



WEST HAVEN CITY PLANNING COMMISSION AGENDA

April 26, 2023
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **APRIL 26, 2023** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETING: **6:00 PM: REGULAR PLANNING COMMISSION MEETING. JOIN US DIGITALLY FOR THE WORK SESSION AND COUNCIL MEETING AT [HTTPS://US06WEB.ZOOM.US/J/86539464549](https://us06web.zoom.us/j/86539464549). WATCH LIVE AT [HTTPS://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](https://www.youtube.com/@cityofwesthavenutah4030).**

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. **CALL TO ORDER - CHAIRMAN DEEM**
2. **OPENING CEREMONIES**
 - a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER STIMPSON
 - b. PRAYER/MOMENT OF SILENCE – COMMISSION MEMBER REED
3. **ACTION ON MINUTES**
 - a. APPROVE MINUTES FOR THE MEETING OF APRIL 12, 2023
4. **REPORT**
 - a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. **DISCUSSION AND ACTION**
 - a. FINAL PLAT APPROVAL FOR WEST HAVEN VILLAS LOCATED AT APPROXIMATELY 2069 W 2200 S PARCEL 150720011 (APPLICANT: LEISURE VILLAS)
6. **DISCUSSION AND ACTION**
 - a. PRELIMINARY PLAT APPROVAL FOR PARK MEADOWS SUBDIVISION LOCATED AT APPROXIMATELY 3015 W 3300 S PARCEL 084050001 (APPLICANT: RICK SANDBERG)
7. **DISCUSSION AND ACTION**
 - a. TO CONSIDER AN AMENDMENT TO THE 21 SOUTH MASTER DEVELOPMENT AGREEMENT
8. **DISCUSSION AND ACTION**
 - a. FINAL PLAT APPROVAL FOR THE VILLAGE AT GREEN FARMS PHASE 1 LOCATED AT APPROXIMATELY 3700 S 4450 W (APPLICANT NILSON HOMES)
9. **ADJOURNMENT**

Robyn VanCampen

Robyn VanCampen, 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 the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney.



Planning Commission Meeting Minutes

April 12, 2023 6:00 PM

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

Present:	Darin Deem	Chairman
	Andrew Reyna	Vice Chair
	Matt Nece	Commission Member
	Natalie Wilson	Commission Member
	Jeff Reed	Commission Member
	Becky Roundy	Commission Member
	Melinda Stimpson	Commission Member
Staff Present:	Charis Sully	Deputy Recorder
	Amy Hugie	Attorney
	Alika Murphy	Planner I
	Ed Mignone	City Engineer
	Shari Phippen	Community Development Director

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER

Chairman Deem called the meeting to order at 6:03

2. OPENING CEREMONIES

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

3. ACTION ON MINUTES

Approve minutes for the meeting of March 22, 2023

Commission member Reed stated that on page 4 it states Chairman Deem asked about not having work and it should say not having work sessions.

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

4. REPORT

Actions taken by City Council on Planning Commission recommendations

Shari Phippen reported on the City Council meeting that was held on April 5, 2023.

5. DISCUSSION AND ACTION

To consider a conditional use permit application for a private practice therapy office out of an accessory building located at 3801 S 3650 W (Applicant: Erica and Scott Larsen)
Erica and Scott Larsen were present for this item.

Alika stated that in October of 2022 the applicant applied for an ADU but they are no longer going forward with that. It will only be used as an office.

Mrs. Larsen stated that they would like to utilize the space in the shop. Mrs. Larsen said her husband is a physician in Ogden and she is a family therapist and they would like to provide therapeutic services that are on a sliding scale. They would be using 1/3 of the space for offices.

Mr. Larsen stated that they don't anticipate more than 1 or 2 cars at a time, occasionally when they do a family session there may be more.

Shari stated that they have a significant amount of off-street parking.

**Commission member Stimpson arrived at 6:07*

Commission member Wilson made a motion to grant the Conditional use permit for a therapy office out of an accessory building located at 3801 S 3650 W. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Reyna, aye. the vote was unanimous.

6. DISCUSSION AND ACTION

To consider a conditional use permit and preliminary site plan application for a religious educational facility located at 1975 S 2525 W (Applicant: Chad Spencer)
Chad Spencer was present for this item.

Chairman Deem asked if it was a Seminary Building.

Mr. Spencer confirmed.

Mr. Spencer stated that the church purchased the lots adjacent to the school for a seminary building. There will not be student parking. There are 2 teachers. Students will leave the school and walk down the sidewalk to the building.

Chairman Deem asked what the distance from the school.

Shari stated that the property is directly East and they share a property line. The kids will walk across the yard or down the sidewalk.

Mr. Spencer stated that the school will be putting up chain-link fencing.

Shari stated that there will be homes to the North, a couple lots to the south but no homes to the west.

Commission member Roundy stated that she just wanted to make sure there won't be kids cutting through yards.

Commission member Reed asked about the comment in the staff report regarding screening around utilities.

Shari asked Mr. Spencer where the mechanical equipment is.

Mr. Spencer stated that it is all on the roof.

Commission member Nece made a motion to grant a conditional use permit and preliminary site plan application for a religious educational facility located at 1975 S 2525 W. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Reyna, aye. the vote was unanimous.

Shari stated that they will need to file an affidavit with the county to get the address changed.

7. PUBLIC HEARING

A public hearing to receive comment concerning a request to partially vacate a public utility easement on property located at approximately 3480 W 4000 S (Applicant: KG2515, LLC)

Shari stated that as Kum and Go has worked through the site plan, instead of pushing for access onto 4000 they have been able to develop the site with a single point of access onto 3500 but that will require shifting the building. Shifting the building will put it about 5 feet onto the public utility easement. In order for them to do the city will need to vacate a portion

of that. The easement will still fully function. The canal will be fully piped so there will be no loss of function or access. Commission member Nece asked where the point of access is.

Ed stated that there is an existing cross access easement that is going from West to East. That was negotiated with UDOT when Ellie's landing was developed. They will only be taking 5' of the 25'. They will have access to the canal still. Part of the requirements for site plan is to pipe the canal.

Chairman Deem asked about flow rate with it being piped.

Ed stated that there is a lot of hydraulic analysis that goes into it from the applicant engineers and the city. They will also need to get state approval.

Commission member Roundy made a motion to enter into Public Hearing. Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

Chairman Deem read an email that was sent in by Todd Barrow regarding this item.

Todd Barrow expressed his concern for the safety of the residents if this easement is vacated. He stated that it serves a purpose to prevent flooding. Removing this easement could cause legal issues.

Commission member Roundy made a motion to leave Public Hearing. Commission member Stimpson seconded the motion. Commission member Deem, aye; Commission member Reed, aye; Commission member Nece, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

8. DISCUSSION AND ACTION ON PUBLIC HEARING

A public hearing to receive comment concerning a request to partially vacate a public utility easement on property located at approximately 3480 W 4000 S (Applicant: KG2515, LLC)

Amy stated that it doesn't sound like anything mentioned in the email will be an issue.

Ed stated that they are not vacating the entire easement. It is not a storage area for any overflow, it is for access.

Chairman Deem asked if it will change the flooding risk.

Ed stated that it will not.

Commission member Roundy made a motion to recommend to partially vacate a public utility easement on property located at approximately 3480 W 4000 S. Commission member Reed seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

9. DISCUSSION AND ACTION ON PUBLIC HEARING

To consider an amendment to the WHC Sign Ordinance

Shari state that comments from Council member Saunders should be addressed during council, not Planning Commission.

Commission member Reyna made a motion to recommend approval of the amended West Haven City Sign Ordinance. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

10. DISCUSSION AND ACTION ON PUBLIC HEARING

To Consider an Amendment to The Mixed-Use Zoning Ordinance (Previously known as Mixed-Use/Moderate/Low Density Residential, Commercial Zone)

Commission member Reed stated that on page 2 under 5-Commercial there is a large blank.

Shari said that once the final draft comes up the section numbering can be addressed.

Commission member Reyna stated his concern for is says Open Space may include the following and asked if it should say shall.

Shari state that in the first sentence of the paragraph it should say Open space area shall only serve passive recreational purposes.

There was a discussion about retention ponds being dual purpose.

Chairman Deem asked if all commercial overlays were east of the I15.

Shari stated that they are.

Shari proposed the changes say Common area maintained by an HOA or any retention pond are shall not fulfill the open space requirement unless such retention pond serves at least one additional public use such as a recreational field or a park.

Commission member Nece made a motion to recommend approval of an amendment to the Mixed-Use Zoning Ordinance (Previously known as Mixed-Use/Moderate/Low Density Residential, commercial zone with the corrections that may will be changed to shall and one open space subsection 2 the open space area shall only serve as a recreational purpose such as walking and jogging and must be open to the public and other corrections noted during the meeting. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Nece, aye; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.

11. ADJOURNMENT

Commission member Wilson made a motion to adjourn at 6:51 PM Commission member Nece seconded the motion. Commission member Deem, aye; Commission member Reed, aye; Commission member Nece, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye. The motion passes.

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: _____

**Planning Commission
Staff Review Memo**

April 26, 2023
Alika Murphy, City Planner I



Final Plat- West Haven Villas

Request: Grant approval of a final plat for a 10-lot subdivision

Property Address: 2069 West 2200 South

Property Zone: PH (Patio Home)

Property Size: 16.28 acres

Applicant: Leisure Villas, LLC

Governing Document(s): WHZC Chapter 157.410-157.419

Decision Type: Administrative

Staff Recommendation: See comments under “Staff Review”

Background

The applicant is presenting a 75-lot commercial property final plat located at approximately 2050 W 2200 S that will develop accordingly with the Patio Home requirements. The Planning Commission granted approval of the preliminary plat on February 8, 2023. Final plat is before you for consideration and recommendation to the Council.

Staff Review

There was clarification that they would not be able to build in the slough easement and now the plat has been updated to show the easement and new building envelope.

The developer has provided a landscaping plan that complies with city code but they will need to pay a cash bond.

§ 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.

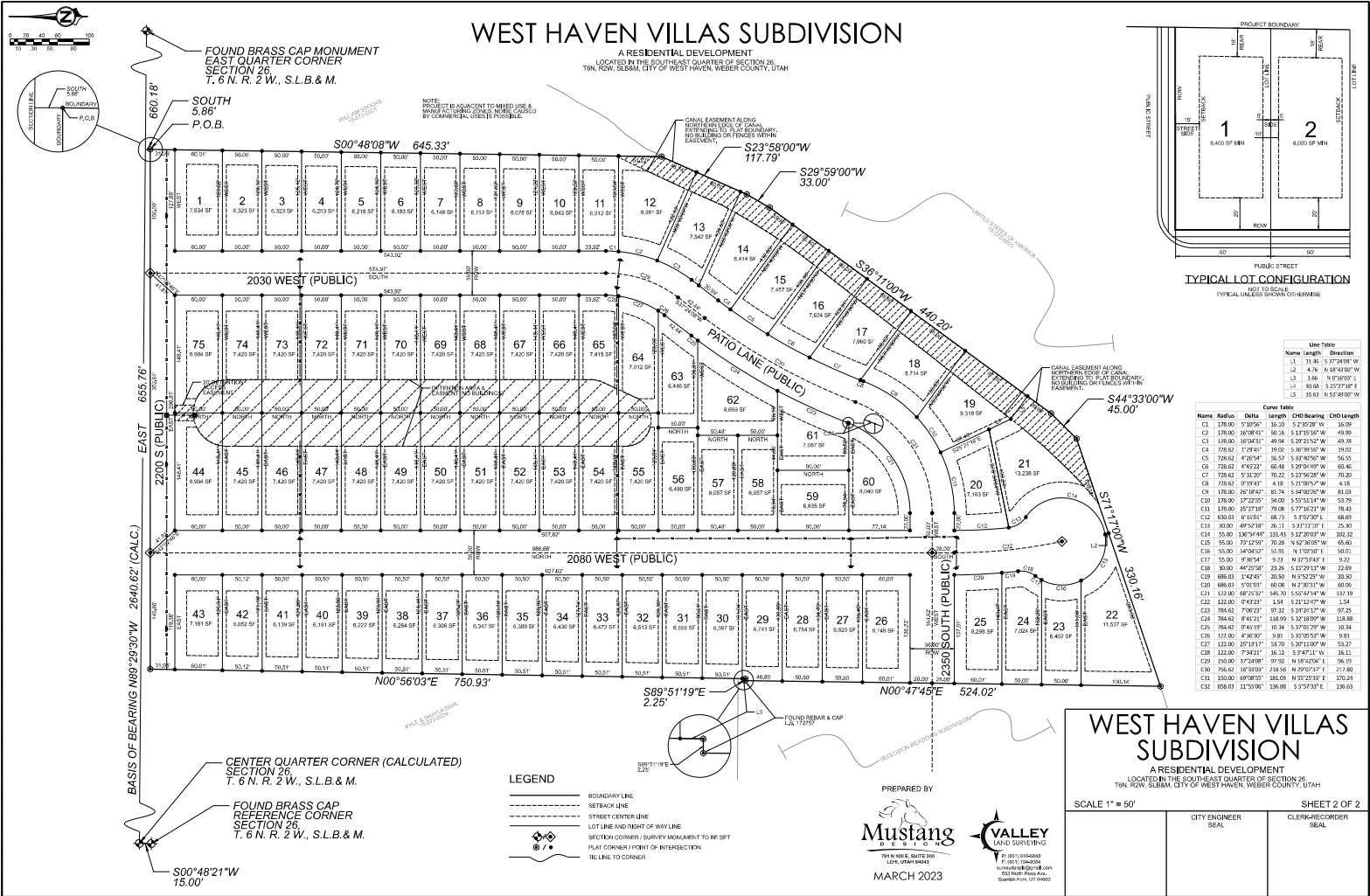
(B) The developer shall pay a landscape cash bond of \$8,500, specifically for the landscape installation, at the time of issuance of the building permit.

(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.

Beyond that change, the plat remains consistent with the approved preliminary plat. As the final plat meets all of the standards of the underlying zone, it is staff's position that the Commission should recommend approval of the final plat, with the condition that prior to recording the mylar or the issuance of permits, the developer will have a signed and approved set of construction documents.



Planning Commission Staff Review Memo

April 26, 2023

Alika Murphy, City Planner I



PRELIM/FINAL PLAT APPROVAL- Park Meadows Subdivision Amended

Request:	Grant approval of a preliminary and final plat for a 2-lot subdivision
Property Address:	3015 W 3300 S
Property Zone:	R-2
Property Size:	1.40 acre
Applicant:	Rick Sandberg

Governing Document(s):	WHZC
Decision Type:	Administrative
Staff Recommendation:	Recommend Council grant approval of preliminary and final plat

Background/Staff Review

The applicant is presenting a 2-lot subdivision plat located at approximately 3015 W 3300 S. At the April 5, 2023 City Council Meeting Rick Sandberg received approval of a rezone on their property, changing the zone from A-2 to R-2. At the time they received the rezone, they stated that they would be developing the property. The applicant is splitting the property into two lots that will develop accordingly with the R-2 zone requirements. One having the existing house on an acre lot and the second lot is to the east and is on 0.40 acres.

Staff Review

§ 157.123 BUILDING LOT REQUIREMENTS.

- (A) *Density.* There shall be no more than two 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 so that the average is still two residential units per acre or less.
- *This subdivision complies with the density requirement.*
- (B) *Lot area.* There shall be a minimum of 12,500 square feet in each lot. When a variety of lot sizes are used, the larger will be placed against existing lots.

- *Since the subdivision is contiguous to a different zone, the lots will have to comply with the buffer requirements.*

(C) *Lot width.* All lots are to average 90 feet, with no less than 80 feet.

- *Lot 1 is 198.57 feet wide and Lot 2 is 227.19 feet wide so both comply with the lot width requirement.*

(D) *Buffer.* All lots contiguous to an A-1, A-2, or R-1 Zone are to be a minimum of 17,000 square feet.

- *Lot 1 is 1 acre and Lot 2 is 17,424 square feet so both comply with the minimum lot requirement.*

§ 157.124 LOCATION OF STRUCTURES.

(A) *Dwellings.*

- (1) *Front setback.* Twenty-five feet from property line to garage, 20 feet for the home;
- (2) *Side setback.* Eight feet minimum on each side, except 20 feet minimum for side fronting on a street. Variance can be given for odd-shaped lots by the Planning Commission; and
- (3) *Rear setback.* Rear lot line must average 22 feet.

- *The proposed building will have to comply with the setback information for the R-2 zone.*

Staff Conclusion

Staff has reviewed the plat and has the following comments:

- All required public infrastructure is in place, so no civil improvement drawings are required.
- They will be required to pay an impact fee and connect into the water and sewer lines to service the new home
- Prior to recording the plat, the Smiths shall provide the City with the required “will serve” letters from the relevant utility providers.

Accordingly. Staff recommends that the Commission forward this to the City Council with a recommendation that the Council grant approval of the preliminary and final plat.

SUBDIVISION APPLICATION



SUDIVISION NAME Park Meadow Subdivision

LOCATION 3015 W 3300 S, West Haven, UT 84401 **PARCEL #** 084050001

NO. OF LOTS 2 **ZONE** R-2

APPLICANTS NAME Rick Sandberg

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

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

Preliminary not need per Shari Phippen

<u>Planning Commission Preliminary Recommendation</u> ☐ Approved ☐ Denied Date _____	Scheduled for Planning Commission Agenda <u>4/26/23</u>
<u>City Council Preliminary Action</u> ☐ Approved ☐ Denied Date _____	Conditions: _____ _____ _____ _____ _____
<u>Planning Commission Final Recommendation</u> ☐ Approved ☐ Denied Date _____	
<u>City Council Final Action</u> ☐ Approved ☐ Denied Date _____	

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

Fee\$ Weber County Recorder

Planning Commission Staff Review Memo

April 19, 2023

Shari Phippen, Community Development Director



Master Development Agreement Amendment- 21 South

Project Location:	2000 South 1350 West (approx.)
Project Size/Zone:	4.57 acres – Mixed-Use
Parcel ID:	150660071
Applicant:	Ponderosa Capital, LLC (Jordan Watson)

Governing Document(s):	General Plan, WHZC 157.310-315
Decision Type:	Legislative Recommendation
Staff Recommendation:	Recommend approval to the Council, based on the comments herein.

Background

On February 1, 2023, the City Council approved Ordinance 05-2023, adopting the MDA for 21 South Apartments. At the time of the original MDA and the original site concept, the project was going to span two parcels. One parcel was the parcel with Stevens-Henegar/Independence University (SH) and the other is the parcel immediately to the east/south.

After the ordinance was adopted and the MDA was signed/recorded, the Developer worked through their due diligence in preparation to close on the SH property. During their due diligence, they were notified that FEMA will be reissuing new flood maps later in 2023. FEMA flood maps designates certain areas within a city which will be more likely to flood, owing to their proximity to water sources. Development which occurs in a FEMA designated area is much more difficult and costly. For an individual homeowner, homeowners insurance premiums are significantly higher for homes within a flood zone.

When the FEMA maps are issued, the SH property will be almost entirely in a designated flood zone. Because of the significant extra costs they would incur in developing the SH property, Developer opted to withdraw from their offer to the SH current owner and is no longer going to develop that portion of the project.

