENTIAL SOLID WASTE COLLECTION AND REMOVAL ORDINANCE**
- 6. **DISCUSSION-CITY COUNCIL CHAMBER AV EQUIPMENT UPGRADE**
- 7. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
 - A. ACTION ON ORDINANCE 36-2020-MASTER DEVELOPMENT AGREEMENT-1185 W SHADY BROOK LANE-MULTI-FAMILY HOUSING UNITS-BRAD BROWN
 - B. ACTION ON ORDINANCE 37-2020-REZONE FROM A-1 TO R-2-APPROX. 3350 W 2700 S-WOODMERE HOMES
 - C. PRELIMINARY SITE PLAN APPROVAL-WIDOW MAKER BOATS-983 W 2150 S-TROY ANDERSON
 - D. ACTION ON ORDINANCE 38-2020-PATIO HOME ORDINANCE
 - E. PRELIMINARY SUBDIVISION APPROVAL-CUCEREAVII SUBDIVISION-3332 W 4075 S
 - F. PRELIMINARY AND FINAL SUBDIVISION APPROVAL-SALT POINT SOUTHEAST TOWNHOMES-3250 W 3725 S-WOODSIDE HOMES
 - G. PRELIMINARY AND FINAL SUBDIVISION APPROVAL-SALT POINT NORTHWEST TOWNHOMES-APPROX. 3300 W 3800 S-WOODSIDE HOMES
 - H. PRELIMINARY SITE PLAN APPROVAL-DENTAL CLINIC AND COMMERCIAL DEVELOPMENT-APPROX. 2700 W 3700 S-PASCAL MEYER
- 8. **COUNCIL UPDATES**
- 9. **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 at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

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



**WEST HAVEN CITY
PRE-COUNCIL WORKSHOP AGENDA
HELD PRIOR TO CITY COUNCIL MEETING
WEDNESDAY OCTOBER 21, 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. Presentation-Building Fees-Mike Fisher
2. Presentation-Designating Commercial Development Zones-Benj
Becker



WEST HAVEN CITY COUNCIL MEETING MINUTES

October 7, 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
Matthew Jensen City Manager

5:00 Council Workshop

Mayor Bolos brought the meeting to order.

Council discussed doing a residential solid waste and disposal ordinance.

Lt. Ryan reported on vehicle burglaries and thefts in West Haven.

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 Hunter

B. Lead by Councilmember Dixon

3. PUBLIC PRESENTATION

David Smith wanted to thank the council and planning commission for the long hours they put in and allowing the public to attend meetings via zoom.

4. ACTION ON CONSENT AGENDA

	MEETING HELD	September 16, 2020
A. CITY COUNCIL MINUTES		
B. GRANITE	\$43,767.14	Inv. #1880810
C. WASATCH SAND & GRAVEL	\$17,617.0	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

Councilmember Call asked that the time for the work session be corrected on the minutes.

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.**

5. PRESENTATION-RMPRA RODEO-BROCK RANDALL

Brock Randall gave a presentation on the RMPRA Rodeo.

6. **PUBLIC HEARING**-For the purpose of receiving public input with regard to the proposed annexation at approx. 3740 W 2550 S.

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

Mayor Bolos invited the public up for comment.

David Smith said that he is in support of approving this annexation.

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

7. **ACTION ON PUBLIC HEARING-Adoption of Ordinance 35-2020**-Annexing property located at approx. 3740 W 2550 S.

Councilmember Hunter asked how this applicant was able to apply for annexation in light of the recent vote for incorporation in this area.

Steve Anderson explained that they submitted before the deadline.

Councilmember Vanderwood made a motion to adopt resolution 35-2020. **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. **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.

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

Mayor Bolos invited the public up for comment.

David Smith said that he is in support of approving this annexation.

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

9. **ACTION ON PUBLIC HEARING-Adoption of Ordinance 34-2020**-Annexing property located at approx. 3789 W 2550 S and 3771 W 2550 S

Councilmember Call asked why the zone for this property is not A-2 because that would match the general plan.

Steve Anderson explained that the zone was R-1 on the general plan when they submitted their petition.

Councilmember Dixon made a motion to adopt resolution 34-2020 with the zone changed to R-1. **Councilmember Hunter seconded** the motion. **Roll Call:** Councilmember Morse, nay; Councilmember Hunter, aye; Councilmember Call, nay; Councilmember Vanderwood, nay; Councilmember Dixon, aye; **Motion fails 2:3.**

Councilmember Vanderwood made a motion to adopt resolution 34-2020 with the zone changed to A-2. **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.**

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

Councilmember Vanderwood asked how many parking spots there are.

Jeremy Krause said there is 1.5 spots per unit.

Council discussed seeing the town house option on this Master Development Agreement.

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.**

B. FINAL SUBDIVISION APPROVAL-HAWK HAVEN TOWNHOMES PHASE 3-1874 S 1900 W-PETE LODDER AND JIM FLINT

Councilmember Dixon asked if this is the last phase and the total amount of units for the subdivision.

Jim Flint confirmed this is the last phase and said that the total amount of units is 102.

Councilmember Vanderwood asked for the time frame.

Jim Flint said that it would be about 2 years.

Councilmember Dixon 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.**

C. PRELIMINARY SITE PLAN APPROVAL-WIDOW MAKER BOATS-983 W 2150 S-TROY ANDERSON

No one was present for this item.

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

D. FINAL SUBDIVISION APPROVAL-ASPIRE POINT P.R.U.D. PHASE 2-3222 S 3500 W-CRAIG JACOBSON

Councilmember Call expressed concern about the setbacks.

Councilmember Dixon asked how many units.

Craig Jacobsen said that it is 74 units.

Councilmember Hunter made a motion to give final subdivision approval. **Councilmember Vanderwood seconded** the motion. Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, nay; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Motion passes 4:1.**

E. PRELIMINARY SUBDIVISION APPROVAL-CUCEREAVII SUBDIVISION-3332 W 4075 S

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

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

Councilmember Vanderwood asked how many lots.

Svetiana Cucereavii said that there will be 6 lots.

Councilmember Hunter made a motion to table. Councilmember Vanderwood seconded the motion. Councilmember Morse, nay; Councilmember Hunter, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Call, aye; **Motion passes 4:1.**

F. FINAL SITE PLAN APPROVAL-APARTMENTS-2300 W HINCKLEY DRIVE-JOHN RYAN

John Ryan explained that they did two different color schemes and left out 16 units on both projects to allow for more green space.

Councilmember Vanderwood asked if the trail parking was included in the stalls.

Mr. Ryan confirmed.

Councilmember Call asked if the handicap stalls will be marked on the triangle piece.

Mr. Ryan confirmed they will be marked.

Councilmember Call asked why the 4 story units are on the road and the 3 story units are behind.

Mr. Ryan explained that when they spoke to the Roy residents next door that is what they preferred.

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

G. FINAL SITE PLAN APPROVAL-APARTMENTS-2325 W HINCKLEY DRIVE-JOHN RYAN

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

11. **COUNCIL UPDATES**

Councilmember Vanderwood encouraged the public to join the VIP's program.

12. **ADJOURNMENT**

Councilmember Vanderwood moved to adjourn at 8:35 P.M. Councilmember Dixon 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: _____

STAFF REPORT

TO: City Council Members
FROM: Matt Jensen, City Manager
DATE: October 15, 2020
SUBJECT: Residential Solid Waste Collection & Disposal



The following draft outlines the details of the proposed Solid Waste Collection ordinance that has been discussed over the past months. Staff asks the Council to review this draft, provide any necessary clarifications, and set a public hearing for November 18th for consideration and possible adoption of this ordinance.

PROPOSED GARBAGE ORDINANCE

8.07 Solid Waste Collection

8.07.010 Generally

Due to the potential health, safety, and welfare hazards posed by garbage and other refuse, the City is authorized and shall have power to develop and enforce ordinances, rules and regulations governing the disposal and collection of garbage.

8.07.020 Definitions

For purposes of this ordinance, the following terms shall have the following meanings:

COMMERCIAL HAULER: Any person or entity who in the regular course of business or for a fee collects, transports and disposes of commercial waste.

COMMERCIAL PROPERTY: Any premises or property: a) used primarily in connection with the supply of goods or services on a regular basis or in the regular course of business, or for which a business license is required by any state law or local ordinance, or b) containing a structure hooked to power and water and used for human habitation on an overnight or other temporary rental basis of less than thirty (30) consecutive days, or c) containing a structure with more than eight (8) dwelling units which is hooked to power and water and used for human habitation on a rental basis. Commercial shall include, but shall not be limited to, business establishments, hotels, motels, recreational vehicle developments and apartments.

COMMERCIAL WASTE: Any garbage, rubbish, trash, etc., produced by businesses or resulting from normal activities on or use of commercial property or premises.

DUMPSTER: Any container constructed of metal, of two (2) yards' volume or more, and designed to be compatible with mechanical collection equipment.

PRIVATE HAULER: A. Any person or entity who, as the owner, tenant or other occupant of property or premises classified as commercial, collects and disposes of solid waste generated by the use of said property, and B. Any person or entity who collects and disposes of construction debris.

RESIDENTIAL: Shall include, but shall not be limited to, single homes, mobile homes, townhomes, condominiums and apartments not contained in or a part of an apartment complex of more than eight (8) units, but shall exclude hotels, motels, recreational vehicle developments and apartment complexes with structures containing more than eight (8) dwelling units. Except as may be specified hereinafter, each unit of a structure on property or premises classified as residential shall be considered a separate residence for the purpose of billing and collection.

RESIDENTIAL PROPERTY: Shall mean or refer to any property or premises containing a structure which is hooked to culinary water and power and intended or used for human habitation, but excluding: a) property or premises containing a structure hooked to power and water and used for human habitation on an overnight or other temporary rental basis of less than thirty (30) consecutive days, and b) property

or premises containing a structure with more than eight (8) dwelling units, which is hooked to power and water and used for human habitation on a rental basis.

RESIDENTIAL WASTE: Garbage, rubbish, trash, bulky waste, and other waste produced by or resulting from the normal activities on or use of residential property or premises. Residential waste does not include hazardous waste, special waste or stable matter.

CONTAINER: A waste receptacle which is approved by City, with a capacity of ninety four (94) gallons and is equipped with a tightfitting, permanently attached lid and wheels for easy movement, and which is specifically designed for automated or semiautomated pick up.

SOLID WASTE: Shall have the same meaning as specified in section 19-6-502(10), Utah Code Annotated, 1953, as amended. (Ord. 2009-14 § 1)

8.07.030 Residential Curb-Side Collection

- A. Each residence or residential unit within the incorporated areas of the City shall have its solid waste removed by the City or the City's contracted service provider.
 1. **Approved Containers Provided.** All solid waste to be collected and disposed by the City from residential users must be placed only in approved containers provided by the City or its service provider. Ownership of the container is retained by the City or its service provider. Containers are to remain on the premises. Every owner issued a container shall be held responsible for each container issued to their account.
 2. **Issuance.** Occupants of single-family dwellings not exceeding eight (8) independent units shall be issued one container per residence or unit. Additional containers will be provided upon request. Cost for additional cans will be as set forth in the City's fee schedule.
 3. **Placement for Collection; Removal.** Containers holding residential solid waste to be collected and hauled by the City or its contractor is to be set out for collection no earlier than 24-hours before the designated collection day. All empty containers must be removed from the street the same day they were emptied.
 4. **Closure.** All garbage must be placed in containers that shall be at all times kept securely closed and kept in such place and in such manner as to prevent offensive odors in the neighborhood.
 5. **Ashes.** No ashes or noncombustible rubbish shall be deposited in the same vessel or container with combustible garbage. No hot ashes shall be placed out for collection or removal.
 6. **Care and Maintenance.** Containers shall be kept free from destructive or decorative markings, shall maintain the original color, and shall keep the inside of the container clean and free from buildup of fungus, bacteria or any other type of contamination which causes odors or facilitates the deterioration of the container. Any damage to the container or malfunctioning should be reported to the Utility Services Division of the City. Upon the resident's relocation from the community, the resident shall leave the container(s) at the service location in a secure location.

8.07.040 Exemptions to Residential Curb-Side Collection

- A. A residence or residential unit may elect to opt out of City provided collection service, provided that said election is communicated to the City Recorder using the approved form and if collection of residential waste may be accomplished by use of dumpsters in the following instances:
 - 1. Apartments or other high-density residential developments of more than eight (8) units as approved by the City.
 - 2. Residential lots of 0.9 acres or larger in size with the following restrictions:
 - a. In neighborhoods with curb and gutter, dumpsters will be mobile in nature and kept off the street except on the designated collection day.
 - b. In neighborhoods without curb and gutter, dumpsters, stationary or mobile, must be placed on the resident's property outside of the City's right of way.
 - 3. Residential lots with City licensed business
- B. Review and determination of all opt out requests will be decided by the City Manager. Residents may appeal the City Manager's decision in writing to the City Council.

8.07.050 Billing.

- A. Fees for residential waste collection provided by the City shall be paid on a monthly basis, and shall be included in any billing for other municipal services supplied by the City, including sanitary sewer system, storm sewer system, culinary water system, etc. Failure to pay any portion of the utility bill shall be subject to all collection procedures for utility services provided by the City.

8.07.060 Collection of Commercial Waste

- A. Nothing in this chapter shall preclude the owner or lessee of any commercial property or premises from transporting his or her own commercial waste to the landfill, or contracting for its removal with a commercial hauler properly licensed and authorized to conduct business within the City.

8.07.070 Commercial or Private Haulers

- A. No private or commercial hauler shall be allowed to collect or dispose of commercial solid waste generated by businesses or through the use of commercial property within the City without having first obtained a license to operate as a private or commercial hauler.

8.07.080 Collection Vehicles

- A. All trucks or other vehicles used by any private or commercial hauler to collect or transport solid waste within the City shall:
 - 1. Be maintained in a good mechanical condition,
 - 2. Be equipped with fully enclosed sides and bottom and otherwise constructed as to prevent the contents of the vehicle from spilling or blowing while the vehicle is in motion,
 - 3. Clearly bear on the outside of the body of the vehicle the name and telephone number of the hauler; and,
 - 4. Comply with all provisions of all applicable state or federal regulations or laws concerning the collection, transportation or disposal of solid waste.

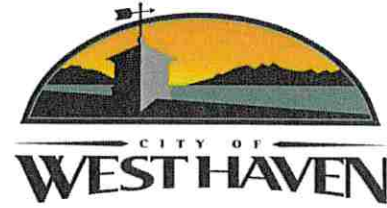
8.07.090 Transportation of Waste

- A. All solid waste transported by any private or commercial hauler shall be contained, tied or enclosed in such a manner that leaking, spilling or blowing are prevented during transportation.

DRAFT

STAFF REPORT

TO: City Council Members
FROM: Matt Jensen, City Manager
DATE: October 15, 2020
SUBJECT: Council Chamber A/V System Upgrade

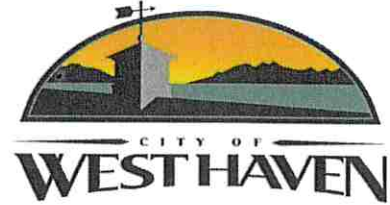


The attached quote represents VLCM's pricing for a comprehensive upgrade of the Council Chamber's audio/visual system. Work will include replacement of all microphones, sound equipment, speakers as well as providing new cameras and technology interfaces to accommodate internet streaming meetings. Lighting and monitors are not included in the package.

VLCM is on the state contract and has worked closely with our IT provider on other projects.

STAFF REPORT

TO: City Council Members
FROM: Matt Jensen, City Manager
DATE: October 15, 2020
SUBJECT: Council Chamber A/V System Upgrade



The attached quote represents VLCM's pricing for a comprehensive upgrade of the Council Chamber's audio/visual system. Work will include replacement of all microphones, sound equipment, speakers as well as providing new cameras and technology interfaces to accommodate internet streaming meetings. Lighting and monitors are not included in the package.

VLCM is on the state contract and has worked closely with our IT provider on other projects.



VLCM
852 E. Arrowhead Lane
Salt Lake City, UT 84107

United States
www.vlcmtech.com

Quote
Description: City Council AV (State Contract # MA3159)

Payment Terms: 60% Down, 40% at time of completion.

Quote:

Date: October 6, 2020
Sales Rep: Paul James
Sales Engineer: Blake Hendriksen
Customer: City of West Haven
Address:
City - State - Zip:
Contact Name:
Contact - Phone / Email:
Quote Expiration: November 5, 2020
Valid for 30 Days

Item Description	Qty	Customer Cost
Digital Signal Processor w/Dante™, USB Audio, AEC, & Audio Conferencing Interface	1	\$2,600.00
H.264 Streaming Media Processor	1	\$3,300.70
4-Series Control System	1	\$1,300.00
DM NVX® 4K60 4:4:4 HDR Network AV Encoder	7	\$5,915.00
DM NVX® 4K60 4:4:4 HDR Network AV Decoder	3	\$2,535.00
DM NVX® 4K60 4:4:4 HDR Network AV Encoder/Decoder	5	\$5,850.00
Saros® In-Ceiling Tile Loudspeaker	6	\$1,006.20
Saros® Express 8" 2-Way In-Ceiling Speaker, White	8	\$1,300.00
X Series Amplifier	1	\$520.00
Microflex® Gooseneck Microphone	7	\$1,911.00
24 Port Extreme PoE Switch	1	\$1,212.43
Speaker Wire	1	\$112.50

Mic Cable	1	\$225.00
Misc (bad jacks, connectors, etc)	1	\$250.00
Mic Jacks	7	\$343.00
PTZ USB Camera	2	\$1,998.00
Wall Mount for Camera	2	\$78.30
1:8 HDMI® Distribution Amplifier w/4K60 4:4:4 & HDR Support	1	\$675.00
10.1" Touch Screen, Black Smooth	1	\$1,560.00
Tabletop Kit for TSW-1060, Black Smooth	1	\$162.50

Price includes VLCM replacing all mics (& mic wire) and speakers (& speaker wire) in the City Council room. Price also includes VLCM adding additional speakers in the center of the room for better audio. Price includes VLCM replacing audio equipment (DSP & amp) as well as video equipment (not including displays) and adding a streaming processor and a Crestron touch panel to control the room. Price also includes VLCM replacing the cameras with two new PTZ (pan/tilt/zoom) cameras. Price assumes VLCM can use existing assisted listening and wireless mic systems.

Total Materials	\$32,854.63
Total Labor	\$13,500.00
Subtotal	\$46,354.63
Sales Tax	Not Included
Total Cost	\$46,354.63

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 16 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 townhomes 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 16 units.
 - b. **Height.** The maximum building height is 40 feet.
 - 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 2 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 and/or garage storage, 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

By: Jeremy Krause, Manager

DRAFT

EXHIBIT A

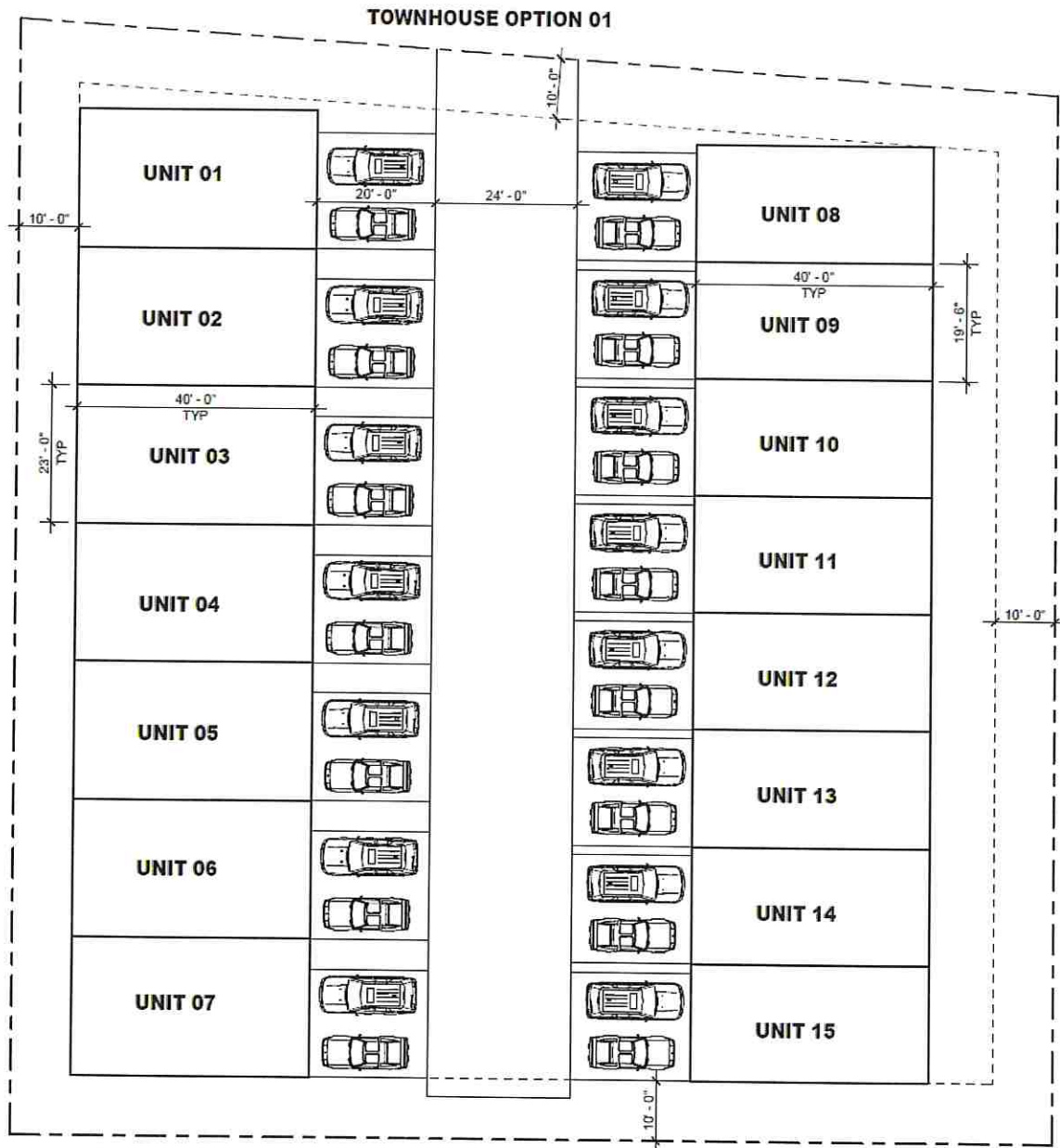
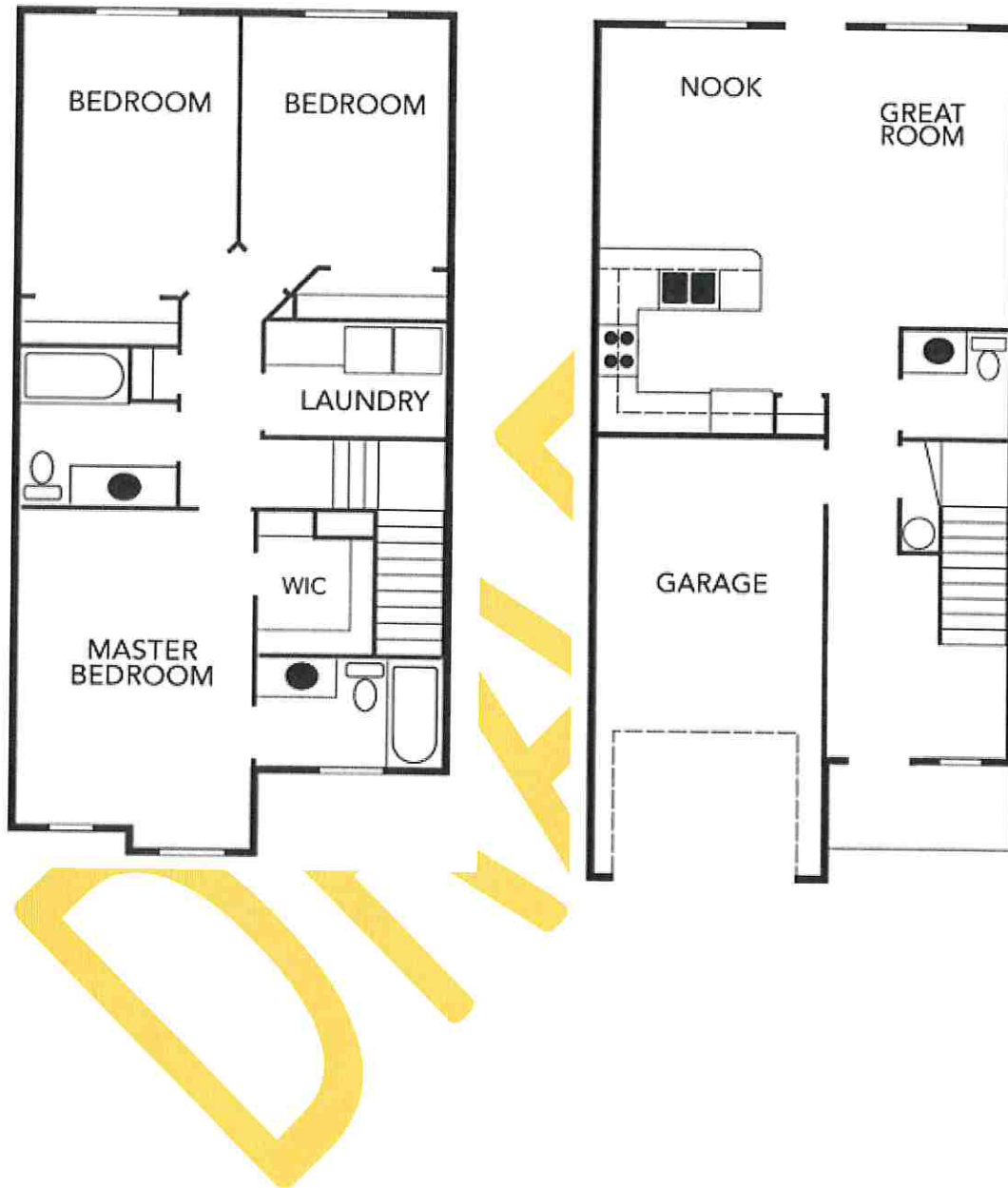


EXHIBIT B
Exterior Concepts



SAMPLE FLOORPLANS





ZONING MAP AMENDMENT APPLICATION

West Haven City Planning Commission

4150 S 3900 W

West Haven, UT

801-731-4519

Property Address: 3350 W. 2700 S. Parcel # 15-092-0092

Comments: 15630001 and 15630002 these lots are included to make them legal conforming.

