WEST HAVEN CITY
PLANNING COMMISSION AGENDA

Wednesday, June 14, 2023
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON JUNE 14, 2023 THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: 5:00 PM WORK SESSION 6:00 PM REGULAR PLANNING COMMISSION MEETING. JOIN US DIGITALLY ON ZOOM HTTPS://US06WEB.ZOOM.US/J/86539464549 **OR WATCH US LIVE ON YOUTUBE AT** HTTPS://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030

5:00 COMMISSION WORK SESSION – In City Council Chambers
NO ACTION CAN OR WILL BE TAKEN ON ANY PLANNING COMMISSION MEETING AGENDA ITEMS DISCUSSED DURING PLANNING COMMISSION WORK SESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.
MEETING TO ORDER: CHAIRMAN DEEM

REPORTS AND DISCUSSION AS FOLLOWS:

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. **CALL TO ORDER**
2. **OPENING CEREMONIES**
   a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER REED
   b. INVOCATION – COMMISSION MEMBER STIMPSON
3. **ACTION ON MINUTES**
   a. APPROVE MINUTES FOR THE MEETING OF MAY 24, 2023
4. **REPORT**
   a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. **DISCUSSION AND ACTION ON FINAL SITE PLAN APPROVAL**
   a. TO CONSIDER APPROVAL OF A FINAL SITE PLAN FOR A GAS STATION/CONVENIENCE STORE LOCATED AT 3474 W 4000 S (APPLICANT: KG2515, LLC)
6. **DISCUSSION AND ACTION ON FINAL SITE PLAN APPROVAL**
   a. TO CONSIDER APPROVAL OF A FINAL SITE PLAN FOR A GAS STATION/CONVENIENCE STORE LOCATED AT 3580 S. MIDLAND DRIVE (APPLICANT: KG2519, LLC)
7. **DISCUSSION AND ACTION ON A PRELIMINARY AND FINAL PLAT AMENDMENT**
   a. TO CONSIDER A REQUEST OF AN AMENDED PRELIMINARY AND FINAL PLAT FOR A SUBDIVISION LOCATED AT APPROXIMATELY 3580 S. MIDLAND DRIVE (APPLICANT: KG2519, LLC)
8. **DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT**
   a. TO CONSIDER A REQUEST FOR A COMMERCIAL DAYCARE LOCATED AT 3500 W 3300 S. (APPLICANT: DORA BUGARIN)
9. **DISCUSSION AND ACTION ON PUBLIC HEARING (TABLED FROM 5/24/23 MEETING)**
   a. TO CONSIDER A REQUEST TO REZONE PROPERTY LOCATED AT 2828 W 1850 S AND 2844 W

1850 S FROM A-1 TO R-2. (APPLICANTS: RICHARD WILLIAMS AND MATHEW SMITH)

10. DISCUSSION AND ACTION ON A PRELIMINARY SITE PLAN

a. TO CONSIDER APPROVAL OF A PRELIMINARY SITE PLAN FOR A MECHANICAL CONTRACTOR BUSINESS LOCATED AT 4608 S. 3500 W. (APPLICANT: BOB PETTIPAW/GARY HUNT)

11. ADJOURNMENT

Charis Sully

Charis Sully, Deputy Recorder

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

CERTIFICATE OF POSTING

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

Planning Commission Meeting Minutes
May 24, 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:	Robyn VanCampen	Deputy Recorder
	Amy Hugie	City Attorney
	Alika Murphy	Planner

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 Nece
B. Invocation was offered by Commission Member Wilson

3. ACTION ON MINUTES

APPROVE MINUTES FOR THE MEETING OF May 10, 2023

Commission Member stated that on page 2, paragraph 3, the 3rd sentence needs to be corrected. It should state, Shari had stated that her and Matt had met with Chad, instead of Matt and I had met with Chad. Commission Member Reed also stated that there is an extra "the" on page 2 item number 6.

Commission member Roundy made a motion to approve the minutes with the corrections stated. Commission member Stimpson 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, Commission member Stimpson, aye. The vote was unanimous.

4. REPORT

ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
Alika stated that Park Meadows was given final subdivision approval and ordinance 11-2023 was tabled due to applicant not being present.

5. PUBLIC HEARING

TO CONSIDER A REQUEST TO REZONE PROPERTY LOCATED AT 2828 W 1850 S and 2844 W 1850 S FROM A-1 TO R-2. (APPLICANTS: RICHARD WILLIAMS AND MATHEW SMITH)

Mathew Smith was present for this item.

Chairman Deem asked Mr. Smith what plans they have for the properties.

Mr. Smith stated that the property is naturally divided from a canal that split the parcel. Landscaping has already been divided. The canal company and the homeowners have split the expense for the canal to be piped in and Mr. Smith is asking for the parcel to be divided to build another house for his children.

Chairman Deem asked where Mr. Williams was tonight

Mr. Smith stated that Mr. Williams advised “he would be there”.

Commission member Roundy wanted to confirm if Mr. Smith’s property was on the west side.

Mr. Smith confirmed that it was the property on the west side with the red shop on the corner. The property is a little over .33 acres.

Chairman Deem asked if it would be .33 acres with or without the shop.

Mr. Smith confirmed it would be with the shop.

Chairman Deem asked if Mr. Williams property is also .33 acres.

Mr. Smith stated it was close to .33 acres.

Commission member Reed asked Mr. Smith if he knew what Mr. Williams plan is for his portion of the property.

Mr. Smith stated that he did not know exactly.

Amy Hugie asked Mr. Smith if the other applicant had signed an affidavit giving Mr. Smith the authority to act on his behalf.

Mr. Smith indicated that Mr. Williams had not signed an affidavit giving him the authority to act on his behalf.

Commission member Wilson made a motion to enter into Public Hearing. 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**.**

Chairman Deem advised that there were some public comments that were emailed in that need to be read.

Chad Kelley stated that he is opposed to the rezoning of these 2 parcels and expressed his concern for allowing more homes in an already existing subdivision.

Sally & Jay Elwood stated that they are opposed to the proposed rezone of the 2 properties listed, they also expressed concern for spot zoning.

Commission member Wilson made a motion to leave Public Hearing. 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**.**

6. DISCUSSION AND ACTION PUBLIC HEARING
TO CONSIDER A REQUEST TO REZONE PROPERTY LOCATED AT 2828 W 1850 S and 2844 W 1850 S FROM A-1 TO R-2. (APPLICANTS: RICHARD WILLIAMS AND MATHEW SMITH)

Chairman Deem indicated that since Mr. Williams was not present that the discussion would need to be tabled.

Amy Hugie advised that it would need to be tabled. Amy stated that due to there not being a signed affidavit it would need to be tabled.

Commission member Reyna made a motion to table the public hearing to consider a request to rezone property located at 2828 W 1850 S and 2844 W 1850 S from A-1 to R-2. Commission member Reed seconded the motion.

Commission member Deem, aye; Commission member Nece, nay; Commission member Reed, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye; 6-1 the motion passes.

8. DISCUSSION AND ACTION
A CONDITIONAL USE PERMIT FOR RECREATIONAL VEHICLE REPAIR SERVICE LOCATED AT 1758 S 1900 W SUITE B3 (APPLICANT TIMOTHY J. BREWER/PREFERRED RV)

Chairman Deem asked Alika if Mr. Brewer had planned on being there.

Alika stated that she wasn't told otherwise.

Amy Hugie suggested they table this discussion.

Commission member Nece made a motion to table the Conditional Use permit for Recreational Vehicle Repair Service Located at 1758 S 1900 W Suite B. 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.

9. ADJOURNMENT

Commission member Stimpson made a motion to adjourn at 6:22 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.

Robyn VanCampen

Robyn VanCampen
Deputy Recorder

Date Approved: _____

DRAFT

Planning Commission
Staff Review Memo

June 14, 2023
Alika Murphy, City Planner I
Shari Phippen, Community Development Director

FINAL SITE PLAN APPROVAL	
Request:	Grant final site plan approval for a convenience store
Property Address:	Approx 3580 S Midland Dr.
Property Zone:	Commercial C-2
Property Size:	2.4 acres
Applicant:	KG Store 2519, LLC (Agent: Sarah McDougall)
Governing Document(s):	WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background

We have received an application for a Kum & Go convenience store to be located at 3580 S Midland Drive. They received preliminary approval from Planning Commission on January 11, 2023. The applicants had the 20-foot easement that ran through the property with Taylor-West Weber Water Improvement terminated and have provided their easement vacation description and updated plat.

Staff Review

All of the site plan complies with the requirements set in the city's design review ordinance, commercial ordinance, parking ordinance and sign ordinance. Fire has signed off on the current set of plans and engineering has submitted comments for the applicant to address.
The applicants have complied with the required conditions set at the preliminary site plan approval. They have provided a will-serve letter from Hooper Water Improvement District and *they have also submitted the required table of materials and they do comply with city code.*

Staff Recommendation

Based on the above compliance with all relevant City codes, **it is Staff's position that the Commission should grant final site plan approval, given that all previous conditions have been met.**
Applicant is aware that even with final approval of the site plan, no construction may begin prior to having a fully approved set of site construction documents.

CONSTRUCTION DOCUMENTS
KUM & GO STORE #2519
3580 S MIDLAND DR.
WEST HAVEN, UTAH 84401

PROJECT TEAM:

DEVELOPER/APPLICANT:
KUM & GO, L.C.
1459 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: SARAH MCDOUGALL
PH: (515)482.4314
E: SARAH.MCDOUGALL@KUMANDGO.COM

ENGINEER:
OLSSON
1880 FALL RIVER DRIVE, SUITE 200
LOVELAND, CO 80538
CONTACT: WYATT POPP
PH: (970)461.7733
E: WPOPP@OLSSON.COM

SURVEYOR:
MCNEIL ENGINEERING
8610 SOUTH SANDY PKWY, SUITE 200
SANDY, UT 84070
CONTACT: DAVID DRAPER
PH: (801) 255.7700
E: DAVE.D@MCNEILENG.COM

GEOTECHNICAL ENGINEER:
GSH GEOTECHNICAL, INC.
473 WEST 4800 SOUTH
SALT LAKE CITY, UTAH 84123
CONTACT: ROBERT A. GIFFORD
PH: (801)685.9190
BOBBY@GSHGEOTECH.COM

LANDSCAPE ARCHITECT:
IN SITE DESIGN GROUP
17 NORTH 470 WEST
AMERICAN FORK, UT 84003
CONTACT: CORY WHITING
PH: (801)756.5043
E: CWHITING@INDGLLC.COM

AGENCY CONTACTS:

WATER:
HOOPER WATER DISTRICT 1
5555 W 5500 S
HOOPER, UT 84315
CONTACT: SCOTT CHRISTIANSEN
PH: (801) 985.1991
E: SCOTTC@HOOPERWATER.NET

SANITARY SEWER:
WEST HAVEN SPECIAL SERVICE DISTRICT
4150 S 3900 W
WEST HAVEN, UT 84401
CONTACT: EDWARD MIGNONE
PH: (801) 731.4519
E: EDWARDM@WESTHAVENCITY.COM

GAS:
XCEL ENERGY
BUILDERS HOTLINE
PH: 1-800-628-2121

ELECTRIC:
ROCKY MOUNTAIN POWER
NEW CONSTRUCTION HOTLINE
PH: 1.800.469.3981

STORM SEWER:
CITY OF WEST HAVEN
2825 W 3300 S
WEST HAVEN, UT 84401
CONTACT: EDWARD MIGNONE
PH: (801) 731.4519
E: EDWARDM@WESTHAVENCITY.COM

TELEPHONE:
TELECON (COMCAST)
CONTACT: JEFF HOUSTON
PH: (435) 224.2356
JEFF.HOUSTON@TELECON.CA

SIGNAGE:
CITY OF WEST HAVEN
PUBLIC WORKS DEPARTMENT
2825 W 3300 S
WEST HAVEN, UT 84401
PH: (801) 731.8882

FIRE DEPARTMENT:
WEBER FIRE DISTRICT
FIRE MARSHALL
CONTACT: DAVID REED
PH: (870) 782.3580 EXT.205
E: DREED@WEBERFD.COM

BUILDING PERMIT:
CITY OF WEST HAVEN
4150 S 3900 W
WEST HAVEN, UT 84401
PH: (801) 731.4519

ROAD & ACCESS:
CITY OF WEST HAVEN
2825 W 3300 S
WEST HAVEN, UT 84401
CONTACT: EDWARD MIGNONE
PH: (801) 731.4519
E: EDWARDM@WESTHAVENCITY.COM

UDOT
REGION 1 PERMITS
CONTACT: RODGER "JAY" GENEREUX
PH: (801) 678.6283
E: JAYGENEREUX@UTAH.GOV

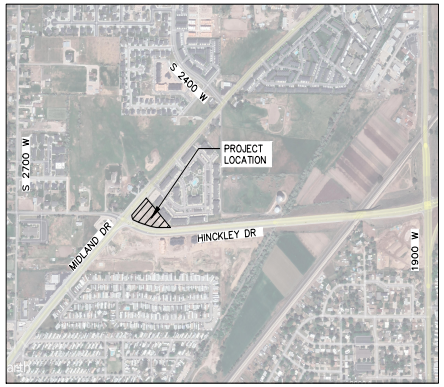
WHERE & MEANS MORE.

BENCHMARKS:
CENTER QUARTER CORNER SECTION 2, TOWNSHIP 5 NORTH, RANGE 2WEST, SALT LAKE BASE & MERIDIAN, FOUND WEBER COUNTY BRASS CAP MONUMENT PROJECT BENCHMARK EL.= 4275.36' (NAVD88)

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER, BETWEEN WEBER COUNTY MONUMENTS MARKING THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 17724 AND FILED WITH THE WEBER COUNTY SURVEYOR/ RECORDER'S OFFICE AS RECORD OF SURVEY NO.: 5930.

LEGAL DESCRIPTION:
A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED WEST HAVEN CITY, COUNTY OF WEBER, STATE OF UTAH

FLOOD ZONE:
THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON A NATIONAL FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED BY THIS FIRM PANEL 49057C0425E DATE 12/16/2005.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

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ZONING INFORMATION

CURRENT: COMMUNITY COMMERCIAL (C-2)	
MINIMUM LOT AREA	NOT SPECIFIED
MINIMUM LOT WIDTH	NOT SPECIFIED
SITE AREA PER UNIT	NOT SPECIFIED
FRONT YARD SETBACK NORTH (FEET)	15' BUILDING, 5' CANOPY, 15' PARKING, 15' LANDSCAPE
LEFT SIDE YARD SETBACK WEST (FEET)	15' BUILDING, 5' CANOPY, 15' PARKING, 15' LANDSCAPE
RIGHT SIDE YARD SETBACK EAST (FEET)	NONE BUILDING, 5' CANOPY, 5' PARKING, 5' LANDSCAPE
REAR YARD SETBACK SOUTH (FEET)	NONE BUILDING, 5' CANOPY, 5' PARKING, 5' LANDSCAPE
MAXIMUM HEIGHT (FEET)	NOT SPECIFIED

LOT 1 SITE DATA

STORE TYPE		BISTRO-RP-2021V1
PARCEL NUMBERS		08-028-0077, 08-028-0084, 08-022-0092 & 08-028-0085
CANOPY / DISPENSER ARRANGEMENT		6 DISPENSERS (SINGLE)
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING	18'-0"
	PARAPET	21'-0"
	BLADE	22'-8"
	FUEL CANOPY	21'-0" (MIN)
GROSS FLOOR AREA		3,964 SF
GROSS CANOPY AREA		3,936 SF
GROSS LOT AREA		82,547 ± 1.895 ACRES
BUILDING COVERAGE		3,964 SF (5%)
LANDSCAPE COVERAGE		29,629 SF (36%)
PARKING/DRIVE/SIDEWALK COVERAGE		48,954 SF (59%)
BICYCLE PARKING		2 SPACES
TOTAL EMPLOYEES		16-18
EMPLOYEES PER SHIFT		3 TO 5
REQUIRED PARKING	STANDARD	15
	ADA	1 (VAN) 1 VAN - 1-25 STALLS 2 VAN - 26-50 STALLS
	TOTAL	16
	PARKING RATIO = 1 STALL/248 SF	
PROVIDED PARKING	STANDARD	17
	ADA	1 (VAN)
	TOTAL	18
	PARKING RATIO = 1 STALL/220 SF	

CONFIDENTIAL DOCUMENT:
INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT BE DISTRIBUTED.

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

olsson
2890 Fall River Dr Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

WYATT EARL POPP
2023.03.28
STATE OF UTAH

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

#2519 - WEST HAVEN, UTAH
3580 S MIDLAND DR
COVER SHEET

KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

△	DATE	REVISION DESCRIPTION

DATE: 03/28/2023

SHEET NUMBER:
C0.0
1 OF 25

DWG: F:\2022\05001-05500\022-05231\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_TTL01_02205231.dwg
DATE: Mar 28, 2023 - 3:13pm
USER: hcarlson
XREFS: C_PTBLK_02205231

DOCUMENT REVISION DATE: JULY 2013

GENERAL NOTES

1. ALL WORK AND CONSTRUCTION OF THIS PROJECT ON PRIVATE PROPERTY SHALL CONFORM TO KUM & GO STANDARD SPECIFICATIONS, WEST HAVEN CITY, UDOT, AND THE SPECIFICATIONS/DETAILS SHOWN ON THESE PLANS.
2. ALL WORK AND CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY AND EASEMENTS SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS, STANDARD DETAILS, AND DESIGN CRITERIA FOR PUBLIC IMPROVEMENT PROJECTS OF THE WEST HAVEN CITY, COUNTY OF WEBER, UDOT, AND THE GRANTOR OF THE EASEMENT AS APPLICABLE.
3. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT, WHICH ARE INCORPORATED BY REFERENCE ON THESE PLANS. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES.
5. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
6. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES OF UTAH AT #811 OR 1-800-662-4111 A MINIMUM OF 72 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
9. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/OR RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION/SIZE, ADEQUATELY PROTECT/SUPPORT, AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST, ANY POTHOLING OR EXPLORATORY EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES. UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
10. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
11. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY THE PROPOSED WORK SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE OWNER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
12. THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS - USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
13. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
14. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND/OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
15. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
19. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DURING ALL HOURS OF OPERATION FOR THE BUSINESS LOCATED ON THOSE PARCELS.
20. FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS PROPOSED BY THE CONTRACTOR, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
21. CONTRACTOR MUST COORDINATE ALL CONSTRUCTION WITH THE DESIGNATED KUM & GO CONSTRUCTION PROJECT MANAGER.
22. CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEY CONTROL AND PROPERTY MONUMENTATION. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECT'S STATE AT THE CONTRACTOR'S EXPENSE.
23. PRIOR TO MOVING OFF THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE TO PERFORM THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
24. TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
25. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS. ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
26. NO BELOW GRADE WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNER'S REPRESENTATIVE.
27. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
28. IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
29. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
30. GENERAL CONTRACTOR SHALL COORDINATE WITH POSTMASTER TO DETERMINE MAILBOX LOCATION.

SITE PLAN NOTES

1. DIMENSIONS SHOWN ON THE SITE PLAN ARE TO FACE OF CURB LINE IN CURBED AREAS AND EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE SPECIFIED.
2. A SEPARATE SIGN APPLICATION TO THE WEST HAVEN CITY IS REQUIRED FOR ALL SIGNS.

DEMOLITION PLAN NOTES

1. PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA AND ANTICIPATED DEMOLITION REQUIREMENTS.
2. CONTRACTOR TO PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. OUTSIDE OF LIMITS OF PROPOSED CONSTRUCTION DURING DEMOLITION OPERATIONS.
3. ALL EXISTING PAVEMENT ONSITE SHALL BE REMOVED UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REFER TO PAVING PLAN FOR DETAILS ON LIMITS OF PAVING DEMOLITION, AND EROSION CONTROL PLAN FOR PERIMETER CONTROL.
5. ALL DEMOLITION WORK ON THIS CONSTRUCTION SITE SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND GUIDELINES.
6. THIS DEMOLITION PLAN DEPICTS THE ANTICIPATED REMOVALS NECESSARY FOR CONSTRUCTION OF THE PROJECT. MISCELLANEOUS AND MINOR REMOVALS MAY NOT BE SHOWN IN DETAIL BUT ARE CONSIDERED OBLIGATORY TO THE PROJECT. ADDITIONAL REMOVALS MAY BE NECESSARY AND THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION AND AS OTHERWISE DIRECTED BY THE OWNER.
7. CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. INTERRUPTIONS IN SERVICE SHALL BE COORDINATED WITH THE UTILITY OWNER AND PROPERTY OWNER(S) IMPACTED. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR PORTIONS OF THE WORK TO BE PERFORMED BY UTILITY COMPANY'S FORCES, AND PROVIDE ADEQUATE NOTICE FOR SCHEDULING. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES, UNLESS OTHERWISE PAID BY KUM & GO PRIOR TO CONSTRUCTION. UTILITY REMOVAL TRENCHES SHALL BE BACKFILLED WITH APPROVED MATERIAL AND MEET COMPACTION REQUIREMENTS PER THE GEOTECHNICAL REPORT.
8. THE SITE MAY CONTAIN EXISTING FOOTINGS OR OTHER UNDERGROUND STRUCTURES THAT ARE NOT DEPICTED ON THIS PLAN. CONTRACTOR SHALL TAKE CARE TO REMOVE ALL NECESSARY STRUCTURES AND BACKFILL IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. BOTTOM OF EXCAVATION SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL TESTING ENGINEER AND APPROVED PRIOR TO ANY BACKFILL.
9. CONTRACTOR TO COMPLETELY REMOVE TREES DESIGNATED TO BE REMOVED, STUMPS, AND ROOT SYSTEMS.
10. PRIOR TO DEMOLITION WORK, EROSION CONTROL DEVICES ARE TO BE INSTALLED. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS DEMOLITION AND CONSTRUCTION SEQUENCING WARRANTS.
11. ALL EXISTING UNUSED SERVICE LINES FOR WATER AND WASTEWATER SHALL BE REMOVED PER LOCAL UTILITY COMPANY STANDARDS. ALL EXISTING UNUSED GAS, TELEPHONE, FIBER OR ELECTRIC LINE/SERVICE SHALL BE COORDINATED FOR REMOVAL WITH UTILITY COMPANY.
12. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC. TO BE DEMOLISHED, SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. DEMOLITION AND DISPOSAL PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO APPROVED GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT.
13. DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
14. CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED BY CONSTRUCTION.
15. SAWCUTS SHALL BE TO FULL DEPTH OF EXISTING PAVEMENT. CONCRETE PAVEMENT SHALL BE REMOVED TO NEAREST EXISTING JOINT WHEN LESS THAN 5' FROM PROPOSED SAWCUT.

GRADING PLAN NOTES

1. PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIREMENTS.
2. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.
3. ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.5' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
5. CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
6. SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY GSH GEOTECHNICAL, INC., DECEMBER 16 2022. JOB NO. 3531-010-22.
7. IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE REPORT OF GEOTECHNICAL EXPLORATION AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE OWNER IMMEDIATELY.
8. ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" (IF ENCOUNTERED) AND REMOVED FROM SITE OR STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
9. ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.
10. THE AREA ABOVE THE SPRINGLINE OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE REPORT OF GEOTECHNICAL EXPLORATION FOR COMPACTION AND MOISTURE RECOMMENDATIONS.
11. FINAL PAVEMENT SUBGRADES SHALL BE PROOFROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY. PROOFROLLING IS NOT RECOMMENDED IN THE AREAS OF THE NEW FUEL TANKS OR DELIVERY LINE INSTALLATION.
12. SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE REPORT OF GEOTECHNICAL EXPLORATION.
13. IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
14. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES AS NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING RECOMMENDATIONS.
15. ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA REGULATIONS AND AT THE CONTRACTOR'S FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.

STORM WATER MANAGEMENT AND EROSION/SEDIMENT CONTROL NOTES

1. THIS PROJECT REQUIRES A PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE STATE'S GOVERNING AUTHORITY. CONTRACTOR TO COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED FROM THE STATE'S GOVERNING AUTHORITY. A STORM WATER QUALITY REPORT IS ALSO REQUIRED BY WEST HAVEN CITY.
2. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
4. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL "BEST MANAGEMENT PRACTICES" (BMPS) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
5. THE PLACEMENT OF EROSION AND SEDIMENT BMPS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPS AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH CURRENT BMPS IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
6. A GROUNDWATER DISCHARGE PERMIT MAY BE REQUIRED FROM THE STATE GOVERNING AUTHORITY PRIOR TO DISCHARGE.
7. GROUNDWATER SHALL BE SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH THE PERMIT FOR STORMWATER DISCHARGE.
8. APPROVED EROSION AND SEDIMENT CONTROL BMPS SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPS EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E. RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED AS SOON AS POSSIBLE (IMMEDIATELY IN MOST CASES) AFTER DIRECTION BY THE INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPS, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPS.
9. TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSIVE ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
10. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
11. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
12. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
13. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
14. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
15. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
16. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
17. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
18. CONTRACTOR SHALL PROVIDE A COMPLETED "NOTICE OF TERMINATION" TO OWNER, FOR OWNERS SUBMITTAL TO THE STATE'S GOVERNING AUTHORITY ONCE THE PROJECT IS COMPLETE, ALL DISTURBED AREAS HAVE BEEN STABILIZED AND TEMPORARY BMPS HAVE BEEN REMOVED.
19. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.

PAVING NOTES

1. ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL EXPLORATION, PREPARED BY GSH GEOTECHNICAL, INC.,DECEMBER 16 2022. JOB NO. 3531-010-22. IN CASE OF ANY CONFLICT WITH THESE PLANS, NOTIFY OWNER IMMEDIATELY.
2. UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED PAVING PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS," AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH THE DETAILS PROVIDED IN THIS PLAN SET. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
3. ALL CONCRETE PAVEMENT AND CONSTRUCTION SHALL MEET KUM & GO STANDARD SPECIFICATIONS. CONCRETE PAVEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, TYPE I/II PORTLAND CEMENT (UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT FOR HIGHER SULFATE RESISTANCE), A SLUMP OF 4 INCHES +/- 1 INCH, AND AN AIR CONTENT OF 6% +/- 1%.
4. PAVEMENT MUST HAVE A SOLAR REFLECTANCE INDEX (SRI) OF 29 OR HIGHER.
5. ALL RADIUS/LINEAL DIMENSIONS SHOWN ON THE PAVING PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE 4" WIDE YELLOW MARKINGS, CONFORMING TO AASHTO M248 READY MIXED YELLOW TRAFFIC PAINT.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
8. ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM 2.00% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORMWORK PRIOR TO PLACING ANY CONCRETE. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.

UTILITY NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDING (PER MEP PLANS) PRIOR TO UTILITIES CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE CITY, GOVERNING AGENCIES, AND UTILITY OWNERS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.
3. THE CONTRACTOR SHALL CONSTRUCT ALL WATER AND SANITARY SEWER SERVICE LINES AND CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OR LOCAL UTILITY PROVIDER.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
5. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
6. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
7. CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE. EXISTING ITEMS AFFECTED BY THE WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE.
8. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPARTMENT TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND ADJACENT PROPERTIES. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.

STORM SEWER NOTES

1. STORM SEWER PIPE MATERIALS SHALL BE HDPE DOUBLE-WALL, SMOOTH INTERIOR PIPE (ADS N-12 OR APPROVED EQUAL) UNLESS OTHERWISE SPECIFIED IN THE PLANS. ALL JOINTS AND STRUCTURE CONNECTIONS SHALL BE SOIL-TIGHT (MINIMUM).
2. STORM SEWER PIPE SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH THE DETAILS INCLUDED IN THE PLANS, MANUFACTURER'S INSTALLATION REQUIREMENTS, AND/OR STANDARD DETAILS INCLUDED BY REFERENCE.
3. ALL CAST-IN-PLACE CONCRETE DRAINAGE STRUCTURES SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI, TYPE II CEMENT (UNLESS OTHERWISE SPECIFIED) WITH AIR ENTRAINING ADMIXTURES AND SHALL CONFORM TO THE LOCAL CITY'S SPECIFICATIONS.
4. SMALL DIAMETER STORM SEWER CONNECTIONS (12 INCH DIAMETER AND LESS) SHALL BE MADE WITH REDUCING WYE'S, 45 DEGREE BENDS, AND REDUCING COUPLERS, UNLESS OTHERWISE INDICATED. REFER TO PLAN AND DETAILS FOR SYSTEM LAYOUT.
5. ALL CAST-IN-PLACE AND PRE-FABRICATED DRAINAGE STRUCTURES WITHIN PAVED AREAS MUST BE INSTALLED TO MEET (AT A MINIMUM) AASHTO H-20/HS-20 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER OF ANY PRE-FABRICATED STRUCTURE TO CONFIRM INSTALLATION MEASURES REQUIRED TO ENSURE THE AFOREMENTIONED LOAD RATING IS ACHIEVED. FOR ALL PRE-FABRICATED NYLOPLAST® DRAIN BASINS, THE GENERAL CONTRACTOR SHALL POUR A CONCRETE COLLAR UNDER THE FRAME/GRATE/HOOD ASSEMBLY IN THE MINIMUM DIMENSIONS SPECIFIED ON THE MANUFACTURER'S STANDARD DETAIL DRAWINGS TO ACHIEVE H-20/HS-20 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONTACT OWNER FOR ADDITIONAL DIRECTION IF H-20/HS-20 INSTALLATION GUIDELINES CANNOT BE OBTAINED FROM THE MANUFACTURER OF ANY PROPOSED PRE-FABRICATED STRUCTURE.

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#2519 - WEST HAVEN, UTAH
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GENERAL NOTES

KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

REVISION DESCRIPTION	DATE

DATE: 03/28/2023

SHEET NUMBER:
C0.1

DWG: F:\2022\05001-05500\022-05231\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_TTL01_02205231.dwg USER: hcarlson
DATE: Mar 28, 2023 3:13pm XREFS: C_PTBLK_02205231

SURVEYOR'S CERTIFICATE

TO: KUM & GO, AN IOWA LIMITED LIABILITY COMPANY; EVERGREEN HOLDINGS AS TO A 50% INTEREST; CLARADON V LLC, AS TO A 50% INTEREST, AS TO PARCEL 1 & 4; CLARADON V, AS TO PARCEL 2; DON STOKES, TRUSTEE OR HIS SUCCESSOR TRUSTEE, OF THE DON AND LINDA STOKES JOINT LIVING TRUST, DATED 2 JUNE, 2005, AS TO PARCEL 3; & FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 11, 13, 16, 17, 18, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2022.

DATE OF PLAT OR MAP: OCTOBER 28, 2022

PROFESSIONAL LAND SURVEYOR
DENNIS K. WITHERS
No. 6135190
01/10/23
STATE OF UTAH

DENNIS K. WITHERS
LICENSE NO. 6135190

SURVEYORS NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF MEGAN WALTER, OF OLSSON, FOR THE PURPOSED OF RE-ESTABLISHING THE BOUNDS OF THE HEREON DESCRIBED PARCELS OF LAND, SETTING PERMANENT MAKERS AT MAJOR ANGLE POINTS, EVALUATING SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TITLE INSURANCE, & COLLECTING TOPOGRAPHIC AND UTILITY INFORMATION IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER, BETWEEN WEBER COUNTY MONUMENTS MARKING THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 17724 AND FILED WITH THE WEBER COUNTY SURVEYOR/ RECORDER'S OFFICE AS RECORD OF SURVEY NO.: 5930.

THIS SURVEY IS A CONTINUATION OF A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 17724, REFERENCED ABOVE. AS PART OF THIS SURVEY, WE HONOR AND HOLD THE LINES RETRACED PER THE PRIOR SURVEY. THE FOUND PINNACLE REBARS SHOWN HEREON WERE RECOVERED IN 2017 AND WERE NO LONGER IN PLACE AT THE TIME OF THIS SURVEY. CORNER MAKERS WERE REPLACED, PER GENERAL NOTE 2.

