



WEST HAVEN CITY COUNCIL AGENDA

September 15, 2021 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **September 15, 2021** 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.** PER HB294 MASKS ARE REQUIRED WHEN THERE ARE 50 PEOPLE OR MORE IN ATTENDANCE OR WHEN A 6 FOOT DISTANCE FROM EACH OTHER CANNOT BE MAINTAINED. JOIN US DIGITALLY FOR THE WORK SESSION <https://us06web.zoom.us/j/81064326640> AND COUNCIL MEETING <https://us06web.zoom.us/j/88271145399> . OR JOIN USE LIVE AT <https://www.youtube.com/channel/UCeeQnQBTfzJwTG0PHMCNCBA>.

1. MEETING CALLED TO ORDER: Mayor Bolos
2. OPENING CEREMONIES
 - A. PLEDGE OF ALLEGIANCE Councilmember Call
 - B. PRAYER/MOMENT OF SILENCE Councilmember Morse
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

	MEETING HELD	September 1, 2021
A. CITY COUNCIL MINUTES		
B. AMERICAN PAVEMENT MARKING LLC	\$31,914.79	Inv.#125225
C. KILGORE CONTRACTING	\$67,509.89	Inv.#1106925-1
D. WEBER COUNTY CLERK/AUDITOR-ELECTIONS OFFICE	\$15,571.80	Inv.#8.10.2021
E. ADVANCED PAVING & CONSTRUCTION LLC	\$103,106.63	Inv.#2840
F. WEBER COUNTY TRANSFER STATION	\$20,531.67	Inv.#022-01260764-022-01272505
G. WASTE MANAGEMENT	\$25,408.00	Inv.#2057913-2682-5
5. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
 - A. PRELIMINARY SUBDIVISION APPROVAL-KENWORTH SUBDIVISION-1750 S 1350 W-MIKE MCKAY
 - B. FINAL SITE PLAN APPROVAL-WORLDWIDE MEDICAL SYSTEMS-1679 W 2100 S-SANDERS ASSOCIATES
 - C. FINAL SUBDIVISION APPROVAL-TUSCAN MEADOWS PHASE 4-APPROX. 2250 W 3300 S-SHELLY ROVIRA
6. PRESENTATION-ENGINEER-EDWARD MIGNONE
7. ACTION ON RESOLUTION 29-2021-ELECTRONIC PARTICIPATION
8. DISCUSSION/POSSIBLE ACTION ON PUBLIC HEARING-Action on possible parking restrictions on the north side of 4225 S and 4250 S (3450 W) in the Canterbury Crossing Subdivision
9. DISCUSSION-STRATEGIC PLAN
10. EXECUTIVE SESSION-The Council will enter into a closed meeting for the purpose of a strategy session to discuss the character and professional competence of an individual: and the purchase exchange, or lease of real property to be held in accordance with the provisions of Utah Code 52-4-205.
11. DISCUSSION/POSSIBLE ACTION-MEDIATION AGREEMENT WITH STEEL CONCEPTS
12. UPCOMING EVENTS

Meet the Mayor-September 16, 2021-5:00 PM
Fall Rodeo-September 17-18, 2021-7:30 PM
Evening of Art-September 25, 2021-4:00 PM
13. COUNCIL UPDATES
14. ADJOURNMENT

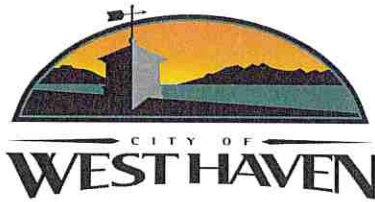
Emily Green

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 SEPTEMBER 15, 2021**

@

5:00 PM – In City Council Chambers

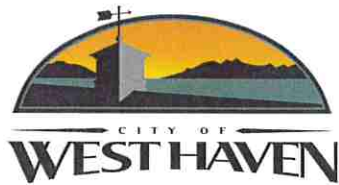
*NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING
PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.*

MEETING TO ORDER:

MAYOR BOLOS

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-2200 S Road Consideration in Conjunction with HBH Development at 2100 S 1900 W
2. Discussion-Consideration of Services
 - Broadband
 - Bird Electric Scooter
 - TextMyGov



WEST HAVEN CITY COUNCIL MEETING MINUTES

September 1, 2021 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

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

Staff Present: Emily Green City Recorder
Matthew Jensen City Manager
Amy Hugie City Attorney

5:00 Council Workshop

Mayor Bolos brought the meeting to order.

Matthew Jensen gave a presentation on possible transportation projects for the future.

Matthew Jensen went over what is allowed by law for electronic attendance.

Council agreed to modify the electronic attendance policy.

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the 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 Vanderwood

B. Lead by Councilmember Dixon

3. PUBLIC PRESENTATION

No one came up at this time.

4. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES

MEETING HELD

August 18, 2021

B. SPECIAL BOARD OF CANVASSERS MINUTES

MEETING HELD

August 24, 2021

C. GARDNER ENGINEERING

\$28,233.00

Inv. #0721144-0721149

D. ADVANCED PAVING AND CONSTRUCTION

\$109,248.74

Inv.#2833

Mayor Bolos noted that item A needed to be minutes for a meeting held August 18, 2021.

Councilmember Morse made a motion to approve the consent agenda with item A being August 18, 2021 minutes.

Councilmember Call seconded the motion. **Roll Call:** Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; Councilmember Morse, aye; **Vote was unanimous.**

5. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. PRELIMINARY SUBDIVISION APPROVAL-KENWORTH SUBDIVISION-1750 S 1350 W-MIKE MCKAY

No one was present for this item

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

6. **DISCUSSION/POSSIBLE ACTION-WEEK OF SERVICE-WILSON 4TH WARD PROPOSAL**

Mark Randall presented a plan for the week of service and asked for funds to assist with the project.

Matthew Jensen said that the staff would be helping in this project and that the donation would need to be about \$2,600.

Council discussed splitting the donation between the ramp grant funds and parks maintenance budgets.

Councilmember Vanderwood offered to help with metal repair.

Councilmember Call said that it was her preference to have the funding come out of the ramp grant funds only.

Councilmember Dixon made a motion to approved spending \$2,600.00 from ramp grant funds for the week of service. **Councilmember Hunter seconded** the motion. Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember, Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

7. **PRESENTATION-COMMUNITY DEVELOPMENT DIRECTOR-SHARI PHIPPEN**

Matthew Jensen presented Shari Phippen as the new Community Development Director.

8. **PUBLIC HEARING-For the purpose of receiving public input on possible parking restrictions on the north side of 4225 S and 4250 S (3450 W) in the Canterbury Crossing Subdivision.**

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

Mayor Bolos invited the public up for comment.

David Reed the Fire Marshal said that usually there is an agreement with this size of road with the HOA that they will make sure there is only parking on one side.

Michael Seegmiller said that there are only a handful of people causing this problem, he suggested finding extra parking for those people and is not in favor of having parking restrictions. He said that the HOA was dissolved because the residents fought against it.

Rachel Mansell doesn't think there should be parking restrictions if anything maybe just parking for a few hours.

Gene Funk said that he called in the complaint about the truck initially and it was because it was parked there for 6 ½ weeks. He said he would not have purchased his home if there were parking restrictions. He does not think there should be any parking restrictions.

Theresa McGary said that she would not have moved to this subdivision if parking was restricted and that moving is nearly impossible right now. She is against having any parking restrictions.

Julie Johnson wants to know if West Haven property can be used for parking. She suggested changing the side on 3250 W because it is does not have driveways on that side.

Matthew Jensen explained that the property in this subdivision is supposed to be a trail head eventually.

Martin Lovato said that parking isn't a great issue right now and feels that enforcement could take care of those abusing the parking. He is not in favor of parking restrictions.

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

9. **ACTION ON PUBLIC HEARING**-Action on possible parking restrictions on the north side of 4225 S and 4250 S (3450 W) in the Canterbury Crossing Subdivision.

Councilmember Hunter asked if the Fire Marshal was giving a recommendation or a requirement.

David Reed agreed to do more research first.

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

10. **EXECUTIVE SESSION**-The Council will enter into a closed meeting for the purpose of a strategy session to discuss the character and professional competence of an individual and pending or reasonably imminent litigation to be held in accordance with the provisions of Utah Code 52-4-205.

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

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

Mayor Bolos stated that the executive session was used to discuss the character and professional competence of an individual and pending or reasonably imminent litigation to be held in accordance with the provision of Utah Code 52-4-205.

11. **UPCOMING EVENTS**

Meet the Mayor-September 16, 2021-5:00 PM
Senior Luncheon-September 15, 2021-11:00 AM
Fall Rodeo-September 17-18-7:30 PM
Evening of Art-September 25, 2021-4:00 PM

12. **COUNCIL UPDATES**

Mayor Bolos said that Touch a Truck was a well attended event.

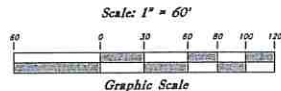
Councilmember Dixon said that trail has been repaved.

13. **ADJOURNMENT**

Councilmember Hunter moved to adjourn at 8:11 P.M. **Councilmember Morse seconded** the motion. Councilmember Call, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Hunter, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: _____



Kenworth Subdivision

A part of the Southeast Quarter of Section 24,
T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
June 2021