Existing Zone <u>A-1</u> Proposed Zone <u>R-2</u> No. of acres/Sq. Ft. <u>4.62</u>
What use is requested <u>Residential Homes</u>

Fee - Zoning Map Amendment

Residential

\$100.00 plus \$25.00 for each acre over one (1) to five (5) acres, then \$5.00 for each additional acre or part thereof, and \$100.00 for the city review.

Commercial

\$100.00 plus \$50.00 for each acre over one (1) to five (5) acres, then \$10.00 for each additional acre or part thereof, and \$100.00 for the city review.

OFFICE USE

Scheduled for Planning Commission Agenda October 14, 2020

Planning commission action:

Approved _____ Date _____ Denied _____ Date _____

City Council:

Approved _____ Date _____ Denied _____ Date _____

Date Received: 9/28/2020

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 _____ 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

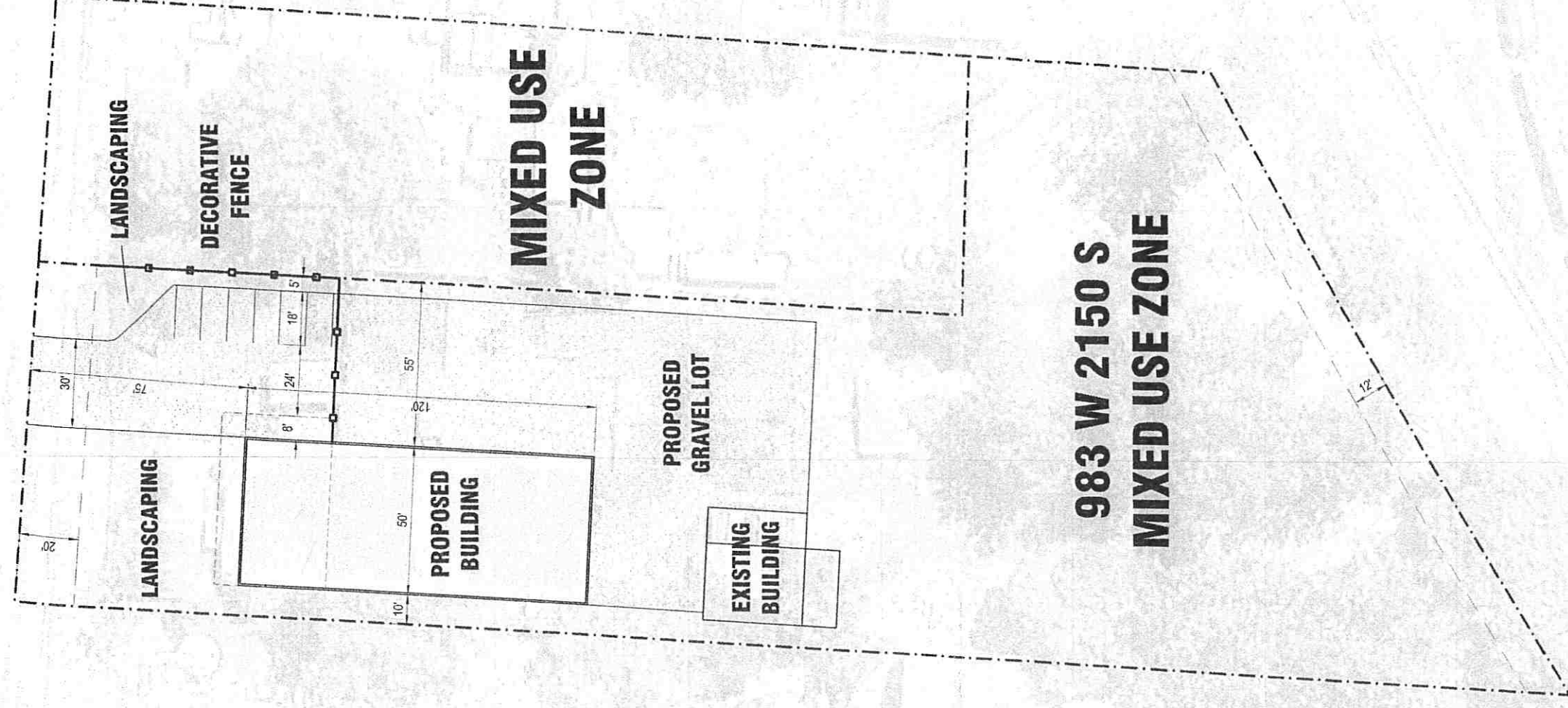
Elevations				Please show the percentage of each elevation for each category.	
N	E	S	W	Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.	
—	—	—	—	Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated 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"/>		<input type="checkbox"/>	Culinary Water Company (stating if they want secondary water provided on proposal)
<input type="checkbox"/>		<input type="checkbox"/>	Fire Department
<input type="checkbox"/>		<input type="checkbox"/>	Health Department (If Applicable)
<input type="checkbox"/>		<input type="checkbox"/>	UDOT Application Letter
<input type="checkbox"/>		<input type="checkbox"/>	All other items required by City Planner



MIXED USE ZONE

M2 ZONE

C2 ZONE

**983 W 2150 S
MIXED USE ZONE**



PH ZONE: A RESIDENTIAL PATIO HOME ZONE

Section 1:

- 1.1 Purpose
- 1.2 Permitted Uses
- 1.3 Conditional Uses
- 1.4 Building Lot Requirements
- 1.5 Location of Structures
- 1.6 Maximum Structure Height
- 1.7 Off Street Parking
- 1.8 Permitted Signs

1.1 Purpose:

The purpose of the Patio Home Zone is to provide an acceptable housing style for single family “empty nest” type housing that is a sustainable quality product within West Haven City. To provide for areas in appropriate locations where quiet residential neighborhoods may be established and protected.

1.2 Permitted Uses:

- 1.2.1 Accessory Uses and buildings. (Only behind homes) Less than 200 sq. ft.
- 1.2.2 Dwellings, single family
- 1.2.3 Animal Keeping. See Animal Keeping Ordinance.
- 1.2.4 Home occupations with no visiting clientele
- 1.2.5 Pets, the keeping of household pets.

1.3 Conditional Uses:

Conditions for approval shall be determined as provided in the conditional use ordinance.

- 1.3.1 Church (temporary churches held in open areas, tents or in temporary structures excluded.)
- 1.3.2 Home occupations with visiting clientele in accordance with the Home Occupation ordinance
- 1.3.3 Planned unit developments (PUDs)

1.4 Building Lot Requirements:

- 1.4.1 **Lot Area:** *There shall be a minimum of six thousand (6,000) sq. feet for single family. 6,400 sq ft for corner lots.*
- 1.4.2 **Lot Width:** Minimum lot width. –50 feet, Corner lots 60 feet. Planning Commission may grant variances for odd shaped lots.

1.5 Location of Structures:

- 1.5.1 **Dwellings:**
 - A. **Front Setback** – 20 feet from Property Line to garage, 18 feet for the home.
 - A. **Side Setback**- 5 feet minimum on each side, except 15 feet minimum for side fronting on a street. Variance can be given for odd shaped lots by the Planning

Commission. Planning commission can approve zero lot line setbacks with a 15' side setback on the opposite side.

- B. **Rear Setback** - The rear lot line has to average 18 feet.
- C. **Permanent Patio Awning Unenclosed**- shall not extend into more than ½ of required setback
- D. **Permanent Patio Awning Enclosed** - shall only extend into the required setback 5 feet.
- E. **Exteriors** - All building exteriors to be a mix of Brick, stone, LP or fiber cement board.
- F. **Minimum Dwelling size** - Minimum Dwelling Unit Sq. footage – 1200 sq ft, Minimum Living 1200 sq. ft.
- G. **Minimum Garage** – 22 feet wide and 20 feet deep

1.5.2 **Detached accessory buildings and garages:** Accessory Buildings larger than 200 sq. feet shall be as follows: The size and location of accessory buildings shall be evaluated and approved during the approval process and shall be outlined in the development agreement and CC&R's. Otherwise none allowed over 200 sq. ft. Accessory Dwelling Units are not permitted.

1.5.3 **Detached accessory buildings and garages** - 200 sq. feet and smaller

- B. **Front Setback** – All accessory building must be behind the home or behind the plane of the rear wall of the home.
- C. **Side Setback**- 5 feet
- D. **Rear Setback** - 5 feet

1.6 Maximum Structure Height:

1.6.1 Dwelling or other main building, twenty five (25) feet. Habitable attic space permitted over garage area.

1.6.2 Accessory building fifteen (15) feet.

1.7 **Landscaping** - Landscaping and Automatic Sprinkler System to be installed with construction contract. At least one (1) tree is to be planted per lot. (trunk size is to be 2-inch dia or larger). Fencing Standardized within development.

Developer shall pay a Landscape Cash Bond of \$8,500, specifically for the landscape installation, at the time of issuance of the Building Permit. The normal landscape installation will be required within 30 days of the C/O issuance. However, when that 30 day period cannot be achieved due to the short secondary water season, the landscape shall be installed by or prior to the next May 15th. The entire Landscape Cash Bond amount shall be held by the City until final completion of the required landscaping.

1.8 Off Street Parking

As provided in West Haven's parking ordinance

1.9 Permitted Signs:

See West Haven City Sign Ordinance

TOWNHOMES SUBDIVISION APPLICATION

SUBDIVISION NAME Salt Point Southeast Townhomes



LOCATION Southeast of 3275 W 3800 South PARCEL # 080340049

NO. OF LOTS 54 NO. OF BUILDINGS 11 ZONING CODE _____

Applicants Name Woodside Homes of Utah
Project Manager: Ryan Beck Phone 801-230-2440 Fax _____

Address 460 W 50 N Suite 300 City SLC State UT Zip 84101

Surveyor/Engineer Andy Hubbard Phone 801-394-4515 Fax _____

Address 5746 S 1475 E #200 City South Ogden State UT Zip 84403

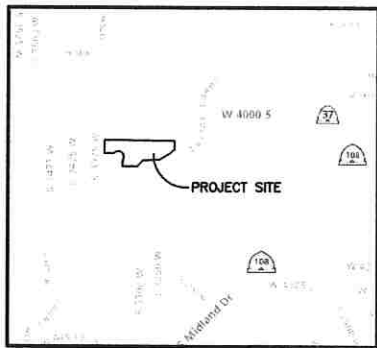
Please initial to indicate that you have received a copy of the site plan requirements and Chapter 28

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 _____	

<p>PLANNING COMMISSION ACTION:</p> <p>Preliminary - Approved ___ Date ___ Denied ___ Date ___</p> <p>Final - Approved ___ Date ___ Denied ___ Date ___</p> <p>Conditions: _____</p> <p>CITY COUNCIL ACTION:</p> <p>Preliminary - Approved ___ Date ___ Denied ___ Date ___</p> <p>Final - Approved ___ Date ___ Denied ___ Date ___</p>	<p>Scheduled for Planning Commission Agenda</p> <p><u>10/14/2020</u></p> <p><u>Preliminary</u></p> <p>Amount <u>23750</u> Paid Date _____</p> <p><u>Final</u></p> <p>Amount <u>1100.05</u> Paid Date _____</p>
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Received	N/A	Received	Letters of acknowledgment/approval/conditions from
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Secondary Water Company 10/9/20
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Culinary Water Company 10/9/20
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Canal Company (if a canal runs across property)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire District
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Affidavit of Understanding and Acceptance of Fees
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas Company
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power Company
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	UDOT
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	U.S. Army Corps of Engineers
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All other items required by City Planner

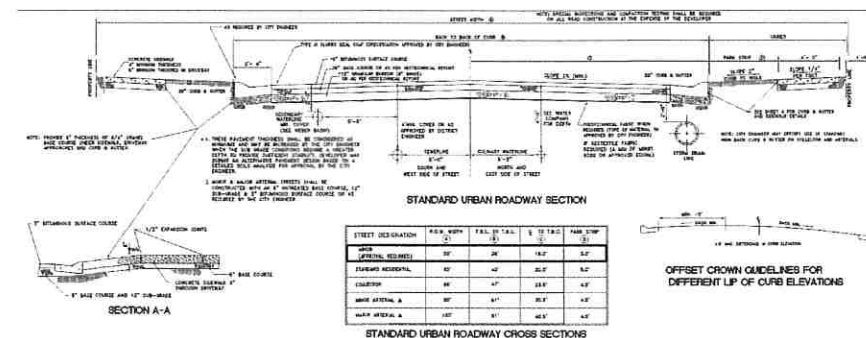
ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA.



VICINITY MAP
SCALE: NONE

LEGEND

	= SECTION CORNER		= PROPOSED CULINARY WATER LINE (SIZE VARIES)
	= BOUNDARY LINE		= EX.W -- EXISTING CULINARY WATER LINE
	= LOT LINE		= SD -- PROPOSED STORM DRAIN (SIZE VARIES)
	= ADJOINING PROPERTY		= EX.SD -- EXISTING STORM DRAIN
	= EASEMENTS		= EXISTING FENCE LINE
	= SECTION TIE LINE		= PROPOSED FIRE HYDRANT
	= SS -- PROPOSED SANITARY SEWER LINE		= PROPOSED FIRE HYDRANT
	= EX.SS -- EXISTING SANITARY SEWER LINE		= PROPOSED SANITARY SEWER MANHOLE
	= SW -- PROPOSED SECONDARY WATER LINE		= PROPOSED STORM DRAIN MANHOLE
	= EX.SW -- EXISTING SECONDARY WATER LINE (SIZE VARIES)		= EXISTING MANHOLE
	= LD -- PROPOSED LAND DRAIN LINE		= PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
	= EX.LD -- EXISTING LAND DRAIN LINE		= EXISTING CATCH BASIN
	= P.U.E. = PUBLIC UTILITY EASEMENT		= EXISTING STRUCTURE



STANDARD URBAN ROADWAY CROSS SECTIONS

STREET DESIGNATION	PROP. W/TH	TOTAL W/TH	1' TO 1'60"	1'60" TO 1'120"	1'120" TO 1'240"	1'240" TO 1'360"
STANDARD ARTERIAL	40'	40'	40'	40'	40'	40'
COLLECTOR	30'	30'	30'	30'	30'	30'
MAJOR ARTERIAL	60'	60'	60'	60'	60'	60'

OFFSET CROWN GUIDELINES FOR DIFFERENT LIP OF CURB ELEVATIONS

Storm Runoff Calculations
Cucereavii Property
7/26/21

The following runoff calculations are based on the Rational - Intensity - Duration Frequency Curve for the West Haven, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-year return period. Storm water runoff has been calculated for a fully developed site and limited to a maximum of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:
Total Area = 0.47 acres
Paved Area = 10,522 sq ft
Roof = 10,000 sq ft
Landscaped Area = 84,149 sq ft

Rainfall Intensity:
10-year return period for a 15-minute TDD - Peak Capacity: 2.08 in/hr

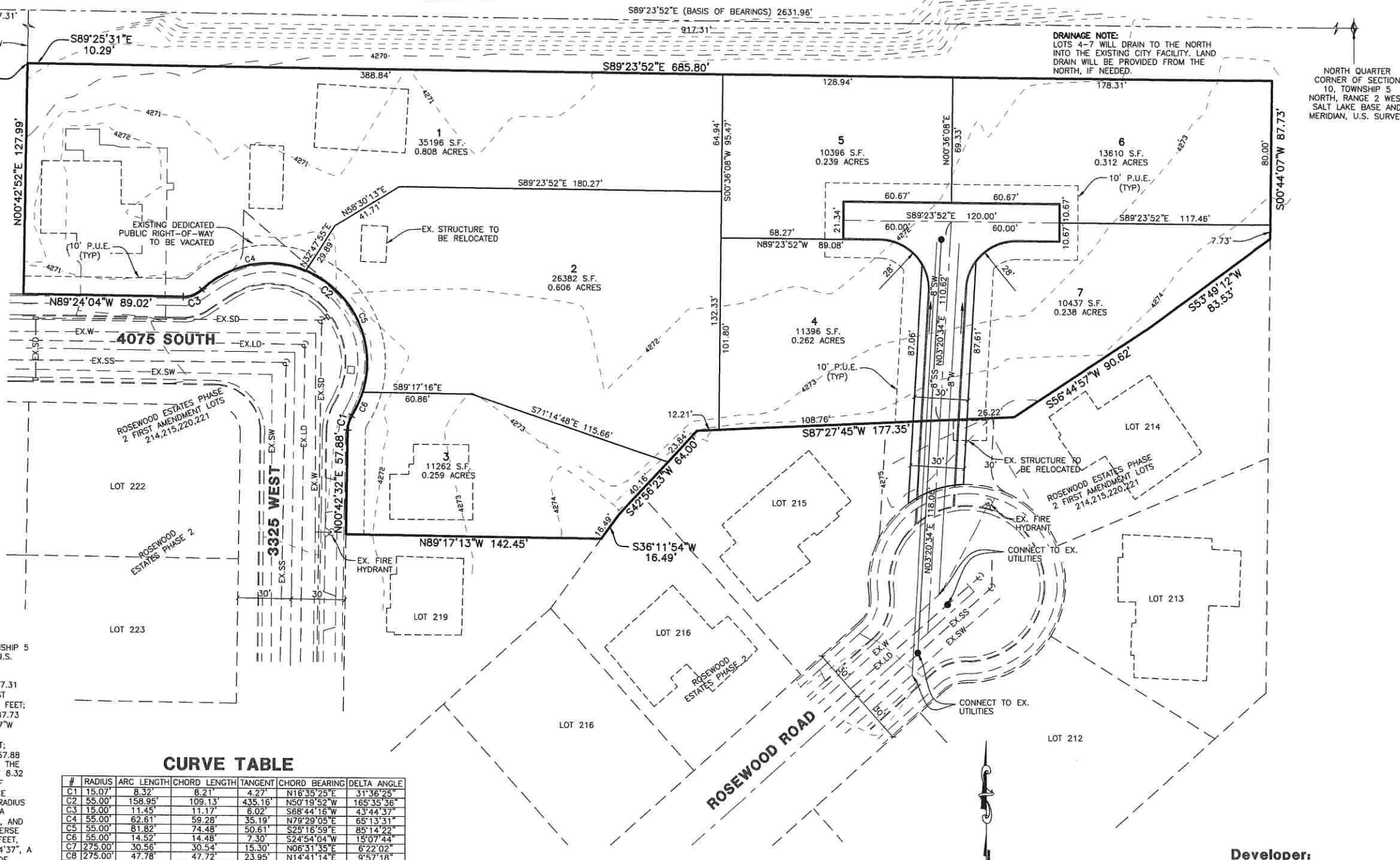
Peak Runoff:
Rational Coefficient = 0.33
Rainfall Intensity = 2.08 in/hr
Area = 0.47 acres

Perforation Rate:
Catchment Area = 11 sq ft
Perforation Rate = 1.18 in/hr

Volume of Runoff for 100-year Storm Event:
C = 0.33
S = 1.18 in/hr
A = 0.47 acres

Office Sizing:
Green: 0.09 cfs
Yellow: 0.09 cfs
Red: 0.09 cfs

Summary:
The required 100-year storage volume is 823 cubic feet.
The required LID retention volume is 823 cubic feet.
Office size is 823 sq ft.



CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	15.07	8.32	8.21	4.27	N16°35'25"E	31°36'25"
C2	55.00	158.95	109.13	43.51	N50°19'52"W	165°35'56"
C3	15.00	11.45	11.17	6.02	S68°44'16"W	43°44'37"
C4	55.00	62.61	59.28	35.19	N79°29'05"E	65°13'31"
C5	55.00	81.82	74.48	50.61	S25°16'59"E	85°14'22"
C6	55.00	14.52	14.48	7.30	S24°54'04"W	15°07'44"
C7	275.00	30.56	30.54	15.30	N06°31'35"E	6°22'02"
C8	275.00	47.78	47.72	23.95	N14°41'14"E	9°57'18"
C9	225.00	71.22	70.98	35.85	N11°30'13"E	16°19'20"
C10	225.00	15.16	15.18	7.58	S17°44'04"W	3°51'38"
C11	225.00	48.94	48.84	24.57	S09°34'24"W	12°27'41"

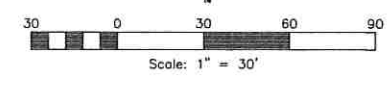
BOUNDARY DESCRIPTION
PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°23'52"E 917.31 FEET AND S00°36'08"W 362.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10; THENCE S89°25'31"E 10.29 FEET; THENCE S89°23'52"E 685.80 FEET; THENCE S00°44'07"W 87.73 FEET; THENCE S53°49'12"W 83.53 FEET; THENCE S56°44'57"W 90.82 FEET; THENCE S87°27'45"W 177.35 FEET; THENCE S42°56'23"W 64.00 FEET; THENCE S36°11'54"W 16.49 FEET; THENCE N89°17'13"W 142.45 FEET; THENCE N00°42'32"E 57.88 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.07 FEET, AN ARC LENGTH OF 8.32 FEET, A DELTA ANGLE OF 31°36'25", A CHORD BEARING OF N16°35'25"E, AND A CHORD LENGTH OF 8.21 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 158.95 FEET, A DELTA ANGLE OF 165°35'56", A CHORD BEARING OF N50°19'52"W, AND A CHORD LENGTH OF 109.13 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 11.45 FEET, A DELTA ANGLE OF 43°44'37", A CHORD BEARING OF S68°44'16"W, AND A CHORD LENGTH OF 11.17 FEET; THENCE N89°24'04"W 89.02 FEET; THENCE N00°42'52"E 127.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 124440 SQUARE FEET OR 2.857 ACRES MORE OR LESS.

