



**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

Wednesday, February 08, 2023 5:00 PM
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON February 08, 2023 THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM** WORK SESSION **6:00 PM** REGULAR PLANNING COMMISSION MEETING. JOIN US DIGITALLY ON ZOOM [enter link] OR WATCH US LIVE ON YOUTUBE AT [enter link].

5:00 COMMISSION WORK SESSION – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY PLANNING COMMISSION MEETING AGENDA ITEMS DISCUSSED DURING PLANNING COMMISSION WORK SESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: CHAIRMAN DEEM

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion- first draft of revised Mixed-Use/Commercial Overlay ordinance
2. Discussion-Agenda Items
3. Discussion-Staff Items

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER

CHAIRMAN DEEM

2. OPENING CEREMONIES

- A. PRAYER/MOMENT OF SILENCE-COMMISSION MEMBER WILSON
- B. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER NECE

3. ACTION ON MINUTES

- A. APPROVE MINUTES FOR THE MEETING OF JANUARY 25, 2023

4. REPORT

ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

5. DISCUSSION AND ACTION

REGARDING A FINAL PLAT APPROVAL FOR WILSON COVE TOWNHOMES PHASE 2 LOCATED AT APPROXIMATELY 1625 S WILSON DRIVE PARCEL NUMBER 150610109 (APPLICANT: FARR BUILT HOMES-LOWELL FAR)

6. DISCUSSION AND ACTION

PRELIMINARY PLAT APPROVAL FOR WEST HAVEN VILLAS SUBDIVISION LOCATED AT APPROXIMATELY 2050 W 2200 S PARCEL NUMBER 150720011 (APPLICANT: LEISURE VILLAS, LLC)

7. DISCUSSION AND ACTION

REGARDING A FINAL SITE PLAN LOCATED ON THE SOUTHEAST CORNER OF 4000 S AND 4700 W PARCEL NUMBER 080480108 (APPLICANT: RYAN HALDER-KG STORE 2512 LLC)

8. ADJOURNMENT

Charis Sully

Charis Sully, Deputy Recorder

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

CERTIFICATE OF POSTING

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



Planning Commission Meeting Minutes

January 25, 2023 6:00 PM

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

Present: *Darin Deem* *Chairman*
 Becky Roundy *Vice-Chairman*
 Andrew Reyna *Commission Member*
 Melinda Stimpson *Commission Member (Via Zoom)*
 Natalie Wilson *Commission Member*

Staff: *Charis Sully* *Deputy Recorder*
 Amy Hugie *City Attorney*
 Ed Mignone *Engineer*
 Shari Phippen *Community Development Director*

5:00 WORK SESSION

Planning Commission discussed work session items.

The Planning Commission met at their regularly scheduled meeting at the City Office.

1. CALL TO ORDER

Chairman Deem called the meeting to order at 6:02

2. OPENING CEREMONIES

- A. Invocation was offered by Commission Member Reed
- B. Pledge of Allegiance was offered by Commission Member Reyna

3. ACTION ON MINUTES

Approve minutes for the meeting of January 11, 2023

Commission member Roundy a motion to approve the minutes. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Nece, aye; Commission member Reed, aye. The vote was unanimous.

4. REPORT

Actions taken by City Council on Planning Commission recommendations

Shari stated that there was no council meeting to update on.

5. DISCUSSION AND ACTION

To consider a Master Development Agreement for 21 South, a mixed-use project located at approximately 2000 South 1350 West (Applicant: Ponderosa Capital/Jordan Watson)

Daniel Stephens was present for this item.

Mr. Stephens said they are proposing to take down the existing structure at this location and combine it with the 5 acres to the south and do a development that falls in line with the mixed-use zone.

Chairman Deem asked if they have done any traffic studies.

Mr. Stephens stated that they have turned that into the city.

Shari stated that the existing infrastructure supports this level of development and supports this type of use without any additional improvements.

Commission member Reed asked at what point the Fire Department will look at this.

Shari stated that once they have the MDA and the concept approved, they will sit down and get into site details.

They have multiple access points in and out of there. There are currently 3 access points on the site and it is set up for emergency ingress and egress.

Commission member Reed expressed his concern for it being a dead end.

Shari stated that the Fire would need to approve of the plan before they could start and kind of construction.

Commission member Reed pointed out that the concept plan states there will be 284 units but the MDA states there will be 285.

Shari said it was a typo on her part.

Chairman Deem asked Amy if everything was okay with the agreement.

Amy stated that she has no objections to it.

Commission member Reed asked about the 2 buildings to the north and the handicap parking spots. He said one building has 1 spot and the other has 2.

Mr. Stephens stated that they will look at it during the site plan approval.

Commission member Stimpson asked how much they will rent for.

Mr. Stephens stated that they have done market studies but as things change they are not sure what the rent will be.

Commission member Wilson made a motion to forward this MDA and concept plan to the City Council for their approval based on the findings and conclusions outlined in the staff report dated January 19, 2023.

Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Nece, aye; Commission member Reed, aye. The vote was unanimous.

6. DISCUSSION

To consider an ordinance amending West Haven Zoning Code §157.630-640, "Parking and Loading Space, Vehicle Traffic, and Access Regulations"

Ed Mignone was present to speak on this item.

Ed stated that drive-throughs are becoming more common and generally most cities don't have any clear design standards. This would ensure that concerns are addressed every time an application is made that includes a drive-through. It sets some basic parameters in terms of location of drive aisles, the width of the drive aisles, drive aisle radius, requiring a vehicle path analysis so we know that larger passenger vehicles can safely and easily move around turns. This will ensure that there is enough space for stacking in line.

Commission member Nece asked if there are any stipulations for double drive throughs.

Ed stated that they do. The city is not permitted to prohibit them, but they can make sure that the design is going to be able to safely move the cars through and they will be subject to the same stacking requirements.

Ed stated that another issue that is being raised are pick up and drop off locations. They have a significant number of vehicles in a short amount of time. For new cases it is going to be required of the property owner to dedicate an additional right of way to the city so the city can require a cut in for pick up and drop off.

Chairman Deem asked what they do for a new building that does not know who their tenants will be at the time of site plan approval.

Ed suggested adding in a section that would ensure that commission has some discretion on those cases.

Shari stated that there is a flex space in the ordinance. If they don't have a predetermined end user, it would be a fixed number per square feet.

Commission member Nece asked if this is for new buildings and not exiting.

Ed confirmed that it is for new but if someone comes in and wants to modify an existing building and add a drive-through it would be applicable.

Shari stated that when there is a change in use, before the business license is issued, sufficient parking needs to be confirmed.

Shari stated that there will be a public hearing on February 22, 2023 for this proposed amendment.

7. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 6:39PM. Commission member Nece seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Nece, aye; Commission member Reed, aye. The vote was unanimous.