Accordingly, the MDA needs revised so that it removes the SH from the MDAs terms and conditions. An MDA amendment has been prepared which does that- and reflects that the only parcel which will be developed is the parcel immediately to the east/south of the SH property.

The changes in the MDA to note:

- Removal of the SH property

- Reduction of the number of units from 285 to 137
- Removal of certain amenities that can no longer be constructed because of the reduction of number of units.

The MDA states this, but staff wishes to be clear that beyond the specific changes itemized in the Amendment which is before you, all other terms and provisions of the MDA remain in full force and effect.

The revised concept and original MDA are attached to the Amendment.

As the project is still compliant with the terms of the mixed-use zone under which it was originally approved, and as the density is still within the cap of 30 units/acre, staff finds that the Amendment is sufficient to still provide compliance with all necessary standards and ordinances and concludes that the Commission should recommend approval of the amended MDA to the Council.

WHEN RECORDED, RETURN TO:
Matthew D. Jensen, City Manager
West Haven City
4150 S 3900 W
West Haven, UT 84401

MASTER DEVELOPMENT AGREEMENT FOR 21 SOUTH – 1st AMENDMENT

THIS MASTER DEVELOPMENT AGREEMENT – 1st AMENDMENT (“Amendment”) is made and entered as of the _____ day of _____, _____ by and among the West Haven City, a political subdivision of the State of Utah (“City”), and Ponderosa Capital Partners, LLC, a Utah limited liability company (“Developer”).

RECITALS

- A. Developer and the City previously entered into a development agreement for the 21 South Apartment Project (“Project”) on February 1, 2023, a copy of which is attached hereto as Exhibit A, and which was recorded in the offices of the Weber County Recorder on February 14, 2023 as Entry No. 3273202 (“MDA”)
- B. Since the time the City and Developer entered into the MDA, circumstances have arisen which necessitate this Amendment, specifically development of a portion of the original property is no longer feasible and Developer wishes to remove that property from the MDA.
- C. Additionally, with the reduction in the project size, it is necessary to reduce the number of allowed units and to remove a portion of the agreed-upon amenities.
- D. Beyond the specific changes listed in this Amendment, all other provisions of the MDA remain in full force and effect.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following:

- A. Section 4.1 “Property Description” shall be amended to read as follows:
 - a. The Property which shall be subject to this MDA is identified as Parcel 15-805-0001, as may be described in the office of the Weber County Recorder.
- B. Section 4.4 “Density” shall be amended to read as follows:
 - a. The property may be developed at 30 units per acre, for a total of 137 units on the property, as provided on the Concept Plan.
- C. Section 4.5.2.1 “Pickleball Court(s)” is stricken

D. Section 4.5.2.3 “Swimming Pool” is stricken

E. The Concept attached in the MDA shall be removed and replaced by the Concept attached to this Amendment as Exhibit B.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER:

PONDEROSA CAPITAL PARTNERS, LLC,
a Utah limited liability company

By: _____

Name: _____

Title: _____

State of Utah)

ss:

County of _____)

On the ____ day of _____ 2023, personally appeared before me _____, the [Manager/Authorized Agent] of Ponderosa Capital Partners, LLC, duly sworn, and the signer of the within instrument, who duly acknowledged to me that he executed the same in his authorized capacity.

Notary Public

CITY:

By: _____

Name: _____

Title: _____

State of Utah)

ss:

County of _____)

On the ____ day of _____ 2023, personally appeared before me _____, the Mayor of West Haven City, duly sworn, and the signer of the within instrument, who duly acknowledged to me that he executed the same in his authorized capacity.

Notary Public

**ORDINANCE NO. 05-2023**

E# 3273202 PG 1 OF 16

LEANN H KILTS, WEBER CTY. RECORDER
14-FEB-23 1044 AM FEE \$5.00 SW
REC FOR: WEST HAVEN CITY**AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH APPROVING AND ADOPTING A MASTER DEVELOPMENT AGREEMENT FOR 21 SOUTH; AND PROVIDING FOR AN EFFECTIVE DATE.****Section 1 - Recitals:**

WHEREAS, the City Council finds that the planning commission has caused to be prepared and has recommended to the City Council a proposed zoning ordinance and general plan; and,

WHEREAS, the City Council finds that the Planning Commission has caused to be prepared and has recommended to the City Council a Master Development Agreement ("Agreement") for the 21 South development, with said Agreement representing the Commission's recommendations for development of the proposed project within the municipality; and

WHEREAS, the City Council finds that under Utah Code 109-9a-305(8)(a) and 10-9a-509, the City Council may lawfully adopt development plans and schedules by ordinance, as recommended by the Planning Commission; and

WHEREAS, upon petition to and based on the recommendation of the West Haven City Planning Commission, the City Council determines it to be in the best interest of the City to adopt the proposed Agreement; and,

WHEREAS, the City Council finds that such a change follows the City's General Plan; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN, UTAH:

The **Master Development Agreement, 21 South**, by and between West Haven City and Ponderosa Capital Partners, LLC, attached hereto as Exhibit A, and fully incorporated by this reference, is approved and adopted.

The foregoing recitals are fully incorporated herein.

Enactments:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such

conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part, repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of all prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance be held or deemed or be invalid, inoperative, or unenforceable, such reason will render no other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of West Haven City.

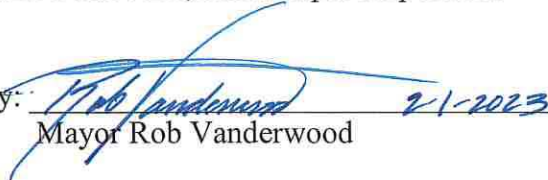
Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance will become effective on the 1st day of February, 2023

DATED this 1st day of February, 2023.

WEST HAVEN, a municipal corporation

by:


Mayor Rob Vanderwood

2-1-2023

Attested and recorded


Emily Green
City Recorder



WHEN RECORDED, RETURN TO:
Matthew D. Jensen, City Manager
West Haven City
4150 S 3900 W
West Haven, UT 84401

MASTER DEVELOPMENT AGREEMENT FOR 21 SOUTH

THIS MASTER DEVELOPMENT AGREEMENT is made and entered as of the _____ day of _____, _____ by and among the West Haven City, a political subdivision of the State of Utah ("City"), and Ponderosa Capital Partners, LLC, a Utah limited liability company ("Developer").

RECITALS

- A. The capitalized terms used in these Recitals are defined in Section 1.2, below.
- B. Developer owns and is developing the Property.
- C. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Concept Plan and this MDA.
- D. Development of the Property pursuant to this MDA is acknowledged by the parties to be consistent with LUDMA and the Zoning Ordinance and to operate to the benefit of the City, Developer, and the general public.
- E. The Planning Commission has reviewed this MDA, including the Concept Plan, and determined that they are consistent with the Act, the Zoning Ordinance and development of the Property.
- F. The parties acknowledge that development of the Property pursuant to this MDA will result in planning and economic benefits to the City and its residents by, among other things requiring orderly development of the Property, and increasing revenues to the City based on improvements to be constructed on the Property. Development of the Property pursuant to this MDA will also result in additional benefits to the City in that Developer has agreed to tear down an existing, blighted building located on the Property.
- G. Development of the Property pursuant to this MDA will also result in benefits to Developer by providing assurances to Developer that it will have the ability to develop the Property in accordance with this MDA.
- H. Developer and the City have cooperated in the preparation of this MDA.
- I. The parties desire to enter into this MDA to specify the rights and responsibilities of the Developer to develop the Property as expressed in this MDA and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this MDA.

- J. The parties understand and intend that this MDA is a “development agreement” within the meaning of, and entered into pursuant to the terms of, the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §§10-9a-101 et seq.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following:

TERMS

1. Incorporation of Recitals and Exhibits/ Definitions.

1.1. **Incorporation.** The foregoing Recitals and Exhibit A are hereby incorporated into this MDA.

1.2. **Definitions.** As used in this MDA, the words and phrases specified below shall have the following meanings:

1.2.1. **Act** means the Utah Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, et seq.

1.2.2. **Administrator** means the person designated by the City as the Administrator of this MDA.

1.2.3. **Applicant** means a person or entity submitting a Development Application.

1.2.4. **Buildout** means the completion of the Project on the Property in accordance with the approved plans.

1.2.5. **City** means the West Haven City, a political subdivision of the State of Utah.

1.2.6. **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage for reviewing certain aspects of the development of the Project.

1.2.7. **City's Future Laws** means the ordinances, policies, standards, procedures and processing fee schedules of the City which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.2.8. **City's Vested Laws** means the ordinances, policies, standards and procedures of the City in effect as of the date of this MDA, and which may govern this MDA.

1.2.9. **Commission** means the duly appointed Planning Commission of West Haven City, Utah.

- 1.2.10. **Concept Plan** means that plan for the development of the Project attached as Exhibit A.
- 1.2.11. **Council** means the elected City Council of the City.
- 1.2.12. **Default** means a material breach of this MDA as specified herein.
- 1.2.13. **Denial** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application, but does not include review comments or “redlines” by City staff.
- 1.2.14. **Developer** means Ponderosa Capital Partners, LLC, a Utah limited liability company, and its assignees or transferees as permitted by this MDA.
- 1.2.15. **Development** means the development of all or a portion of the Property pursuant to the Concept Plan and an approved Development Application.
- 1.2.16. **Development Application** means an application to the City for development of all or a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
- 1.2.17. **MDA** means this Master Development Agreement including all of its Exhibits.
- 1.2.18. **Notice** means any notice to or from any party to this MDA that is either required or permitted to be given to another party.
- 1.2.19. **Project** means the total development to be constructed on the Property pursuant to this MDA, including the Concept Plan, with the associated public and private facilities, and all of the other aspects approved as part of this MDA.
- 1.2.20. **Property** means that real property owned and to be developed by Developer more fully described in Section 4.1 of this MDA.
- 1.2.21. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City, if any, as a condition of the approval of a Development Application.
- 1.2.22. **Zoning Ordinance** means the City’s Land Use and Development Ordinance adopted pursuant to the Act that was in effect as of the date of this MDA as a part of the City’s Vested Laws.

2. **Effect of MDA.** This MDA shall be the sole agreement between the parties related to the Project.

3. **Development of the Project.** Development of the Project shall be in accordance with the City’s Vested Laws, the City’s Future Laws (to the extent that these are applicable as otherwise specified in this MDA), the Concept Plan and this MDA.

4. Zoning, Obligations and Vested Rights.

- 4.1. **Property Description.** The Properties which shall be the subject of this MDA are identified as: **Parcel 15-066-0096** and **Parcel 15-066-0071**, as described in the office of the Weber County Recorder.
- 4.2. **Zoning.** The City has zoned the Property as Mixed Use.
- 4.3. **Mixed Use Zone Compliance.** West Haven Zoning Code (“WHZC”) 157.310(A)(1) requires all projects in the Mixed-Use Zone to contain two or more of the following elements: commercial, residential, open space, recreational, and/or institutional. The Project is in compliance with the Mixed-Use Zone because it includes high-density residential, recreational and open space elements and uses in accordance with WHZC 157.310(A)(1). The Project is also in compliance with a stated purpose of the zone in WHZC 157.310(A)(2)(d) because the Project is a high-density multi-family residential project which provides a buffer between nearby commercial, industrial and other uses.
- 4.4. **Density.** The property may be developed at 30 units per acre, for a total of 284 units on the Property, as provided on the Concept Plan.
- 4.5. **Land Uses.**
- 4.5.1. **Residential Land Uses.** The Property shall be developed as a residential, high-density multi-family project, with a combination of 1, 2, and 3-bedroom apartments, as well as the recreational and open space elements provided below.
- 4.5.2. **Recreational Elements.** The Property shall be developed with the following recreational elements as shown on the Concept Plan or as otherwise approved by the City:
- 4.5.2.1. Pickleball Court(s)
 - 4.5.2.2. Clubhouse
 - 4.5.2.3. Swimming Pool
 - 4.5.2.4. Fitness Facility
- 4.5.3. **Open Space Elements.** The Property shall also be developed with the following open space elements as shown on the Concept Plan or as otherwise approved by the City:
- 4.5.3.1. Dog parks
 - 4.5.3.2. Other open space as shown on the Concept Plan
- 4.6. **Landscaping.** As part of the site plan and design review, Developer shall be required to submit a site plan which complies with the landscaping requirements outlined in WHZC 157.733(D)

4.7. **Site Plan and Design Review.** Upon approval of the MDA, Developer shall be required to comply with the terms, conditions and process of the WHZC 157.730, including building design, landscaping and site circulation.

4.8. **Setbacks and Building Heights.**

4.8.1. **Setbacks.** All residential buildings shall be set back a minimum of 10' from any property line, a minimum of 10' from any other building, and a minimum of 15' from any public or private right of way.

4.8.2. **Building Height.** Regardless of the use of the building, no building may exceed 45' height.

4.9. **Pedestrian and Vehicular Circulation; Parking.** All pedestrian and vehicular circulation within the Project shall comply with the West Haven Engineering Design Standards and Specifications, as well as the International Fire Code. Approval of civil design documents shall constitute approval of said circulation. City and Developer acknowledge and agree that the Project, as depicted on the Concept Plan, complies with the City's parking requirements.

4.10. **Civil Drawings.** Once approved by the City Engineer, a copy of the stamped, approved civil engineering drawings for the Project shall be kept with this MDA. Once construction has commenced, a copy of the stamped drawings is required to be kept on-site at all times during construction of the Project.

4.11. **Developer Obligations.** In exchange for the City approving the above zoning, density, and land uses, Developer shall:

4.11.1. Develop the property in accordance with this MDA, all applicable federal, state, and local ordinances, as well as all relevant building codes.

4.11.2. Follow the Site Plan/Design Review process outlined in WHZC 157.731, relative to the landscaping, building design and engineering requirements.

4.12. **City Obligations.** In addition to the above zoning, density and land uses, the City does hereby agree to issue all permits and approvals within a timely manner, as prescribed by any relevant federal, state and local law.

4.13. **Vested Rights Granted by Approval of this MDA.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the City and Developer intend that this MDA grants Developer all rights to develop the Project in fulfillment of this MDA, the City's Vested Laws and the Concept Plan except as specifically provided herein. The Parties intend that the rights granted to Developer under this MDA are contractual and also those rights that exist under statute, common law and at equity. The parties specifically intend that this MDA grant to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. §10-9a-509.

4.14. **Exceptions.** The restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3 are subject only to the following exceptions:

4.14.1. **Developer Agreement.** City's Future Laws that Developer agrees in writing to the application thereof to the Project;

4.14.2. **State and Federal Compliance.** City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

4.14.3. **Codes.** City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APW A Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

4.14.4. **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated; or,

4.14.5. **Fees.** Changes to the amounts of fees (but not changes to the times provided in the City's Vested Laws for the imposition or collection of such fees) for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

4.14.6. **Planning and Zoning Modification.** Changes by the City to its planning principles and design standards such as architectural or design requirements, setbacks or similar items so long as such changes do not materially or adversely amend or reduce the Maximum Residential Units, Public Infrastructure or amenities required for the Project, are generally applicable across the entire City to the respective Zones within the Project and do not materially and unreasonably increase the costs of any Development.

4.14.7. **Compelling, Countervailing Interest.** Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. §10-9a-509(1)(a)(ii)(A).

5. **Term of Agreement.** The term of this MDA shall be until June 30, 2028 unless otherwise amended in writing and signed by the parties hereto. This MDA shall also terminate automatically at Buildout.

6. **Processing of Development Applications.**

6.1. **City Denial of a Development Application.** If the City denies a Development Application, the City shall provide a written determination advising the Applicant of the reasons for denial,

including specifying the reasons the City believes that the Development Application is not consistent with this MDA, and/or the City's Vested Laws (or, if applicable, the City's Future Laws).

6.2. Meet and Confer regarding Development Application Denials. The City and Applicant shall meet within fifteen (15) business days of any Denial to resolve the issues specified in the Denial of a Development Application.

6.3. Mediation of Development Application Denials.

6.3.1. Issues Subject to Mediation. Issues resulting from the City's Denial of a Development Application that are not subject to arbitration provided in Section 6.4 shall be mediated.

6.3.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement subject to mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Applicant and City shall each pay one-half (1/2) of the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the parties.

6.4. Arbitration of Development Application Objections.

6.4.1. Issues Subject to Arbitration. Issues regarding the City's Denial of a Development Application that are subject to resolution by scientific or technical experts such as traffic impacts, water quality impacts, pollution impacts, etc. are subject to arbitration.

6.4.2. Mediation Required Before Arbitration. Prior to any arbitration the parties shall first attempt mediation as specified in Section 6.3.

6.4.3. Arbitration Process. If the City and Applicant are unable to resolve an issue through mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable expert in the professional discipline(s) of the issue in question. If the parties are unable to agree on a single acceptable arbitrator they shall each, within ten (10) business days, appoint their own individual appropriate expert. These two experts shall, between them, choose the single arbitrator. Applicant and City shall each pay one-half (1/2) of the fees of the chosen arbitrator. The chosen arbitrator shall within fifteen (15) business days, review the positions of the parties regarding the arbitration issue and render a decision. The arbitrator shall ask the prevailing party to draft a proposed order for consideration and objection by the other side. Upon adoption by the arbitrator, and consideration of such objections, the arbitrator's decision shall be final and binding upon both parties. If the arbitrator determines as a part of the decision that the City's or Applicant's position was not

only incorrect but was also maintained unreasonably and not in good faith, then the arbitrator may order the City or Applicant, as applicable, to pay the arbitrator's fees and the other party's reasonable attorneys' fees and costs.

7. **Application Under City's Future Laws.** Without waiving any rights granted by this MDA, Developer may at any time, choose to submit a Development Application for some or all of the Project under the City's Future Laws in effect at the time of the Development Application so long as Developer is not in current breach of this Agreement. Any Development Application filed for consideration under the City's Future Laws shall be governed by all portions of the City's Future Laws related to the Development Application. The election by Developer at any time to submit a Development Application under the City's Future Laws shall not be construed to prevent Developer from relying for other Development Applications on the City's Vested Laws and the terms and conditions of this MDA.
8. **Tax Benefits.** The City acknowledges that Developer may seek and qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting or transferring portions of the Property to the City or to a charitable organization for Open Space or other public use. Developer shall have the sole responsibility to claim and qualify for any tax benefits sought by Developer by reason of the foregoing. The City shall reasonably cooperate with Developer to the maximum extent allowable under law to allow Developer to take advantage of any such tax benefits.

9. **Public Infrastructure.**

- 9.1. **Construction by Developer.** Developer shall have the right and the obligation to construct or cause to be constructed and installed all Public Infrastructure reasonably and lawfully required as a condition of approval of the Development Application.
- 9.2. **Bonding.** If and to the extent required by the City's Vested Laws, unless otherwise provided by Chapter 10-9a of the Utah Code as amended, security for any Public or private Infrastructure is required by the City it shall provide in a form acceptable to the City as specified in the City's Vested Laws. Partial releases of any such required security shall be made as work progresses based on the City's Vested Laws.
- 9.3. **Utilities.** The City acknowledges that the utility drawings submitted along with the Plat for the Project are, or will be when finally approved by the City's Engineer, acceptable to the City and that the City will allow such connections and service.