HIGHWAY RIGHT OF WAY LINES WERE ESTABLISHED PER DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS PROJECT NO.: STP-0079(2)0, COMBINED WITH RECORD DESCRIPTIONS (PARCEL 1 & 4) AND EASEMENT DOCUMENTS PREPARED AS PART OF SAID PROJECT.

BY PLOTTING DESCRIPTIONS PER RECORD FROM THE WEST QUARTER CORNER AND ROTATING TO MATCH THE EAST-WEST CENTER QUARTER LINE, RESULTS IN A 0.9' (+/-) DISCREPANCY WITH THE FOUND MONUMENTATION i.e. THE PINNACLE REBARS AND THE STATE RIGHT OF WAY MARKERS. TIES FROM THE QUARTER CORNERS WERE ADJUSTED TO MATCH THE MONUMENTATION FOUND ON AND NEAR THE SUBJECT PARCEL.

THE SUBJECT PARCELS ARE REMAINDER TRACTS FROM LARGER PARCELS ADJOINING TO THE NORTH AND EAST OF THE SUBJECT PARCEL, AS WELL AS PORTIONS PREVIOUSLY DEDICATED FOR RIGHTS OF WAY FOR HINCKLEY DRIVE AND MIDLAND DRIVE. IT IS OUTSIDE THE SCOPE OF THIS MAP TO DEPICT THE THOSE PORTIONS BEING LESS AND EXCEPTED. THE AS-SURVEYED DESCRIPTION SHOWN HEREON IS A RESULT OF DEDUCTING THE THE LESS & EXCEPTING PARCELS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE AND AT THE TIME OF THIS SURVEY IS NOT A DESCRIPTION OF RECORD.

AS-SURVEYED DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED WEST HAVEN CITY, COUNTY OF WEBER, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE (S.R.-108) PER U.O.D.T. PROJECT NO.: STP-0079(2)0 AND THE MONUMENTED EAST-WEST CENTER QUARTER LINE, SAID POINT BEING SOUTH 89°13'09" WEST, ALONG SAID CENTER QUARTER LINE, A DISTANCE OF 1528.84 FEET, FROM THE WEBER COUNTY MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN *(NOTE.: BASIS OF BEARING BEING NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER)*; AND RUNNING THENCE NORTH 44°51'32" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 364.32 FEET; THENCE NORTH 45°31'32" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 84.69 FEET, TO THE SOUTHWESTERLY LINE OF THE CLARADON MANAGEMENT LLC PARCEL, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2017 AS ENTRY NO.: 3205179 OF OFFICIAL RECORDS; THENCE ALONG THE LINES OF SAID CLARADON MANAGEMENT LLC PARCEL, AS RETRACED PER RECORD OF SURVEY FILED AS: 5930, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 45°04'30" EAST, 96.10 FEET; (2) SOUTH 44°55'30" WEST, 208.81 FEET; (3) SOUTH 44°10'20" EAST, 348.55 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE (S.R.-79) U.O.D.T. PROJECT NO.: STP-0079(2)0; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°01'32" WEST, 63.97 FEET, TO A POINT OF CURVATURE; (2) NORTHWESTERLY ALONG THE ARC OF A 778.00 FOOT RADIUS CURVE TO THE RIGHT, THOUGH A CENTRAL ANGLE OF 28°50'01", A DISTANCE OF 391.52 FEET, SUBTENDED BY A LONG CHORD BEARING NORTH 79°33'28" WEST, A DISTANCE OF 387.40 FEET, TO A POINT OF TANGENCY; THENCE NORTH 65°08'28" WEST, 57.57 FEET; THENCE NORTH 10°08'28" WEST, A DISTANCE OF 36.08 FEET, TO A STATE RIGHT OF WAY MONUMENT, ON THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 44°51'32" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 102,705 SQUARE FEET, OR 2.358 ACRES.

DESCRIPTIONS PER TITLE REPORT

PARCEL 1:
A TRACT OF LAND, SITUATE IN THE SOUTHEAST ¼ NORTHWEST ¼ OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108, A PROJECT KNOWN AS STP- 0079(2)0, SAID POINT BEING 1,529.64 FEET SOUTH 89°14'41" EAST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2, FROM THE WEST QUARTER CORNER OF SAID SECTION 2, SAID POINT OF BEGINNING ALSO BEING 1,130.50 FEET NORTH 89°14'41" WEST FROM THE CENTER OF SAID SECTION 2, AS MONUMENT WITH A 3" COUNTY BRASS CAP SET IN 2001, AND RUNNING THENCE NORTH 44°50'00" EAST 147.86 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY AND LIMITED-ACCESS LINE TO THE NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE SOUTH 44°42'47" EAST 151.47 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY BOUNDARY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE NORTH 89°14'41" WEST 210.83 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 810 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST ALONG THE SECTION LINE TO A POINT THAT IS 245.15 FEET EAST OF THE EAST LINE OF MIDLAND DRIVE; THENCE NORTH 45°31'27" WEST 177.34 FEET TO THE EAST LINE OF MIDLAND DRIVE, THENCE NORTHEASTERLY ALONG SAID EAST LINE OF MIDLAND DRIVE 30.74 FEET, THENCE SOUTH 45°27'30" EAST 200 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

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

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING SOUTH 89°11'20" EAST 1498.86 FEET AND NORTH 44°28'33" EAST ALONG SAID RIGHT OF WAY LINE 200.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION (BASIS OF BEARINGS BEING NORTH 00°51'40" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION); THENCE NORTH 44°28'33" EAST ALONG SAID RIGHT OF WAY LINE 73.58 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE SOUTH 44°12'55" EAST 49.74 FEET, SOUTH 25°28'46" EAST 103.57 FEET AND SOUTH 11°52'20" EAST 66.66 FEET; THENCE NORTH 45°31'27" WEST 202.52 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN WARANTY DEED RECORDED OCTOBER 02, 2008 AS ENTRY NO. 2368213 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL OF LAND IN FEE FOR THE EXTENSION AND WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-0079(2)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST ¼ NORTHWEST ¼ OF SECTION 2, IN TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108 AND THE SOUTHWESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING APPROXIMATELY 34.61 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 232+91.17. SAID POINT OF BEGINNING IS 1499.13 FEET SOUTH 89°14'41" EAST (1,498.86 FEET SOUTH 89°11'20" EAST BY RECORD) ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 169.26 FEET NORTH 45°21'10" EAST (NORTH 44°28'33" EAST BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2. SAID POINT OF BEGINNING ALSO BEING 1,161.01 FEET NORTH 89°14'41"
WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 169.26 FEET, NORTH 45°21'10" EAST FROM THE CENTER OF SAID SECTION 2 AS MONUMENT WITH A 3" COUNTY BRASS CAP SET IN 2001; AND RUNNING THENCE NORTH 45°21'10" EAST (NORTH 44°28'33" EAST BY RECORD) 104.31 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 43°20'18" EAST (SOUTH 44°12'55" EAST BY RECORD) 19.45 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY BOUNDARY LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 233+94.86; THENCE SOUTH 44°50'00" WEST 103.85 FEET ALONG A LINE PARALLEL TO SAID PROJECT CENTERLINE TO SAID SOUTHWESTERLY BOUNDARY LINE; THENCE NORTH 44°42'47" WEST (NORTH 45°31'27" WEST BY RECORD) 20.39 FEET, MORE OR LESS, ALONG SAID SOUTHWESTERLY BOUNDARY LINE TO THE
POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN QUIT-CLAIM DEEDS RECORDED AUGUST 10, 2016 AS ENTRY NOS. 2802876 AND 2808277 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 465.10 FEET (461.66 FEET BY RECORD) AND SOUTH 89°08'20" EAST 1985.31 FEET 11988.85 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 45°04'30 EAST 157.20 FEET (152.26 FEET BY RECORD); THENCE NORTH 46°53'29" EAST 28.84 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF SOUTH 23°12'55" EAST, AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 03°19'17" EAST 155.07 FEET; THENCE SOUTH 00°31'13" EAST 118.73 FEET; THENCE NORTH 85°22'02" EAST 41.67 FEET; THENCE SOUTH 03°19'17" EAST 26.54 FEET; THENCE NORTH 86°40'43" EAST 19.63 FEET; THENCE SOUTH 04°00'00" EAST 82.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE, 244.50 FEET; THENCE NORTH 44°10'20" WEST 348.54 FEET; THENCE NORTH 44°55'30" EAST 208.81 FEET; THENCE NORTH 45°04'30" WEST 92.01 FEET (88.77 FEET BY RECORD) TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°20'43" EAST 201.12 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE (NORTH 45°50'00" EAST 201.14 FEET BY RECORD) TO THE POINT OF BEGINNING.

DESCRIPTIONS PER TITLE REPORT (CONT.)

PARCEL 3:
PART OF THE SOUTH ½ OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 539.69 FEET NORTH ALONG THE QUARTER SECTION LINE AND NORTH 45°27'30" WEST 139.73 FEET (TO A POINT SOUTH 45°27'30" EAST 290.4 FEET FROM THE SOUTHEASTERLY LINE OF MIDLAND DRIVE) AND SOUTH 44°32'30" WEST 510 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 45°27'30" WEST 290.4 FEET TO THE SOUTHEASTERLY LINE OF MIDLAND DRIVE; THENCE SOUTH 44°32'30" WEST 386.42 FEET ALONG SAID MIDLAND DRIVE; THENCE SOUTH 44°12'55" EAST 49.74 FEET, THENCE SOUTH 25°28'46" EAST 103.57 FEET, THENCE SOUTH 11°52'20" EAST 66.66 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 655 FEET, MORE OR LESS, TO A POINT SOUTH 45°27'30" EAST OF THE PLACE OF BEGINNING; THENCE NORTH 45°27'30" WEST 380 FEET,
MORE OR LESS, TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN WARANTY DEED RECORDED NOVEMBER 06, 2008 AS ENTRY NO. 2374147 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE EXTENSION AND WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-0079(2)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST ¼ NORTHWEST ¼ OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108 AND THE NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING APPROXIMATELY 35.77 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 238+17.88, SAID POINT OF BEGINNING IS 1161.01 FEET NORTH 89°14'41" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 695.56 FEET NORTH 45°21'10" EAST FROM THE CENTER OF SAID SECTION 2 AS MONUMENT WITH A 3" COUNTY BRASS CAP SET IN 2001, AND RUNNING THENCE SOUTH 45°21'10" WEST (SOUTH 44°32'30" WEST BY RECORD) 421.98 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A SOUTHWESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE SOUTH 43°20'18" EAST (SOUTH 44°12'55" EAST BY RECORD) 19.45 FEET, MORE OR LESS, ALONG SAID SOUTHWESTERLY BOUNDARY LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 233+94.86, THENCE ALONG A LINE PARALLEL TO SAID PROJECT CENTERLINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) NORTH 44°50'00" EAST 111.52 FEET; (2) NORTH 45°30'00" EAST 310.92 FEET TO SAID NORTHEASTERLY BOUNDARY LINE, THENCE NORTH 44°38'50" WEST 19.23 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION AS DISCLOSED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 17, 2021 AS ENTRY NO. 3205179 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 891.01 FEET AND SOUTH 89°08'20" EAST 2417.79 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2, THENCE SOUTH 44°09'52" EAST 344.87 FEET, THENCE SOUTH 00°41'05" WEST 695.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HINKLEY DRIVE (SR 79); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 34°21'17 WEST 6.08 FEET (2) SOUTH 77°38'44" WEST 206.47 FEET, AND (3) SOUTH 86°00'00" WEST 204.79 FEET; THENCE NORTH 04°00'00" WEST 82.80 FEET; THENCE SOUTH 86°40'43" WEST 19.63 FEET; THENCE NORTH 03°19'17" WEST 26.64 FEET; THENCE SOUTH 85°22'02" WEST 41.76 FEET; THENCE NORTH 00°31'13" WEST 118.73 FEET; THENCE NORTH 03°19'17" WEST 155.07 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF NORTH 23°12'55" WEST AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 46°53'29" WEST 28.84 FEET; THENCE NORTH 45°04'30" WEST 152.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°50'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 606.90 FEET TO THE POINT OF BEGINNING.

ALSO:
PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 465.10 FEET (461.66 FEET BY RECORD) AND SOUTH 89°08'20" EAST 1985.31 FEET 1988.85 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 45°04'30 EAST 157.20 FEET (152.26 FEET BY RECORD); THENCE NORTH 46°53'29" EAST 28.84 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF SOUTH 23°12'55" EAST, AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 03°19'17" EAST 155.07 FEET; THENCE SOUTH 00°31'13" EAST 118.73 FEET; THENCE NORTH 85°22'02" EAST 41.67 FEET; THENCE SOUTH 03°19'17" EAST 26.54 FEET; THENCE NORTH 86°40'43" EAST 19.63 FEET; THENCE SOUTH 04°00'00" EAST 82.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 86°00'00" WEST, 244.50 FEET; THENCE NORTH 44°10'20" WEST 348.54 FEET; THENCE NORTH 44°55'30" EAST 208.81 FEET; THENCE NORTH 45°04'30" WEST 92.01 FEET (88.77 FEET BY RECORD) TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°20'43"

*NOTE: *THE ABOVE DESCRIBED AND DEPICTED ON THE FACE OF THE MAP IS THE SAME AS THAT WHICH IS CITED IN THE COMMITMENT FOR TITLE INSURANCE NOTED HEREON.*

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: NCS-1148947-OMHA PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES . EFFECTIVE DATE: AUGUST 22, 2022, AT 7:30 AM.

SCHEDULE B-2 EXCEPTIONS

THE FOLLOWING ARE SCHEDULE B-2 EXCEPTIONS TO COVERAGE THAT AREA ADDRESSES BY THIS MAP. ITEMS NOT LISTED BELOW ARE EITHER NOT PLOTTABLE, OR NOT A SURVEY MATTER.

15 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SEWER PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO NORTH DAVIS COUNTY SEWER DISTRICT BY INSTRUMENT RECORDED APRIL 10, 1956 AS ENTRY NO. 254235 IN BOOK 510 AT PAGE 270 OF OFFICIAL RECORDS. ***(EASEMENT AREA NOT IMPACTING SUBJECT PARCEL, NOTHING SHOWN.)***

16 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SEWER PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO NORTH DAVIS COUNTY SEWER DISTRICT BY INSTRUMENT RECORDED MAY 22, 1956 AS ENTRY NO. 256510 IN BOOK 514 AT PAGE 263 OF OFFICIAL RECORDS. ***(NO DOCUMENT PROVIDED)***

17 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO STATE ROAD COMMISSION OF UTAH BY INSTRUMENT RECORDED FEBRUARY 20, 1959 AS ENTRY NO. 308905 IN BOOK 604 AT PAGE 583 OF OFFICIAL RECORDS. ***(WATER LINE EASEMENT WITHIN EXISTING STATE ROAD RIGHT OF WAY. NO DEFINITIVE LOCATION OF EASEMENT AREA DEFINED THROUGH SECTION 02. NOTHING SHOWN.)***

18 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, AS GRANTED TO TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT BY INSTRUMENT RECORDED AUGUST 12, 1975 AS ENTRY NO. 643675 IN BOOK 1094 AT PAGE 681 OF OFFICIAL RECORDS. ***(AS SHOWN HEREON.)***

20 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE TRANSMISSION LINES, CULINARY AND CLOSED IRRIGATION WATER FACILITIES; AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET LIGHTING FACILITIES AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED OCTOBER 02, 2008 AS ENTRY NO. 2368215 OF OFFICIAL RECORDS. ***(AS SHOWN HEREON.)***

21 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE TRANSMISSION LINES, CULINARY AND CLOSED IRRIGATION WATER FACILITIES; AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET LIGHTING FACILITIES AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED NOVEMBER 06, 2008 AS ENTRY NO. 2374148 OF OFFICIAL RECORDS. ***(AS SHOWN HEREON.)***

22 AN EASEMENT FOR PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE TRANSMISSION LINES, CULINARY AND CLOSED IRRIGATION WATER FACILITIES; AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET LIGHTING FACILITIES AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES AS RESERVED BY UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN QUIT CLAIM DEED (CONTROLLED ACCESS), RECORDED JANUARY 08, 2014 AS ENTRY NO. 2670894 IN BOOK N/A AT PAGE N/A OF OFFICIAL RECORDS. ***(AS SHOWN HEREON.)***

24 AN EASEMENT FOR PUBLIC UTILITIES AND APPURTENANT PARTS THEREOF INCLUDING, BUT NOT LIMITED TO ATMS FIBER OPTIC CONDUIT, ELECTRICAL SERVICE TRANSMISSION LINES, CULINARY AND CLOSED IRRIGATION WATER FACILITIES; AND HIGHWAY APPURTENANCES INCLUDING, BUT NOT LIMITED TO, SLOPES, STREET LIGHTING FACILITIES AND TRAFFIC INFORMATION SIGNS AND INCIDENTAL PURPOSES AS RESERVED BY UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN QUIT CLAIM DEED (CONTROLLED ACCESS), RECORDED JANUARY 08, 2014 AS ENTRY NO. 2670895 IN BOOK N/A AT PAGE N/A OF OFFICIAL RECORDS. ***(AS SHOWN HEREON.)***

27 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR STORM DRAIN PIPELINES AND INCIDENTAL PURPOSES, AS GRANTED TO TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT BY INSTRUMENT RECORDED APRIL 28, 2015 AS ENTRY NO. 2732952 OF OFFICIAL RECORDS. ***(AS SHOWN HEREON.)***

28 GRANT OF EASEMENT AND JOINT DECLARATION RECORDED AUGUST 10, 2016 AS ENTRY NO. 2808278 OF OFFICIAL RECORDS. ***(NO EASEMENTS TO PLOT, NOTHING SHOWN.)***

29 GRANT OF ACCESS RECORDED NOVEMBER 17, 2020 AS ENTRY NO. 3101969 OF OFFICIAL RECORDS. ***(40.0' COMMERCIAL ACCESS OPENING, AS SHOWN HEREON.)***

32 VEHICULAR ACCESS IS LIMITED TO OPENINGS PERMITTED BY THE UTAH STATE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 41-6A-714, UTAH CODE ANNOTATED, AS AMENDED 2015. ***(GRANT OF ACCESS, PER EXCEPTION 29, SHOWN HEREON.)***

TABLE 'A' ITEMS NOTES:

THE FOLLOWING ARE OPTIONAL TABLE 'A' ITEMS LISTED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY THAT ARE ADDRESSED BY THIS MAP:

1- PROPERTY CORNERS WERE FOUND OR SET PER GENERAL NOTE 2
2- ACCORDING TO COUNTY RECORDS, THE ADDRESS OF THE PARCEL HAD NOT BEEN ASSIGNED. THE PARCEL IS LOCATED AT THE NORTHEAST CORNER OF MIDLAND DRIVE AND HINCKLEY DRIVE, AS SHOWN HEREON.
3- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE "X" PER F.I.R.M. MAP NUMBER 49057C0425E DATED DECEMBER 16, 2005
4- THE GROSS LAND AREA IS:102,705 SQ. FT., OR 2.358 ACRES
5- CONTOURS ARE SHOWN HEREON AT 1-FOOT INTERVALS AND ARE BASED ON NAVD88 ELEVATIONS
6- ZONING REPORT PURSUANT TO TABLE 'A' ITEMS 6 NOT PROVIDED.
7(a)- THERE ARE NO BUILDING LOCATED ON THE SUBJECT PARCEL.
8- SUBSTANTIAL FEATURES OBSERVED ARE SHOWN HEREON.
9- THERE ARE NO STRIPED PARKING STALLS ON THE SUBJECT PARCEL.
11- UTILITIES AREA SHOWN HEREON PER GENERAL NOTE 6
13- NAMES OF ADJOINING OWNERS, SHOWN HEREON.
16- AT THE TIME OF THIS SURVEY THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
17- AT THE TIME OF THIS SURVEY THERE IS NOT OBSERVED EVIDENCE AND NO DOCUMENTS PROVIDED TO INDICATE AND PROPOSED CHANGES TO STREET RIGHT OF WAY LINES AND NO OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION IN RECENT MONTHS.
18- IMPROVEMENTS WITHIN EASEMENTS CITED IN TITLE COMMITMENT SHOWN HEREON.

GENERAL NOTES

1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND A RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL AQND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED BY PRIVATE UTILITY LOCATING COMPANY. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
7. THE SUBJECT PARCEL HAS DIRECT LEGAL ACCESS TO HINCHKLEY DRIVE THROUGH PERMITTED ACCESS RECORDED AS ENTRY NO. 3101969, SHOWN AS EXCEPTION 29. EXISTING CONCRETE DRIVEWAY CONSTRUCTED AS DEPICTED HEREON.

SIGNIFICANT OBSERVATIONS

1 NONE OBSERVED

ZONING NOTE:

ZONING REPORT PURSUANT TO OPTIONAL TABLE 'A' ITEM 6 NOT PROVIDED.



VICINITY MAP
SCALE: N.T.S.

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EVERGREEN HOLDINGS, LLC PARCEL (ETAL)

OLSSON
MIDLAND DRIVE & HINCKLEY DRIVE, WEST HAVEN, UTAH
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M.

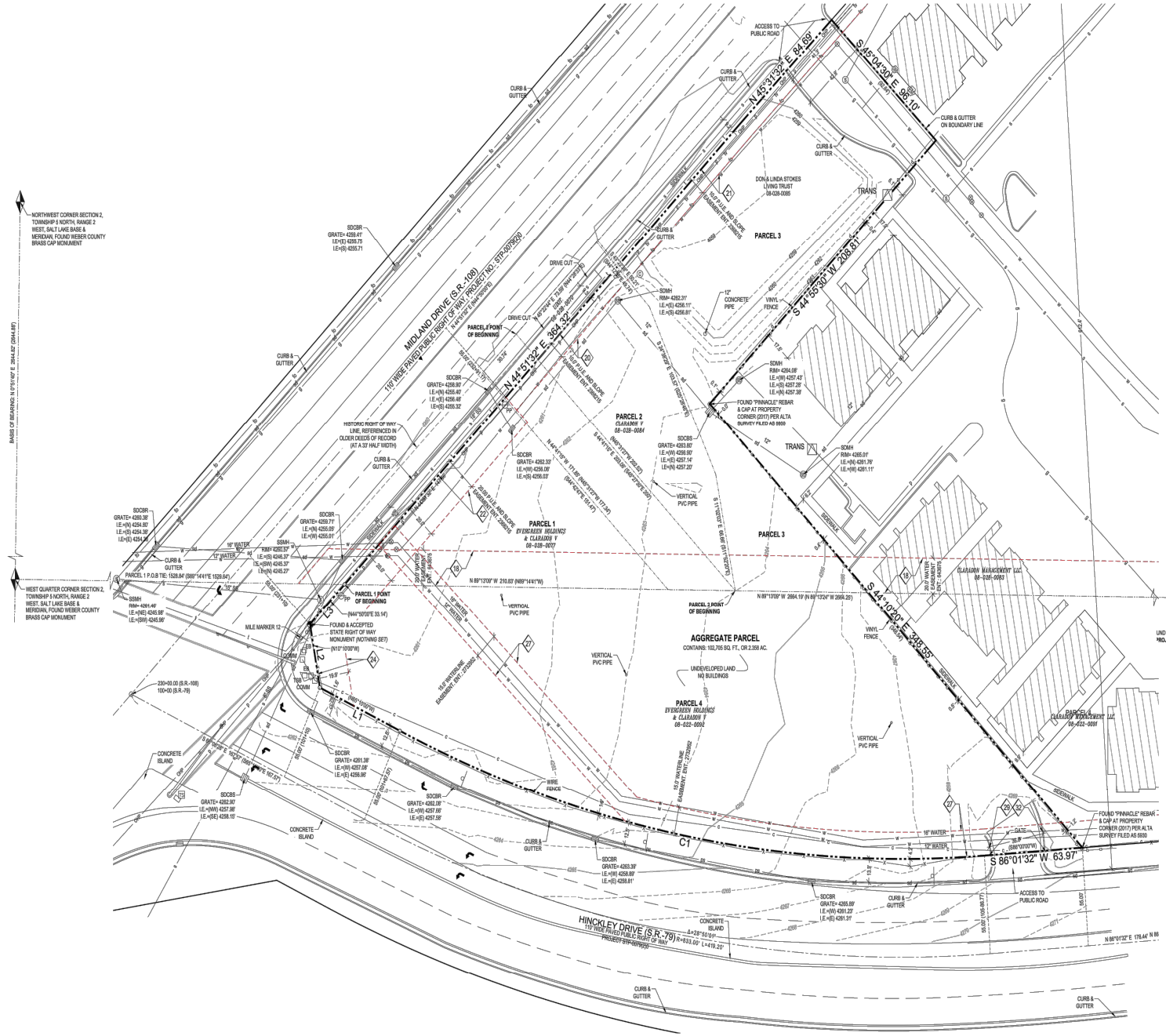
REVISIONS

REV	DATE	DESCRIPTION
0	10/26/22	RELEASE TO CLIENT FOR REVIEW (DRAFT)
1	11/01/22	UPDATE PER TITLE REPORT

PROJECT NO: 22639
CAD FILE: 22639 ALTA
DRAWN BY: HMW
CALC BY: DKW
FIELD CREW: WAH/MDW
CHECKED BY: MDH
DATE: PLAN DATE

ALTA/NSPS LAND TITLE SURVEY

1 OF 2



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DRAWN BY: HMW
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FIELD CREW: WAH/MDW
CHECKED BY: MDH
DATE: PLAN DATE

ALTA/NSPS LAND TITLE SURVEY

2 OF 2

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N
W E
S

1" = 30'
0' 15' 30' 60'
SCALE IN FEET

FLAG NOTES:

1. PROPOSED FULL MOVEMENT ACCESS
2. PROPOSED 8' MONUMENT SIGN, OWNER SUPPLIED & CONTRACTOR INSTALLED (SEE DETAIL SHEET C4.4)
3. PROPOSED BIKE RACK, OWNER SUPPLIED & CONTRACTOR INSTALLED (SEE DETAIL SHEET C4.4)
4. PROPOSED 15' X 25' TRASH ENCLOSURE WITH NICHIHA (SEE ARCHITECTURAL PLANS FOR DETAILS)
5. PROPOSED AIR MACHINE ON 4' X 4' PAD (SEE DETAIL SHEET C4.2)
6. PROPOSED 4" THICK BUILDING SIDEWALK (SEE DETAIL SHEET C4.3)
7. PROPOSED 6" INTEGRAL CURB (SEE DETAIL SHEET C4.2)
8. PROPOSED 2.67' WIDE ZERO CURB, COLORED CONCRETE, 5' SPACING (TYP), (SEE DETAIL SHEETS C4.2 & C4.3)
9. PROPOSED ADA RAMP(S) (SEE SHEET C2.0)
10. 12' X 60' DELIVERY VEHICLE LOADING ZONE, 45° CROSS HATCH, 2' O.C. YELLOW STRIPING
11. PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT (SEE SHEET C2.0)
12. CONNECT TO EXISTING CURB & GUTTER
13. PROPOSED "NO THRU TRAFFIC, TRUCKS ONLY" SIGN
14. PROPOSED 4" THICK CONCRETE SITE SIDEWALK, WIDTH PER PLAN (SEE DETAIL SHEET C4.3)
15. PROPOSED ELECTRIC TRANSFORMER (SEE SHEET C3.0)
16. PROPOSED ADA VAN PARKING STALL & BOLLARD MOUNTED SIGN (SEE DETAIL SHEETS C4.2 & C4.4)
17. PAINT CURB ALONG FRONT OF UNDERGROUND STORAGE TANKS YELLOW
18. PROPANE CAGE
19. ICE MERCHANDISE
20. FIREWOOD
21. MISCELLANEOUS MERCHANDISE
22. PROPOSED SITE LIGHT POLE (SEE DETAIL SHEET C3.1)
23. PORTION OF EXISTING 20' WATERLINE EASEMENT TO BE VACATED

LEGEND

- PROPERTY BOUNDARY
- PROPOSED INTEGRAL CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ADA ACCESSIBLE ROUTE
- PROPOSED SETBACK LINE
- SIGHT TRIANGLE
- SAWCUT LINE
- COLORED CONCRETE PAVEMENT
- STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- GRATED STORM INLET
- PARKING COUNT
- PROPOSED BOLLARD
- CONTROL POINT
- FIRE HYDRANT
- LIGHT POLE
- GUY WIRE
- POWER POLE
- WATER VALVE
- VEGETATION
- GAS METER
- TRAFFIC SIGNAL ARM
- FIBER OPTIC MANHOLE
- SANITARY SEWER STRUCTURE
- GREASE INTERCEPTOR
- SIGN

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER, BETWEEN WEBER COUNTY MONUMENTS MARKING THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 17724 AND FILED WITH THE WEBER COUNTY SURVEYOR/ RECORDER'S OFFICE AS RECORD OF SURVEY NO.: 5930.

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WYATT EARP
PE#9
2023.03.28
STATE OF UTAH

Kum & Go

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

#2519 - WEST HAVEN, UTAH
3580 S MIDLAND DR

SITE PLAN

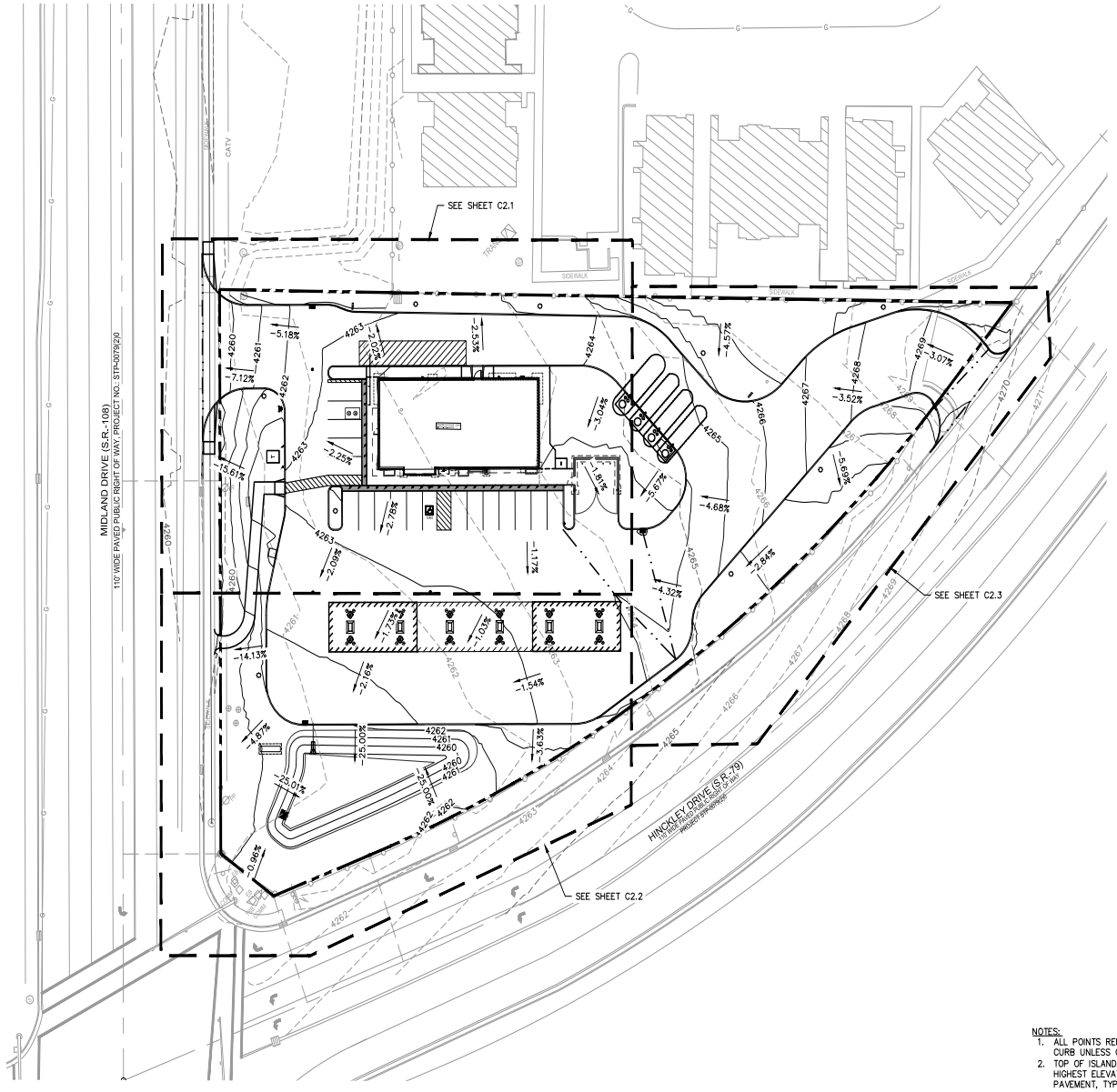
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

△	DATE	REVISION DESCRIPTION

DATE: 03/28/2023

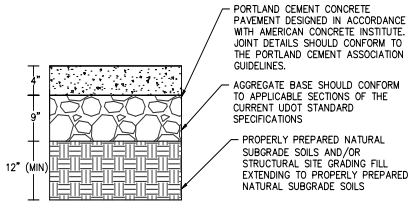
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C1.0
5 OF 25

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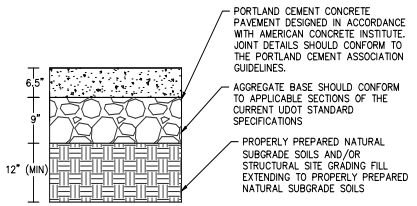


LEGEND

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- VEGETATION
- GAS METER
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- FIBER OPTIC MANHOLE
- SANITARY SEWER STRUCTURE
- GREASE INTERCEPTOR LID
- SIGN



STANDARD DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE

NOTES:
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A: BB
CCCC.CC
A = POINT NUMBER
B = POINT DESCRIPTION
C = POINT ELEVATION

POINT LAYOUT DESIGN:

001–199	PERIMETER SITE FEATURES
200–399	BUILDING AND SURROUNDING PARKING
400–499	CANOPY
500–550	LIGHT POLE LOCATIONS

NOTE:
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FLOOD ZONE:
THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON A NATIONAL FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED BY THIS FIRM PANEL 49057C0425E DATE 12/16/2005.