Charis Sully
Charis Sully
District Recorder

Date Approved: _____

City Council
Staff Review Memo

February 8, 2023

Alika Murphy, City Planner I
Shari Phippen, Community Development Director



Final Plat Approval- Wilson Cove Phase 2

Request: To grant approval of a final plat for a 115-unit development

Property Address: 1625 South Wilson Drive

Property Zone: Mixed-Use

Property Size: 11.8492 acres

Applicant: Lowell Farr

Governing Document(s): WHZC Chapter 157.310-157.315, 156.040-156.041

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Background

The applicant is presenting a 115-unit high density development final subdivision plat located at approximately 1625 South Wilson Drive.

The preliminary plat was previously presented to the Council and was granted approval on May 15, 2019. No changes have occurred since the preliminary plat was approved. The MDA for Wilson Cove was approved by City Council on 8/7/2019 along with the final plat for phase 1.

In May 2022, there was a pre-construction meeting held before the approval for the final plat for phase 2 which is usually not the case but there was some misunderstanding on both the city and the developer's part about whether the phase 2 final plat had been granted final approval. Fire has signed off on it and engineering has reviewed and approved all site documents.

Staff Review

The applicant has submitted their engineering plans and has been working with the engineering department and as mentioned has been approved through engineering and fire as well. As far as the zoning goes mixed-use allows for development including residential and recreational:

§ 157.310 PURPOSE; DEFINITION.

(A) (1) The Mixed Use Zone is characterized as a pedestrian-friendly Zone made up of developments which are required to contain two or more of the following elements: commercial, residential, open space, recreational, cultural, and institutional uses.

(2) To wit, the Zone may include:

- (a) Areas of mandatory commercial overlays as designated on the general plan map;
- (b) Developments with combined commercial and residential uses, such as a corner store with house attached, a main floor home business with a residence above it, or first-floor commercial suites with residences above, and the like;
- (c) Walkable commercial opportunities within the district which allow residents to walk to, rather than drive to, those businesses;
- (d) Higher density multiple-family residential buffers between Commercial, Industrial, or Manufacturing Zones and lower density residential areas as appropriate;
- (e) A mix of different housing types and densities, including single-family homes, townhomes, apartments, and affordable housing units;
- (f) The preservation of open space through the use of clustering in residential and non-residential developments;
- (g) Neighborhood and regional parks, and other recreational features (trails excluded);
- (h) Community cultural facilities, such as community centers and facilities for the arts; and
- (i) Institutional uses such as libraries, educational institutions, religious facilities, or public buildings.

Based on compliance with the standards for the zone, **it is Staff's position that the Commission recommend Council grant approval of the final plat.**

TOWNHOMES SUBDIVISION APPLICATION

4150 S 3900 W

WEST HAVEN, UT 84401

PHONE 801-731-4519



SUBDIVISION NAME Wilson Cove Phase 2

LOCATION 1625 South Wilson Drive PARCEL # 15-061-0109

NO. OF LOTS _____ NO. OF BUILDINGS 23 ZONE Mixed Use ZC

Applicants Name [Signature]

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

ADDITIONAL PHASES		
PHASE 1	NO. OF BUILDINGS _____	NUMBER OF PARKING _____ PERCENTAGE OF LANDSCAPING _____
PHASE 2	NO. OF BUILDINGS <u>23</u>	NUMBER OF PARKING <u>402</u> PERCENTAGE OF LANDSCAPING <u>24%</u>
PHASE 3	NO. OF BUILDINGS _____	NUMBER OF PARKING _____ PERCENTAGE OF LANDSCAPING _____
PHASE 4	NO. OF BUILDINGS _____	NUMBER OF PARKING _____ PERCENTAGE OF LANDSCAPING _____
PHASE 5	NO. OF BUILDINGS _____	NUMBER OF PARKING _____ PERCENTAGE OF LANDSCAPING _____

Planning Commission preliminary action ☐ Approved ☐ Denied Date _____	Scheduled for Planning Commission Agenda <u>February 8, 2023</u> Conditions: _____ _____ _____ _____ _____
City Council preliminary action ☐ Approved ☐ Denied Date _____	
Planning Commission final action ☐ Approved ☐ Denied Date _____	
City Council final action ☐ Approved ☐ Denied Date _____	

N/A	Received	N/A	Received	Letters of acknowledgment/approval/conditions from
PRELIMINARY		FINAL		
☐	☐	☐	☐	Secondary Water Company
☐	☐	☐	☐	Culinary Water Company
☐	☐	☐	☐	Fire District
☐	☐	☐	☐	All other items required by City Planner

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

Planning Commission Staff Review Memo

February 8, 2023

Alika Murphy, City Planner I



Preliminary Plat Approval- West Haven Villas Subdivision

Request: To grant approval of a preliminary plat for a 75-lot subdivision

Property Address: Approx 2050 W 2200 S

Property Zone: Patio Home (PH Zone)

Property Size: 16.28 acres

Applicant: Leisure Villas, LLC

Governing Document(s): WHZC Chapter 157.410-157.419

Decision Type: Administrative Recommendation

Staff Recommendation: See comments under "Staff Review"

Background

The applicant is presenting a 75-lot commercial property preliminary subdivision plat located at approximately 2050 W 2200 S to create this 75-lot subdivision that will be developed accordingly with the Patio Home requirements.

Staff Review

The lot has ingress and egress access to 2200 South. The applicant has not presented any engineering plans at this time, but will be required to do so and follow the process prior to any site development. As far as the zoning goes patio homes allows for dwelling, single-family development:

§ 157.413 BUILDING LOT REQUIREMENTS.

- (A) *Density.* There shall be no more than five residential units per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density that the average is still five residential units per acre or less.
 - ***The Developer is proposing 75 units on 16.28 acres which is 4.6 units per acre and therefore complies with this requirement.***
- (B) *Lot area.* There shall be a minimum of 6,000 square feet in each lot. Corner lots shall be a minimum of 6,400 square feet.

- ***The smallest lot is 6012 square feet and all corner lots comply with the minimum.***

(C) *Lot width.* Minimum lot width shall be 50 feet; corner lots are 60 feet.

- **The smallest lots comply with the width of 50 feet.**

§ 157.414 LOCATION OF STRUCTURES.

(A) *Dwellings.*

(1) *Front setback.* Twenty feet from the property line to garage, 18 feet for the home;

(2) *Side setback.* Five feet minimum on each side, except 15 feet minimum for side fronting on a street;

(3) *Rear setback.* The rear lot line has to average 18 feet, with a minimum of 15 feet on each lot.

(B) (1) *Detached accessory buildings and garages.* See West Haven Zoning Code § [157.605](#), Accessory Buildings.

(2) *Accessory dwellings.* Accessory dwelling units are not permitted in a detached accessory building or garage.

- **According to the applicant's plat the front setback is 20', the side setback is 5' with 15' on the side fronting a street and 18' for their rear setback which all comply with the set requirements for a patio home.**

§ 157.417 LANDSCAPING.

(A) (1) Landscaping and an automatic sprinkler system is to be installed with construction contract.

(2) At least one tree is to be planted per lot (trunk size is to be a two-inch diameter or larger).

