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 HTTPS://US06WEB.ZOOM.US/J/86539464549 **OR WATCH US LIVE ON YOUTUBE AT** HTTPS://US06WEB.ZOOM.US/J/86539464549**.**

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 one they have the MDA and the concept approved, they will sit down and get into site details.

DRAFT

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.

DRAFT

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

DRAFT

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

SUDIVISION 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 23	NUMBER OF PARKING 402		PERCENTAGE OF LANDSCAPING 24%	
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 _____	

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Planning Commission preliminary action ☐ Approved ☐ Denied Date_____	Scheduled for Planning Commission Agenda February 8, 2023
City Council preliminary action ☐ Approved ☐ Denied Date_____	Conditions:
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
☐	☐	Affidavit of Understanding and Acceptance of Fees	☐	☐	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.

WILSON COVE Phase 2

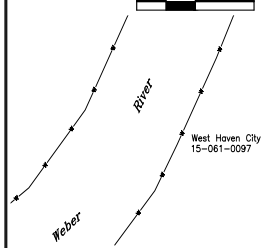
A Subdivision and Amending a portion of Wilson Cove Phase 1

PART OF THE SE 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

WEST HAVEN CITY, WEBER COUNTY, UTAH – Date of Survey: April 2019 to June 2021

Scale ~ 1" = 50'

0 50 100



BOUNDARY DESCRIPTION

A tract of land being located in the Southeast Quarter of Section 23, Township 6 North, Range 2 West, Salt Lake Base and Meridian, the boundary of which having a basis of bearing of South 89°25'22" East along the monumented section line between the South Quarter corner (having Weber County Surveyor coordinates of N=3609524.16 E=1493236.70 U.S.ft.) and the Southeast corner (having Weber County Surveyor coordinates of N=3608497.52 E=1495877.65 U.S.ft.) of said Section 23, being more particularly described as follows:

BEGINNING at the Northeast corner of Wilson Cove Phase 1, a subdivision recorded at Plat book 87 Page 47 on April 9, 2020, said northeast corner being located 1255.31 feet South 89°25'22" East along said section line, and 1246.48 feet North 01°48'42" East, along the east boundary of said Wilson Cove Phase 1;

FROM said South Quarter corner of Section 23;

RUNNING thence South 01°48'42" West 3.55 feet, along said east boundary;
Thence North 88°11'18" West 180.99 feet;
Thence North 01°48'42" East 11.08 feet, to the north boundary of said Wilson Cove Phase 1;
Thence the following Two (2) courses along said north boundary,
1) North 76°23'57" West 32.05 feet;
2) Along the arc of a non-tangent curve to the Left 54.61 feet, having a radius of 223.00 feet with a chord bearing and distance of North 47°43'16" West 54.48 feet;
Thence South 35°15'46" West 46.00 feet;
Thence North 54°44'14" West 21.09 feet;
Thence along the arc of a curve to the Right 124.14 feet, having a radius of 223.00 feet with a chord bearing and distance of North 38°47'24" West 122.54 feet, to a point of reverse curvature;
Thence along the arc of a curve to the Left 23.56 feet, having a radius of 17.00 feet with a chord bearing and distance of North 62°32'38" West 21.72 feet, to a point of compound curvature;
Thence along the arc of a curve to the Left 54.34 feet, having a radius of 175.00 feet with a chord bearing and distance of South 68°51'36" West 54.12 feet;
Thence South 59°57'54" West 35.77 feet;
Thence along the arc of a curve to the Right 131.16 feet, having a radius of 225.00 feet with a chord bearing and distance of South 76°39'55" West 129.31 feet, to a point of reverse curvature;
Thence along the arc of a curve to the Left 79.50 feet, having a radius of 155.00 feet with a chord bearing and distance of South 78°40'18" West 78.63 feet;
Thence South 63°58'39" West 3.10 feet, to the boundary of Haven Parkway Phase 2 recorded Plat book91 page 14 on August 5, 2021;
Thence along the arc of a curve to the Right 50.02 feet, having a radius of 1450.00 with a chord bearing and distance of North 24°26'30" West 50.02 feet, along said boundary of Haven Parkway Phase 2;
Thence North 63°58'39" East 1.72 feet;
Thence along the arc of a curve to the Right 105.15 feet, having a radius of 205.00 feet with a chord bearing and distance of North 78°40'18" East 104.00 feet, to a point of reverse curvature;
Thence along the arc of a curve to the Left 102.02 feet, having a radius of 175.00 feet with a chord bearing and distance of North 76°39'55" East 100.58 feet;
Thence North 59°57'54" East 35.77 feet;
Thence along the arc of a curve to the Right 69.15 feet, having a radius of 225.00 feet with a chord bearing and distance of North 68°46'12" East 68.88 feet, to a point of reverse curvature;
Thence along the arc of a curve to the Left 23.81 feet, having a radius of 17.00 feet with a chord bearing and distance of North 37°26'42" East 21.91 feet, to a point of reverse curvature;
Thence along the arc of a curve to the Right 17.50 feet, having a radius of 223.00 feet with a chord bearing and distance of North 00°26'12" West 17.50 feet;
Thence North 01°48'42" East 856.19 feet;
Thence South 88°11'18" East 70.66 feet;
Thence North 02°19'54" East 267.45 feet;
Thence South 89°30'17" East 323.78 feet;
Thence South 01°48'42" West 1334.19 feet, to the point of beginning.

Containing total 11.8492 acres, more or less.
Public Road 1.6505 acres, more or less.
Public Park 2.0002 acres, more or less.

NARRATIVE

1. This narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey is to subdivide the property of Stagg Investments as is shown hereon. The basis of bearing is as noted and described in the Boundary Description.
2. The boundaries of this property have been determined during the survey of Wilson Cove Phase 1 and the reader is hereby referred to that plat for additional information especially as it related to the east boundary of this plat.
3. It should be noted that the west boundary of this plat includes a strip of West Haven City property which is being added into the public street. The north portion of the property is being granted by this plat to the city for a park and will be coincident other West Haven City park property.

Corporate Acknowledgement

IN WITNESS WHEREOF, that STAG INVESTMENTS, LLC has/have caused this instrument to be executed by its proper officer(s) hereunto duly authorized, this _____ day of _____ , 20___.

By/title: By/Title:

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written signer(s) personally appeared before me, who, being by me duly sworn said that he/she/they is/are the authorized officer(s) of said corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said signer(s) acknowledged to me that said corporation executed the same.
As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: My Commission Expires:
(print name below signature):

Utah Department of Transportation
15-061-0080

S 1°48'42" W 209.23'

Granite Construction Company
15-061-0026

Common Area G
10,375 sq.ft.

Fire Access Lane

N 1°48'42" E 893.30'

Common Area G

S 1°48'42" W 1334.19'

3.55'

N 01°48'42" E 1246.48'

180.99'

N 88°11'18" W

Wilson Cove Phase 1

323.78'

S 89°30'17" E

Parcel B
Public Park
88,296 sq.ft.

Court

South (Private Street)

Parcel A
Private Park
2,519 sq.ft.

Common Area A
2,519 sq.ft.

N 1°48'42" E 11.08'

N 76°23'54" W 32.05'

S 54°44'14" E 46.00'

N 54°44'14" W 21.09'

S 54°44'14" E 21.09'

See note 5

Common Area G

N 2°19'54" E 267.45'

S 88°11'18" E 70.66'

Common Area F
9,142 sq.ft.

Common Area E
9,142 sq.ft.

Common Area D
9,142 sq.ft.

Common Area C
9,174 sq.ft.

Common Area B
10,804 sq.ft.

Wilson Drive

(Public Street)

S 1°48'42" W 856.19'

West Haven City
15-061-0104

R 10' 21.06'

S 89°25'22" E 1255.31' Basis of bearing - S 89°25'22" E (WCoS record - 3642.00' mon. to mon. ind

S 59°57'54" W 35.77'

N 59°57'54" E 35.77'

previous

S 63°58'39" W 2.63'

S 63°58'39" W 3.10'

N 63°58'39" E 1.72'

S 1/4 cor Sec. 23, T 6 N, R 2 W, SLB&M, WCo. Brass Cap coordinates N=3609524.16 E=1493236.70 U.S.ft., Good condition, dated 2004.