NOTES:
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

Cucereavii Subdivision
West Haven City, Weber County, Utah



Developer:
Vlad Gvozdicov
12628 NE Hassalo Street
Portland, OR 97230
(503) 464-6650

Reeve & Associates, Inc.
3180 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 421-3300 FAX: (801) 421-3666 WWW.REEVE-ASSOCIATES.COM
LAND SURVEYORS • CIVIL ENGINEERS • LAND DEVELOPERS
OFFICE ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

Cucereavii Subdivision
PART OF THE NW 1/4 OF SECTION 10, T.S.N., R.2W., S.L.B. & M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH

Preliminary Plan - Alternative Design

Project Info.
Engineer: N. Reeve
Designer: C. Cove
Begin Date: 7-29-20
Name: Cucereavii Subdivision
Number: 7346-01

Sheet **1** of 1 Sheets

NARRATIVE

This Survey and Plat were requested by Mr. Derek Terry of Woodside Homes for the purpose of Creating lots, parcels, and private streets.
 Brass Cap Monuments were found at the South Quarter, Southeast, and Southwest corner, of Section 3, T5N, R2W, SLB&M, U.S. Survey.
 A line bearing S 89°25'05" E between said South Quarter corner and Southeast corner of said Section was used as the basis of bearings.

Salt Point Southeast Townhomes

A part of the South Half of Section 3, T5N, R2W, SLB&M, U.S. Survey
 West Haven City, Weber County, Utah
 June 2020

SURVEYOR'S CERTIFICATE
 I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Salt Point Subdivision, in West Haven City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.
 Signed this _____ day of _____, 2020.

WEST HAVEN CITY ATTORNEY
 This is to certify that this Subdivision Plat was duly approved by the West Haven City Attorney.
 This _____ day of _____, 2020.

WEST HAVEN CITY ENGINEER
 This is to certify that this Subdivision Plat was duly approved by the West Haven City Engineer.
 This _____ day of _____, 2020.

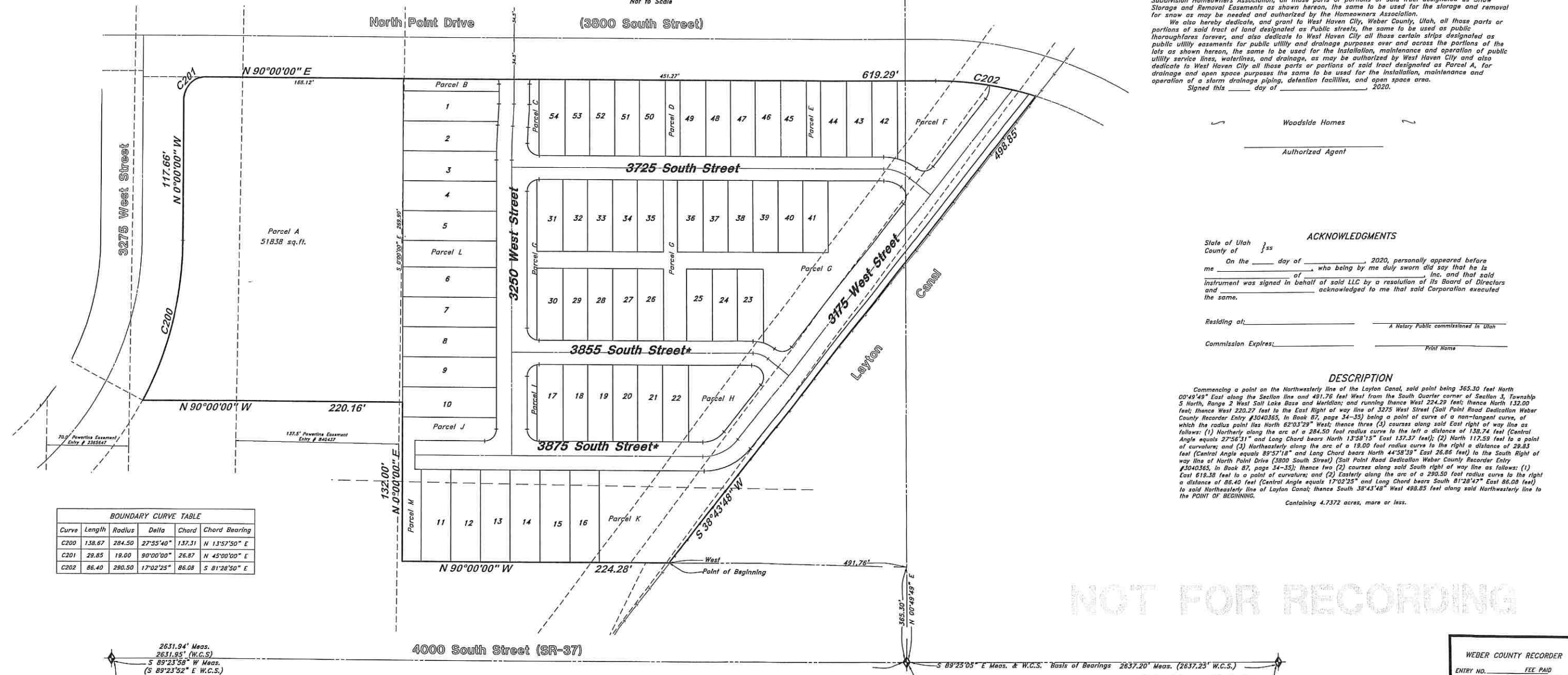
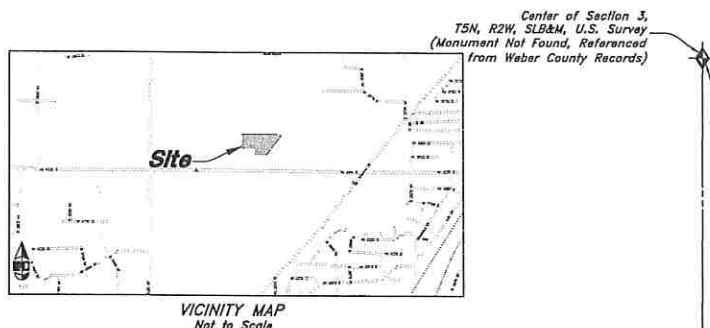
WEST HAVEN CITY ACCEPTANCE
 This is to certify that this Subdivision Plat was duly approved and accepted by West Haven City, Utah.
 This _____ day of _____, 2020.

WEST HAVEN CITY PLANNING COMMISSION
 Approved by the West Haven City Planning Commission on the _____ day of _____, 2020.

Attest _____
 Title _____

Chair _____

Mayor _____



Curve	Length	Radius	Delta	Chord	Chord Bearing
C200	138.87	284.50	27°55'40"	137.31	N 13°57'50" E
C201	29.85	19.00	90°00'00"	26.87	N 45°00'00" E
C202	86.40	290.50	17°02'25"	86.08	S 81°28'50" E

6242920 License No. Andy Hubbard

OWNER'S DEDICATION
 We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Open Space, and streets as shown on this plat, and name said tract Salt Point Subdivision, and hereby dedicate and grant to the Salt Point Subdivision Homeowners Association, all those parts or portions of said tract designated as private Streets as shown hereon, the same to be used as private thoroughfares forever, together with all those parts or parcels of said tract designated as Open Space as shown hereon, the same to be used for open space, drainage, and parking purposes as may be authorized, we also dedicate and grant to the Salt Point Subdivision Homeowners Association, all those parts or portions of said tract designated as Snow Storage and Removal Easements as shown hereon, the same to be used for the storage and removal for snow as may be needed and authorized by the Homeowners Association.
 We also hereby dedicate, and grant to West Haven City, Weber County, Utah, all those parts or portions of said tract of land designated as Public streets, the same to be used as public thoroughfares forever, and also dedicate to West Haven City all those certain strips designated as public utility easements for public utility and drainage purposes over and across the portions of the lots as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines, waterlines, and drainage, as may be authorized by West Haven City and also dedicate to West Haven City all those parts or portions of said tract designated as Parcel A, for drainage and open space purposes the same to be used for the installation, maintenance and operation of a storm drainage piping, detention facilities, and open space area.
 Signed this _____ day of _____, 2020.

Woodside Homes
 Authorized Agent

ACKNOWLEDGMENTS
 State of Utah } ss
 County of _____
 On the _____ day of _____, 2020, personally appeared before me _____ who being by me duly sworn did say that he is _____ of _____, Inc. and that said instrument was signed in behalf of said LLC by a resolution of its Board of Directors and _____ acknowledged to me that said Corporation executed the same.
 Residing at: _____ A Notary Public Commissioned in Utah
 Commission Expires: _____ Print Name _____

DESCRIPTION
 Commencing a point on the Northwesterly line of the Loyalton Canal, said point being 365.30 feet North 00°49'49" East along the Section line and 491.76 feet West from the South Quarter corner of Section 3, Township 5 North, Range 2 West Salt Lake Base and Meridian; and running thence West 224.28 feet; thence North 132.00 feet; thence West 220.27 feet to the East Right of way line of 3275 West Street (Salt Point Road Dedication Weber County Recorder Entry #3040365, in Book 87, page 34-35) being a point of curve of a non-tangent curve, of which the radius point lies North 62°03'29" West; thence three (3) courses along said East right of way line as follows: (1) Northerly along the arc of a 284.50 foot radius curve to the left a distance of 138.74 feet (Central Angle equals 27°56'31" and Long Chord bears North 13°58'15" East 137.37 feet); (2) North 117.59 feet to a point of curvature; and (3) Northwesterly along the arc of a 19.00 foot radius curve to the right a distance of 29.83 feet (Central Angle equals 89°57'18" and Long Chord bears North 44°58'39" East 26.86 feet) to the South Right of way line of North Point Drive (3800 South Street) (Salt Point Road Dedication Weber County Recorder Entry #3040365, in Book 87, page 34-35); thence two (2) courses along said South right of way line as follows: (1) East 619.38 feet to a point of curvature; and (2) Easterly along the arc of a 290.50 foot radius curve to the right a distance of 86.40 feet (Central Angle equals 17°02'25" and Long Chord bears South 81°28'47" East 86.08 feet) to said Northwesterly line of Loyalton Canal; thence South 38°43'48" West 498.85 feet along said Northwesterly line to the POINT OF BEGINNING.
 Containing 4.7372 acres, more or less.

NOT FOR RECORDING

GREAT BASIN ENGINEERING Z
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 394-4515 S.L.C. (801) 521-0222 FAX (801) 521-7544
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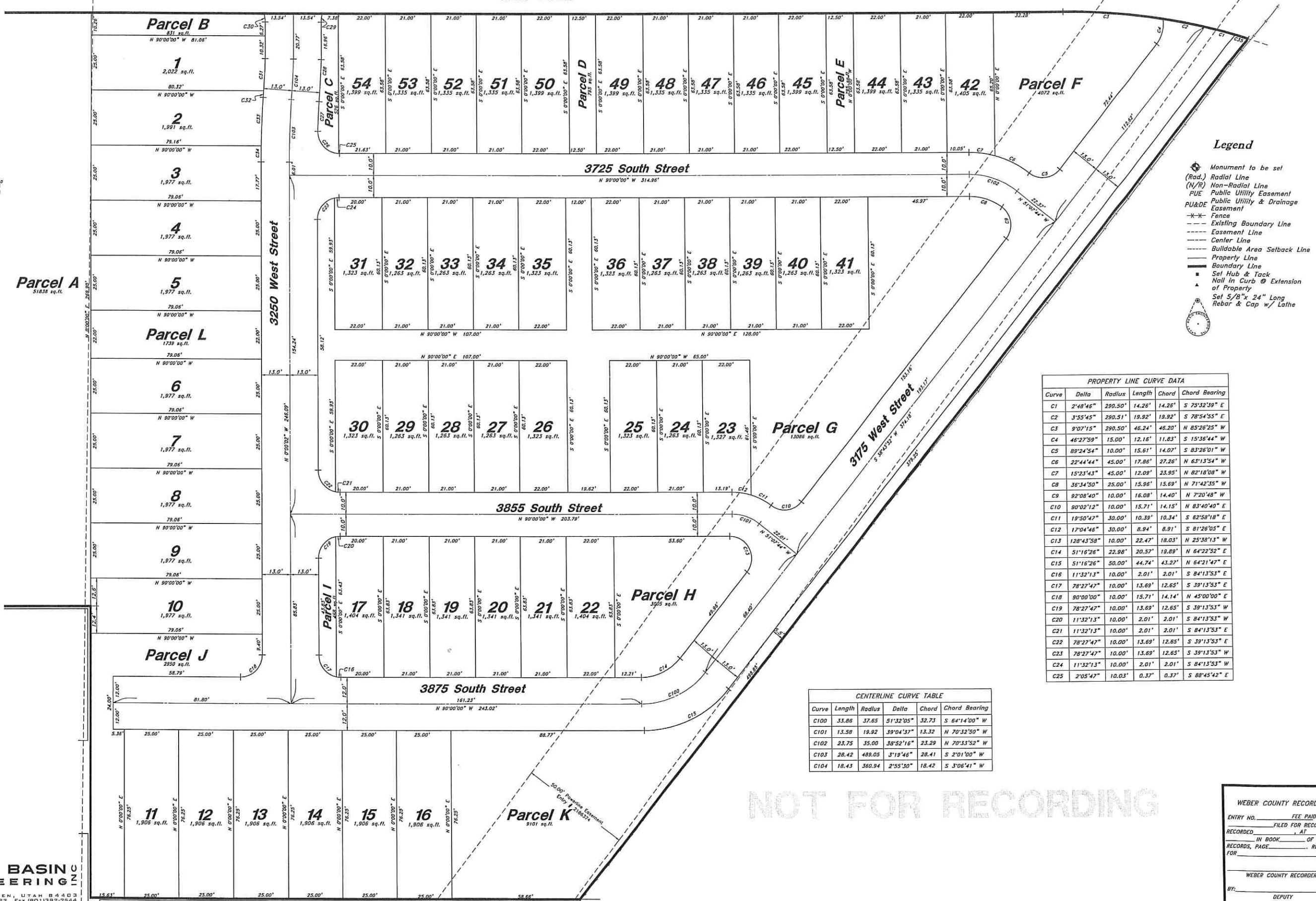
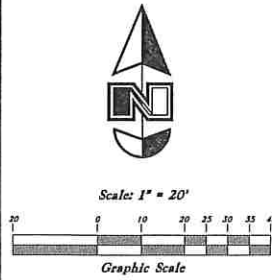
ENGINEER
 Great Basin Engineering Inc.
 c/o Andy Hubbard
 5746 South 1475 East Suite 200
 Ogden, Utah 84403
 (801) 394-4515
 andyh@greatbasineng.com

DEVELOPER:
 Woodside Homes
 c/o Derek Terry
 460 West 50 North
 Suite #200
 Salt Lake City, UT 84101
 (801) 869-3981

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

Salt Point Southeast Townhomes

A part of the South Half of Section 3, T5N, R2W, SLB&M, U.S. Survey
 West Haven City, Weber County, Utah
 June 2020



Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Existing Boundary Line
- Easement Line
- Center Line
- Buildable Area Setback Line
- Property Line
- Boundary Line
- Set Hub & Tack
- Nail in Curb @ Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	2°48'46"	290.50'	14.26'	14.26'	S 75°32'39" E
C2	3°55'45"	290.51'	19.92'	19.92'	S 78°54'55" E
C3	9°07'15"	290.50'	46.24'	46.20'	N 85°26'25" W
C4	46°27'59"	15.00'	12.16'	11.83'	S 15°36'44" W
C5	89°24'54"	10.00'	15.61'	14.07'	S 83°26'01" W
C6	22°44'44"	45.00'	17.86'	27.26'	N 63°13'54" W
C7	15°23'43"	45.00'	12.09'	23.95'	N 82°18'08" W
C8	36°34'50"	25.00'	15.96'	15.69'	N 71°42'35" W
C9	92°08'40"	10.00'	16.08'	14.40'	N 7°20'48" W
C10	90°02'12"	10.00'	15.71'	14.15'	N 83°40'40" E
C11	19°50'47"	30.00'	10.39'	10.34'	S 62°58'18" E
C12	17°04'46"	30.00'	8.94'	8.91'	S 81°26'05" E
C13	128°43'58"	10.00'	22.47'	18.03'	N 25°38'13" W
C14	51°16'26"	22.98'	20.57'	18.89'	N 64°22'52" E
C15	51°16'26"	50.00'	44.74'	43.22'	N 64°21'47" E
C16	11°32'13"	10.00'	2.01'	2.01'	S 84°13'53" E
C17	78°27'47"	10.00'	13.69'	12.65'	S 39°13'53" W
C18	90°00'00"	10.00'	15.71'	14.14'	N 45°00'00" E
C19	78°27'47"	10.00'	13.69'	12.65'	S 39°13'53" W
C20	11°32'13"	10.00'	2.01'	2.01'	S 84°13'53" W
C21	11°32'13"	10.00'	2.01'	2.01'	S 84°13'53" E
C22	78°27'47"	10.00'	13.69'	12.65'	S 39°13'53" E
C23	78°27'47"	10.00'	13.69'	12.65'	S 39°13'53" W
C24	11°32'13"	10.00'	2.01'	2.01'	S 84°13'53" W
C25	2°05'47"	10.03'	0.37'	0.37'	S 88°45'42" E

CENTERLINE CURVE TABLE

Curve	Length	Radius	Delta	Chord	Chord Bearing
C100	33.86	37.65	51°32'05"	32.73	S 64°14'00" W
C101	13.58	19.92	39°04'37"	13.32	N 70°32'50" W
C102	23.75	35.00	38°52'16"	23.29	N 70°33'52" W
C103	28.42	489.05	3°19'46"	28.41	S 2°01'00" W
C104	18.43	360.94	2°55'30"	18.42	S 3°06'41" W

NOT FOR RECORDING

* See All Sheets *

GENERAL NOTES:

- All construction must meet or exceed West Haven City Standards and Specifications.
- All construction on Culinary Waterlines and Services to meet or exceed Hooper Water Improvement District Standards and Specifications.
- All construction on Secondary Waterlines and Services to meet or exceed Roy Water Conservancy District Standards and Specifications.
- Verify the Depth & Location of all utility crossings & connections prior to their construction.
- Contractor is responsible for Looping Culinary and Secondary Waterlines to Maintain depth of cover and separation between gravity fed utility lines.
- Saw Cut existing Asphalt to expose a smooth clean edge and a minimum 1 foot of undisturbed road base from under existing asphalt.
- 1" Culinary Water Laterals to be installed as shown on drawing, and extended 10.0 feet beyond property line.
- 4" Sanitary Sewer Laterals to be installed 10.0' down slope from center of Lots and Extended 10.0' beyond right-of-way line.
- Field verify size & type of exist. utilities prior to construction of laterals.
- Field verify and adjust curb to maintain a minimum of 1.5% and a maximum of 4.0% cross slope or overlay existing asphalt to ensure proper drainage.
- Import fill required for trenches within the Right of Way unless on site material is approved by City Engineer with proper testing.
- Fire flow for this Subdivision shall be 1000 GPM.
- Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
- A Temporary Address Marker shall be provided at the building site during construction.
- Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- For Subdivisions with more than 30 single family residences, a second fire apparatus access road is required.
- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
- All roads shall be designed, constructed, surfaced and maintained as to provide an all-weather driving surface.
- Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
- All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- Fire department apparatus is required for each lot.
- Land Use Separation Fencing will be required along the East Boundary of the Subdivision.
- Coordinate exact Street Light locations with West Haven City and the Street Light Installation with Rocky Mountain Power. Contractor to review comments for Street Light installation process with West Haven City.
- Asphalt seal coat for asphalt preservation to be coordinated with West Haven City.
- All permits must be taken out with West Haven City prior to any work on In existing public right of ways.
- Construction of Survey Monuments to be coordinated with Weber County Surveyor.
- Contractor to coordinate the proposed street lighting 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 streets. Contractor to coordinate installation locations from transformers to the proposed street lights with Rocky Mountain Power.
- Coordinate sewer connection, installation and construction with the West Haven Special Service District Inspector, John Wallace (801) 430-7478.
- The Storm Water Pollution Prevention Plan shall meet the requirements of the State UPDES permit. Coordinate permit and inspection with the West Haven City Storm Water Manager, Colt Prevedel (801) 430-0017.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at additional cost to the contractor. Poles to be placed in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.
- All work performed on the secondary waterline in the public works must be done in accordance with Roy Water Conservancy District Standards and Specifications.
- All secondary water piping in public roads is to be purple in color (24" min. cover)
- Vacuum sewer piping shall be SDR 21 or Schedule 40 PVC, white in color. Rieber gaskets are required at all joints. Fittings shall be Schedule 40 PVC fittings, glued.
- No 90-degree bends, will be allowed on horizontal or vertical changes in direction on the vacuum pipelines.
- All Culinary Water facilities shall be constructed according to the standard details and specifications of the Hooper Water Improvement District, copies of which may be available by contacting the District at 801-985-1991.
- The Hooper Water Improvement District shall be notified 48 hours in advance of any preconstruction meeting and/or any construction activity.
- Coordinate with Power and Gas Companies for exact locations of Service Lines in Public and Private Rights-of-Way. Lines shown in drawing are for reference purposes only.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 1" diameter GTS HDPE, SDR 11, NSF
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- AWWA C900 DR 18. Six-inch diameter fire laterals, minimum 8" diameter main lines.
- The water main line shall primarily stay at grade and only be looped where necessary. Fire hydrant buries shall be adjusted as needed.

SECONDARY WATER MAIN LINES

- C-900 DR-18 Pipe, Purple in Color

SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

ENGINEER

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andyh@greatbasineng.com

DEVELOPER:

Woodside Homes
c/o Derek Terry
460 West 50 North
Suite #200
Salt Lake City, UT 84101
(801) 869-3981

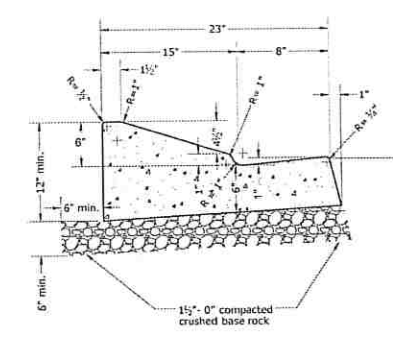
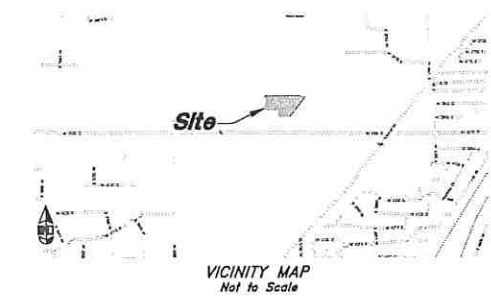
Salt Point Southeast Townhomes

A part of the South Half of Section 3, T5N, R2W, SLB&M, U.S. Survey

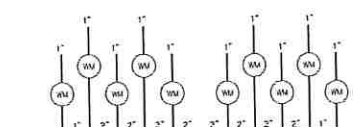
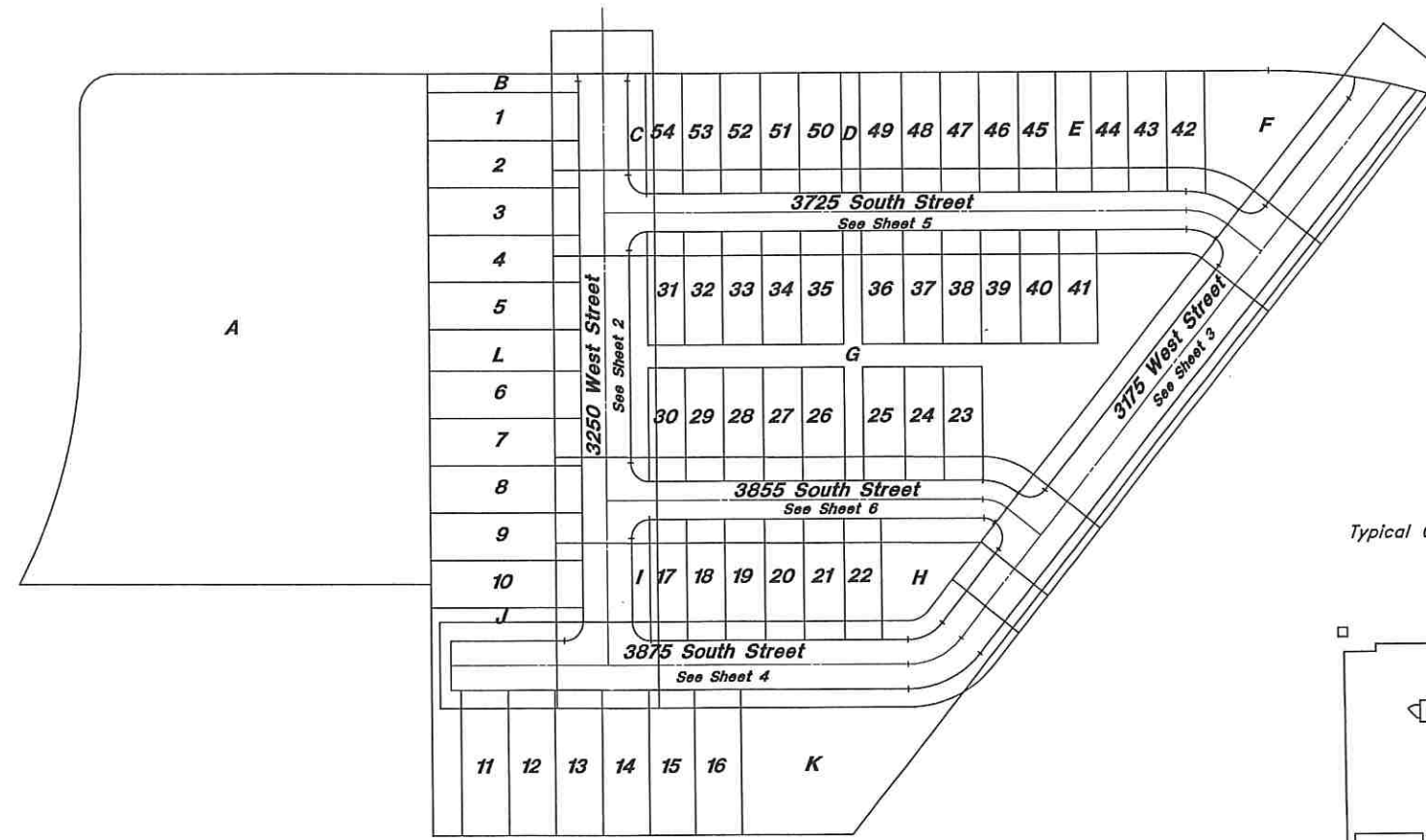
West Haven City, Weber County, Utah

June 2020

- HOOPER WATER IMPROVEMENT DISTRICT GENERAL UTILITY NOTES:**
- Water meters are to be installed per Hooper Water Improvement District standards and specifications. It will be the contractor's responsibility to install all items required.
 - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 - All Culinary Water facilities shall be constructed according to the standard details and specifications of the Hooper Water Improvement District, copies of which may be available by contacting the District at 801-985-1991.
 - The Hooper Water Improvement District shall be notified 48 hours in advance of any preconstruction meeting and/or any construction activity.
 - A Crossing License shall be obtained by Developer on behalf of Hooper Water Improvement District. Waterline shall be installed with restricted joints (bell restraints or locking gland) through casing. Meet Hooper Water Improvement District standards, including casing, depth of cover, end seals, valves and sampling stations if inspector requires.
 - The water main line shall primarily stay at grade and only be looped where necessary. Fire hydrant buries shall be adjusted as needed.
 - Lots 1-5, 18-35 and 72-74 Water Meters to be in Concrete Box with Flat Lid with Neptune antenna recess and shall be located at least 10 feet horizontally from Sanitary Sewer Pipes.