(3) Fencing is standardized within development.

(B) The developer shall pay a landscape cash bond of \$8,500, specifically for the landscape installation, at the time of issuance of the building permit.

(C) (1) The normal landscape installation will be required within 30 days of the certificate of occupancy issuance.

(2) 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 15.

(D) The entire landscape cash bond amount shall be held by the city until final completion of the required landscaping.

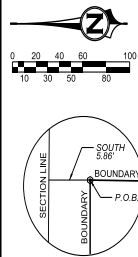
- ***The developer has not provided a plan for landscaping yet but will be required before receiving final plat approval.***

§ 157.418 OFF-STREET PARKING.

As provided in §§ [157.630](#) through [157.640](#).

- Under 157.631, since the development is proposing to accommodate specifically the elderly, the total parking spaces required is 48. This the project is proposing two-car garages for each unit, the requirement is exceeded.

Based on compliance with the standards for the zone, **it is Staff's position that the Commission recommend Council grant approval of the preliminary plat.**



WEST HAVEN VILLAS SUBDIVISION

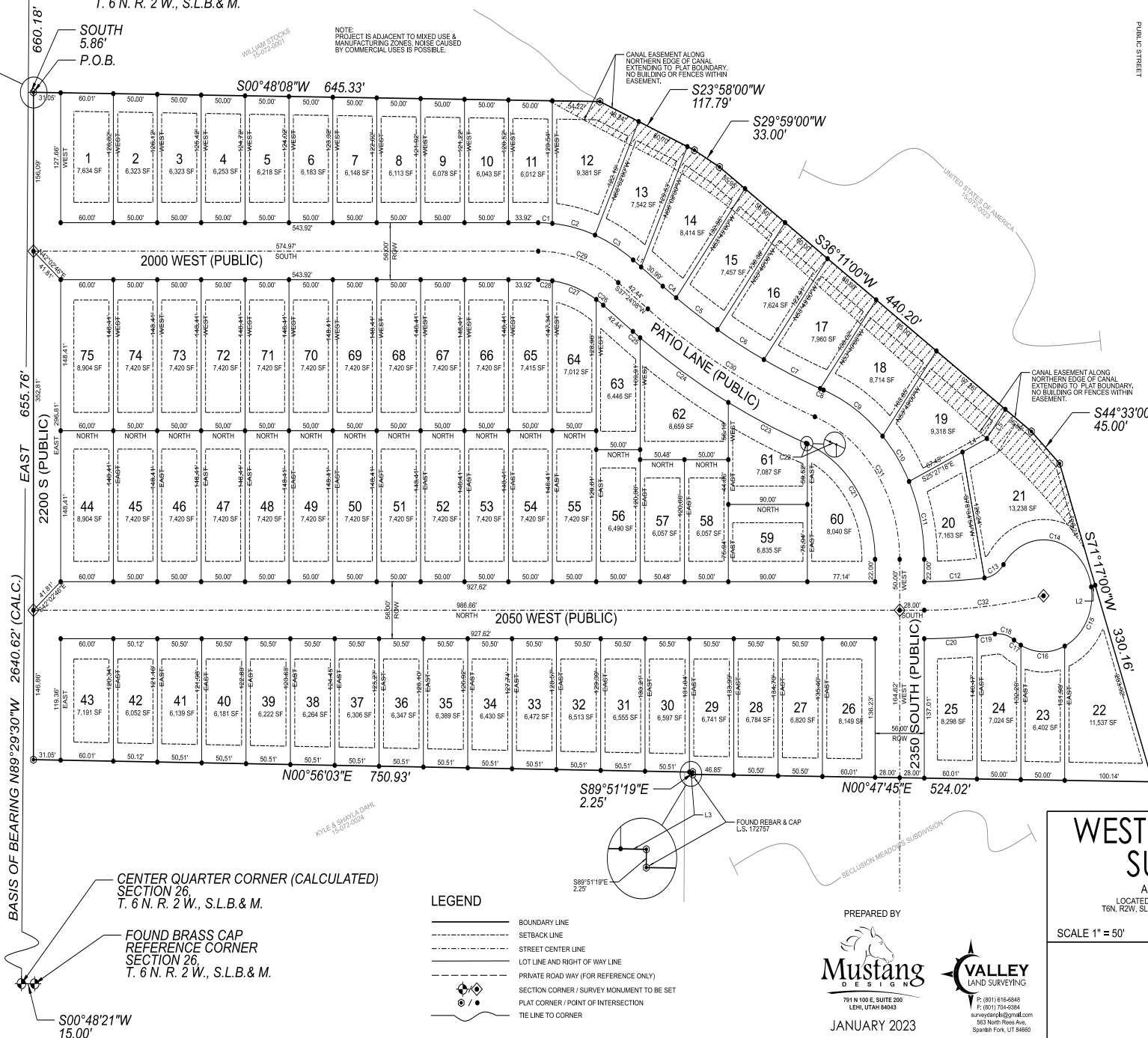
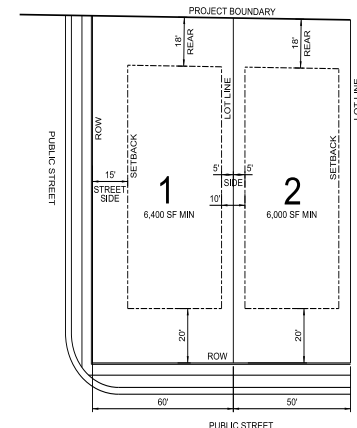
A RESIDENTIAL DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
T6N, R2W, SL&M, CITY OF WEST HAVEN, WEBER COUNTY, UTAH

FOUND BRASS CAP MONUMENT
EAST QUARTER CORNER
SECTION 26,
T. 6 N. R. 2 W., S.L.B. & M.

SOUTH
5.86'
P.O.B.

NOTE: PROJECT IS ADJACENT TO MIXED USE &
MANUFACTURING ZONES. MIXED CALLED
BY COMMERCIAL USES IS POSSIBLE.