SE cor Sec. 23, T 6 N, R 2 W, SLB&M, WCo. Brass Cap coordinates N=3609497.52 E=1495877.65 U.S.ft., Good condition, dated 2012.

P.O.B. is NE cor of Wilson Cove Phase 1

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Unit(s), Parcel(s), Common Area(s), Limited Common Area(s), Public Street(s), and Private Street(s) as shown or noted hereon and name said tract WILSON COVE PHASE 2: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)
We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) and/or road(s) as public utility corridors as may be authorized by the Local Entity.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and/or drainage easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, whichever is applicable to the Local Entity, designee(s), successor(s), or assign(s) and other uses as may be authorized by recorded document by the Local Entity, with no buildings or structures being erected within such easements without written authorization of the Local Entity.
We hereby dedicate, grant and convey in fee to the Local Entity, its designee(s), successor(s), or assign(s) all those parts or portions of said tract of land designated as Parcel B the same to be used as public open space for recreational purposes or other purposes as authorized by the Local Entity.
We hereby reserve unto ourselves, our heirs, our grantee(s), designee(s), successor(s), or assign(s), an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided and have connecting access by the undersigned owner(s), designee(s), successor(s), or assign(s) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heir(s), grantee(s), designee(s), successor(s), or assign(s), to be maintained by WILSON COVE Owners Association.
We hereby grant and convey to WILSON COVE Owners Association, designee(s), successor(s), or assign(s), all those parts or portions of said tract of land designated as Parcel A and as Common Areas to be used for recreational and open space purposes in accordance with the Covenants, Conditions and/or Restrictions (CC&R's) as conveyed, granted or amended in an appropriate recorded document, for the benefit of each member of WILSON COVE Owners Association to be held in common. We also grant and convey to the Local Entity, designee(s), successor(s), or assign(s), a perpetual Open Space Right and Easement on and over the Common Areas to the Local Entity that the Common Areas remain open and undeveloped except for recreational, parking, utility and open space purposes or modified as may be approved by the Local Entity in accordance with the terms and conditions of the CC&R's or current amendment.
We hereby grant and convey to the Owner(s) of individual Units, their successors and assigns, a Limited Common Area to all those parts or portions of said tract of land designated herein as Limited Common Areas (LC X) to be attached to the respective Units for the private and exclusive use of the Unit Owner(s) in accordance with any terms, conditions, or restrictions as conveyed or granted in accordance with an appropriately recorded document stating the Covenants, Conditions and/or Restrictions (CC&R'S).

West Haven City Corporate Acknowledgement

WHEREAS: West Haven City owns property being used and dedicated to the public within the boundary of this subdivision.
WHEREAS: It is in the benefit of the City of West Haven to recognize the and/or dedicate public streets as shown hereon to the public use.
NOW THEREFORE; West Haven City council has authorized the City Mayor to sign this subdivision in behalf of the property that the city owns to dedicate said Public Streets as public thoroughfares and to grant an easement over, upon and under said Public Streets as public utility cooridors as may be authorized by West Haven City.
IN WITNESS WHEREOF, that WEST HAVEN CITY, a body corporate and politic has/have caused this instrument to be executed by its proper officer(s) hereunto duly authorized, this _____ day of _____ , 20___.

Mayor, Rob Vanderwood Attest/City Clerk:

WEST HAVEN CITY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by West Haven City Planning Commission on the_____day of _____, 20___.

Chairman

WEST HAVEN CITY ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets, and the granting of easements and other public ways shown hereon are hereby approved and accepted.

Signed this____day of _____, 20___.

Attest:
Mayor: Sharon A. Bolos Title:

WEST HAVEN CITY ATTORNEY

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the City attorney of the foregoing plat and dedications have been complied with.

Signed this____day of _____, 20___.

Signature

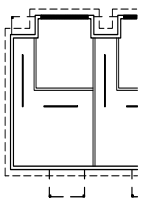
WEST HAVEN CITY ENGINEER

Approved by the West Haven City Engineer on the_____day of_____, 20___.

Signature

General Legend

- SECTION LINE
- SUBDIVISION BOUNDARY
- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- FND SECTION CORNER
- SET STREET MONUMENT
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA
- PUBLIC STREET DEDICATION
- PRIVATE ROADS
- Unit X PRIVATE UNITS
- COMMON AREA
- LIMITED COMMON AREA



NOTE:
1. Lower Valley Coordinate system is NAD1983 Utah North Zone U.S.ft expanded to ground using a combined factor of 1.0002520877833. The initial coordinates are based on independent GPS observations using Leica Network. The values observed were compared with the published values of the Weber County Surveyor's Office and found to conform unless otherwise noted.
2. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.
3. This development is within West Haven Zone ZC (Mixed Use Zoning).
4. Areas:
   - 4.1. Total with park=516,152 sq.ft., Total without park=428,946 sq.ft.
   - 4.2. Public Road=73,814 sq.ft.
   - 4.3. Private Road=66,364 sq.ft.
   - 4.4. Driveways=40,491 sq.ft.
   - 4.5. Roofs=142,301 sq.ft.
   - 4.6. Landscape=102,976 sq.ft.
5. Current property line between developer and West Haven City.
6. Statement required on this plat by Weber Basin Water Conservancy District: "Secondary water has been allocated to the common space parcels A, C, D, E, and G based on an anticipated Landscape Area of 1.38 acres will be planted in turf. Larger total landscape areas, higher percentage turf areas, inefficient design of irrigation system, or inefficient operation of Irrigation system may result in end user incurring additional billing charges and/or secondary water service being shut off."

Curve Table

Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
1	14°01'56"	223.000'	27.44'	54.61'	N 47°43'16" W 54.48'
2	31°53'40"	223.000'	63.72'	124.14'	N 38°47'24" W 122.54'
3	79°24'08"	17.000'	14.11'	23.56'	N 62°32'38" W 21.72'
4	17°47'23"	175.000'	27.39'	54.34'	S 68°51'36" W 54.12'
5	33°24'02"	225.000'	67.50'	131.16'	S 76°39'55" W 129.31'
6	29°23'17"	155.000'	40.65'	79.50'	S 78°40'18" W 78.63'
7	1°58'36"	1450.000'	25.01'	50.02'	S 24°26'30" E 50.02'
8	29°23'17"	205.000'	53.76'	105.15'	S 78°40'18" W 104.00'
9	33°24'02"	175.000'	52.50'	102.02'	N 76°39'55" E 100.58'
10	17°36'35"	225.000'	34.85'	69.15'	N 68°46'12" E 68.88'
11	80°15'35"	17.000'	14.33'	23.81'	N 37°26'42" E 21.91'
12	4°29'48"	223.000'	8.76'	17.50'	N 0°26'12" W 17.50'
13	56°32'56"	200.000'	107.57'	197.39'	N 26°27'46" W 189.48'
17	41°32'34"	200.000'	75.86'	145.01'	N 33°57'57" W 141.86'
18	15°00'22"	200.000'	26.34'	52.38'	N 5°41'29" W 52.23'
21	53°03'48"	33.000'	16.48'	30.56'	N 65°16'48" E 29.48'
68	19°52'22"	200.000'	35.04'	69.37'	S 69°54'05" W 69.02'
69	33°24'02"	200.000'	60.00'	116.59'	S 76°39'55" W 114.95'
70	29°23'17"	180.000'	47.20'	92.33'	S 78°40'18" W 91.32'

Vicinity Map



SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the above named party(s), no certification or warranties are extended to successor(s), assign(s) or heir(s) of said party(s) nor to adjacent owner(s) of properties of which may or may not share a common boundary with the property(s) surveyed herein.