BENCHMARK:
CENTER QUARTER CORNER SECTION 2, TOWNSHIP 5 NORTH, RANGE 2WEST, SALT LAKE BASE & MERIDIAN, FOUND WEBER COUNTY BRASS CAP MONUMENT PROJECT BENCHMARK EL.= 4275.36' (NAVD88)

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PE9981
2023.03.28
STATE OF UTAH

Kum & Go

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50309
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F: 515-223-9873

#2519 - WEST HAVEN, UTAH
MIDLAND DRIVE & HINCKLEY DRIVE
OVERALL GRADING PLAN

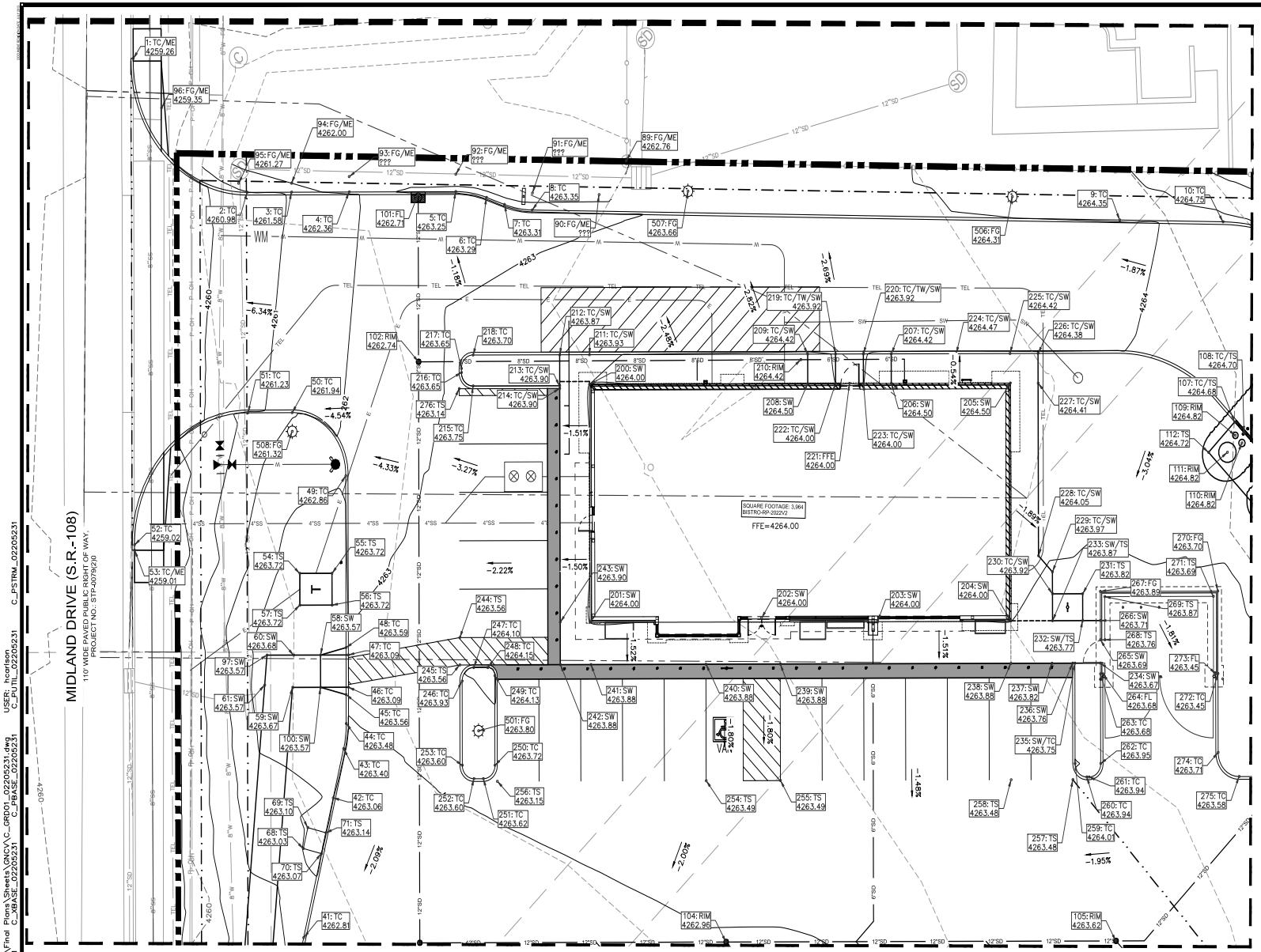
KG PROJECT TEAM:
RDM: JOSH RABE
SDM: SARAH MCDOUGALL
CPM: SCOTT NEWBERRY

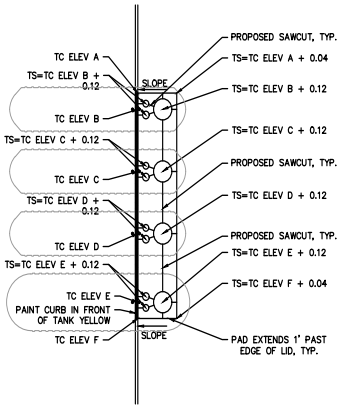
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DATE: 12/06/2022

SHEET NUMBER:
C2.0
6 OF 25

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DATE: Mar 28, 2023 - 3:20pm XREFS: C_TTBLK_02205231 C_XBASE_02205231 C_PBASE_02205231 C_PUTIL_02205231 C_PSTRM_02205231





A TANK APRON SPOT ELEVATION DETAIL
NOT TO SCALE

NOTES:
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A:BB CCCC.CC
A = POINT NUMBER
B = POINT DESCRIPTION
C = POINT ELEVATION

POINT LAYOUT DESIGN:

001–199	PERIMETER SITE FEATURES
200–399	BUILDING AND SURROUNDING PARKING
400–499	CANOPY
500–550	TRAIL
600–649	LIGHT POLE LOCATIONS

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THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER, BETWEEN WEBER COUNTY MONUMENTS MARKING THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 17724 AND FILED WITH THE WEBER COUNTY SURVEYOR/ RECORDER'S OFFICE AS RECORD OF SURVEY NO.: 5930.

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BENCHMARK:
CENTER QUARTER CORNER SECTION 2, TOWNSHIP 5 NORTH, RANGE 2WEST, SALT LAKE BASE & MERIDIAN, FOUND WEBER COUNTY BRASS CAP MONUMENT PROJECT BENCHMARK EL.= 4275.36' (NAVD88)

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LEGEND

- PROPERTY BOUNDARY
- PROPOSED INTEGRAL CURB
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- ADA ACCESSIBLE ROUTE
- PROPOSED SETBACK LINE
- SIGHT TRIANGLE
- GRADE BREAK LINE
- COLORED CONCRETE PAVEMENT
- STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- EXTENTS OF BUILDING FOUNDATION USED AS A RETAINING WALL WHERE FINISH GRADE IS ABOVE FINISHED FLOOR, COORDINATE WITH ARCHITECTURAL AND STRUCTURAL PLANS

- PARKING COUNT
- PROPOSED BOLLARD
- CONTROL POINT
- FIRE HYDRANT
- LIGHT POLE
- GUY WIRE
- POWER POLE
- WATER VALVE
- VEGETATION
- GAS METER
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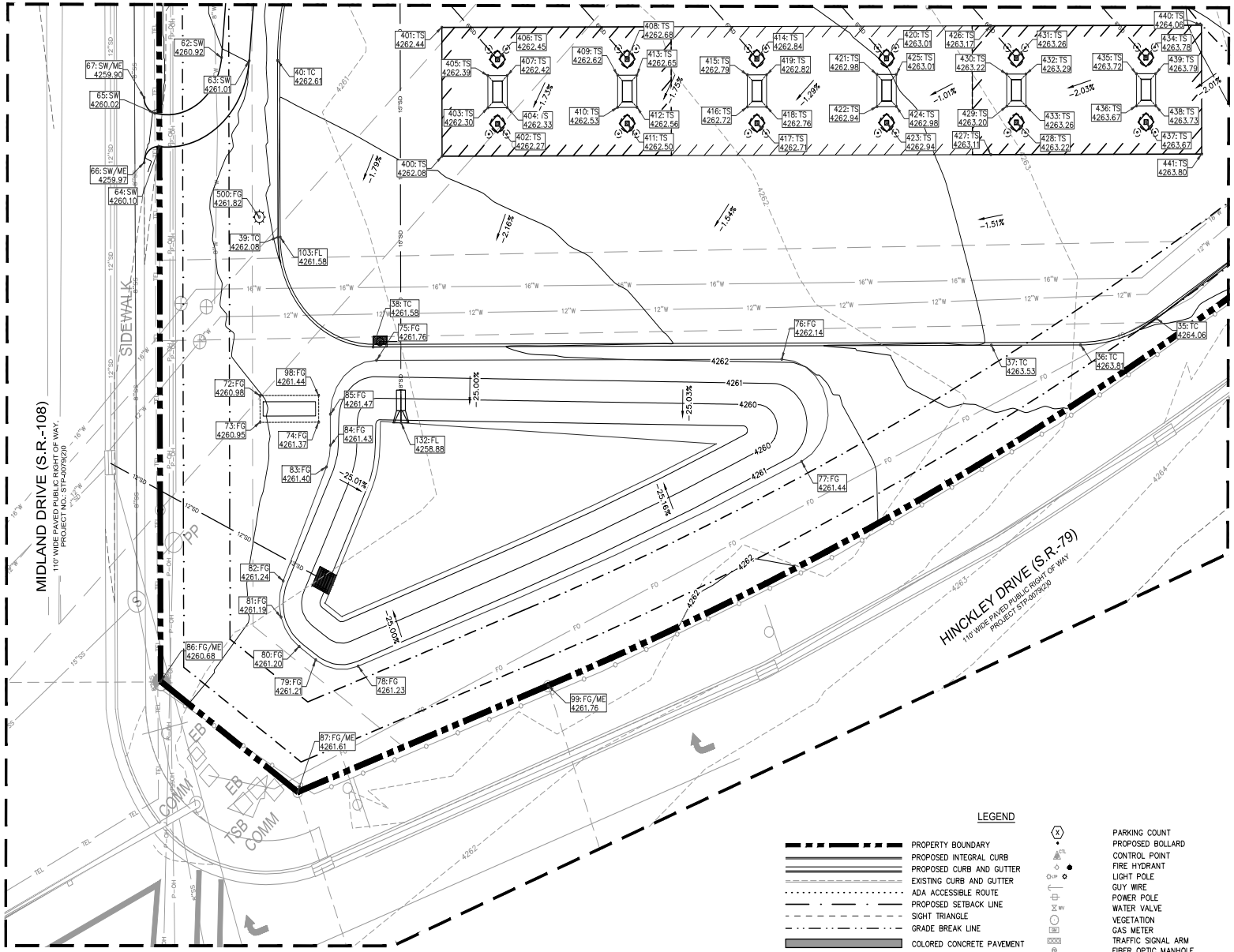
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

REVISION DESCRIPTION	DATE	△

DATE: 03/28/2023

SHEET NUMBER:
C2.1
6 OF 25

DWG: F:\2022\05001-05500\022-05231\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_GRD01_02205231.dwg
DATE: Mar 28, 2023 - 3:24pm
XREFS: C_XBASE_02205231 C_PBASE_02205231 C_PUTIL_02205231 C_PSTRM_02205231
USER: hcarlson



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olsson
6200 S. Fiddlers Green Cir. Suite 200
Greenwood Village, CO 80111
TEL 970.461.7733
www.olsson.com

PROFESSIONAL ENGINEER
No. 10766001-5301
WYATT EARP
PE
2023.03.28
STATE OF UTAH

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

#2519 - WEST HAVEN, UTAH
MIDLAND DRIVE & HINCKLEY DRIVE
DETAILED GRADING PLAN

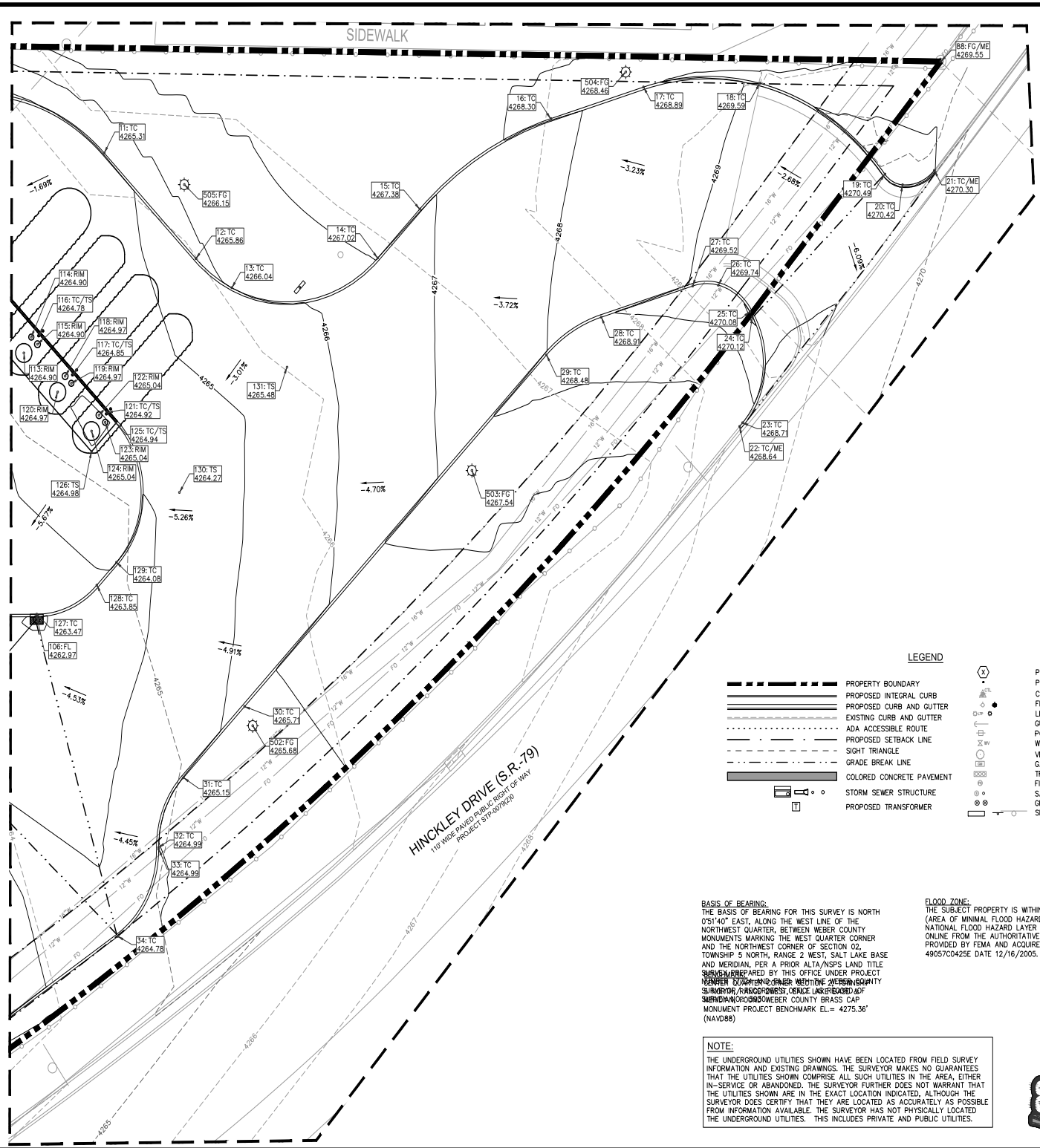
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

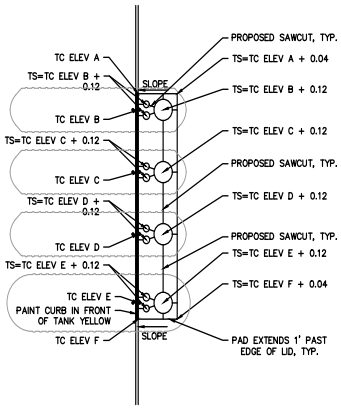
△	DATE	REVISION DESCRIPTION

DATE: 03/28/2023

SHEET NUMBER:
C2.2
8 OF 25

DWG: F:\2022\05001-05500\022-05231\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C-GRD01_02205231.dwg
DATE: Mar 28, 2023 - 3:24pm
XREFS: C_FTBLK_02205231 C_XBASE_02205231 C_FBASE_02205231 C_PSTRM_02205231
USER: hcarlson C_PUTIL_02205231





A TANK APRON SPOT ELEVATION DETAIL
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- PROPOSED INTEGRAL CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ADA ACCESSIBLE ROUTE
- PROPOSED SETBACK LINE
- SIGHT TRIANGLE
- GRADE BREAK LINE
- COLORED CONCRETE PAVEMENT
- STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- PARKING COUNT
- PROPOSED BOLLARD
- CONTROL POINT
- FIRE HYDRANT
- LIGHT POLE
- GUY WIRE
- POWER POLE
- WATER VALVE
- VEGETATION
- GAS METER
- TRAFFIC SIGNAL ARM
- FIBER OPTIC MANHOLE
- SANITARY SEWER STRUCTURE
- GREASE INTERCEPTOR LID
- SIGN

NOTES:
1. ALL POINTS REFER TO TOP BACK OF CURB UNLESS OTHERWISE NOTED.
2. TOP OF ISLAND TO BE 2" ABOVE HIGHEST ELEVATION OF SURROUNDING PAVEMENT, TYPICAL.

FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
TS = TOP OF SLAB
TC = TOP OF CURB
ME = MATCH EXISTING
FL = FLOWLINE
SW = SIDEWALK
GB = GRADE BREAK

A:BB
CCCC.CC

A = POINT NUMBER
B = POINT DESCRIPTION
C = POINT ELEVATION

POINT LAYOUT DESIGN:

001–199	PERIMETER SITE FEATURES
200–399	BUILDING AND SURROUNDING PARKING
400–499	CANOPY
500–550	TRAIL
600–649	LIGHT POLE LOCATIONS

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER, BETWEEN WEBER COUNTY MONUMENTS MARKING THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 1204-0900. THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING A FOUND WEBER COUNTY BRASS CAP MONUMENT PROJECT BENCHMARK EL.= 4275.36' (NAVD88)

FLOOD ZONE:
THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON A NATIONAL FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED BY THIS FIRM PANEL 49057C0425E DATE 12/16/2005.

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

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MIDLAND DRIVE & HINCKLEY DRIVE

DETAILED GRADING PLAN

KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

△	DATE	REVISION DESCRIPTION

DATE: 03/28/2023

SHEET NUMBER:
C2.3
9 OF 25

DWG: F:\2022\05001-05500\022-05231\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_GRD01_02205231.dwg
DATE: Mar 28, 2023 3:24pm
XREFS: C_TTBLK_02205231 C_XBASE_02205231 C_PBASE_02205231 C_PUTIL_02205231 C_PSTRM_02205231
USER: hcarlson

POINT SUMMARY TABLE

POINT I.D.	NORTHING	EASTING	ELEVATION	REMARKS
1	N: 5169.60	E: 6705.05	4259.26'	TC/ME
2	N: 5134.61	E: 6704.81	4260.98'	TC
3	N: 5127.88	E: 6711.58	4261.58'	TC
4	N: 5119.13	E: 6720.38	4262.36'	TC
5	N: 5102.94	E: 6736.66	4263.25'	TC
6	N: 5097.50	E: 6740.58	4263.29'	TC
7	N: 5093.83	E: 6742.39	4263.31'	TC
8	N: 5088.89	E: 6745.88	4263.35'	TC
9	N: 4998.04	E: 6834.10	4264.35'	TC
10	N: 4982.09	E: 6849.59	4264.75'	TC
11	N: 4953.97	E: 6861.04	4265.31'	TC
12	N: 4924.30	E: 6861.11	4265.86'	TC
13	N: 4914.39	E: 6862.85	4266.04'	TC
14	N: 4894.87	E: 6890.68	4267.02'	TC
15	N: 4894.90	E: 6904.37	4267.38'	TC
16	N: 4886.31	E: 6938.29	4268.30'	TC
17	N: 4875.70	E: 6957.74	4268.89'	TC
18	N: 4857.32	E: 6977.17	4269.59'	TC
19	N: 4824.33	E: 6984.72	4270.49'	TC
20	N: 4819.96	E: 6986.08	4270.42'	TC
21	N: 4816.84	E: 6993.25	4270.30'	TC/ME
22	N: 4812.58	E: 6925.80	4268.64'	TC/ME
23	N: 4812.61	E: 6926.80	4268.71'	TC
24	N: 4825.83	E: 6943.23	4270.12'	TC
25	N: 4826.93	E: 6943.51	4270.08'	TC
26	N: 4835.82	E: 6942.13	4269.74'	TC
27	N: 4839.84	E: 6937.87	4269.52'	TC
28	N: 4850.30	E: 6918.67	4268.91'	TC
29	N: 4853.90	E: 6904.48	4268.48'	TC
30	N: 4853.66	E: 6806.27	4265.71'	TC
31	N: 4853.61	E: 6786.39	4265.15'	TC
32	N: 4847.87	E: 6772.62	4264.99'	TC
33	N: 4847.62	E: 6772.37	4264.99'	TC
34	N: 4842.03	E: 6753.54	4264.78'	TC
35	N: 4852.23	E: 6706.00	4264.06'	TC
36	N: 4860.43	E: 6690.89	4263.81'	TC
37	N: 4873.99	E: 6677.26	4263.53'	TC
38	N: 4968.14	E: 6582.64	4261.58'	TC
39	N: 4997.13	E: 6582.57	4262.08'	TC
40	N: 5020.46	E: 6605.78	4262.61'	TC
41	N: 5028.01	E: 6615.39	4262.81'	TC
42	N: 5041.89	E: 6638.26	4263.06'	TC
43	N: 5046.77	E: 6646.31	4263.40'	TC
44	N: 5049.69	E: 6650.02	4263.48'	TC
45	N: 5053.51	E: 6653.82	4263.56'	TC
46	N: 5054.13	E: 6655.14	4263.09'	TC
47	N: 5058.38	E: 6659.37	4263.09'	TC
48	N: 5059.71	E: 6659.99	4263.59'	TC
49	N: 5082.30	E: 6682.52	4262.86'	TC
50	N: 5098.81	E: 6682.67	4261.94'	TC
51	N: 5105.53	E: 6675.91	4261.23'	TC
52	N: 5105.44	E: 6641.27	4259.02'	TC
53	N: 5104.73	E: 6640.57	4259.01'	TC/ME
54	N: 5076.50	E: 6662.71	4263.72'	TS
55	N: 5071.62	E: 6667.61	4263.72'	TS
56	N: 5067.42	E: 6663.44	4263.72'	TS
57	N: 5072.30	E: 6658.53	4263.72'	TS
58	N: 5062.61	E: 6655.12	4263.57'	SW
59	N: 5062.60	E: 6646.63	4263.67'	SW
60	N: 5066.67	E: 6651.04	4263.68'	SW
61	N: 5067.16	E: 6642.67	4263.57'	SW
62	N: 5029.38	E: 6597.63	4260.92'	SW
63	N: 5024.75	E: 6601.44	4261.01'	SW
64	N: 5027.14	E: 6576.42	4260.10'	SW
65	N: 5032.24	E: 6580.13	4260.02'	SW

POINT SUMMARY TABLE

POINT I.D.	NORTHING	EASTING	ELEVATION	REMARKS
66	N: 5027.34	E: 6571.98	4259.97'	SW/ME
67	N: 5035.94	E: 6580.55	4259.90'	SW/ME
68	N: 5039.77	E: 6627.06	4263.03'	TS
69	N: 5041.85	E: 6630.48	4263.10'	TS
70	N: 5036.35	E: 6629.14	4263.07'	TS
71	N: 5038.43	E: 6632.56	4263.14'	TS
72	N: 4979.01	E: 6558.99	4260.98'	FG
73	N: 4975.46	E: 6555.46	4260.95'	FG
74	N: 4966.53	E: 6564.45	4261.37'	FG
75	N: 4965.85	E: 6581.40	4261.76'	FG
76	N: 4904.14	E: 6643.42	4262.14'	FG
77	N: 4887.64	E: 6632.96	4261.44'	FG
78	N: 4928.36	E: 6538.31	4261.23'	FG
79	N: 4935.67	E: 6532.67	4261.21'	FG
80	N: 4939.95	E: 6531.90	4261.20'	FG
81	N: 4946.60	E: 6533.02	4261.19'	FG
82	N: 4951.03	E: 6538.11	4261.24'	FG
83	N: 4959.45	E: 6559.73	4261.40'	FG
84	N: 4961.71	E: 6563.19	4261.43'	FG
85	N: 4965.81	E: 6567.26	4261.47'	FG
86	N: 4956.54	E: 6506.17	4260.68'	FG/ME
87	N: 4921.02	E: 6512.53	4261.61'	FG/ME
88	N: 4831.04	E: 7009.57	4269.55'	FG/ME
89	N: 5081.04	E: 6766.69	4262.76'	FG/ME
90	N: 5080.70	E: 6758.09	???	FG/ME
91	N: 5091.09	E: 6748.14	???	FG/ME
92	N: 5105.23	E: 6738.94	???	FG/ME
93	N: 5121.17	E: 6722.40	???	FG/ME
94	N: 5129.06	E: 6712.75	4262.00'	FG/ME
95	N: 5137.14	E: 6704.67	4261.27'	FG/ME
96	N: 5158.79	E: 6702.85	4259.35'	FG/ME
97	N: 5070.75	E: 6646.95	4263.57'	SW
98	N: 4970.07	E: 6567.97	4261.44'	FG
99	N: 4896.82	E: 6564.76	4261.76'	FG/ME
100	N: 5058.36	E: 6650.89	4263.57'	SW
101	N: 5108.29	E: 6730.57	4262.71'	FL
102	N: 5086.23	E: 6708.62	4262.74'	RIM
103	N: 4996.78	E: 6582.93	4261.58'	FL
104	N: 4963.08	E: 6679.18	4262.96'	RIM
105	N: 4903.82	E: 6738.72	4263.62'	RIM
106	N: 4899.97	E: 6785.13	4262.97'	FL
107	N: 4953.99	E: 6825.04	4264.68'	TC/TS
108	N: 4951.12	E: 6825.05	4264.70'	TC/TS
109	N: 4952.12	E: 6823.38	4264.82'	RIM
110	N: 4950.12	E: 6823.38	4264.82'	RIM
111	N: 4951.11	E: 6819.94	4264.82'	RIM
112	N: 4953.97	E: 6817.06	4264.72'	TS
113	N: 4938.99	E: 6819.97	4264.90'	RIM
114	N: 4940.00	E: 6823.41	4264.90'	RIM
115	N: 4938.00	E: 6823.41	4264.90'	RIM
116	N: 4939.00	E: 6825.08	4264.78'	TC/TS
117	N: 4928.04	E: 6825.10	4264.85'	TC/TS
118	N: 4929.04	E: 6823.43	4264.97'	RIM
119	N: 4927.04	E: 6823.44	4264.97'	RIM
120	N: 4928.03	E: 6820.00	4264.97'	RIM
121	N: 4917.08	E: 6825.13	4264.92'	TC/TS
122	N: 4918.08	E: 6823.46	4265.04'	RIM
123	N: 4916.08	E: 6823.46	4265.04'	RIM
124	N: 4917.06	E: 6820.02	4265.04'	RIM
125	N: 4914.21	E: 6825.14	4264.94'	TC/TS
126	N: 4914.19	E: 6817.16	4264.98'	TS
127	N: 4900.32	E: 6785.48	4263.47'	TC
128	N: 4894.64	E: 6799.28	4263.85'	TC
129	N: 4894.66	E: 6805.68	4264.08'	TC
130	N: 4894.21	E: 6825.69	4264.27'	TS