WILLIAM STOCKS
E-072-0007



TYPICAL LOT CONFIGURATION
NOT TO SCALE

Line Table		
Name	Length	Direction
L1	11.46	S 37°24'08\"
L2	4.76	N 18°43'00\"
L3	3.66	N 0°56'03\"
L4	30.68	S 25°27'18\"
L5	35.63	N 53°49'00\"

Curve Table					
Name	Radius	Delta	Length	CHD Bearing	CHD Length
C1	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C2	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C3	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C4	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C5	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C6	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C7	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C8	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C9	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C10	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C11	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C12	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C13	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C14	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C15	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C16	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C17	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C18	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C19	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C20	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C21	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C22	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C23	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C24	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C25	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C26	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C27	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C28	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C29	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C30	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C31	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09
C32	178.00	5°30'56\"	16.10	S 2°35'28\"	16.09

WEST HAVEN VILLAS SUBDIVISION

A RESIDENTIAL DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
T6N, R2W, SL&M, CITY OF WEST HAVEN, WEBER COUNTY, UTAH

SCALE 1\" = 50'

SHEET 2 OF 2

LEGEND

- BOUNDARY LINE
- SETBACK LINE
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- PRIVATE ROAD WAY (FOR REFERENCE ONLY)
- SECTION CORNER / SURVEY MONUMENT TO BE SET
- PLAY CORNER / POINT OF INTERSECTION
- TIE LINE TO CORNER

PREPARED BY



791 N 100 E, SUITE 200
LEHI, UTAH 84043

JANUARY 2023



P: (801) 616-6846
F: (801) 704-0384
www.valleylandsurveying.com
563 North River Ave.
Spanish Fork, UT 84660

CITY ENGINEER
SEAL

CLERK-RECORDER
SEAL

Planning Commission Staff Review Memo

February 8, 2022

Alika Murphy, City Planner I

Shari Phippen, Community Development Director



FINAL SITE PLAN APPROVAL

Request:	Grant preliminary site plan approval for a convenience store
Property Address:	Approx 4675 W 4000 S
Property Zone:	Commercial C-2
Property Size:	1.9 acres
Applicant:	KG Store 2512, LLC (Agent: Ryan Harper)

Governing Document(s):	WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background

We have received an application for a Kum & Go convenience store to be located on the SE corner of 4000 South and 4700 West. They received preliminary approval from Planning Commission on October 12, 2022.

Staff Review

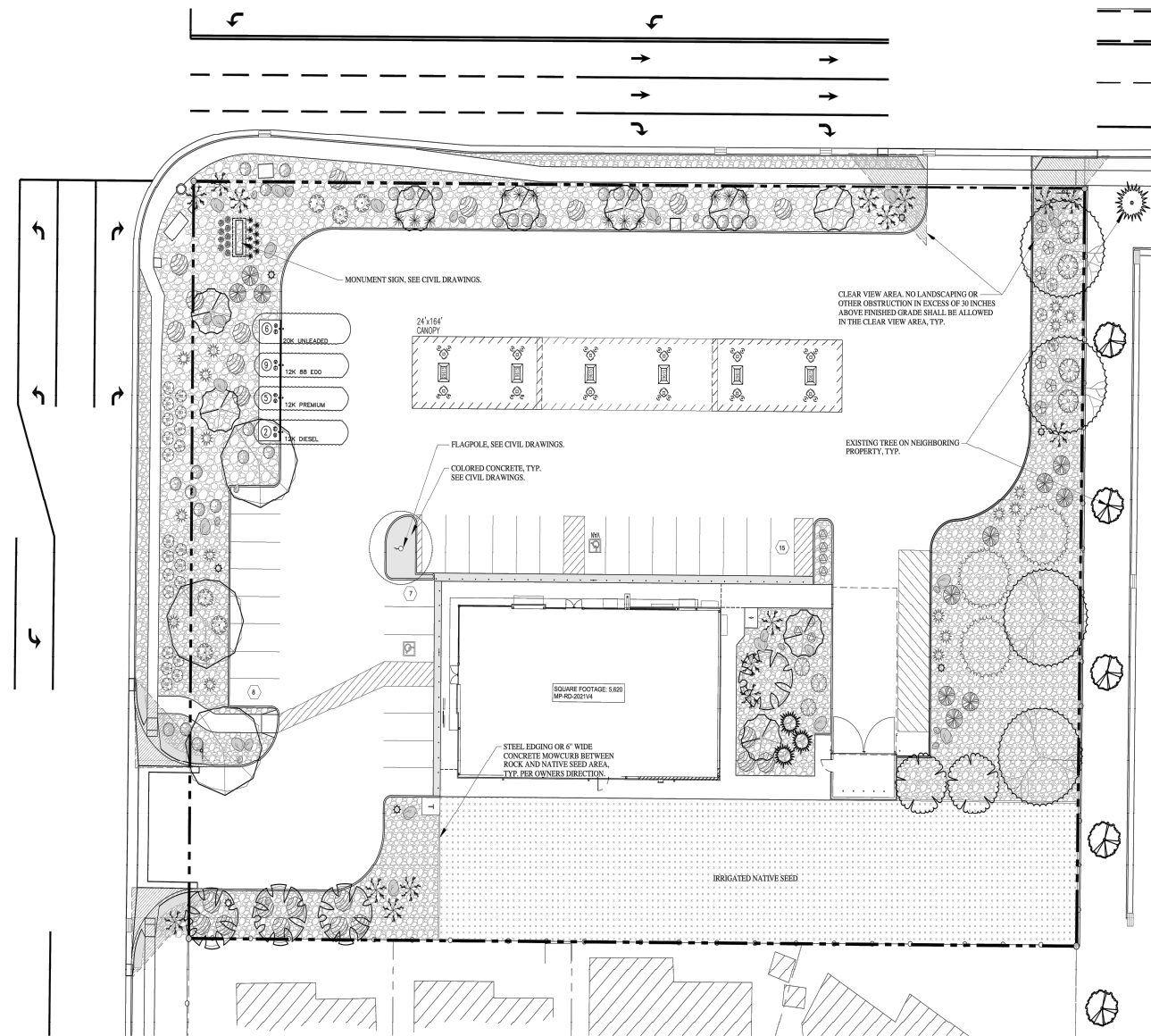
All of the site plan complies with the requirements set in the city's design review ordinance, commercial ordinance, parking ordinance and sign ordinance. Both engineering and fire have signed off on the current set of plans.

The applicants have complied with the required conditions set at the preliminary site plan approval. The applicants have been successful in acquiring permission from the Church of Jesus Christ of Latter-day Saints and now have a license from DABS. They have had their plans reviewed and have been approved by the State DEQ and they have provided a will-serve letter from Hooper Water Improvement District. *They have also submitted the required table of materials and they do comply with city code.*

Staff Recommendation

Based on the above compliance with all relevant City codes, **it is Staff's position that the Commission should grant final site plan approval, given that all previous conditions have been met.**

Applicant is aware that even with final approval of the site plan, no construction may begin prior to having a fully approved set of site construction documents.