PROFESSIONAL LAND SURVEYOR ERNEST D. ROWLEY No.171781 STATE OF UTAH

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Farr Construction, Inc.
Address: 3605 W. 900 S., Ogden, UT 84401
801-731-1509

1 of 3

SE 1/4 of Section 23, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Subdivision

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: July 5, 2022
	PROJ: 4035

This Plat is the Intellectual Property of Landmark Surveying, Inc. . all legal rights are reserved.

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

Weber County Recorder
Entry no. _____
Filed for record and recorded
_____day of _____ 20___.
at _____
in book _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____
Fee paid _____

Project Name: 4035 FARR-Wilson Cove Ph2&_STK corridor2.dwg Save Date: December 6, 2022 4:27 PM Sheet: ###

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.

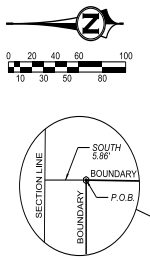
- Under 157.631, since the development is proposing to accommodate specifically the elderly, the total parking spaces required is 48. This the project is proposing two-car garages for each unit, the requirement is exceeded.

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, SLB&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.

660.18'

SOUTH 5.86'

P.O.B.

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

S00°48'08"W 645.33'

CANAL EASEMENT ALONG NORTHERN EDGE OF CANAL EXTENDING TO PLAT BOUNDARY. NO BUILDING OR FENCES WITHIN EASEMENT.

S23°58'00"W 117.79'

S29°59'00"W 33.00'

S36°11'00"W 440.20'

CANAL EASEMENT ALONG NORTHERN EDGE OF CANAL EXTENDING TO PLAT BOUNDARY. NO BUILDING OR FENCES WITHIN EASEMENT.

S44°33'00"W 45.00'

S71°17'00"W 330.16'

2000 WEST (PUBLIC)

2200 S (PUBLIC)

PATIO LANE (PUBLIC)

2050 WEST (PUBLIC)

2350 SOUTH (PUBLIC)

655.76' EAST

2640.62' (CALC.)

BASIS OF BEARING N89°29'30"W

N00°56'03"E 750.93'

S89°51'19"E 2.25'

N00°47'45"E 524.02'

FOUND REBAR & CAP
LS. 172757

CENTER QUARTER CORNER (CALCULATED)
SECTION 26,
T. 6 N. R. 2 W., S.L.B.& M.

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

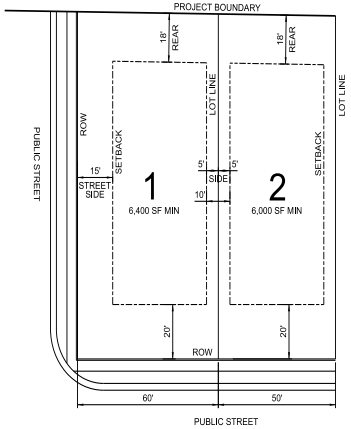
S00°48'21"W 15.00'

WILLIAM STOCKS 15-072-0001

UNITED STATES OF AMERICA 15-072-0023

KYLE & SHAYLA DAHL 15-072-0024

SECLUSION MEADOWS SUBDIVISION



TYPICAL LOT CONFIGURATION

NOT TO SCALE

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

Curve Table				
Name	Radius	Delta	Length	CHD Bearing	CHD Length
C1	178.00	5°10'56"	16.10	S 2°35'28" W	16.09
C2	178.00	16°08'41"	50.16	S 13°15'16" W	49.99
C3	178.00	16°04'31"	49.94	S 29°21'52" W	49.78
C4	728.62	1°29'45"	19.02	S 36°39'16" W	19.02
C5	728.62	4°26'54"	56.57	S 33°40'56" W	56.55
C6	728.62	4°45'22"	60.48	S 29°04'49" W	60.46
C7	728.62	5°31'20"	70.22	S 23°56'28" W	70.20
C8	728.62	0°19'43"	4.18	S 21°00'57" W	4.18
C9	178.00	26°18'42"	81.74	S 34°00'26" W	81.03
C10	178.00	17°22'55"	54.00	S 55°51'14" W	53.79
C11	178.00	25°27'18"	79.08	S 77°16'21" W	78.43
C12	630.03	6°15'01"	68.73	S 3°07'30" E	68.69
C13	30.00	49°52'18"	26.11	S 31°11'10" E	25.30
C14	55.00	136°54'44"	131.43	S 12°20'03" W	102.32
C15	55.00	73°12'59"	70.28	N 62°36'05" W	65.60
C16	55.00	54°04'52"	51.91	N 1°02'50" E	50.01
C17	55.00	9°36'54"	9.23	N 32°53'43" E	9.22
C18	30.00	44°25'58"	23.26	S 15°29'11" W	22.69
C19	686.03	1°42'45"	20.50	N 5°52'25" W	20.50
C20	686.03	5°01'03"	60.08	N 2°30'31" W	60.06
C21	122.00	68°25'32"	145.70	S 55°47'14" W	137.19
C22	122.00	0°43'23"	1.54	S 21°12'47" W	1.54
C23	784.62	7°06'23"	97.32	S 24°24'17" W	97.25
C24	784.62	8°41'21"	118.99	S 32°18'09" W	118.88
C25	784.62	0°45'19"	10.34	S 37°01'29" W	10.34
C26	122.00	4°36'30"	9.81	S 35°05'53" W	9.81
C27	122.00	25°13'17"	53.70	S 20°11'00" W	53.27
C28	122.00	7°34'21"	16.12	S 3°47'11" W	16.11
C29	150.00	37°24'08"	97.92	N 18°42'04" E	96.19
C30	756.62	16°33'03"	218.56	N 29°07'37" E	217.80
C31	150.00	69°08'55"	181.03	N 55°25'33" E	170.24
C32	658.03	11°55'06"	136.88	S 5°57'33" E	136.63

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
- PLAT CORNER / POINT OF INTERSECTION
- TIE LINE TO CORNER

PREPARED BY

Mustang DESIGN
791 N 100 E, SUITE 200
LEHI, UTAH 84043

VALLEY LAND SURVEYING
P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

JANUARY 2023

WEST HAVEN VILLAS SUBDIVISION

A RESIDENTIAL DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
T6N, R2W, SLB&M, CITY OF WEST HAVEN, WEBER COUNTY, UTAH