POINT SUMMARY TABLE

POINT I.D.	NORTHING	EASTING	ELEVATION	REMARKS
131	N: 4894.29	E: 6860.69	4265.48'	TS
132	N: 4953.89	E: 6576.93	4258.88'	FL
200	N: 5057.23	E: 6731.70	4264.00'	SW
201	N: 5025.90	E: 6700.52	4264.00'	SW
202	N: 5000.31	E: 6727.17	4264.00'	SW
203	N: 4982.20	E: 6744.44	4264.00'	SW
204	N: 4961.94	E: 6764.78	4264.00'	SW
205	N: 4993.29	E: 6795.98	4264.50'	SW
206	N: 5011.38	E: 6777.80	4264.50'	SW
207	N: 5015.27	E: 6781.68	4264.42'	TC/SW
208	N: 5024.07	E: 6765.04	4264.50'	SW
209	N: 5027.96	E: 6768.92	4264.42'	TC/SW
210	N: 5028.28	E: 6767.13	4264.42'	RIM
211	N: 5061.14	E: 6735.58	4263.93'	TC/SW
212	N: 5065.66	E: 6731.04	4263.87'	TC/SW
213	N: 5061.58	E: 6726.98	4263.90'	TC/SW
214	N: 5061.22	E: 6726.63	4263.90'	TC/SW
215	N: 5074.74	E: 6713.75	4263.75'	TC
216	N: 5078.28	E: 6713.74	4263.65'	TC
217	N: 5078.81	E: 6714.27	4263.65'	TC
218	N: 5078.82	E: 6717.81	4263.70'	TC
219	N: 5023.73	E: 6773.17	4263.92'	TC/TW/SW
220	N: 5019.50	E: 6777.42	4263.92'	TC/TW/SW
221	N: 5017.72	E: 6771.42	4264.00'	FFE
222	N: 5019.84	E: 6769.30	4264.00'	TC/SW
223	N: 5015.61	E: 6773.55	4264.00'	TC/SW
224	N: 5005.40	E: 6791.60	4264.47'	TC/SW
225	N: 4997.22	E: 6799.81	4264.42'	TC/SW
226	N: 4992.95	E: 6804.10	4264.38'	TC/SW
227	N: 4989.02	E: 6800.19	4264.41'	TC/SW
228	N: 4966.28	E: 6777.56	4264.05'	TC/SW
229	N: 4962.04	E: 6777.57	4263.97'	TC/SW
230	N: 4959.15	E: 6774.69	4263.92'	TC/SW
231	N: 4954.56	E: 6779.30	4263.82'	TS
232	N: 4951.02	E: 6775.77	4263.77'	SW/TS
233	N: 4955.60	E: 6771.16	4263.87'	SW/TS
234	N: 4942.73	E: 6772.88	4263.67'	SW
235	N: 4946.61	E: 6768.98	4263.75'	SW/TC
236	N: 4946.96	E: 6768.62	4263.76'	SW
237	N: 4950.09	E: 6765.47	4263.82'	SW
238	N: 4956.32	E: 6759.21	4263.88'	SW
239	N: 4991.40	E: 6723.96	4263.88'	SW
240	N: 5002.68	E: 6712.62	4263.88'	SW
241	N: 5020.15	E: 6695.06	4263.88'	SW
242	N: 5024.81	E: 6690.39	4263.88'	SW
243	N: 5030.42	E: 6695.97	4263.90'	SW
244	N: 5043.70	E: 6678.63	4263.56'	TS
245	N: 5040.09	E: 6675.03	4263.56'	TS
246	N: 5037.61	E: 6673.27	4263.93'	TC
247	N: 5037.62	E: 6676.80	4264.10'	TC
248	N: 5035.48	E: 6678.95	4264.15'	TC
249	N: 5033.36	E: 6678.96	4264.13'	TC
250	N: 5021.54	E: 6667.20	4263.72'	TC
251	N: 5021.54	E: 6663.67	4263.62'	TC
252	N: 5022.97	E: 6662.23	4263.60'	TC
253	N: 5026.51	E: 6662.22	4263.60'	TC
254	N: 4987.32	E: 6697.34	4263.49'	TS
255	N: 4976.04	E: 6708.68	4263.49'	TS
256	N: 5019.06	E: 6665.44	4263.15'	TS
257	N: 4931.60	E: 6753.34	4263.48'	TS
258	N: 4940.98	E: 6743.91	4263.48'	TS
259	N: 4933.37	E: 6755.81	4264.01'	TC
260	N: 4929.84	E: 6755.82	4263.94'	TC
261	N: 4929.49	E: 6756.17	4263.94'	TC
262	N: 4929.49	E: 6759.71	4263.95'	TC

POINT SUMMARY TABLE

POINT I.D.	NORTHING	EASTING	ELEVATION	REMARKS
263	N: 4941.31	E: 6771.46	4263.68'	TC
264	N: 4940.96	E: 6771.82	4263.68'	FL
265	N: 4945.80	E: 6775.93	4263.69'	SW
266	N: 4948.34	E: 6778.46	4263.71'	SW
267	N: 4952.18	E: 6782.28	4263.89'	FG
268	N: 4945.11	E: 6776.62	4263.76'	TS
269	N: 4950.81	E: 6782.28	4263.87'	TS
270	N: 4934.31	E: 6800.24	4263.70'	FG
271	N: 4934.30	E: 6798.87	4263.69'	TS
272	N: 4923.44	E: 6789.42	4263.45'	TC
273	N: 4923.79	E: 6789.07	4263.45'	FL
274	N: 4913.04	E: 6779.08	4263.71'	TC
275	N: 4906.68	E: 6779.09	4263.58'	TC
276	N: 5076.50	E: 6711.27	4263.14'	TS
400	N: 4982.72	E: 6618.32	4262.08'	TS
401	N: 4999.74	E: 6635.25	4262.44'	TS
402	N: 4978.51	E: 6631.06	4262.27'	TS
403	N: 4982.11	E: 6631.70	4262.30'	TS
404	N: 4979.17	E: 6634.65	4262.33'	TS
405	N: 4986.36	E: 6635.93	4262.39'	TS
406	N: 4987.02	E: 6639.52	4262.45'	TS
407	N: 4983.42	E: 6638.88	4262.42'	TS
408	N: 4967.27	E: 6659.37	4262.68'	TS
409	N: 4966.61	E: 6655.77	4262.62'	TS
410	N: 4962.36	E: 6651.55	4262.53'	TS
411	N: 4958.76	E: 6650.90	4262.50'	TS
412	N: 4959.42	E: 6654.50	4262.56'	TS
413	N: 4963.67	E: 6658.72	4262.65'	TS
414	N: 4947.52	E: 6679.22	4262.84'	TS
415	N: 4946.86	E: 6675.62	4262.79'	TS
416	N: 4942.61	E: 6671.39	4262.72'	TS
417	N: 4939.01	E: 6670.75	4262.71'	TS
418	N: 4939.67	E: 6674.34	4262.76'	TS
419	N: 4943.92	E: 6678.57	4262.82'	TS
420	N: 4927.77	E: 6699.06	4263.01'	TS
421	N: 4927.11	E: 6695.47	4262.98'	TS
422	N: 4922.86	E: 6691.24	4262.94'	TS
423	N: 4919.26	E: 6690.60	4262.94'	TS
424	N: 4919.92	E: 6694.19	4262.98'	TS
425	N: 4924.17	E: 6698.42	4263.01'	TS
426	N: 4916.17	E: 6719.23	4263.17'	TS
427	N: 4899.16	E: 6702.30	4263.11'	TS
428	N: 4899.51	E: 6710.45	4263.22'	TS
429	N: 4903.11	E: 6711.09	4263.20'	TS
430	N: 4907.36	E: 6715.32	4263.22'	TS
431	N: 4908.02	E: 6718.91	4263.26'	TS
432	N: 4904.42	E: 6718.27	4263.29'	TS
433	N: 4900.17	E: 6714.04	4263.26'	TS
434	N: 4888.27	E: 6738.76	4263.78'	TS
435	N: 4887.61	E: 6735.17	4263.72'	TS
436	N: 4883.36	E: 6730.94	4263.67'	TS
437	N: 4879.76	E: 6730.29	4263.67'	TS
438	N: 4880.42	E: 6733.89	4263.73'	TS
439	N: 4884.67	E: 6738.11	4263.79'	TS
440	N: 4884.06	E: 6751.50	4264.06'	TS
441	N: 4867.04	E: 6734.57	4263.80'	TS
500	N: 5002.62	E: 6582.39	4261.82'	FG
501	N: 5028.56	E: 6669.22	4263.80'	FG
502	N: 4849.66	E: 6804.92	4265.68'	FG
503	N: 4849.83	E: 6876.23	4267.54'	FG
504	N: 4880.67	E: 6956.98	4268.46'	FG
505	N: 4936.54	E: 6869.59	4266.15'	FG
506	N: 5017.48	E: 6820.80	4264.31'	FG
507	N: 5067.62	E: 6772.11	4263.66'	FG
508	N: 5096.33	E: 6680.20	4261.32'	FG

POINT LAYOUT DESIGN:

001–199	PERIMETER SITE FEATURES
200–399	BUILDING AND SURROUNDING PARKING
400–499	CANOPY
500–550	TRAIL
600–649	LIGHT POLE LOCATIONS

FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
TS = TOP OF SLAB
TC = TOP OF CURB
ME = MATCH EXISTING
FL = FLOWLINE
SW = SIDEWALK
GB = GRADE BREAK

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2023.03.28
STATE OF UTAH

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#2519 - WEST HAVEN, UTAH
MIDLAND DRIVE & HINCKLEY DRIVE

POINT TABLES

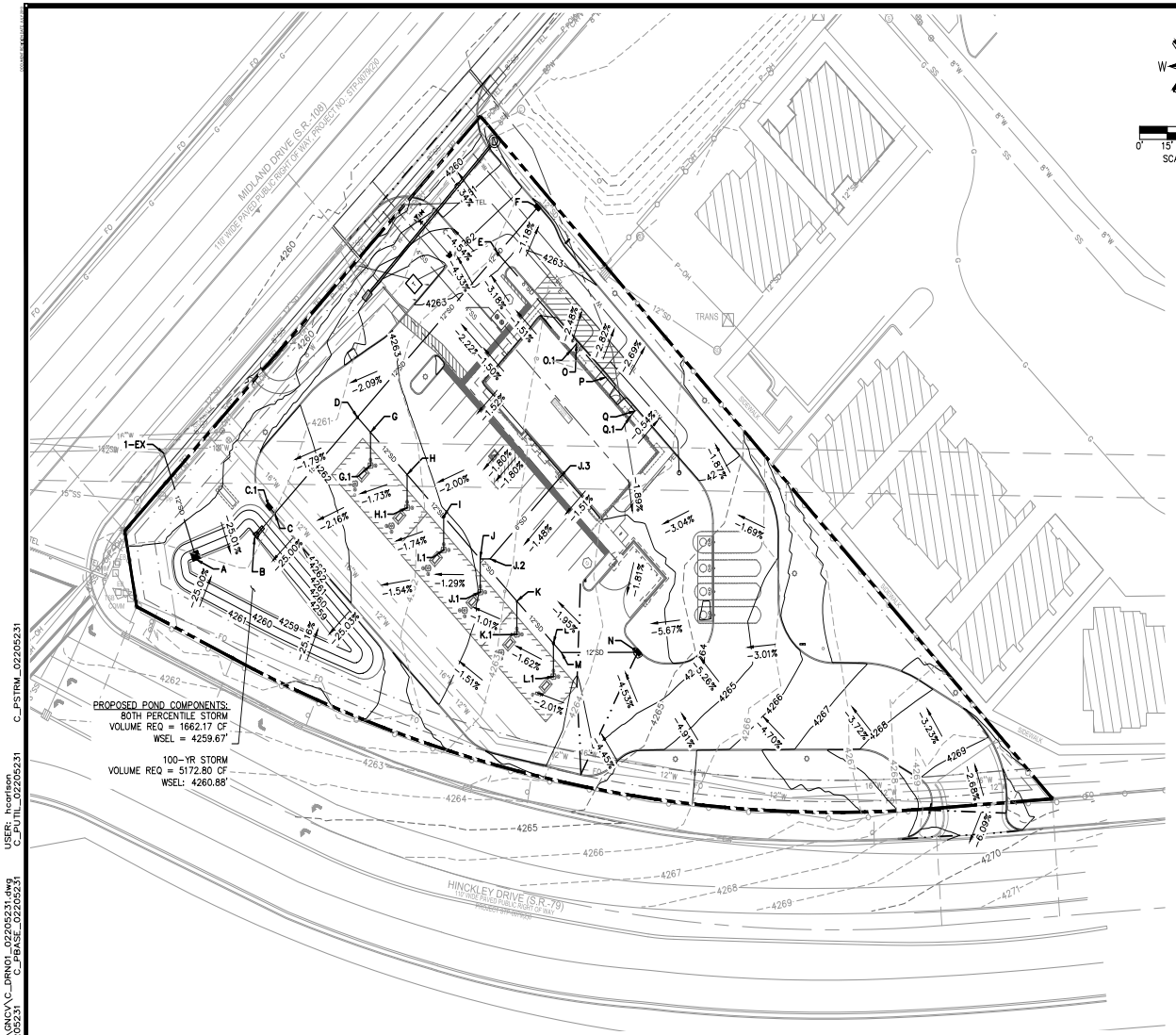
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

△	DATE	REVISION DESCRIPTION

DATE: 03/28/2023

SHEET NUMBER:
C2.4
10 OF 25

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USER: hcarlson



N
W E
S
1" = 30'
0' 15' 30' 60'
SCALE IN FEET

STORM PIPE TABLE			
NAME	SIZE	LENGTH	SLOPE
1-EX→A	12"	52.97'	1.93%
B→C	18"	15.63'	0.30%
C→C.1	12"	4.49'	1.50%
C→D	15"	63.51'	0.30%
D→E	12"	108.07'	0.30%
D→G	12"	10.00'	0.30%
E→F	12"	30.63'	0.30%
E→O	8"	60.01'	0.30%
G→G.1	6"	15.56'	3.82%
G→H	12"	28.00'	0.30%
H→H.1	6"	15.56'	4.06%
H→I	12"	28.00'	0.30%
I→I.1	6"	15.56'	4.29%
I→J	12"	28.00'	0.30%
J.2→J.3	6"	54.05'	2.50%
J→J.1	6"	15.56'	4.52%
J→J.2	6"	5.33'	2.50%
J→K	12"	28.00'	0.30%
K→K.1	6"	15.56'	5.20%
K→L	12"	28.00'	0.30%
L→L.1	6"	15.56'	8.00%
L→M	12"	6.11'	0.30%
M→N	12"	41.73'	0.30%
O→O.1	6"	3.73'	33.74%
O→P	8"	22.34'	0.30%
P→Q	6"	22.33'	2.00%
Q→Q.1	6"	3.84'	19.46%

STORM STRUCTURE TABLE					
ID	DESCRIPTION	NORTHING EASTING	RIM/GROUND/ TOC ELEV.	INVERT IN	INVERT OUT
1-EX	CORE DRILL & GROUT CONNECTION TO EXISTING STRUCTURE*	N: 4992.84 E: 6527.27	4259.77	12" (S)=4255.05 12" (SW)=4255.05	12" (W)=4255.01
A	DRAINAGE BASIN OUTLET CONTROL STRUCTURE**	N: 4942.97 E: 6545.11	4260.88		12" (N)=4256.07
B	18" FES	N: 4953.53 E: 6576.57		18" (NE)=4258.75	
C	18"x12" TEE W/ 18"x15" REDUCER (NE)	N: 4964.61 E: 6587.60		15" (NE)=4258.80 12" (NW)=4258.92	18" (SW)=4258.80
C.1	15" NYLOPLAST D.B. W/ 2'x3' CURB INLET	N: 4967.78 E: 6584.41	4261.08		12" (SE)=4258.99
D	12"x12" TEE W/ 12"x15" EXPANDER (SW) & TRAFFIC RATED C.O.	N: 5009.63 E: 6632.39	4262.46	12" (NE)=4259.24 12" (SE)=4259.24	15" (SW)=4258.98
E	12"x8" TEE W/ TRAFFIC RATED C.O.	N: 5086.23 E: 6708.62	4262.74	12" (NE)=4259.56 8" (SE)=4259.89	12" (SW)=4259.56
F	15" NYLOPLAST D.B. W/ 2'x3' CURB INLET	N: 5107.94 E: 6730.22	4262.71		12" (SW)=4259.65
G	12"x6" WYE	N: 5002.58 E: 6639.48		6" (S)=4259.26 12" (SE)=4259.26	12" (NW)=4259.26
G.1	CANOPY DRAIN CONNECTION	N: 4987.02 E: 6639.52			6" (N)=4259.86
H	12"x6" WYE	N: 4982.83 E: 6659.33		12" (SE)=4259.35 6" (S)=4259.35	12" (NW)=4259.35
H.1	CANOPY DRAIN CONNECTION	N: 4967.27 E: 6659.37			6" (N)=4259.98
I	12"x6" WYE W/ TRAFFICE RATED C.O.	N: 4963.08 E: 6679.18	4262.96	12" (SE)=4259.43 6" (S)=4259.43	12" (NW)=4259.43
I.1	CANOPY DRAIN CONNECTION	N: 4947.52 E: 6679.22			6" (N)=4260.10
J	12"x6" WYE	N: 4943.33 E: 6699.02		12" (SE)=4259.52 6" (S)=4259.52 6" (E)=4260.02	12" (NW)=4259.52
J.1	CANOPY DRAIN CONNECTION	N: 4927.77 E: 6699.06			6" (N)=4260.22
J.2	6" 45° BEND	N: 4943.34 E: 6704.36		6" (NE)=4260.15	6" (W)=4260.15
J.3	ROOF DRAIN CONNECTION	N: 4981.65 E: 6742.48			6" (SW)=4261.50
K	12"x6" WYE	N: 4923.57 E: 6718.87		12" (SE)=4259.60 6" (S)=4259.60	12" (NW)=4259.60
K.1	CANOPY DRAIN CONNECTION	N: 4908.02 E: 6718.91			6" (N)=4260.41
L	12"x6" WYE W/ TRAFFIC RATED C.O.	N: 4903.82 E: 6738.72	4263.62	12" (SE)=4259.68 6" (S)=4259.68	12" (NW)=4259.68
L.1	CANOPY DRAIN CONNECTION	N: 4888.27 E: 6738.76			6" (N)=4260.93
M	12" 45° BEND	N: 4899.52 E: 6743.05		12" (E)=4259.70	12" (NW)=4259.70
N	15" NYLOPLAST D.B. W/ 2'x3' CURB INLET	N: 4899.62 E: 6784.78	4262.97		12" (W)=4259.83
O	8"x6" WYE	N: 5044.00 E: 6751.25		8" (SE)=4260.07 6" (SW)=4260.24	8" (NW)=4260.07
O.1	ROOF DRAIN CONNECTION	N: 5041.35 E: 6748.63			6" (NE)=4261.50
P	8"x6" WYE W/ TRAFFIC RATED C.O. & 8"x6" REDUCER (SE)	N: 5028.28 E: 6767.13	4264.42	6" (SE)=4260.31	8" (NW)=4260.14
Q	6" ° BEND	N: 5012.56 E: 6782.99		6" (SW)=4260.75	6" (NW)=4260.75
Q.1	ROOF DRAIN CONNECTION	N: 5009.84 E: 6780.29			6" (NE)=4261.50

NOTES:

1. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
   - CENTER OF MANHOLES/CLEANOUTS
   - CENTER OF INLET FACE AT TOP OF CURB FOR CURB INLETS
   - CENTER OF INLET FOR GRATE INLETS
   - CENTER AT END OF FLARED END SECTION
2. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
   - CENTER OF MANHOLES/CLEANOUTS
   - INSIDE WALL OF CURB INLET
   - CENTER OF GRATE INLET
   - LENGTHS LISTED ARE 2D MEASUREMENTS
3. ALL PROPOSED DRAINAGE STRUCTURES AND PIPES ON THIS SITE ARE PRIVATE.
4. ALL PROPOSED PIPES ARE HDPE.
5. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER, BETWEEN WEBER COUNTY MONUMENTS MARKING THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 17724 AND FILED WITH THE WEBER COUNTY SURVEYOR/ RECORDER'S OFFICE AS RECORD OF SURVEY NO.: 5930.

FLOOD ZONE:
THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON A NATIONAL FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED BY THIS FIRM PANEL 49057C0425E DATE 12/16/2005.

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED INTEGRAL CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ADA ACCESSIBLE ROUTE
- PROPOSED SETBACK LINE
- SIGHT TRIANGLE
- GRADE BREAK LINE
- COLORED CONCRETE PAVEMENT
- STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- PARKING COUNT
- PROPOSED BOLLARD
- CONTROL POINT
- FIRE HYDRANT
- LIGHT POLE
- GUY WIRE
- POWER POLE
- WATER VALVE
- VEGETATION
- GAS METER
- TRAFFIC SIGNAL ARM
- FIBER OPTIC MANHOLE
- SANITARY SEWER STRUCTURE
- GREASE INTERCEPTOR LID
- SIGN

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#2519 - WEST HAVEN, UTAH
3580 S MIDLAND DR
DRAINAGE PLAN

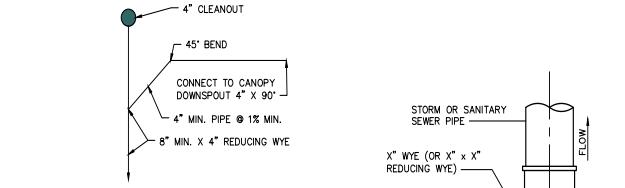
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

△	DATE	REVISION DESCRIPTION

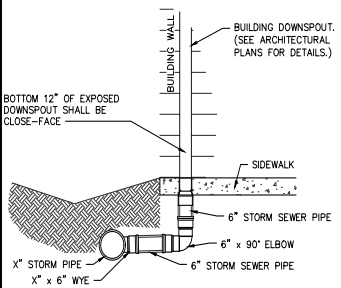
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11 OF 25

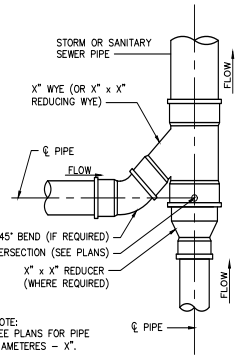
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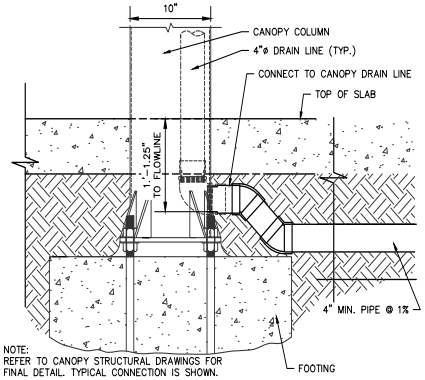
A TYP. CANOPY DOWNSPOUT ROUTING DETAIL
NOT TO SCALE



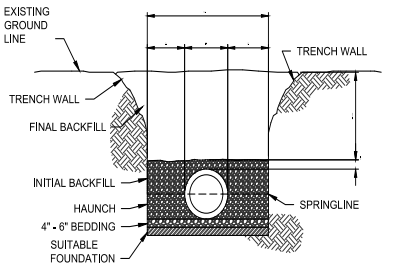
B BUILDING DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE



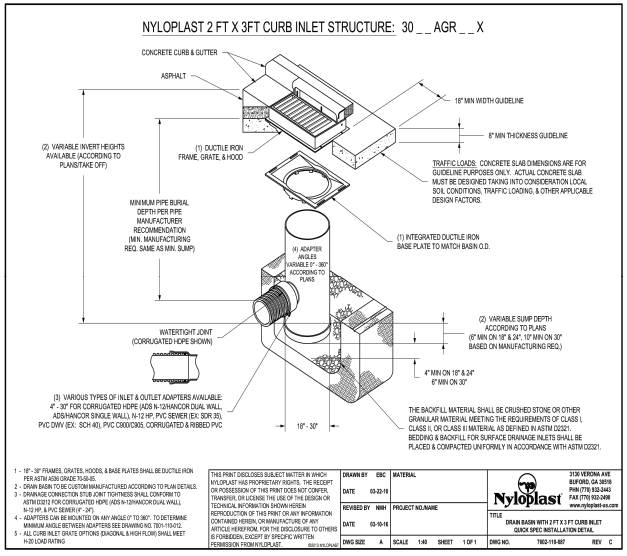
C WYE CONNECTION
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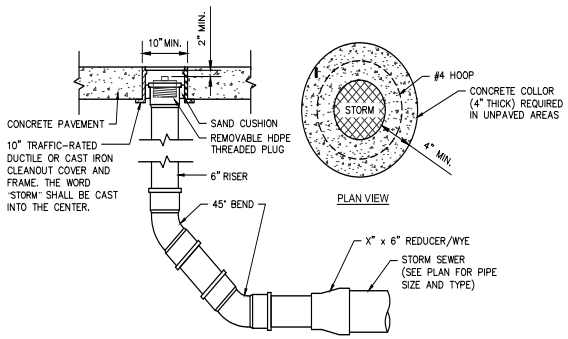


D CANOPY DRAIN SECTION
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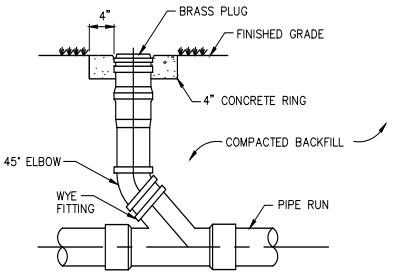


F HDPE PIPE BEDDING DETAIL
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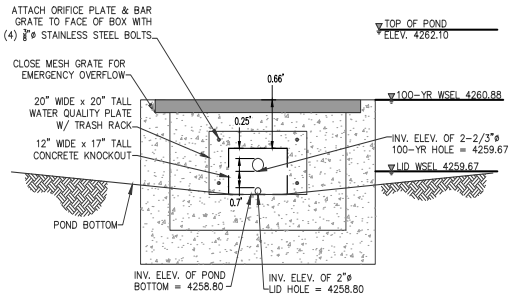




E STORM SEWER CLEANOUT IN PAVEMENT
NOT TO SCALE

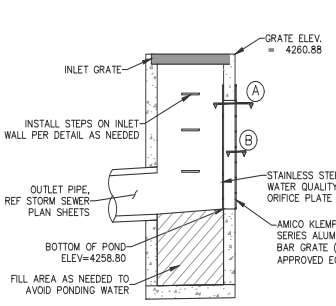


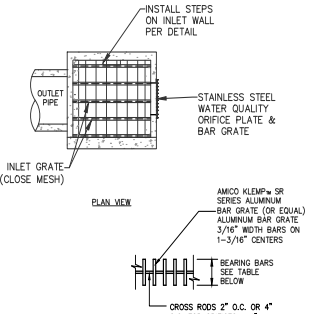
G STORM SEWER CLEANOUT IN LANDSCAPE
NOT TO SCALE

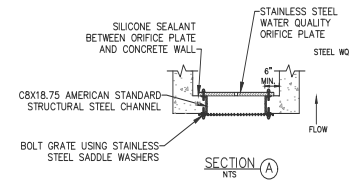


NOTE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF OUTLET STRUCTURE TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

DETENTION POND OUTLET STRUCTURE
NOT TO SCALE

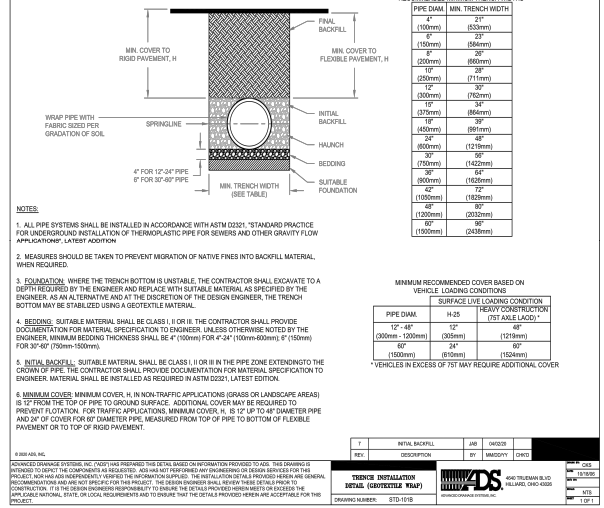






WATER DEPTH ABOVE LOWEST OPENING, H	MINIMUM BEARING BAR SIZE, BARS ALIGNED VERTICALLY
2.0 FT.	1" x 3/16"
3.0 FT.	1-1/4" x 3/16"
4.0 FT.	1-3/4" x 3/16"
5.0 FT.	2" x 3/16"
6.0 FT.	2-1/4" x 3/16"

R VALUE=(NET OPEN AREA)/(GROSS RACK AREA)
=0.71 FOR CROSS RODS ON 2" CENTERS
=0.77 FOR CROSS RODS ON 4" CENTERS



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDINGTO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

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#	REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1		INITIAL BACKFILL	JAR	04/03/20	

TRENCH INSTALLATION DETAIL (GEOTEXTILE WRAP)
DRAWING NUMBER: STD-1018
4640 TRUEMAN BLVD HILLIARD, OHIO 43026
CHK'D
DATE: 10/18/99
SCALE: NTS
SHT: 1 OF 1

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

olsson
6200 Flat River Dr Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

PROFESSIONAL ENGINEER
No. 10744507-2501
WYATT BAIRD
PORP
2023.03.28
STATE OF UTAH

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50309
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F: 515-223-9873

#2519 - WEST HAVEN, UTAH
3580 S MIDLAND DR
DRAINAGE DETAILS

KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

△	DATE	REVISION DESCRIPTION

DATE: 03/28/2023

SHEET NUMBER:
C2.6
12 OF 25

DWG: F:\2022\05001-05500\022-05231\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_DRN01_02205231.dwg
DATE: Mar 28, 2023 - 3:14pm
XREFS: C_PTRK_02205231 C_PBASE_02205231 C_PSTRM_02205231
USER: hcarlson
C_PUTIL_02205231



LEGEND

- PROPERTY BOUNDARY
- PROPOSED INTEGRAL CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ADA ACCESSIBLE ROUTE
- PROPOSED SETBACK LINE
- SIGHT TRIANGLE
- GRADE BREAK LINE
- COLORED CONCRETE PAVEMENT
- STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- PARKING COUNT
- PROPOSED BOLLARD
- PROPOSED DRAINAGE PATTERNS
- CONTROL POINT
- FIRE HYDRANT
- LIGHT POLE
- GUY WIRE
- POWER POLE
- WATER VALVE
- VEGETATION
- GAS METER
- TRAFFIC SIGNAL ARM
- FIBER OPTIC MANHOLE
- SANITARY SEWER STRUCTURE
- GREASE INTERCEPTOR LID
- SIGN

- SF — INSTALL SILT FENCE, PER SILT FENCE DETAIL, SEE SHEET C2.8
- SCE — INSTALL STABILIZED CONSTRUCTION ENTRANCE, PER DETAIL, SEE SHEET C2.8
- MS — INSTALL 20' x 65' MATERIAL STORAGE AREA PER DETAIL, SEE SHEET C2.8
- CWM — INSTALL CONCRETE WASTE MANAGEMENT AREA PER DETAIL, SEE SHEET C2.8
- RF — INSTALL ROCK FILTER, PER DETAIL, SEE SHEET C2.8
- IP — INSTALL INLET PROTECTION, PER DETAIL, SEE SHEET C2.8
- CF — INSTALL TEMPORARY CONSTRUCTION FENCE AROUND PERIMETER OF SITE

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER, BETWEEN WEBER COUNTY MONUMENTS MARKING THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER A PRIOR ALTA/NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE UNDER PROJECT NUMBER 17724 AND FILED WITH THE WEBER COUNTY SURVEYOR/ RECORDER'S OFFICE AS RECORD OF SURVEY NO.: 5930.

FLOOD ZONE:
THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON A NATIONAL FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED BY THIS FIRM PANEL 49057C0425E DATE 12/16/2005.

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

DEVELOPER/APPLICANT:
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DES MOINES, IA 50309
CONTACT: SARAH MCDOUGALL
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E: SARAH.MCDOUGALL@KUMANDGO.COM

ENGINEER:
OLSSON
1880 FALL RIVER DRIVE, SUITE 200
LOVELAND, CO 80538
CONTACT: WYATT POPP
PH: (970)461.7733
E: WPOPP@OLSSON.COM

SITE INFORMATION	
TOTAL DISTURBED/SITE AREA	1.94 AC ONSITE
SOIL INFORMATION	ONSITE SOILS CONSIST OF LAYTON LOAMY SANDS AS DESCRIBED IN THE GEOTECHNICAL REPORT.
RECEIVING WATERS	GREAT SALT LAKE
100 YEAR RUNOFF COEFFICIENT (PRIOR TO CONSTRUCTION)	0.15
100 YEAR RUNOFF COEFFICIENT (AFTER CONSTRUCTION)	0.53
SURFACE COVERAGE	PAVEMENT AREA = 48,954 SF ROOF AREA = 7900 SF LANDSCAPE AREA = 29,629 SF (REFER TO LANDSCAPE PLAN BREAKDOWN OF SOD/SEED)

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#2519 - WEST HAVEN, UTAH
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EROSION CONTROL PLAN

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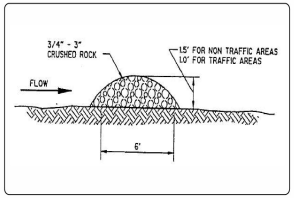
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C2.7
13 OF 25

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XREFS: C_PTBLK_02205231 C_XBASE_02205231 C_FBASE_02205231 C_PSTRM_02205231
USER: hcarlson
C_PUTIL_02205231

BMP: Brush or Rock Filter — BRF



OBJECTIVES
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

DESCRIPTION:

A rock filter is made of rock 3/4 - 3" in diameter and placed along a level contour. A brush filter is composed of brush (usually obtained during the site clearing) wrapped in filter cloth and anchored to the toe of the slope. If properly anchored brush or rock filters may be used for sediment trapping and velocity reduction.