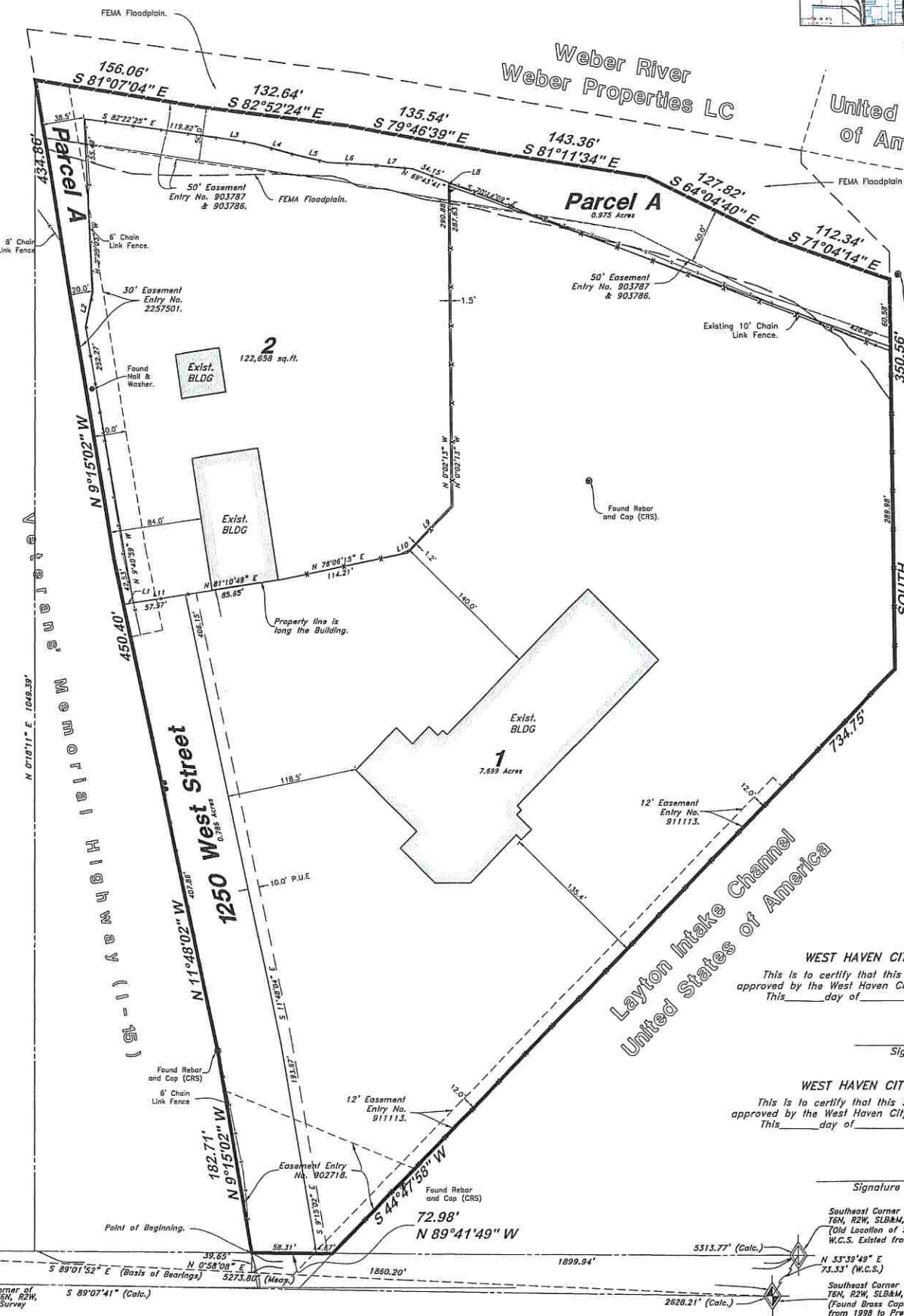


VICINITY MAP
Not to Scale

Legend

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

LINE DATA		
Line	Bearing	Length
L1	N 81°10'49" E	9.01
L2	N 11°25'45" E	31.15
L3	S 81°18'48" E	38.63
L4	S 75°09'04" E	39.27
L5	S 76°52'42" E	29.50
L6	S 87°02'06" E	39.54
L7	S 84°11'01" E	38.89
L8	N 0°02'13" W	3.25
L9	N 44°21'50" E	54.91
L10	N 64°44'23" E	9.34
L11	N 81°10'49" E	48.56



SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 166484 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Kenworth Subdivision, in West Haven City, Weber County, Utah and that it 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. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2021.

TENTATIVE FINAL

166484
License No.

Mark E. Babbitt

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Kenworth Subdivision, and hereby dedicate, grant, and convey to West Haven City, Weber County, Utah, all those parts or portions of said tract of land designated as 1250 West Street, the same to be used as public thoroughfares forever, and also dedicate to West Haven City all those parts or portions designated as Parcel A, We also Dedicate to West Haven City all those certain strips designated as Public Utility and Drainage Easements for public utility and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by West Haven City forever.

Signed this _____ day of _____, 2021.

~ STEPCO LLC ~

Kyle R. Treadway - Owner

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by Kyle R. Treadway.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

NARRATIVE

This Survey and Subdivision Plat were requested by Kyle R. Treadway for the purpose of adjusting the parcels lines in to lots as shown and to dedicated land to the City of West Haven.

Basis of bearing S 89°01'52" East measured between the Southeast Corner of Section 24 "1998" and the Southwest Corner of Section 24.

See Record of Survey Filed with the Weber County Surveyor's Office (Filing # _____) for Boundary determination information.

Property corners were monumented as depicted on this plat. A nail in the curb will be set at the extension of the property line upon the completion of the improvements in this subdivision.

DESCRIPTION

A part of the Southeast Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Haven City, Weber County, Utah.

Beginning at a point described by record on the East Right of Way line of Interstate 15 located North 89°41'49" West 1899.94 feet along the old Section line from the Southeast Corner of Section 24 prior to 1998 said point also being 1860.20 feet South 89°01'52" East and 39.65 feet North 0°58'08" East from the Southeast Corner of Section 24 positioned in 1998 (Basis of Bearing South 89°01'52" East measured between the Southeast Corner of Section 24 "1998" and the Southwest Corner of Section 24), and running thence along the East Right of Way of said Interstate the following three (3) courses: (1) North 9°15'02" West 182.71 feet, (2) North 11°48'02" West 450.40 feet, and (3) North 9°15'02" West 434.86 feet to the certain Special Warranty Deed found at Entry NO. 2787646 of the official records of Weber County Recorders office; thence along the bounds of said Special Warranty Deed the following six (6) courses: (1) South 81°07'04" East 156.06 feet, (2) South 82°52'24" East 132.64 feet, (3) South 79°46'39" East 135.54 feet, (4) South 81°11'34" East 143.36 feet, (5) South 64°04'40" East 127.82 feet, and (6) South 71°04'14" East 112.34 feet to property owned by the United States of America being the Layton Intake Channel; thence along said property the following two (2) courses: (1) South 350.56 feet and (2) South 44°47'58" West 734.75 feet to the old Section line; thence North 89°41'49" West 72.98 feet the point of beginning. Containing ± 12.27 acres.

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 _____, 2021.

Attest: _____

Title _____

Mayor

WEST HAVEN CITY ATTORNEY

This is to certify that this Subdivision Plat was duly approved by the West Haven City Attorney.
This _____ day of _____, 2021.

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 _____, 2021.

Signature _____

Southeast Corner of Section 24, T6N, R2W, SLB&M, U.S. Survey (Old Location of Section Corner Per W.C.S. Existed from 1983 to 1998)

Southeast Corner of Section 24, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap, Location from 1998 to Present)

WEST HAVEN CITY PLANNING COMMISSION

Approved by the West Haven City Planning Commission on the _____ day of _____, 2021.

Chair

NOTES:

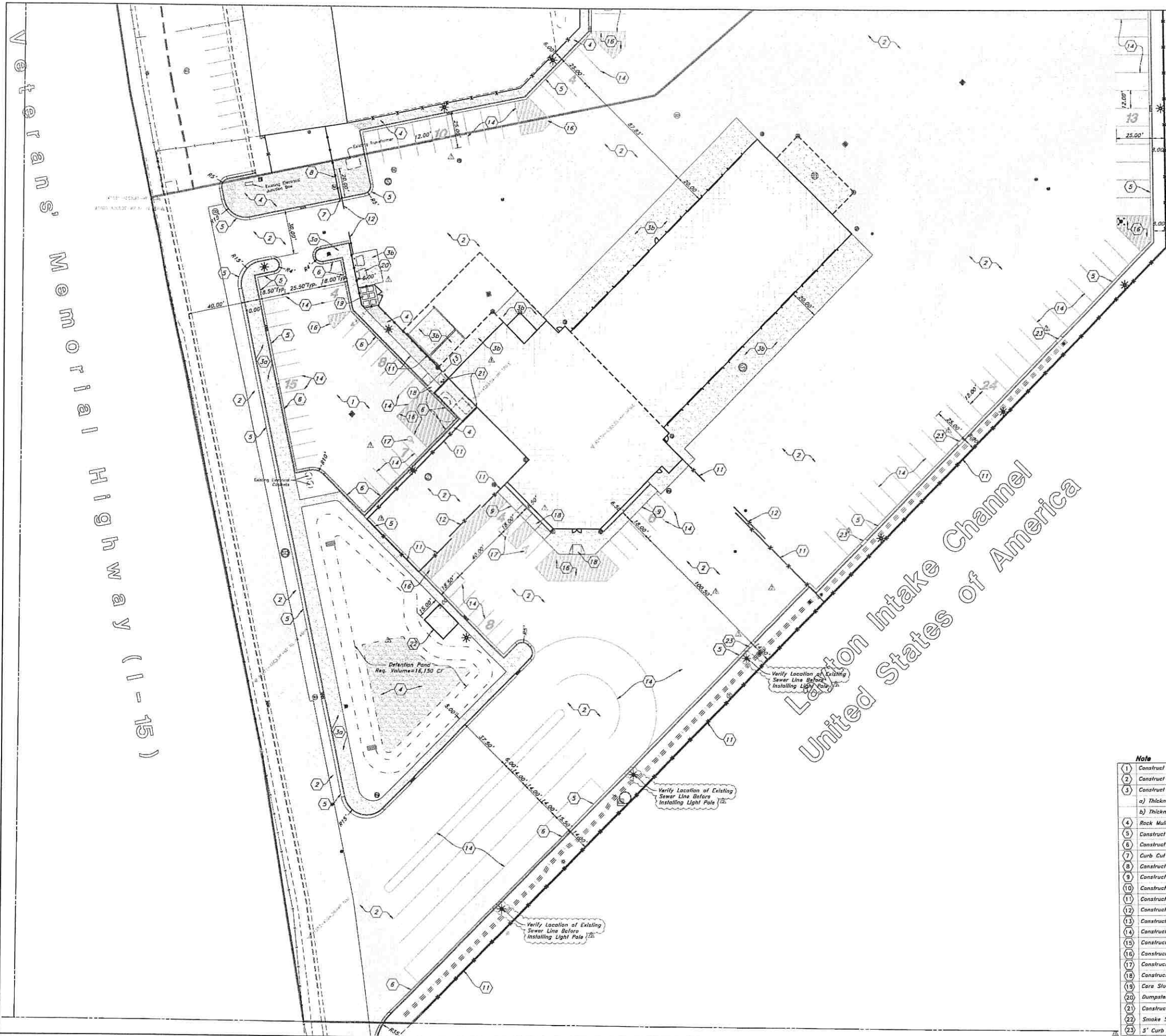
- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
- Property corners were monumented as depicted on this plat. A 5/8" x 24" long Rebar and Cap with lathe and a nail in the curb will be set at the extension of the property line upon the completion of the improvements in this subdivision.

ENGINEER:
Great Basin Engineering, Inc.
c/o Mark Babbitt, PE, PLS
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515



GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 394-4515 S.L.C. (801) 394-4515 FAX (801) 394-4515
WWW.GREATBASINENGINEERING.COM

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 _____



Scale: 1" = 30'

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- 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 Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow

Existing Asphalt

New Asphalt

Heavy Duty Asphalt

Existing Concrete

New Concrete

Demo'd Road Base

Spill Curb & Gutter

Demo Tree

Tree To Remain in Place

Note		Detail Reference
1	Construct Standard Asphalt Paving	See Detail 3/C500
2	Construct Heavy Duty Asphalt Paving	See Detail 2/C500
3	Construct Concrete Paving	See Detail 4/C500
a) Thickness = 4"		
b) Thickness = 6"		
4	Rock Mulch	See Architectural Plans
5	Construct 24" Standard Curb & Gutter	See Detail 8/C500
6	Construct 24" Spill Curb & Gutter	See Detail 8/C500
7	Curb Cut	See Architectural Plans
8	Construct 24" Mowstrip	See Architectural Plans
9	Construct Thickened Edge Walk	See Detail 13/C500
10	Construct 5.0' Waterway	See Detail 12/C500
11	Construct 10' Tall Chainlink Fence w/ 2' Barbed Wire	See Architectural Plans
12	Construct Sliding Gate	See Architectural Plans
13	Construct Man Gate	See Architectural Plans
14	Construct Striping	See Detail 10/C500
15	Construct Crosswalk Striping	See Detail 7/C500
16	Construct "No Parking" Striping	See Detail 7/C500
17	Construct ADA Striping	See Detail 6/C500
18	Construct ADA Ramp	See Detail 11/C500
19	Core Storage Area	See Architectural Plans
20	Dumpster Area, Enclosed by Screen Wall	See Architectural Plans
21	Construct Screen Wall	See Architectural Plans
22	Smoke Shelter	See Architectural Plans
23	5' Curb Cut to Bioswale	

A NEW BUILDING FOR:
KENWORTH SALES COMPANY INC.
1750 SOUTH 1350 WEST
WEST HAVEN, UTAH

REVISIONS	
2	ADDENDUM 2
3	PRH
4	ASD/H
5	Light Pole Note
PROJECT NO. 16066	
DATE: NOVEMBER 2019	
DRAWN BY: BN	
CHECKED BY: MB	
DRAWING NO. C102	

nw architects p.a.