SCALE 1" = 50' SHEET 2 OF 2

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

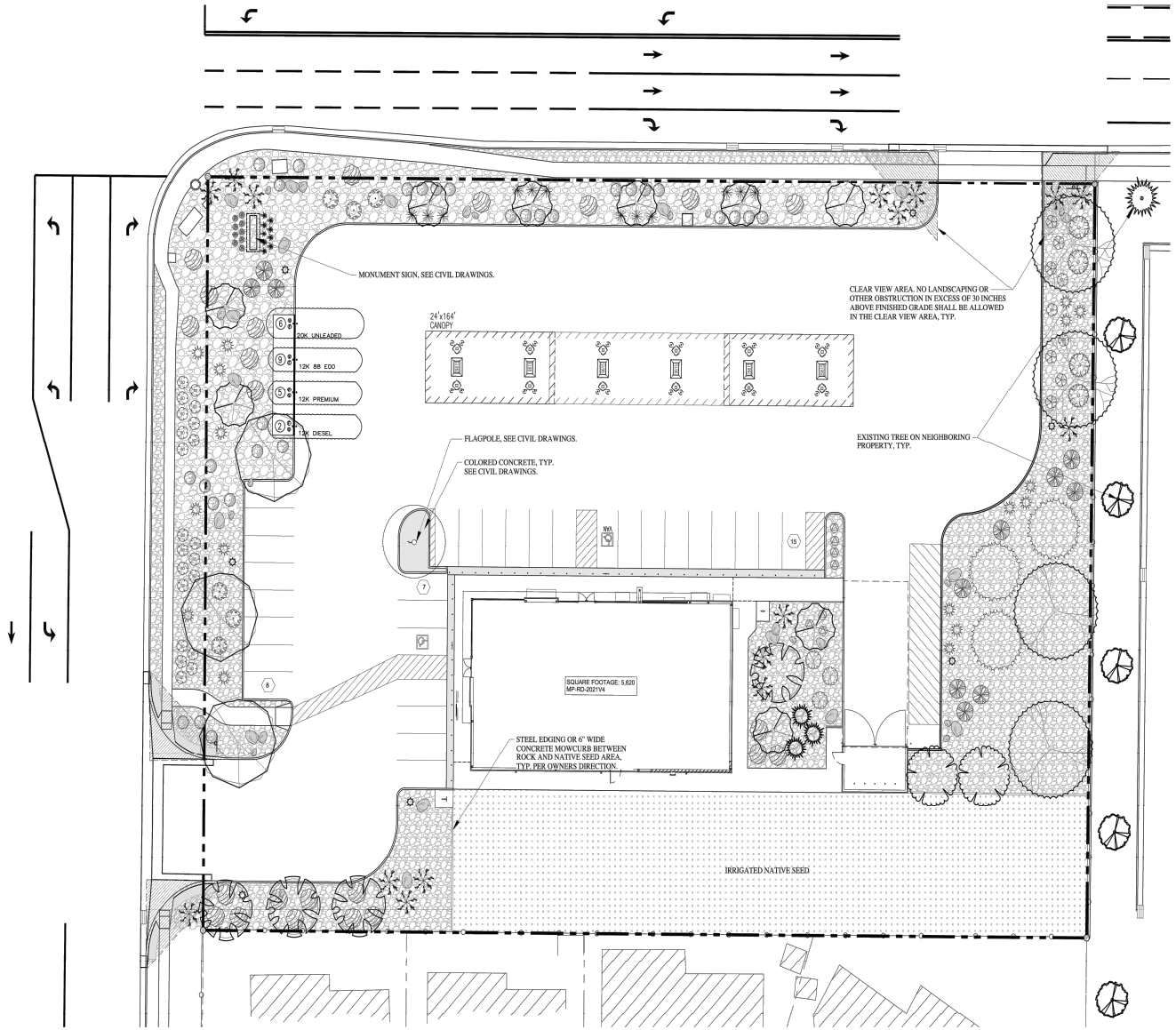
All of the site plan complies with the requirements set in the city's design review ordinance, commercial ordinance, parking ordinance and sign ordinance. Both engineering and fire have signed off on the current set of plans.

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)

GRASS & WILDFLOWER MIX	BROADCAST	DRILLED	PERCENTAGE
SLENDER WHEAT GRASS (AGROPYRON TRACHUCAULUM)	2.75	2.06	13.75 %
BLUEBUNCH WHEAT GRASS (AGROPYRON SPICATUM)	2.75	2.06	13.75 %
SHEEP FESCUE (FESTUCA OVINA)	0.80	0.60	4.00 %
SANDBERG BLUEGRASS (POA SANDBERGII)	0.50	0.38	2.50 %
WESTERN WHEAT GRASS (AGROPYRON SMITHII)	2.75	2.06	13.75 %
GREEN NEEDLEGRASS (STIPA VIRIDULA)	2.75	2.06	13.75 %
PROSTRATE SUMMER CYPRESS (KOCHIA PROSTATA)	1.50	1.13	7.50 %
BLANKET FLOWER (GAILLARDIA ARISTATA)	2.00	1.50	10.00 %
BLUE FLAX (LINUM LEWISII)	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 (CERATOIDES LANATA)	2.00	1.50	10.00 %
TOTALS	20.0	15.00	100.00 %

SEE SHEET L1.1 FOR SEED MIX NOTES.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. 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.
4. 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.
5. 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.
6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS.
7. 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.
8. ¾" TO 1" SCREENED DECORATIVE CRUSHED ROCK MULCH TO BE INSTALLED AT THE A 3" DEPTH IN ALL PLANTING AREAS. PULL ROCK MULCH A MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
9. 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.
10. 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 'BAILHALO' PP8722 IVORY HALO IVORY HALO VARIEGATED DOGWOOD	3	5 GAL.
	PHYSOCARPUS O. 'SUMMER WINE' SUMMER WINE NINEBARK	11	5 GAL.
	PRUNUS BESSEYI 'PO11S' TM PAWNEE BUTTES SAND CHERRY	6	5 GAL.
	SPIREA X BUMALDA 'LITTLE PRINCESS' LITTLE PRINCESS JAPANESE SPIREA	7	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GROW-LOW FRAGRANT SUMAC	23	5 GAL.
	ROSA X 'MEISWETDOM' TM SWEET DRIFT 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 MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	30	5 GAL.
	TAXUS CUSPIDATA 'MONLOO' 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

N

20' 0 20' 40' 60'

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

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

811 Know what's below. Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

olsson
1880 Fall River Dr Suite 200
Loveland, CO 80538
TEL 970.461.7733 www.olssonassociates.com

STATE OF UTAH DARREN G. WILSON NO. 356187 11-23-2022 REGISTERED LANDSCAPE ARCHITECT

Kum & Go
1459 Grand Avenue
Des Moines, Iowa
50309
P: 515-226-0128
F: 515-223-9873

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

FINAL LANDSCAPE PLAN

KG PROJECT TEAM:
RDR: KELLIE WISBROCK
SDM: RYAN HALDER
CPM: PERRY DEPHILLIPS

REVISION DESCRIPTION	DATE

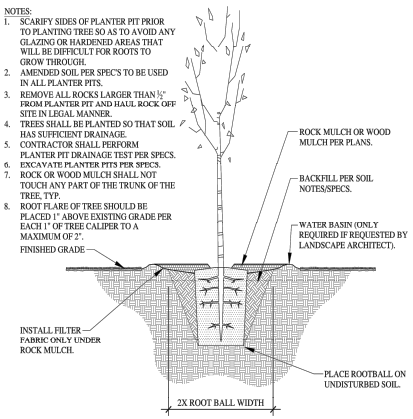
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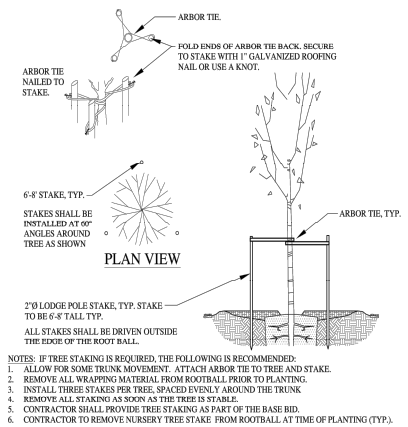
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DATE: Nov 23, 2022 10:32am XREFS: 2512-SITE CAD_10.27.22[60.35]

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. ROCK OR WOOD MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".



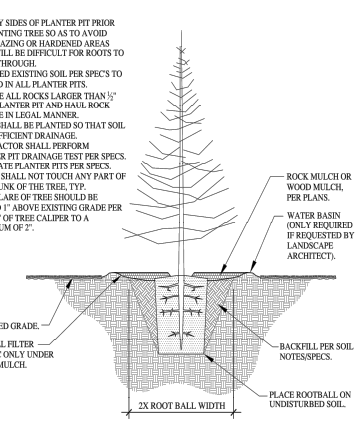
1 DECIDUOUS TREE PLANTING
SCALE: NTS



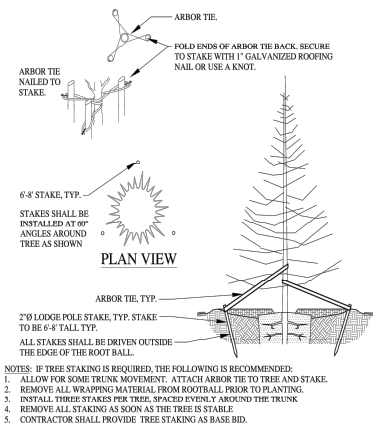
NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE.
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.
6. CONTRACTOR TO REMOVE NURSERY TREE STAKE FROM ROOTBALL AT TIME OF PLANTING (TYP.).