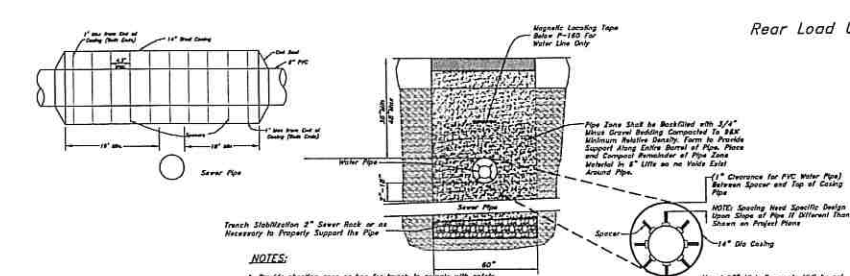
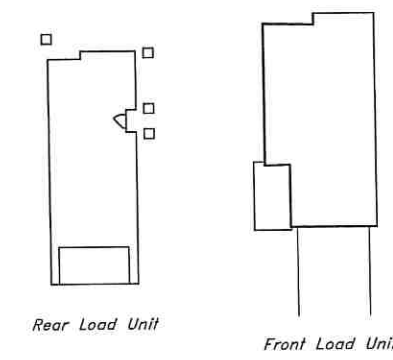


- Notes:**
- Concrete shall attain 4,000 psi compression strength in 28 days.
 - Construction Joints shall be constructed at all points of curvature, and at a maximum interval of 20 feet.
 - This curb design is limited to use within private alley and roadways.



- SPECIFICATIONS FOR MULTIPLE METER MANIFOLDS:**
- Maintain right angle in piping through use of brass tees, crosses or 90s
 - 2" pipe when more than 1 meter is served
 - Sluggish meter boxes as needed to enable proper connection
 - Keep meter boxes near roadway
 - No meter boxes in front of driveways

Typical Culinary Private Waterline and Meter Locations
Not to Scale



CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this responsibility shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Limited Separation Sewer/Water Crossing Detail

Call before you Dig
Avoid cutting underground utility lines. It's the easy way.



GREAT BASIN ENGINEERING

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Cover Sheet

Salt Point Southeast Townhomes

3250 West 3725 South
West Haven City, Weber County, Utah
A part of Section 3, T5N, R2W, SLB&M, U.S. Survey

20 Apr, 2020

SHEET NO. 1

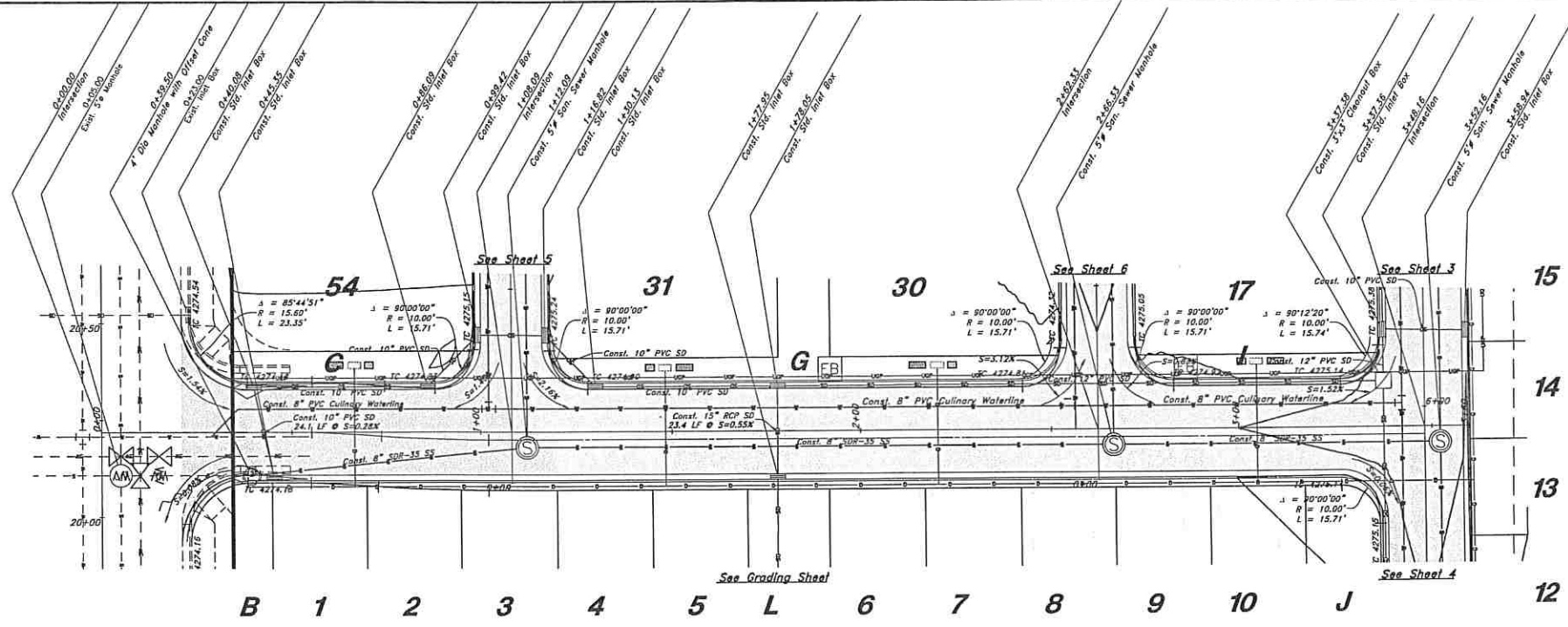
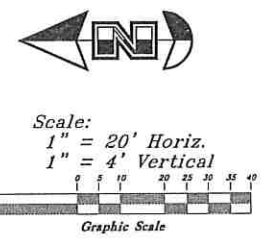
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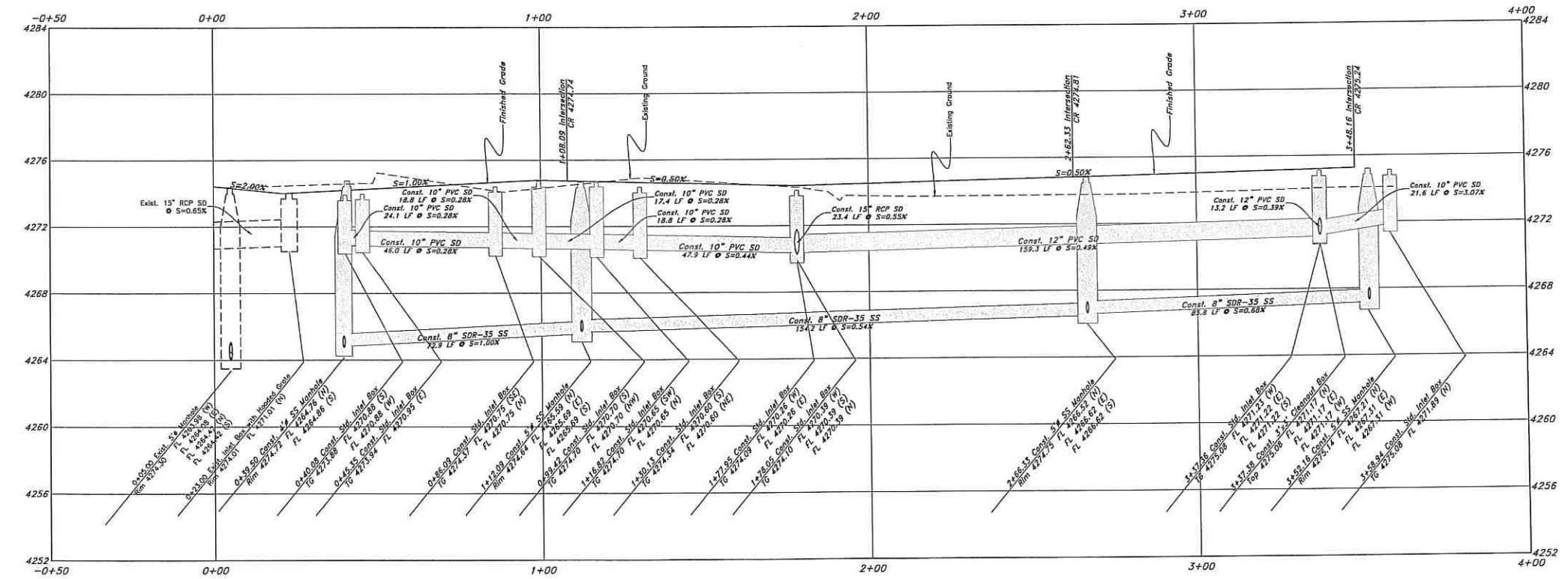
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Ductile Iron
- Reinforced Concrete Pipe
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



3250 West Street



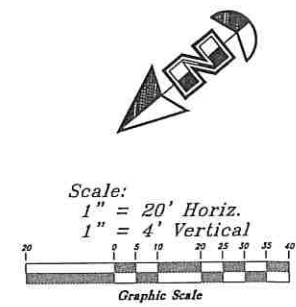
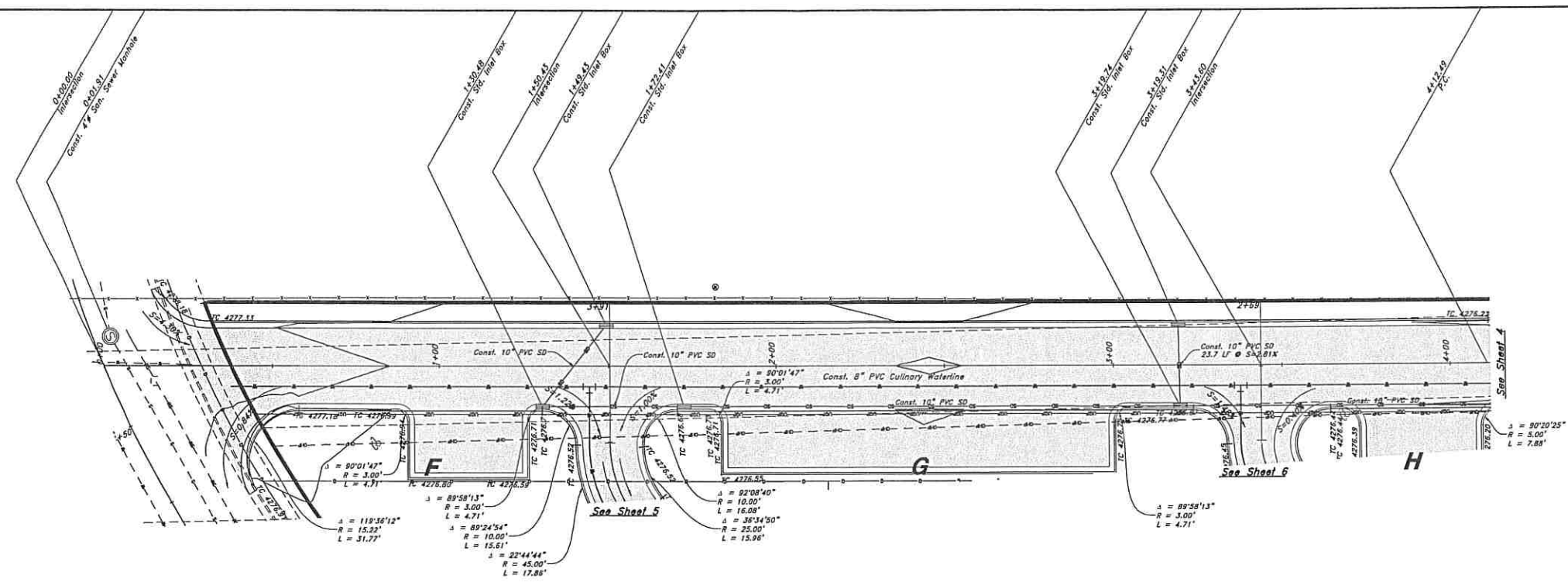
GREAT BASIN ENGINEERING
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Plan and Profile
Salt Point Southeast Townhomes
 3250 West 3725 South
 West Haven City, Weber County, Utah
 A part of Section 5, T2N, R2W, SLB44, U.S. Survey

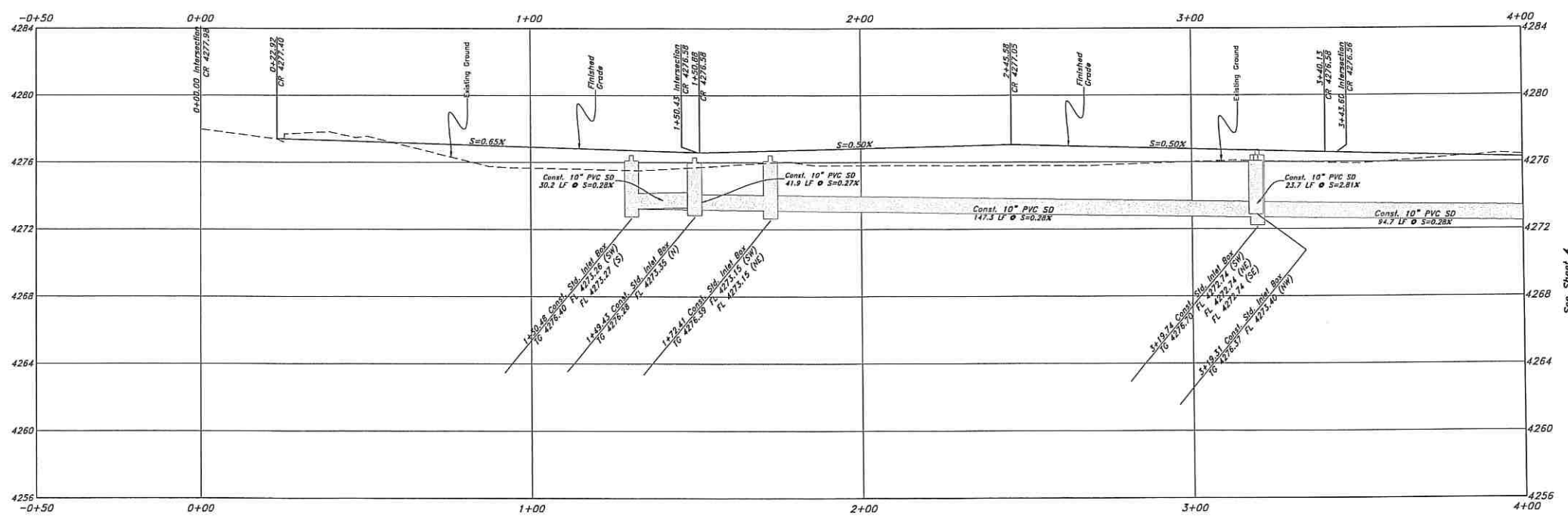
Call before you Dig
 Avoid hitting underground utility lines. It's simple.
Call 811
 1-800-882-4111

20 Apr, 2020
 SHEET NO.
2

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3175 West Street



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
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- Catch Basins
- Exist. Fire Hydrant
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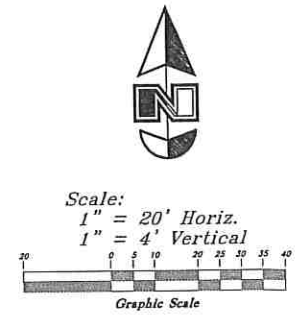
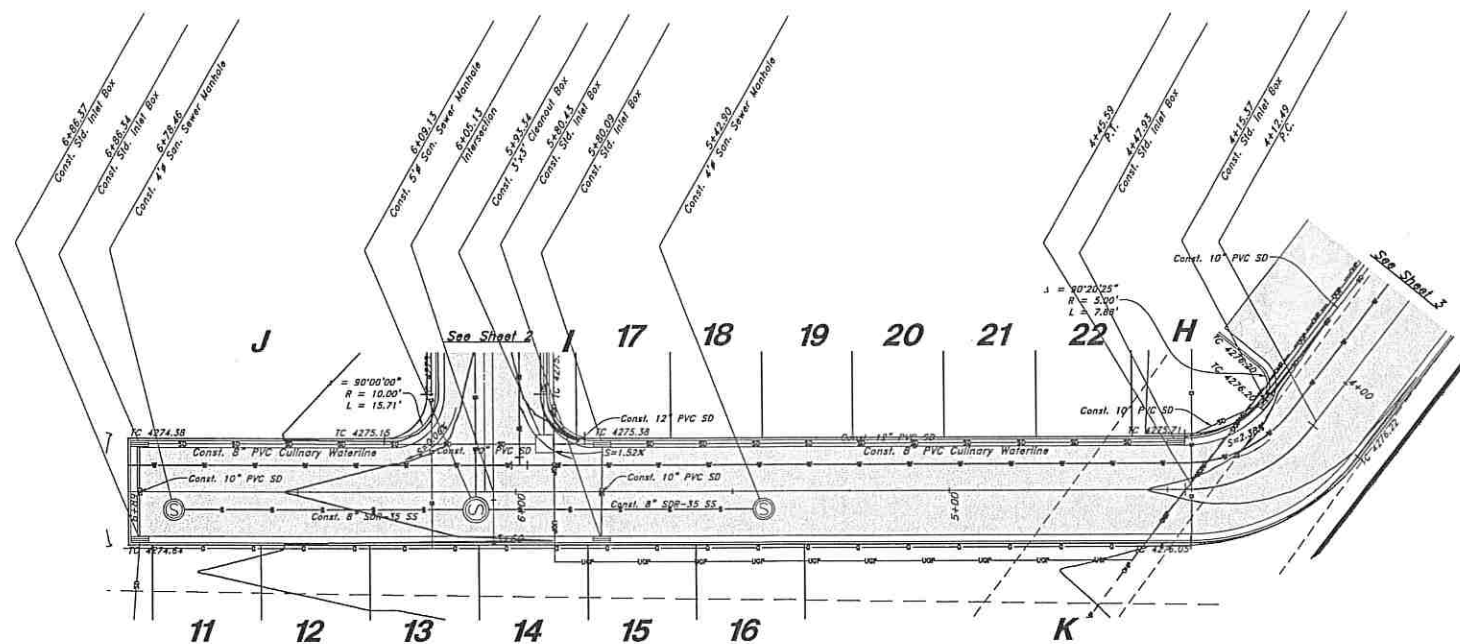
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Plan and Profile
Salt Point Southeast Townhomes
 3250 West 3725 South, Utah
 West Haven City, Weber County, Utah
 A part of Section 5, T2N, R2W, S16E, U.S. Survey

20 Apr, 2020
 SHEET NO.
3
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 18737 - TWIN SE AM

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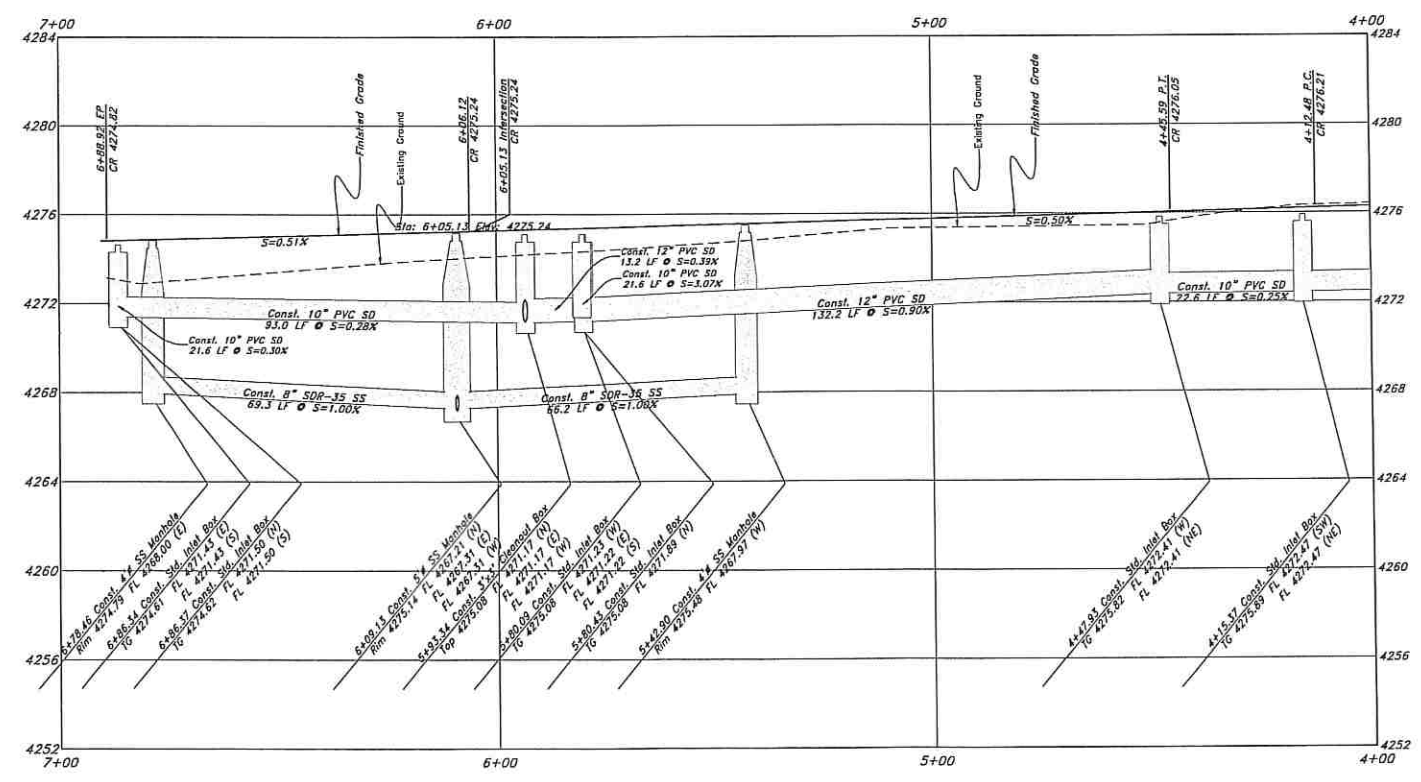