SEED MIX LEGEND

SYMBOL	DESCRIPTION	QTY
	SEED MIX TO BE INSTALLED IN ALL AREAS PER PLANS.	~11,437 S.F.
PLANTING RATE: (Pounds of Pure Live Seed / Acre)		
BROADCAST	DRILLED	PERCENTAGE
GRASS & WILDFLOWER MIX		
SLENDER WHEAT GRASS (AGROPERON TRACHYCAULUM)	2.75	2.06 13.75 %
BLUEBUNCH WHEAT GRASS (AGROPERON SPICATUM)	2.75	2.06 13.75 %
SHEPP PESCUE (PSTISCA OVINA)	0.80	0.60 4.00 %
SANDBERG BLUEGRASS (POA SANDBERGII)	0.50	0.38 2.50 %
WESTERN WHEAT GRASS (AGROPERON SMITHII)	2.75	2.06 13.75 %
GREEN NEEDLEGRASS (STIPA VIRIDULA)	2.75	2.06 13.75 %
PROSTRATE SUMMER CYPRESS (KOCOA PROSTATA)	1.50	1.13 7.50 %
BLANKET FLOWER (GALLAGHERIA ARISTATA)	1.50	1.13 7.50 %
RED MEXICAN HAT (RATIBIDA COLUMNARIS)	0.25	0.18 1.25 %
BASIN RID SAGEBRUSH (ARTEMISIA TRIDENTATA TRIDENTATA)	0.15	0.11 0.75 %
RUBBER RABBITBRUSH (CHRYSOTHAMNUS NAUSEOSUS)	0.30	0.23 1.50 %
WINTERFAT (CERATODIS LANATA)	1.00	1.50 10.00 %
TOTALS	26.0	15.00 100.00 %

SEE SHEET L1.1 FOR SEED MIX NOTES.

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR HIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
- SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6"-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS.
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- TO 1" SCREENED DECORATIVE CRUSHED ROCK MULCH TO BE INSTALLED AT THE 1" DEPTH IN ALL PLANTING AREAS. PULL ROCK MULCH A MIN. 6" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
- SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

CALCULATIONS

TOTAL LOT AREA= 84,694 (1.943 ACRES)
TOTAL LANDSCAPE AREA = -32,156 S.F.
- LAWN AREA = 0 (0%)
- XERISCAPE AREA = -32,156 S.F. (100%)

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CERCIS CANADENSIS 'FOREST PANSY' TM FOREST PANSY REDBUD	4	2" CAL.
	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' IMPERIAL HONEY LOCUST	3	2" CAL.
	PRUNUS SARGENTII 'PINK FLAIR' SARGENT CHERRY (non fruiting)	9	2" CAL.
	TILIA AMERICANA 'REDMOND' REDMOND AMERICAN LINDEN	4	2" CAL.
	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	2	2" CAL.

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL PINE	3	6-7' TALL
	PINUS NIGRA AUSTRIAN PINE	3	6-7' TALL

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CORNUS ALBA 'RAILHALO' P8722 IVORY HALO IVORY HALO VARIEGATED DOGWOOD	3	5 GAL.
	PHYSCARPUS O. 'SUMMER WINE' SUMMER WINE NINEBARK	11	5 GAL.
	PRUNUS BESSEYI 'P0115' TM PAWNEE BUTTES SAND CHERRY	6	5 GAL.
	SPIREA X BUMALDA 'LITTLE PRINCESS' LITTLE PRINCESS JAPANESE SPIREA	7	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	23	5 GAL.
	ROSA X 'MEISWEIDOM' TM SWEET DROPT GROUNDCOVER ROSE	24	5 GAL.
	VIBURNUM OPULUS NANUM DWARF EUROPEAN CRANBERRYBUSH (non fruiting)	6	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	16	5 GAL.
	PINUS MUCCI SLOWGROWING SLOWGROWING MUCCI PINE	30	5 GAL.
	TAXUS CUSPIDATA 'MON-LOO' TM EMERALD SPREADER JAPANESE YEW	4	5 GAL.

PERENNIALS / GRASSES LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'HELLO SPRING' FEATHER REED GRASS	17	5 GAL.
	HEMEROCALLIS X 'APRICOT SPARKLES' DAYLILY	9	1 GAL.
	HEMEROCALLIS X 'PURPLE DE ORO' PURPLE DE ORO DAYLILY	9	1 GAL.
	PENNISETUM 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	12	5 GAL.

SITE LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY
	7" DEPTH OF 4-6" SCREENED COBBLE ROCK. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAILS FOR ADDITIONAL INSTALLATION NOTES. ROCK COLOR AND TYPE T.B.D. BY OWNER AND CONTRACTOR DURING SUBMITTAL PROCESS. SUBMIT SAMPLE TO OWNER FOR APPROVAL.	PER PLAN
	DECORATIVE LANDSCAPE BOULDERS 2'-4' IN SIZE. BOULDERS SHALL COMPLIMENT ROCK MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.	PER PLAN



SCALE: 1"=20'-0" ON 24X36 SHEET

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Kum & Go

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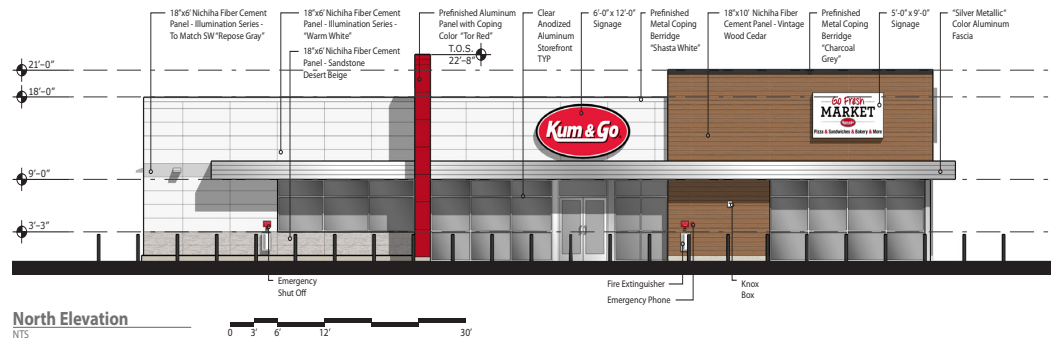
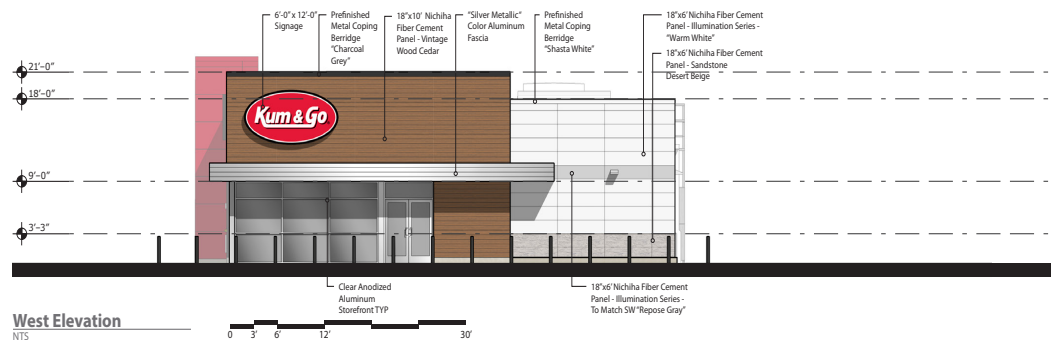
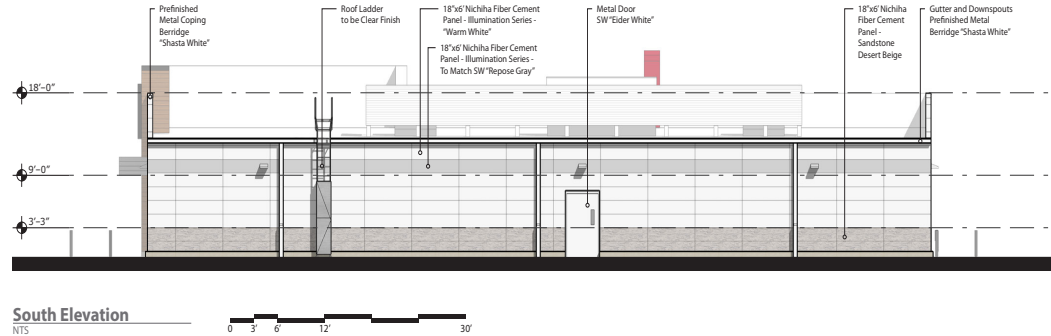
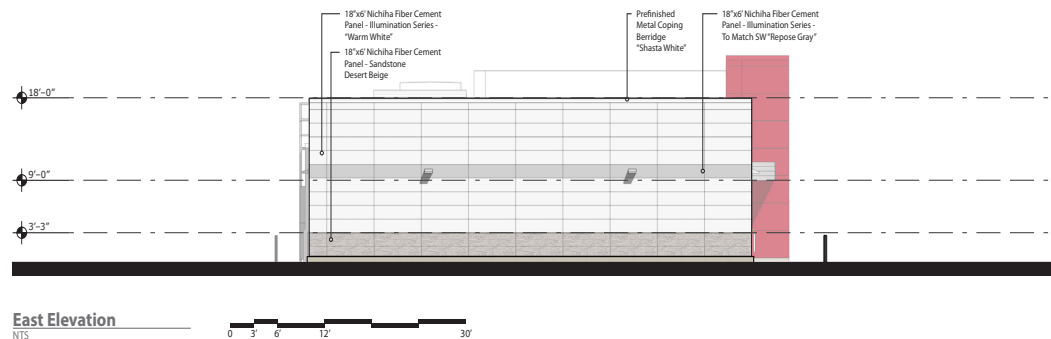
#2512 - WEST HAVEN, UTAH
4000 South (HWY 37) & 4700 W
FINAL LANDSCAPE PLAN