ARCHITECTURE / PLANNING / INTERIORS

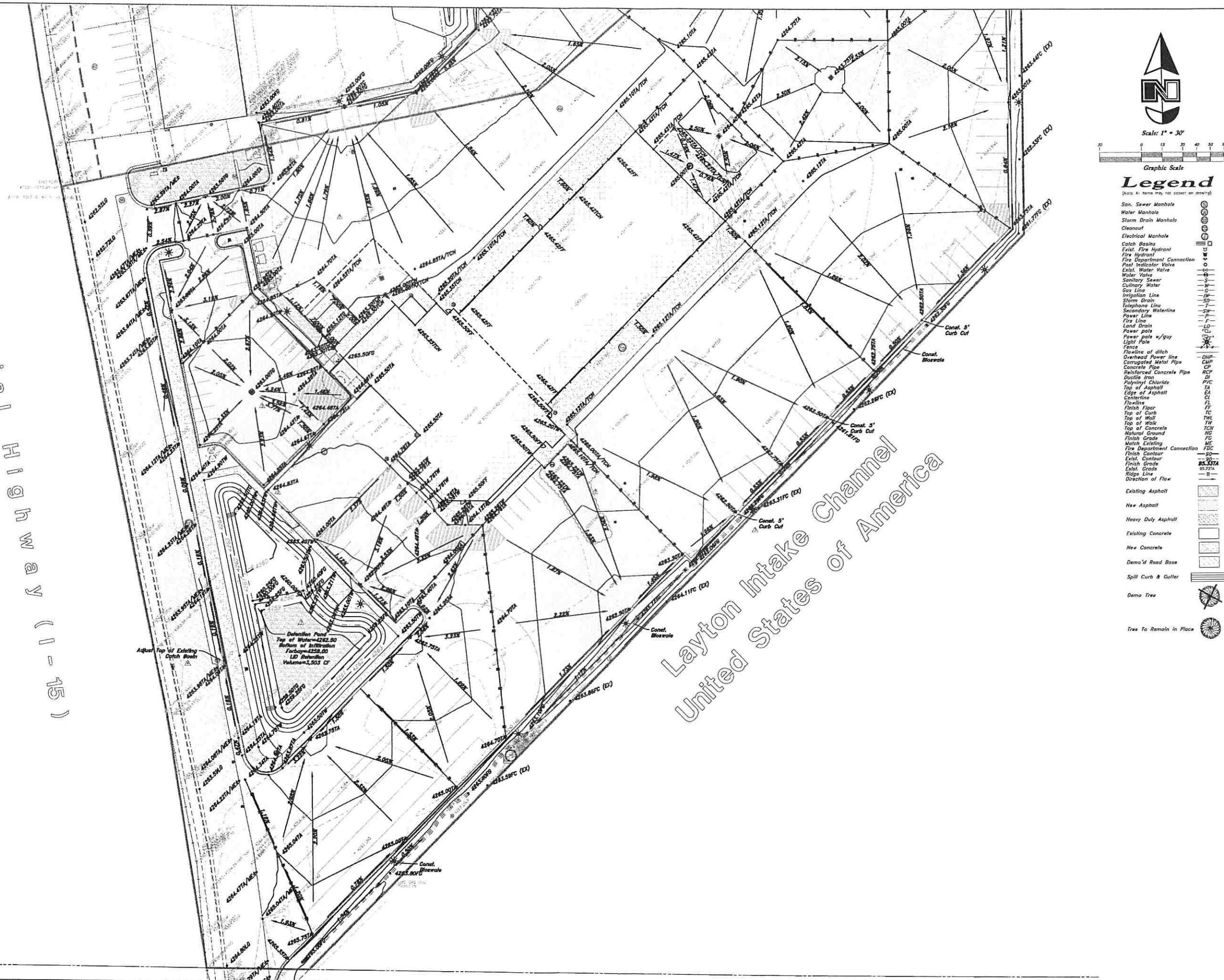
SCOTT L. NELSON, AIA, KEVIN R. BOOBY, AIA, JAMES H. WYATT, AIA

990 JOHN ROHNS PARKWAY, P.O. BOX 2212 - DUNDY TALLS, UTAH 84402-2212

(P) 208-522-8779 (F) 208-522-8785 (W) nwarchitects.com

SITE PLAN 'B'

Veterans' Memorial Highway (1-15)



NEW BUILDING FOR:
KENWORTH SALES COMPANY INC.
1750 SOUTH 1350 WEST
WEST HAVEN, UTAH

PROJECT:
SHEET TITLE:

REVISIONS	
2	ADDENDUM 2
3	PR01
4	1250 W Grade Changes
5	Ridgeline Grade Changes

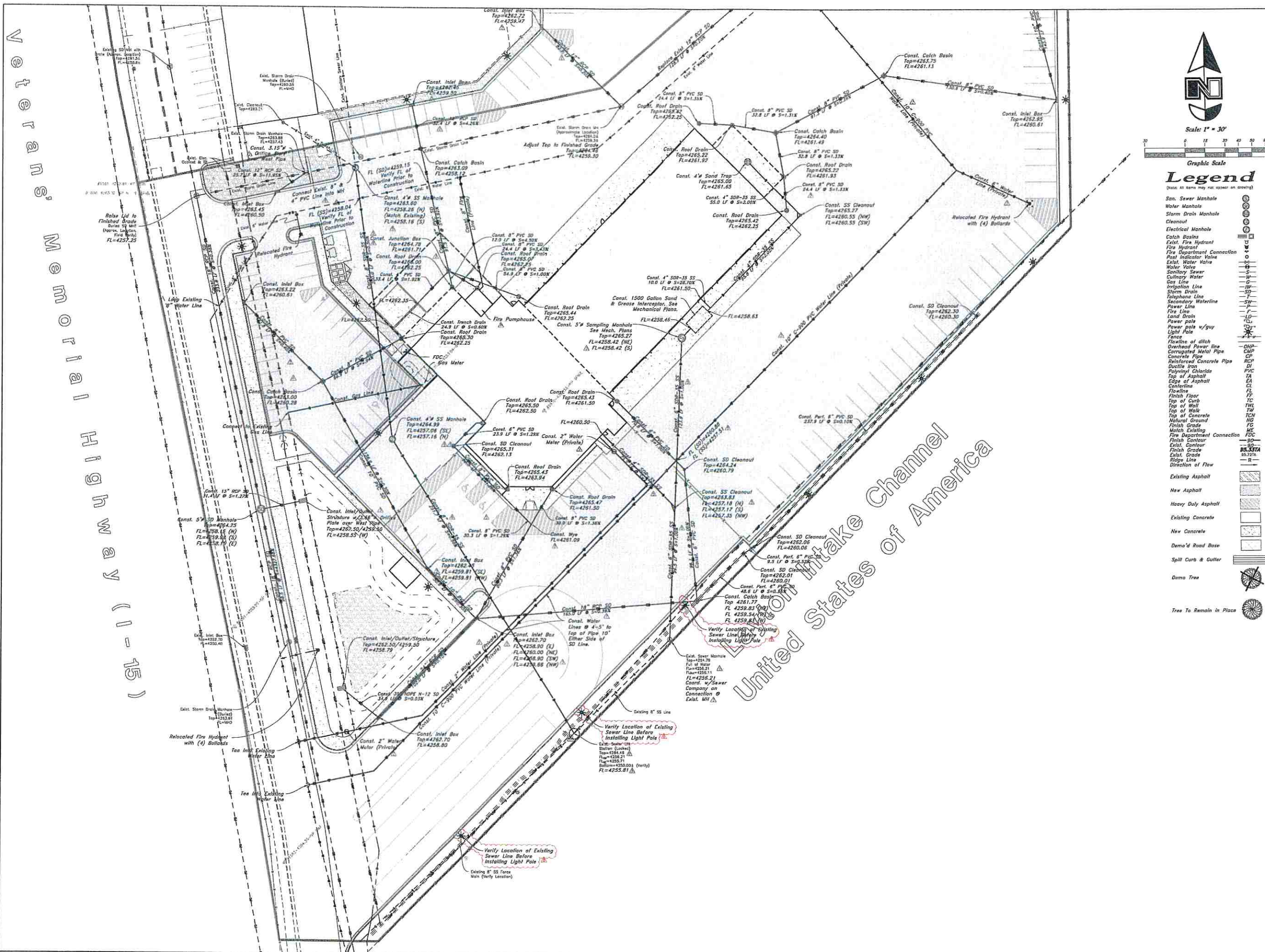
PROJECT NO.
16066
DATE:
NOVEMBER 2019
DRAWN BY:
BN
CHECKED BY:
MB

DRAWING NO.:

C202

GRADING PLAN 'B'

nbw architects p.a.
ARCHITECTURE/PLANNING/INTERIORS
SCOTT L. NELSON, AIA, KEVIN R. BODDY, AIA, JAMES H. WYATT, AIA
990 JOHN BOHNS PARKWAY P.O. BOX 2212 - DORADO HILLS, UTAH 84042-2212
(313) 208-522-0779 (313) 208-522-0785 (313) nbwarchitects.com



ARCHITECTURE / PLANNING / INTERIORS
SCOTT L. NELSON, AIA, KEVIN R. BOOLY, AIA, JAMES H. WYATT, AIA
990 JOHN BOON PROUDRY, P.O. BOX 2212 • DUNDY, ILL. 60118-0212
(708) 208-5222 • (708) 208-5222 • (708) 208-5222

PROJECT:
KENWORTH SALES COMPANY INC.
1750 SOUTH 1350 WEST
WEST HAVEN, UTAH

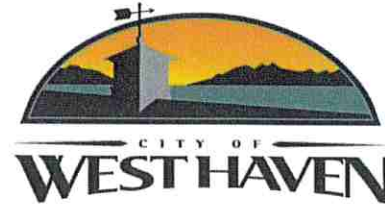
SHEET TITLE:
UTILITY PLAN 'B'

REVISIONS	
2	ADDENDUM 2
3	PR#1
4	PR#2
5	RF#27
6	RF#28
7	RF#37
8	Light Pole Note

PROJECT NO.
16066
DATE:
NOVEMBER 2019
DRAWN BY:
BIN
CHECKED BY:
MB
DRAWING NO.:
C302

STAFF REPORT

TO: Council Members
FROM: Steve Anderson, City Planner
DATE: September 15, 2021 meeting
SUBJECT: Worldwide Medical Systems site plan – Final - 1679 W 2100 S



The following staff report reviews the Final site plan for the above referenced project

Background

This property was rezoned C-2 in the front and C-3 in the rear. This building is on the property that is zoned C-3.

Analysis

The overhang portion of the building is practically at a 0' lot line which is permitted, the Building Official will have to determine what is required for building material to meet fire code during the building permit process. Sewer is available on the north side of 2100 S. Fire Dept is good with the two hydrants. Building and Fire will determine any further fire requirements with the building permit. Any UDOT approvals are their responsibility, there is an existing access. They show 5 parking stalls, our code states; Where uses not listed above, the Parking Requirements shall be established by the Planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like business. Staff recommends one per employee plus 1 extra space. Planning also recommended the same. There is room for additional parking if needed. Irrigation lines need to be coordinated with the local users. They have met with the users. Building elevations show metal panels. Our code states: Primary materials: may include, but shall not be limited to, architectural insulated metal panels (excludes corrugated and ribbed metal), block, brick, glass, rock and stone (natural or manufactured). Planning sees these as architectural insulated metal panels. They also change the direction for an architecture look.