Legend

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3875 South Street



GREAT BASIN ENGINEERING

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Plan and Profile

Salt Point Southeast Townhomes

3250 West 3725 South, Utah
 West Haven City, Weber County, Utah
 A part of Section 3, T2N, R2W, S16&M, U.S. Survey

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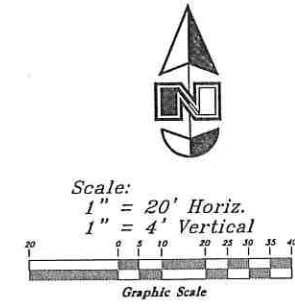
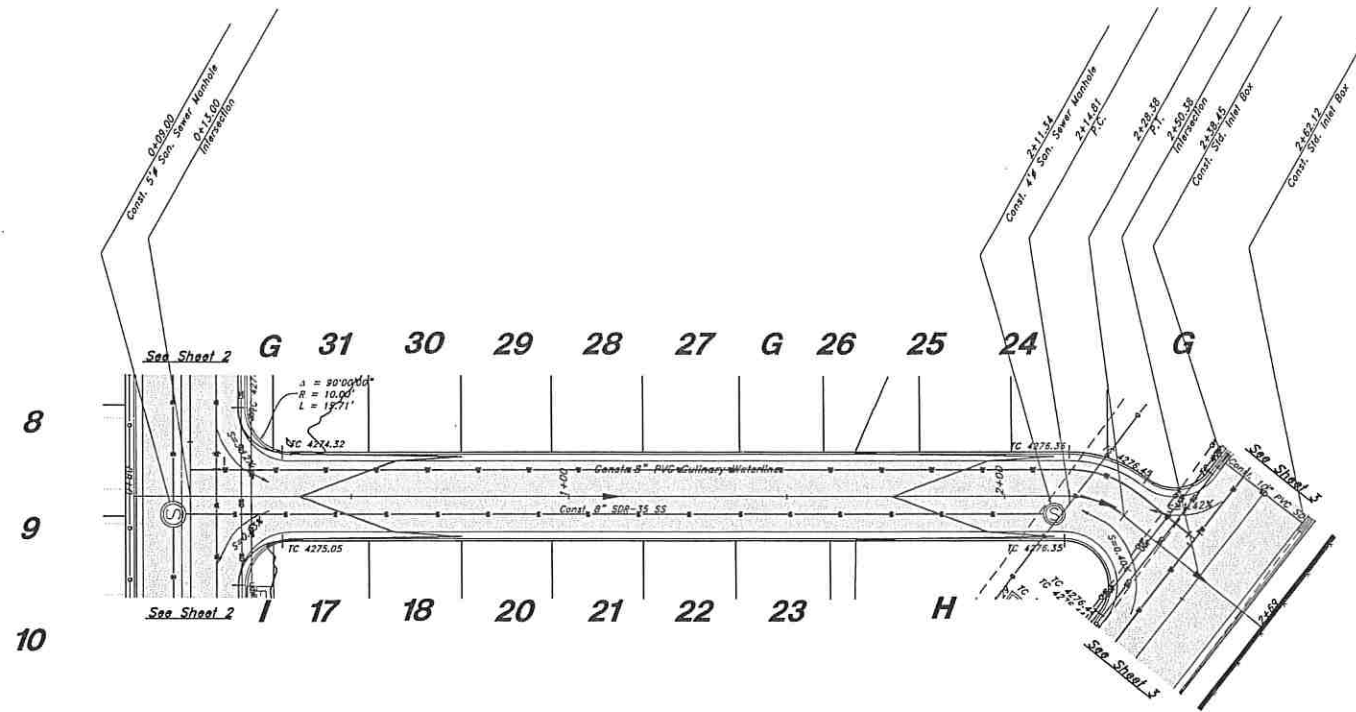
1-800-852-4111

NOT FOR CONSTRUCTION

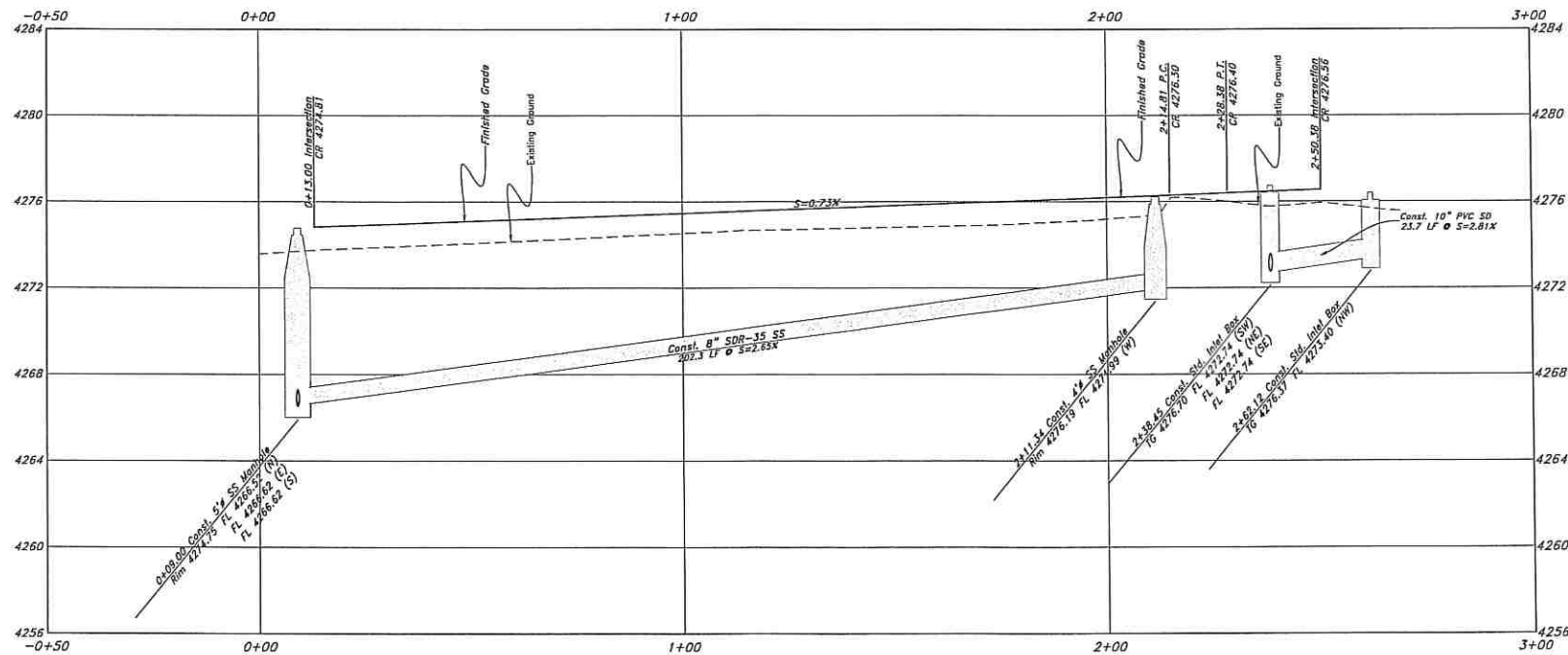
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



3855 South Street



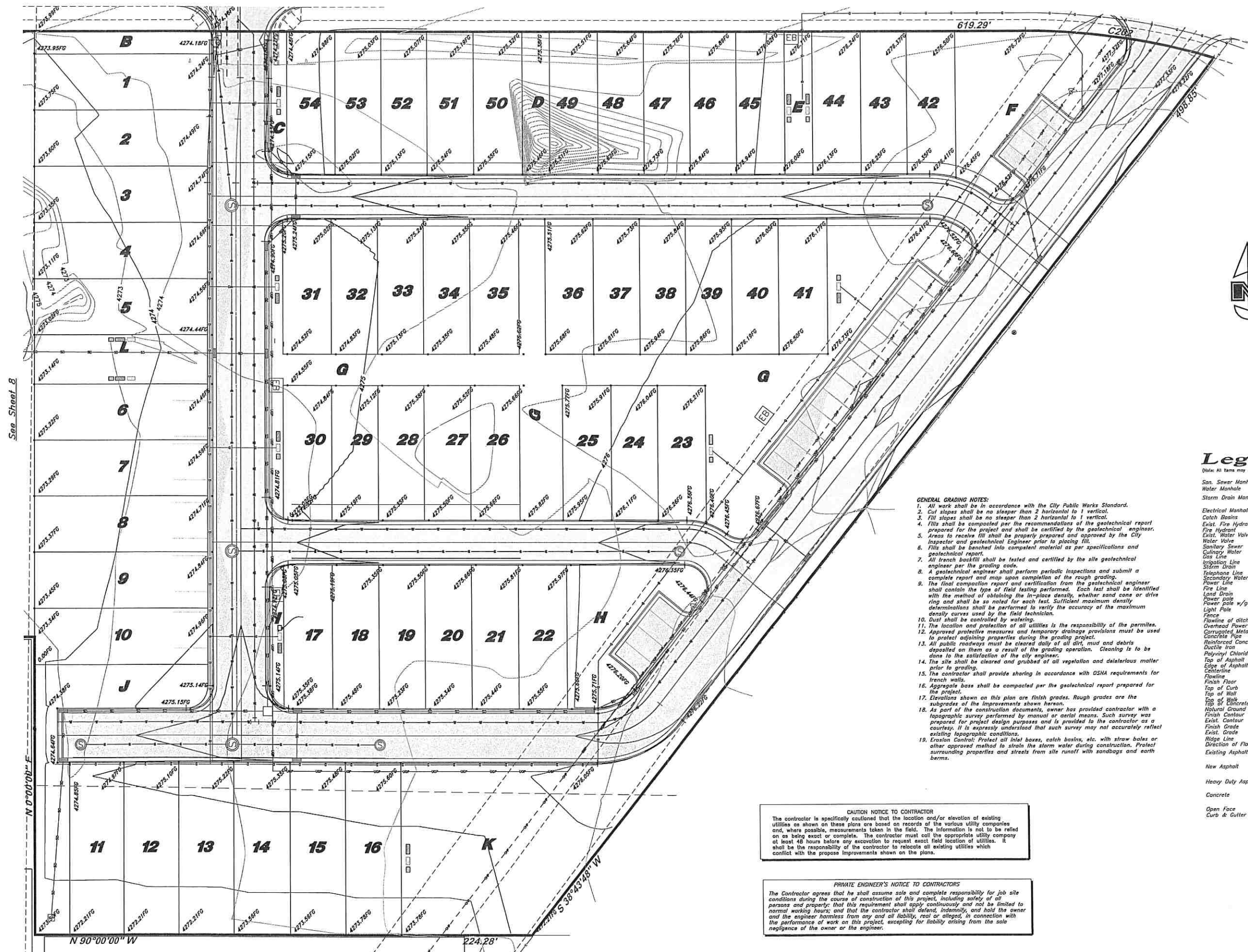
GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801) 394-4515, SLIC (801) 521-0222, FAX (801) 392-7544
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Plan and Profile
Salt Point Southeast Townhomes
 3725 West 3725 South
 West Haven City, Weber County, Utah
 A part of Section 3, T2N, R2W, S1E&M, U.S. Survey

20 Apr, 2020
 SHEET NO.
6
 18N737 - TWIN SE AM

NOT FOR CONSTRUCTION





See Sheet 8

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Gully/Sewer
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power Line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
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- Centerline
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- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

- #### GENERAL GRADING NOTES:
1. All work shall be in accordance with the City Public Works Standard.
 2. Cull slopes shall be no steeper than 2 horizontal to 1 vertical.
 3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
 4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
 5. Areas to receive fill shall be properly prepared and approved by the City Inspector and geotechnical Engineer prior to placing fill.
 6. Fills shall be benched into compact material as per specifications and geotechnical report.
 7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
 8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 10. Dust shall be controlled by watering.
 11. The location and protection of all utilities is the responsibility of the permittee.
 12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
 13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
 14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
 17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
 18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
 19. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

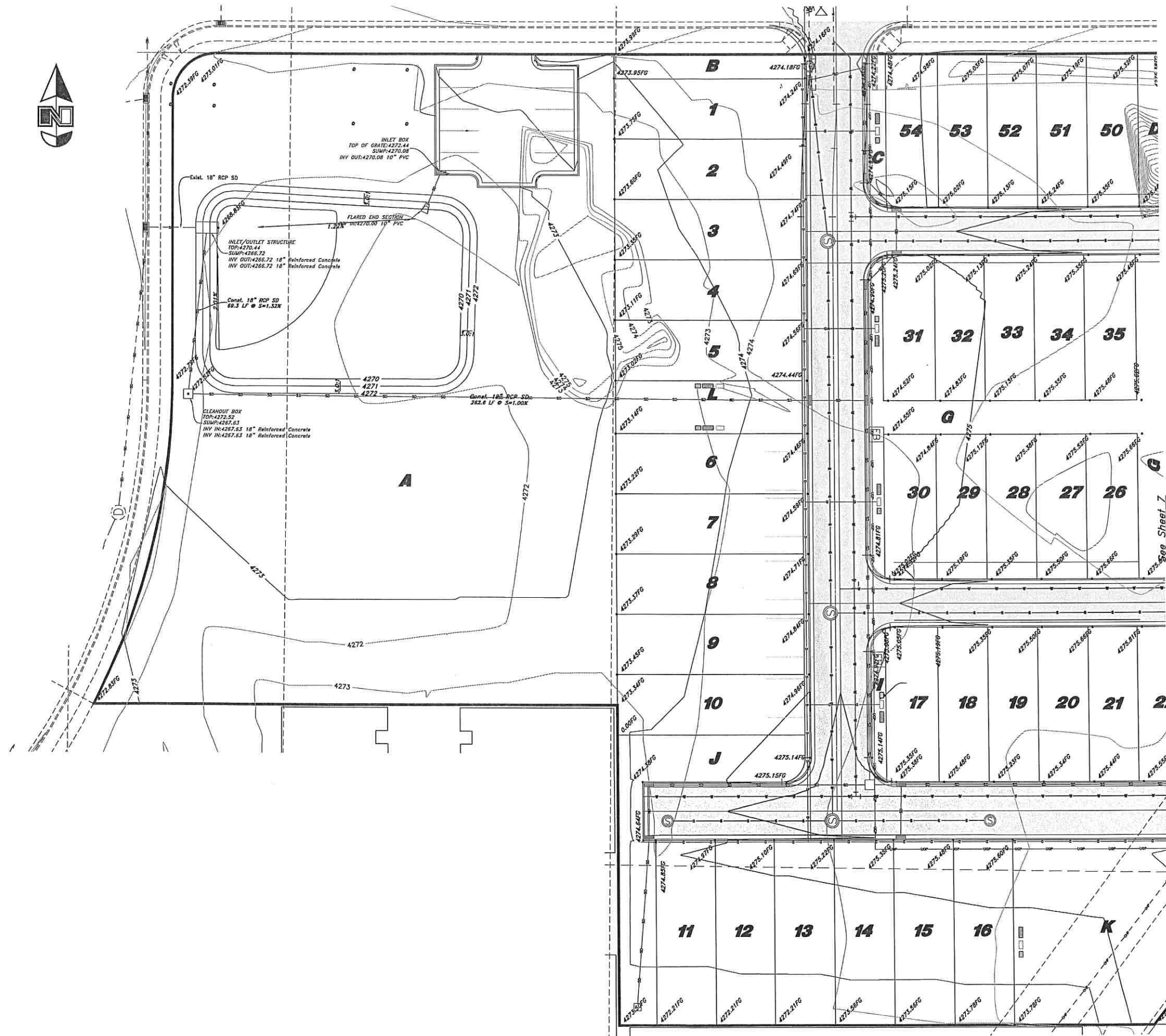
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

GREAT BASIN ENGINEERING

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Grading and Drainage Plan
Salt Point Townhomes Southeast
 3250 West 3275 South
 West Haven City, Weber County, Utah
 A part of Section 3, T3N, R2W, S16&M, U.S. Survey

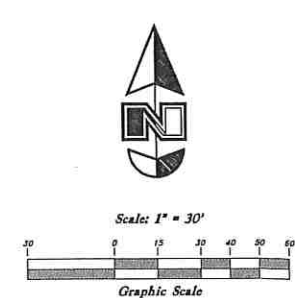
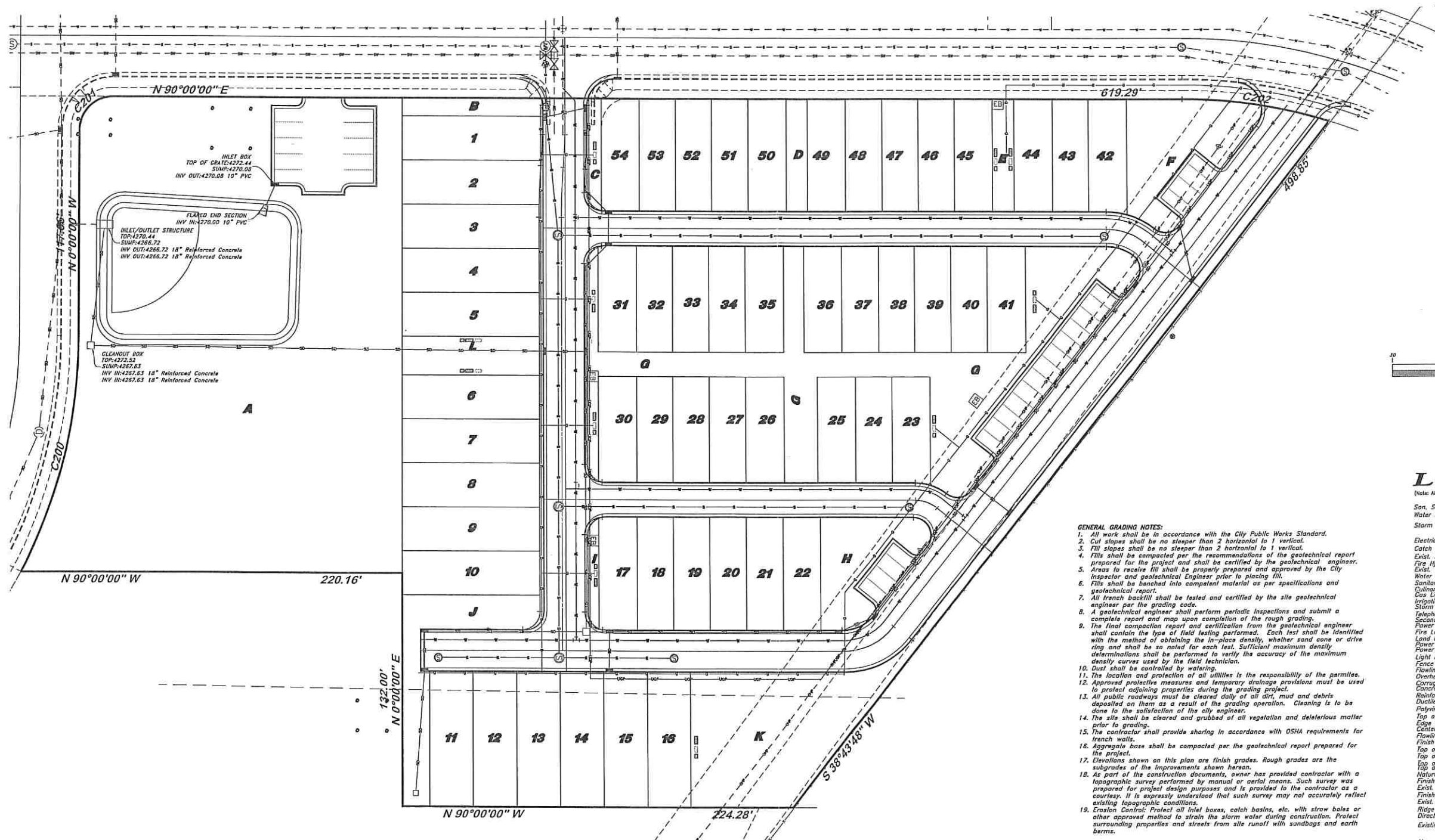


Legend

- (Note: All items may not appear on drawing)
- Sen. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Cleanout
 - Electrical Manhole
 - Catch Basins
 - Exst. Fire Hydrant
 - Fire Hydrant
 - Fire Department Connection
 - Post Indicator Valve
 - Exst. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole w/gur
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Gravel
 - PVC
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Grass
 - ME
 - FEC
 - Fire Department Connection
 - SO
 - Exst. Contour
 - Finish Grass
 - Exst. Grade
 - 53.32%
 - Ridge Line
 - Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- Trees To Remain in Place
- Cluster of Trees
- Stream Channel (Orange Pins)
- Wetland Boundary (Pink Pins)
- Stream Channel
- Wetlands

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Grading and Drainage Plan
Salt Point Townhomes Southeast
 3250 West 3275 South
 West Haven City, Weber County, Utah
 A part of Section 5, T5N, R2W, S16E, U.S. Survey



Legend

(Note: All items may not appear on drawing)

- San, Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
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- Fence
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- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
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- Top of Curb
- Top of Wall
- Top of Block
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Utility Plan
Salt Point Townhomes Southeast
 3250 West 3275 South
 West Haven City, Weber County, Utah
 A part of Section 3, T5N, R2W, SLB&M, U.L.S. Survey

20 Apr, 2020
 SHEET NO. **9**
 18737 - THW SE A4

TOWNHOMES SUBDIVISION APPLICATION



SUBDIVISION NAME Salt Point Northwest Townhomes

LOCATION Northwest of 3275 W 3800 South PARCEL # 080340049

NO. OF LOTS 107 NO. OF BUILDINGS 21 ZONING CODE _____

Applicants Name Woodside Homes of Utah
Project Manager: Ryan Beck Phone 801-230-2440 Fax _____

Address 460 W 50 N Suite 300 City SLC State UT Zip 84101

Surveyor/Engineer Andy Hubbard Phone 801-394-4515 Fax _____

Address 5746 S 1475 E #200 City South Ogden State UT Zip 84403

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 _____	

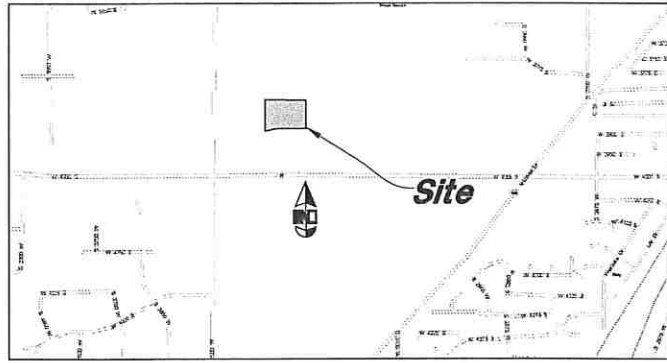
PLANNING COMMISSION ACTION: Preliminary - Approved ___ Date ___ Denied ___ Date ___ Final - Approved ___ Date ___ Denied ___ Date ___ Conditions: _____ CITY COUNCIL ACTION: Preliminary - Approved ___ Date ___ Denied ___ Date ___ Final - Approved ___ Date ___ Denied ___ Date ___	Scheduled for Planning Commission Agenda <u>10/14/2020</u> Preliminary Amount <u>4125.00</u> Paid Date _____ Final Amount <u>2100.00</u> Paid Date _____
--	---

Received	N/A	Received	Letters of acknowledgment/approval/conditions from
<input checked="" type="checkbox"/> 18-11"x17" copies of final subdivision plat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Secondary Water Company 10/9/20
<input checked="" type="checkbox"/> 2-11"x17" copies of subdivision plan and profile drawings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Culinary Water Company 10/8/20
<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
FINAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Affidavit of Understanding and Acceptance of Fees
<input checked="" type="checkbox"/> Color Elevations	<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.