2 DECIDUOUS TREE STAKING
SCALE: NTS

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED EXISTING SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".

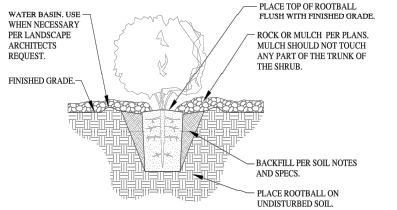


3 EVERGREEN PLANTING
SCALE: NTS



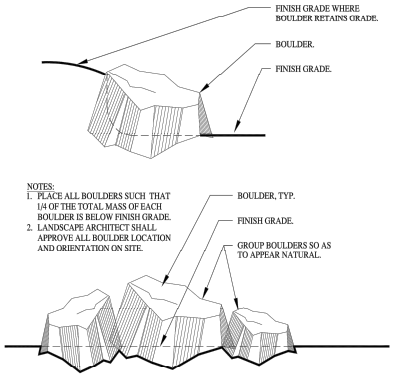
NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS BASE BID.

4 EVERGREEN TREE STAKING
SCALE: NTS



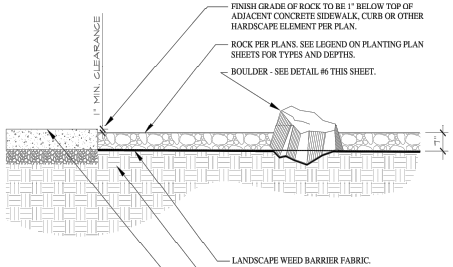
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.
4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
5. EXCAVATE PLANTER PITS PER SPECS.

5 SHRUB & ORNAMENTAL GRASS PLANTING
SCALE: NTS



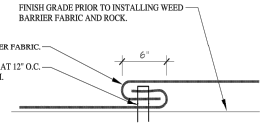
NOTES:
1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.
2. LANDSCAPE ARCHITECT SHALL APPROVE ALL BOULDER LOCATION AND ORIENTATION ON SITE.

6 BOULDER PLACEMENT
SCALE: NTS

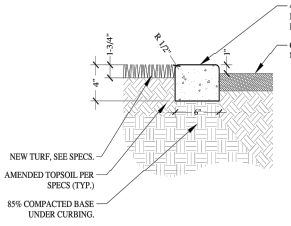


NOTES:
1. INSTALL A 1" LAYER OF ¾"-1" ROCK TO COVER WEED FABRIC THEN INSTALL A 6" LAYER OF 4"-6" COBBLE ROCK ON TOP OF THE 1" LAYER FOR A TOTAL DEPTH OF 7".
2. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL ROCK AND BOULDERS PRIOR TO INSTALLATION.
3. 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.
4. KEEP TOP OF ROCK 1"-1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
5. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING ROCK.
6. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

WEED FABRIC NOTE:
INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.

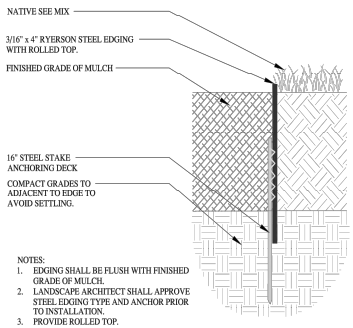


7 ROCK AND WEED BARRIER FABRIC WITH BOULDER
SCALE: NTS



NOTES:
1. PROVIDE CONTROL JOINT IN MOWCURB AT 10' INTERVALS,

8 6" MOW CURB (BID ALTERNATE)
1" = 1'-0"



NOTES:
1. EDGING SHALL BE FLUSH WITH FINISHED GRADE OF MULCH.
2. LANDSCAPE ARCHITECT SHALL APPROVE STEEL EDGING TYPE AND ANCHOR PRIOR TO INSTALLATION.
3. PROVIDE ROLLED TOP.

9 STEEL EDGING (BASE BID)
SCALE: NTS

PART 1 GENERAL
1.01 SECTION INCLUDES
A. PREPARATION OF SOIL, FERTILIZING, SEEDING AND MAINTENANCE.
1.02 DEFINITIONS
A. WEEDS: INCLUDES CHEATGRASS (BROMUS TECTORUM), DANDELION, JIMSONWEED, QUACKGRASS, HORSETAIL, MORNING GLORY, RUSH GRASS, MUSTARD, LAMBSQUARTER, CHICKWEED, CRESS, CRABGRASS, CANADIAN THISTLE, NUTGRASS, POISON OAK, BLACKBERRY, TANSY RAGWORT, JOHNSON GRASS, POISON IVY, NUT SEDGE, NIMBLE WILL, BINDWEED, BENT GRASS, WILD GARLIC, PERENNIAL SORREL, AND PHRAGMITES.
1.03 SUBMITTALS
A. CERTIFICATION: SUBMIT CERTIFICATION OF GRASS & WILDFLOWER SPECIES AND LOCATION OF SEED SOURCE.
B. MAINTENANCE DATA: INCLUDE MAINTENANCE INSTRUCTIONS, CUTTING METHOD AND MAXIMUM HEIGHT; TYPES, APPLICATION FREQUENCY, AND RECOMMENDED COVERAGE OF FERTILIZER.
1.04 QUALITY ASSURANCE
A. SEEDS.
1. VENDOR: COMPANY SPECIALIZING IN SUPPLYING SEED WITH A MINIMUM FIVE YEARS EXPERIENCE, AND CERTIFIED BY THE STATE OF UTAH.
2. INSTALLER QUALIFICATIONS: COMPANY APPROVED BY THE SEED VENDOR.
1.05 REGULATORY REQUIREMENTS
A. COMPLY WITH REGULATORY AGENCIES FOR FERTILIZER AND HERBICIDE COMPOSITION.
B. PROVIDE CERTIFICATE OF COMPLIANCE FROM AUTHORITY HAVING JURISDICTION INDICATING APPROVAL OF FERTILIZER AND HERBICIDE MIXTURE.
1.06 MAINTENANCE SERVICE
A. FURNISH SERVICE AND MAINTENANCE OF SEEDED AREAS UP TO THE END OF WARRANTY.
B. ERADICATE AND KEEP AREAS WEED FREE BEFORE ACCEPTANCE.

PART 2 PRODUCTS
2.01 MATERIALS
A. RESTORING NATIVE GRASS SEED.
1. NATIVE GRASS MIX. NATIVE GRASS SEED SHALL BE FRESH, CLEAN, NEW CROP SEED; MECHANICALLY PREMIXED TO THE SPECIFIED PROPORTIONS. NATIVE GRASS SEED SHALL BE A BLEND OF THE SEED TYPES AS NOTED IN THE SEED MIX LEGEND.
2. STANDARDS. GRASS SEEDS SHALL COMPLY WITH " STANDARDS OF OFFICIAL SEED ANALYSIS OF NORTH AMERICA" ; FOR 85% PURITY, 80% GERMINATION AND 1% (MAXIMUM) WEED SEED (0)% PLS%.
3. DELIVERY. SEED SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, BEARING THE DEALER'S GUARANTEED ANALYSIS AND GERMINATION PERCENTAGE AND A CERTIFICATE OR STAMP OR RELEASE BY A COUNTY AGRICULTURE COMMISSIONER.
4. SEED TO BE APPLIED BY HYDRAULIC METHOD SHALL BE MIXED WITH WOOD FIBER MULCH, FERTILIZER AND POLIMER AT 50 POUNDS PER 100 SQUARE FEET.