APPLICATION:
- As check dams across mildly sloped construction roads.
- Below the toe of slopes.
- Along the site perimeter.
- In areas where sheet or rill flow occurs.
- Around temporary spoil areas.
- At sediment traps or culvert/pipe outlets.

INSTALLATION/APPLICATION CRITERIA:
- For rock filter, use larger rock and place in staked, woven wire sheathing if placed where concentrated flows occur.
- Install along a level contour.
- Leave area behind berm where runoff can pond and sediment can settle.
- Drainage areas should not exceed 5 acres.

LIMITATIONS:
- Rock berms may be difficult to remove.
- Removal problems limit their usefulness in landscaped areas.
- Runoff will pond upstream of the filter, possibly causing flooding if sufficient space does not exist.

MAINTENANCE:
- Inspect monthly after each rainfall.
- If berm is damaged, reshape and replace lost/dislodged rock.
- Remove sediment when depth reaches 1/3 of berm height, or 1 ft.

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(801) 399-8374

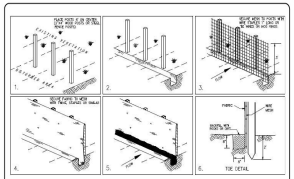
TARGETED POLLUTANTS
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ■ Capital Costs
- ☒ O&M Costs
- ☐ Maintenance
- ☐ Training

- ■ High
- ☒ Medium
- ☐ Low

BMP: Silt Fence — SF



OBJECTIVES
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

DESCRIPTION:
- A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

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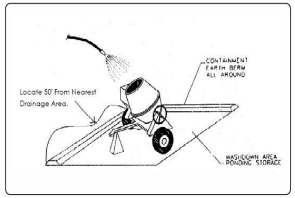
TARGETED POLLUTANTS
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ High
- ☒ Medium
- ☐ Low

BMP: Concrete Waste Management — CWM



OBJECTIVES
- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
- This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

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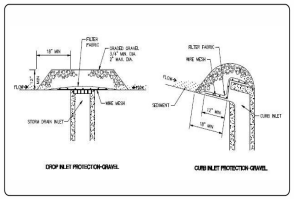
TARGETED POLLUTANTS
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Construction Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

- ■ High
- ☒ Medium
- ☐ Low

BMP: Inlet Protection – Gravel — IP



OBJECTIVES
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

DESCRIPTION:

Placement of gravel filter over inlet to storm drains to filter storm water runoff.

APPLICATION:
- Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

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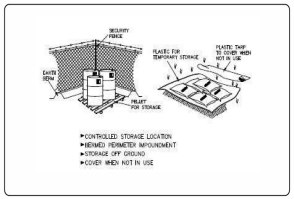
TARGETED POLLUTANTS
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ High
- ☒ Medium
- ☐ Low

BMP: Materials Storage — MS



OBJECTIVES
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:

Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

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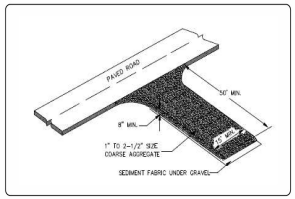
TARGETED POLLUTANTS
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Construction Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ■ Training

- ■ High
- ☒ Medium
- ☐ Low

BMP: Stabilized Construction Entrance — SCE



OBJECTIVES
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATIONS:
- At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

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TARGETED POLLUTANTS
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- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS
- ■ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ High
- ☒ Medium
- ☐ Low

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EROSION CONTROL DETAIL

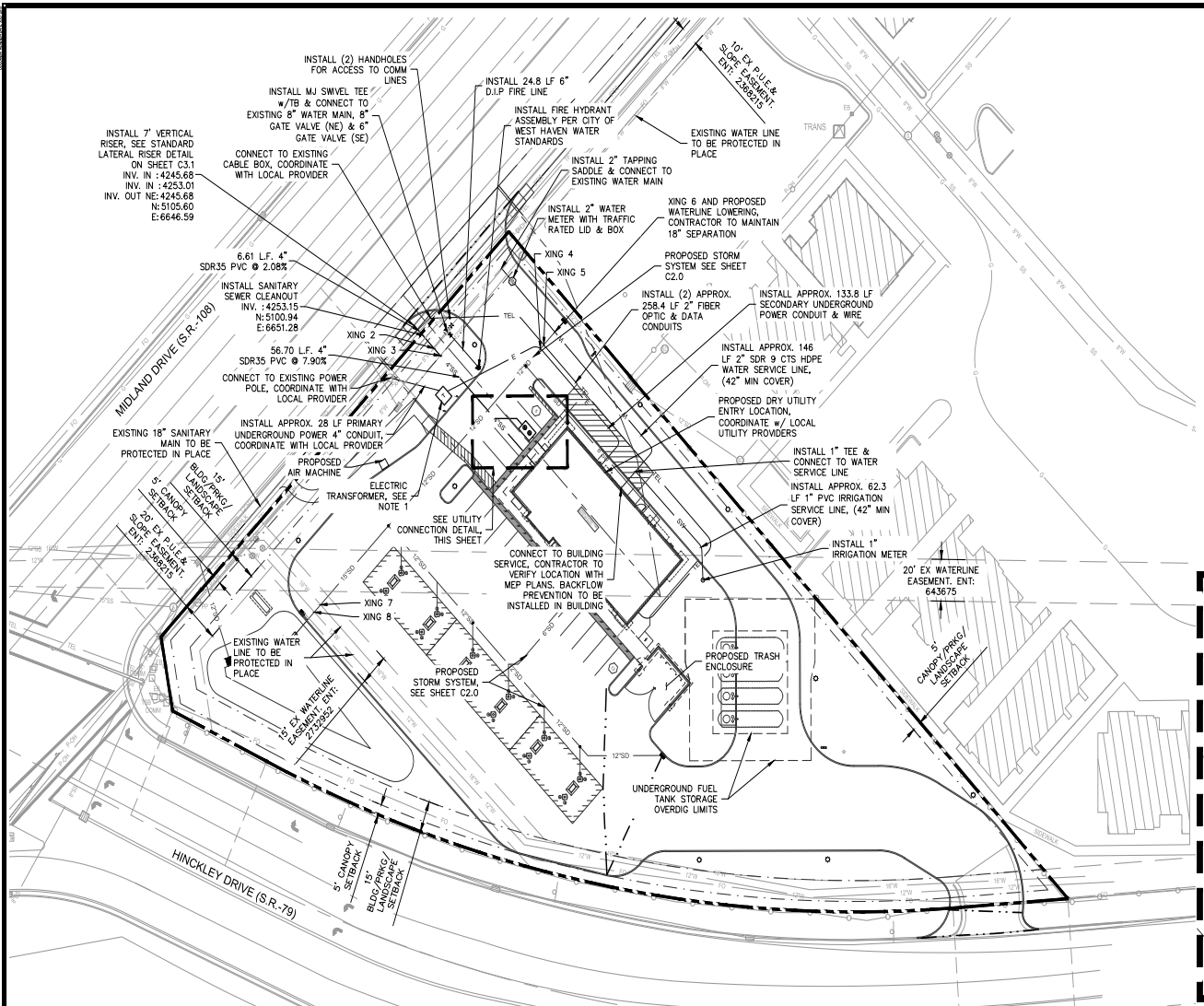
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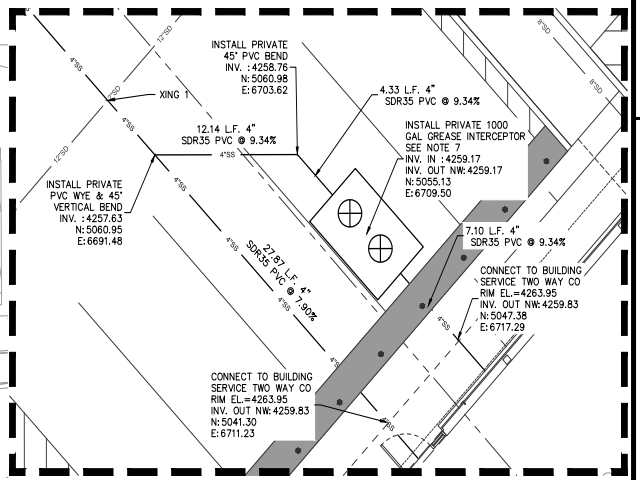
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LEGEND

- PROPOSED BOUNDARY
- PROPOSED INTEGRAL CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GAS — EXISTING GAS LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- OP — EXISTING OVERHEAD POWER
- FO — EXISTING FIBER OPTIC LINE
- SD — EXISTING STORM SEWER
- UGE — EXISTING UNDERGROUND POWER
- FIRE HYDRANT
- LIGHT POLE
- GUY WIRE
- POWER POLE
- WV — WATER VALVE
- PROPOSED BOLLARD
- CP — CONTROL POINT
- GM — GAS METER
- TRAFFIC SIGNAL ARM
- GREASE INTERCEPTOR LID
- STORM SEWER STRUCTURE
- FIBER OPTIC MANHOLE
- SANITARY SEWER STRUCTURE
- SIGN
- T — PROPOSED TRANSFORMER

CSU	COLORADO SPRINGS UTILITIES
CO	CLEANOUT
SS	SANITARY SEWER
BOP	BOTTOM OF PIPE
TOP	TOP OF PIPE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC



UTILITY CONNECTION DETAIL
SCALE: 1" = 5'

PRIVATE UTILITY NOTES:

1. PROPOSED TRANSFORMER PAD AREA TO BE EXCAVATED AND PREPARED BY CONTRACTOR, PAD & TRANSFORMER TO BE INSTALLED BY THE LOCAL PROVIDER. CONTRACTOR SHALL TRENCH & INSTALL CONDUIT BETWEEN POINT OF CONNECTION & TRANSFORMER. THE LOCAL PROVIDER SHALL PULL CONDUCTORS.
2. ALL PROPOSED SITE LIGHTING WILL CONSIST OF FULL CUT-OFF DESIGN, SEE MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN AND POLE BASE DETAIL. DISTANCE FROM CENTER OF POLE TO BACK OF CURB = 4' UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL MAINTAIN MINIMUM 18" VERTICAL SEPARATION AT ALL UTILITY CROSSINGS, UNLESS NOTED OTHERWISE.
4. ALL PROPOSED DOMESTIC WATER SERVICE PIPING SHALL BE SDR 9 CTS HDPE UNLESS NOTED OTHERWISE.
5. ALL PROPOSED SANITARY SEWER SERVICE PIPING SHALL BE PVC SDR35 UNLESS NOTED OTHERWISE.
6. ALL PROPOSED SANITARY SEWER SERVICE PIPING SHALL BE THE COLOR GREEN.
7. ALL PROPOSED DRY UTILITY CONDUIT PIPING SHALL BE PVC SCH40 UNLESS NOTED OTHERWISE.
8. PROPOSED 1000 GALLON GREASE INTERCEPTOR WITH WATERTIGHT TRAFFIC RATED LIDS, PER WEST HAVEN SPECIAL SERVICE DISTRICT STANDARD DETAIL.
9. ALL PROPOSED SANITARY SERVICE CLEANOUTS (CO) SHALL HAVE WATER TIGHT LIDS.
10. CONTRACTOR TO PATCH & REPLACE PAVEMENT IN-KIND FOR ALL UTILITY PAVEMENT CUTS. ROAD SECTION SHOULD BE A MINIMUM 4" ASPHALT THICKNESS. PATCHES SHOULD INCLUDE T-PATCH AND RESTORATION OF RECENT CHIP SEAL AND FOG COAT FOR 50 FEET CENTERED ON TRENCH.
11. ALL CULINARY WATER IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE HOOPER WATER IMPROVEMENT DISTRICT.
12. THE HOOPER WATER IMPROVEMENT DISTRICT SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE ANY PRE CONSTRUCTION MEETING OR CONSTRUCTION ACTIVITY ON THE SITE. THE DISTRICT MAY BE CONTACTED AT 801.985.1991
13. CONTRACTOR TO VERIFY VERTICAL LOCATION OF EXISTING SANITARY SEWER PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK TO ENGINEER IF DISCREPANCIES ARE FOUND.

BENCHMARK:
CENTER QUARTER CORNER SECTION 2, TOWNSHIP 5 NORTH, RANGE 2WEST, SALT LAKE BASE & MERIDIAN, FOUND WEBER COUNTY BRASS CAP MONUMENT PROJECT BENCHMARK EL.= 4275.36' (NAVD88)

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

CROSSING TABLE

#1	PRO. SAN TOP=4257.93	PRO. STORM BOP=4259.42	CLEAR 1'-5.9"
#2	PRO. SAN TOP=4254.18	EX. WATER* BOP=4256.53	CLEAR=2'-4.2"
#3	PRO. SAN TOP=4255.44	EX. STORM BOP=4256.91	CLEAR=1'-8.4"
#4	PRO. ELEC TOP=4258.04 (BURY DEPTH 4'-8")	EX. STORM BOP=4259.54	CLEAR=1'-6"
#5	PRO. TELE TOP=4258.05 (BURY DEPTH 4'-8")	EX. STORM BOP=4259.55	CLEAR=1'-6"
#6	PRO. WATER TOP=4258.08 (BURY DEPTH 4'-8")	EX. STORM BOP=4259.58	CLEAR=1'-6"
#7	EX. WATER* TOP=4257.35	PRO. STORM BOP=4258.77	CLEAR=1'-5"
#8	EX. WATER* TOP=4257.23	PRO. STORM BOP=4258.76	CLEAR=1'-6.3"

*EXISTING WATER BURY DEPTH IS ASSUMED AT AN APPROX. 4' DEPTH

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

WATER:
HOOPER WATER DISTRICT 1
5555 W 5500 S
HOOPER, UT 84315
CONTACT: SCOTT CHRISTIANSEN
PH: (801) 985.1991
E: SCOTTC@HOOPERWATER.NET

SANITARY SEWER:
WEST HAVEN SPECIAL SERVICE DISTRICT
4150 S 3900 W
WEST HAVEN, UT 84401
CONTACT: EDWARD MIGNONE
PH: (801) 731.4519
E: EDWARDM@WESTHAVENCITY.COM

GAS:
XCEL ENERGY
BUILDERS HOTLINE
PH: 1-800-628-2121

ELECTRIC:
ROCKY MOUNTAIN POWER
NEW CONSTRUCTION HOTLINE
PH: 1.800.469.3981

TELEPHONE:
TELECON (COMCAST)
CONTACT: JEFF HOUSTON
PH: (435) 224.2356
JEFF.HOUSTON@TELECON.CA

olsson
6280 Fall River Dr, Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

PROFESSIONAL ENGINEER
No. 10766601-2201
WYATT EARP
2023.03.28
STATE OF UTAH

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

#2519 - WEST HAVEN, UTAH
3580 S MIDLAND DR

UTILITY SERVICE PLAN

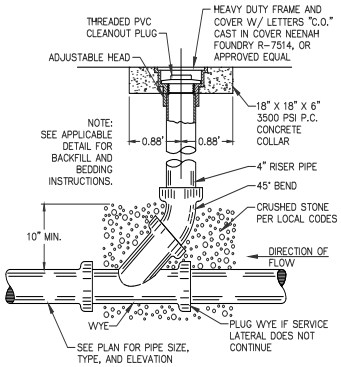
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

△	DATE	REVISION DESCRIPTION

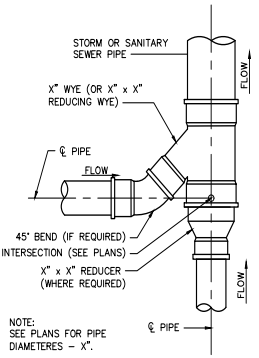
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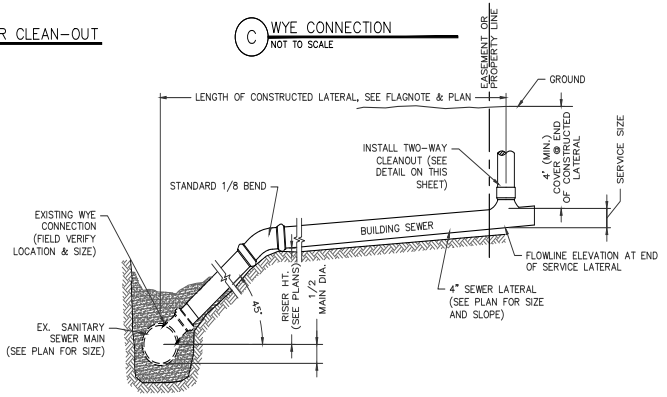
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USER: hcarlson
C_XBASE_02205231



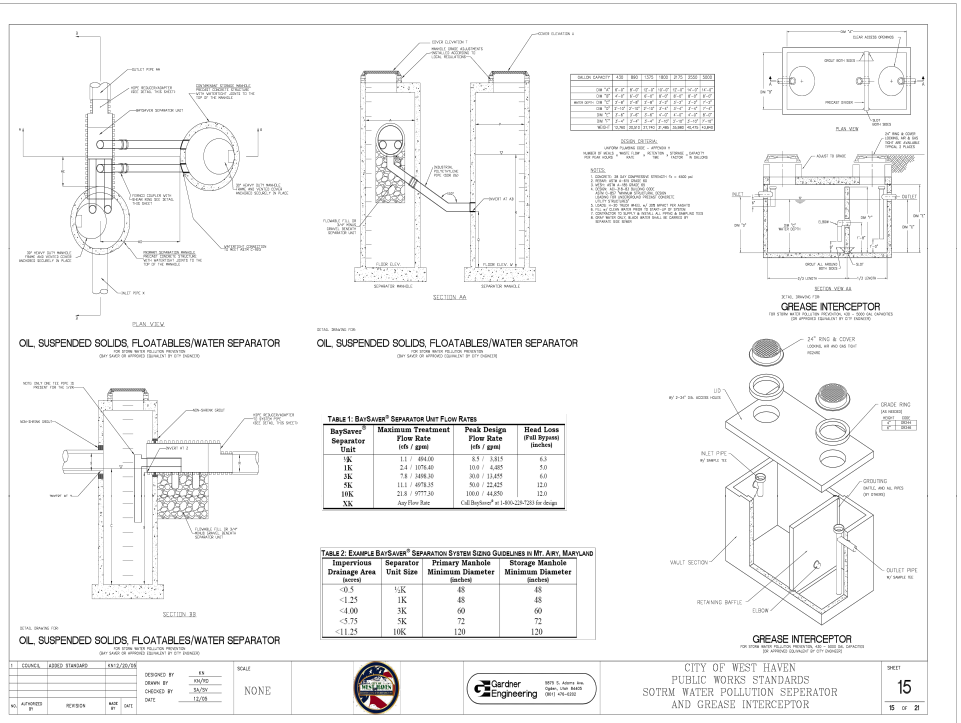
A SANITARY SEWER CLEAN-OUT
NOT TO SCALE

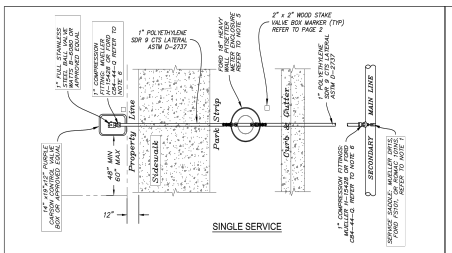


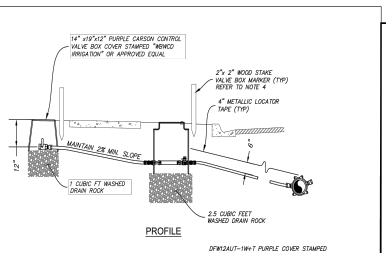
C WYE CONNECTION
NOT TO SCALE



B STANDARD SANITARY SEWER LATERAL RISER DETAIL
NOT TO SCALE





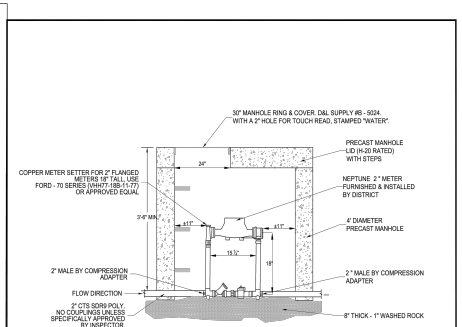


NOTES

1. EQUIVALENT SADDLES ALLOWED WITH DISTRICT ENGINEER APPROVAL. CONSULT DISTRICT ENGINEER FOR MAINLINE PIPE SIZES GREATER THAN 12" OR FOR MAINLINE PIPE MATERIAL OTHER THAN C900 PVC. HOT TAPPING NOT ALLOWED.
2. METER & ENCLOSURE SHALL BE LOCATED BEHIND CURB WITHIN STREET R.O.W. OR PUBLIC UTILITY EASEMENT IF NO CURB OR GUTTER EXISTS.
3. VALVE & METER ENCLOSURE LIDS SHALL BE STAMPED "WBWCD IRRIGATION".
4. VALVE BOX MARKERS TO BE PAINTED PURPLE AND MUST BE SET ADJACENT TO EVERY VALVE & METER BOX.
5. METER ENCLOSURE TO BE 18" FORD HEAVY WALL PITSETTER MODEL PK48B-18-95559-07-NL WITH NO LID AND OPEN BOTTOM.
6. ALL COMPRESSION-TYPE CONNECTIONS REQUIRE STAINLESS STEEL INSERT STIFFENERS.THE TUBING SHOULD BE INSERTED INTO THE FITTING SO THAT THE END OF THE TUBING IS WELL PAST THE RUBBER GASKET AND AT LEAST ¼" FROM THE BOTTOM OF THE SOCKET.
7. ALL WORK SHALL BE INSPECTED & APPROVED BY DISTRICT INSPECTOR PRIOR TO BACKFILL. ALL INSPECTIONS SHALL BE COORDINATED 48 HOURS IN ADVANCE.
8. UPON ACCEPTANCE, WBWCD INSPECTOR WILL CLOSE VALVE AND LOCK AND TAG THE SERVICE. NEW RESIDENTIAL HOMEOWNER WILL BE REQUIRED TO APPLY FOR SERVICE VIA WEBER BASINS WEBSITE AT setup.weberbasin.com IN ORDER TO HAVE METER INSTALLED AND SERVICE ACTIVATED.
9. CONCRETE IS NOT ALLOWED WITHIN 12" OF CENTER OF METER ENCLOSURE.

WEBER BASIN WATER CONSERVANCY DISTRICT	SECONDARY WATER	STANDARD DRAWING SW-01.1
2837 East Highway 193 Layton, Utah 84040 (801) 771-1677	1" METERED SERVICE CONNECTION	APPROVED BY: D.A.J. ISSUE DATE 04/2020 PAGE 01 OF 02

WEBER BASIN WATER CONSERVANCY DISTRICT	SECONDARY WATER	STANDARD DRAWING SW-01.2
2837 East Highway 193 Layton, Utah 84040 (801) 771-1677	1" METERED SERVICE CONNECTION	APPROVED BY: D.A.J. ISSUE DATE 04/2020 PAGE 02 OF 02



NOTES

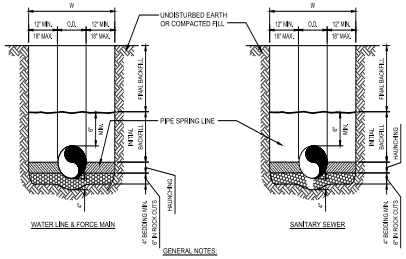
1. SERVICE LINE COVER UNDER CURB AND GUTTER MUST BE ADJUSTED BETWEEN THE LIMITS OF 36" AND 48". COVER OF SERVICE LINE IN THE STREET MUST NOT BE GREATER THAN 48"
2. DISTRICT MANAGER OR FOREMAN MUST APPROVE LOCATION OF METER BOX IF DISTANCE FROM TOP BACK CURB & GUTTER EXCEEDS 1'-0".
3. METER SETTER, CONSISTS OF 3 DUAL CHECK VALVES, 2 LOCKING KEY VALVES, FITTINGS & SPOOLS, COMPLETE.
4. ALL PIPING, VAULT, & MISCELLANEOUS ITEMS SHALL BE FURNISHED & INSTALLED BY THE CONTRACTOR, COMPLETE. COST OF METER SHALL BE BORNE BY SERVICED CUSTOMER.
5. ANY CHANGES MUST BE APPROVED BY DISTRICT MANAGER OR INSPECTOR.
6. IF SERVICE LINE IS NOT 2" CTS POLY THEN INSTALLER WILL HAVE TO INSTALL TRANSITION FITTINGS.

11 2" METER DETAIL
NTS

STAMPED MSD DEVIATIONS FROM STANDARDS MUST BE DESIGNED, SIG. APPROVED BY HOOPER WATER CHECKED CK IMPROVEMENT DISTRICT
DATE 4/2018
REV 1 2/20/2017- (SDR9 SERVICE LATERAL; NO COUPLINGS)
REV 2
REV 3

STANDARD WATER DETAILS
HOOPER WATER IMPROVEMENT DISTRICT
2" METER DETAIL SHEET 8

GARDNER ENGINEERING
5875 S. Adams Ave. Ogden, Utah 84405 (801) 476-0202



GENERAL NOTES:

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS I COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS II COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

SANITARY SEWER AND WATER LINE TRENCHING AND BEDDING
D NOT TO SCALE

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olsson
6280 Flat River Dr Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

PROFESSIONAL ENGINEER
No. 10744607-2201
WYATT BAIRD
PORP
2023.03.28
STATE OF UTAH

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

#2519 - WEST HAVEN, UTAH
3580 S MIDLAND DR

UTILITY DETAILS

KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

REVISION DESCRIPTION	DATE	△

DATE: 03/28/2023

SHEET NUMBER:
C3.1
16 OF 25

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DATE: Mar 28, 2023 - 3:15pm XREFS: C_PTBLK_02205231 C_PBASE_02205231 C_PUTIL_02205231 C_XBASE_02205231



LEGEND

- PROPERTY BOUNDARY
- PROPOSED INTEGRAL CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ADA PATH OF TRAVEL AT 5'-0" WID, 2% MAX. CROSS SLOPE; 5% MAX. RUNNING SLOPE. AREAS WILL BE FIELD VERIFIED BY OWNER. AREAS OUT OF COMPLIANCE WILL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO KUM & GO. (SEE PAVING PLAN FOR DETAILS.)
- ADA LANDING AREA, 2% MAX. SLOPE IN ALL DIRECTIONS. AREAS WILL BE FIELD VERIFIED BY OWNER. AREAS OUT OF COMPLIANCE WILL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO KUM & GO. (SEE PAVING PLAN FOR DETAILS.)
- ADA RAMPS, AREA INDICATES A 2% MAX. CROSS SLOPE AND 1:12 MAX. RUNNING SLOPE. RAMP SIDE SLOPES SHALL NOT EXCEED 1:10 MAX. FOR BUILDING SIDEWALK RAMPS. AREAS WILL BE FIELD VERIFIED BY OWNER. AREAS OUT OF COMPLIANCE WILL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO EXPENSE TO KUM &GO. (SEE PAVING PLAN FOR DETAILS.)
- 5' X 5' LANDING AREA, 1% MAX.
- 5' X 5' RAMP LANDING AREA, 2% MAX.

GENERAL NOTES:

1. CHANGES TO THE ADA COMPLIANCE PLAN MUST FOLLOW THE RFI PROCESS PRIOR TO FIELD CHANGES INCLUDING CHANGES REQUESTED BY GOVERNING AUTHORITIES.
2. REFER TO GRADING PLAN FOR SPOT ELEVATIONS. CLARIFICATION OR REQUEST FOR ADDITIONAL INFORMATION MUST FOLLOW THE RFI PROCESS.
3. SIDEWALK REPLACEMENT MUST MEET THE CURRENT FEDERAL ADA REQUIREMENTS.
4. SEALANT WITHIN JOINTS MUST NOT EXCEED ¼" MAX. DEPTH OF PROJECTION FOR INSTALLATION IN ADA ROUTES.

BENCHMARK:
CENTER QUARTER CORNER SECTION 2, TOWNSHIP 5 NORTH, RANGE 2WEST, SALT LAKE BASE & MERIDIAN, FOUND WEBER COUNTY BRASS CAP MONUMENT PROJECT BENCHMARK EL.= 4275.36' (NAVD88)

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olsson
www.olsson.com
2390 East Prospect Rd Suite 200
Fort Collins, CO 80525
TEL 970.461.7733

PROFESSIONAL ENGINEER
WYATT EARP
8099
2023.03.28
STATE OF UTAH

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50309
P: 515-226-0128
F: 515-223-9873

#2519 - WEST HAVEN, UTAH
3580 S MIDLAND DR

ADA COMPLIANCE PLAN

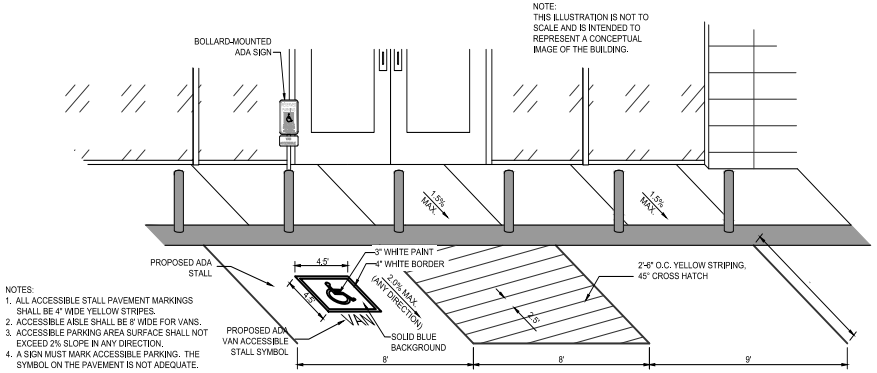
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

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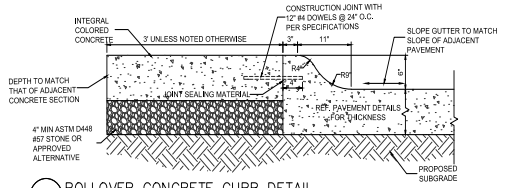
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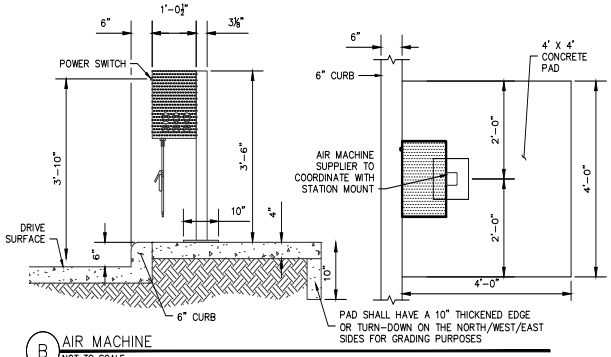


NOTES:
1. ALL ACCESSIBLE STALL PAVEMENT MARKINGS SHALL BE 4" WIDE YELLOW STRIPES.
2. ACCESSIBLE AISLE SHALL BE 8' WIDE FOR VANS.
3. ACCESSIBLE PARKING AREA SURFACE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. A SIGN MUST MARK ACCESSIBLE PARKING. THE SYMBOL ON THE PAVEMENT IS NOT ADEQUATE.