Council Options

- **Grant approval as submitted.**
- **Grant Approval based on staff recommendations and other items that may come up in the meeting.**

WORLDWIDE MEDICAL SYSTEMS

PRELIMINARY DOCUMENTS WEST HAVEN, WEBER , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER 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 CIVIL 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 ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CITY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A) OBTAIN ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER.
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND THE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. THE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

UDOT GENERAL NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

WORLDWIDE MEDICAL SYSTEMS

PRELIMINARY DOCUMENTS



ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS
CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS
SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS

SITE INFORMATION

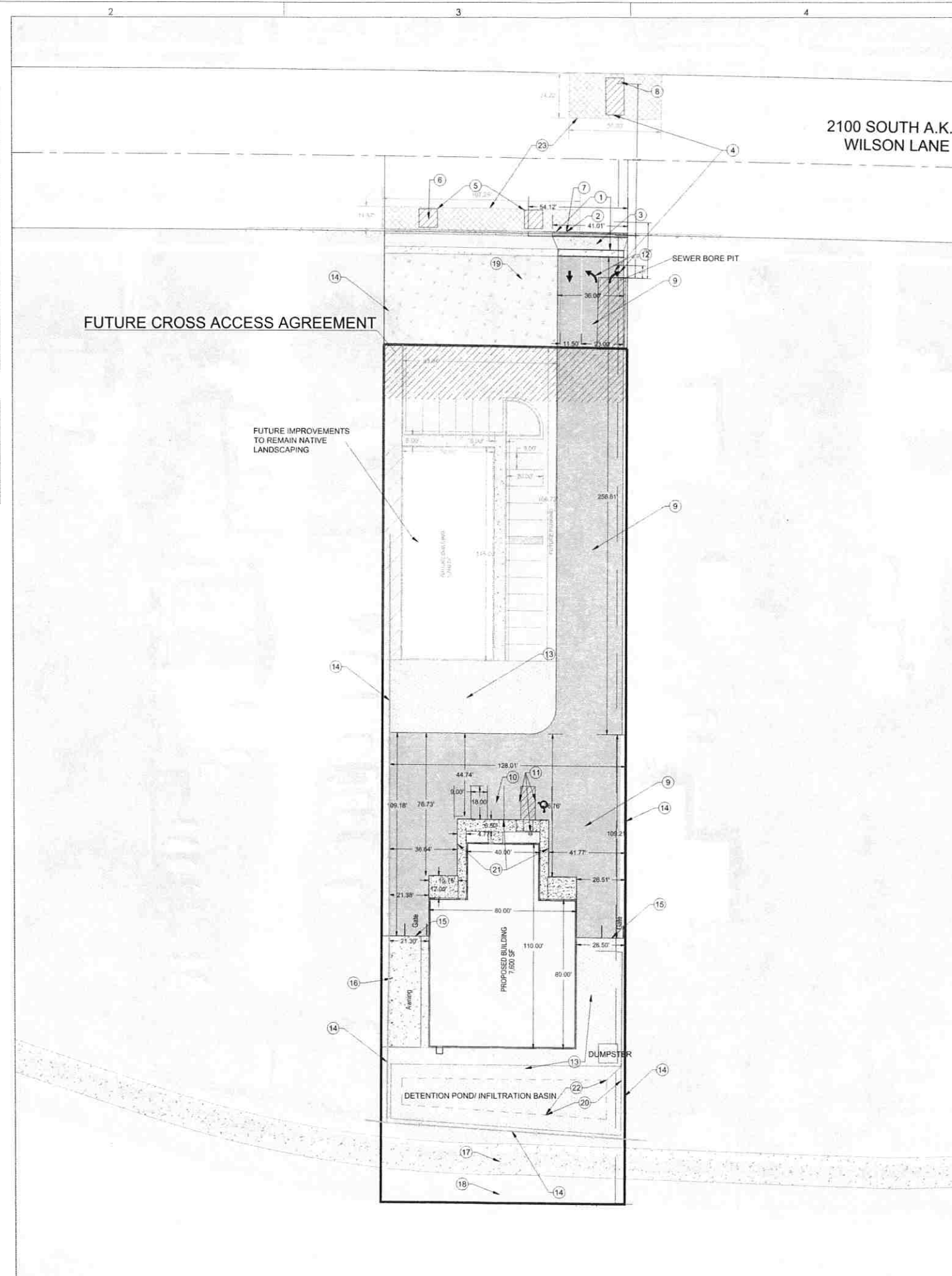
BUILDING	7601 SF	11.42%
FUTURE BUILDING/LOT	17250 SF	25.91%
CONCRETE	4437	6.67%
ASPHALT	18284 SF	27.47%
GRAVEL/LANDSCAPE	18997 SF	28.54%
TOTAL SITE AREA	66570 SF	100.00%
	1.52 ACRES	

LANDSCAPING INFORMATION

BLUEGRASS SOD	4569.95 SF	KEYNOTE 19
		FRONT OF LOT

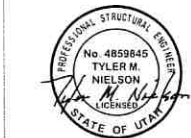
LEGEND

SETBACK	
BOUNDARY	
CENTERLINE	
NEW ASPHALT	
NEW CONCRETE	
NEW GRAVEL	
NEW LANDSCAPING	
UTILITY TRENCHES	
CROSS ACCESS AGREEMENT	
UDOT ROAD PATCH	



SITE PLAN KEYNOTES

- 1 REMOVAL OF EXISTING CURB AND GUTTER AND SIDEWALK
- 2 REPLACEMENT OF CURB AND GUTTER/ TO RECONSTRUCT STORM DRAIN PER UDOT STANDARDS GW 2A AND CB1 (SEE DETAILS)
- 3 INSTALL OF DRIVEWAY AND SIDEWALK ACCESS TO UDOT STANDARDS GW 3A (SEE DETAILS)
- 4 PROPOSED SEWER LATERAL BORING TRENCHES FILLED TO UDOT STANDARD (SEE DETAILS)
- 5 PROPOSED WATER LATERAL TRENCHS FILLED TO UDOT STANDARD (SEE DETAILS)
- 6 EXISTING WATER SERVICE 3/4" (TO BE REMOVED COORDINATE WITH BONA VISTA)
- 7 EXISTING STORM DRAIN BOX TO CONNECT PROPOSED SITE STORM DRAIN SYSTEM
- 8 PROPOSED SEWER MANHOLE AND LATERAL BORING (LATERAL TO BE INSTALLED IN A METAL CASING VIA TRENCHLESS INSTALL) TO MAIN CONNECTION (COORDINATE WITH WEST HAVEN SEWER JOHN WALLACE)
- 9 PROPOSED ASPHALT PAVING (3" ASPHALT/ 8" BASE, SEE DETAILS)
- 10 TYPICAL PARKING STRIPING 4" WHITE
- 11 ADA STALL, ACCESSIBILITY STRIPING, PARKING SIGN (SEE DETAILS)
- 12 TURN ARROWS
- 13 6" ROADBASE / GRAVEL YARD
- 14 EX FENCE
- 15 PROPOSED GATE
- 16 AWNING POSTS
- 17 EX CANAL
- 18 EX CANAL ACCESS ROAD
- 19 PROPOSED LANDSCAPING
- 20 PROPOSED DETENTION POND
- 21 PROPOSED THICKENED EDGE SIDEWALK (SEE DETAILS)
- 22 PROPOSED LID INFILTRATION BASIN
- 23 PROPOSED UDOT ROAD PATCH (2" MILL 20FT PAST TRENCH EACHWAY, CUTS PERPENDICULAR TO LANES AND PARALLEL TO LANES AT LINE DIVIDER OR AT CENTER OF LANE, AND PATCH PER UDOT REQUIREMENTS)



Consultant

Project Name

WORLDWIDE MEDICAL SYSTEM

OFFICE & SHOP

1679 WEST 2100 SOUTH
WEST HAVEN, UTAH

No.	Date	Description

No.	Date	Description

3AA Project No. 2021-27
Drawing Title

SITE PLAN

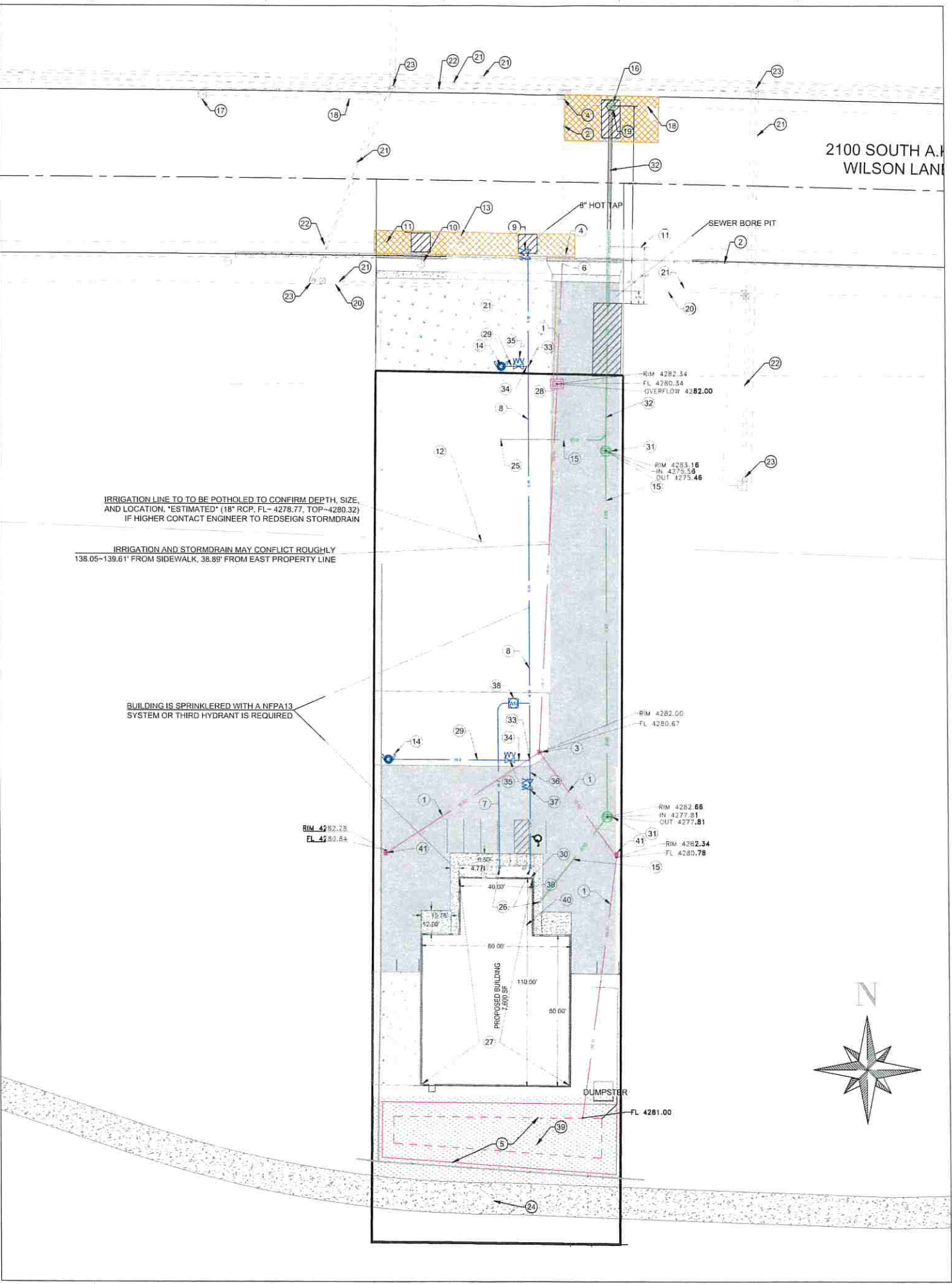
Sheet Number

C1

NOT FOR CONSTRUCTION

UTILITY PLAN KEY NOTES:

- 1 PROPOSED STORM DRAIN 10" (PVC C900) (COVER TO BE CLASS I OR II MATERIAL PER ASTM D2321 WITH A MINIMUM 95% COMPACTION)
- 2 EX STORM DRAIN 15" CPP
- 3 PROPOSED 2X2 INLET BOX
- 4 EX 2X4 CATCH BASIN
- 5 PROPOSED DETENTION POND
- 6 CONNECT TO EXISTING STORM DRAIN
- 7 PROPOSED 2" WATER LATERAL (TYPICAL)
- 8 PROPOSED HYDRANT LINE 8" WATER LATERAL (PVC C900)
- 9 PROPOSED 8" WATER GATE VALVE (TYPICAL)
- 10 EX WATER METER (TO BE REMOVED COORDINATE WITH BONA VISTA WATER)
- 11 EX WATER 12" LINE
- 12 EX IRRIGATION LINE (TO POTHOLE AND COORDINATE WITH CURRENT USERS AND WILSON IRRIGATION ABOUT MOVING, WHEN FUTURE BUILDING IS DEVELOPED)
- 13 EX WATER VALVE
- 14 NEW FIRE HYDRANT (PER DISTRICT STANDARDS- *SO LONG AS BUILDING IS SPRINKLERED WITH A NFPA13 SYSTEM OR ANOTHER HYDRANT IS REQUIRED*)
- 15 PROPOSED SEWER LATERAL 6" (PVC SDR35)
- 16 PROPOSED SEWER MANHOLE (COORDINATE WITH WEST HAVEN SEWER-JOHN WALLACE) (PER WEST HAVEN SERVICE DISTRICT STANDARDS)
- 17 EX SEWER MANHOLE
- 18 EX SEWER (EXISTING SITE LATERAL TO BE VERIFIED BY OWNER/CONTRACTOR, VIDEO INPECTION RECOMMENDED)
- 19 CONNECT TO EXISTING SEWER
- 20 EX GAS
- 21 EX COMMUNICATION
- 22 EX POWER
- 23 EX POWER POLE
- 24 EX IRRIGATION CANAL
- 25 CAP AND BLOCK FOR FUTURE LOT
- 26 CONTINUE UTILITY CONNECTION PER BUILDING PLANS
- 27 ROOF DRAIN (ROOF DRAINS TO BE COORDINATED AS NEEDED)
- 28 PROPOSED STORM DRAIN CONTROL STRUCTURE
- 29 PROPOSED FIRE HYDRANT LINE 6" (PVC C900)
- 30 PROPOSED FIRELINE TO BUILDING 4" (PVC C900)
- 31 PROPOSED SEWER CLEANOUT/MANHOLE (PER WEST HAVEN SERVICE DISTRICT STANDARDS)
- 32 PROPOSED SEWER LATERAL 8" (PVC SDR35) (STEEL CASED WHEN BORED UNDER UDOT ROAD)
- 33 PROPOSED WATER LINE 8" TEE
- 34 PROPOSED WATER LINE 8" TO 6" REDUCER
- 35 PROPOSED 6" WATER GATE VALVE (TYPICAL)
- 36 PROPOSED WATER LINE 8" TO 4" REDUCER
- 37 PROPOSED 4" WATER GATE VALVE (TYPICAL)
- 38 PROPOSED 2" WATER METER (PER BONA VISTA STANDARDS)
- 39 PROPOSED LID DETENTION
- 40 KNOX BOX AND FDC LOCATION (SEE BUILDING PLANS)
- 41 PROPOSED 2X4 CATCH BASIN



CULINARY WATER NOTES

- 1. ALL CULINARY WATER LINE INSTALLATION AND MATERIALS SHALL CONFORM TO BONA VISTA WATER STANDARDS, SPECIFICATIONS AND PLANS.
- 2. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
- 3. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM BONA VISTA WATER UTILITY.
- 4. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
- 5. IRRIGATION SHALL BE PROVIDED BY LANDSCAPE DESIGN. CONNECTIONS TO CULINARY SYSTEM SHALL MEET DISTRICT REQUIREMENTS WITH BACKFLOW PREVENTER.

SANITARY SEWER NOTES

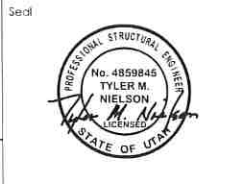
- 1. ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH WEST HAVEN SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
- 3. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.

STORM DRAIN NOTES

- 1. ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF STORM DRAIN SYSTEM.
- 3. ROOF DRAINS SHALL BE TIED INTO THE STORM DRAIN SYSTEM PER BUILDING PLANS OR AS INDICATED ON UTILITY PLAN.
- 4. ROOF DRAIN TO BE COORDINATED AS NEEDED.

LEGEND

- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- NEW SANITARY SEWER LATERAL
- NEW SANITARY SEWER MANHOLE
- EXISTING CULINARY WATER
- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER FIRELINE
- NEW FIRE HYDRANT
- EX CULINARY WATER VALVE
- EX CULINARY WATER METER
- NEW STORM DRAIN
- NEW 2'x2' CATCH BASIN
- NEW 2'x4' CATCH BASIN
- EX 2'x4' CATCH BASIN
- EX POWER LINE
- EX POWER POLE
- EX COMMS LINE
- EX COMMS BOX
- EX GAS
- PROPOSED TRENCHES



Consultant

WORLDWIDE MEDICAL SYSTEM
OFFICE & SHOP
1679 WEST 2100 SOUTH
WEST HAVEN, UTAH

Project Name

Issued

No.	Date	Description

Revision

No.	Date	Description

SAA Project No.

Drawing Title

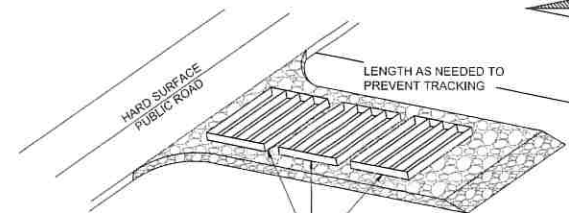
UTILITY PLAN

Sheet Number

C2

EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

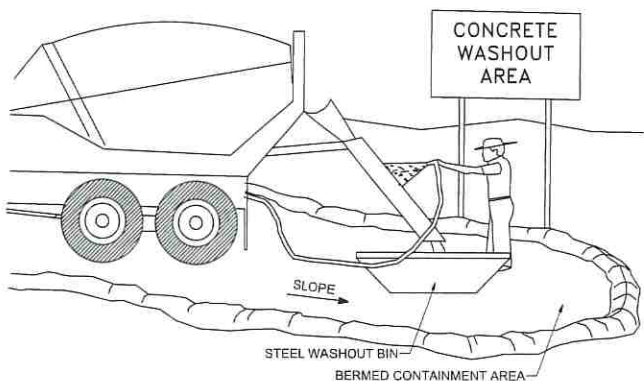
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET

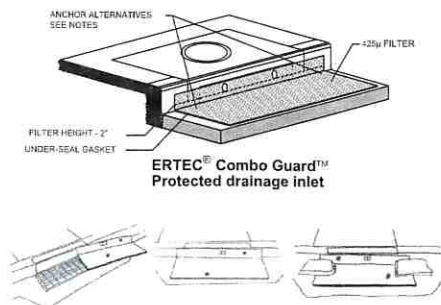


NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

INSTALLATION NOTES

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG, ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS, OR C) FASTEN WITH CONCRETE ANCHORS/NAIls AT THE OUTSIDE EDGES OF CG.

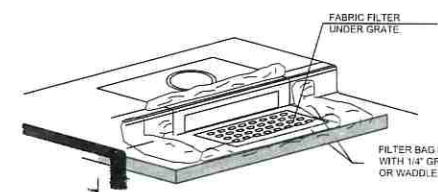


1A INLET PROTECTION - OPTION 1

Scale: NTS

2 SILT FENCE

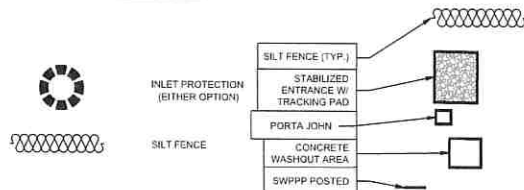
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1B INLET PROTECTION - OPTION 2

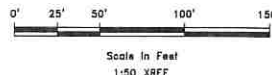
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LEGEND

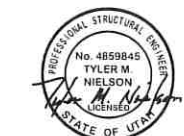


SWPPP PLAN KEY NOTES:

- 1 DRAINAGE INLET PROTECTION EX STORM DRAIN
- 2 DRAINAGE INLET PROTECTION SITE STORM DRAIN
- 3 STABILIZED ENTRANCE W/ TRACKING PAD OR 3" OR BIGGER ROCK, AS NEEDED PER CONTRACTOR
- 4 SILT FENCE, AS NEEDED PER CONTRACTOR
- 5 BERM TO PROTECT OPEN WATER, AS NEEDED PER CONTRACTOR
- 6 CONCRETE WASHOUT
- 7 PORTA JOHN
- 8 DUMPSTER
- 9 SWPPP POSTED



NOT FOR CONSTRUCTION



Consultant

Project Name

Issued	No.	Date	Description

Revision

No.	Date	Description

SA Project No. 2021-27
Drawing title

SWPPP

Sheet Number

C4

WORLDWIDE MEDICAL SYSTEM

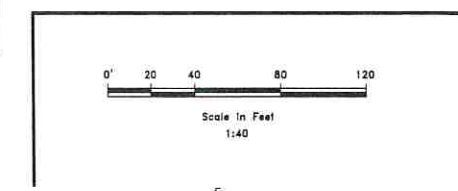
OFFICE & SHOP

1679 WEST 2100 SOUTH
WEST HAVEN, UTAH

Plan view of a proposed building and its associated structures. The drawing includes the following details:

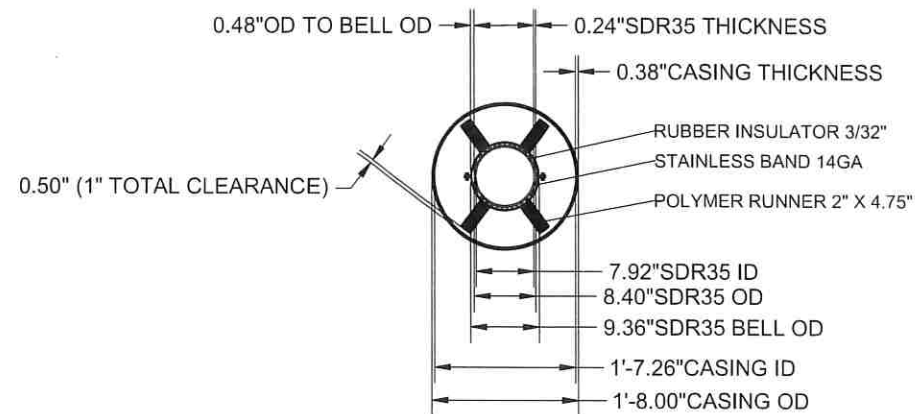
- PROPOSED BUILDING:** 7,500 SF, 64.68' of 6" SDR35 @ 1.10%.
- STRUCTURE - (35) (1) (1):** 99.43' of 10" C900 @ 0.16%.
- STRUCTURE - (2):** 53.36' of 6" SDR35 @ 1.32%.
- STRUCTURE - (4):** 195.88' of 10" C900 @ 0.17%.
- STRUCTURE - (5):** 65.67' of 10" C900 @ 0.91%.
- STRUCTURE - (25):** 65.67' of 10" C900 @ 0.91%.
- STRUCTURE - (11) (1):** 69.36' of 10" C900 @ 0.16%.
- STRUCTURE - (3):** 138.87' of 10" C900 @ 0.16%.
- STRUCTURE - (6):** 193.71' of 6" SDR35 @ 1.11%.
- STRUCTURE - (7):** 182.30' of 8" SDR35 @ 1.10%.
- STRUCTURE - (7):** 3.76' of 6" SDR35 @ 0.01%.

Other features include: Awning, Gate, and various stationing markers (0+00, 1+00, 2+00, 3+00, 4+00, 5+00, 6+00, 6+41.45). The design speed is 60 mi/h, and the base point is BP: 0+00.00.