PART 3 EXECUTION
3.01 EXAMINATION
A. VERIFY THAT PREPARED SOIL BASE IS ARE READY TO RECEIVE THE WORK OF THIS SECTION.
3.02 PREPARATION
A. PREPARE SUB-GRADE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
B. PLACE 4" DEPTH OF TOPSOIL.
3.03 PLANTING SEED
A. SEEDING SHALL NOT BE PERFORMED WHEN THE WIND VELOCITY EXCEEDS 5 MILES PER HOUR, OR IS DETERMINED DETRIMENTAL TO THE UNIFORM DISTRIBUTION OF SEED.
B. GRADE PLANTING AREAS SMOOTH, EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE AND REMOVE RIDGES AND FILL IN DEPRESSIONS AS REQUIRED.
C. SEED SHALL BE APPLIED BY HYDRAULIC METHOD WITH A HYDRO-SEEDER AT THE COVERAGE RATE RECOMMENDED BY THE SEED VENDOR. SEED MAY BE APPLIED BY BROADCAST OR DRILLED METHOD AT THE RECOMMENDED.
D. RATE OF APPLICATION.
1. NATIVE GRASS SEED MIX SHALL BE APPLIED AT A SUPPLIER ACCEPTABLE RATE TO OBTAIN 70% GROWTH AND ACCEPTANCE AT END OF WARRANTY PERIOD.
E. ALL MATERIALS MUST BE AVAILABLE FOR INSPECTION PRIOR TO APPLICATION.
F. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.
3.04 MAINTENANCE REQUIREMENTS FOR NATIVE AREA DURING WARRANTY PERIODS
A. FURNISH SERVICE AND MAINTENANCE OF RESTORED AREA UNTIL 70% COVERAGE IS ESTABLISHED AND ACCEPTED BY THE OWNER.
B. AREA MUST BE FREE OF SIGNS OF EROSION AND EVASIVE SPECIES.
C. AREA MUST BE KEPT FREE OF LITTER AND MOWED AND TRIMMED AS REQ. EACH FALL.
3.05 WARRANTY
A. ERADICATED ALL INVASIVE WEEDS.
B. ALL LANDSCAPING WILL BE COVERED BY A WARRANTY FOR A PERIOD OF ONE YEAR OR UNTIL ACCEPTED BY THE OWNER.
C. SEEDED AREAS, AT THE END OF THE WARRANTY PERIOD, SEEDED AREAS SHALL HAVE A 70 PERCENT COVERAGE OF FULL, ESTABLISHED GROWTH; FREE OF ALL NOXIOUS WEEDS.
1. AT END OF WARRANTY PERIOD, REPLANT AREAS SHOWING ROOT GROWTH FAILURE, BARE OR THIN SPOTS, AND ERODED OR SETTLED AREAS WITHIN 10-DAYS OF WRITTEN NOTICE. PLANT WITH MATERIALS OF LIKE KIND AND SIZE. PLANTED IN THE NEXT GROWING SEASON WITH A NEW WARRANTY COMMENCING ON THE DATE OF PLANTING. ALL CORRECTIVE WORK WILL BE AT NO ADDITIONAL COST TO THE OWNER.

10 SEED MIX NOTES

olsson
1800 Fall River Dr, Suite 200
Loveland, CO 80538
TEL 970.461.7733 www.olssonassociates.com

STATE OF UTAH — DARREN G. WILSON — NO. 356197 — 11-23-2022 — LICENSED LANDSCAPE ARCHITECT

Kum & Go
1459 Grand Avenue
Des Moines, Iowa
50309
P: 515-226-0128
F: 515-223-9873

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

FINAL LANDSCAPE DETAILS

KG PROJECT TEAM:
RDR: KELLIE WISBROCK
SDM: RYAN HALDER
CPM: PERRY DEPHILLIPS

REVISION DESCRIPTION	DATE
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DATE: 11-23-2022

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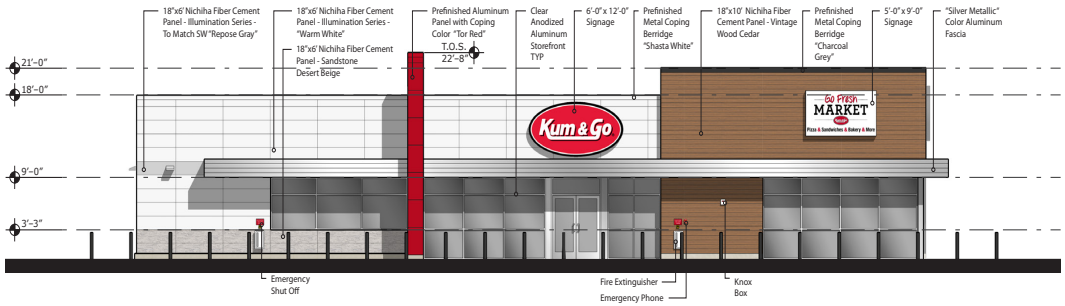
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In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
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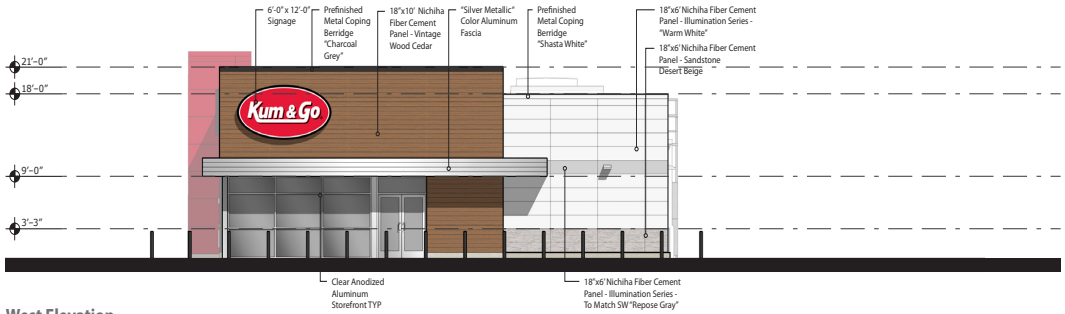
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Proposed Building Signage

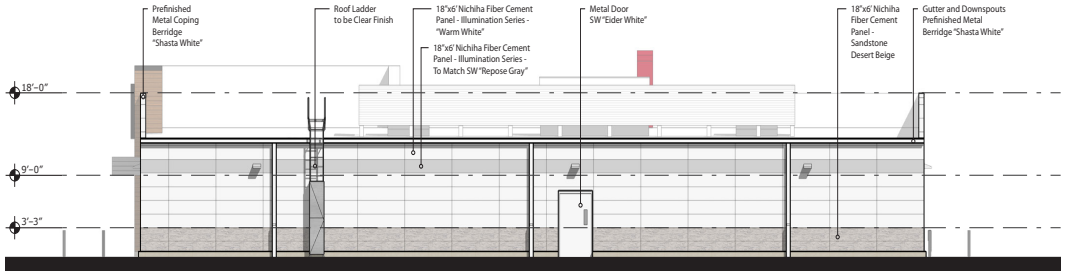
Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	6'x 12'	72 SF
	"Go Fresh Market" Sign	5'x 9'	45 SF
West Elevation	"Kum & Go" Sign	6'x 12'	72 SF
South Elevation	No Signage	---	0 SF
East Elevation	No Signage	---	0 SF
	Total		189 SF



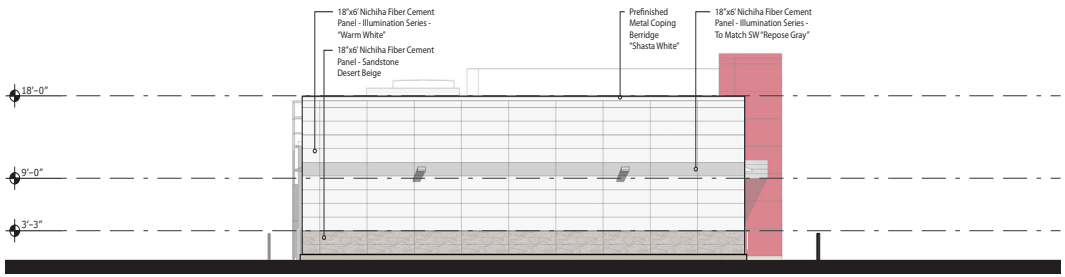
North Elevation
NTS
0 3' 6' 12' 30'