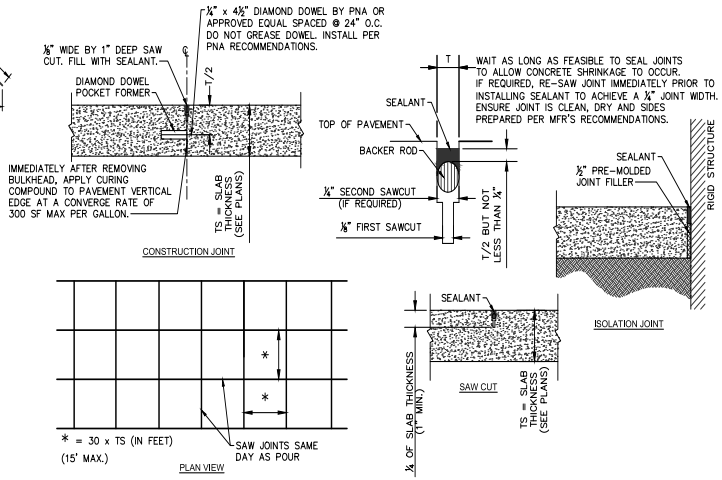
A BUILDING FRONT SIDEWALK & ADA STALLS
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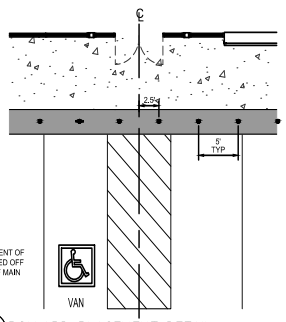
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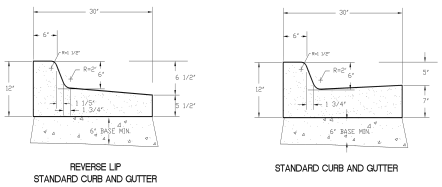
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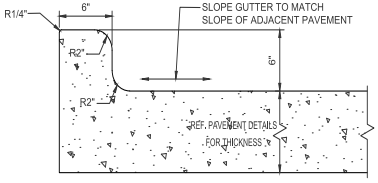
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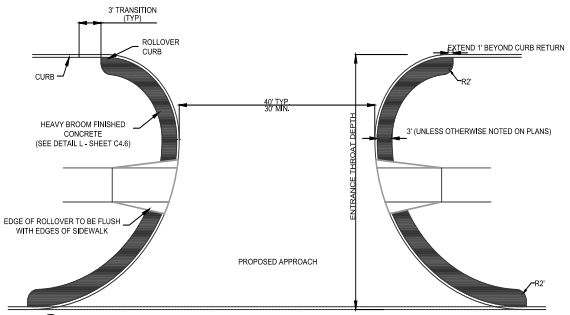
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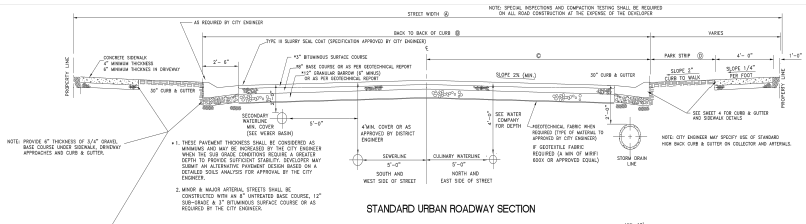
E CITY STANDARD CURB DETAILS
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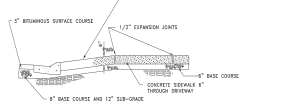
G INTEGRAL CONCRETE CURB DETAIL
NOT TO SCALE



H DRIVE ENTERANCE – ROLLOVER
NOT TO SCALE



STANDARD URBAN ROADWAY SECTION



SECTION A-A

STREET DESIGNATION	R.O.W. WIDTH (A)	T.B.C. TO T.B.C. (B)	℄ TO T.B.C. (C)	PARK STRIP (D)
MINOR (APPROVAL REQUIRED)	50'	34'	18.0'	5.0'
STANDARD RESIDENTIAL	60'	40'	20.0'	5.0'
COLLECTOR	66'	47'	23.5'	4.5'
MINOR ARTERIAL ▲	80'	61'	30.5'	4.5'
MAJOR ARTERIAL ▲	100'	81'	40.5'	4.5'

STANDARD URBAN ROADWAY CROSS SECTIONS

E CITY STANDARD ROAD SECTION
NOT TO SCALE



OFFSET CROWN GUIDELINES FOR DIFFERENT LIP OF CURB ELEVATIONS

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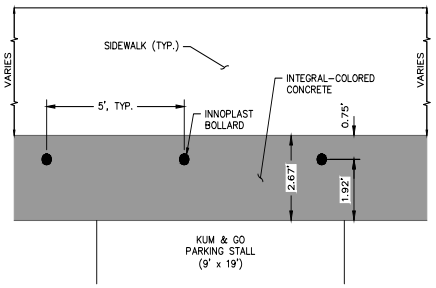
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REVISION DESCRIPTION	DATE	△

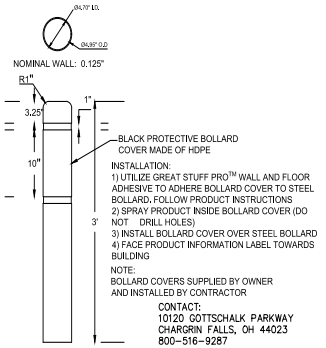
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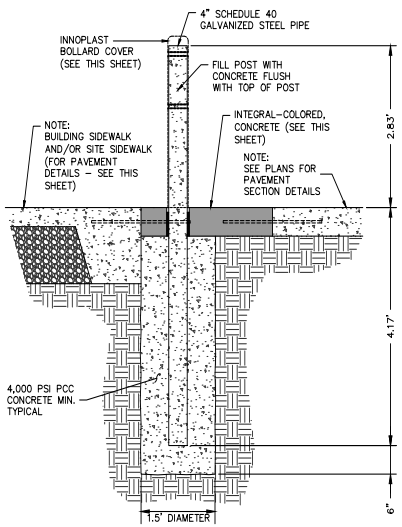
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USER: hcarlson
XREFS: C_PTBLK_02205231



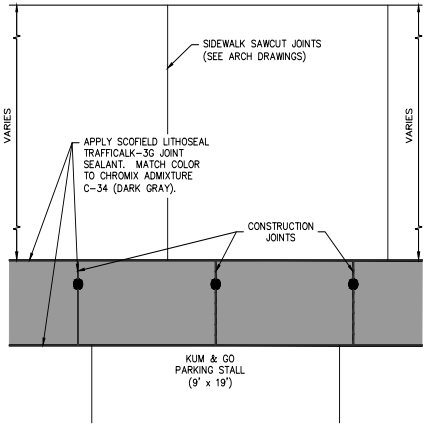
A BOLLARD DETAIL (PLAN VIEW)
NOT TO SCALE



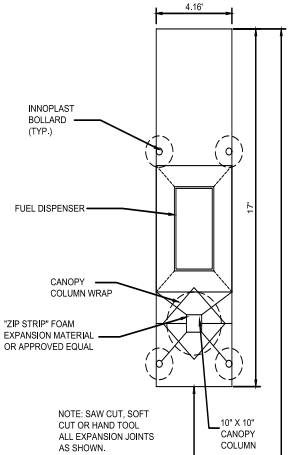
B INNOPLAST BOLLARD COVER
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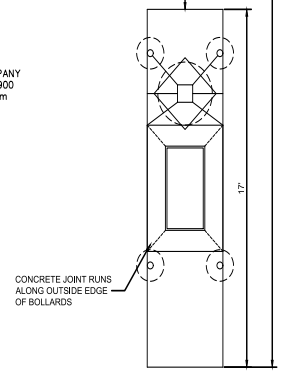


C BOLLARD DETAIL (TYP.)
NOT TO SCALE



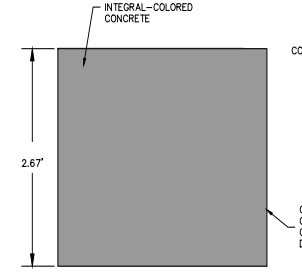
D COLORED CONCRETE CONSTRUCTION JOINTS
NOT TO SCALE





STACKED CANOPY CONFIGURATION

I CONCRETE JOINTS AT CANOPY COLUMNS
NOT TO SCALE



CONCRETE DESCRIPTION:

-INTEGRAL CONCRETE COLORING SYSTEM USING CHROMIX ADMIXTURE FOR COLOR-CONDITIONED CONCRETE.

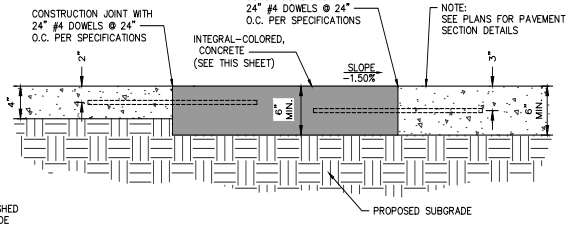
-APPLY COLOR C-34 (DARK GRAY) TO CONCRETE MIX.

-APPLY CLEAR LITHOTEX LIQUID RELEASE AGENT PER SCOFIELD TECH-DATA BULLETIN 3611.06

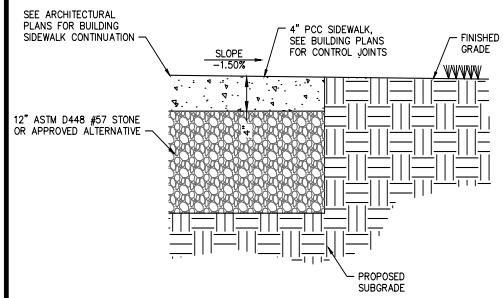
-APPLY BROOM FINISH PARALLEL TO FACE OF BUILDING WHERE COLORED CONCRETE IS ADJACENT TO BUILDING

CONTACT:
SCOFIELD COMPANY
1-800-800-9900
www.scofield.com

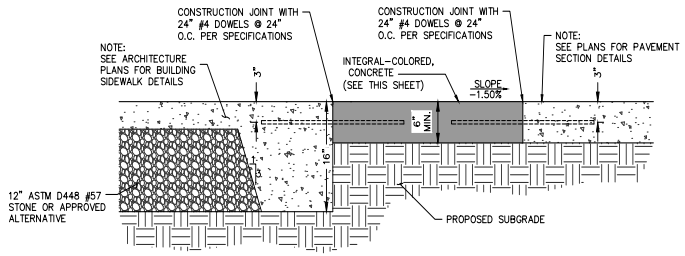
L COLORED CONCRETE DETAIL
NOT TO SCALE



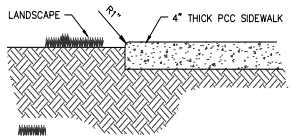
E SITE SIDEWALK TO PAVEMENT DETAIL
NOT TO SCALE



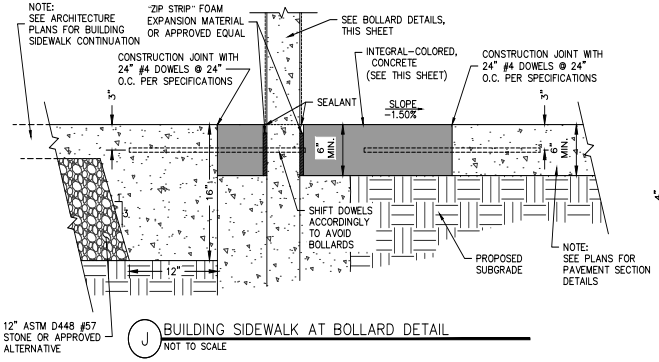
G BUILDING SIDEWALK TO LANDSCAPE DETAIL
NOT TO SCALE



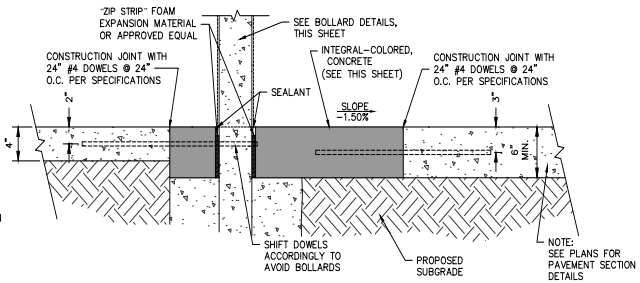
H BUILDING SIDEWALK TO PAVEMENT DETAIL
NOT TO SCALE



I CONCRETE SIDEWALK/PAD DETAIL
NOT TO SCALE



J BUILDING SIDEWALK AT BOLLARD DETAIL
NOT TO SCALE



K SITE SIDEWALK AT BOLLARD DETAIL
NOT TO SCALE

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

PROFESSIONAL ENGINEER
No. 11900726-2202
MATTHEW P. POPP
2023.03.28
STATE OF UTAH

Kum & Go

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

#2519 - WEST HAVEN, UTAH
3580 S MIDLAND DR
PAVING DETAILS

KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

NO.	DATE	REVISION DESCRIPTION
1		

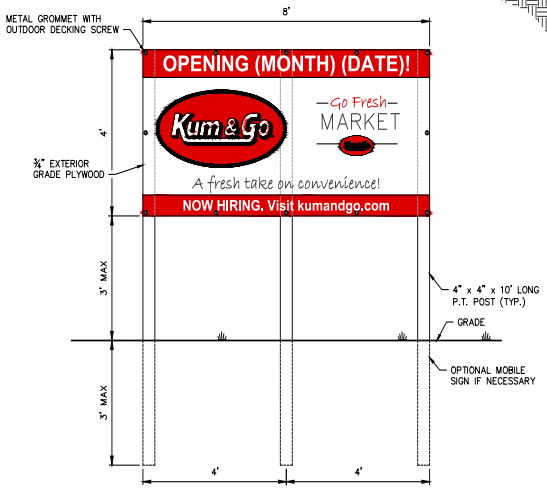
DATE: 03/28/2023

SHEET NUMBER: C4.3
19 OF 25

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USER: hcarlson
XREFS: C_PTBLK_02205231



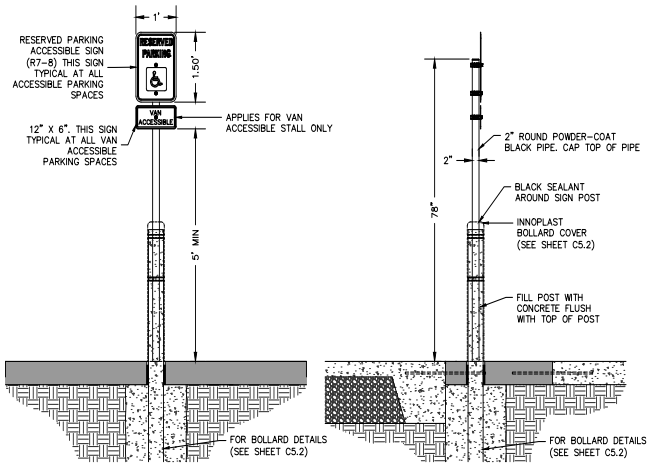




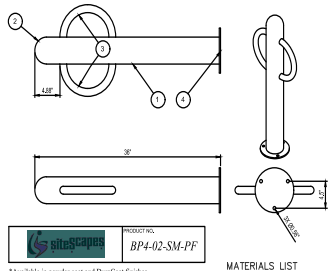
NOTES:
1. CONTRACTOR TO FURNISH AND INSTALL VINYL DECAL OVER EXISTING TOP PORTION OF BANNER 30 DAYS BEFORE STORE OPENING DATE.
2. VINYL DECAL TO BE ORDERED THROUGH SIGN COMPANY UNDER OWNER.
3. ADHERE VINYL DECAL TO EXISTING BANNER FOLLOWING INSTRUCTIONS PROVIDED BY SIGN COMPANY.

ELEVATION

A OPENING DAY, OPENING SOON, & WE'RE HIRING BANNER
NOT TO SCALE



B BOLLARD-MOUNTED HANDICAP SIGN
NOT TO SCALE

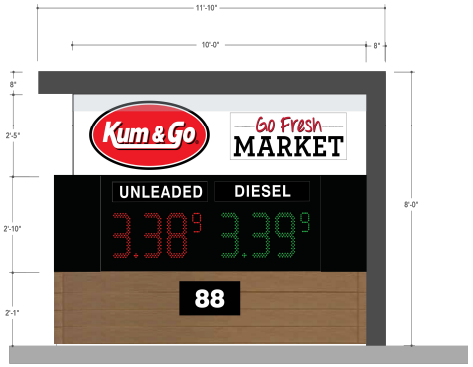


*Available in powder coat and DuraCoat finishes

NOTES:
1. BIKE RACK TO BE INSTALLED IN CENTER OF 5'-0" X 6'-6" CONCRETE PAD.
2. BOLLARD SHALL HAVE AN ONYX POWDER COAT FINISH.

MATERIALS LIST
(1) TUBING – ø4½" X ⅛" WALL STEEL TUBING.
(2) CAP – ø4½" X ⅛" WALL STEEL DOME.
(3) LOOP – ø1.315" X .133" WALL STEEL TUBING.
(4) SURFACE PLATE – ø7½" X ¼" THICK STEEL PLATE WITH THREE ø⅝" MOUNTING HOLES.
(5) MOUNTED WITH THREE ø⅝" X 4–5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED).

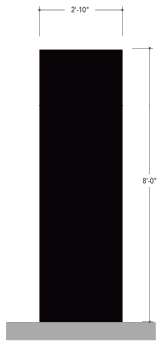
D BIKE RACK DETAIL
NOT TO SCALE



A Elevation
scale: 1/2" = 1'-0"



B Elevation
scale: 1/2" = 1'-0"



C Elevation
scale: 1/2" = 1'-0"

2'-5" x 10'-0" Kum & Go / GoFresh MARKET - 24.17 sq. ft.
2'-10" x 7'-6" Gas Price Sign - 21.22 sq. ft.
1'-0" x 2'-1" 88 Panel - 2.08 sq. ft. Total Sq. Ft. - 47.47

C 8' MONUMENT SIGN
NOT TO SCALE

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olsson
1800 Wazee Street Suite 200
Denver, CO 80202
TEL 970.461.7733
www.olsson.com

PROFESSIONAL ENGINEER
No. 11901087-2202
MATTHEW DAVID POPP
2023.03.28
STATE OF UTAH

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

#2519 - WEST HAVEN, UTAH
3580 S MIDLAND DR
SIGNAGE & SITE DETAILS

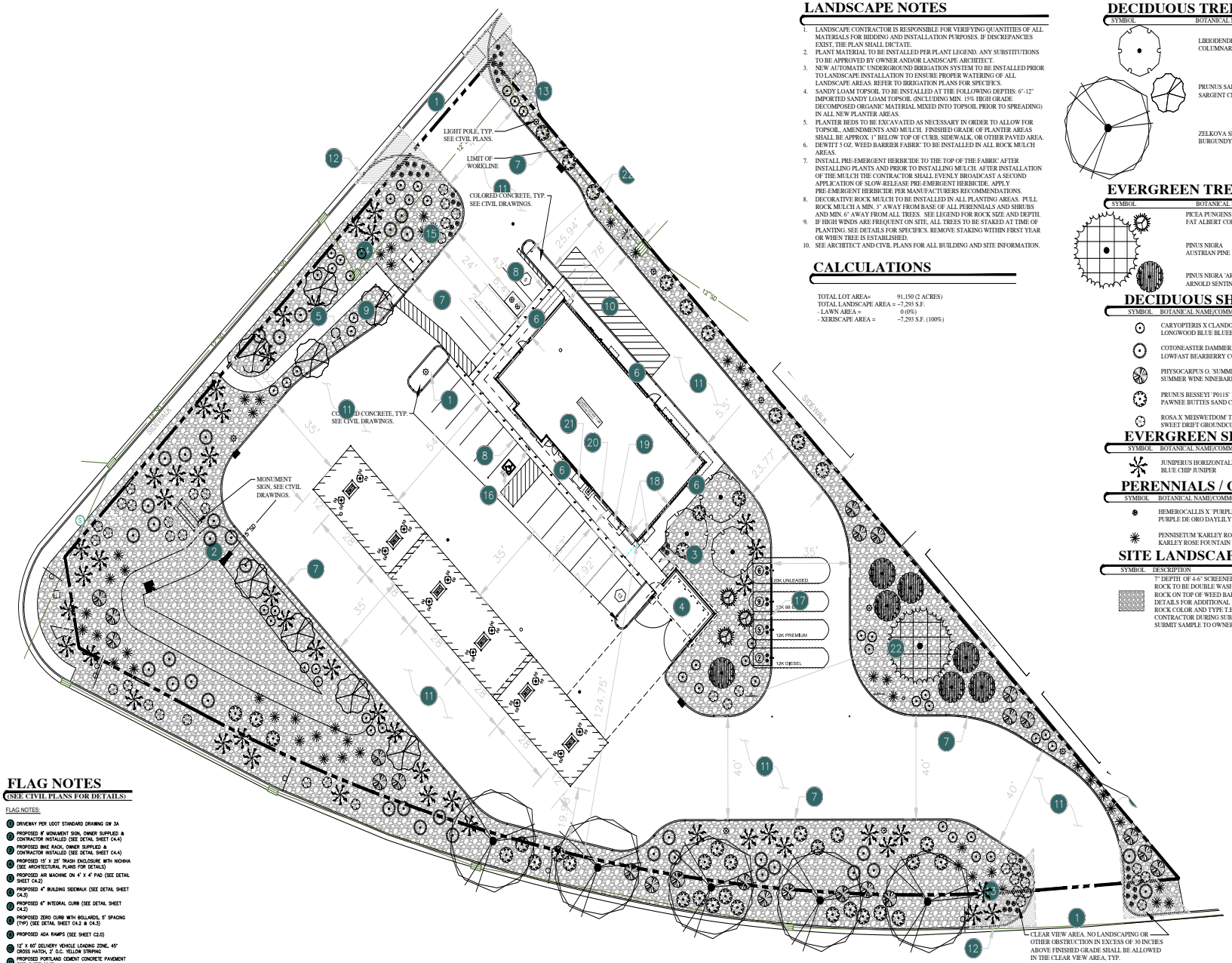
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

△	DATE	REVISION DESCRIPTION

DATE: 03/28/2023

SHEET NUMBER:
C4.4
20 OF 25

DWG: F:\2022\05001-05500\022-05231\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_PAVDET_02205231.dwg
DATE: Mar 28, 2023 3:15pm
XREFS: C_PTBLK_02205231
USER: hcarlson



FLAG NOTES
(SEE CIVIL PLANS FOR DETAILS)

FLAG NOTES:

1. DRIVEWAY PER UDOT STANDARD DRAWING ON 3A
2. PROPOSED 8' MONUMENT SIGN, OWNER SUPPLIED & CONTRACTOR INSTALLED (SEE DETAIL SHEET C4.4)
3. PROPOSED BIKE RACK, OWNER SUPPLIED & CONTRACTOR INSTALLED (SEE DETAIL SHEET C4.4)
4. PROPOSED 15' X 25' TRASH ENCLOSURE WITH MCHWA (SEE ARCHITECTURAL PLANS FOR DETAILS)
5. PROPOSED AIR MACHINE ON 4' X 4' PAD (SEE DETAIL SHEET C4.2)
6. PROPOSED 4" BUILDING SIDEWALK (SEE DETAIL SHEET C4.3)
7. PROPOSED 6" INTEGRAL CURB (SEE DETAIL SHEET C4.2)
8. PROPOSED ZERO CURB WITH BOLLARDS, 5' SPACING (TYP) (SEE DETAIL SHEET C4.2 & C4.3)
9. PROPOSED ADA RAMPS (SEE SHEET C2.0)
10. 12' X 60' DELIVERY VEHICLE LOADING ZONE, 45° CROSS HATCH, 2' O.C. YELLOW STRIPING
11. PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT (SEE SHEET C2.0)
12. CONNECT TO EXISTING CURB & GUTTER
13. PROPOSED STOP SIGN (SEE DETAIL SHEET C4.4)
14. PROPOSED 4" THICK CONCRETE SITE SIDEWALK, WIDTH PER PLAN (SEE DETAIL SHEET C4.3)
15. PROPOSED ELECTRIC TRANSFORMER (SEE SHEET C3.0)
16. PROPOSED ADA VAN PARKING STALL & BOLLARD MOUNTED SIGN (SEE DETAIL SHEET C4.2)
17. PAINT CURB ALONG FRONT OF UNDERGROUND STORAGE TANKS YELLOW
18. PROPANE CAGE
19. ICE MERCHANDISE
20. FIREWOOD
21. MISCELLANEOUS MERCHANDISE
22. PROPOSED "NO THRU TRAFFIC, TRUCKS ONLY" SIGN
23. PROPOSED SITE LIGHT POLE (SEE DETAIL SHEET C3.1)

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6"-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS.
5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. DEWITT 5 OZ. WEED BARRIER FABRIC' TO BE INSTALLED IN ALL ROCK MULCH AREAS.
7. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
8. DECORATIVE ROCK MULCH TO BE INSTALLED IN ALL PLANTING AREAS. PULL ROCK MULCH A MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. SEE LEGEND FOR ROCK SIZE AND DEPTH.
9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
10. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

CALCULATIONS

TOTAL LOT AREA=	91,150 (2 ACRES)
TOTAL LANDSCAPE AREA =	~7,293 S.F.
- LAWN AREA =	0 (0%)
- XERISCAPE AREA =	~7,293 S.F. (100%)

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	LIRIODENDRON 'TULIPIFERA 'FASTIGIATA' COLUMNAR 'TULIP POPLAR	3	2" CAL
	PRUNUS SARGENTII 'PINK FLAIR' SARGENT CHERRY (non fruiting)	8	2" CAL
	ZELKOVA SERRATA 'BURGUNDY VASE' BURGUNDY VASE JAPANESE ZELKOVA	5	2" CAL

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT COLORADO SPRUCE	3	6'-7' TALL
	PINUS NIGRA AUSTRIAN PINE	1	6'-7' TALL
	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL PINE	7	6'-7' TALL

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CARYOPTERIS X CLANDONENSIS 'LONGWOOD BLUE' LONGWOOD BLUE BLUEBEARD	49	5 GAL.
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST BEARBERRY COTONEASTER	37	5 GAL.
	PHYSOCARPUS O. 'SUMMER WINE' SUMMER WINE NINEBARK	24	5 GAL.
	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY	39	5 GAL.
	ROSA X 'MEISWETDOM' TM SWEET DRIFT GROUNDCOVER ROSE	40	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	48	5 GAL.

PERENNIALS / GRASSES LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS X 'PURPLE DE ORO' PURPLE DE ORO DAYLILY	42	5 GAL.
	PENNISETUM 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	50	5 GAL.

SITE LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY
	7" DEPTH OF 4-6" SCREENED COBBLE ROCK. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAILS FOR ADDITIONAL INSTALLATION NOTES. ROCK COLOR AND TYPE T.B.D. BY OWNER AND CONTRACTOR DURING SUBMITTAL PROCESS. SUBMIT SAMPLE TO OWNER FOR APPROVAL.	PER PLAN

N

20' 0 20' 40' 60'

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

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

olsson
1690 Fall River Dr. Suite 200
Loveland, CO 80538 TEL 970.461.7733 www.olssonassociates.com

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B Whiting 03-29-2023

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

#2519 - WEST HAVEN, UTAH
(NEC) MIDLAND DR AND HINCKLEY DR

FINAL LANDSCAPE PLAN

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

REVISION DESCRIPTION	DATE	△

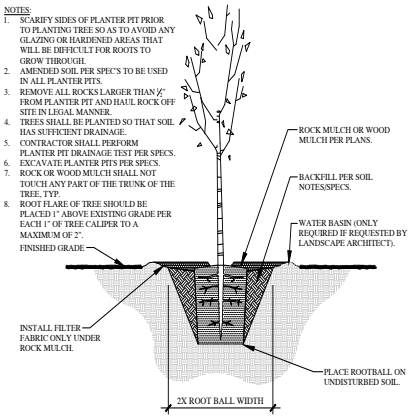
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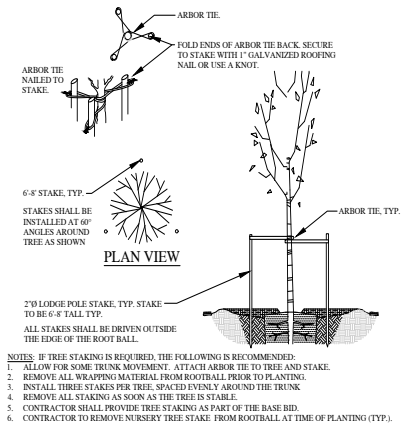
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DATE: Mar 29, 2023 4:23pm XREFS: 2519-SITE CAD_XX.XX.XX C_SIT_02205231 2519-SITE CAD_02.16.2023

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



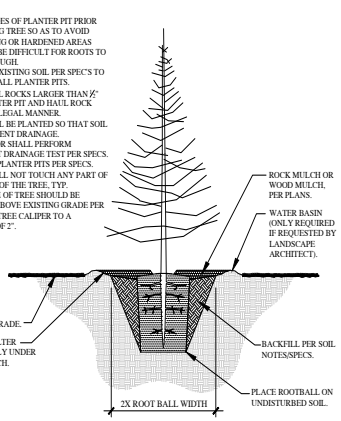
1 DECIDUOUS TREE PLANTING
SCALE: NTS



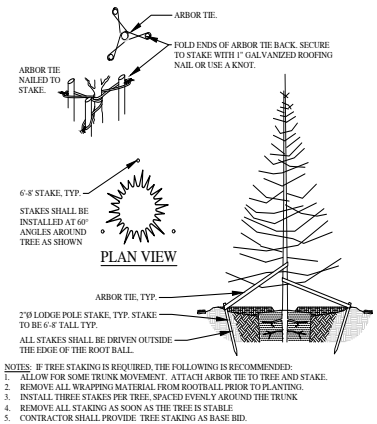
NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE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

2 DECIDUOUS TREE STAKING
SCALE: NTS

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

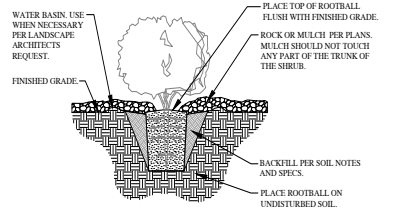


3 EVERGREEN PLANTING
SCALE: NTS



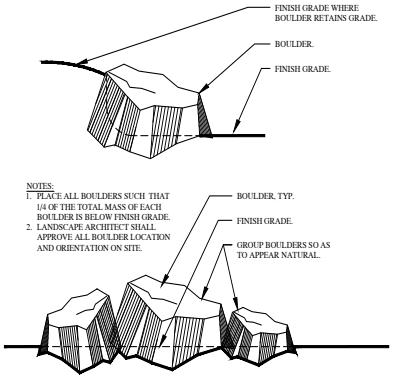
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2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE.
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS BASE BID.

4 EVERGREEN TREE STAKING
SCALE: NTS



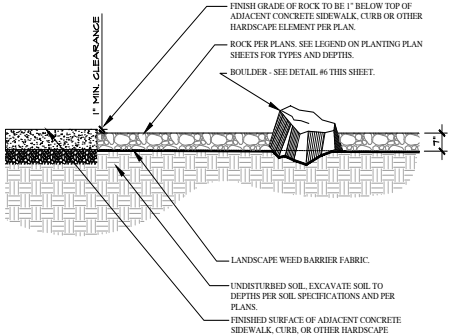
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF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

5 SHRUB & ORNAMENTAL GRASS PLANTING
SCALE: NTS



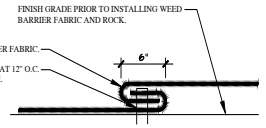
NOTES:
1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.
2. LANDSCAPE ARCHITECT SHALL APPROVE ALL BOULDER LOCATION AND ORIENTATION ON SITE.