Salt Point Northwest Townhomes

A part of the South Half of Section 3, T5N, R2W, SLB&M, U.S. Survey
 West Haven City, Weber County, Utah
 September 2020



VICINITY MAP
 Not to Scale

NARRATIVE

This Survey and Plat were requested by Mr. Parker McGarvey of CW Land for the purpose of dedicating a road.
 Brass Cap Monuments were found at the South Quarter, Southeast, and Southwest corner of Section 3, T5N, R2W, SLB&M, U.S. Survey.
 A line bearing S 89°25'05" E between said South Quarter corner and Southeast corner of said Section was used as the basis of bearings.

SURVEYOR'S CERTIFICATE
 I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Salt Point Subdivision, in West Haven City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.
 Signed this _____ day of _____, 2020.

6242920 License No. Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Open Space, and streets as shown on this plat, and name said tract Salt Point Subdivision, and hereby dedicate and grant to the Salt Point Subdivision Homeowners Association, all those parts or portions of said tract designated as private Streets as shown hereon, the same to be used as private thoroughfares forever, together with all those parts or parcels of said tract designated as Open Space as shown hereon, the same to be used for open space, drainage, and parking purposes as may be authorized, we also dedicate and grant to the Salt Point Subdivision Homeowners Association, all those parts or portions of said tract designated as Snow Storage and Removal Easements as shown hereon, the same to be used for the storage and removal for snow as may be needed and authorized by the Homeowners Association.
 We also hereby dedicate, and grant to West Haven City, Weber County, Utah, all those parts or portions of said tract of land designated as Public Streets, the same to be used as public thoroughfares forever, and also dedicate to West Haven City all those certain strips designated as public utility easements for public utility and drainage purposes over and across the portions of the lots as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines, waterlines, and drainage, as may be authorized by West Haven City and also dedicate to West Haven City all those parts or portions of said tract designated as Parcel A, for drainage and open space purposes the same to be used for the installation, maintenance and operation of a storm drainage piping, detention facilities, and open space area.
 Signed this _____ day of _____, 2020.

Woodside Homes
 Authorized Agent

ACKNOWLEDGMENTS
 State of Utah } ss
 County of _____ }
 On the _____ day of _____, 2020, personally appeared before me _____ who being by me duly sworn did say that he is _____ Inc. and that said instrument was signed in behalf of said LLC by a resolution of its Board of Directors and _____ acknowledged to me that said Corporation executed the same.

DESCRIPTION

A part of the South Half of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:
 Beginning at a point 836.25 feet North 0°49'49" East and 491.76 feet West along the Quarter Section Line from the South Quarter Corner of said Section 3; and running thence West 49.50 feet; thence South 0°22'50" West 5.00 feet; thence North 89°59'43" East 482.77 feet to a point of a tangency; thence Southwesterly along the arc of a 279.50 foot Radius curve to the right a distance of 92.67 feet (Central Angle equals 18°59'48" and Long Chord bears South 80°30'60" West 92.25 feet to a point of tangency; thence South 35.74 feet to a point of curvature; thence Southwesterly along the arc of a 220.50 foot Radius curve to the left a distance of 75.42 feet (Central Angle equals 19°35'51" and Long Chord bears South 80°47'56" West 75.05 feet); thence North 89°23'00" West 18.89 feet; thence North 0°40'00" East 554.48 feet; thence South 89°19'47" East 728.62 feet; thence South 487.22 feet to a point of tangency; thence Southeasterly along the arc of a 14.99 foot Radius curve to the right a distance of 23.57 feet (Central Angle equals 90°03'26" and Long Chord bears South 44°58'52" East 21.22 feet to the Point of Beginning

Containing 8.691 acres, more or less.

WEST HAVEN CITY ACCEPTANCE
 This is to certify that this Subdivision Plat was duly approved and accepted by West Haven City, Utah.
 This _____ day of _____, 2020.

Attest _____
 Title _____
 Mayor

WEST HAVEN CITY PLANNING COMMISSION
 Approved by the West Haven City Planning Commission on the _____ day of _____, 2020.

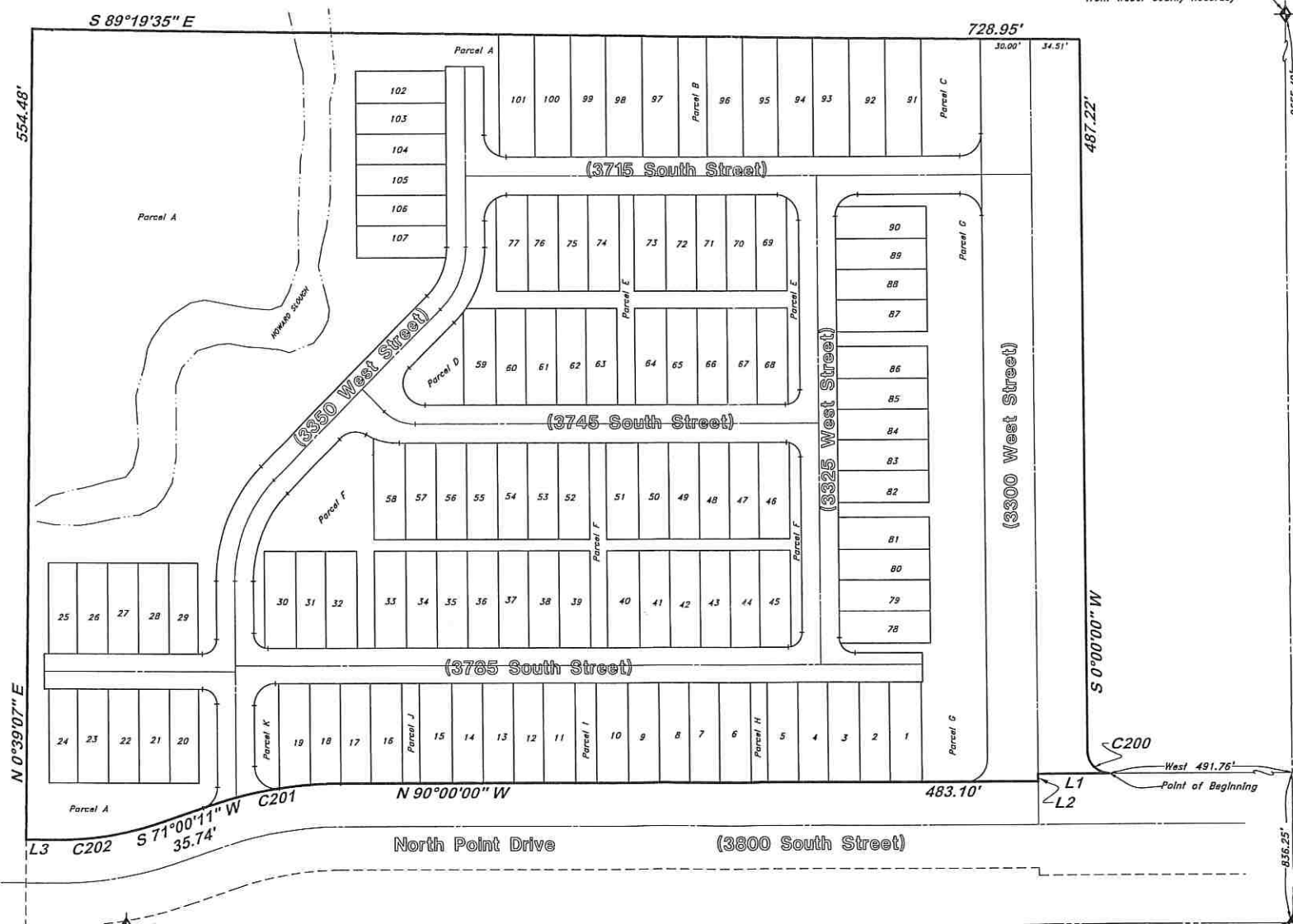
Chair

WEST HAVEN CITY ATTORNEY
 This is to certify that this Subdivision Plat was duly approved by the West Haven City Attorney.
 This _____ day of _____, 2020.

Signature

WEST HAVEN CITY ENGINEER
 This is to certify that this Subdivision Plat was duly approved by the West Haven City Engineer.
 This _____ day of _____, 2020.

Signature



PROPERTY LINE CURVE DATA						LINE DATA		
Curve	Delta	Radius	Length	Chord	Chord Bearing	Line	Bearing	Length
C200	90°00'00"	15.00'	23.56'	21.21'	S 45°00'00" E	L1	N 90°00'00" W	49.50
C201	18°59'49"	279.50'	92.67'	92.25'	S 80°30'05" W	L2	S 0°00'00" W	5.00
C202	19°35'55"	220.50'	75.42'	75.06'	S 80°48'08" W	L3	N 89°23'54" W	18.74

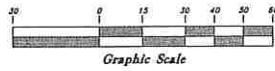
NOT FOR RECORD

Salt Point Northwest Townhomes

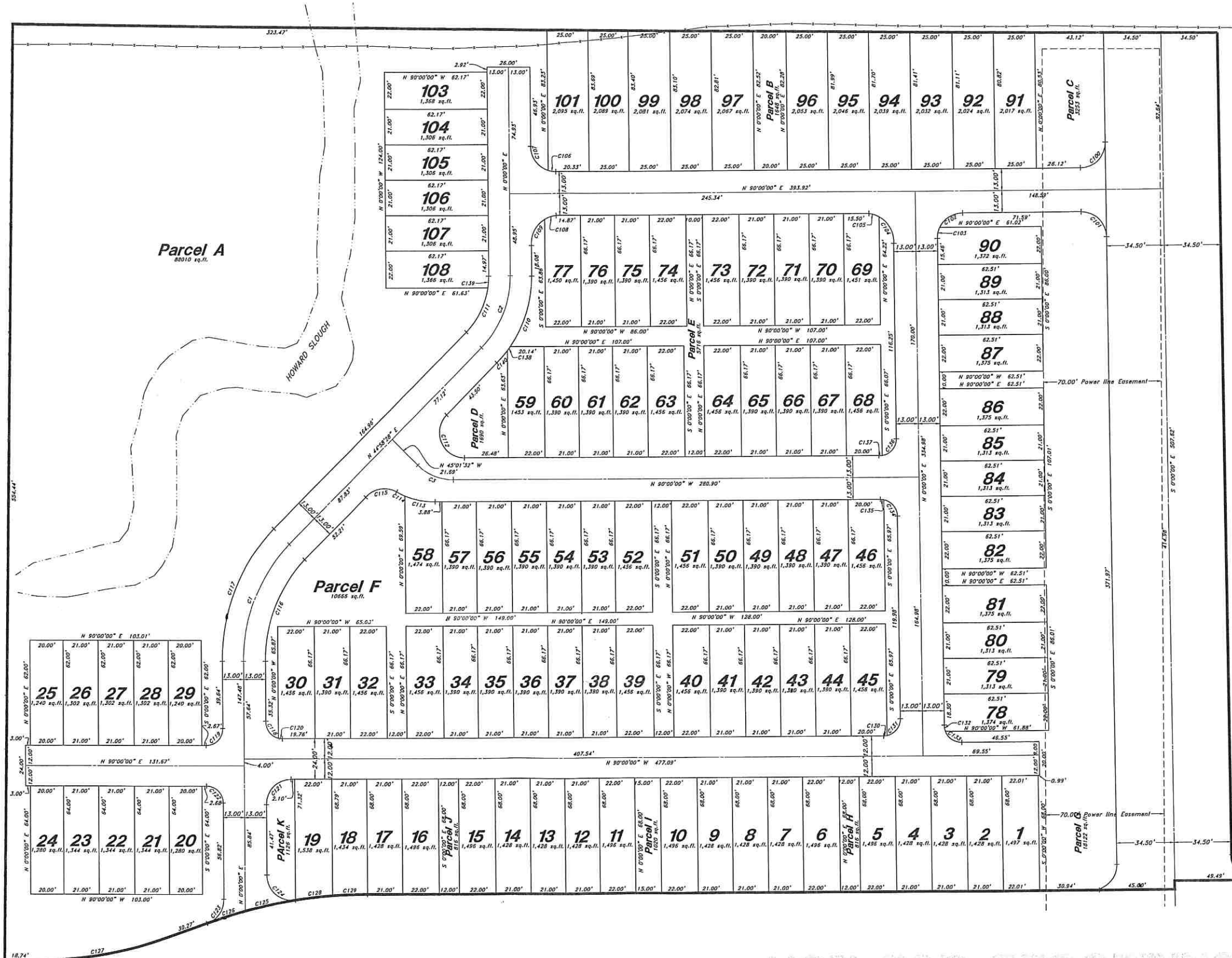
A part of the South Half of Section 3, T5N, R2W, SLB&M, U.S. Survey
 West Haven City, Weber County, Utah
 September 2020



Scale: 1" = 30'



Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	43°50'37"	99.97'	76.50'	74.65'	N 21°58'04" E
C2	44°58'27"	60.36'	47.38'	46.17'	N 22°29'14" E
C3	44°58'28"	30.00'	23.55'	22.95'	N 67°30'46" W
C100	89°59'24"	15.00'	23.56'	21.21'	S 44°59'49" W
C101	89°59'29"	15.00'	23.56'	21.21'	S 45°00'16" E
C102	62°17'32"	15.00'	16.31'	4325.72'	N 56°55'50" E
C103	25°49'00"	15.00'	6.76'	4325.70'	N 12°52'54" E
C104	66°09'15"	16.42'	18.96'	17.93'	S 28°18'15" E
C105	23°50'45"	16.42'	6.84'	6.79'	S 73°18'15" E
C106	18°08'42"	15.00'	4.75'	4.73'	N 80°55'22" W
C107	71°51'26"	15.00'	18.81'	17.60'	N 35°55'18" W
C108	26°22'15"	16.42'	7.56'	7.49'	N 72°02'23" E
C109	63°36'13"	16.42'	18.23'	17.31'	N 27°03'09" E
C110	34°57'05"	73.36'	44.75'	44.06'	N 17°30'04" E
C111	36°20'51"	47.03'	29.83'	29.34'	S 26°52'54" W
C112	134°58'28"	15.00'	35.34'	27.72'	N 22°30'59" W
C113	24°40'23"	43.16'	18.58'	18.44'	S 79°19'05" E
C114	7°23'23"	43.16'	5.57'	5.56'	S 63°17'12" E
C115	77°21'18"	15.00'	20.25'	18.75'	N 80°11'07" E
C116	43°45'56"	86.96'	66.42'	64.82'	N 21°55'55" E
C117	44°13'01"	112.53'	86.84'	84.70'	S 22°03'58" W
C118	77°43'06"	10.00'	13.56'	12.55'	N 37°00'49" W
C119	90°00'00"	10.00'	15.71'	14.14'	S 45°00'00" E
C120	12°59'08"	10.00'	2.27'	2.36'	S 82°21'56" E
C121	90°00'00"	15.00'	23.56'	21.21'	N 45°00'00" E
C122	90°00'00"	10.00'	15.71'	14.14'	S 45°00'00" E
C123	71°00'10"	15.00'	18.59'	17.42'	S 35°30'05" W
C124	97°59'29"	15.00'	25.65'	22.64'	N 48°59'45" W
C125	6°14'59"	282.35'	30.80'	30.78'	S 77°57'24" W
C126	2°57'39"	468.37'	24.20'	24.20'	S 72°47'13" W
C127	19°30'42"	221.48'	75.42'	75.06'	S 80°48'08" W
C128	4°32'27"	279.50'	22.15'	22.15'	S 83°26'05" W
C129	4°17'42"	279.50'	20.95'	20.95'	S 87°51'09" W
C130	11°33'49"	10.00'	2.02'	2.01'	N 84°13'05" E
C131	78°26'11"	10.00'	13.69'	12.65'	S 39°13'05" W
C132	21°37'42"	10.00'	3.77'	5578.42'	N 9°41'09" W
C133	69°30'22"	10.00'	12.13'	5578.43'	N 55°15'12" W
C134	78°26'10"	10.00'	13.69'	12.65'	S 39°13'05" E
C135	11°33'50"	10.00'	2.02'	2.01'	N 84°13'05" W
C136	81°32'58"	10.00'	14.23'	13.06'	S 40°35'55" W
C137	11°29'34"	10.00'	2.01'	2.00'	N 87°07'11" E
C138	2°27'54"	73.36'	3.16'	3.16'	S 36°12'34" W
C139	8°36'06"	47.03'	7.06'	7.05'	S 4°24'26" W
C140	7°31'57"	73.36'	9.64'	9.64'	S 41°12'29" W



NOT FOR RECORDING

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

* See All Sheets *

GENERAL NOTES:

- All construction must meet or exceed West Haven City Standards and Specifications.
- All construction on Culinary Waterlines and Services to meet or exceed Hooper Water Improvement District Standards and Specifications.
- All construction on Secondary Waterlines and Services to meet or exceed Roy Water Conservancy District Standards and Specifications.
- Verify the Depth & Location of all utility crossings & connections prior to their construction.
- Contractor is responsible for Looping Culinary and Secondary Waterlines to maintain depth of cover and separation between gravity fed utility lines.
- Saw Cut existing Asphalt to expose a smooth clean edge and a minimum 1 foot of undisturbed road base from under existing asphalt.
- 1" Culinary Water Laterals to be installed as shown on drawing, and extended 10.0 feet beyond property line.
- 4" Sanitary Sewer Laterals to be installed 10.0' down slope from center of Lots and Extended 10.0' beyond right-of-way line.
- Field verify size & type of exist. utilities prior to construction of laterals.
- Field verify and adjust curb to maintain a minimum of 1.5% and a maximum of 4.0% cross slope or overlay existing asphalt to ensure proper drainage.
- Import fill required for trenches within the Right of Way unless on site material is approved by City Engineer with proper testing.
- Fire flow for this Subdivision shall be 1000 GPM.
- Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
- A Temporary Address Marker shall be provided at the building site during construction.
- Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- For Subdivisions with more than 30 single family residences, a second fire apparatus access road is required.
- Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
- All roads shall be designed, constructed, surfaced and maintained as to provide an all-weather driving surface.
- Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
- All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- Fire department apparatus is required for each lot.
- Land Use Separation Fencing will be required along the East Boundary of the Subdivision.
- Coordinate exact Street Light locations with West Haven City and the Street Light Installation with Rocky Mountain Power. Contractor to review comments for Street Light Installation process with West Haven City.
- Asphalt seal coat for asphalt preservation to be coordinated with West Haven City.
- All permits must be taken out with West Haven City prior to any work on in existing public right of ways.
- Construction of Survey Monuments to be coordinated with Weber County Surveyor.
- Contractor to coordinate the proposed street lighting 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 streets. Contractor to coordinate installation locations from transformers to the proposed street lights with Rocky Mountain Power.
- Coordinate sewer connection, installation and construction with the West Haven Special Service District Inspector, John Wallace (801) 430-7476.
- The Storm Water Pollution Prevention Plan shall meet the requirements of the State UPDES permit. Coordinate permit and inspection with the West Haven City Storm Water Manager, Galt Prevedel (801) 430-0017.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.
- Any work performed on the secondary waterline in the public roads must be done in accordance with Roy Water Conservancy District Standards and Specifications.
- All secondary water piping in public roads is to be purple in color (24" min. cover).
- Vacuum sewer piping shall be SDR 21 or Schedule 40 PVC, white in color. Rieber gaskets are required at all joints. Fittings shall be Schedule 40 PVC fittings, glued.
- No 90-degree bends will be allowed on horizontal or vertical changes in direction on the vacuum pipelines.
- All Culinary Water facilities shall be constructed according to the standard details and specifications of the Hooper Water Improvement District, copies of which may be available by contacting the District at 801-985-1991.
- The Hooper Water Improvement District shall be notified 48 hours in advance of any preconstruction meeting and/or any construction activity.
- Coordinate with Power and Gas Companies for exact locations of Service Lines in Public and Private Rights-of-Way. Lines shown in drawing are for reference purposes only.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 1" diameter CTS HDPE, SDR 11, NSF
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- AWWA C900 DR 18. Six-inch diameter fire laterals, minimum 8" diameter main lines.
- The water main line shall primarily stay at grade and only be looped where necessary. Fire hydrant buries shall be adjusted as needed.

SECONDARY WATER MAIN LINES

- C-900 DR-18 Pipe, Purple in Color

SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" pipes - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

HOOPER WATER IMPROVEMENT DISTRICT GENERAL UTILITY NOTES:

- Water meters are to be installed per Hooper Water Improvement District standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- All Culinary Water facilities shall be constructed according to the standard details and specifications of the Hooper Water Improvement District, copies of which may be available by contacting the District at 801-985-1991.
- The Hooper Water Improvement District shall be notified 48 hours in advance of any preconstruction meeting and/or any construction activity.
- A Crossing License shall be obtained by Developer on behalf of Hooper Water Improvement District. Waterline shall be installed with restricted joints (bell restraints or locking gland) through casing. Meet Hooper Water Improvement District standards, including casing, depth of cover, and seals, valves and sampling stations if inspector requires.
- The water main line shall primarily stay at grade and only be looped where necessary. Fire hydrant buries shall be adjusted as needed.
- Lots 1-5, 18-35 and 72-74 Water Meters to be in Concrete Box with Flat Lid with Neptune antenna recess and shall be located at least 10 feet horizontally from Sanitary Sewer Pipes.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

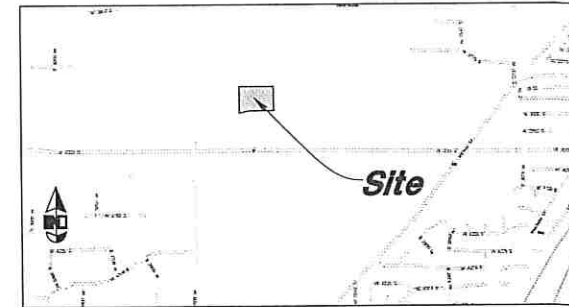
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

CAUTION NOTICE TO CONTRACTOR

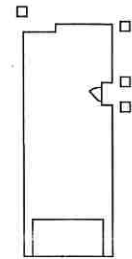
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

Salt Point Northwest Townhomes

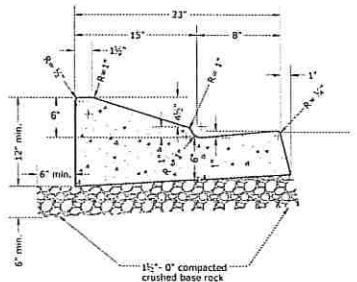
A part of the South Half of Section 3, T5N, R2W, SLB&M, U.S. Survey
West Haven City, Weber County, Utah
September 2020



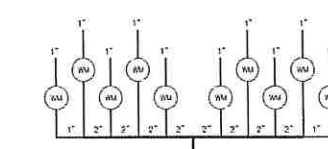
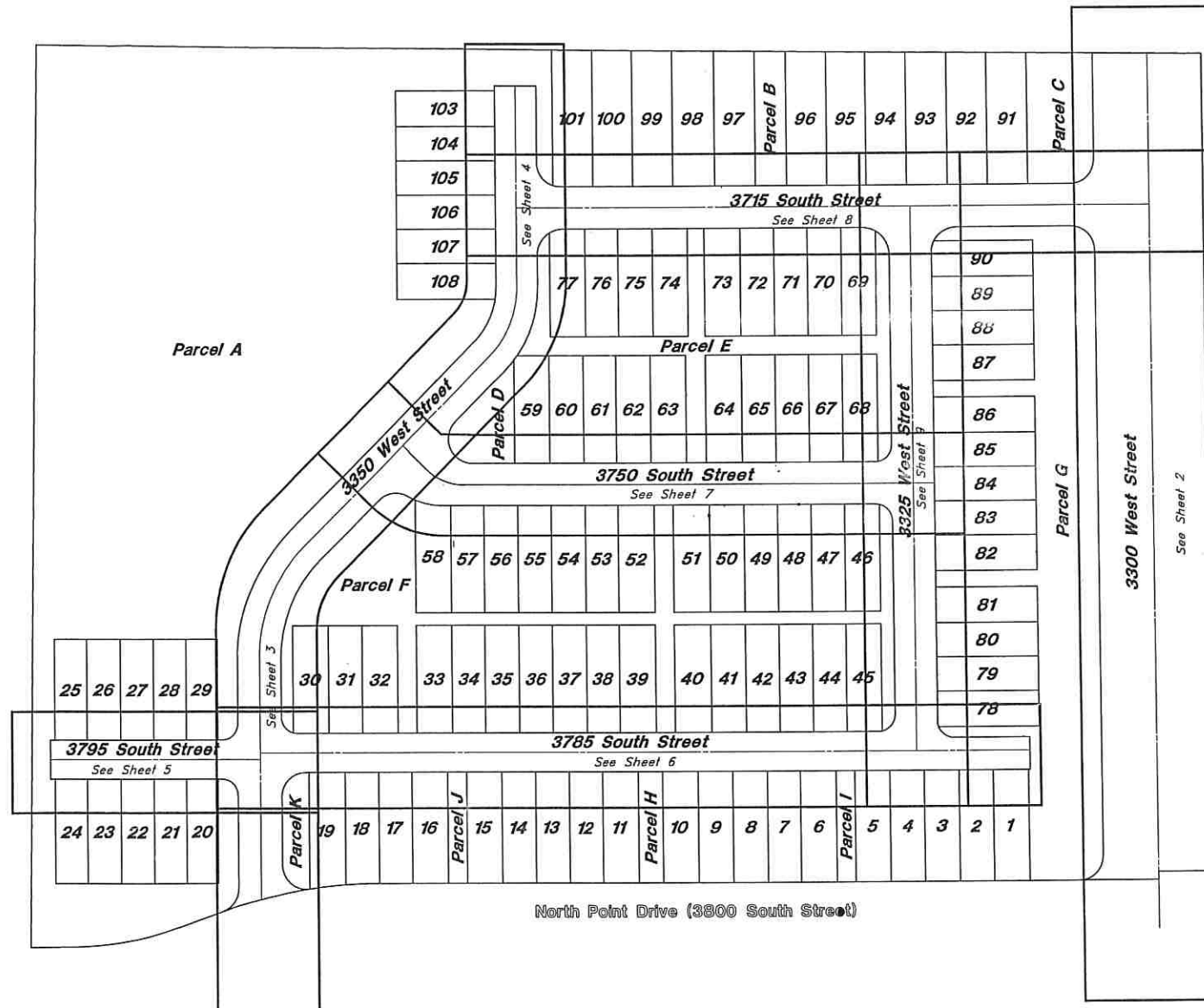
VICINITY MAP
Not to Scale



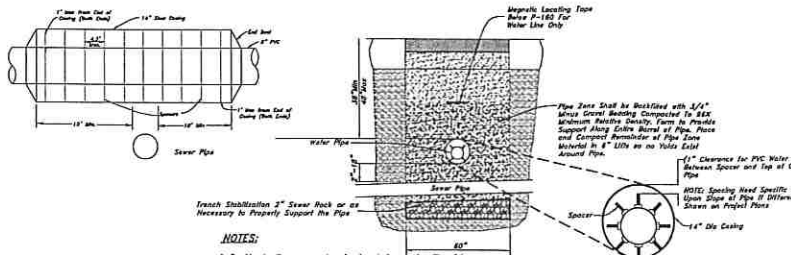
Rear Load Unit



- Notes:
- Concrete shall attain 4,000 psi compression strength in 28 days.
 - Contraction Joints shall be constructed at all points of curvature, and at a maximum interval of 50 feet.
 - This curb design is limited to use within private alley and roadways.