West Elevation
NTS
0 3' 6' 12' 30'



South Elevation
NTS
0 3' 6' 12' 30'



East Elevation
NTS
0 3' 6' 12' 30'

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

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

SEAL

Kum & Go

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Des Moines, Iowa
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P:515-457-6247

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

EXTERIOR ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

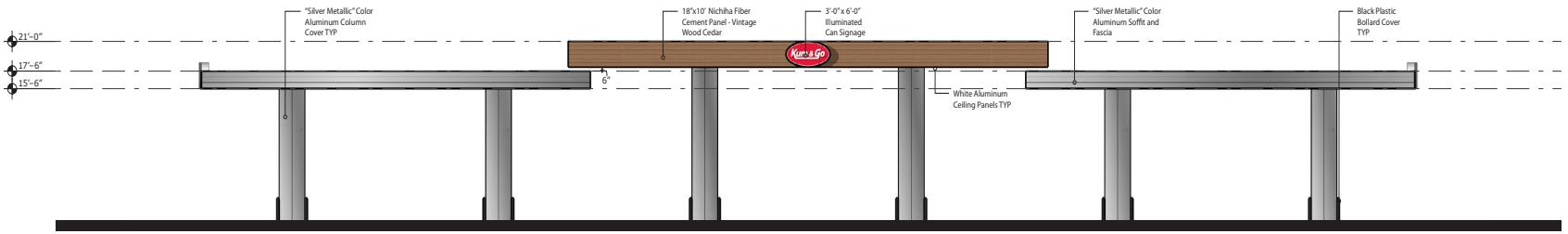
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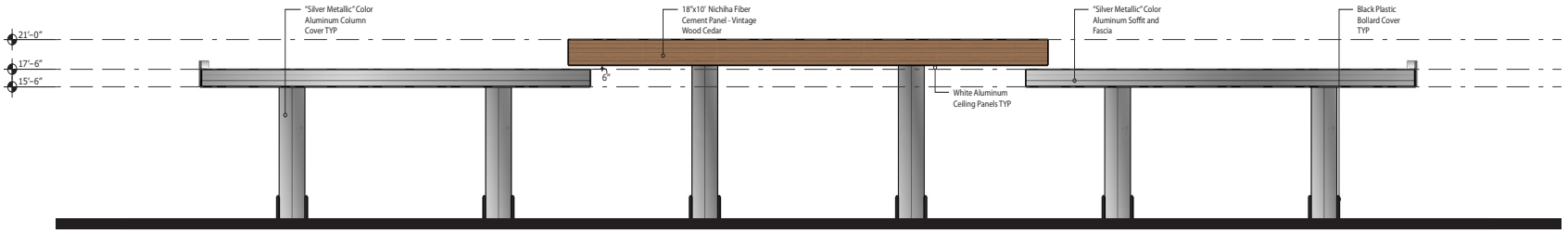
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Proposed Canopy Signage

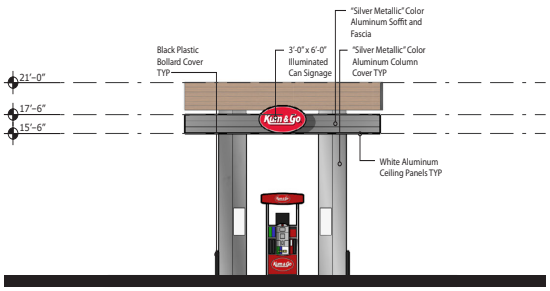
Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	3'x 6'	18 SF
South Elevation	No Signage	---	0 SF
East Elevation	"Kum & Go" Sign	3'x 6'	18 SF
West Elevation	"Kum & Go" Sign	3'x 6'	18 SF
	Total		54 SF



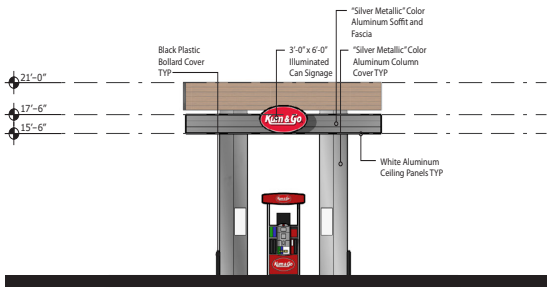
North Elevation
NTS
0 3' 6' 12' 30'



South Elevation
NTS
0 3' 6' 12' 30'



East Elevation
NTS
0 3' 6' 12' 30'



West Elevation
NTS
0 3' 6' 12' 30'

brr

ARCHITECT OF RECORD:
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SEAL

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#2512 - WEST HAVEN, UT

WEST ST & SOUTH ST

CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM:
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REVISIONS

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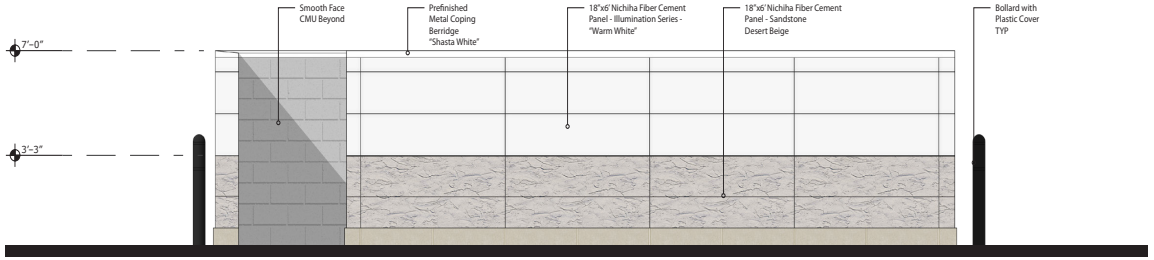
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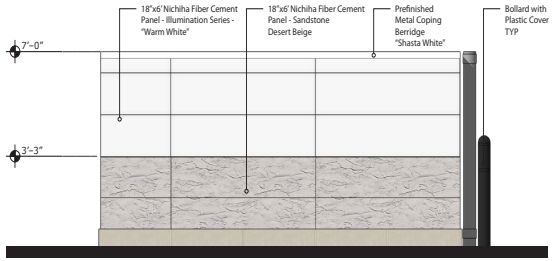
North Elevation
NTS

0 3' 6' 12'



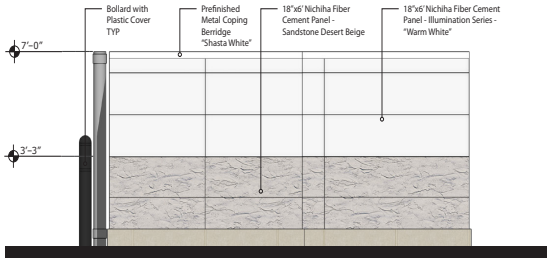
South Elevation
NTS

0 3' 6' 12'



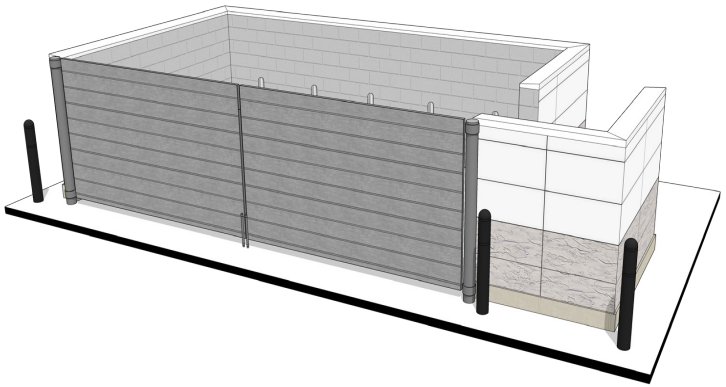
East Elevation
NTS

0 3' 6' 12'



West Elevation
NTS

0 3' 6' 12'



Perspective
NTS

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVENUE
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OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
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SEAL