6 BOULDER PLACEMENT
SCALE: NTS



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

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



7 ROCK AND WEED BARRIER FABRIC WITH BOULDER
SCALE: NTS

olsson
1800 Fall River Dr. Suite 200
Loveland, CO 80538
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LICENSED LANDSCAPE ARCHITECT # 488514 Cory B. Griffith 02-28-2024

Kum & Go

1459 Grand Avenue
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#2519 - WEST HAVEN, UTAH
(NEC) MIDLAND DR AND HINCKLEY DR

FINAL LANDSCAPE DETAILS

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

△	DATE	REVISION DESCRIPTION

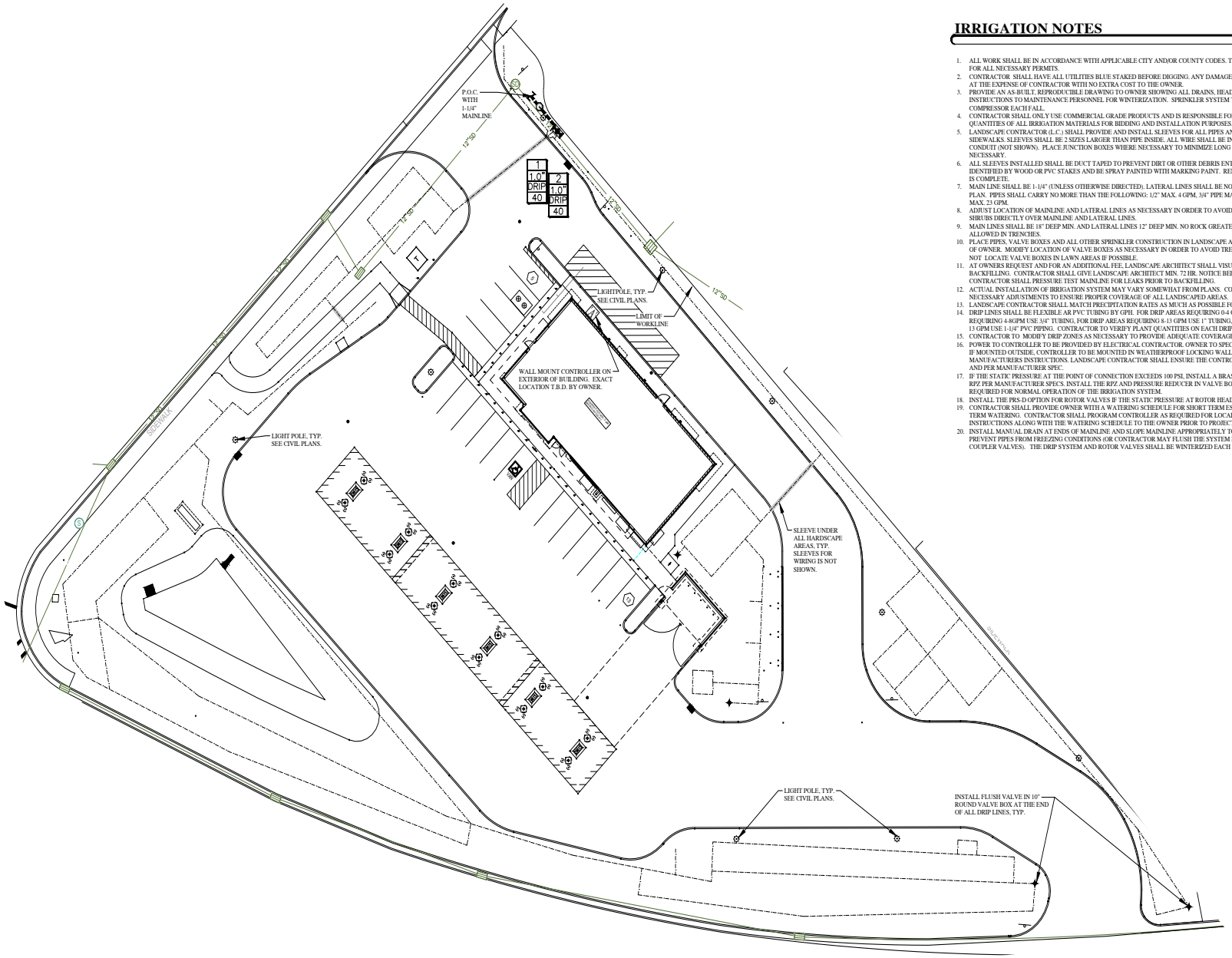
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22 OF 25

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DWG: Z:\Drawings\2022 Drawings\Kum & Go Station 2519 West Haven 22-147\Design\AutoCAD\dwg\Kum & Go West Haven 2519 3-29-23.dwg USER: Jillian
DATE: Mar 29, 2023 4:23pm XREFS: 2519-SITE CAD_XX.XX.XX C_ST_20220231 2519-SITE CAD_20.10.2023



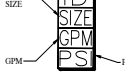
IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SCH. 40 GREY ELECTRICAL CONDUIT (NOT SHOWN). PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
6. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
7. MAIN LINE SHALL BE 1-1/4" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIP MAX. 23 GPM.
8. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
9. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
10. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
11. AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
12. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
13. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
14. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING. FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING, AND FOR DRIP AREAS REQUIRING OVER 13 GPM USE 1-1/4" PVC PIPING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
15. CONTRACTOR TO MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
16. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
17. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN VALVE BOX BELOW GRADE. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
18. INSTALL THE PRS-D OPTION FOR ROTOR VALVES IF THE STATIC PRESSURE AT ROTOR HEADS EXCEEDS 75 PSI.
19. CONTRACTOR SHALL PROVIDE OWNER WITH A WATERING SCHEDULE FOR SHORT TERM ESTABLISHMENT PERIOD AND FOR LONG TERM WATERING. CONTRACTOR SHALL PROGRAM CONTROLLER AS REQUIRED FOR LOCAL CONDITIONS AND PROVIDE WRITTEN INSTRUCTIONS ALONG WITH THE WATERING SCHEDULE TO THE OWNER PRIOR TO PROJECT CLOSE-OUT.
20. INSTALL MANUAL DRAIN AT ENDS OF MAINLINE AND SLOPE MAINLINE APPROPRIATELY TO ENSURE POSITIVE DRAINAGE TO PREVENT PIPES FROM FREEZING CONDITIONS (OR CONTRACTOR MAY FLUSH THE SYSTEM EACH FALL THROUGH THE QUICK COUPLER VALVES). THE DRIP SYSTEM AND ROTOR VALVES SHALL BE WINTERIZED EACH FALL BY USE OF AN AIR COMPRESSOR.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DRIP GPH	DETAILS SEE SHEETS L2.1-L2.2	REMARKS
NOT SHOWN	NETAFIM Techline® TLCV DRIPLINE	FULL	--	40	--	--	--	--	--	--	.26	11-14	INSTALL DIFFUSER CAP
NOT SHOWN	GPSTCV2M	FULL	--	40	--	--	--	--	--	--	2.0	11-14	**INSTALL DIFFUSER CAP**
NOT SHOWN	RAINBIRD PC-05 EMITTER W/ DIFFUSER CAP	FULL	--	40	--	--	--	--	--	--	5.0	11-14	INSTALL DIFFUSER CAP
A	HYDROPOINT WTPRO1-C-ET(948-CWM 2-WIRE SMART CONTROLLER - WALL MOUNT. INSTALL ALL 2 WIRE COMPONENTS (NOT SHOWN) PER MANUFACTURER SPECS. GROUND CONTROLLER PER MANUFACTURERS SPECS.											1	COORDINATE LOCATION WITH OWNER
Z	1" CULINARY POINT OF CONNECTION WITH RPZ. SEE DETAILS FOR MORE INFORMATION.											2-3	REFERENCE DETAIL 1
	1" RAINBIRD QUICK COUPLER, MODEL #44LRC											8	**IN 10" RND. VALVE BOX**
H	DRIP CONTROL ZONE KIT: X.CZ.100.PRB.COM											9	JUMBO VALVE BOX
	MAINLINE: 1-1/4" SCH. 40 PVC W/ SCH 40 FITTINGS.											5-7	REFERENCE DETAILS
	LATERAL LINE FOR DRIP AND/OR SPRAYS: SCHEDULE 40 PVC											5-7	REFERENCE DETAILS
	PVC DRIP HEADER/FOOTER: PVC SCH. 40 (SEE DETAILS FOR NETAFIM LAYOUT)											11-14	REFERENCE DETAILS
	SCH. 40 OR CLASS 200 SLEEVE (TBD BY OWNER). SIZE TO MIN. 2X DIA. OF PIPE WITHIN SLEEVE OR AS NOTED ON PLANS.											7	ADD SLEEVES AS REQUIRED
✦	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											10	REFERENCE DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND COPPER WIRE											1.5-6	REFERENCE DETAILS

VALVE ID TAG



DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER DETAILS ON SHEET L2.1 AND L2.2.
3. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.



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

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LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B Whiting 03-29-2023 STATE OF UTAH

Kum & Go

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P: 515-226-0128
F: 515-223-9873

#2519 - WEST HAVEN, UTAH
(NEC) MIDLAND DR AND HINCKLEY DR

FINAL IRRIGATION PLAN

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

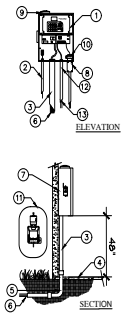
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23 OF 25

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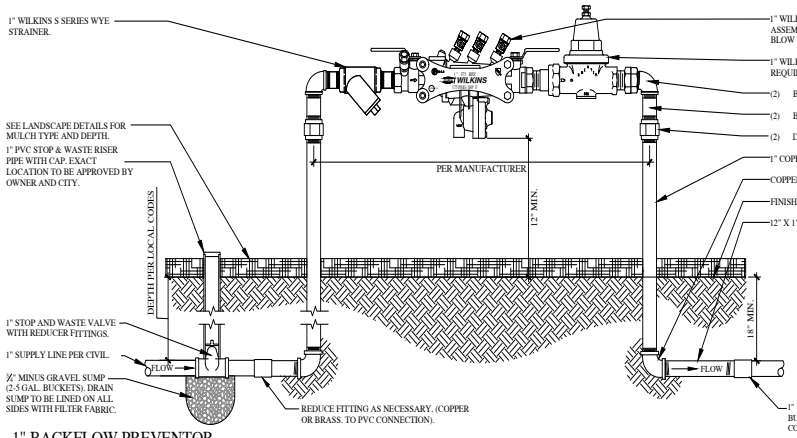


1. WEATHERTRAK ET PRO3 2-WIRE CONTROLLER WITHIN VANDAL RESISTANT POWDER COATED COLD ROLLED STEEL WALL MOUNT ENCLOSURE ASSEMBLY W/ KEY-LOCK. SEE SPEC'S FOR SIZE AND FINISH.
2. #6 COPPER GROUND WIRE IN CONDUIT. CONNECT TO BUILDING GROUND AS REQUIRED BY PER ASIC GUIDELINES.
3. 1-1/2" PVC SCH. 40 CONTROL WIRE CONDUIT.
4. FINISH GRADE IN LANDSCAPE AREA.
5. 1-1/2" PVC LONG SWEEP ELL AND CONDUIT. -SIZE AS REQUIRED.
6. 2-WIRE COMMUNICATION CABLE(S FROM DECODERS AND VALVES.
7. WALL SURFACE ANCHOR CONTROLLER TO WALL PER MANUFACTURER'S INSTRUCTIONS.
8. "J" BOX FOR 120 VOLT CONNECTION TO CONTROLLER TRANSFORMER.
9. LOW PROFILE ANTENNA.
10. CONTROLLER TRANSFORMER.
11. RAIN SENSOR PER SPEC'S (WIRELESS SHOWN)
12. 3/4" PVC SWEEP ELL AND CONDUIT FOR FLOW SENSOR CABLE AND MASTER VALVE WIRES.
13. FLOW SENSOR CABLE AND MASTER VALVE WIRES PER SPECIFICATIONS.

NOTE:
1. CONTRACTOR SHALL INSTALL ALL DECODERS, GROUNDING, ETC. FOR 2-WIRE SYSTEM PER MANUFACTURER SPECS, AND PER OWNERS REQUEST. CONNECT FLOW SENSOR AND MASTER VALVE TO CONTROLLER PER OWNERS REQUEST.

WEATHERTRAK ET PRO3 2-WIRE CONTRILLER

1 SCALE: NTS

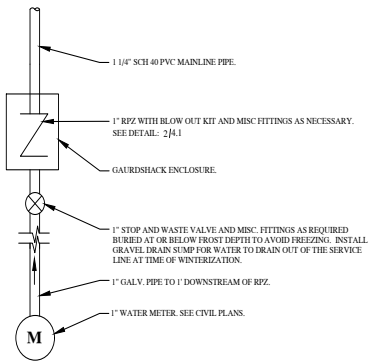


BACKFLOW PREVENTOR NOTES:

1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
2. WHEN UNIT IS NEXT TO STRUCTURE (i.e. WALL BUILDING, ETC.) MOUNT TEST COCKS ON SIDE AWAY FROM STRUCTURE.
3. PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON HOW TO DRAIN ENTIRE BACKFLOW UNIT TO PREVENT FREEZING. CONTRACTOR TO PROVIDE BLOW OUT KIT FROM MANUFACTURER.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER RPZ INSTALLATION.
5. INSTALL METAL INCLOSURE OVER RPZ. OWNER TO SPECIFY EXACT TYPE.
6. RPZ TO BE WINTERIZED AS NECESSARY TO PREVENT FREEZING. INSULATION IS REQUIRED TO PREVENT RPZ FROM FREEZING TEMPERATURES BEFORE SYSTEM IS BLOWN OUT FOR THE SEASON. CONTRACTOR SHALL INSTALL INSULATION BLANKET FOR RPZ.
7. WHERE CORROSION IS POSSIBLE, USE A DIELECTRIC UNION WHEREVER A COPPER-BASED METAL (COPPER, BRASS, BRONZE) IS JOINED TO AN IRON-BASED METAL (IRON, GALVANIZED STEEL, STAINLESS STEEL).

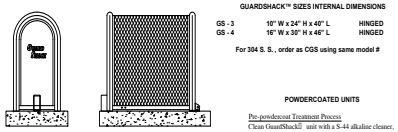
1" BACKFLOW PREVENTOR

2 SCALE: NTS



1" POINT OF CONNECTION

3 SCALE: NTS



STANDARD GUARDSHACK™ AND COAST GUARDSHACK™ SIZES INTERNAL DIMENSIONS

GS - 3	10" W x 24" H x 40" L	HINGED
GS - 4	16" W x 30" H x 46" L	HINGED

For 304 S. S. , order as CGS using same model #

GUARDSHACK™ GENERAL SPECIFICATIONS

- All pipe shall be 1 ½" schedule 40 A.S.T.M. A-53 Grade A- Electric Weld pipe.
- Angle Iron shall be 1" x 1" x ⅛" steel.
- Stainless steel units shall be 1 ½" schedule 10 A.S.T. M. A-312 304 S.S.
- Expanded metal shall be ½" spacing x # 13 Ga. flattened diamond pattern steel.
- All hinges shall have hidden/interal mounting points.
- All stainless steel shall be sandblasted after fabrication to remove burrs, flashing and sharp edges.
- There shall be no exposed ends of expanded metal on the outside of the enclosure.
- Welding shall be a minimum of ¼" long welds on 4" spacing.
- One Lock Shield Bracket on hinged units shall be welded on end opposite hinges.
- Hardware kits provided for mounting enclosures.
- On 304 S.S. units, all hinges, exposed hardware, and brackets shall be 304 S.S.
- All hardware shall be securely attached to enclosures. See HK-200 for hardware specifications.
- All enclosures shall withstand a minimum of 200 lbs. per square foot without any permanent deflection or distortion.
- 3/8" spacing between angle iron framework of enclosure and slab to prevent rusting. Only pipe ends to touch slab.

POWDERCOATED UNITS

Pre-powdercoat Treatment Process
Clean GuardShack® unit with a S-44 alkaline cleaner, overflow rinse, apply an AC-8115 iron phosphate treatment, overflow rinse and finish with a #198 sealer rinse to prevent rusting and improve adhesion.

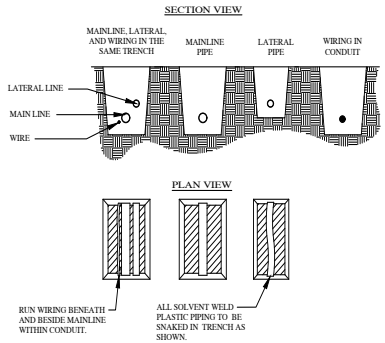
Powdercoat Treatment Process
Units shall be preheated and coated by electrostatic application of 2.0 to 3.5 mil thickness on all surfaces. Powder shall be RAL 1019 Woodlands Tan or TCI 8816-6058 Forest Green or approved equal Impact Resistance Finish 160 inch pounds direct 160 inch pounds reverse, per ASTM D-2794 specs. Gloss Finish >85, per ASTM D-523. Adhesion to be rated excellent when tested to ASTM D-3359 standards.

STAINLESS STEEL ELECTRO-POLISH FINISH

All 304 Stainless Steel units shall be chemically electro-polished to impart a lustrous finish to the unit.

STANDARD GUARDSHACK ENCLOSURE

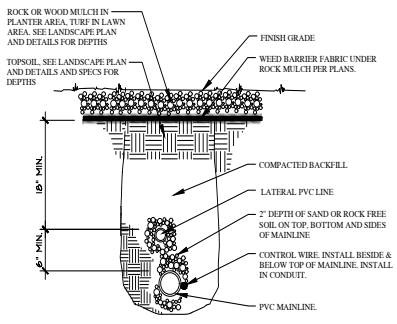
4 SCALE: NTS



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS (WITH CLASS 200 OR SCH. 40 OR SCH. 80 PER SPEC'S.) TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE DETAILS, NOTES AND SPEC'S.
3. NO LINE VOLTAGE WIRING SHALL BE ALLOWED IN IRRIGATION TRENCHES.

PIPE, WIRE, AND TRENCH

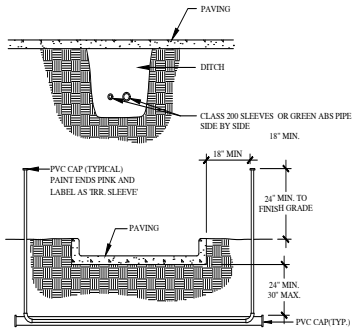
5 SCALE: NTS



NOTES:
1. INSTALL CONTROL WIRE BUNDLE IN CONDUIT.
2. MAINLINE DEPTH SHALL BE 24" DEEP EXCEPT UNDER ASPHALT & CONCRETE PAVING AND AT P.O.C. SHALL BE MIN OF 24" & MAX OF 30". INSTALL ADDITIONAL FITTINGS & RESTRAINTS AS REQUIRED.
3. MAINLINE AND LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

TRENCH SECTION

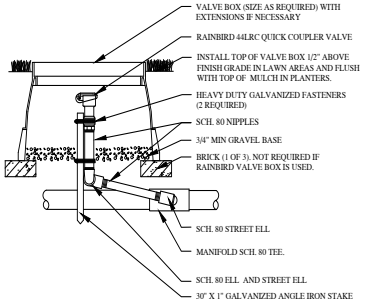
6 SCALE: NTS



NOTE:
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

SLEEVING

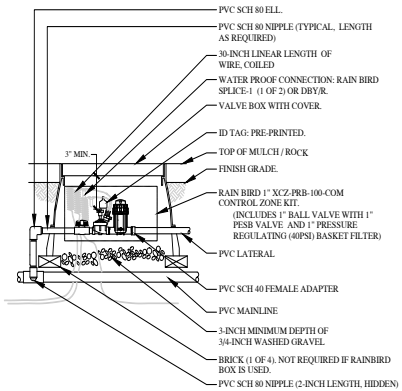
7 SCALE: NTS



NOTES:
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE. 1.1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE RPZ AND QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR. TYP.
7. SCH 80 PVC TEE OR ELL'S CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION). ALL QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.

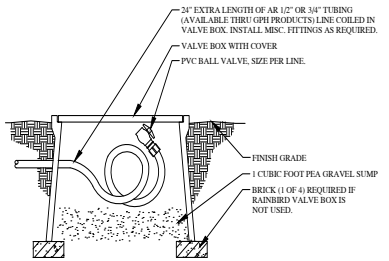
QUICK COUPLER VALVE

8 SCALE: NTS



1" DRIP CONTROL ZONE KIT

9 SCALE: NTS



DRIP LINE FLUSH CAP

10 SCALE: NTS

olsson
1690 Fall River Dr Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olssonframework.com

LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 03-29-2023 COLORADO

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

#2519 - WEST HAVEN, UTAH
(NEC) MIDLAND DR AND HINCKLEY DR

FINAL IRRIGATION DETAILS

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

REVISION DESCRIPTION	DATE

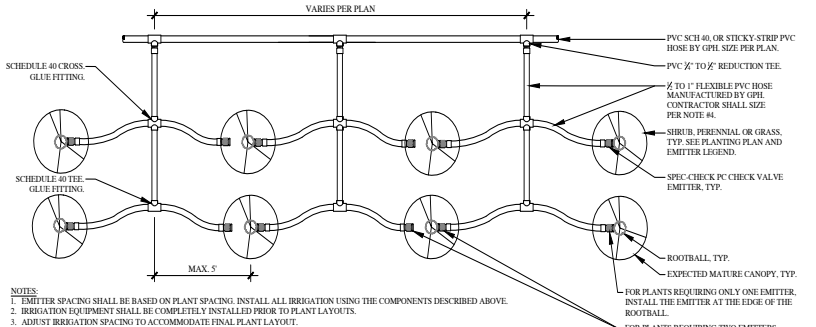
DATE: 03-29-2023

SHEET NUMBER: L2.1

24 OF 25

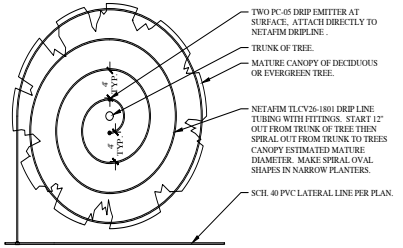
InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801-756-5043 www.insitedesigngroup.com

DWG: Z:\Drawings\2022 Drawings\Kum & Go Gas Station 2519 West Haven 22-147\Design\AutoCAD\dwg\Kum & Go West Haven 2519 3-29-23.dwg USER: jillian
DATE: Mar 29, 2023 4:23pm XREFS: 2519-SITE CAD_XX.XX.XX C_SIT_02205231 2519-SITE CAD_02.16.2023



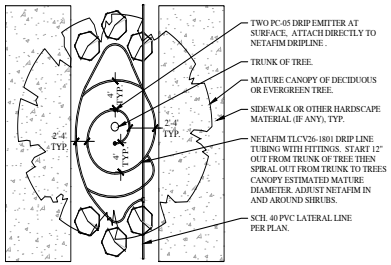
NOTES:
1. EMITTER SPACING SHALL BE BASED ON PLANT SPACING. INSTALL ALL IRRIGATION USING THE COMPONENTS DESCRIBED ABOVE.
2. IRRIGATION EQUIPMENT SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS.
3. ADJUST IRRIGATION SPACING TO ACCOMMODATE FINAL PLANT LAYOUT.
4. 1/2" PVC FLEX HOSE SHALL NOT EXCEED 4GPM, 3/4" PVC FLEX HOSE SHALL NOT EXCEED 8GPM AND 1" PVC FLEX HOSE SHALL NOT EXCEED 13GPM.
5. AT OWNERS DISCRETION, A LESS EXPENSIVE DRIP SYSTEM MAY BE INSTALLED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, SUBMITTAL CUT SHEETS AND POTENTIAL COST SAVINGS TO OWNER, HOWEVER, THE OWNER AND LANDSCAPE ARCHITECT MUST APPROVE ALL CHANGES IN MATERIALS AND CONSTRUCTION PRACTICES IF DIFFERENT FROM THE PLAN.
6. SMALL EVERGREEN TREES MAY NEED FEWER EMITTERS. CONSULT WITH THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLING IRRIGATION TO DETERMINE QUANTITY OF EMITTERS.
7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND.
8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.
9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION.

11 GPH DRIP EMITTER PLAN VIEW
SCALE: NTS



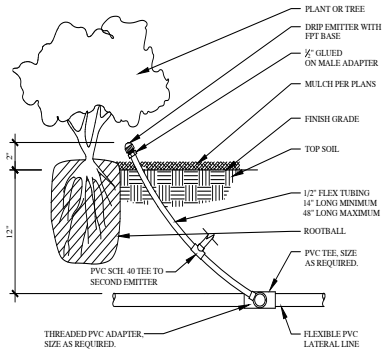
NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

12 TREE DRIP WITHOUT PLANTS UNDER FULL CANOPY
1" = 1'-0"



NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

13 TREE DRIP WITH PARTIAL PLANTING UNDER CANOPY
1" = 1'-0"



NOTE:
1. FOR LAYOUT OF MULTIPLE SHRUBS, CONTRACTOR SHALL USE TEE'S AS NECESSARY. FOR LAYOUT INFORMATION, SEE DETAIL 19/L4.2

14 DRIP EMITTER
SCALE: NTS

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

ARCHITECT # 488454 Cory B. Whiting 03-29-2023 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT 03/29/2023

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

#2519 - WEST HAVEN, UTAH
(NEC) MIDLAND DR AND HINCKLEY DR
FINAL IRRIGATION DETAILS

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

△	DATE	REVISION DESCRIPTION

DATE: 03-29-2023

SHEET NUMBER: L2.2

25 OF 25

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

DWG: Z:\Drawings\2022 Drawings\Kum & Go Gas Station 2519 West Haven 22-147\Design\AutoCAD\dwg\Kum & Go West Haven 2519 3-29-23.dwg USER: jillian
DATE: Mar 29, 2023 4:23pm XREFS: 2519-SITE CAD_XX.XX.XX C_SIT_02205231 2519-SITE CAD_02.16.2023

E# 3282008 PG 1 OF 3
LEANN H KILTS, WEBER CTY. RECORDER
02-MAY-23 157 PM FEE $.00 THU
REC FOR: TAYLOR WEST WEBER WATER

W3282008

Prepared by & Return to: Parker Kober, 1459 Grand Avenue, Des Moines, IA 50309 (515) 457-6215

TERMINATION AND RELEASE OF EASEMENT

THE UNDERSIGNED, TAYLOR-WEST WEBER WATER IMPROVEMENT, as the Grantee and beneficiary of that certain easement recorded in the Weber County Recorder's Office in Book 1094 at Page 681 (the "Easement"), and they do hereby terminate the Easement and release any and all claims thereto.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural, and as masculine, feminine or neuter gender, according to the context.

DATED: May 2, 23, 2023. TAYLOR-WEST WEBER WATER IMPROVEMENT

By: _____
Name: Ryan Rogers
Title: District Manager

STATE OF Utah)
)ss:
COUNTY OF Weber)

On this 2 day of May, 2023, before me, the undersigned, a Notary Public, personally appeared Ryan Rogers, as Manager of TAYLOR-WEST WEBER WATER IMPROVEMENT.

By: Shelley P. Hadley
Notary Public

SHELLEY P. HADLEY
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 728268
COMM. EXP. 12-06-2026

Easement Vacation Description:

A parcel of land being a portion of an existing 20.00 foot-wide easement granted to Taylor-West Weber Water Improvement District, Recorded August 12, 1975 as Entry No.: 643675, in Book 1094 at Page 681, of official records, said easement being situate within the Northwest Quarter of Section 02, Township 5 North, Range 2 West, Salt Lake Base and Meridian, located in West Haven City, County of Weber, State of Utah, said portion of easement being more particularly described as follows:

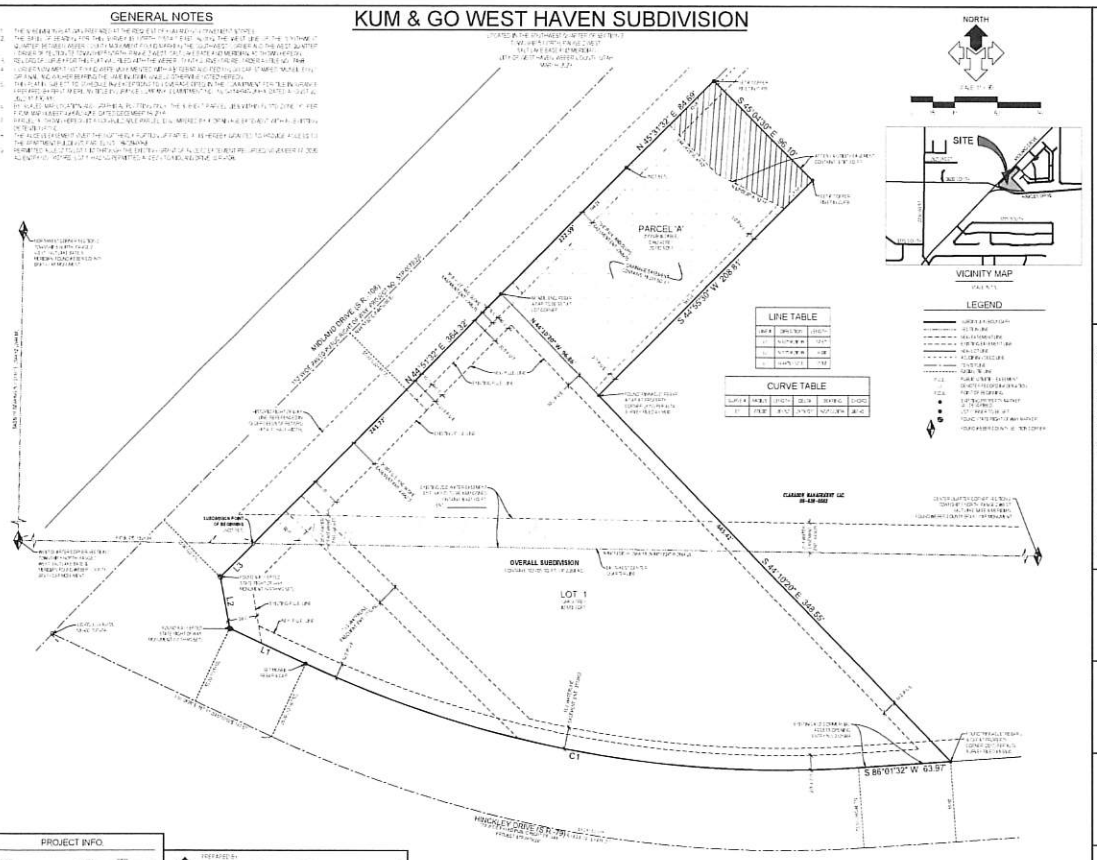
Commencing at a point of intersection of the Southeasterly line of Midland Drive (previously a 66 feet wide road) and the Southerly line of the NW ¼ of Section 2 (Easterly prolongation of the centerline of 3600 South Street), said point of commencement being South 89°13'09" East, along the East-West Center Quarter line, a distance of 1498.32 feet from the Weber County monument marking the West Quarter Corner of said Section 02, Township 5 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°13'09" East, continuing along said East-West Center Quarter line and the South line of foresaid 20.00 foot-wide easement, a distance of 372.04 feet, to the Southwesterly line of Claradon Management LLC. parcel identified by Weber County Tax I.D. No.: 08-028-0083; thence North 44°10'20" West, along said Southwesterly line, a distance of 28.26 feet, to the North line of aforesaid 20.00 foot-wide easement; thence North 89°13'09" West, along said North line, a distance of 332.35 feet, to the Westerly line of aforesaid 20.00 foot-wide easement; thence South 45°22'44" West, along said Westerly line a distance of 28.09 feet, to the point of beginning.

Contains: 7043 Sq. Ft., or 0.162 of an Acre.