Typical Culinary Private Waterline and Meter Locations
Not to Scale



Limited Separation Sewer/Water Crossing Detail

ENGINEER
Great Basin Engineering Inc.
C/O Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515
andyh@greatbasineng.com

DEVELOPER:
Woodside Homes
c/o Derek Terry
460 West 50 North
Suite #200
Salt Lake City, UT 84101
(801) 869-3981



GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST SUITE 200, OGDEN, UTAH 84403
MAIN (801) 394-4515, FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

Cover Sheet
Salt Point Northwest Townhomes
Approximately 3300 West 3800 South
West Haven City, Weber County, Utah
A part of Section 3, T5N, R2W, SLB&M, U.S. Survey

02 OCT, 2020

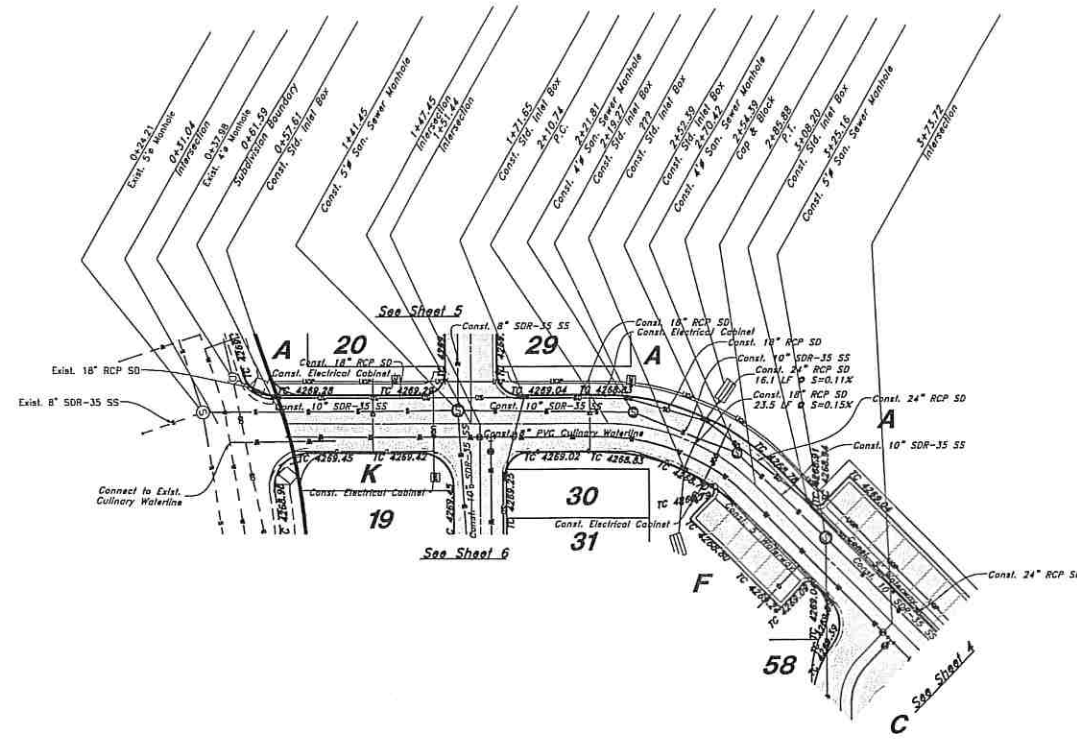
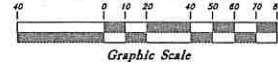
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1

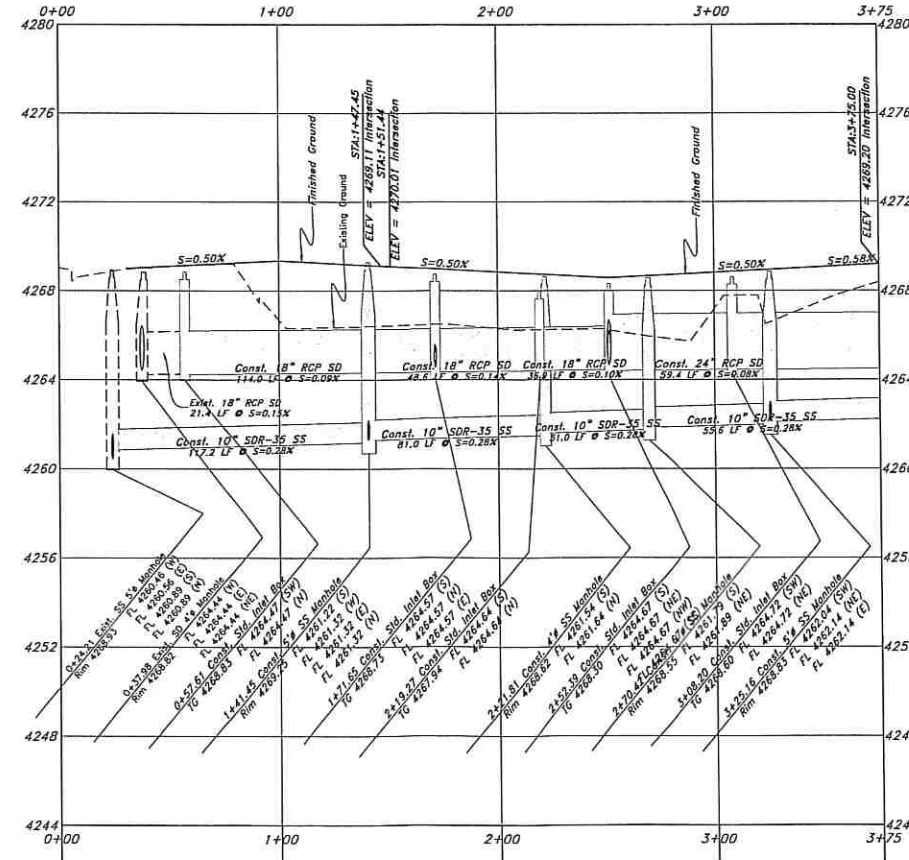
NOT FOR CONSTRUCTION



Scale:
1" = 40' Horiz.
1" = 4' Vertical



3350 West Street



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Fire Hydrant
- Exist. Fire Hydrant
- Exist. Water Valve
- Sanitary Sewer
- Water Valve
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 399-4451 S.L.C. (801) 399-2754
 WWW.GREATBASINENGINEERING.COM

Plan and Profile

Salt Point Northwest Townhomes
 Approximately 3300 West 3800 South
 West Haven City, Weber County, Utah
 A part of Section 3, T5N, R2W, S16&M, U.S. Survey

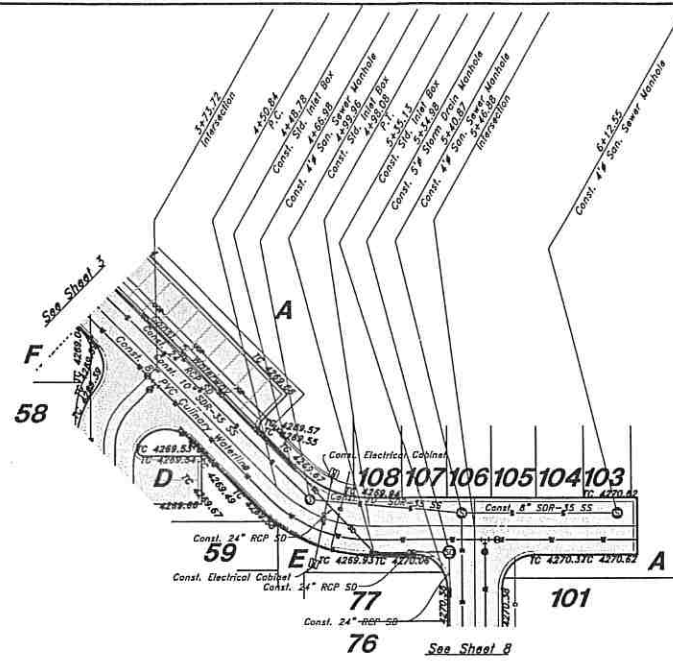
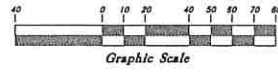
Call before you Dig
 Avoid existing underground utility lines. It's easy.

1-800-822-4111

NOT FOR CONSTRUCTION



Scale:
 1" = 40' Horiz.
 1" = 4' Vertical

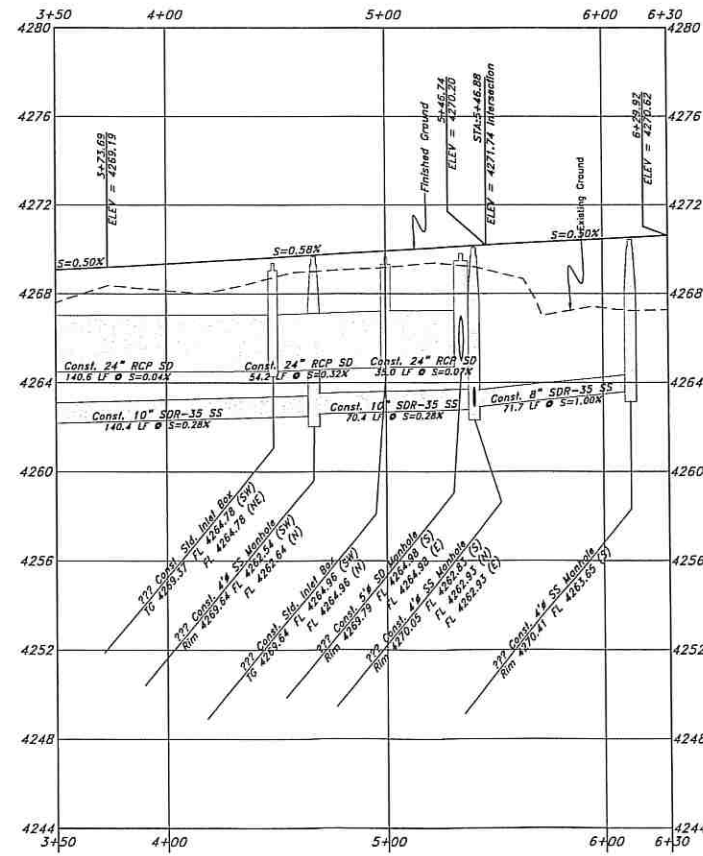


Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

3350 West Street



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 MAIN (801) 394-4515 S.L.C (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

Plan and Profile
Salt Point Northwest Townhomes
 Approximately 3300 West 3800 South
 West Haven City, Weber County, Utah
 A part of Section 3, T5N, R2W, S16&M, U.S. Survey

Call before you Dig
 Avoid hitting underground utility lines. It's easy.



02 OCT, 2020

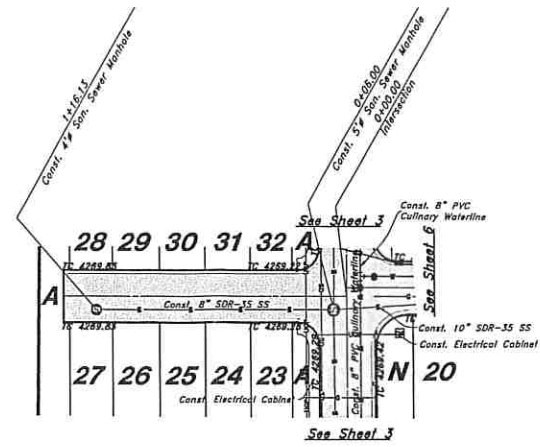
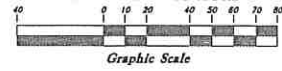
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NOT FOR CONSTRUCTION



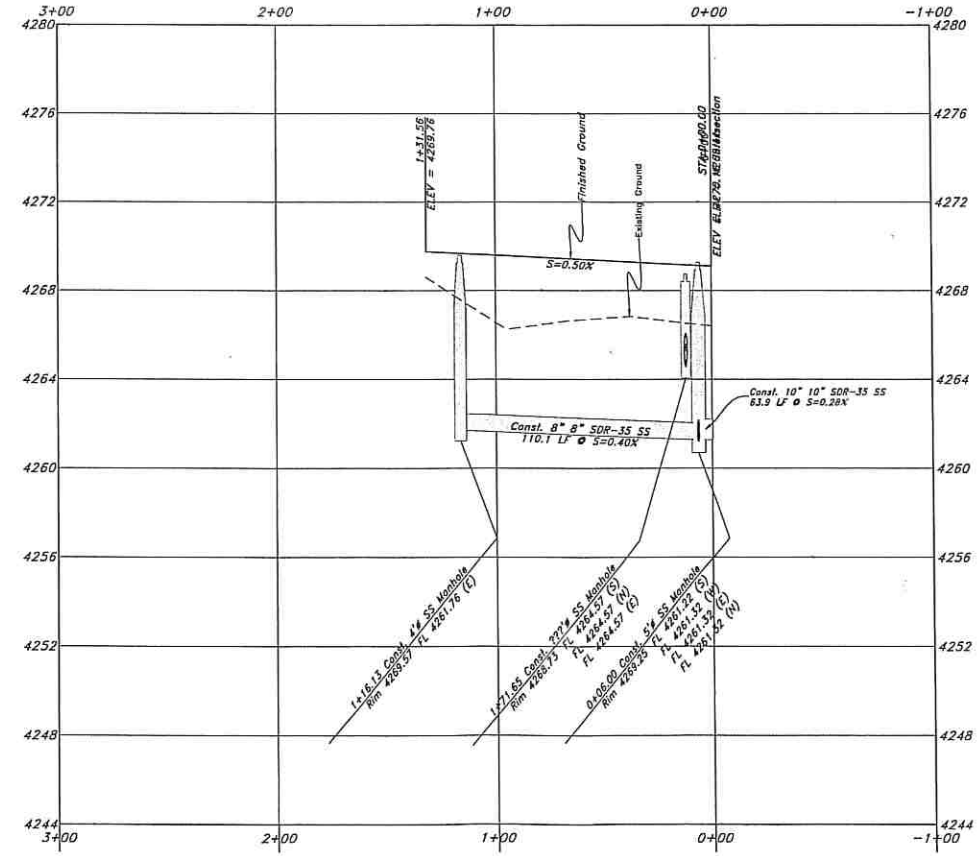
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 1" = 40' Horiz.
 1" = 4' Vertical



Legend

- (Note: All items may not appear on drawing)
- San Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Exist. Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
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 - Land Drain
 - Power pole w/guy
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 - Ductile Iron
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 - Top of Asphalt
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 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter

3795 South Street



GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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 WWW.GREATBASINENGINEERING.COM

Plan and Profile
Salt Point Northwest Townhomes
 Approximately 3300 West 3800 South
 West Haven City, Weber County, Utah
 A part of Section 3, T5N, R2W, S16&M, U.S. Survey



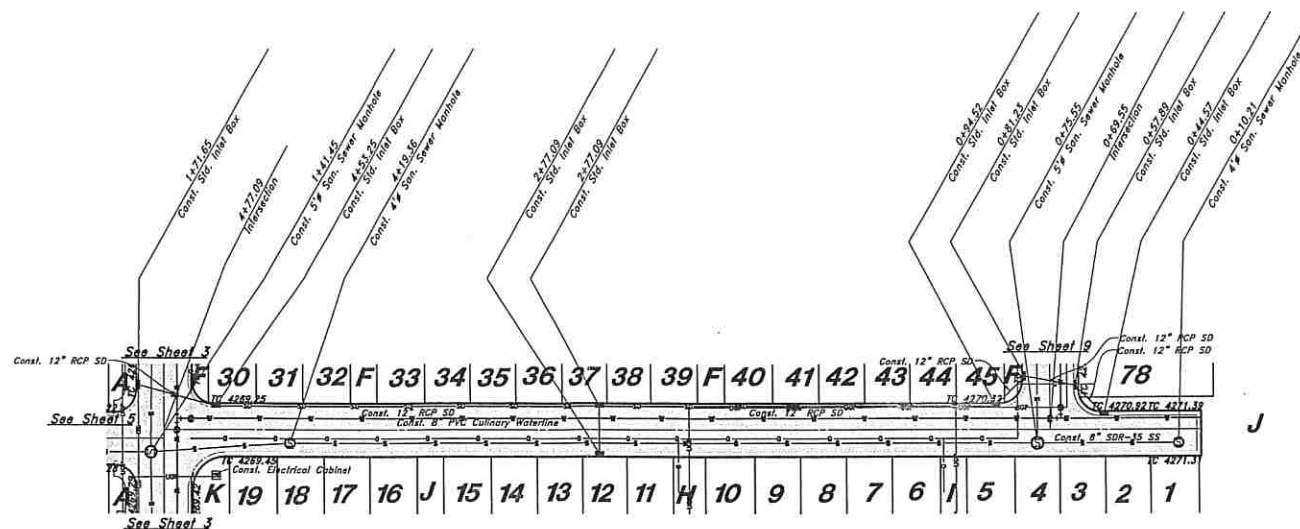
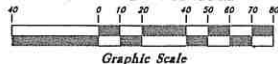
02 OCT, 2020

SHEET NO.
5

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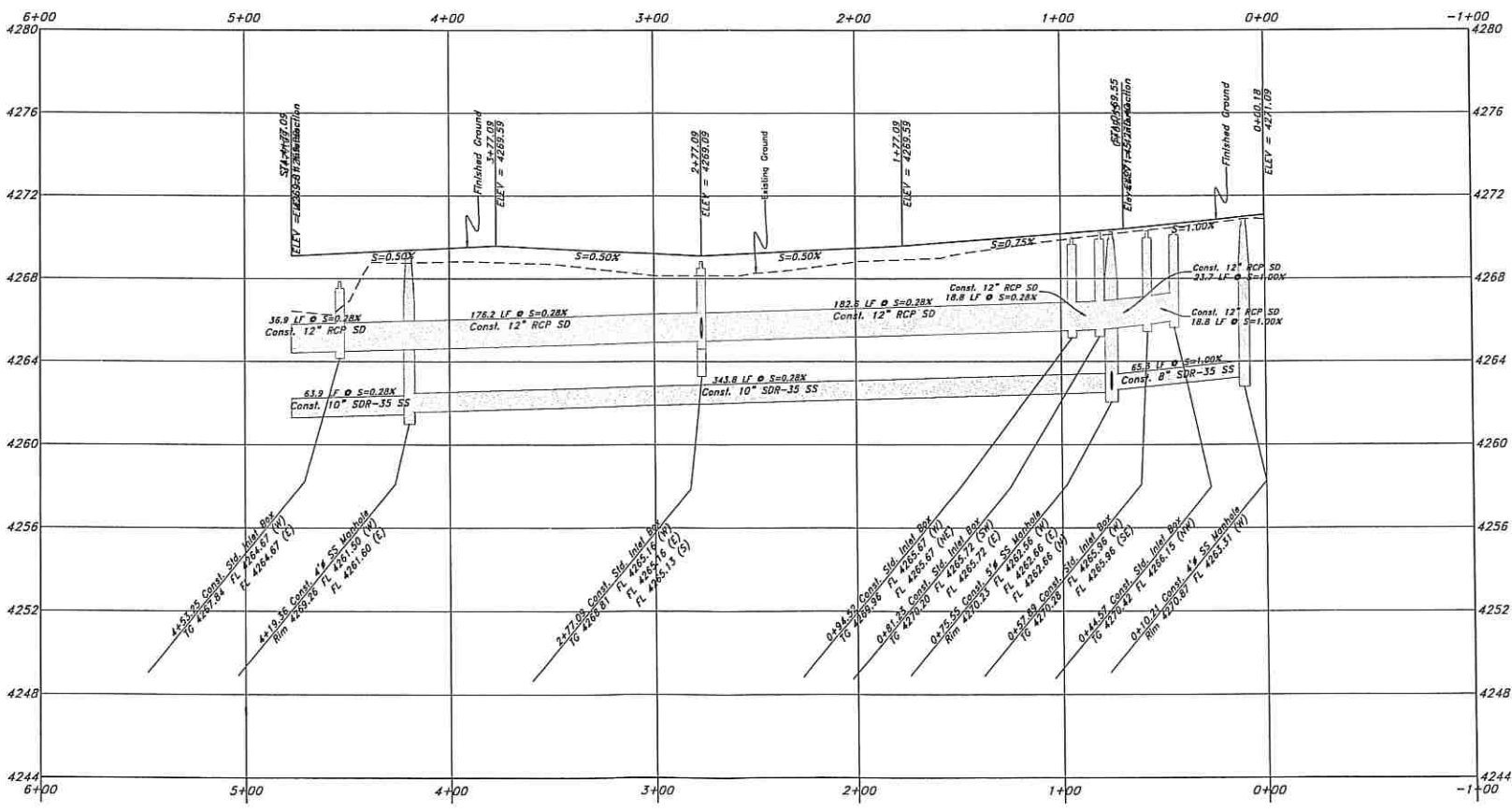
Scale:
1" = 40' Horiz.
1" = 4' Vertical



3785 South Street

Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Cullinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole w/guy
 - Power pole
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Contour
 - Existing Contour
 - Existing Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter



GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, SUITE 200, DENVER, CO 80232
 MAIN (303) 733-4515, FAX (303) 733-7444
 WWW.GREATBASINENGINEERING.COM

Plan and Profile
Salt Point Northwest Townhomes
 Approximately 3500 West 3800 South
 West Haven City, Weber County, Utah
 A part of Section 5, T3N, R2W, S16E, U.S. Survey

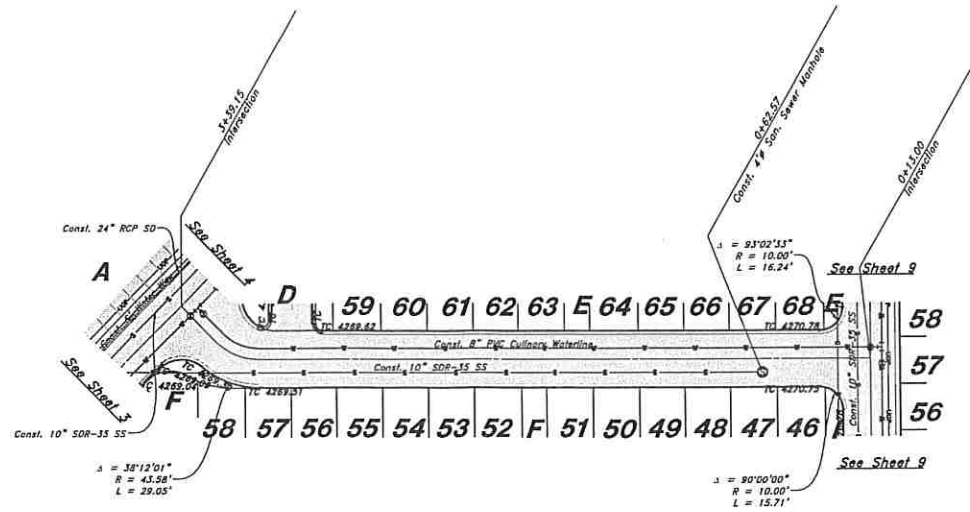
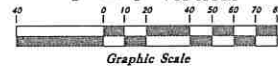


02 OCT, 2020
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6

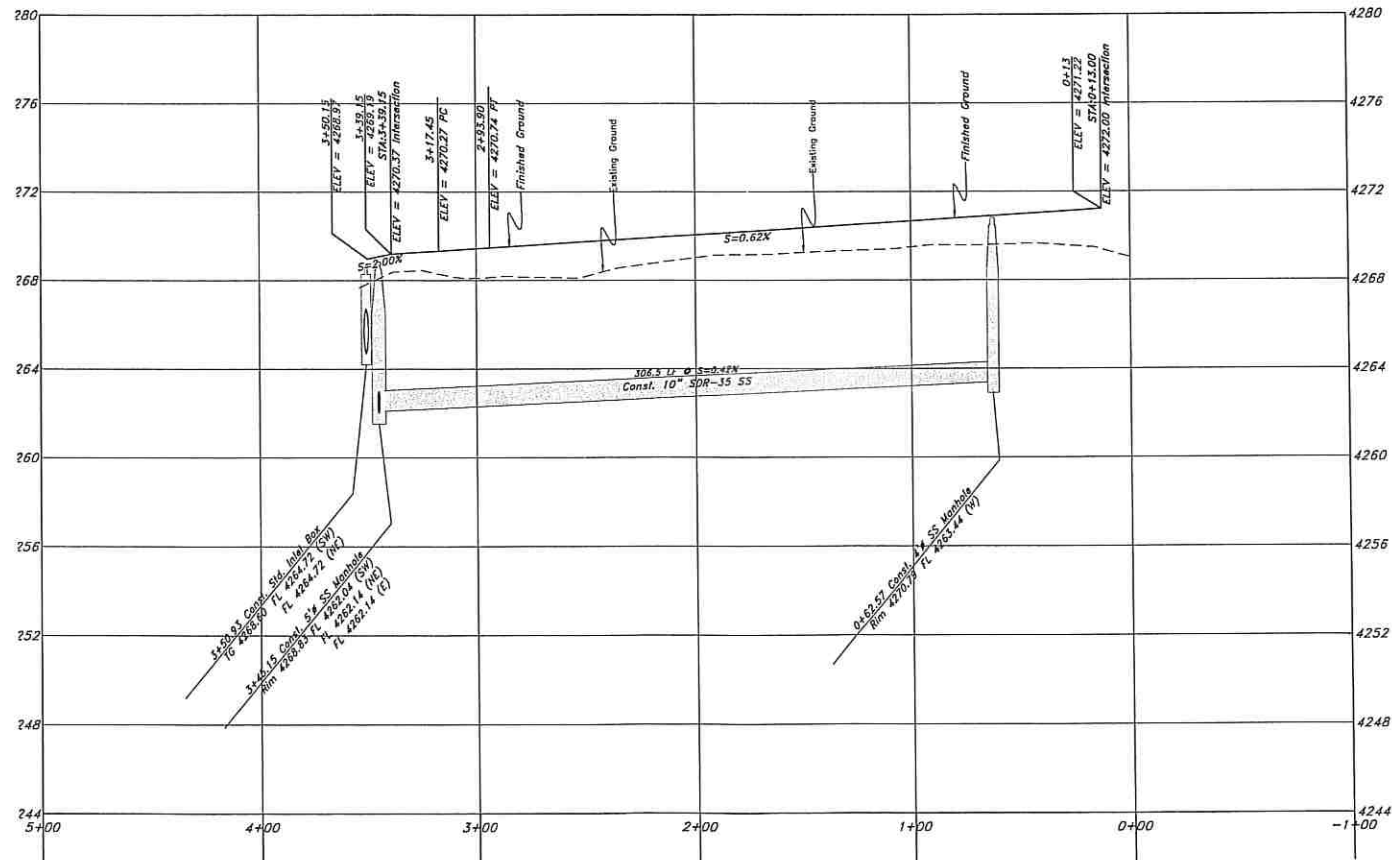
NOT FOR CONSTRUCTION



Scale:
1" = 40' Horiz.
1" = 4' Vertical



3745 South Street



Legend

(Note: All items may not appear on drawing)

- Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Utility Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
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- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

GREAT BASIN ENGINEERING

Plan and Profile
Salt Point Northwest Townhomes
Approximately 3300 West 3800 South
West Haven City, Weber County, Utah
A part of Section 3, T5N, R2W, SLB&M, U.S. Survey

02 OCT, 2020

SHEET NO.

7

Call before you Dig
Avoid putting underground utility lines at stake.



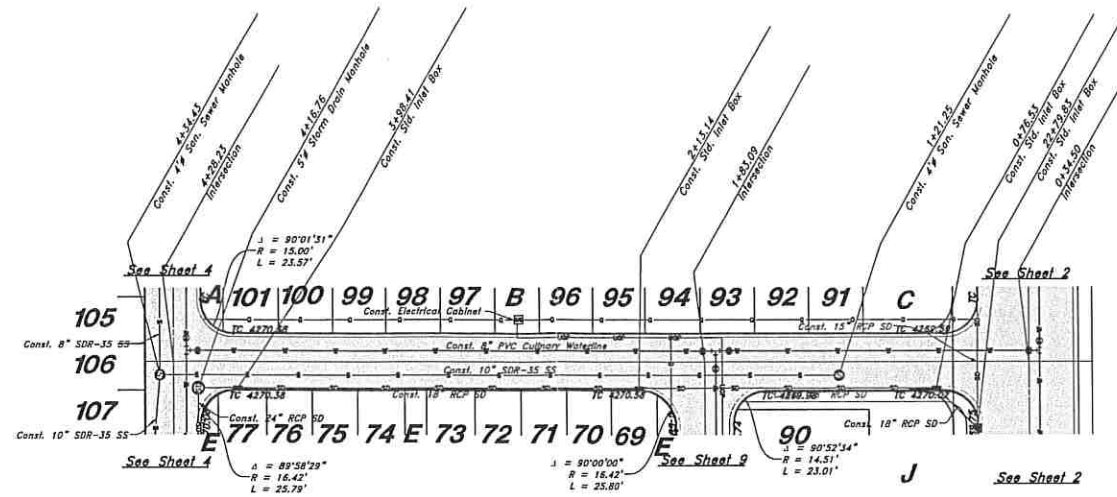
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NOT FOR CONSTRUCTION



Scale:
 1" = 40' Horiz.
 1" = 4' Vertical

Graphic Scale

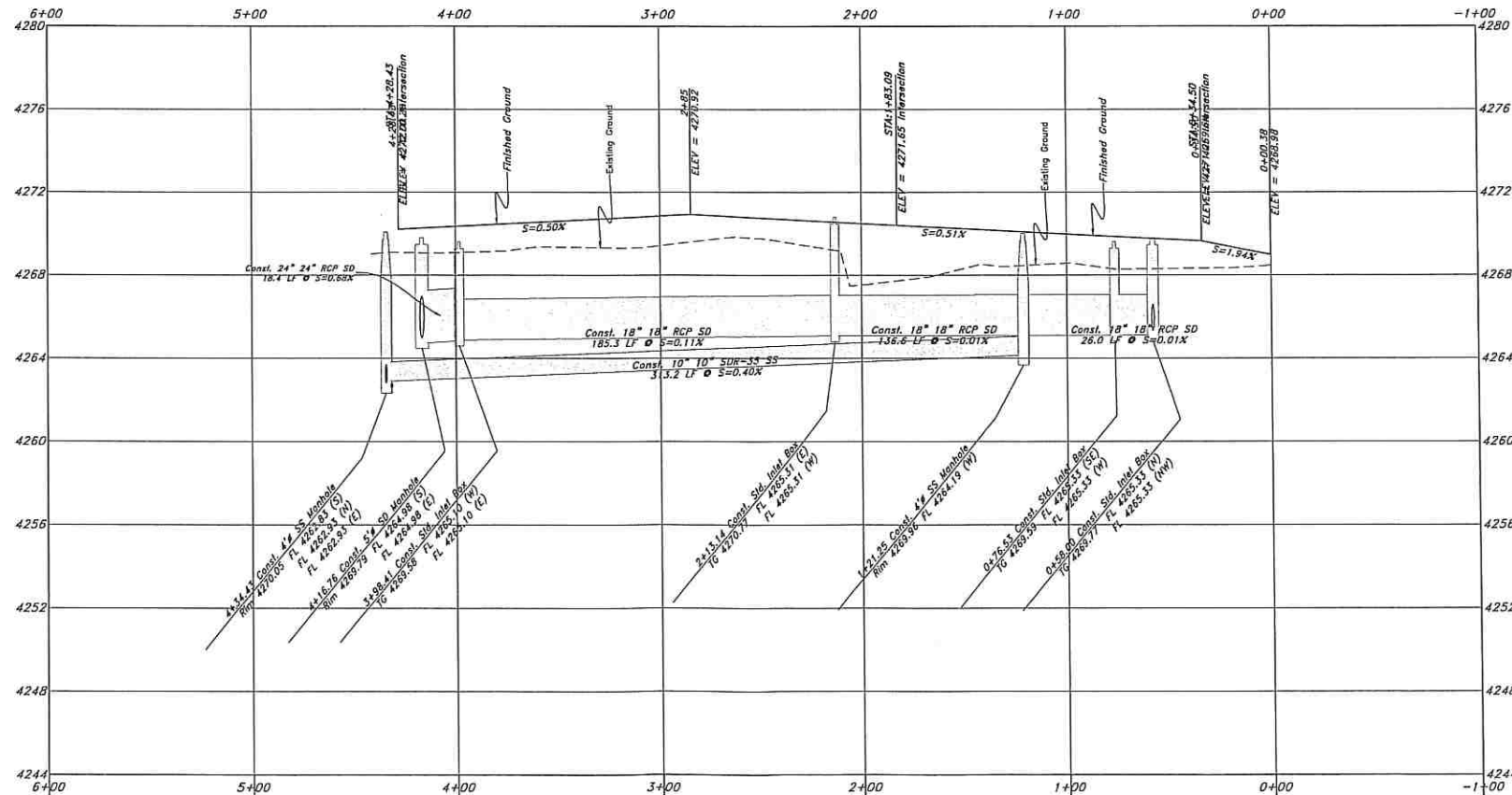


3715 South Street

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Colch Basin
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Quinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Rainforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, SUITE 100, SALT LAKE CITY, UTAH 84143
 MAIN (801) 394-4515 FAX (801) 399-7544
 WWW.GREATBASINENGINEERING.COM

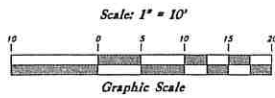
Plan and Profile
Salt Point Northwest Townhomes
 Approximately 3500 West 8800 South
 West Haven City, Utah
 A part of Section 3, T3N, R2W, S18E, U.S. Survey

Call before you Dig
 Avoid cutting underground utility lines. It's costly.

1-800-882-4111

02 OCT, 2020
 SHEET NO.
8

NOT FOR CONSTRUCTION



26

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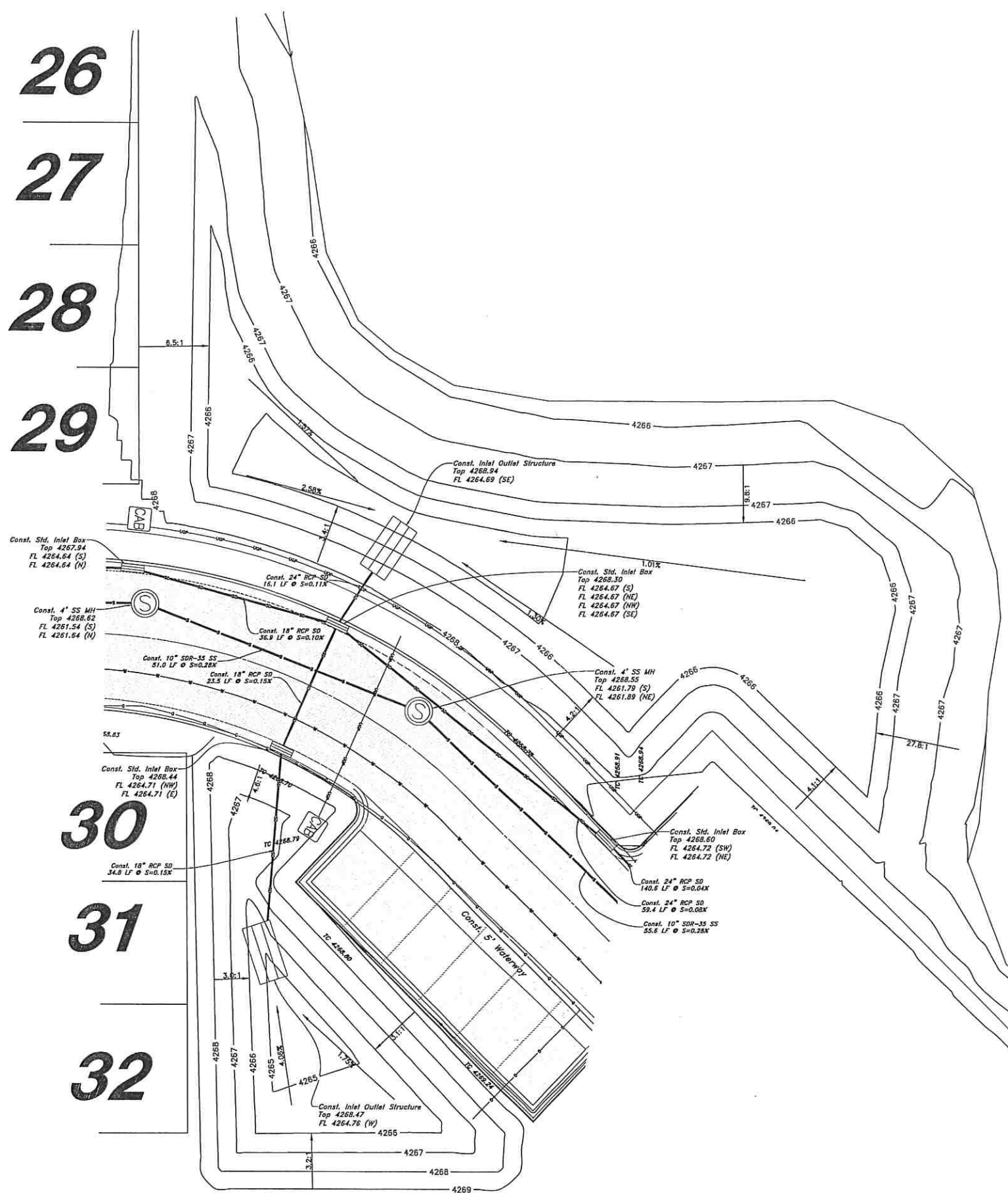
31

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58

Detention Pond



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Quilting Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- 95.337A
- 95.337B
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Plan and Profile

Salt Point Northwest Townhomes
 Approximately 3300 West 3800 South
 West Haven City, Weber County, Utah
 A part of Section 3, 75N, R2W, S16&8M, U.S. Survey



02 OCT, 2020

SHEET NO.

10

180737 - TWHM NW AM 2

NOT FOR CONSTRUCTION







SITE PLAN

RESORT COMMERCIAL, COMMERCIAL OR MANUFACTURING



Date 9-17-2020

Address of Site: 2700 West and Approx. 3600 South Property Parcel # 080220017 & 080220042

Applicant's Name: Pascal Meyer

Address: 9133 South Monroe Plaza Way, Ste. D. Sandy, UT Phone: 801-890-1092

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

Dental Office & Commercial Office Space & future retail space

Site plan design, be approved on 2.38 of
(acreage)

Property in the C-2 (Comm.) zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: P. Meyer Date: 9-17-2020
(Owner/Petitioner)

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

Scott H. Craven (Owner)

(Agent as Authorized by Owner)

PM 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				<u>15.9 %</u>	Number of Parking Spaces <u>133</u>

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

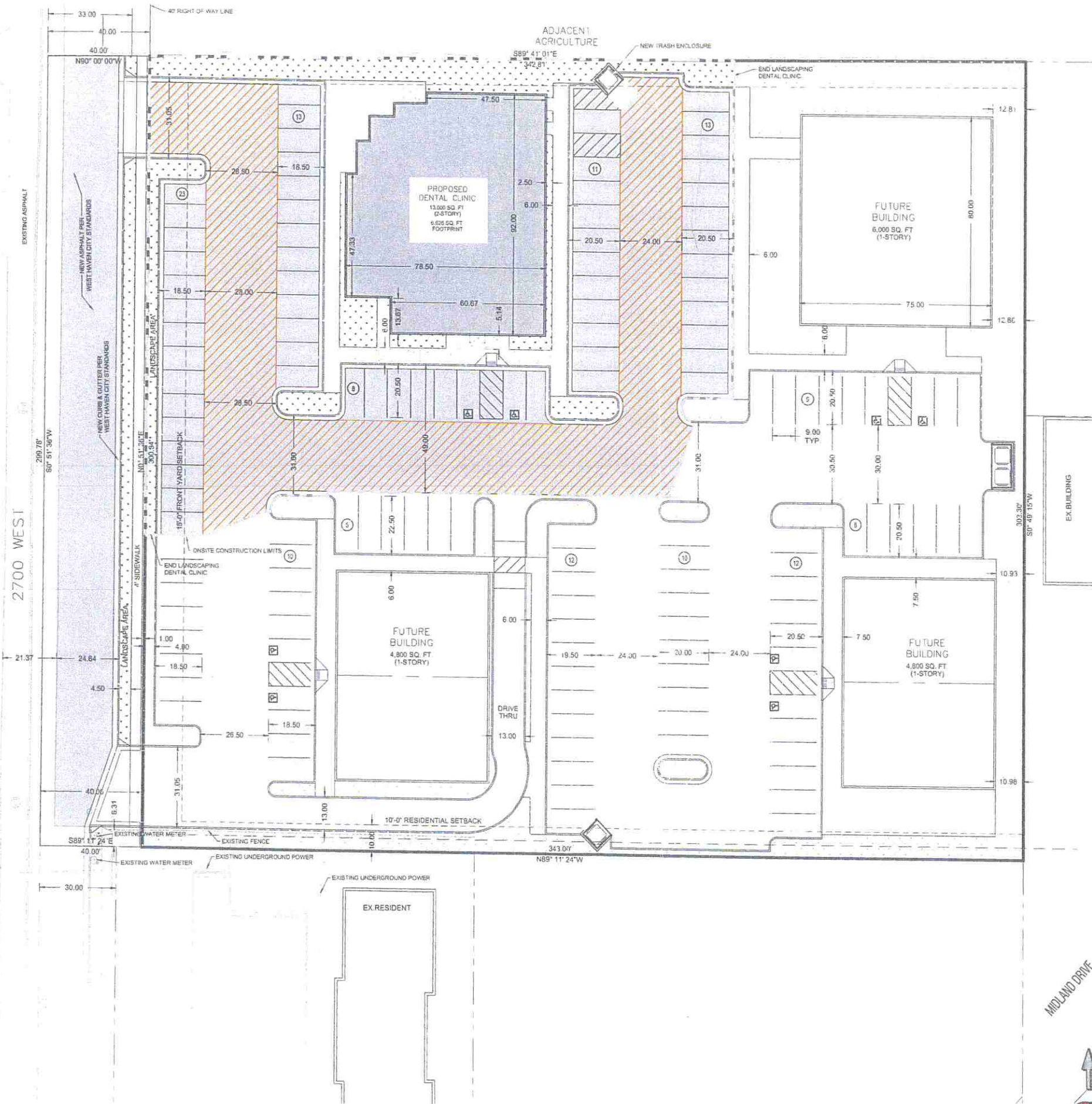
Fees	
	\$100.00 for the first acre plus \$25.00 for each acre over one to five and \$10.00 for each additional acre or part thereof.
City Review	\$100.00
Final	\$100.00
Amount <u>325.00</u> Date Paid <u>9/23/2020</u>	

Scheduled date for Agenda 9/23/2020
 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"/> <u>FINAL</u>	<input type="checkbox"/>	<input type="checkbox"/>	Health Department (If Applicable)
<input type="checkbox"/> Color Elevations	<input type="checkbox"/>	<input type="checkbox"/>	UDOT Application Letter
	<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.

EX RESIDENT
 EX DRIVEWAY
 EX ACCESS
 EX POWER POLE
 EX DRIVEWAY
 EX POWER POLE
 EX DRIVEWAY
 EX POWER POLE



LEGEND

- NEW CONCRETE
- NEW CURB & GUTTER
- NEW HEAVY DUTY ASPHALT
- NEW STANDARD ASPHALT
- NEW LANDSCAPING (3,936 SF = 10%)
- FUTURE HEAVY DUTY ASPHALT
- FUTURE STANDARD ASPHALT
- FUTURE LANDSCAPING

INITIAL SITE AREA = 37,819 SF

PROPOSED DENTAL CLINIC & COMMERCIAL DEVELOPMENT (FULL BUILD OUT)

ZONING CODE	C-2 (COMMERCIAL)
LOT SIZE	103,494 SF (2.38 ACRES)
PARKING	
TOTAL STALLS REQUIRED	135 STALLS
DENTAL CLINIC (13,000 SF)	60 STALLS (1 SPACE PER PROF. STAFF + 1 PER STAFF)
MEDICAL OFFICE (6,000 SF)	25 STALLS (1 SPACE PER PROF. STAFF + 1 PER STAFF)
RETAIL (9,800 SF / 200)	48 STALLS
STALLS PROVIDED	133 STALLS
ACCESSIBLE STALLS REQUIRED	6 STALLS
ACCESSIBLE STALLS PROVIDED	8 STALLS
BUILDING COVERAGE	22,226 SF
LOT COVERAGE (60% MAX)	21%
LANDSCAPING	16,437 SF
LOT COVERAGE (15% MIN.)	15.9%

SCALE: 7" = 30'
DATE: 9/1/2020
DESIGN: WJS
DRAWN: WJS
CHECKED: TMM
DWG: 8/10/21 - CARPORT STRUCTURE 201 - WEST HAVEN DENTAL CLINIC DEVELOPMENT



SITE PLAN

DENTAL CLINIC + COMMERCIAL DEVELOPMENT

2700 WEST AND APPROX. 3600 SOUTH

WEST HAVEN CITY, WEBER, UTAH

GARDNER ENGINEERING

CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING

5115 SOUTH 375 EAST, GGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

Scale in Feet
 1" = 20'

CE2-01