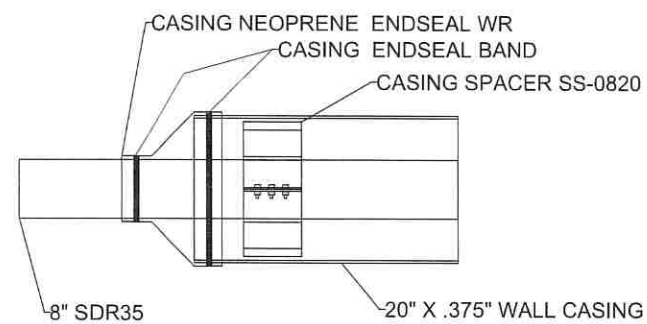


		
Consultant _____		
WORLDWIDE MEDICAL SYSTEM OFFICE & SHOP 1679 WEST 2100 SOUTH WEST HAVEN, UTAH		
Project Name: _____		
Issued		
No.	Date	Description
Revision Δ		
No.	Date	Description
SAA Project No. _____ 2021-27		
Drawing Title		
PLAN AND PROFILE		
Sheet Number		
C6		

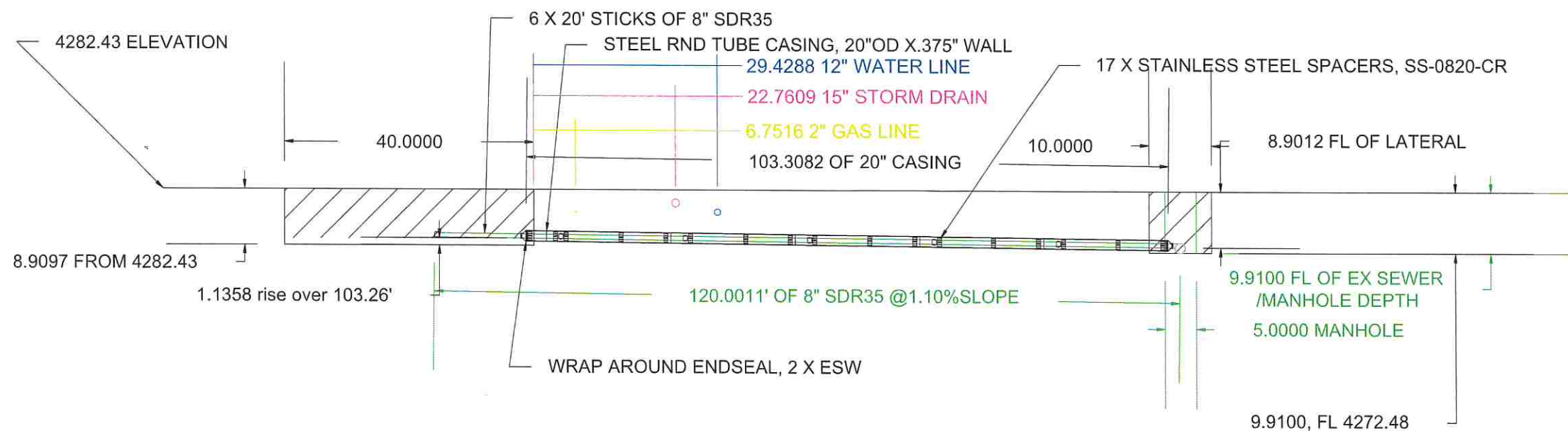
NOT FOR CONSTRUCTION



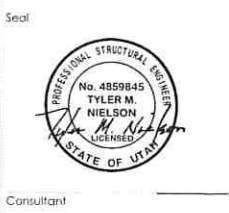
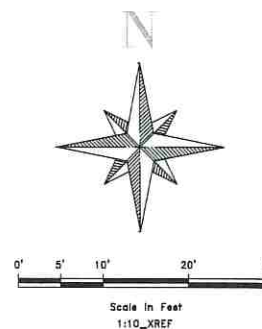
CASING SPACER DETAIL



CASING ENDSEAL DETAIL



SEWER BORE PROFILE



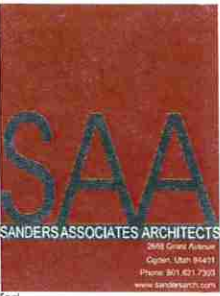
Project Name: **WORLDWIDE MEDICAL SYSTEM**
Office & Shop
1679 WEST 2100 SOUTH
WEST HAVEN, UTAH

Issued		
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Revision		
No.	Date	Description

SAA Project No. 2021-27
Drawing Title: **Bore PLAN**
Sheet Number: **C7**

EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
T-1 METAL BUILDING TRANSLUCENT PANEL			
METAL			
EP-1		6" BOLLARD, PAINTED	PAINT SWARD FORSYTHA (131-C4)
MP-1	MBCI	CORRUGATED METAL PANEL	SIGNATURE 200 ASH GRAY
MP-2	MBCI	VERTICAL 7.2 RIBBED STEEL PANEL	SIGNATURE 200 ASH GRAY
MP-3	MBCI	VERTICAL 7.2 RIBBED STEEL PANEL	SIGNATURE 300 SLATE GRAY
MP-4	MBCI	HORIZONTAL 7.2 RIBBED STEEL PANEL	SIGNATURE 200 ASH GRAY

EAST ELEVATION
TOTAL AREA: 2032 SF
MP-1: 1603 SF / 2032 SF = 79%
MP-3: 135 SF / 2032 SF = 7%
MP-4: 215 SF / 2032 SF = 10%
T-1: 79 SF / 2032 SF = 4%



Consultant

WORLDWIDE MEDICAL SYSTEM

OFFICE & SHOP

1679 WEST 2100 SOUTH
WEST HAVEN, UTAH

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SAA Project No.

2021-27

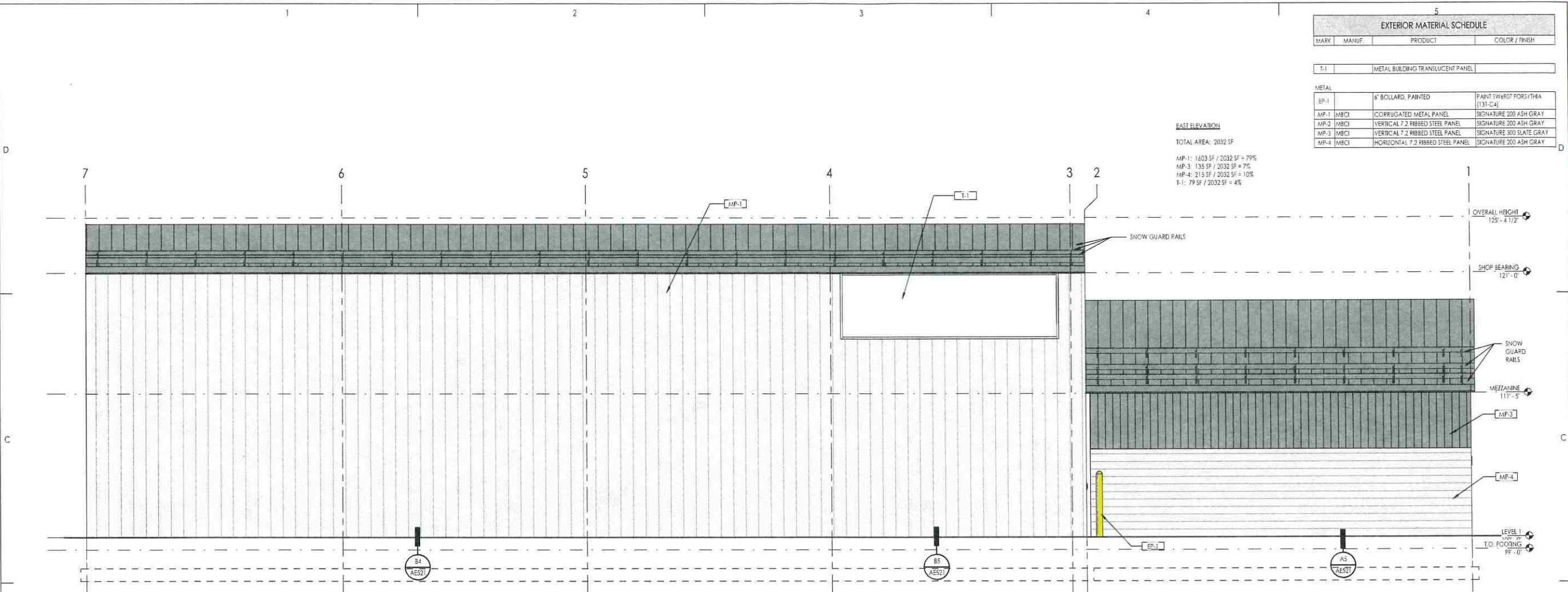
Drawing Title

EXTERIOR ELEVATIONS

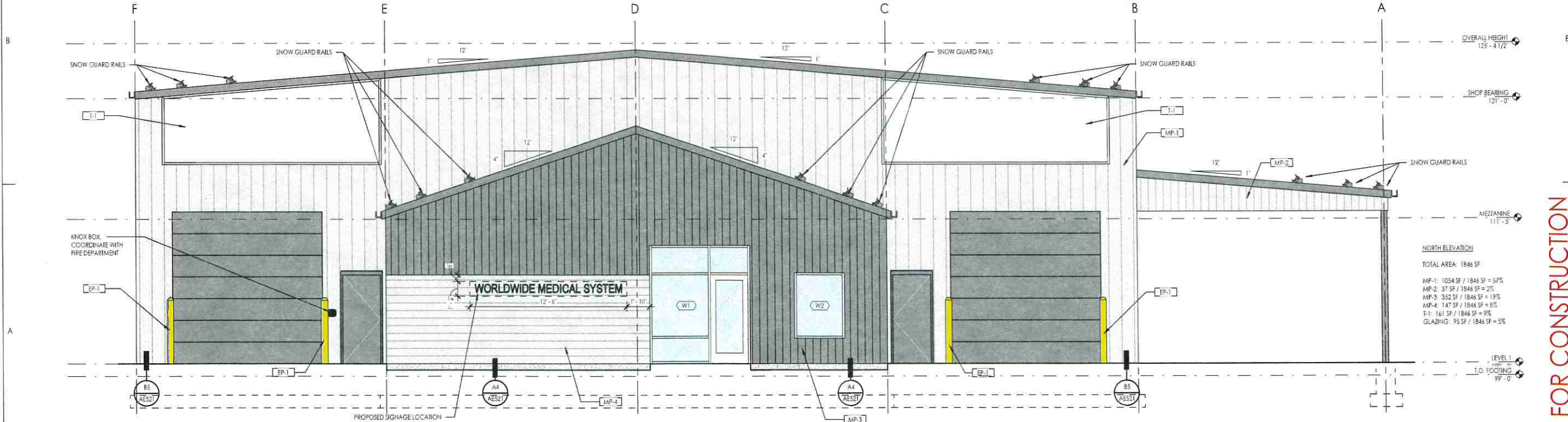
Sheet Number

AE201

NOT FOR CONSTRUCTION



C3 EAST ELEVATION
1/4" = 1'-0"