KG PROJECT TEAM:
RDR: KELLIE WISBROCK
SDM: RYAN HILDER
CMP: PERRY DEHALLIPS

REVISION DESCRIPTION
DATE
11-23-2022
SHEET NUMBER: L1.0
20 OF 24

Proposed Building Signage

Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	6' x 12'	72 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
West Elevation	"Kum & Go" Sign	6' x 12'	72 SF
South Elevation	No Signage	---	0 SF
East Elevation	No Signage	---	0 SF
Total			189 SF



Material Calculations

Sign	SF	% of Elevation
Nichiha - Illuminations Panel	568	30%
Nichiha - VintageWood Panel	454	24%
Nichiha - Sandstone Panel	112	6%
Red ACM	45	2%
Silver ACM	185	10%
Glazing	555	28%
Total	1919	

Material Calculations

Sign	SF	% of Elevation
Nichiha - Illuminations Panel	447	39%
Nichiha - VintageWood Panel	298	26%
Nichiha - Sandstone Panel	68	6%
Silver ACM	88	8%
Glazing	234	21%
Total	1135	

Material Calculations

Sign	SF	% of Elevation
Nichiha - Illuminations Panel	978	75%
Nichiha - Sandstone Panel	324	25%
Total	1302	

Material Calculations

Sign	SF	% of Elevation
Nichiha - Illuminations Panel	830	82%
Nichiha - Sandstone Panel	183	18%
Total	1013	

brr

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www.brrarch.com
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FAX: 913-262-9044

SEAL



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#2512 - WEST HAVEN, UT
WEST ST & SOUTH ST
EXTERIOR ELEVATIONS

VO PROJECT TEAM:
RM:
SDM:
CPM:

REVISION DESCRIPTION

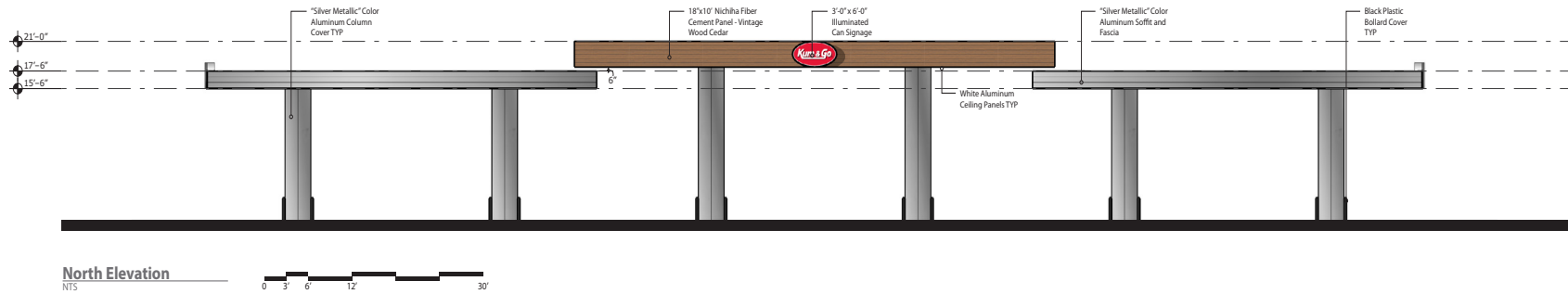
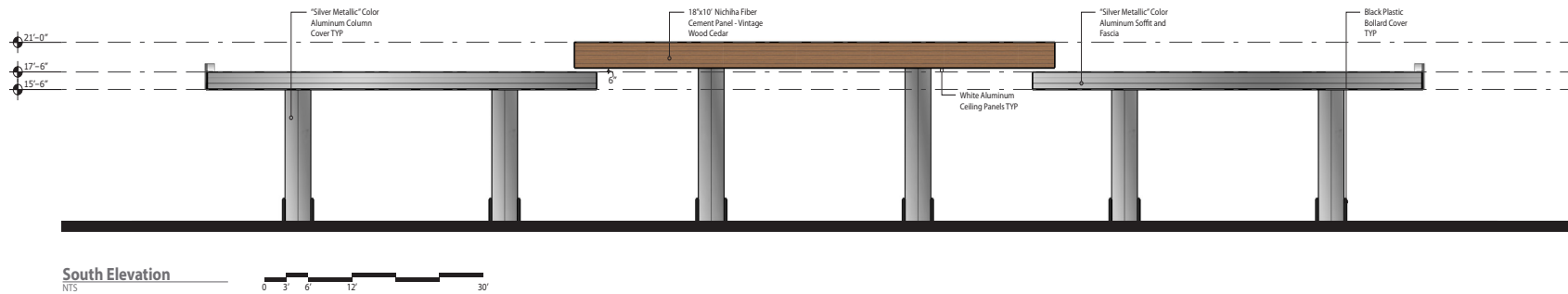
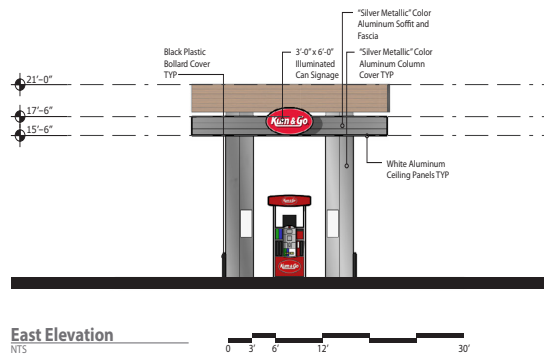
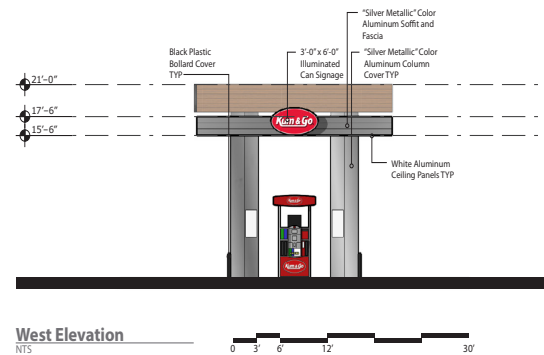
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REVISIONS