10. **Default.**

- 10.1. **Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice to the other party of such default as provided herein.
- 10.2. **Contents of the Notice of Default.** The Notice of Default shall:
 - 10.2.1. **Specific Claim.** Specify the claimed event of Default;

- 10.2.2. **Applicable Provisions.** Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default;
- 10.2.3. **Materiality.** Identify why the Default is claimed to be material; and
- 10.2.4. **Optional Cure.** If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be not less than thirty (30) days in duration.
- 10.3. **Meet and Confer, Mediation, Arbitration.** Upon the issuance of a Notice of Default the parties shall engage in the “Meet and Confer” and “Mediation” processes specified in Sections 6.2 and 6.3. If the claimed Default is subject to Arbitration as provided in Section 6.4, then the parties shall follow such processes.
- 10.4. **Remedies.** If the parties are not able to resolve the Default by “Meet and Confer” or by Mediation, and if the Default is not subject to Arbitration then the parties may have the following remedies, except as specifically limited in Section 10.8
- 10.4.1. **Law and Equity.** All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.
- 10.4.2. **Security.** The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.
- 10.4.3. **Future Approvals.** The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project.
- 10.5. **Public Meeting.** Before any remedy in Section 10.4 may be imposed by the City, the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.
- 10.6. **Emergency Defaults.** If the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City then the City may impose the remedies of Section 10.4 without the requirements of Sections 10.5. The City shall give Notice to Developer of any public meeting at which an emergency default is to be considered and the Developer shall be allowed to address the City Council at that meeting regarding the claimed emergency Default.
- 10.7. **Extended Cure Period.** If any Default cannot be reasonably cured within thirty (30) days, then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence. A written agreement extending the cure period shall be evidence of such extension and shall set a new expiration of the cure period.
- 10.8. **Limitation on Recovery for Default- No Damages.** No party shall be entitled to any claim for any monetary damages as a result of any breach of this MDA and each Party waives any claims thereto. The sole remedy available to Developer or any party shall be that of specific performance.

11. **Notices.** All notices required or permitted under this Development Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Developer: Ponderosa Capital Partners, LLC
1141 E. 2800 N.
Ogden, UT 84414
Attn: Daniel Stephens
E-mail: daniel@theblackpinegroup.com

With a Copy for Developer to: Cheney Law Group
10808 S. River Front Pkwy, Ste 365
South Jordan, UT 84095
Attn: Brian Cheney
E-mail: bcheney@cheneylawgroup.com

To the City: Matthew Jensen, City Manager
Shari Phippen, Community Development Director
4150 S. 3900 W.
West Haven City, UT 84401
Email: matthewj@westhavencity.com
sharip@westhavencity.com

With a Copy for City to: Amy F. Hugie, JD
9 West Forest St. #208
Brigham City, UT 84302
Email: amyhugie@xmission.com

11.1. **Effectiveness of Notice.** Except as otherwise provided in this MDA, each Notice shall be effective and shall be deemed delivered on the earlier of:

11.1.1. **Hand Delivery.** Its actual receipt, if delivered personally, by courier service, or by facsimile provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending party has confirmation of transmission receipt of the Notice). If the copy is not mailed on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

11.1.2. **Electronic Delivery.** Its actual receipt if delivered electronically by email provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

11.1.3. **Mailing.** On the third day after the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this MDA by giving written Notice to the other party in accordance with the provisions of Section 11.

12. **Estoppel Certificate.** Upon twenty (20) days prior written request by Developer, the City will execute an estoppel certificate to any third party certifying that Developer is, at that time, not in default of the terms of this Agreement.

13. **Headings.** The captions used in this MDA are for convenience only and are not intended to be substantive provisions or evidences of intent.

14. **No Third-Party Rights/No Joint Venture.** This MDA does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Further, the parties do not intend this MDA to create any third-party beneficiary rights. The parties acknowledge that this MDA refers to a private development. Further, the parties agree that the City has no interest in, responsibility for or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements, at which time all rights and responsibilities (except for warranty bond requirements under City's Vested Laws and as allowed by state law) for the dedicated public improvement shall be the City's.

15. **Assignability.** The rights and responsibilities of Developer under this MDA may be assigned in whole or in part by Developer with the written consent of the City as provided herein.

15.1. **Sale of Lots.** Developer's selling or conveying lots in any approved Subdivision to builders or end users shall not be deemed to be an "assignment" subject to the above-referenced approval by the City.

15.2. **Related Entity.** Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in 26 U.S. Code §267(B)), Developer's entry into a joint venture for the development of the Project or Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by the Developer. Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

15.3. **Notice.** Subject to Sections 15.1 and 15.2, Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

15.4. **Time for Objection.** Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment.

- 15.5. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.
- 15.6. **Denial.** The City may only withhold its consent to a proposed assignment if the City is not reasonably satisfied of the assignee's financial ability to perform the obligations of or Developer proposed to be assigned or there is an existing breach of a development obligation owed to the City by the assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City. Any refusal of the City to accept an assignment shall be subject to the "Meet and Confer" and "Mediation" processes specified in Sections 6.2 and 6.3. If the refusal is subject to Arbitration as provided in Section 6.4 then the parties shall follow such processes.
- 15.7. **Assignees Bound by MDA.** Any assignee shall consent in writing to be bound by the assigned terms and conditions of this MDA as a condition precedent to the effectiveness of the assignment.
16. **No Waiver.** Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.
17. **Severability.** If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.
18. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor, health pandemics, acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.
19. **Time is of the Essence.** Subject to Section 18, time is of the essence to this MDA and every right or responsibility shall be performed within the times specified.
20. **Appointment of Representatives.** To further the commitment of the parties to cooperate in the implementation of this MDA, the City, Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the City Manager and the initial representatives for Developer shall be Daniel Stephens and Nate Messerly. The parties may change their designated representatives

by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the parties to this MDA and the development of the Project.

21. **Mutual Drafting.** Each party has participated in negotiating and drafting this MDA and therefore no provision of this MDA shall be construed for or against either party based on which party drafted any particular portion of this MDA.
22. **Applicable Law.** This MDA is entered into in Weber County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.
23. **Venue.** Any action to enforce this MDA shall be brought only in the Second District Court, Weber County Division or the Utah District of the Federal Court.
24. **Entire Agreement.** This MDA, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all parties.
25. **Recordation and Running with the Land.** This MDA shall be recorded against the Property in the Official Records of the Weber County Recorder. This MDA shall be deemed to run with the land.
26. **Authority.** The parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this MDA lawfully binding the City pursuant to Resolution No. _____ adopted by the City on _____, _____.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER:

PONDEROSA CAPITAL PARTNERS, LLC,
a Utah limited liability company.

By: [Signature]
Name: Daniel Stephens
Title: Manager

State of Utah)

SS:
County of Weber)



On the 7th day of February 2023, personally appeared before me Daniel Stephens, the [Manager/Authorized Agent] of Ponderosa Capital Partners, LLC, duly sworn, and the signer of the within instrument, who duly acknowledged to me that he executed the same in his authorized capacity.

[Signature]
Notary Public

CITY:

By: [Signature]
Name: Rob Vanderwood
Title: Mayor West Haven City

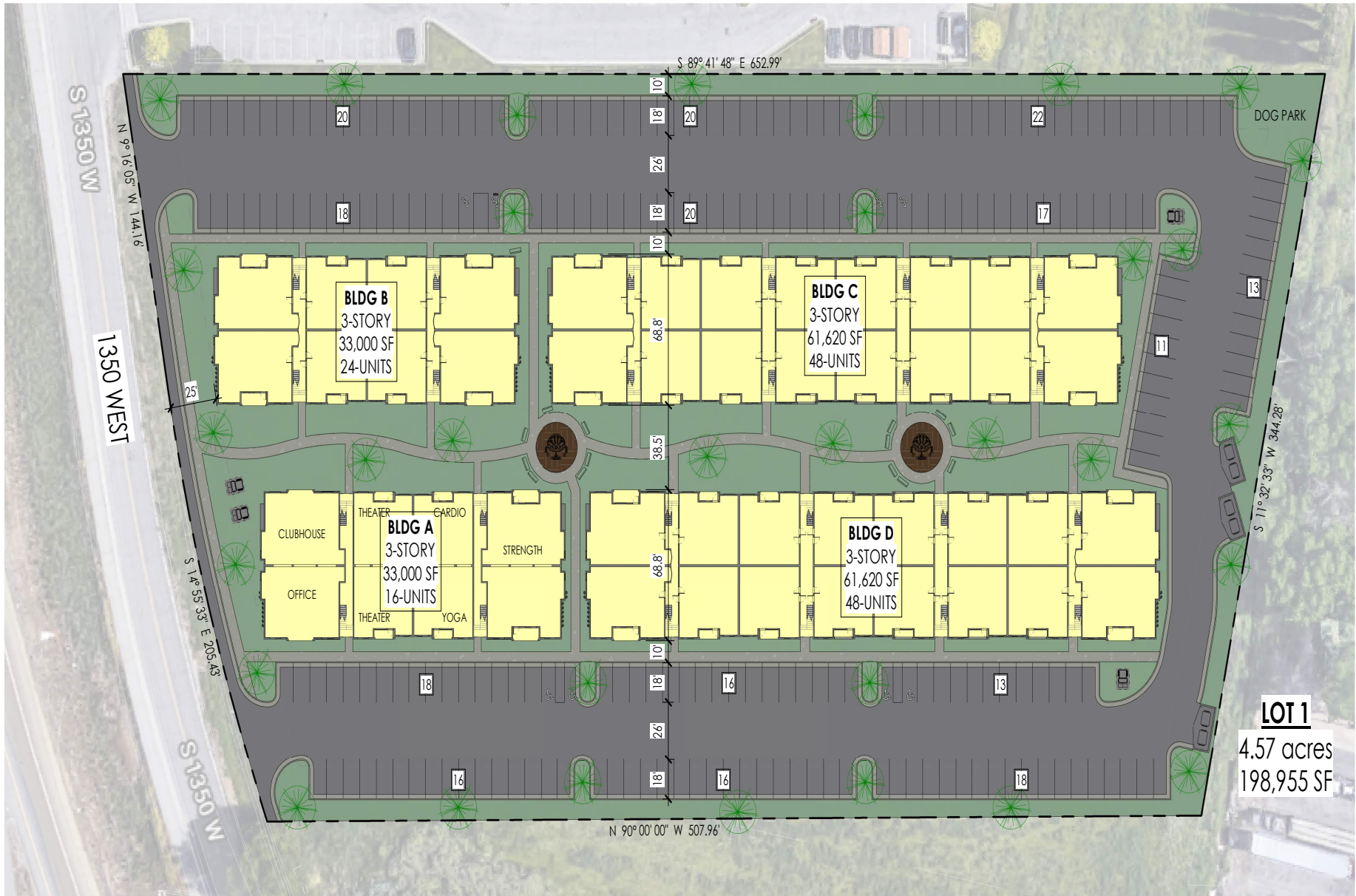
State of Utah)

SS:
County of Weber)



On the 13th day of February 2023, personally appeared before me Rob Vanderwood, the Mayor of West Haven City, duly sworn, and the signer of the within instrument, who duly acknowledged to me that he executed the same in his authorized capacity.

[Signature]
Notary Public



UNIT COUNTS	
44	3-BED UNITS
92	2-BED UNITS
136	TOTAL UNITS

PARKING SCHEDULE	
Type	QTY
9' x 18'	230
ADA	7
ADA (VAN)	1
	238

EXHIBIT B

1 SITE PLAN CONCEPT
A200 1" = 50'-0"

City Council
Staff Review Memo

April 26, 2023

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



Final Plat Approval- The Village at Green Farm Phase 1

Request: To grant approval of a final plat for Phase 1 containing 40-units and 7 buildings

Property Address: Approx. 3700 S 4450 W

Property Zone: Mixed Use

Property Size: 18 acres in Parcel A, 5.14 acres in Phase 1

Applicant: Nilson Homes (Mike Flood)

Governing Document(s): Green Farm MDA

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Background

Green Farm is subject to an MDA, most recently amended by the City Council on October 5, 2022. As part of that MDA, the project will have no more than 497 total dwelling units. There will be a variety of residential unit types- patio homes, single-family homes, townhomes, attached patio homes, etc. They received preliminary approval at the October 19, 2022 City Council meeting.

A portion of the amended MDA requires that with each new phase submitted for approval, Nilson Homes provide the City with a table of phases and total number of housing units which have been constructed or approved. The table is attached to the packet.

Phase 1 of Parcel A proposes to construct 40 townhomes. The table sets the density of Parcel A at ranging between 97-129 units. This plat complies with that requirement.

It should be clearly noted that the MDA allows Nilson to construct townhomes as part of the project, but there is no requirement that the townhomes all be owner-occupied. They may choose to have a variety of ownership and occupancy situations in the townhomes.

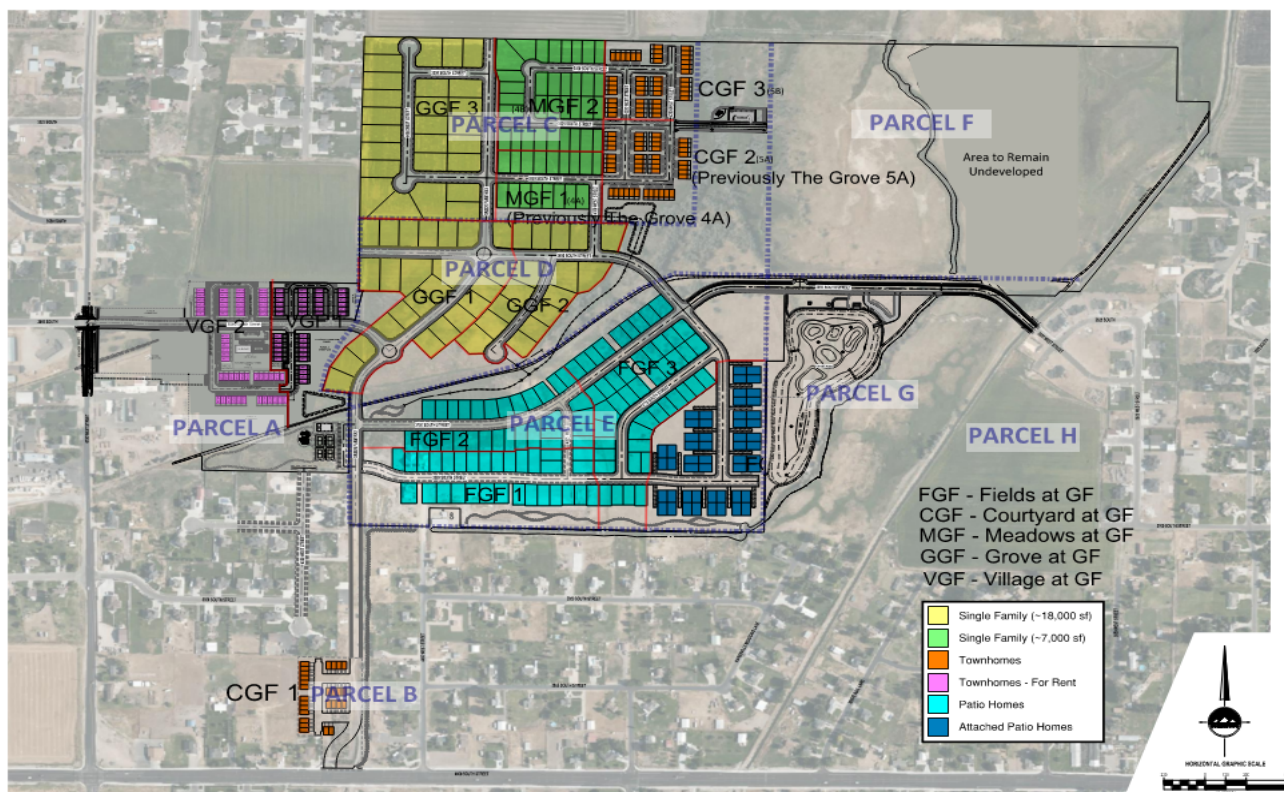
Overall, they are providing 134 parking spaces. Staff is comfortable with the number of parking spaces proposed.

The developer has proposed that all of the roads except for 3675 South (which will connect to 4700 West) be owned and maintained by the Green Farm HOA and has indicated on the plat that they will be private roads.

As the final plat is compliant in all material respects with the MDA and the Preliminary Plat, it is Staff's position that it should be recommended to the Council for approval.

Green Farm - Master Planned Community
Overall Project Progress & Density Matrix
 4/10/2023 (updated w/VGF1 Final Plat Submittal)

Parcel Number	Acres	% Total Acres	Base Density	Max Density	Approved to Date	Pending to Date	Available Density	Units per Acre
A	17.54	6%	97	129		94	35	5.36
B	3.80	1%	35	47	27		20	7.11
C	49.65	18%	108	165	165		0	3.32
D	25.63	9%	44	67	41		26	1.60
E	43.24	16%	152	202	158		44	3.65
F	22.67	8%	90	117		50	67	2.21
G	5.00	2%	10	14			14	
H	4.99	2%	10	11	11		0	2.21
I	30.00	11%	60	60			60	
OS	70.00	26%						
Total	272.50	100%	606	812	402	144	60	





CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK

BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T9N, R2W
SLBMM
(FOUND)
ELEV = 4245.40'

THE VILLAGES AT GREEN FARM

PHASE 1

3700 SOUTH 4450 WEST
WEST HAVEN, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
February 6, 2023

INDEX OF DRAWINGS

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| C-002 | OVERALL DEVELOPMENT SITE PLAN |
| C-100 | SITE PLAN |
| C-101 | FIRE TRUCK EXHIBIT |
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| C-301 | OVERALL STREET LIGHT PLAN |
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| PP-1 | 3650 SOUTH STREET PLAN AND PROFILE |
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| PP-3 | 4575 WEST STREET PLAN AND PROFILE |
| PP-4 | 4525 WEST STREET PLAN AND PROFILE |
| C-500 | DETAILS |

NOTICE TO CONTRACTOR

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

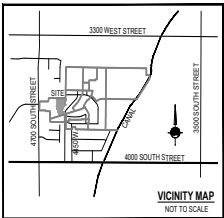
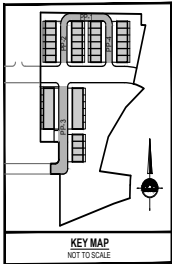
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, DEVELOPER, AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO: BID, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO WEST HAVEN CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NELSON HOMES
5617 SOUTH 14TH EAST
SOUTH OGDEN, UT 84403
CONTACT:
MARK STAPLES
PHONE: 801-982-4100

THE VILLAGES AT GREEN FARM
PHASE 1
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH



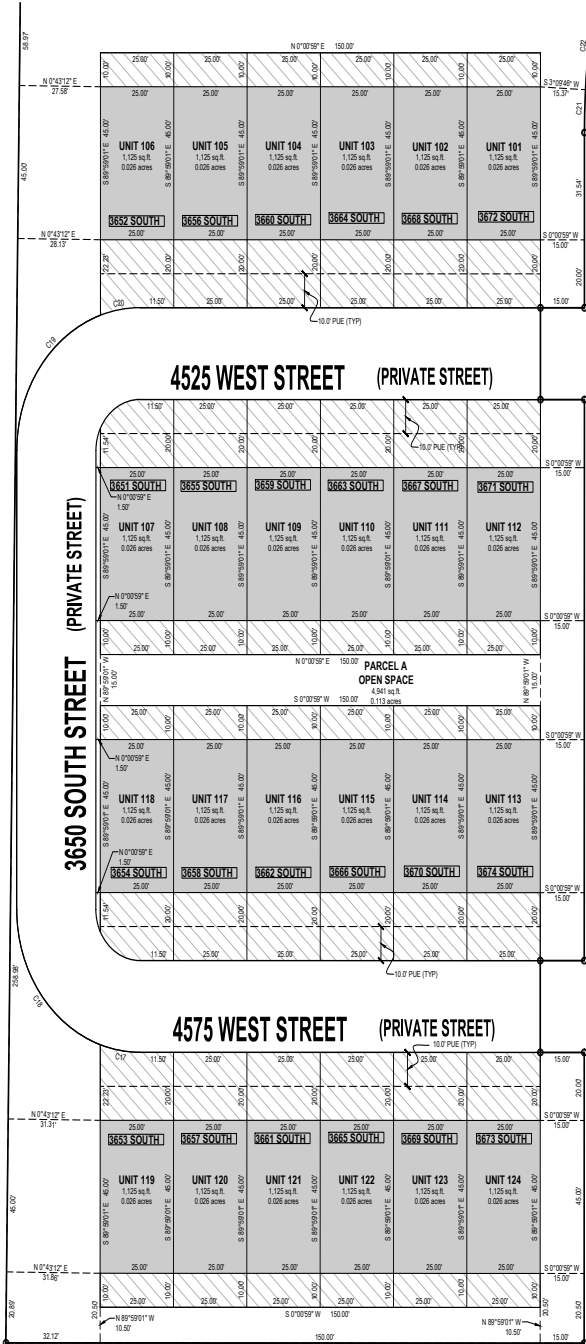
NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			

COVER

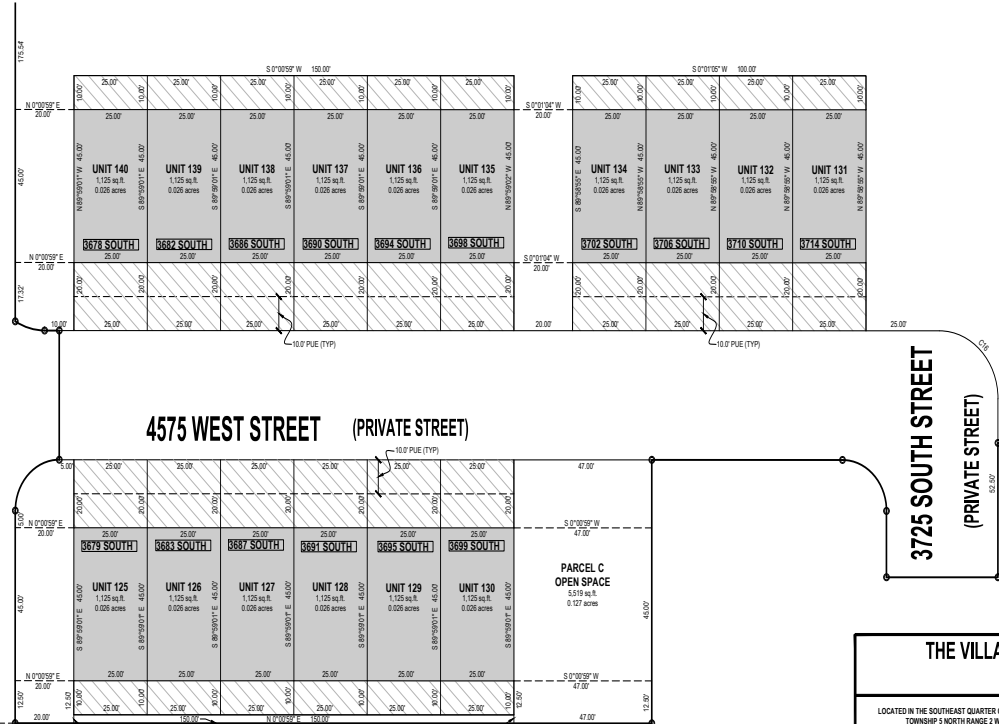
PROJECT NUMBER	PRINT DATE
9479	2/6/23
DRAWN BY	CHECKED BY
J.WOSS	K.BRIMMON
PROJECT MANAGER	
C.PRESTON	

THE VILLAGES AT GREEN FARM PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5
AND THE NORTHWEST QUARTER OF SECTION 4
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH
JANUARY 2023



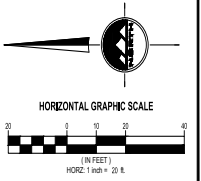
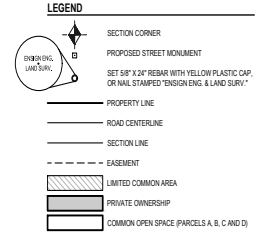
3675 SOUTH STREET
(PUBLIC STREET)



FUTURE VILLAGES AT GREEN FARM
PHASE 2

LAND USE SUMMARY	
CATEGORY	TOTAL AREA
BUILDINGS	45,000 SQFT.
UNITED COMMON AREAS	29,966 SQFT.
COMMON AREAS	122,484 SQFT.
ROADWAYS	26,837 SQFT.

CURVE TABLE						LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	LINE	BEARING	LENGTH
C8	28.50'	44.77'	90°00'00"	S45°00'59"W	40.31'	PL1	N0°00'59"E	15.00'
C9	28.50'	44.77'	90°00'00"	N45°00'59"W	40.31'	PL2	N89°59'01"W	27.00'
C10	42.00'	52.23'	71°15'02"	N64°23'28"E	48.93'	PL3	S0°00'59"E	15.00'
C13	15.00'	16.80'	64°09'29"	S52°05'40"W	15.93'	PL4	N0°00'59"E	15.00'
C14	42.00'	52.23'	71°15'02"	S54°21'30"E	48.93'	PL5	N89°59'01"W	27.00'
C15	15.00'	16.79'	64°07'59"	N32°03'00"W	15.93'	PL6	S0°00'59"E	15.00'
C16	25.00'	31.42'	90°00'00"	N45°00'59"E	28.28'	PL7	S89°59'01"E	38.00'
C17	42.00'	13.74'	18°44'58"	N0°23'28"E	13.68'	PL8	N0°00'59"E	5.00'
C18	42.00'	52.23'	71°15'02"	N64°23'28"E	48.93'			
C19	42.00'	52.23'	71°15'02"	S54°21'30"E	48.93'			
C20	42.00'	13.74'	18°44'58"	S0°23'28"E	13.68'			
C21	228.80'	12.62'	3°08'50"	S88°24'39"E	12.62'			
C22	228.80'	40.96'	10°12'41"	S81°43'54"E	40.96'			
PC1	228.80'	53.58'	13°21'31"	N83°18'19"W	53.46'			
PC2	15.00'	23.56'	90°00'00"	S45°00'59"E	21.21'			
PC3	20.00'	10.47'	30°00'00"	N19°00'59"E	10.35'			
PCA	170.00'	66.40'	29°07'10"	N79°25'17"W	65.47'			
PC6	280.00'	34.72'	7°06'18"	S3°27'34"W	34.70'			
PC7	15.00'	23.56'	90°00'00"	N45°00'59"E	21.21'			



THE VILLAGES AT GREEN FARM PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE _____
FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

DEPUTY RECORDER



LAYTON
910 North 4200 Blvd
Layton UT 84041
Phone: 801.541.1100
Fax: 801.553.5155
www.ensgn.com

SALT LAKE CITY
Phone: 801.221.0101

TORRELL
Phone: 801.461.1300

CEGAR CITY
Phone: 801.461.1300

REDFIELD
Phone: 801.461.1300

SHEET 2 OF 2

PROJECT NUMBER: 9479

MANAGER: C. PRESTON

DRAWN BY: J. JONES

CHECKED BY: T. WILLIAMS

DATE: 1/20/23

GENERAL NOTES

1. LOCAL AGENCY JURISDICTION, APWA CURRENT EDITION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOLS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT PAVING, SUBBASES, TRENCH EXCAVATIONS/SLOPES, SITE GRABBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOLS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, ACCORDING TO GOVERNING AGENCY STANDARDS, WET DOWN DIRT MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED 18% DENSITY PER ASTM D-1557 SOIL GRADE.
10. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
12. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIRS CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START REINTEGRATION AT LOW POINT OF ALL NEW GRAVITY UTILITIES.
13. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLANNING OR GRADING CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDUCED DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS. IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
15. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
17. CONTRACTOR TO LAYOUT AND POTPOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITIES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTPOLE TO A MINIMUM OF 30 FEET AHEAD OF PIPELINE CONSTRUCTION WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POTPOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
18. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNERS.
19. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
20. AT ALL LOCATIONS WHERE EXISTING PAVIDMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVIDMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
21. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
22. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDED FOR AN AMOUNT REQUIRED BY THE OWNER.
23. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCIES STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
25. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
26. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
27. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS RECORDED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
28. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS PREVAIL AND THAT ALL OPERATIONS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
29. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
30. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
31. ASPHALT DESIGN MIX SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY PUBLIC WORKS DIRECTOR AND CITY ENGINEER FOR CITY REVIEW AND APPROVAL. PRIOR TO PAVING, A PRE-PAVING MEETING WILL BE REQUIRED PRIOR TO PAVING WITH THE CITY PUBLIC WORKS DIRECTOR, SCOTT KINERDA. THE ASPHALT DESIGN MIX AND ACTIVITIES SHALL MEET THE WEST HAVEN CITY STANDARDS AND THE APWA 2017 (OR LATEST EDITION) SURFACING REQUIREMENTS IN SECTION 32.12.
32. ASPHALT MIX DESIGN AND IDENTIFY SUBMITTALS SHALL INCLUDE AT MINIMUM: RAP, AIR OILS, ROAD CATALYST, MIX DESIGNATOR, BINDER GRADE, VIRGIN BINDER CONTENT AND MASTER GRADING BOARD. TESTING WILL BE REQUIRED TO VERIFY THE ASPHALT MIX AND IDENTIFY SUBMITTALS SHALL ALSO INCLUDE THE MIX DESIGN TICKET FROM THE MIX PLANT THE DAY OF PAVING TO VERIFY THE DESIGN MIX. THE SUBMITTALS MUST BE SENT TO THE ENGINEER AND RECEIVED APPROVAL FROM THE WEST HAVEN CITY PUBLIC WORKS DIRECTOR PRIOR TO ROADWAY PAVING AND CONSTRUCTION.
33. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
34. A URBES (UR) POLLUTANT DISCHARGE ELIMINATION SYSTEM (PDES) IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.
35. ASPHALT SEAL COAT FOR ASPHALT PRESERVATION TO BE COORDINATED WITH WEST HAVEN CITY.
36. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED AND CONSTRUCTED AS PER WEST HAVEN CITY STANDARDS. PROPOSED IMPROVEMENTS SHALL BE APPROVED BY THE CITY PRIOR TO ANY WORK IN EXISTING PUBLIC RIGHT OF WAY.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITION OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE (IPL), DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARDS PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW TYPICAL UTILITY WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE, INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1400-648-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RESOLVE THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS' SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTORS' SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTORS EXPENSE.
5. TRENCH SHOULDFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, CURRENT EDITION, SECTION 20320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PEE ZONE. THE MAXIMUM FILL FOR BACKFILLING EXCAVATIONS IS 50% CHIPS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THIS INCLUDES, BUT IS NOT LIMITED TO, THE USE OF EQUIPMENT, SHORING, MATERIAL, STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL (PROPERTY OWNERS) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
9. ALL WATERLINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINISH GRADE PER APWA CURRENT EDITION STANDARDS AND INSPECTION REQUIREMENTS. CONCRETE COLUMNS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE OUT FLUSH WITH THE INSIDE OF THE BOX AND GROUNDED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEEPS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANER CONDITION AS NEEDED UNTIL AFTER THE CONSTRUCTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR, OR OTHER ADHESIVES OFF OF ALL MANHOLE LOS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN UNDISTURBED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTS AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 6" VERTICAL SEPARATION BETWEEN THE PIPES.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
20. COORDINATE SEWER CONNECTION, INSTALLATION AND CONSTRUCTION WITH THE WEST HAVEN SPECIAL SERVICE DISTRICT INSPECTOR, JOHN WALLACE (301) 480-7474.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPS TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADES AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH FLOW OF TRAFFIC AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STOPPING AND REMOVAL OF INTERFERING STOPPING BY SIGNAGING. THE DETOURING STOPPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
7. TRAFFIC CONTROL DEVICES (TCDS) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER CITY IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLAGMANS, OTHER EQUIPMENT AND FLAG PERSONNEL NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUDING. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DETERIOROUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEEPS PILES AND OLD BERMIS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS COMPACTED FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT. ALL STRUCTURES SHALL BE ADHERED TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIRS TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO NOT GENERATE THE DESIRED SLOPES, GRADUES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHQUAKE BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIALS REQUIRED OR LIFTWORK MATERIAL FOLLOWING AN EARTHQUAKE BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF PORTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILL, SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOB	BOTTOM OF BASIN
BOC	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CATCH	CATCH BASIN
CF	CURB FACE OR CURB FACE
CL	CENTER LINE
CO	CLEAR OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DP	DUCTILE IRON PIPE
ELEV	ELEVATION
EGA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FI	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GF	GRADE BENCH
GF	GRADE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GRADE
NO	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OWP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PO	POINT OF CONTRADICTION CURVATURE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PV	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROAD
ROW	RIGHT OF WAY
SE	SEWER
SNR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SNL	SECONDARY WATERLINE
TBC	TOP BACK OF CURB
TOG	TOP OF ASPHALT
TOA	TOP OF GRADE
TOS	TOP OF BAKIN
TOT	TOP OF CONCRETE
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
WL	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REAR AND CAP		PROPOSED STRIPING
	SET ENGR REBAR AND WIER		EXISTING FENCE
	EXISTING WATER METER		EXISTING FLOW LINE
	PROPOSED WATER METER		EXISTING FLOOD LINE
	EXISTING WATER MANHOLE		GRADE BREAK
	EXISTING WATER MANHOLE		EXISTING STORM DRAIN LINE
	EXISTING WATER BOX		PROPOSED STORM DRAIN LINE
	EXISTING WATER VALVE		ROOF DRAIN LINE
	PROPOSED WATER VALVE		CATCHMENTS
	EXISTING FIRE HYDRANT		HIGHWAY LINE
	PROPOSED FIRE HYDRANT		EXISTING SANITARY SEWER
	EXISTING FIRE DEPARTMENT CONNECTION		PROPOSED SANITARY SEWER LINE
	EXISTING SECONDARY WATER VALVE		PROPOSED SAN. SEWER SERVICE LINE
	PROPOSED SECONDARY WATER VALVE		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	PROPOSED IRRIGATION BOX		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		EXISTING SANITARY WATER LINE
	EXISTING SANITARY CLEAN OUT		EXISTING SECONDARY WATER LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		PROPOSED SEC. WATER SERVICE LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		EXISTING STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN INLET BOX		EXISTING STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN CATCH BASIN		EXISTING OVERHEAD POWER LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING TELEPHONE LINE
	EXISTING STORM DRAIN CLEAN OUT		ACCESSIBLE ROUTE
	EXISTING STORM DRAIN CULVERT		SAW CUT INLET PROTECTION
	PROPOSED STORM DRAIN CULVERT		TEMPORARY IN-LINE INLET PROTECTION
	ROOF DRAIN		STRAW WATTLE
	EXISTING ELECTRICAL MANHOLE		TEMPORARY BERM
	EXISTING ELECTRICAL BOX		TEMPORARY SILT FENCE
	EXISTING TRANSFORMER		LIMITS OF DISTURBANCE
	EXISTING UTILITY POLE		EXISTING WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BULDOZED AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAVE CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAVE CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOOD DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



LAYTON
919 North 400 West
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SALT LAKE CITY
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TOOELE
Phone: 435.663.3590

CEDAR CITY
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NEILSON HONES
561 SOUTH 1425 EAST
SOUTH OGDEN, UT 84403
CONTACT
MARK STAPLES
PHONE: 801-862-4100

THE VILLAGES AT GREEN FARM
PHASE 1
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH



NO. DATE BY

1	7/28/2018	JK
2		
3		
4		
5		
6		
7		
8		
9		
10		

GENERAL NOTES

PROJECT NUMBER: 9479

DATE: 7/28/2018

DRAWN BY: JVOSS

CHECKED BY: K.BRINKS

PROJECT MANAGER: J. BRETON

C-001



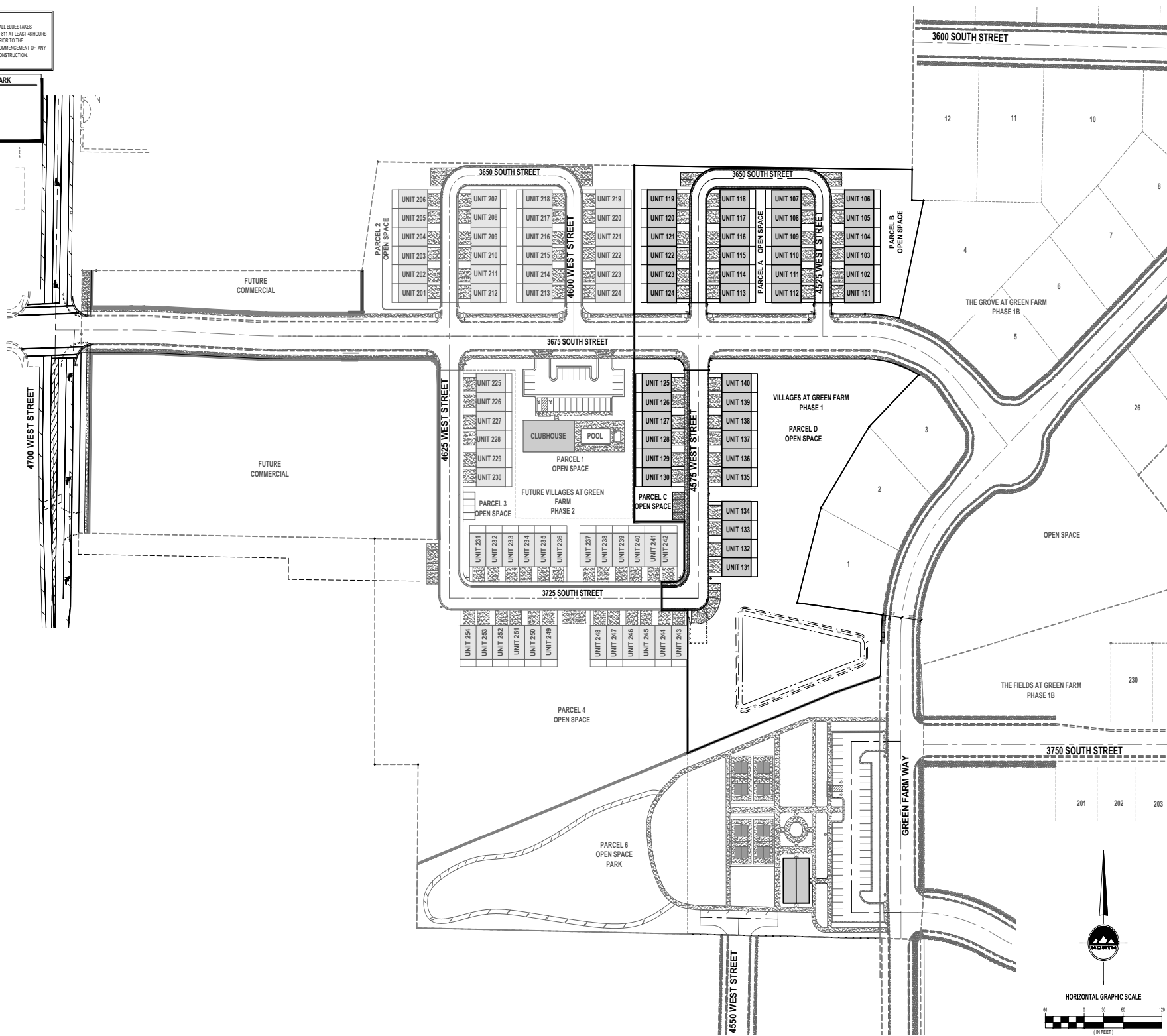
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

Keep others below
Call before you dig.