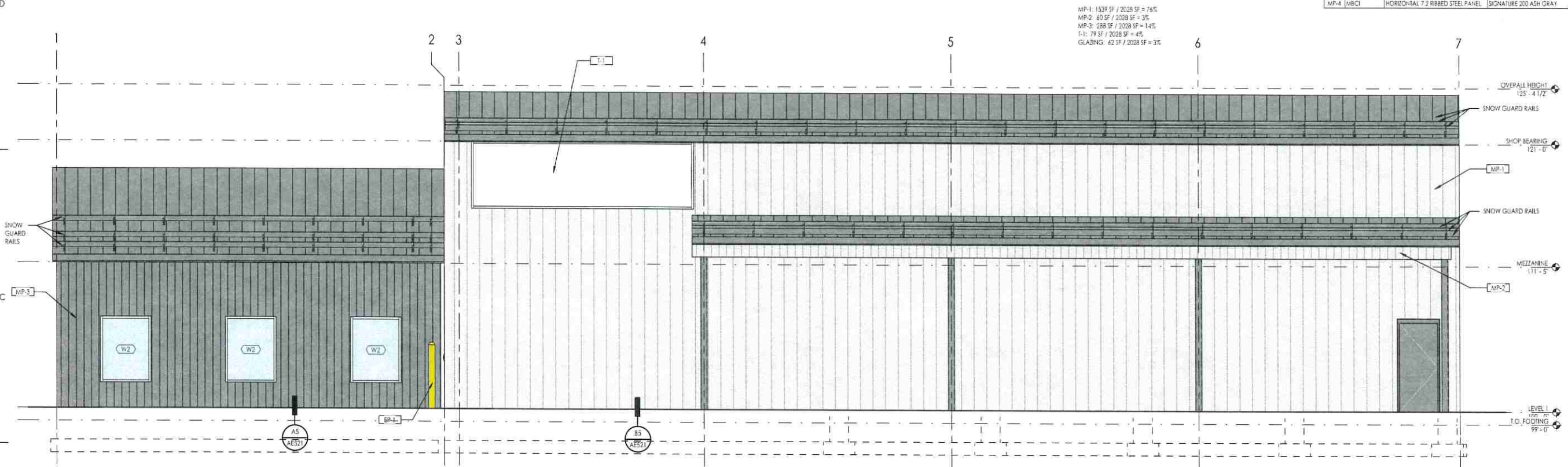


A3 NORTH ELEVATION
1/4" = 1'-0"

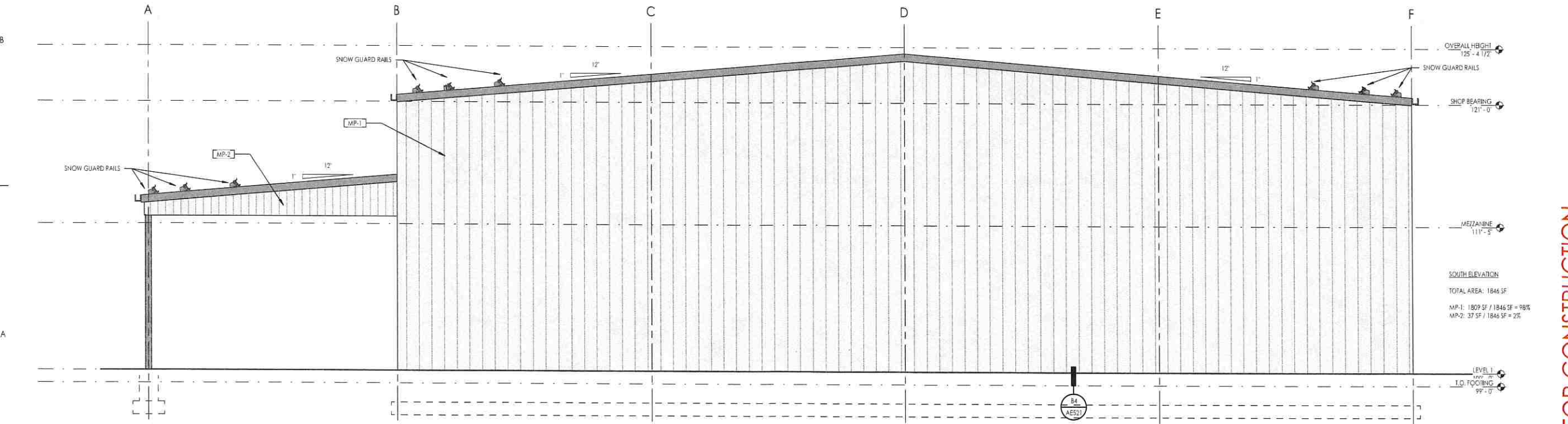
EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
E-1 METAL BUILDING TRANSLUCENT PANEL			
METAL			
EP-1		6" BOLLARD, PAINTED	PAINT SW907 FORSYTHA (131-C4)
MP-1	MBCI	CORRUGATED METAL PANEL	SIGNATURE 200 ASH GRAY
MP-2	MBCI	VERTICAL 7.2 RIBBED STEEL PANEL	SIGNATURE 200 ASH GRAY
MP-3	MBCI	VERTICAL 7.2 RIBBED STEEL PANEL	SIGNATURE 300 SLATE GRAY
MP-4	MBCI	HORIZONTAL 7.2 RIBBED STEEL PANEL	SIGNATURE 200 ASH GRAY

WEST ELEVATION

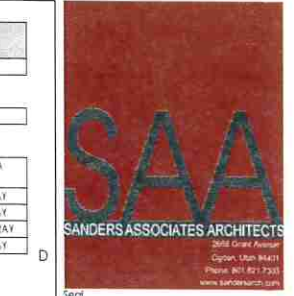
TOTAL AREA: 2028 SF
 MP-1: 1539 SF / 2028 SF = 76%
 MP-2: 80 SF / 2028 SF = 3%
 MP-3: 288 SF / 2028 SF = 14%
 E-1: 79 SF / 2028 SF = 4%
 GLAZING: 62 SF / 2028 SF = 3%



C3 WEST ELEVATION
 1/4" = 1'-0"



A3 SOUTH ELEVATION
 1/4" = 1'-0"



Consultant

Project Name

WORLDWIDE MEDICAL SYSTEM
 OFFICE & SHOP
 1679 WEST 2100 SOUTH
 WEST HAVEN, UTAH

Issued		
No.	Date	Description
Revision		
No.	Date	Description

SAA Project No. 2021-27
 Drawing Title

EXTERIOR ELEVATIONS

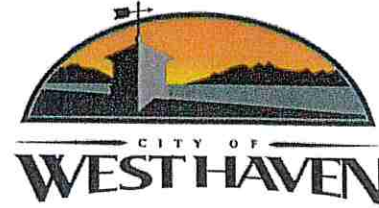
Sheet Number

AE202

NOT FOR CONSTRUCTION

STAFF REPORT

TO: City Council Members
FROM: Steve Anderson, City Planner
DATE: September 15, 2021 Meeting
SUBJECT: Tuscan Meadows Phase 4 – Approx. 2300 W 2900 S - Shelly Rovera



The following staff report reviews the Final Plat for the above referenced subdivision.

Background

This property is part of the large Tuscan Meadows mixed use development that started about 5 years ago.

Analysis

Attached are the plans submitted. This is another phase that follows the as designed preliminary plan. Fire has approved the layout. Building does not have any comments for these plans. Set backs have been approved.

City Council Options

- **Grant approval as submitted.**
- **Grant Approval based on staff recommendations and other items that may come up in the meeting.**

SUBDIVISION APPLICATION



SUDIVISION NAME Tuscan Meadows Phase 4

LOCATION WEST HAVEN 2250 W 3300 S PARCEL # _____

NO. OF LOTS 37 ZONE _____

APPLICANTS NAME Mike Schultz Construction

PHASES	
PHASE 1	NO. OF LOTS _____
PHASE 2	NO. OF LOTS _____
PHASE 3	NO. OF LOTS _____
PHASE 4	NO. OF LOTS <u>37</u>
PHASE 5	NO. OF LOTS _____

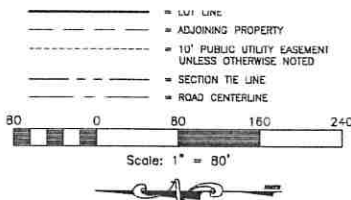
N/A	Received	N/A	Received	Letters of acknowledgment/approval/conditions from
	<u>PRELIMINARY</u>		<u>FINAL</u>	
☐	Affidavit of Understanding and Acceptance of Fees	☐	☐	Secondary Water Company
		☐	☐	Culinary Water Company
		☐	☐	Fire District
		☐	☐	All other items required by City Planner

<u>Planning Commission preliminary action</u> ☒ Approved ☐ Denied Date <u>4/13/16</u>	<u>Scheduled for Planning Commission Agenda</u> <u>August 11, 2021</u>
<u>City Council preliminary action</u> ☒ Approved ☐ Denied Date <u>5/4/16</u>	<u>Conditions:</u>
<u>Planning Commission final action</u> ☒ Approved ☐ Denied Date <u>9/8/21</u>	
<u>City Council final action</u> ☐ Approved ☐ Denied Date _____	

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



VICINITY MAP
NOT TO SCALE



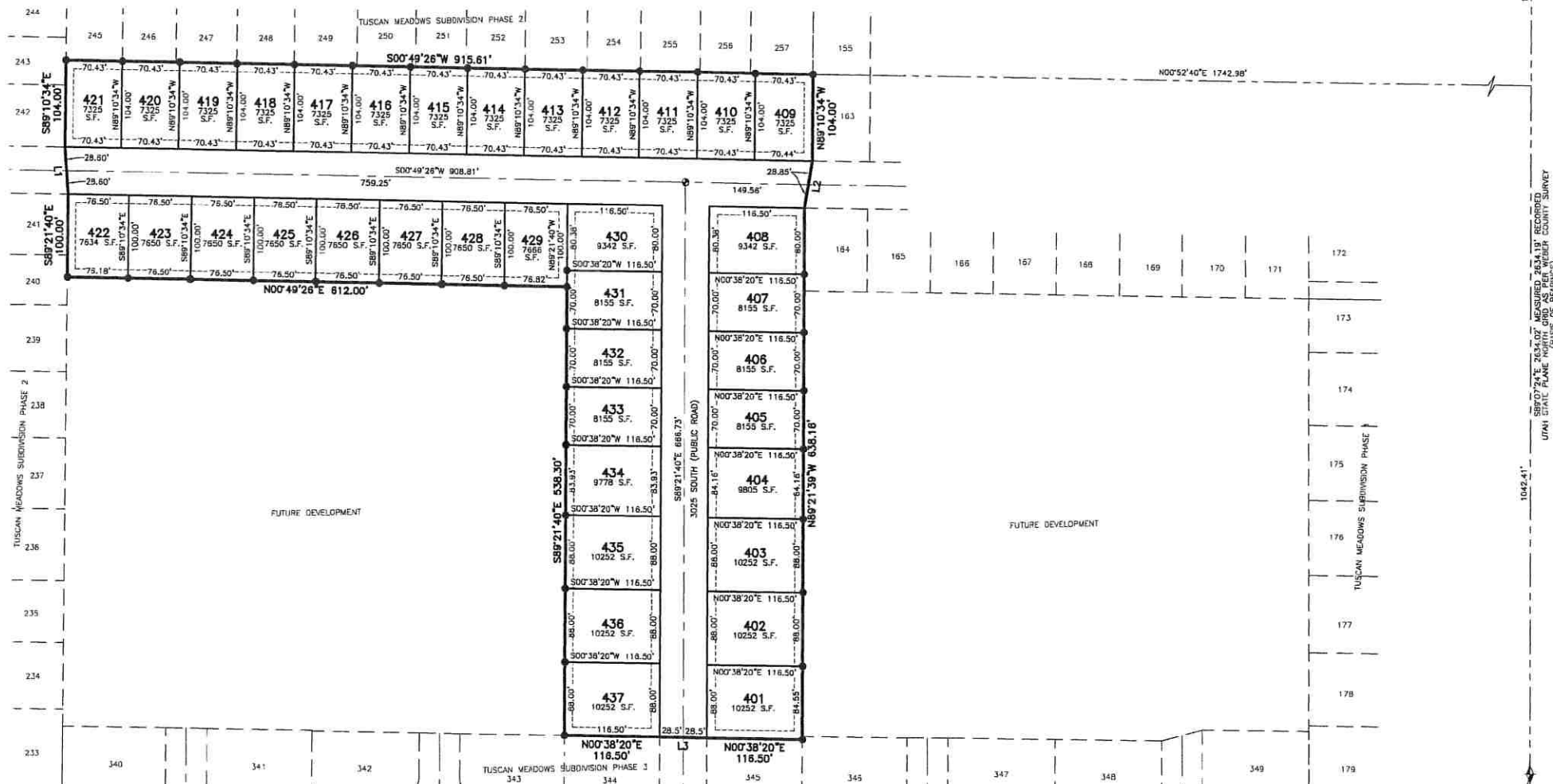
NARRATIVE
THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION PLAT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY FOUND BRASS CAP MONUMENT IN GOOD CONDITION DATED 2005.