Proposed Canopy Signage

Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	3' x 6'	18 SF
South Elevation	No Signage	---	0 SF
East Elevation	"Kum & Go" Sign	3' x 6'	18 SF
West Elevation	"Kum & Go" Sign	3' x 6'	18 SF
Total			54 SF



brr

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#2512 - WEST HAVEN, UT
WEST ST & SOUTH ST
CANOPY ELEVATIONS

VO PROJECT TEAM:
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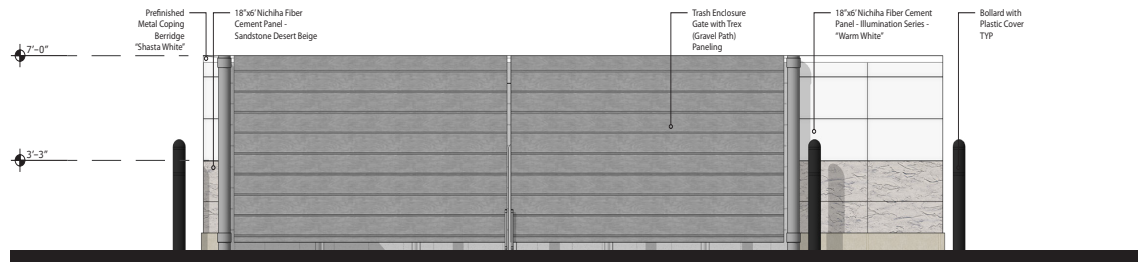
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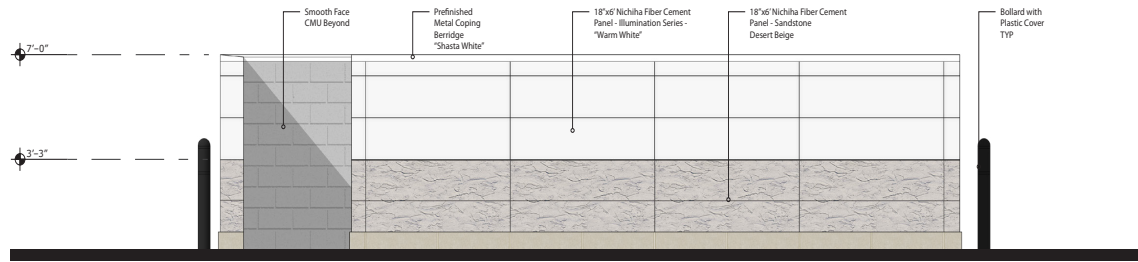
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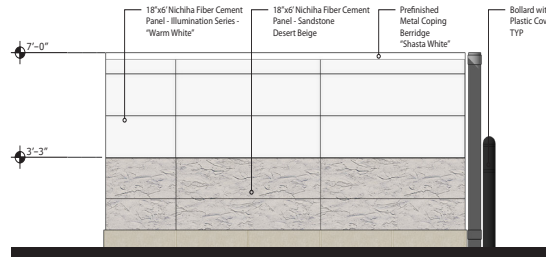
North Elevation

NTS



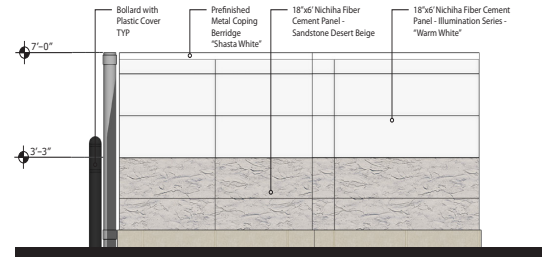
South Elevation

NTS



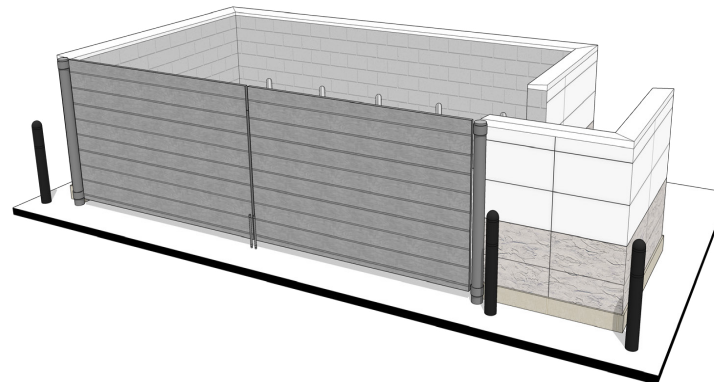
East Elevation

NTS



West Elevation

NTS



Perspective

NTS

brr

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WEST ST & SOUTH ST

TRASH ENCLOSURE ELEVATIONS

KO PROJECT TEAM:
RIM:
SOM:
CPM:

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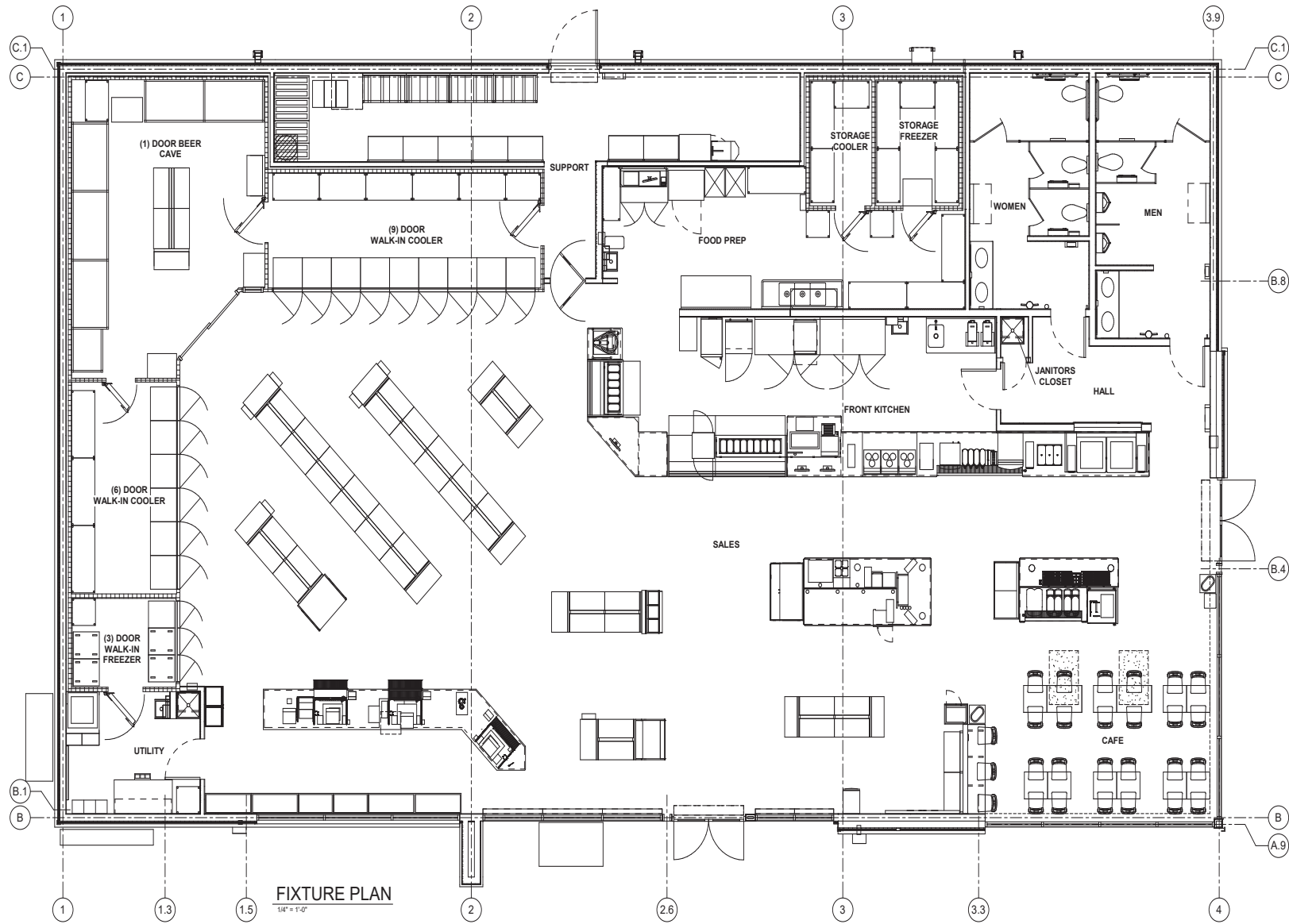
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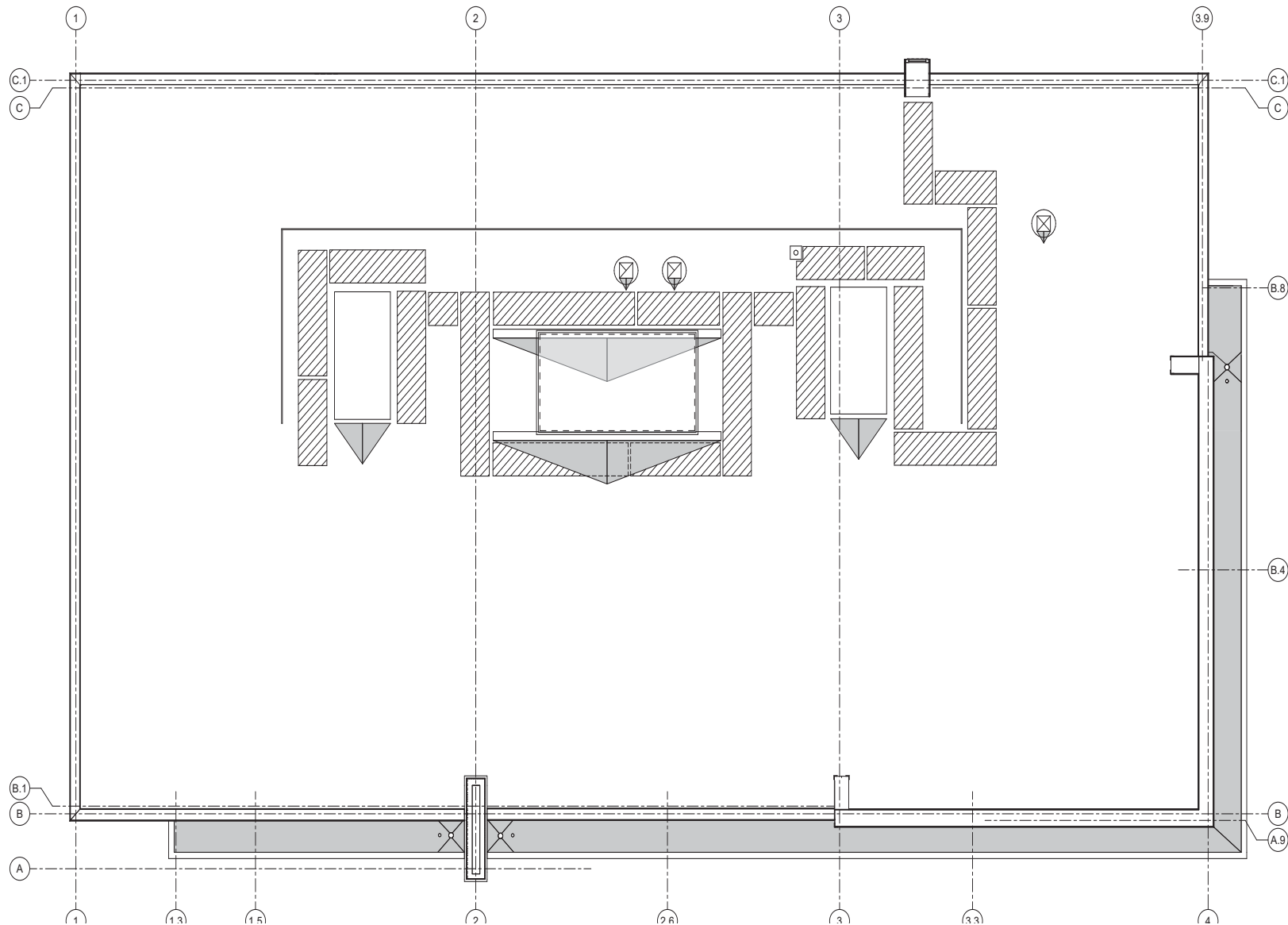
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WEST ST & SOUTH ST

ROOF PLAN

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DATE: 10/07/2022

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