BENCHMARK

BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T9N, R2W
SLB6M
(FIND)

ELEV = 4245.40'





ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
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TOOELE
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FOR:
NELSON/HOMES
5617 SOUTH HATE EAST
SOUTH OGDEN, UT 84403
CONTACT:
MARK STAPLES
PHONE: 801-962-4100

**THE VILLAGES AT GREEN FARM
PHASE 1**

3700 SOUTH 4450 WEST
WEST HAVEN, UTAH



NO. DATE REVIEWED BY
DATE FOR REVIEW

**OVERALL DEVELOPMENT
SITE PLAN**

PROJECT NUMBER: 9479
DATE: 2023
DRAWN BY: JWC/SB
CHECKED BY: K.B.M/RCHS
PROJECT MANAGER: C. HESTON

C-002

811
Know what's below
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COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T8N, R2W
SLBM
(FOUND)

ELEV = 4265.40'

LAND USE SUMMARY

STANDARD PARKING STALLS	14
BUILDING AREA	46,000 SQ.FT.
ROADWAY AREA	26,837 SQ.FT.
COMMON AREA	152,440 SQ.FT.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCES, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. INSTALL ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 1" AGGREGATE BASE COURSE PER GEOTECHNICAL REPORT
 2. INSTALL 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATION
 3. INSTALL 30" TYPE M1 CURB PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS
 4. MATCH EXISTING IMPROVEMENTS
 5. EXISTING FIRE HYDRANT AND VALVE
 6. INSTALL STREET ID SIGNS PER WEST HAVEN CITY STANDARD PLAN NO. 4
 7. EXISTING SIDEWALK
 8. EXISTING CURB AND GUTTER
 9. REMOVE EXISTING FENCE
 10. INSTALL R1-1 "STOP" SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS AND WEST HAVEN CITY STANDARD PLAN NO. 4
 11. INSTALL R8-31 "NO PARKING FIRE LANE" SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS
 12. INSTALL FIRE HYDRANT AND VALVE
 13. INSTALL 70" NO PARKING ANY TIME SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS
 14. INSTALL 6" CURB WALL PER DETAIL 15C-500
 15. INSTALL HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238
 16. INSTALL ASPHALT T PATCH PER APWA STANDARD PLAN NO. 255

SIGN SCHEDULE		
SIGN	PUBLIC	PRIVATE
R1-1 "STOP"	0	3
STREET ID	4	2
R8-31 "NO PARKING FIRE LANE"	0	8
R7-10 "NO PARKING ANY TIME"	0	3

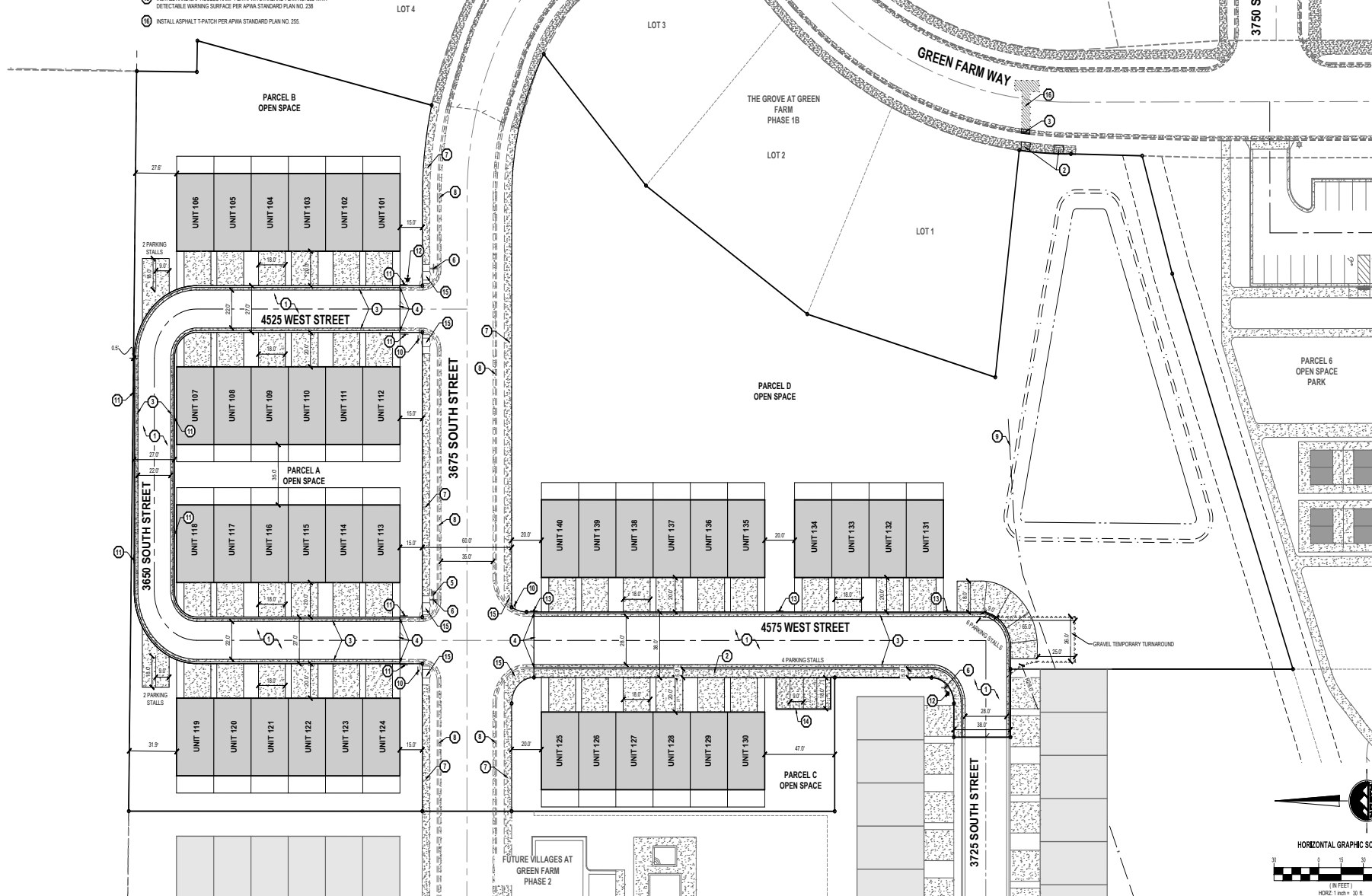
GENERAL NOTES

1. ALL WORK TO COMPLY WITH WEST HAVEN CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND COLOR PATTERNING THROUGHOUT SITE.
4. ALL PAYMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS (I.E. CURB, GUTTER, SIDEWALKS, LANDSCAPING, PARKSTRIP IMPROVEMENTS, ASPHALT PATCHING, ETC.) SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE, SHALL BE REPLACED OR INSTALLED.
9. ALL PROPOSED FIRE HYDRANTS SHALL BE SUBMITTED AND REVIEWED BY THE WATER DISTRICT AND THE WEBER FIRE DISTRICT FIRE MARSHAL.
10. COORDINATE FINAL APPROVED STREET LIGHT LOCATIONS WITH ROCKY MOUNTAIN POWER. THE STREET LIGHTS SHALL BE INSTALLED PER ROCKY MOUNTAIN POWER STANDARDS AND SPECIFICATIONS. CONTRACTOR TO INSTALL CONDUIT FROM TRANSFORMER TO LIGHT LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER STREET LIGHTS. COORDINATE WITH ROCKY MOUNTAIN POWER @ 801.225.7477.
11. ASPHALT DESIGN MIX SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY PUBLIC WORKS DIRECTOR AND CITY ENGINEER FOR CITY REVIEW AND APPROVAL PRIOR TO PAVING. A PRE-PAVING MEETING WILL BE REQUIRED PRIOR TO PAVING WITH THE CITY PUBLIC WORKS DIRECTOR, SCOTT KENTNER. THE ASPHALT DESIGN MIX AND ADDITIVES SHALL MEET THE WEST HAVEN CITY STANDARDS AND THE APWA 2017 (OR LATEST EDITION) SURFACING REQUIREMENTS IN SECTION 12.12 (5) ASPHALT MIX DESIGN AND

ADDITIONS SUBMITTALS SHALL INCLUDE AT MINIMUM: RAP, AIR VOIDS %, ROAD CATEGORY, MIX DESIGNATOR, BINDER GRADE, VIRGIN BINDER CONTENT AND MASTER GRADING BEND. TESTING WILL BE REQUIRED TO VERIFY THE ASPHALT MIX AND DENSITY. SUBMITTALS SHALL ALSO INCLUDE THE MIX DESIGN TICKET FROM THE MIX PLANT THE DAY OF PAVING TO VERIFY THE DESIGN MIX. THE SUBMITTALS MUST BE SENT TO THE ENGINEER AND RECEIVE APPROVAL, FROM THE WEST HAVEN CITY PUBLIC WORKS DIRECTOR PRIOR TO ROADWAY PAVING AND CONSTRUCTION.

12. COORDINATE ALL SURVEY STREET MONUMENTS INSTALLATION, GRADE ADJUSTMENTS AND FEES AND ALL REQUIRED PERMITS WITH WEBER COUNTY SURVEYORS OFFICE PRIOR TO REMOVAL OR DISRUPTION OF EXISTING MONUMENT. PROTECT ALL EXISTING SECTION CORNER AND SURVEY STREET MONUMENTS. COMPLIANCE WITH ALL PERTINENT SURVEYING CODES, LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO UTAH STATE CODE TITLE 17 CHAPTER 23 IS REQUIRED.

13. ASPHALT SEAL COAT FOR ASPHALT PRESENTATION TO BE COORDINATED WITH WEST HAVEN CITY. SEAL COAT SHALL BE HAS OR HAS AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.



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SOUTH OGDEN, UT 84403
CONTACT:
MARK STAPLES
PHONE: 801-982-4100

**THE VILLAGES AT GREEN FARM
PHASE 1**
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH



NO. DATE REVIEWED
7/2/2024 FOR REVIEW

SITE PLAN

PROJECT NUMBER: 9479
DATE: 7/2/2024
DRAWN BY: J.WOBS
CHECKED BY: K.BRICKS
PROJECT MANAGER: C.WESTON

C-100

811
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK

BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T9N, R2W
SLB/M
(FIND)

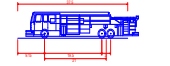
ELEV = 4265.67'

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9. ALL PROPOSED FIRE HYDRANTS SHALL BE SUBMITTED AND REVIEWED BY THE WATER DISTRICT AND THE WEBER FIRE DISTRICT FIRE MARSHAL.
10. COORDINATE FINAL APPROVED STREET LIGHT LOCATIONS WITH ROCKY MOUNTAIN POWER. THE STREET LIGHTS SHALL BE INSTALLED PER ROCKY MOUNTAIN POWER STANDARDS AND SPECIFICATIONS. CONTRACTOR TO INSTALL CONDUIT FROM TRANSFORMER TO LIGHT LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER STREET LIGHTS. COORDINATE WITH ROCKY MOUNTAIN POWER @ 801-220-7477.
11. ASPHALT DESIGN MIX SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY PUBLIC WORKS DIRECTOR AND CITY ENGINEER FOR CITY REVIEW AND APPROVAL PRIOR TO PAVING. A PRE-PAVING MEETING WILL BE REQUIRED PRIOR TO PAVING WITH THE CITY PUBLIC WORKS DIRECTOR, SCOTT VENTURA. THE ASPHALT DESIGN MIX AND ACTIVITIES SHALL MEET THE WEST HAVEN CITY STANDARDS AND THE ASPHA 2017 (OR LATEST EDITION) SURFACING REQUIREMENTS IN SECTION 32.12.05. ASPHALT MIX DESIGN AND ACTIVITIES SUBMITTALS SHALL INCLUDE AT MINIMUM RAP, AIR VOIDS %, ROAD CATEGORY, MIX DESIGNATOR, BINDER GRADE, VIRGIN BINDER CONTENT AND MASTER GRADING BAND. TESTING WILL BE REQUIRED TO VERIFY THE ASPHALT MIX AND DENSITY. SUBMITTALS SHALL ALSO INCLUDE THE MIX DESIGN TICKET FROM THE MIX PLANT THE DAY OF PAVING TO VERIFY THE DESIGN MIX. THE SUBMITTALS MUST BE SENT TO THE ENGINEER AND RECEIVE APPROVAL FROM THE WEST HAVEN CITY PUBLIC WORKS DIRECTOR PRIOR TO ROADWAY PAVING AND CONSTRUCTION.
12. COORDINATE ALL SURVEY STREET MONUMENTS INSTALLATION, GRADE ADJUSTMENTS AND FEES AND ALL REQUIRED PERMITS WITH WEBER COUNTY SURVEYOR'S OFFICE.

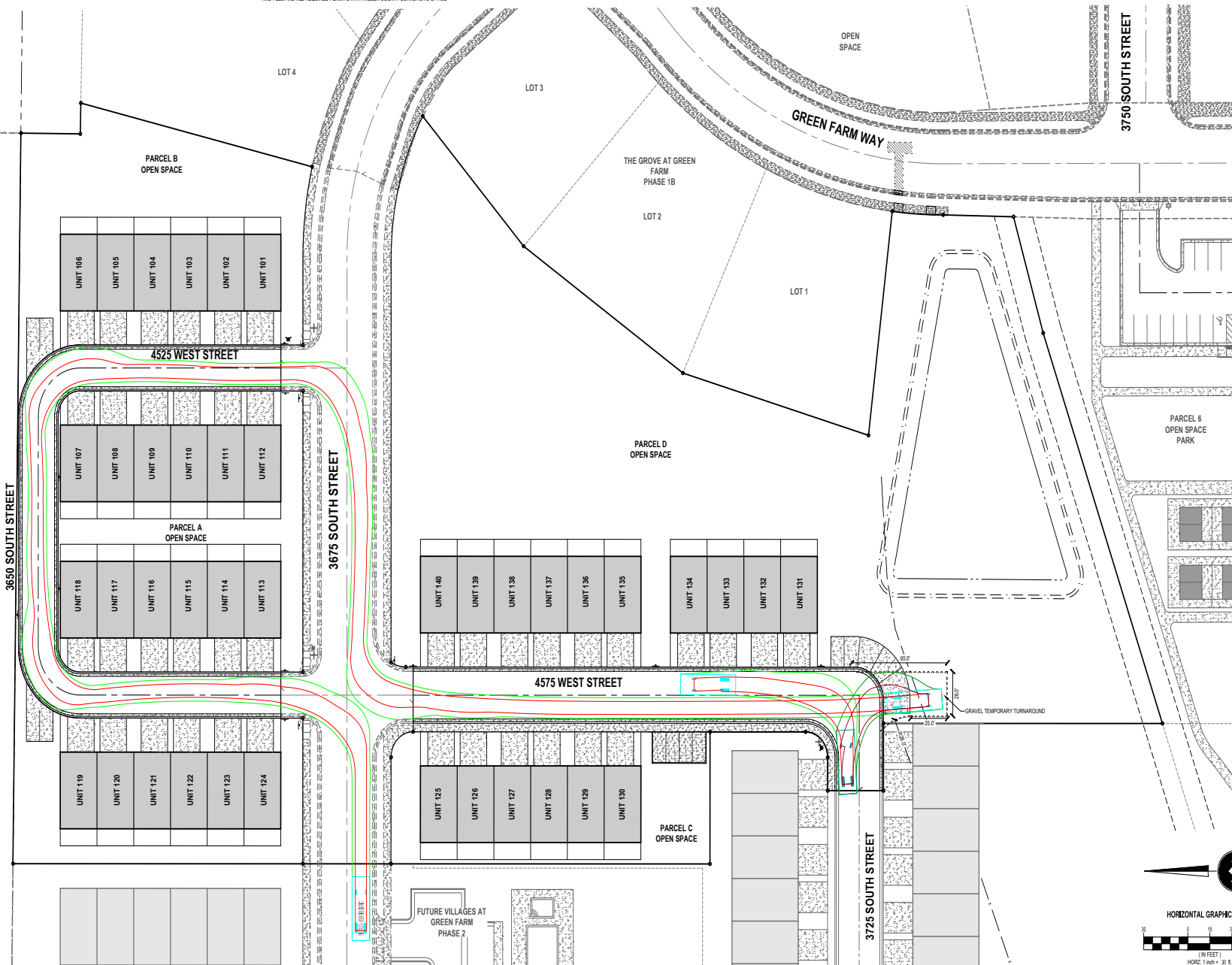
PRIOR TO REMOVAL OR DISRUPTION OF EXISTING MONUMENT, PROTECT ALL EXISTING SECTION CORNER AND SURVEY STREET MONUMENTS. COMPLIANCE WITH ALL PERTINENT SURVEYING CODES, LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO UTAH STATE CODE TITLE 17 CHAPTER 23 IS REQUIRED.

13. ASPHALT SEAL COAT FOR ASPHALT PRESERVATION TO BE COORDINATED WITH WEST HAVEN CITY. SEAL COAT SHALL BE 1/2" OR 1/4" AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.