Kum & Go

1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

#2512 - WEST HAVEN, UT

WEST ST & SOUTH ST

TRASH ENCLOSURE ELEVATIONS

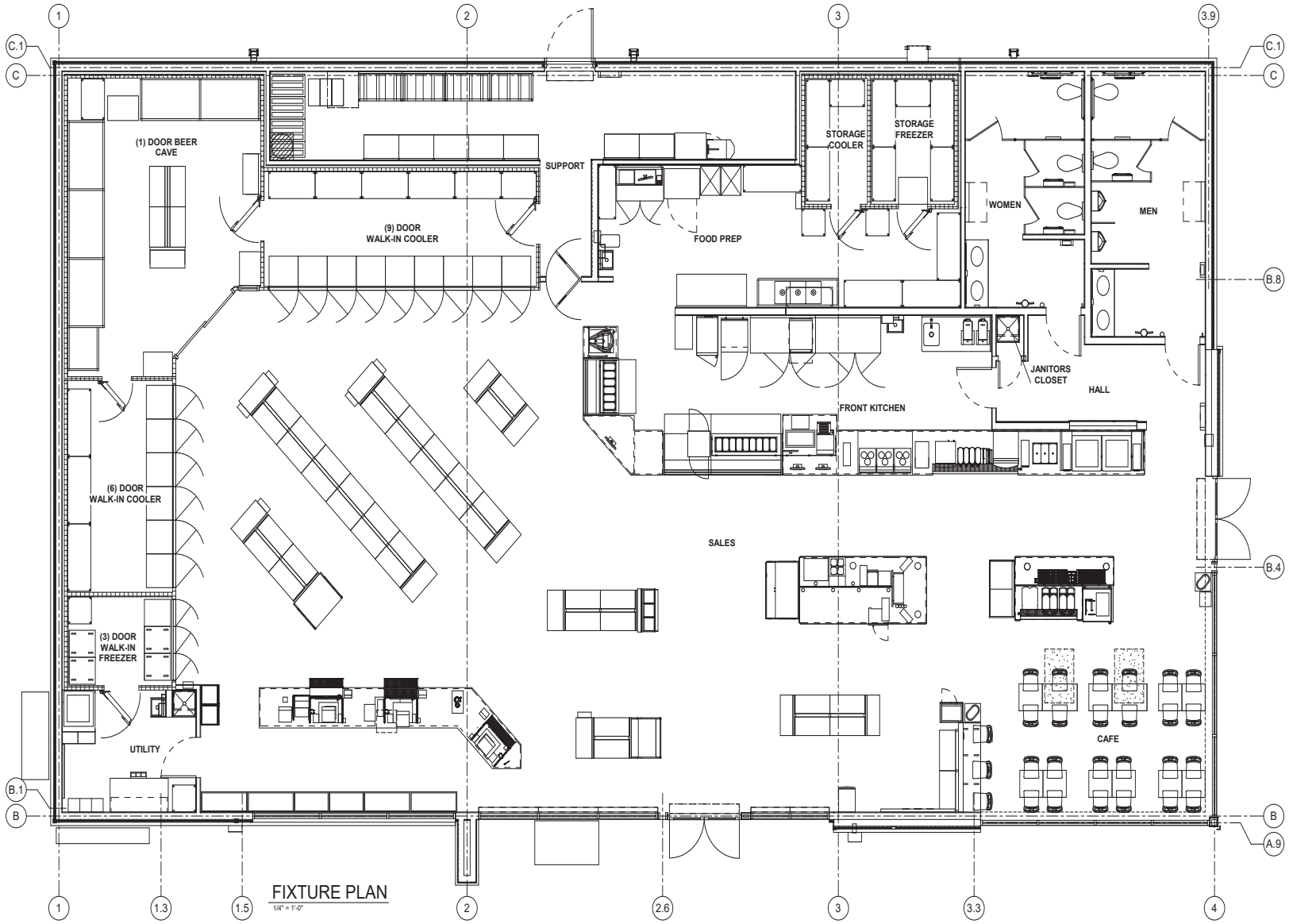
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
△		

DATE: 10/07/2022

SHEET NUMBER:



FIXTURE PLAN

1/4" = 1'-0"

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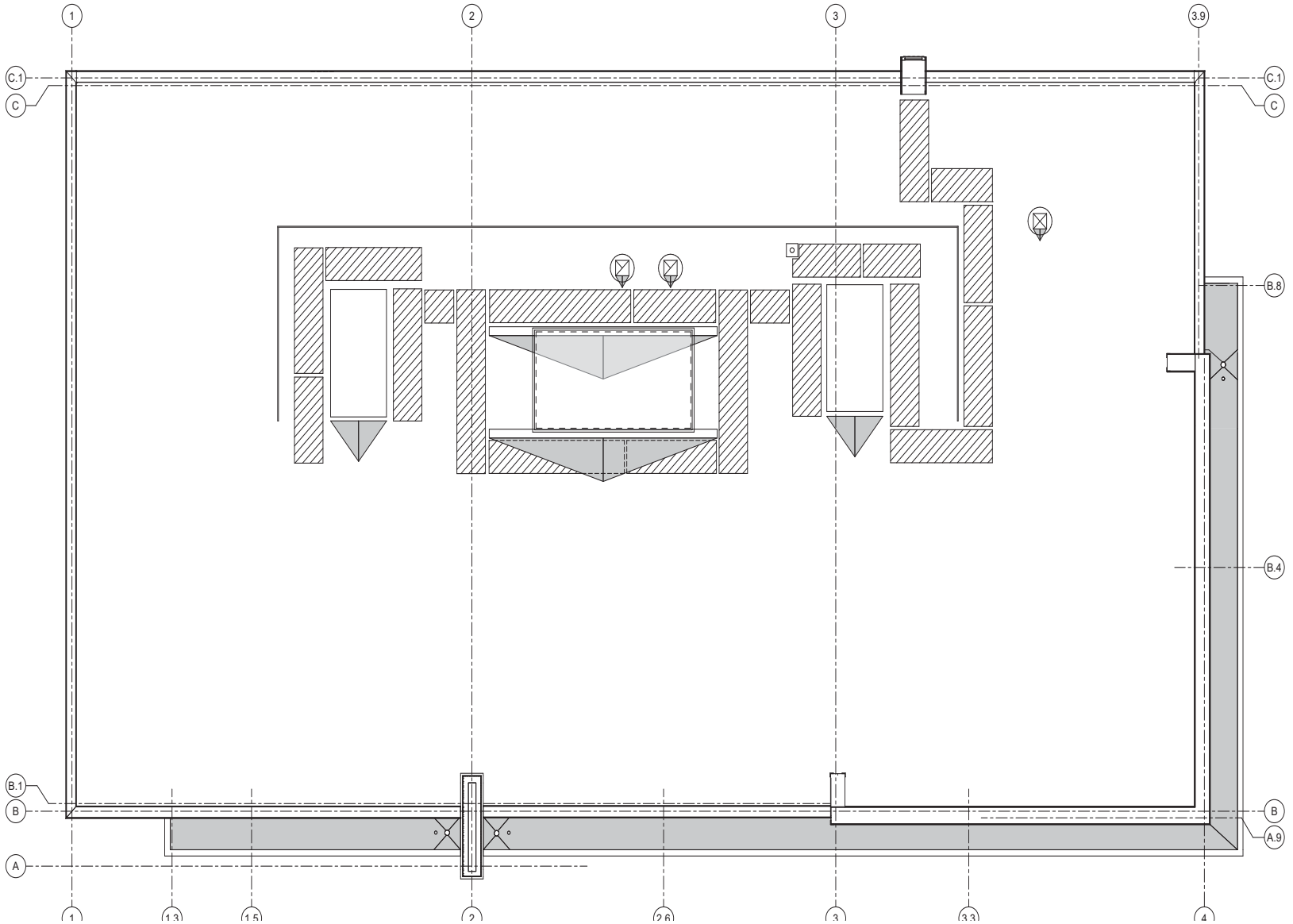
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ROOF PLAN

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

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