FEET; THENCE N80°18'14"W 57.69 FEET; THENCE N87°21'39"W 638.16 FEET TO THE EASTERLY LINE OF TUSCAN MEADOWS SUBDIVISION PHASE 3; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N00°38'20"E 116.50 FEET; (2) N01°25'58"E 87.01 FEET; AND (3) N00°38'20"E 116.50 FEET; THENCE S89°21'40"E 538.30 FEET; THENCE N00°49'26"E 812.00 FEET TO THE SOUTHERLY LINE OF TUSCAN MEADOWS SUBDIVISION PHASE 2; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S89°21'40"E 100.00 FEET; (2) N86°09'09"E 57.19 FEET; AND (3) S89°10'34"E 104.00 FEET TO THE WESTERLY LINE OF TUSCAN MEADOWS SUBDIVISION PHASE 2; THENCE S00°49'26"W 915.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 383,313 SQUARE FEET OR 8.829 ACRES MORE OR LESS.

SOUTHEAST QUARTER CORNER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY FOUND BRASS CAP MONUMENT IN GOOD CONDITION DATED 2005



SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY FOUND BRASS CAP MONUMENT IN GOOD CONDITION DATED 1971

ROCKY MOUNTAIN POWER

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

WEST HAVEN CITY PLANNING COMMISSION

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

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER
THIS _____ DAY OF _____, 20____

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY
THIS _____ DAY OF _____, 20____

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY
THIS _____ DAY OF _____, 20____

Weber County Recorder

Entry No. _____ Fee Paid _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____



Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 7-19-19
Name: TUSCAN MEADOWS
PHASE 4
Number: 3784-05
Revision: 7-12-21 NA
Scale: 1"=80'
Checked: _____

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT TUSCAN MEADOWS SUBDIVISION PHASE 4, AND DO HEREBY DEDICATE TO WEST HAVEN CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY GRANT AND DEDICATE TO ROCKY MOUNTAIN POWER A 10' POWER EASEMENT TO OPERATE AND MAINTAIN AN EXISTING OVERHEAD POWER LINE AND POWER POLES AND ALSO TO GRANT AND DEDICATE TO WEST HAVEN CITY ALL AREA LABELED AS DETENTION BASIN FOR DRAINAGE TO BE OWNED AND MAINTAINED BY WEST HAVEN CITY.

SIGNED THIS _____ DAY OF _____, 20____

ACKNOWLEDGMENT

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

ACKNOWLEDGMENT

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

Resolution No. 29-2021

RESOLUTION OF WEST HAVEN CITY AMENDING THE CITY ELECTRONIC MEETING ATTENDANCE POLICY; AUTHORIZING THE MAYOR TO SIGN THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

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

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution; and,

WHEREAS, the City passed Resolution 11-2017 on September 17, 2017, which adopted a policy to allow the City to hold electronic meetings; and

WHEREAS, at the time of passage of Resolution 11-2017, Utah State Code §52-4-107 required, and still requires, the West Haven City Council to establish written procedures governing electronic meetings and the City desired to be able to hold electronic meetings; and

WHEREAS, since the passage of Resolution 11-2017, there has been a global pandemic which required in-person meetings to be suspended and for meetings to be held electronically by Zoom, which is a web conference platform that is used for audio and/or verbal conferencing; and

WHEREAS, since spring of 2021, the City has been able to start in-person meetings again along with continuing to broadcast by Zoom and be able to take public comment in-person and through Zoom; and

WHEREAS, City Council Members have been able to effectively attend and participate with the meetings either by in-person attendance or by Zoom attendance and the public has been able to effectively attend and participate with the meetings either by in-person attendance or by Zoom attendance; and

WHEREAS, with the use of Zoom and appropriate public notice, the City has found that Councilmembers and the public can effectively attend meetings and participate in those meetings in-person and electronically by using a web conference platform like Zoom; and

WHEREAS, the City Council passed Resolution 26-2021 and amended the requirement regarding in person attendance at meetings because of the advantages of using Zoom when a Councilmember is not available in person to attend; and

WHEREAS, the City Council feels it is necessary to again amend the City Electronic Meeting Attendance Policy to clarify that in order for a city councilmember to attend a meeting electronically that their voice must be able to be heard by the rest of the City Council;

WHEREAS, the City finds that the public convenience and necessity, public safety, health and welfare is at issue in this matter; now,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST HAVEN AS FOLLOWS:

SECTION II. AMEND CERTAIN SECTIONS OF THE CITY ELECTRONIC MEETING ATTENDANCE POLICY

1. The underlined section of the policy shall be added and amended, as seen attached as Exhibit A.
2. All other unmarked sections of the policy shall remain the same.
3. That the Mayor is authorized to sign this Resolution.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

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

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

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

SECTION V - SAVINGS CLAUSE:

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

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 15th day of September, 2021.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 15th day of September, 2021.

WEST HAVEN CITY

Mayor Sharon Bolos

ATTEST:

Emily Green, City Recorder

DRAFT

City Electronic Meeting Attendance – Adopted by Resolution 11-2017 and Amended by Resolution 26-2021

Section 1. The terms defined or described in the recitals will have the same meanings when used in the body of this Resolution. The above recitals are fully incorporated.

Section 2. All prior actions heretofore taken (not inconsistent with this Resolution), by West Haven City, its elected and appointed officers of the City, including but not limited to the West Haven City Council, Boards and Commissions ("Body") members directed toward the calling and holding of electronic meetings are ratified, approved, and confirmed, provided such actions conformed to the provisions herein.

Section 3. Any meetings of the Body may be called and held electronically provided such meeting is otherwise called in conformance with the Utah Open and Public Meetings Act found in Utah Code Title 52, Chapter 4, and consistent with the procedures set forth herein.

Section 4. The City main office is at 4150 South 3900 W, West Haven, Utah and is where Body meetings would normally convene and will be the anchor location for all electronic Body meetings. The City finds that such chambers prove space and facilities so interested persons and the public may attend and monitor the open portions of meetings of the Body, whether such meeting is a public hearing or otherwise.

Section 5. A meeting may be held by using telephone or other conferencing methodology to allow a member of the Body subject to the open meeting requirements of Utah to be present at a meeting and to provide a quorum. There may be electronic connections by telephone or other conferencing methodology at a meeting to allow a member of the Body to be present at a meeting. However, a member of the Body appearing electronically must be able to be heard, by telephone or other conferencing methodology, at the anchor location for that member to be counted as present at the meeting. A member of the Body will not be deemed to be present if they cannot be heard during the meeting and can only text, email, or message the other members of the Body; and their votes will not be counted just as if they were absent from the meeting.

Section 6. To provide for electronic meeting attendance, public notice of such meeting must be given at least 24 hours before the meeting by (i) posting written notice at the anchor locations; and (ii) providing written or electronic notice to (a) at least one newspaper of general circulation within the State and in the City; and (b) to a local media correspondent; and (c) the state's public notice website; and (iii) providing notice of the electronic meeting to members of the council or board at least 24 hours before the meeting so they may participate in and be counted as present for all purposes, including the determination that a quorum is present; and (iv) providing a description to the members of the Body of how the members will be connected to the electronic meeting.

Section 7. A request for electronic meeting attendance made by a member of the council or board may be made up to three days, but not less than twenty-four hours, prior to the scheduled meeting to allow for arrangements to be made for the electronic meeting connection(s) and for the public notice provisions. The request must be due to an emergency or other condition that prohibits physical attendance at the meeting. Requests to attend meetings electronically must be made to and approved by the mayor or chairperson of the affected board or commission.

CITY COUNCIL

Meeting Date: September 15, 2021
Agenda Item: Road Standards & Proposed Parking Restrictions in
Canterbury Crossing Subdivision
Requested by: Dan Tanner
Staff Review: Matthew Jensen



EXECUTIVE SUMMARY

Per discussion with City Council on September 1st, The Fire Marshal and City staff has reviewed several options for parking in Canterbury Crossing, including contacting the State Fire Marshal. This review proposes to proceed with restricting parking to one side of the streets in the subdivision.

REVIEW

This issue has driven many comments from residents in the area. The majority of received comments are resistant to parking restrictions. A leading comment is the impact on friends and families in visiting. Residents supporting restrictions have cited safety concerns in emergency response and general traffic flow.

Current IFC and City Code would limit parking to one side on public streets up to 32' wide. During the original subdivision review, the Fire Marshal stated that a 20' travel width would be required; effectively reducing parking to one side (Exhibit A). This is directly a life/safety response requirement. With this stated, specific liability issues could arise if life/safety response due to traffic constraints occurs.

The following options were discussed, some of which were suggested by residents:

- 1) **Guest parking passes** – This is often used in larger cities where parking for businesses or events impacts residential areas. It does not help in life/safety response scenarios where every minute matters.
- 2) **No overnight parking** – This would help with removing traffic congestion with trailers and multiple cars at a single house. However, this does not assist in life/safety response scenarios that are not restricted to certain times of day.
- 3) **Maintain street parking** – This option could require life/safety response to operate on the curbs and sidewalks and navigate between vehicles. This goes against the original requirement in the subdivision review, opens the City to liability, and possibly damage the infrastructure if the curbs and sidewalk were not engineered to support the massive weight of fire engines.

As such, it is recommended to proceed with the proposed restriction of parking to one side in Canterbury Crossing (Exhibit B shows the visual breakdown):

- 3450 W – East side from 4275 S to north terminus.
- 4225 S – North side from 3250 W to 3450 W
- 4250 S – North side from 3250 W to 3450 W
- 3250 W – East side from 4275 W to north terminus

COUNCIL ACTION

- ☐ Approve the proposed parking restrictions.
- ☐ Provide other direction to the Staff and Fire Marshal.
- ☐ Maintain current parking arrangement despite liability issues.

EXHIBIT A



Weber Fire District Residential Site Plan Review

Date: April 26, 2007

Project: Canterbury Crossing Ph 1, 3050 W 3825 S, dated 01-09-07, no revisions.

A = Approved C = Correction Required N = Not Applicable I = Insufficient Info

	Fire Hydrant Requirements
C	(3) Three new fire hydrant(s) as indicated on plan. Maximum Spacing 500 ft.
I	Fire flow 1000 g.p.m.
I	Water storage capacity for fire fighting 120,000 gallons.
	Access road Requirements
A	Roads shall have a minimum clear and unobstructed width of twenty feet.
I	Roads shall have a minimum clear and unobstructed height of 13'-6".
I	Roads shall have a maximum grade of 10%.
A	Interior turning radius on all corners shall be a minimum of 28'-0".
C	Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an <u>approved</u> area for turning around fire apparatus constructed with the same requirements as the roads.
N	Second fire apparatus access road required.

Comments: A letter of water availability is required. No turn-a-round is shown and it is unclear as to whether or not the road is completed through Finley Creek Subdivision.

(2)

General Requirements:

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. 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.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2006 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2002 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards.

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Ted Black
Fire Marshal

cc: File

EXHIBIT B

Proposed Parking Restrictions -