FIRE TRUCK - WEBER FIRE DISTRICT

Overall Length	37' 0.00"
Overall Width	7.5' 0.00"
Overall Height	7.5' 0.00"
Overall Length and Clearance	7.5' 0.00"
Track Width	6' 0.00"
Lowest Ground Clearance	6' 0.00"
Max Steering Angle (Virtual)	41.30°



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801-547-1100

SALT LAKE CITY
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TOOELE
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NELSON/HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UT 84403
CONTACT:
MARK STAPLES
PHONE: 801-362-4100

**THE VILLAGES AT GREEN FARM
PHASE 1**
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH



REV. DATE: 01/10/2024
BY: JLM/MS

**FIRE TRUCK
EXHIBIT**

PROJECT NUMBER: 9479
DATE: 06/23

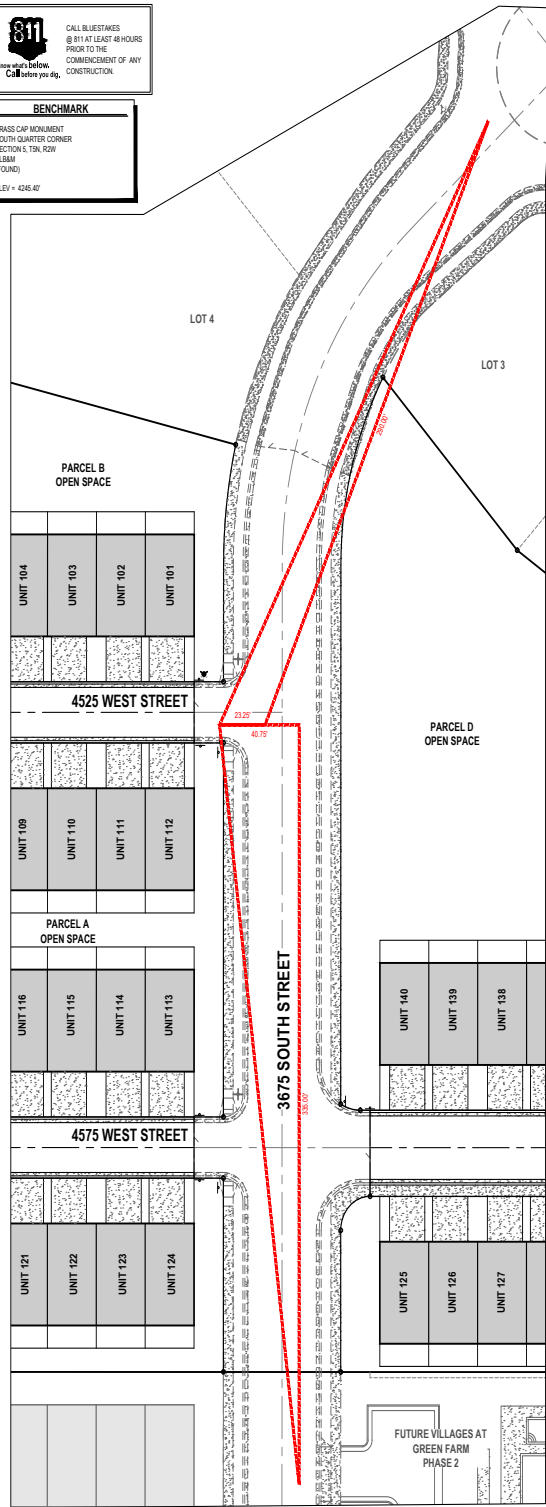
DRAWN BY: JLM/MS
CHECKED BY: KJ/MS

PROJECT MANAGER: JLM/MS

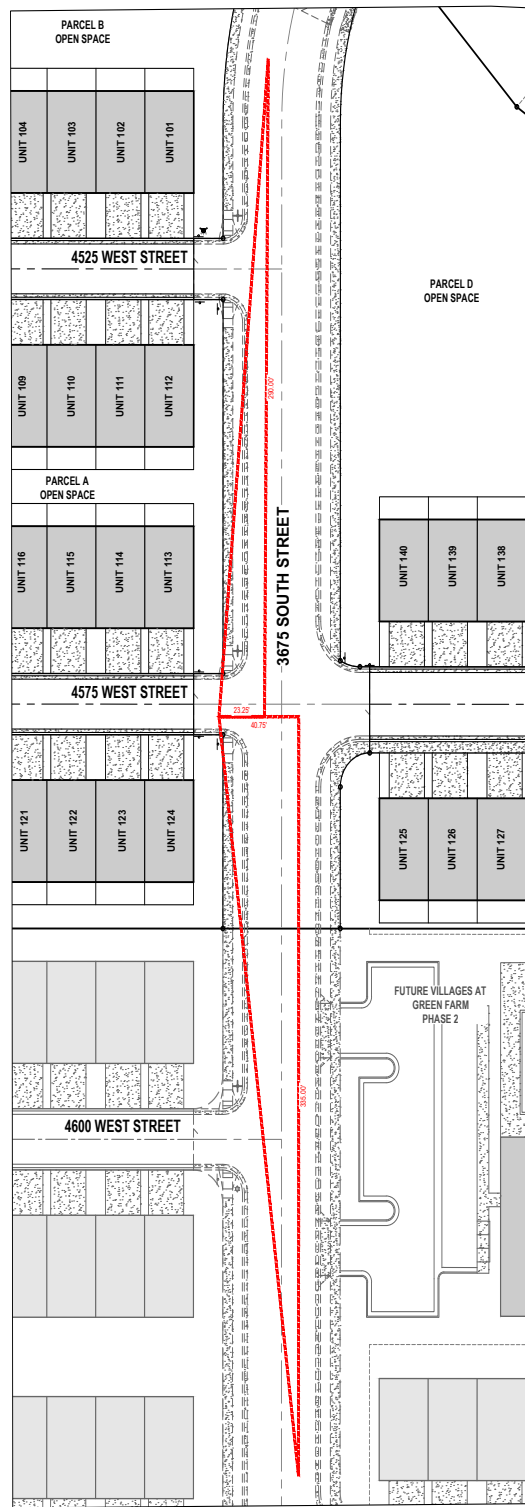
C-101

811
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CONSTRUCTION
Keep others below
Call before you dig.

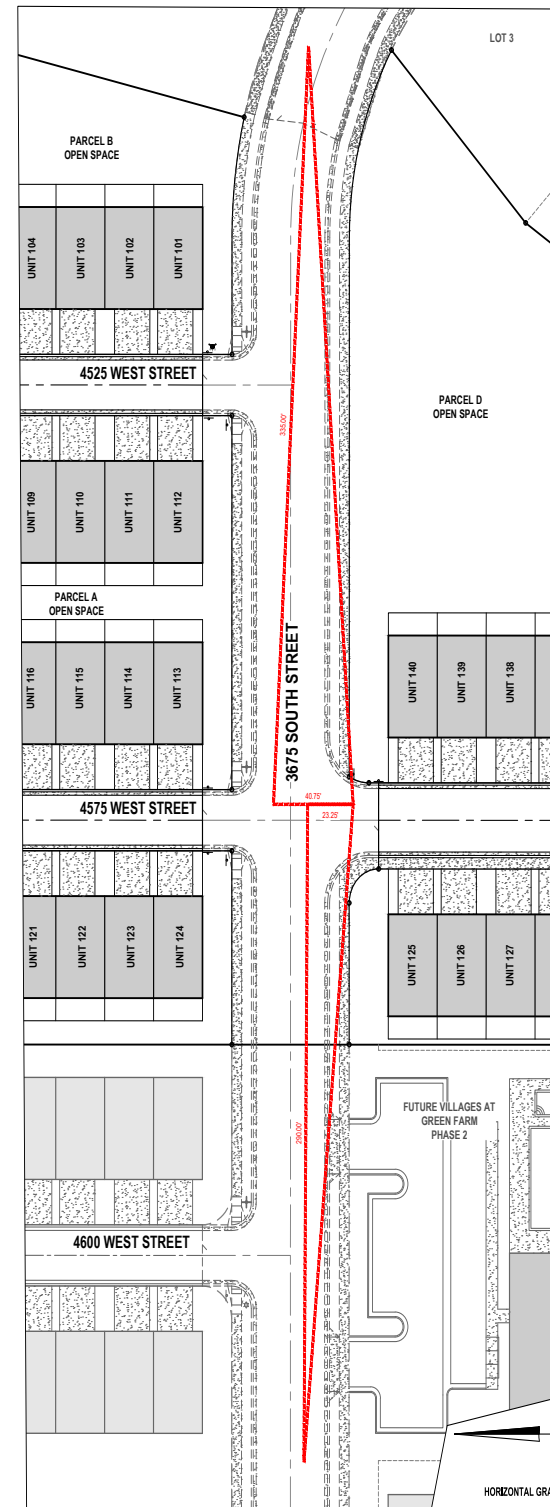
BENCHMARK
BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T8N, R2W
SLBMM
(FIND)
ELEV = 4245.40'



4525 WEST STREET SIGHT TRIANGLES



4575 WEST SB STREET SIGHT TRIANGLES



4575 WEST NB STREET SIGHT TRIANGLES

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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**THE VILLAGES AT GREEN FARM
PHASE 1**
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH

PROFESSIONAL ENGINEER
MARK STAPLES
2-6-23

SIGHT TRIANGLE PLAN

PROJECT NUMBER: 9479
DRAWN BY: JWC/SB
CHECKED BY: K.B/MCHS
PROJECT MANAGER: C.WESTON

DATE: 2/6/23
REVISION: 1/2/2023

C-102



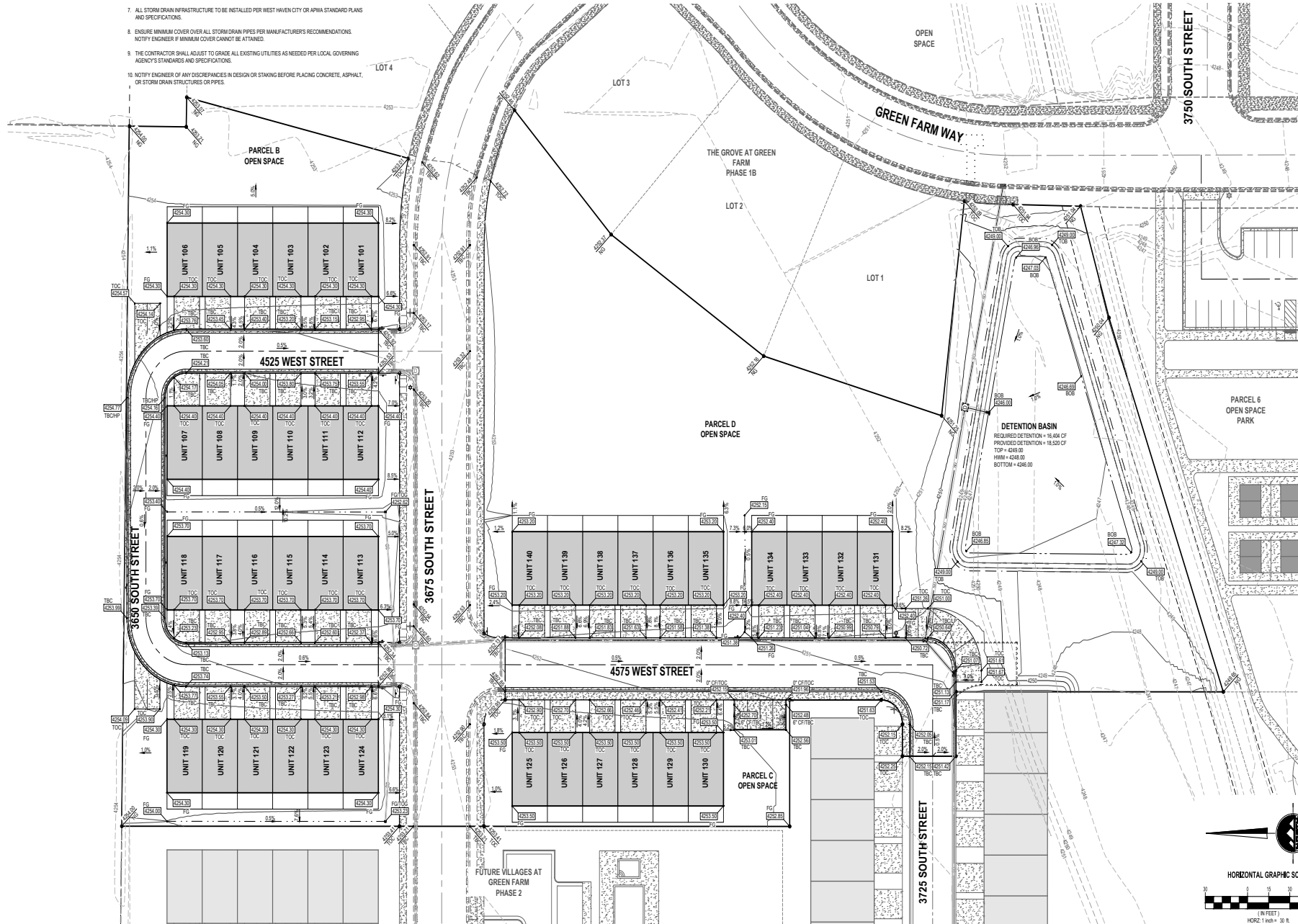
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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK

BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T8N, R2W
SLBM
(FIND)

ELEV = 4245.47

- GENERAL NOTES
- ALL WORK TO COMPLY WITH WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR WORK SHALL BE BORNE BY THE CONTRACTOR AND ASSURED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST HAVEN CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
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 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.





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CONTACT:
MARK STAPLES
PHONE: 801-982-4100

THE VILLAGES AT GREEN FARM

PHASE 1

3700 SOUTH 4450 WEST
WEST HAVEN, UTAH



NO. DATE REVIEWED BY

1 2-6-23

GRADING PLAN

PROJECT NUMBER: 9479
DRAWN BY: JWC/SB
PROJECT MANAGER: C. WRESTON

PRINT DATE: 2/6/23
CHECKED BY: K. BIRKHOUS

C-200



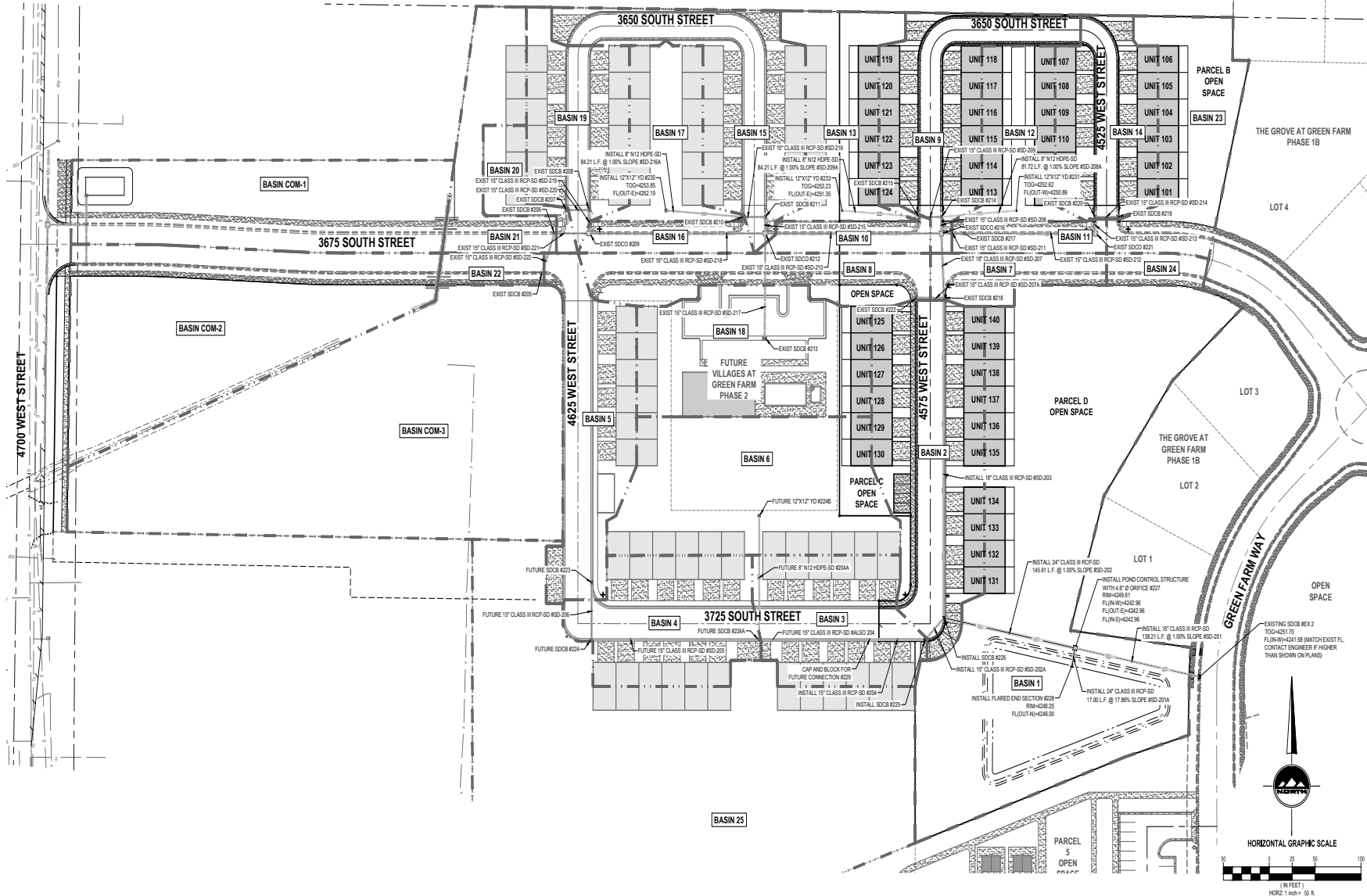
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COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK

BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T8N, R2W
SLBM
(FIND)

ELEV = 4245.67

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 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
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THE STANDARD IN ENGINEERING

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NELSON HOMES
 5617 SOUTH 1475 EAST
 SOUTH OGDEN, UT 84403
 CONTRACTOR
 MARK STAPLES
 PHONE: 801-982-4100

**THE VILLAGES AT GREEN FARM
PHASE 1**

3700 SOUTH 4450 WEST
WEST HAVEN, UTAH



NO. DATE REVIEW BY
 26739 10/18/2023

**OVERALL DRAINAGE
PLAN**

PROJECT NUMBER: 9479
 PROJECT DATE: 2/2/23
 DRAWN BY: JWC/SS
 CHECKED BY: K.S.M/CKS
 PROJECT MANAGER: C.WESTON

C-201

BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T8N, R2W
SLBM
(FIND)

ELEV = 4245.40'

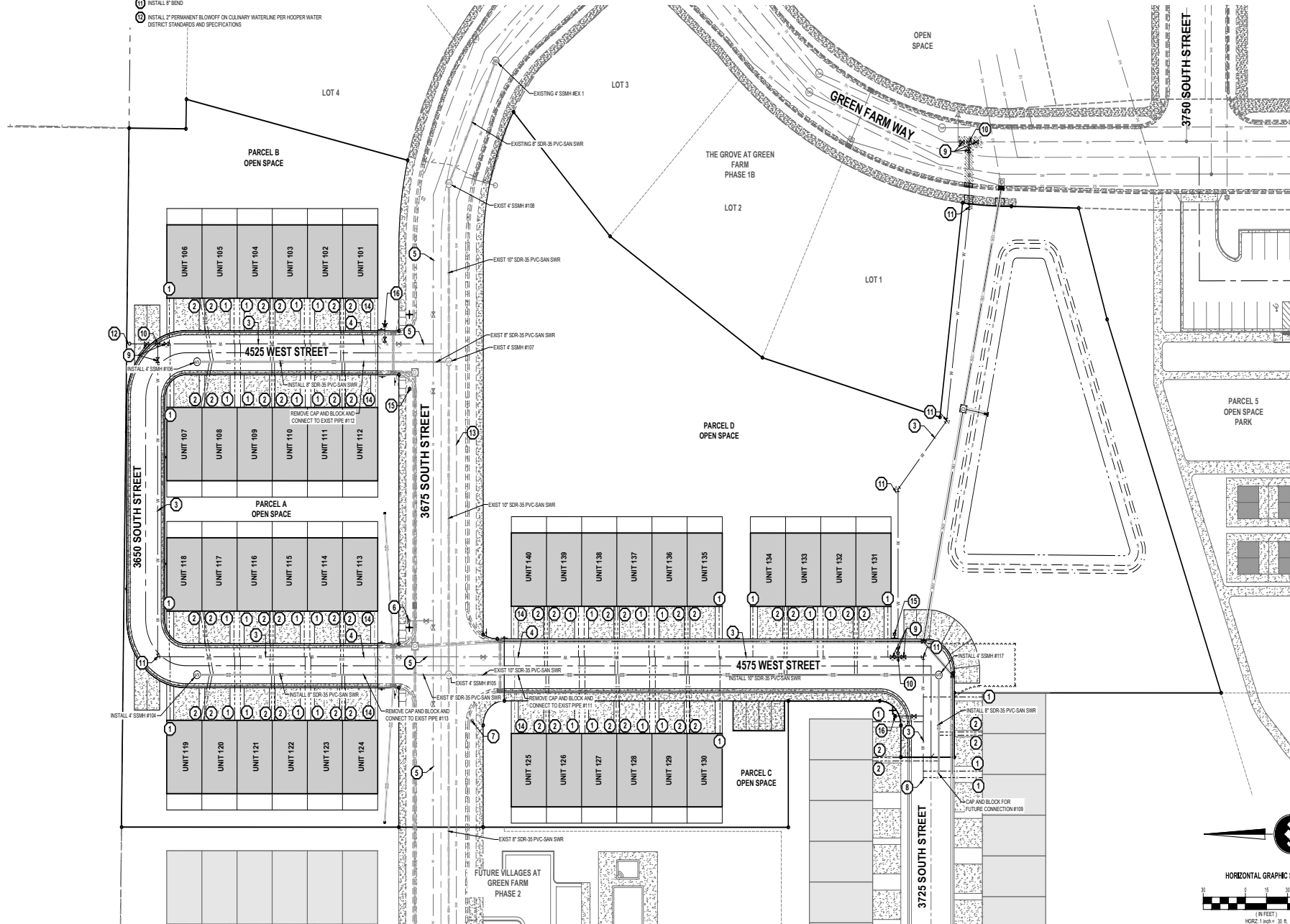
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BENCHMARK

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. INSTALL TYPICAL WATER CONNECTION PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
 2. INSTALL 4" SANITARY SEWER SERVICE, LATERAL @ 2.00% MINIMUM SLOPE PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS
 3. INSTALL 8" C900 D1814 PVC CULINARY WATERLINE PER HOOPER WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS
 4. FIELD LOCATE AND CONNECT TO EXISTING 8" CULINARY WATERLINE
 5. EXISTING 8" CULINARY WATERLINE
 6. EXISTING FIRE HYDRANT
 7. EXISTING STREET LIGHT
 8. CAP AND BLOCK PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS
 9. INSTALL 8" GATE VALVE
 10. INSTALL 8" TEE
 11. INSTALL 8" BEND
 12. INSTALL 2" PERMANENT BLOWOFF ON CULINARY WATERLINE PER HOOPER WATER DISTRICT STANDARDS AND SPECIFICATIONS

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH WEST HAVEN CITY AND ANWA STANDARDS AND SPECIFICATIONS IN ACCORDANCE WITH UTAH STATE RULE R308-500-4 (1) & (2).
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVERSATION OF UNSATURABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SLOPED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST HAVEN CITY OR ANWA STANDARD PLANS AND SPECIFICATIONS.
 9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
 11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR FINDINGS BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 13. ALL CULINARY WATER INSTALLATION TO BE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
 14. ALL SECONDARY WATER INSTALLATION AND CONSTRUCTION TO BE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS.
 15. ALL CULINARY WATERLINES SHALL BE BURIED A MINIMUM OF 3.5 FEET.
 16. SECONDARY WATER HAS BEEN ALLOCATED TO THIS PHASE BASED ON AN ANTICIPATED LANDSCAPE AREA UP TO 3.7 ACRES. LARGER TOTAL LANDSCAPE AREAL 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 BEND SHUT OFF.

- SEWER NOTES**
1. ALL SANITARY SEWER INSTALLATION AND CONSTRUCTION SHALL COMPLY TO WEST HAVEN SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
 2. COORDINATE SANITARY SEWER CONNECTIONS, INSTALLATION AND CONSTRUCTION WITH WEST HAVEN SPECIAL SERVICE DISTRICT INSPECTOR, JOHN WALLACE @ 801-484-4103.
 3. COORDINATE MANHOLE AND SEWER STRUCTURE INSTALLATION WITH THE CITY INSPECTOR FOR THE CITY MINIMUM REQUIREMENT OF 1 FT. OF COBBLE IMPORT AND GRAVEL BEDDING PRIOR TO ALL STRUCTURE INSTALLATION.
 4. VIDEO INSPECTION WILL BE REQUIRED ON ALL NEW SEWER INSTALLATION AFTER THE ROAD BASE FOR THE ROADWAY HAS BEEN COMPLETED AND PRIOR TO PAVING. COORDINATE THE VIDEO SCHEDULE WITH THE CITY INSPECTOR PRIOR TO ROADWAY BEING COMPLETED.
 5. ALL NEW SEWER PIPE IS REQUIRED TO BE GREEN IN COLOR.



THE STANDARD IN ENGINEERING

LAYTON
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Layton, UT 84041
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TOOELE
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RICHFIELD
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WWW.ENSIGNENG.COM

FOR: NELSON HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UT 84403
CONTACT: MARK STAPLES
PHONE: 801-982-4100

**THE VILLAGES AT GREEN FARM
PHASE 1**

**3700 SOUTH 4450 WEST
WEST HAVEN, UTAH**

UTILITY PLAN

PROJECT NUMBER: 9479
PROJECT DATE: 2023
DRAWN BY: JWC/SS
CHECKED BY: KJ/MB/KHS
PROJECT MANAGER: C. REEDSON

C-300



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THE STANDARD IN ENGINEERING

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801 SOUTH 1455 EAST
SOUTH OGDEN, UT 84403
CONTACT:
MARK ETAPLES
PHONE: 801-380-0100

THE VILLAGES AT GREEN FARM

PHASE 1

3700 SOUTH 4450 WEST
WEST HAVEN, UTAH



NO. 1011 REVISION BY

1 FOR REVIEW SDCS

2

3

4

5

6

7

OVERALL DEVELOPMENT
STREET LIGHT PLAN

PROJECT NUMBER 9073

DRAWN BY J.LIVOSH

PROJECT MANAGER C.PRESTON

PRINT DATE 5/2/23

CHECKED BY K.S.BROOKS

C-301



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BENCHMARK

BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T8N, R2W
SLBM
(FOUND)

ELEV = 4245.40'

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
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8			
9			
10			
11			
12			

GENERAL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALONG WITH THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ON SITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ON SITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESOED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UTILITY (SEWAGE POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
- CONTRACTOR SHALL COORDINATE THE UPDATES, PERMIT, SWPPP DOCUMENT SUBMITTAL AND INSPECTION WITH THE WEST HAVEN CITY WATER MANAGER, COLT PREVEDEL (801) 430-0017.





ENSIGN
THE STANDARD IN ENGINEERING

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SOUTH OGDEN, UT 84403
MARK STAPLES
PHONE: 801-962-4100

THE VILLAGES AT GREEN FARM PHASE 1 3700 SOUTH 4450 WEST WEST HAVEN, UTAH



NO. DATE REVISION BY

1 1/24/23 FOR REVIEW TSP/REVIEW

EROSION CONTROL PLAN

PROJECT NUMBER: 9479
DATE: 2/6/23
DRAWN BY: JWC/SB
CHECKED BY: KJ/SMB/KHS
PROJECT MANAGER: C. PRESTON

C-400

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COMMENCEMENT OF ANY
CONSTRUCTION

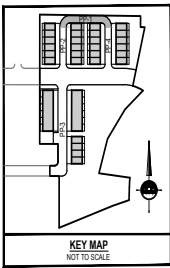
BENCHMARK

BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T8N, R2W
SLB/M
(FIND)

ELEV = 4245.47'

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

 - INSTALL TYPICAL WATER CONNECTION PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
 - INSTALL 2" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS
 - INSTALL 4" C900 DRI4 PVC CULINARY WATERLINE PER HOOPER WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS
 - FIELD LOCATE AND CONNECT TO EXISTING 4" CULINARY WATERLINE
 - EXISTING 4" CULINARY WATERLINE
 - EXISTING FIRE HYDRANT
 - CAP AND BLOCK PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS
 - INSTALL 6" GATE VALVE
 - INSTALL 4" TEE
 - INSTALL 4" BEND
 - INSTALL 2" COMBINATION AIR VAC ON CULINARY WATERLINE PER HOOPER WATER DISTRICT STANDARDS AND SPECIFICATIONS
 - EXISTING 4" C900 DRI4 PVC SECONDARY WATERLINE
 - EXISTING WATER CONNECTION
 - INSTALL FIRE HYDRANT AND VALVE
 - INSTALL STREET LIGHT PER WEST HAVEN CITY STANDARDS. COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH WEST HAVEN CITY AND STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER



THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

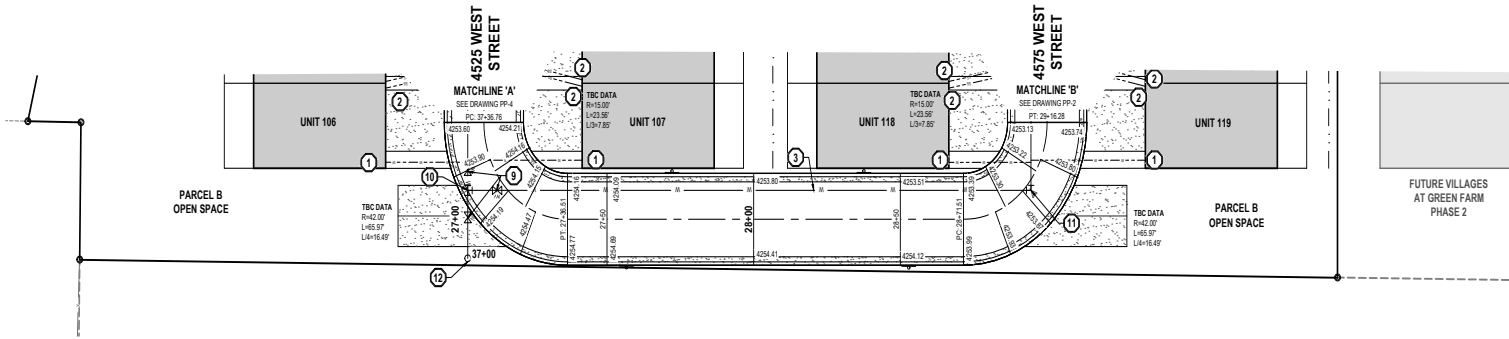
SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

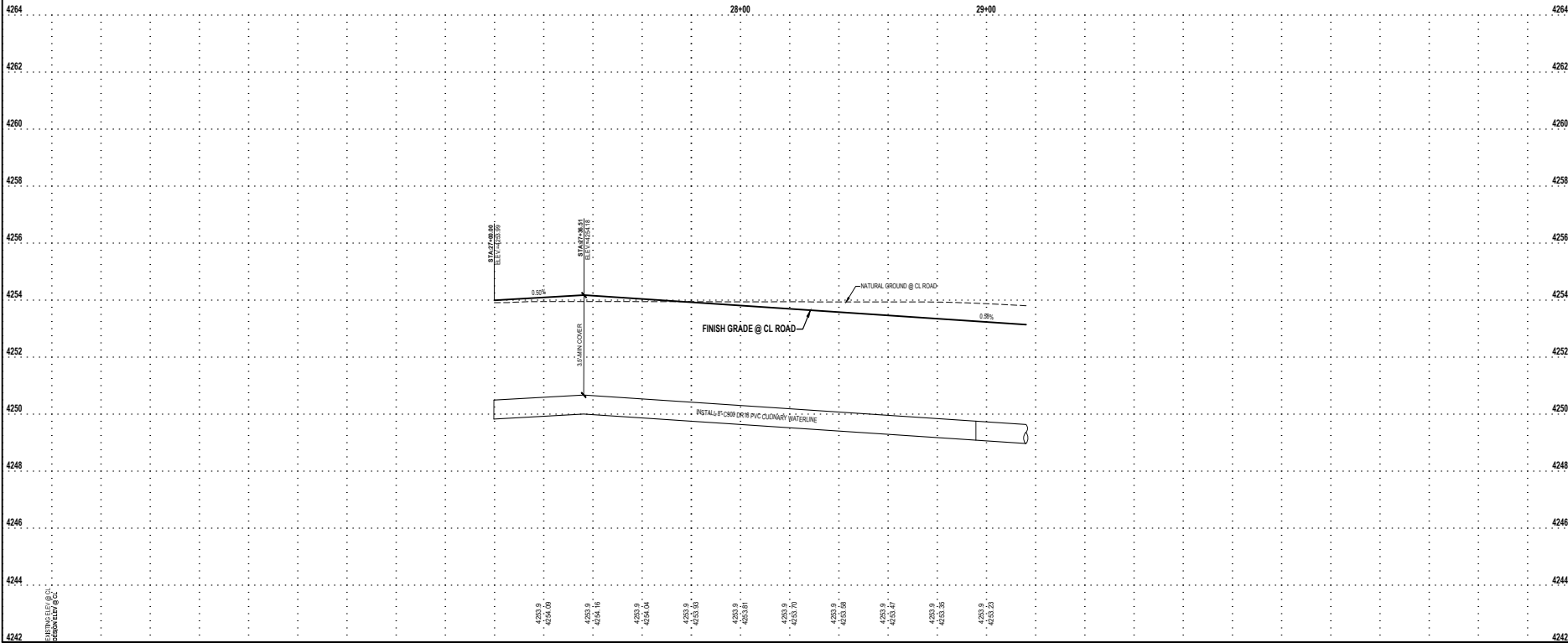
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM
 JASON NELSON/HOMES
 5617 SOUTH 1475 EAST
 SOUTH OGDEN, UT 84403
 CONTRACT
 MARK STAPLES
 PHONE: 801-982-4100



3650 SOUTH STREET



THE VILLAGES AT GREEN FARM
PHASE 1
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH

3650 SOUTH STREET
PLAN AND PROFILE

PROJECT NUMBER 9479	PROJECT DATE 2/6/23
DRAWN BY J.VOISS	CHECKED BY K.SIMMONS
PROJECT MANAGER C.ROBERTSON	

811

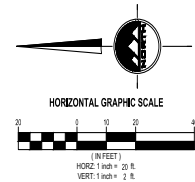
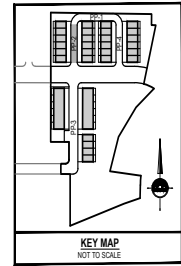
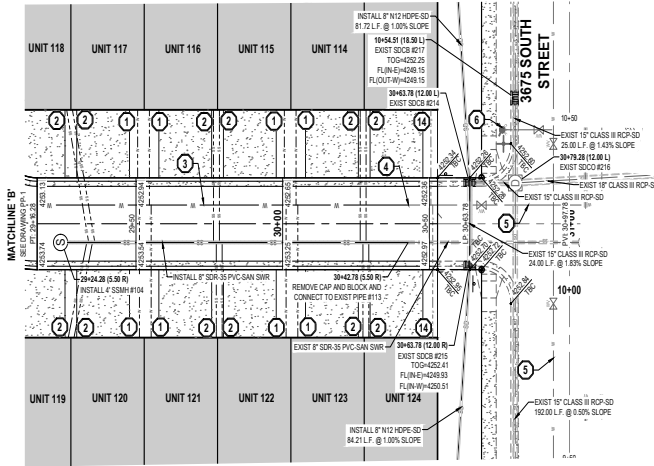
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK

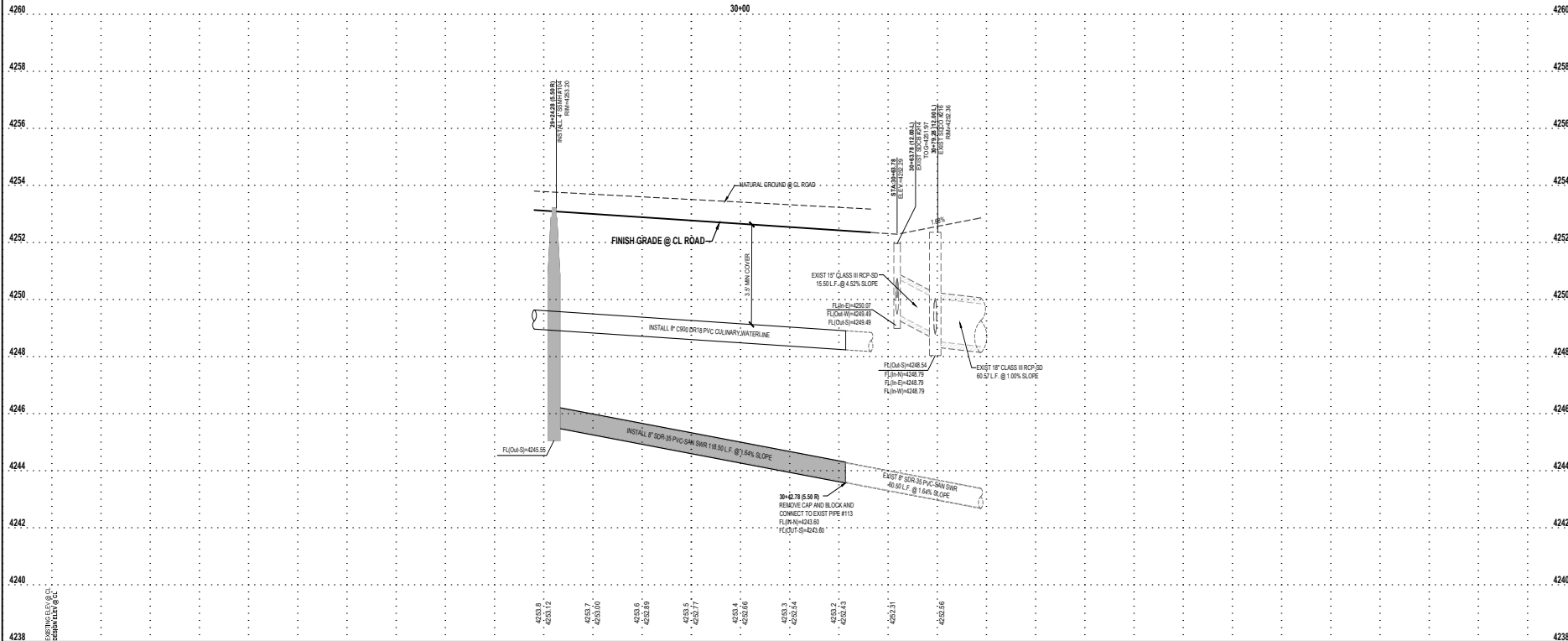
BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T8N, R2W
SLBMM
(FIND)

ELEV = 4245.40'

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. INSTALL TYPICAL WATER CONNECTION PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
 2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS
 3. INSTALL 4" CS90 DR18 PVC CULINARY WATERLINE PER HOOPER WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS
 4. FIELD LOCATE AND CONNECT TO EXISTING 4" CULINARY WATERLINE
 5. EXISTING 4" CULINARY WATERLINE
 6. EXISTING FIRE HYDRANT
 7. EXISTING STREET LIGHT
 8. CAP AND BLOCK PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS
 9. INSTALL 6" GATE VALVE
 10. INSTALL 6" TEE
 11. INSTALL 6" BEND
 12. INSTALL 2" COMBINATION AIR VAC ON CULINARY WATERLINE PER HOOPER WATER DISTRICT STANDARDS AND SPECIFICATIONS
 13. EXISTING 6" CS90 DR14 PVC SECONDARY WATERLINE
 14. EXISTING WATER CONNECTION
 15. INSTALL FIRE HYDRANT AND VALVE
 16. INSTALL STREET LIGHT PER WEST HAVEN CITY STANDARDS. COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH WEST HAVEN CITY AND STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER



4575 WEST STREET



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

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Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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70%
NELSON HOMES
5617 SOUTH HATE EAST
SOUTH OGDEN, UT 84403
CONTRACT
MARK STAPLES
PHONE: 801-982-4100

THE VILLAGES AT GREEN FARM
PHASE 1
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH



4575 WEST STREET
PLAN AND PROFILE

DATE: 10/1/23
DRAWN BY: JVO/SS
PROJECT NUMBER: 26623
CHECKED BY: KJBRICKS



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
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CONSTRUCTION

BENCHMARK

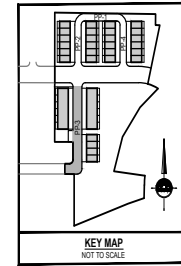
BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T1N, R2W
SLB3M
(FIND)

ELEV = 4265.67

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS

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3. INSTALL 18" CSO DR18 PVC CULINARY WATERLINE PER HOOPER WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS
4. FIELD LOCATE AND CONNECT TO EXISTING 8" CULINARY WATERLINE
5. EXISTING 8" CULINARY WATERLINE
6. EXISTING FIRE HYDRANT
7. EXISTING STREET LIGHT
8. CAP AND BLOCK PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS
9. INSTALL 6" GATE VALVE
10. INSTALL 6" TEE
11. INSTALL 6" BEND
12. INSTALL 2" COMBINATION AIR VAC ON CULINARY WATERLINE PER HOOPER WATER DISTRICT STANDARDS AND SPECIFICATIONS
13. EXISTING 8" CSO DR14 PVC SECONDARY WATERLINE
14. EXISTING WATER CONNECTION
15. INSTALL FIRE HYDRANT AND VALVE
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WWW.ENSIGNENG.COM

JOHN
NELSON HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UT 84403
MARK STAPLES
PHONE: 801-962-4100

**THE VILLAGES AT GREEN FARM
PHASE 1**
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH



NO. DATE BY
26523 2-6-23 JNS

**4575 WEST STREET
PLAN AND PROFILE**

PROJECT NUMBER: 9479

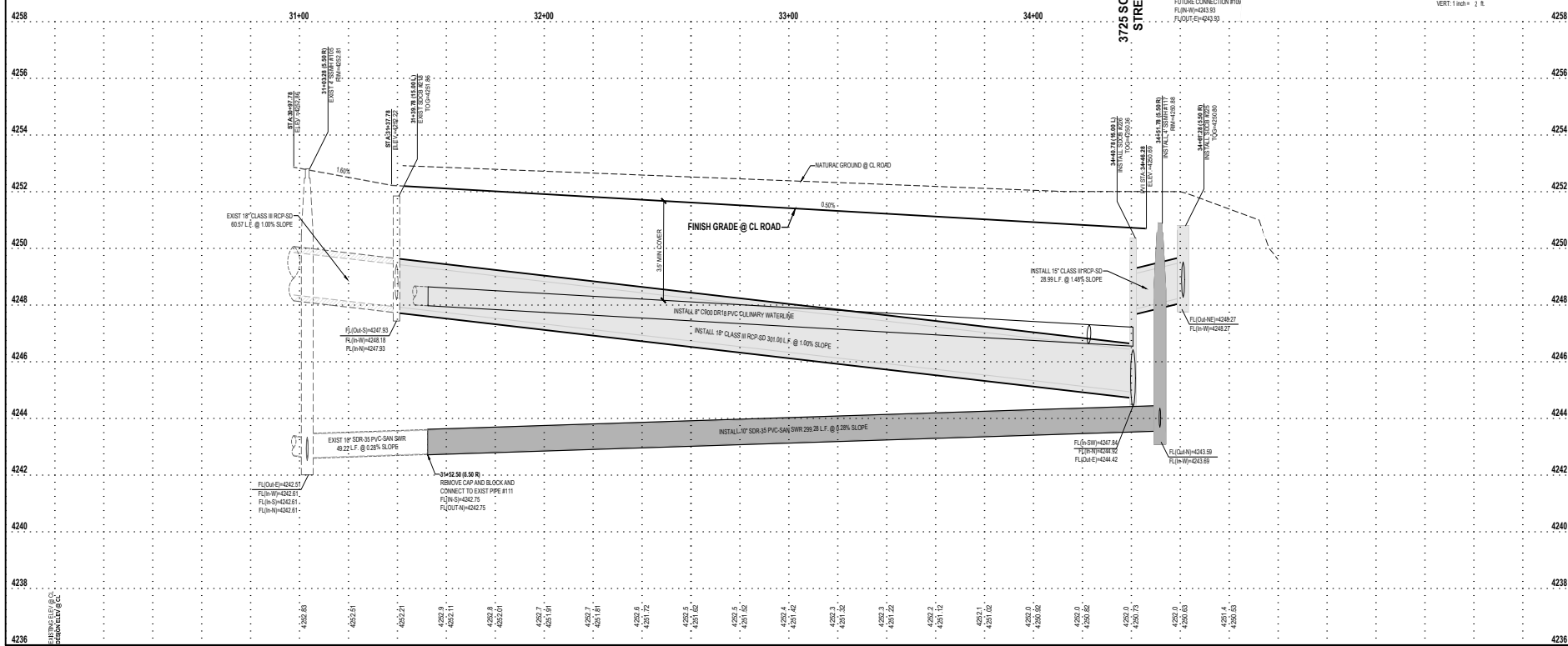
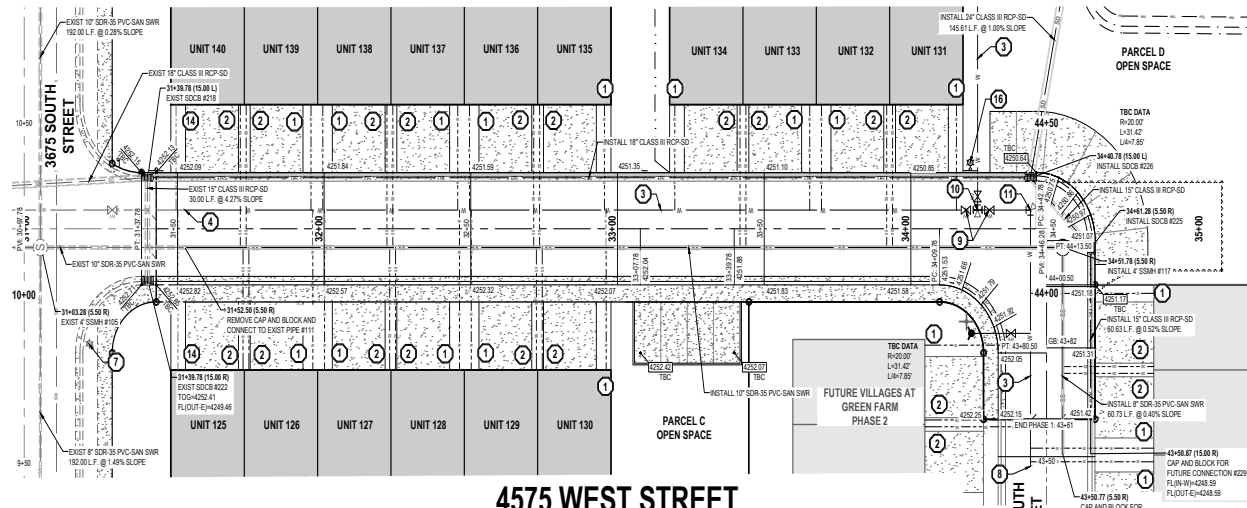
PROJECT DATE: 2023

DRAWN BY: JWC/SB

CHECKED BY: K.S.M/KH/S

PROJECT MANAGER: C.M.PETERSON

PP-3



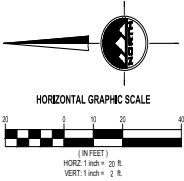
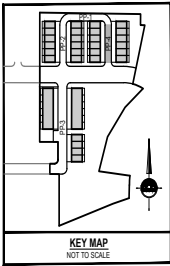
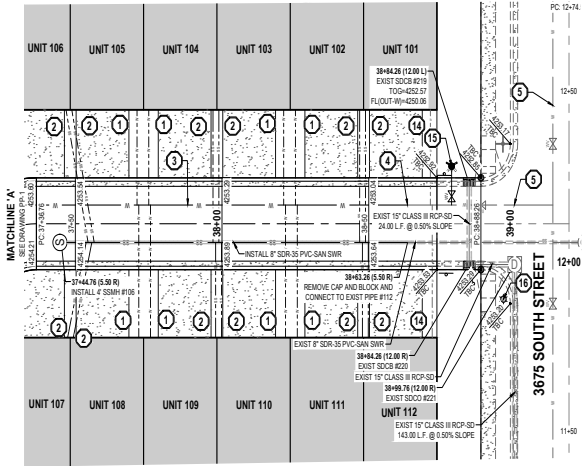
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BENCHMARK

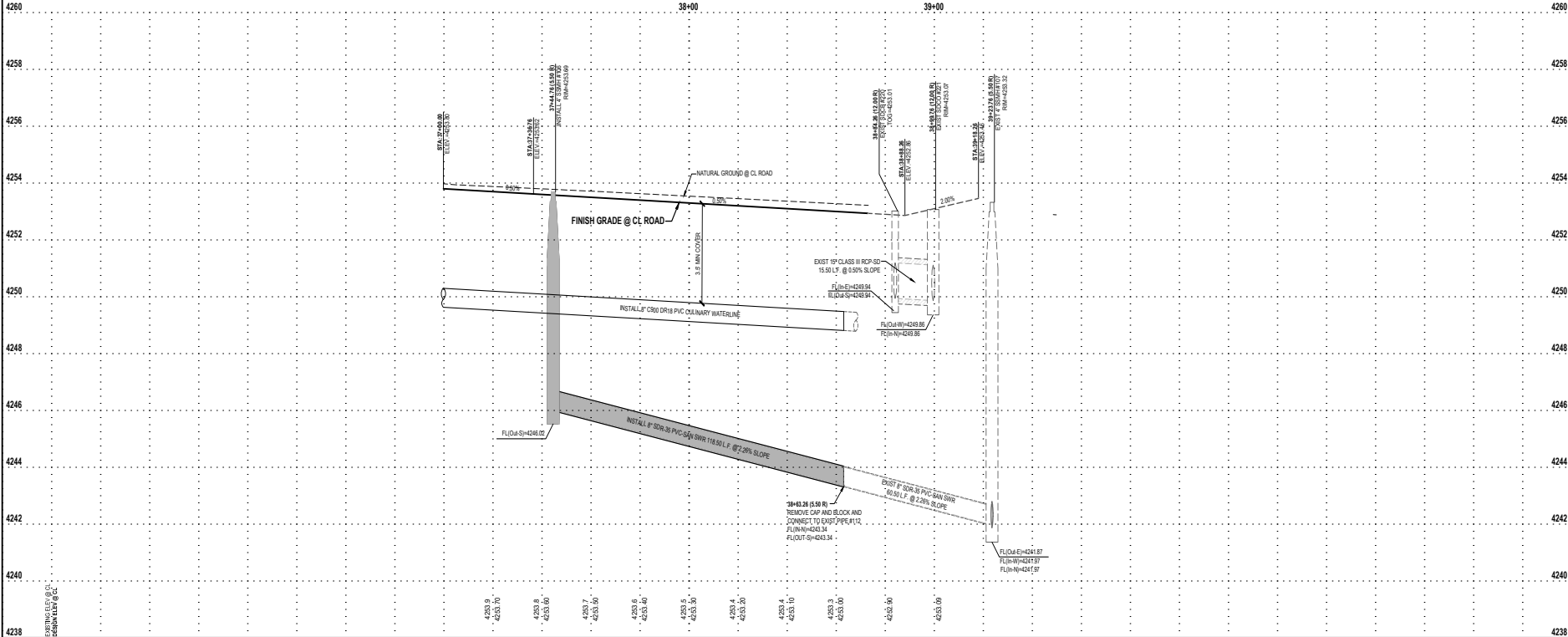
BRASS CAP MONUMENT
SOUTH QUARTER CORNER
SECTION 5, T9N, R2W
SLB&M
(FIND)

ELEV = 4245.67

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4525 WEST STREET



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700 N. NELSON HOMES
 5617 SOUTH 1475 EAST
 SOUTH OGDEN, UT 84403
 CONTRACTOR
 MARK STAPLES
 PHONE: 801-962-4100

THE VILLAGES AT GREEN FARM
 PHASE 1
 3700 SOUTH 4450 WEST
 WEST HAVEN, UTAH



4525 WEST STREET
PLAN AND PROFILE

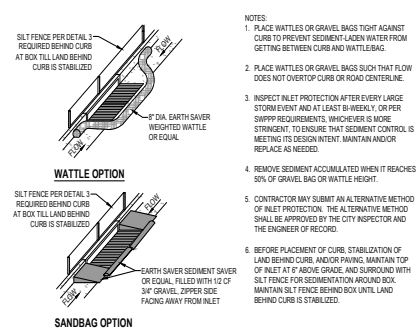
DRAWN BY
JVO/SS

CHECKED BY
KJBR/MKS

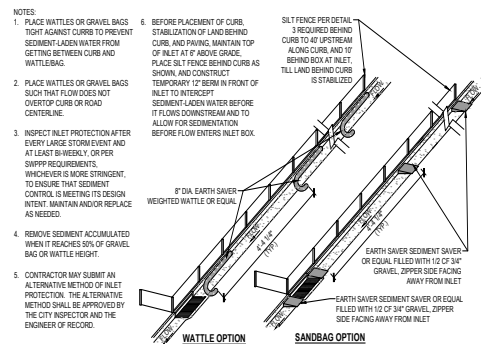
PROJECT MANAGER
C/REIDON

DATE
9/19

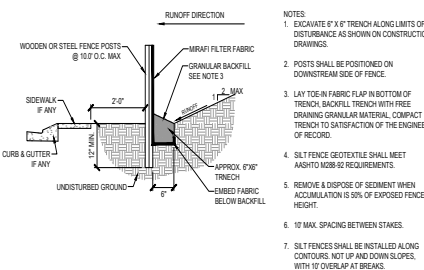
REVISION
 1
 26/23



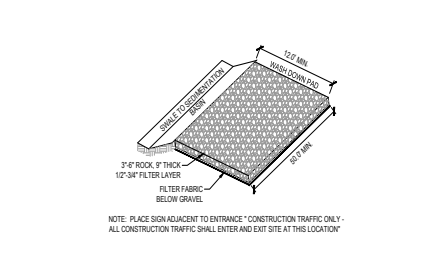
① SAG INLET PROTECTION



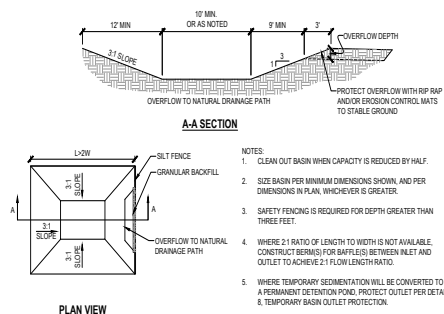
② IN-LINE INLET PROTECTION



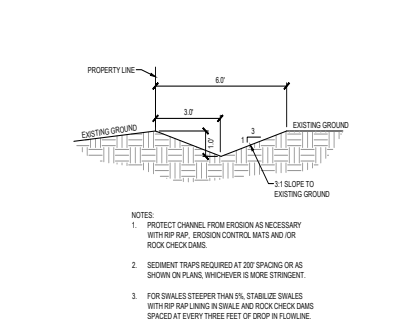
② TEMPORARY SILT FENCE



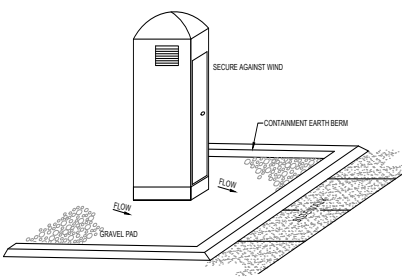
4 TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE



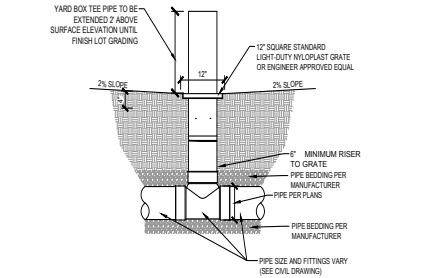
TEMPORARY SEDIMENTATION BASIN



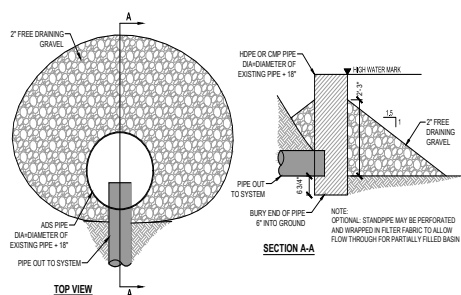
⑥ DRAINAGE SWALE



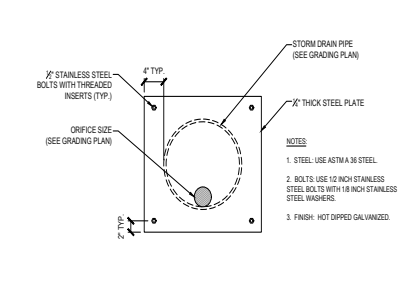
⑦ PORTABLE TOILET



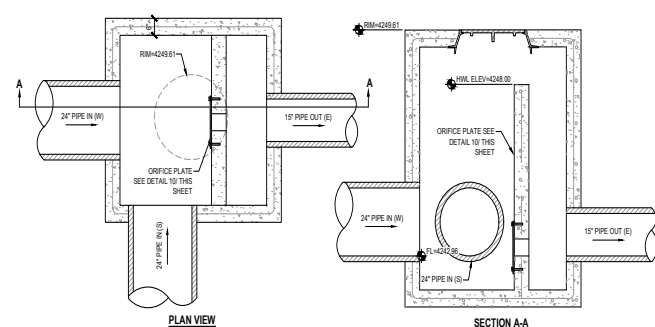
⑨ 12" X 12" YARD DRAIN



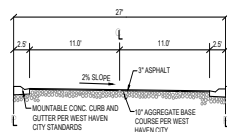
⑨ TEMPORARY BASIN OUTLET PROTECTION



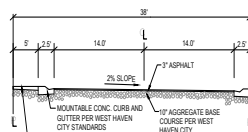
⑩ ORIFICE PLATE



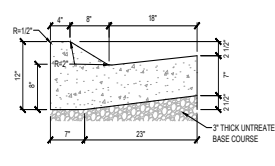
11 POND CONTROL STRUCTURE #227



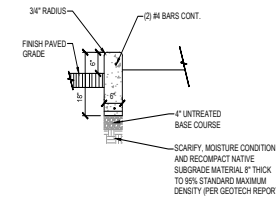
12 TYPICAL 27 FOOT ROAD CROSS SECTION



13 TYPICAL 38 FOOT ROAD CROSS SECTION



14 30" MOUNTABLE CURB AND GUTTER



15 6" CURB WALL

NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 231