KUM & GO WEST HAVEN SUBDIVISION

GENERAL NOTES

1. THE N 89°58'51" W BEARING ALONG THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON, IS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
2. THE SOUTH 89°58'51" E DISTANCE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON, IS USED AS THE BASIS OF DISTANCES FOR THIS SURVEY.
3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
4. ALL BOUNDARY CORNERS SET ARE 5/8" REBAR AND CAP STAMPED "MCNEIL ENGINEERING" UNLESS OTHERWISE NOTED.
5. ALL BOUNDARY CORNERS SET ARE 5/8" REBAR AND CAP STAMPED "MCNEIL ENGINEERING" UNLESS OTHERWISE NOTED.
6. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE PERPETUAL, NON-EXCLUSIVE USE OF THE PUBLIC UTILITIES AND COMMUNICATIONS SERVICES FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THEIR RESPECTIVE SYSTEMS AS MAY BE AUTHORIZED BY THE CITY OF WEST HAVEN. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF WEST HAVEN FOR THE PERPETUAL, NON-EXCLUSIVE USE FOR PUBLIC UTILITIES AND STORM DRAINAGE PURPOSES AS MAY BE AUTHORIZED BY THE CITY OF WEST HAVEN. NO STRUCTURES, OTHER THAN THOSE OF PUBLIC UTILITIES, SHALL BE ERECTED UPON, OVER OR ACROSS THE PUBLIC UTILITY EASEMENTS.
7. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY CULINARY WATER AND SANITARY SEWER SERVICE.
8. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY CULINARY WATER AND SANITARY SEWER SERVICE.
9. BY GRAPHIC REPRESENTATION, THIS PLAT AFFECTS ONE (1) PARCEL, BEING PARCEL "A" OF THE LONGPATH SUBDIVISION, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.
10. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL "A" OF THE LONGPATH SUBDIVISION INTO ONE (1) LOT AND ONE (1) PARCEL.
11. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND ENFORCEABLE AT LAW OR IN EQUITY.
12. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND ENFORCEABLE AT LAW OR IN EQUITY.



SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION

OWNER'S DEDICATION

KNOW ALL MEN BY THE CERTIFICATE THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH IN THE SURVEYOR'S CERTIFICATE.

LONGPATH SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS AND OTHER MEANS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, THE USE HEREINABOVE DESCRIBED ALSO HEREBY GRANTS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED GRANTOR ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT INCLUDED AND NOTED FOR THEIR USE AS SHOWN HEREON.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____, 20__.

BY: _____
ITS: _____

BY: _____
ITS: _____

BY: _____
ITS: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE _____ OF _____, A CORPORATION AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING AT SALT LAKE COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE _____ OF _____, A CORPORATION AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING AT SALT LAKE COUNTY

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF SALT LAKE IN THE STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING AT SALT LAKE COUNTY

PROJECT INFO.

SURVEYOR: _____ NUMBER: _____
DRAWN BY: _____ PROJECT #: _____
CHECKED BY: _____ DATE: _____
SCALE: _____ CHECKED: _____

PREPARED BY:
McNEIL ENGINEERING
Surveyors and Sustainable Design, Professionals You Know and Trust.
3302 North Main Street, Suite 100 Spanish Fork, Utah 84660 801.798.0555 www.mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HERS

SHEET
1
OF
1

KUM & GO WEST HAVEN SUBDIVISION

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

WEST HAVEN CITY ENGINEER	WEST HAVEN CITY ACCEPTANCE	WEST HAVEN CITY PLANNING COMMISSION	WEST HAVEN CITY ATTORNEY	CITY MAYOR'S APPROVAL	WEBER COUNTY RECORDER
THIS PLAT IS APPROVED BY THE WEST HAVEN CITY ENGINEER THIS _____ DAY OF _____, 20__.	THIS PLAT IS APPROVED BY THE WEST HAVEN CITY COUNCIL THIS _____ DAY OF _____, 20__.	APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20__.	THIS PLAT IS APPROVED BY THE WEST HAVEN CITY ATTORNEY THIS _____ DAY OF _____, 20__.	PRESENTED TO THE MAYOR OF WEST HAVEN CITY THIS _____ DAY OF _____, 20__. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED ON _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS OF _____
_____	_____	_____	_____	_____	_____
WEST HAVEN CITY ENGINEER	ATTEST: _____ TITLE: _____	WEST HAVEN CITY PLANNING COMMISSION CHAIRMAN	WEST HAVEN CITY ATTORNEY	ATTEST: CITY RECORDER _____ CITY MAYOR _____	WEBER COUNTY RECORDER _____ DEPUTY

S:\WEST\Kum & GO\SUB\Survey\Plat_Dwg\SUB Survey Plat.dwg, Apr 15, 2022 - 11:46am

KUM & GO WEST HAVEN SUBDIVISION

GENERAL NOTES

1. THE SUBDIVISION PLAT WAS COMPLETED AT THE REQUEST OF THE MANAGING MEMBER OF KUM & GO, L.C.
2. ORIENTATION OF THIS SURVEY IS NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, BETWEEN WEBER COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
3. SOUTHWEST QUARTER AND THE WEST QUARTER CORNER WITH THE WEBER COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, [illegible] DATED AUGUST 2, 2023.
5. UNLESS OTHERWISE NOTED HEREON, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH AND INCORPORATED AREAS, MAP NUMBER 49057C0275F, EFFECTIVE DATE DECEMBER 16, 2005.
6. THE SUBJECT PROPERTY IS ENCUMBERED BY A DRAINAGE EASEMENT WITH AN EXISTING DETENTION POND.
7. THE ACCESS EASEMENT OVER THE NORTHERLY PORTION OF PARCEL 'A', IS HEREBY GRANTED TO PROVIDE ACCESS TO THE APARTMENT BUILDINGS, PARCEL NO.: 08-028-0083

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF WEST HAVEN, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE (S.R.-108) PER UDOT PROJECT NO.: STP-0078(29)0, SAID POINT BEING SOUTH 89°13'09" WEST, ALONG SAID CENTER QUARTER LINE, A DISTANCE OF 1528.84 FEET FROM THE WEBER COUNTY MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (NOTE: BASIS OF BEARING BEING NORTH 0°51'40" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER AND RUNNING FROM SAID NORTH QUARTER CORNER NORTH 0°51'40" EAST, 2644.80 FEET TO THE WEBER COUNTY MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 02); AND RUNNING THENCE NORTH 44°51'32" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 364.32 FEET; THENCE NORTH 45°08'28" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 84.69 FEET TO THE SOUTHWESTERLY LINE OF THE CLARADON MANAGEMENT LLC PARCEL, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 2017 AS ENTRY NO.: 2926370 OF OFFICIAL RECORDS; THENCE ALONG THE LINES OF SAID CLARADON MANAGEMENT LLC PARCEL, AS DEFINED BY RECORD OF SURVEY FILED AS 5930, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 44°51'32" EAST, 96.10 FEET; (2) SOUTH 44°55'30" WEST, 208.81 FEET; (3) SOUTH 23° [illegible] EAST, 348.35 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE (S.R.-79) U.O.D.T. PROJECT NO.: STP-0079(29)0; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 86°01'32" WEST, 63.97 FEET, TO A POINT OF CURVATURE TO THE NORTHWEST; (2) ALONG THE ARC OF A 1,760.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°50'01", AN ARC DISTANCE OF 885.92 FEET, SUBTENDED BY A LONG CHORD WHICH BEARS NORTH 79°33'28" WEST, A DISTANCE OF 887.40 FEET, TO A POINT OF TANGENCY; (3) NORTH 65°08'28" WEST, 31.91 FEET, THENCE NORTH 89°08'28" WEST, A DISTANCE OF 41.08 FEET, TO A STATE RIGHT OF WAY MONUMENT, OPPOSITE THE 2700 WEST STATION OF SAID HINCKLEY DRIVE; THENCE NORTH 44°51'32" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 81.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 102,705 SQ. FT., OR 2.358 AC.

DENNIS K. WITHERS
U.S. LICENSE NO. 6153199

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6153199, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE UTAH ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8a-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DEPICTED ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH SECTION 17-23-20 IN DETERMINING BOUNDARY MONUMENTS FOR THIS SUBDIVISION.

DENNIS K. WITHERS
U.S. LICENSE NO. 6153199

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH THE BE HEREAFTER KNOWN AS THE

KUM & GO WEST HAVEN SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS, OUR HEIRS, THIS DAY OF [illegible], DO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

BY: KG STORE HAS L.L.C
PRINT
:
(SIGNATURE)

BY:
ITS:
PRINT
:
(SIGNATURE)

BY:
ITS:
TRUSTEE:
(SIGNATURE)

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
: S.S.
COUNTY OF WEBER)

ON THE [illegible] DAY OF [illegible] A.D. 20[illegible] PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, [illegible], WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT [illegible] IS A UTAH CORPORATION, AND THAT [illegible] SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND ON BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
: S.S.
COUNTY OF WEBER)

ON THE [illegible] DAY OF [illegible] A.D. 20[illegible] PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, [illegible], WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT [illegible] IS A UTAH CORPORATION, AND THAT [illegible] SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND ON BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
: S.S.
COUNTY OF WEBER)

ON THE [illegible] DAY OF [illegible] A.D. 20[illegible] PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, [illegible] IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT [illegible] SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

VICINITY MAP

SCALE: N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPERTY LINE
- RADIAL TIE
- EXISTING PUBLIC UTILITIES EASEMENT
- DENOTES RECORD INFORMATION
- POINT OF BEGINNING (AS DESCRIBED)
- SUBDIVISION CORNER (AS DESCRIBED)
- NEW MONUMENT TO BE SET
- EXISTING SECTION CORNER

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N	57.57'
L2	65°08'28" W	36.06'
L3	N 0°08'28" W	31.91'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	778.00	391.62'	28°50'01"	N79°33'28"W	387.40

PROJECT INFO.

SURVEY DENNIS K. WITHERS
DESIGNER:
DESIGN DATE: 8/15/23
PROJECT: KUM & GO WEST HAVEN SUBDIVISION
NUMBER: 22539
REVISION: 0
SCALE: 1" = 30'
CHECKED: DKW

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SHEET 1 OF 1

KUM & GO WEST HAVEN SUBDIVISION

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

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER THIS _____ DAY OF _____, 2023.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY THIS _____ DAY OF _____, 2023.

ATTEST TITLE

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY THIS _____, 2023.

WEST HAVEN CITY ATTORNEY

CITY MAYOR'S APPROVAL

PRESENTED TO THE WEST HAVEN CITY MAYOR THIS _____ DAY OF _____ A.D. 20_____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER CITY MAYOR

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____ RECORDED FOR: _____

WEBER COUNTY RECORDER

DEPUTY

S:\2022\Proj\22539\Survey\Final Plat\22539 - Final Plat May 03, 2023 - 1100pm

Planning Commission
Staff Review Memo

June 14, 2023
Alika Murphy, City Planner I

Preferred RV - Conditional Use

Request: Approval of conditional use permit for a Daycare/Preschool
Property Address: 3500 W 3300 S
Property Zone: C-1
Property Size: 1,250 S.F.
Applicant: Dora Bugarin

Governing Document(s): WHZC Chapter 157.290-157.296, 157.515-157.529
Decision Type: Administrative
Staff Recommendation: See comments under "Staff Review"

Background

The applicant is seeking approval for a conditional use permit for her daycare/preschool located at 3500 W 3300 S. The property is zoned C-1 and according to our city code (WHZC 157.294) it is listed as conditional use.

	C-1	C-2	C-3
Daycare/Preschool	C	C	C

The following standards from Chapter 157.520, "Conditional Use Standards" (online version) are applicable to this request. Staff's evaluation of the criteria is bolded text below the standard.

(A) *General plan.* The proposed use conforms to policies of the city's general plan.
- **The general plan calls out that property as commercial and a daycare/preschool is permitted with a conditional use permit for both C-1.**

(B) *Site design.* The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.
- **This business is going in the Hyland Ranch Condominiums which is neighboring other commercial businesses permitted in C-1.**

Access. Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

- **Access to the property does not cause traffic or any pedestrian conflict.**

(D) *Circulation.* On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.

(C) *Parking.* The location and design of off-street parking complies with standards of this subchapter.

- **There is a shared parking lot available that was approved with the condominium site plan.**

(F) *Refuse collection.* The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.

(G) *Utility services.* Utility capacity supports the use at normal service levels.

(H) *Screening.* The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.

- **As mentioned, this business will be in an office building with businesses neighboring them on both sides that are or will be permitted/ conditional under the C-1 zone.**

(I) *Operating hours.* The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

- **The children will be kept within the building, neighboring businesses will not be affected.**

(J) *Signs.* Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.

- **New signs or updated signs will comply with the current sign ordinance**

(K) *Public services.* Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

(L) *Environmental impact.* The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.

(M) *Nuisance.* Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.

- *Utah Code defines a nuisance as "anything that is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property."*

    - ***This business will not be a major nuisance and overall, it will not be affecting the well-being of the community.***

Staff Review

Staff recommends approval for this conditional use permit with the conditions that

1. When applying for a business license provide the appropriate licensing from the state to run the daycare.

CONDITIONAL USE PERMIT APPLICATION

West Haven City Planning Commission

4150 S 3900 W West Haven, UT 84401

801-731-4519

Property Address 3500 W 3300 S **Parcel#** Highland Ranch Plaza

Existing Zone Yes **No. of Acres or Sq. Ft.** 1250 **#Res. Units** 2

Bldg. Sq. Ft ______ **Building Height (stories & ft.)** ______

What Use is requested? Daycare / Preschool

• •

-Is the proposed use necessary or desirable to provide a service or facility which will contribute to the general well-being of the community? - X Yes ___ No If yes, please answer the following two questions:

-Describe how the use will be necessary or desirable to provide a service or facility to the community?
Help working parents where to leave the children.

-Describe how the use will contribute to the general well-being of the community?
Teach the basic education, beginners learn to spell.

-Will the proposed use be detrimental to the health, safety, and general welfare of persons in the community? -___ Yes X No

-Will the proposed use be injurious to property or improvements to the community? -___ Yes ___ No

-Will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings and structures? X Yes ___ No If yes, please answer the following questions about the proposed use in the proposed area:

-Will the proposed use generate traffic in the area? If so, how much is anticipated? AT Times Dropoff + pickup

-Will the proposed use have an impact on parking in the area? X Yes ___ No If so, how much is anticipated?
Also At pickups + Drop off times

-Will the proposed use be compatible with the building and structure designs in the area? X Yes ___ No

-Will the proposed use be compatible with the building and structure uses in the area? X Yes ___ No

-Will the proposed use be compatible with landscaping and signs in the area? ___ Yes X No If a sign is requested, please attach photo. If there is landscaping involved in the request, please attach a site plan for the landscaping.

-Will the proposed use conform to the goals, policies, and governing principles and land use of the Master Plan for the City of West Haven? X Yes ___ No

-Will the proposed use lead to the deterioration of the environment or ecology in the general area? ___ Yes X No

-Will the proposed use produce conditions or emit pollutants? -___ Yes X No If yes, what type of pollutants shall be emitted or produced and how would they be disposed of or mitigated? ______

-Will such conditions or pollutants have a possible detrimental effect on the operation of existing uses of surrounding public and private properties in the immediate vicinity or the area as a whole? ___ Yes X No If yes, please explain ______

CONTINUED ON BACK

Owners Name: Dora Bugarin Phone: 435-232-2252

Email Address: Dorabugarin33@gmail.com

Business name (If applicable) _____

Address: 3500 W 3300 S City: West Haven State UT Zip 84401

All Information will be sent to the Agent. (Note when agent is same as above)

Agents Name _____ Phone: _____

Email Address: _____

Signed: _____ Date: _____

(Owner/Petitioner)

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

_____ (Owner)

_____ (Agent as Authorized by Owner)

State of Utah)

§

County of _____)

On this _____ day of _____, in the year 20___, before me, _____

a notary public, personally appeared _____, proved on the basis of satisfactory

name of document

signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and

acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

_____

Fee – Conditional Use Application

$100.00 for the City review and $100.00 plus $25.00 for each acre over one (1) to five (5) acres, then $10.00 for each additional acre or part thereof

A list of the names and addresses (mailing) of all neighbors in a 500-foot radius must be provided with the application.

A site plan must be provided with the application.

OFFICE USE

Date Paid: _____

Scheduled for Planning Commission Agenda: _____

Fee: _____

Approved: _____ Denied: _____ Date: _____

Conditions: Comply with Nuisance ordinance 15-15

S 3500 W
S 3450 W
S 3450 W
W 3300 S
3D
Search Maps
80°
AQI 37

Planning Commission
Staff Review Memo
May 24, 2023

Alika Murphy, Planner I

Rezone 1.02 and 0.97 Acres of Property from A-1 to R-2

Request:	To rezone 1.02 and 0.97 acres of property from A-1 to R-2
Property Address:	2828 W 1850 S and 2844 W 1850 S
Property Zone:	A-1
Property Size:	1.02 acres and 0.97 acres
Applicant:	Richard Williams and Mathew Smith
Governing Document(s):	WHC General Plan
Decision Type:	Legislative Recommendation
Staff Recommendation:	Recommend denial to the Council
Public Hearing Posting:	The public hearing was noticed and posted on May 11, 2023

Background

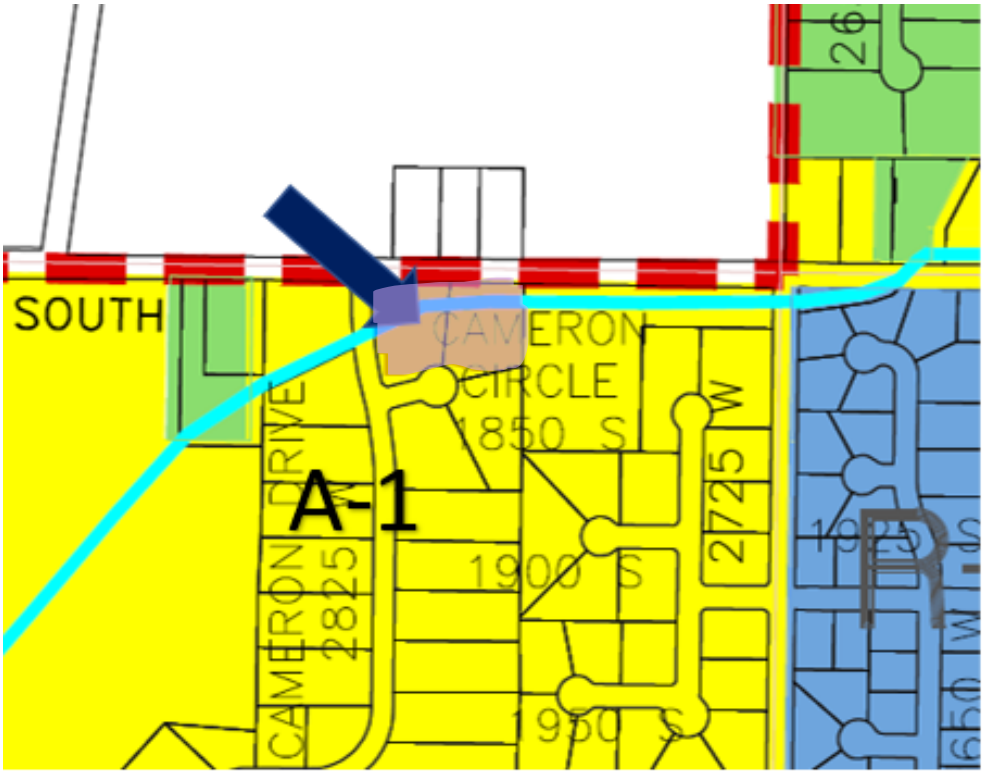
Richard Williams is the owner of 1.02 acres of property at 2828 West 1850 South (the property is highlighted in red). He has filed an application with the city to rezone Parcel # 153930008 from A-1 to R-2 along with his neighbor, Mathew Smith, the owner of 0.97 acres of property at 2844 West 1850 South.



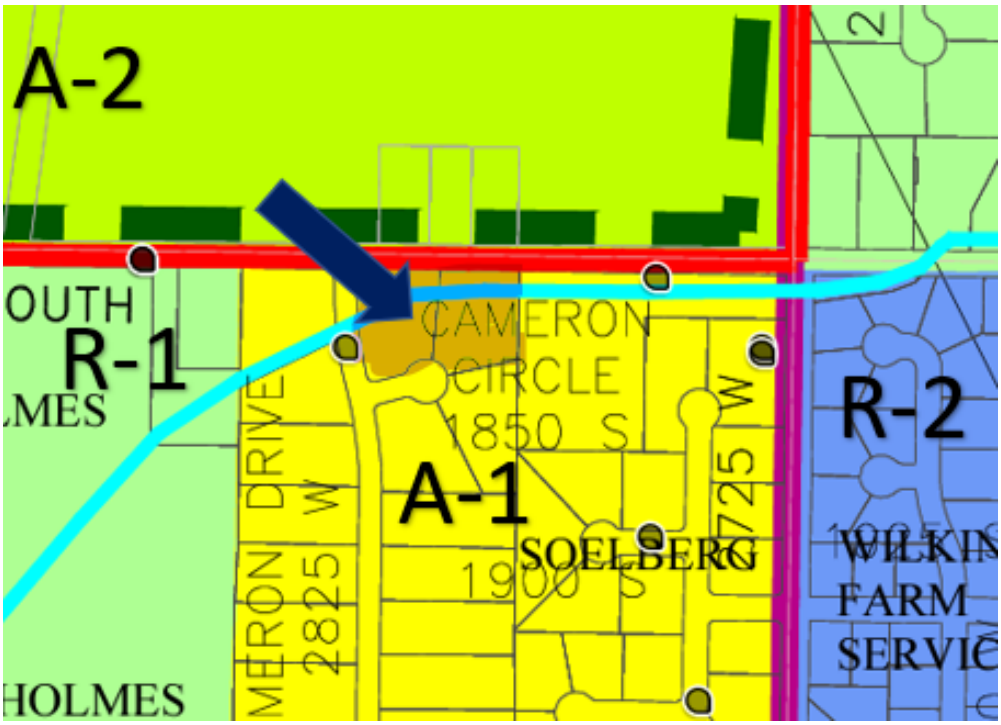
Staff Review/Recommendation

The General Plan anticipates that this property will be A-1 and develop accordingly. This request does not line up with the zoning the General Plan anticipates as seen below.

Current Zone:



General Plan:



Accordingly, Staff finds that the request is inconsistent with the General Plan and recommends that the Commission forward this to the City Council with a recommendation to deny the request. Below is suggested motion for such a recommendation.

Suggested Motion

"I find that the request is inconsistent with the General Plan and accordingly motion that we forward this application to the City Council with a recommendation that they deny the application to rezone Parcel 15-393-0008, 1.02-acres in total, located at 2828 W 1850 S, and Parcel 15-393-0007, 0.97-acres in total, located at 2844 W 1850 S, from A-1 to R-2."

ZONING MAP AMENDMENT APPLICATION

West Haven City Planning Commission

4150 S 3900 W West Haven, UT 84401

801-731-4519

Existing Zone A-1 (AM) Proposed Zone R-2 No. of acres/Sq. Ft. 1.2 acres

Property Address 2828 W 1850 S Parcel # 153930008

What use is requested Rezone from R1 to R2.

Owners Name Rich & Natalie Williams

Agent Name Same as above

Signed: _____ Date: 4/18/2023

(Owner/Petitioner)

I authorize Richard Williams to act as my representative in all matters relating to this application.

Same - Rich Williams

(Owner)

_____

(Agent as Authorized by Owner)

State of Utah)

§

County of _____)

On this_____ day of_____ , in the year 20___ , before me,

_____

a notary public, personally appeared _____, proved on the basis of satisfactory

name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

_____

ZONING MAP AMENDMENT APPLICATION

West Haven City Planning Commission

4150 S 3900 W West Haven, UT 84401

801-731-4519

Existing Zone A-1 Proposed Zone R-2 No. of acres/Sq. Ft. .97 acres

Property Address 2844 W 1850 S, West Haven, ut, 84401 Parcel # 153930007

What use is requested Residential

Owners Name Matthew and Megan Smith

Agent Name _____

Signed: _____ Date: 5/31/2023

(Owner/Petitioner)

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

_____

(Owner)

_____

(Agent as Authorized by Owner)

State of Utah)

§

County of _____)

On this_____ day of_____ , in the year 20___ , before me,

_____

a notary public, personally appeared _____, proved on the basis of satisfactory

name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

_____

ZONING MAP AMENDMENT APPLICATION

West Haven City Planning Commission

4150 S 3900 W West Haven, UT 84401

801-731-4519

A-1 (AM)

Existing Zone R1 Proposed Zone R2 No. of acres/Sq. Ft. 1.2 acres

Property Address 2828 W 1850 S Parcel # 153930008

What use is requested Rezone from R1 to R2.

Owners Name Rich & Natalie Williams

Agent Name Same as above

Signed: _____ Date: 4/18/2023

(Owner/Petitioner)

I authorize Richard Williams to act as my representative in all matters relating to this application.

Same - Rich Williams

(Owner)

_____

(Agent as Authorized by Owner)

State of Utah)

§

County of _____)

On this_____ day of_____ , in the year 20___ , before me,

_____

a notary public, personally appeared _____, proved on the basis of satisfactory

name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

_____

WEST HAVEN CITY
4150 S 3900 W
WEST HAVEN, UT 84401

04/18/2023 12:38:55
MID: XXXXXXXXXXX789 TID: XXXXX479

DEBIT CARD

DEBIT SALE

Card # Token	XXXXXXXXXXX3840
Network:	VISA
Chip Card:	US DEBIT
AID:	A0000000980840
SEQ #:	1
Batch #:	1051
INVOICE	1
Approval Code:	004281
Entry Method:	Chip Read
Mode:	Issuer - PIN Bypassed

SALE AMOUNT $225.00

Signature Not Required
RICHARD T WILLIAMS

MERCHANT COPY

Planning Commission
Staff Review Memo

June 14, 2023
Alika Murphy, Planner 1

PRELIMINARY SITE PLAN APPROVAL

Request:	Grant preliminary site plan approval for an office building/warehouse
Property Address:	4608 S 3500 W, Parcel# 08-458-0002
Property Zone:	Commercial C-2
Property Size:	0.91 acres
Applicant:	Bob Pettipaw (Agent: Gary Hunt, Architect)
Governing Document(s):	WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background

We have received an application for site plan approval from Bob Pettipaw. He is proposing to put in a building for his EME Mechanical business at the property located at 4608 South 3500 West.

Staff Review

Staff's review of the proposed site plan as it pertains to the requirements of the West Haven Zoning Code are as follows:

§157.291 Site Development Standards

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	26'	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	22.7%	Y
Minimum lot area	None	0.91 acres	Y
Min lot width	None	207.94'	Y
Min yard setbacks			
Front	15 ft.	120.85' (approx.)	Y

Rear	10 ft. when adjacent to residential	10' (approx.)	Y
Side	10 ft. when adjacent to residential	12.10' (approx.)	Y
Side, adj. to street	15 ft.	45.45' (approx.)	Y

§157.630 Parking Regulations

The closest use that is specified is a warehouse and an office, general. The requirement for a warehouse under our updated ordinance is "20 spaces, plus 1 space per 2,000 sq ft GFA. Office space parking shall be calculated separately based on Office, General standards." According to the plans the warehouse part of the building is 5,932 sq. ft. which would result in 22 parking spaces. The requirement for an office, general is "1 space per 250 sq ft GFA" and according to the plans the office part of the building is 3,068 square feet which would result in 12 parking spaces.

All together there should be 34 parking spaces and the plans are purposing 26 stalls. This does not satisfy the requirement so that will need to be updated.

When the applicant initially came in, the parking ordinance was in the middle of getting updated so in that case, the warehouse requirement was "2 spaces per 3 employees" and the business office requirement was "1 space per employee on highest shift" which would come out to be about 8 stalls so this layout would more than suffice.

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only those sections which are applicable are included.

§ 157.733 Standards Of Review

(A) Traffic safety and circulation.

(1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress and internal circulation?
At the preliminary level, the site plan complies. There is an access point being proposed on to 3500 W, so coordination with UDOT is required. As the final civil documents are prepared, the applicant will be required to make any minor modifications necessary to ensure the site is consistent with City standards.

(B) Parking. Does the site plan comply with city ordinances regarding design, location and number of parking stalls required? ***See previous comments regarding parking.***

- ***The proposed parking stalls are 20x9 which complies with the required 180' square foot minimum.***

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance?
At this time the applicant has not submitted any proposed signage for the site.

(D) Landscaping.

(1) The following landscaping shall be provided in each project subject to the provisions of this subchapter:

(a) Front yard. Landscaping shall be required along the entire frontage of the lot, except for the frontage required for ingress/egress. Said landscaping shall be a minimum of 15 feet deep, calculated from the property line.

(b) Side/rear yards. There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping is not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot.

(4) Landscape plans shall include a minimum of three items from the following list:

(a) Trees;

(b) Decorative rock and boulders (gravel and pea gravel are not permitted);

(c) Shrubs;

(d) Groundcover; and

(e) Grass (artificial or other).

The applicant has not submitted any landscaping to be reviewed.

(E) Building/site layout.

(1) All buildings shall be designed with breaks in the facade. This may be accomplished through a change in building materials, actual breaks in the facade, a mix of roofline projections. ***There are breaks in the façade of the proposed building. The breaks are accomplished by several things- varying building heights, change in materials, inclusion of windows. This requirement has been satisfied.***

(F) Engineering standards. Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements? ***The applicant has met with staff (engineering, fire, public works, etc) to review their plans related to the above. On a preliminary level, staff is satisfied with the proposed infrastructure for these facilities. Prior to final approval and the release of building permits, the applicant will be required to receive staff's formal approval (done through signature/stamp on plans) of the engineering design.***

§ 157.734 DESIGN REQUIREMENTS.

Design approval may include such other conditions consistent with the considerations of this subchapter as the Commission or Planning Director deem reasonable and necessary under the circumstances to carry out the intent of this subchapter.

(A) Building materials. New buildings shall be designed and constructed to meet the following criteria.

(1) Building exteriors shall be designed and constructed with primary and secondary building materials from the list of building materials in division (C) below.

(2) The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.

(3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building materials.

(4) A maximum of six colors for the primary materials may be permitted.

(5) Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.

(6) A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

(7) Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

Applicant did not submit the percentages for each material, so Staff cannot fully determine the extent of compliance with these requirements. Based on the elevations included in the submittal, Staff believes there is substantial compliance.

Potential Detrimental Impacts

As is common with commercial projects adjacent to a residential use, the concerns that have not already been addressed in this staff report are noise and lighting.

Noise: We have nuisance ordinances in place which govern noise, so any issues which may arise regarding noise complaints will be handled through the City's code enforcement department. Those noise standards may be found in WHC §90.22. That section of code sets noise standards based on the time of day, proximity to residential areas, and use of the land.

Lighting: Similar to noise, the City has ordinances in place governing lighting and light pollution. That can be found in WHZC 157.775-785. It sets in place standards for commercial lighting, including a required reduction in output, requirements that light be shielded/directed downwards so as not to trespass on adjoining properties. Developer has provided the City with graphics of their proposed lighting fixtures, all of which seem to satisfy these requirements. The code has a mechanism in place for enforcement under the nuisance ordinance.

Staff Recommendation

Based on the above compliance with all relevant City codes, **it is Staff's position that the Commission should grant preliminary site plan approval, subject to the following conditions:**

Prior to final approval, the applicant shall provide the City with the following:

- **A will-serve letter from the Hooper Water Improvement District**
- **A landscaping plan**

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

SITE PLAN
AND DESIGN REVIEW

Address of Site 4608 S. 3500 W., West Haven, UT 84401 Parcel # 08-458-0002

Applicant Name Bob Pettipaw

Agent Name Gary Hunt, Architect

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

Commercial Building with offices and shop. and

Site plan design for 12,000/ 9000 main flr. (Square Feet) building be approved on 0.91 Acres (acreage) of

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

Signed: D. Gary Hunt (Owner/Petitioner) Date: 5-25-2023

I authorize Gary Hunt, Architect to act as my representative in all matters relating

to this application.

(Owner)

(Agent as Authorized by Owner)

State of Utah)

§

County of Weber)

On this 25th day of May, in the year 2023, before me, Lori Slager

a notary public, personally appeared Robert Pettipaw (name of document signer), proved on the basis of satisfactory

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and

acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Lori Slager

LORI SLAGER
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires February 02, 2027
COMMISSION NUMBER 729168

N/A	Received		N/A	Received	Letters of acknowledgment/approval/conditions from
		PRELIMINARY			FINAL
		Affidavit of Understanding and Acceptance of Fees			Culinary Water provider (Will Serve)
					Weber Fire District
					Weber-Morgan Health Department (If applicable)
					UDOT Application Letter (If applicable)

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

Owner Information

Address 235 W. Plymouth Ave. City Salt Lake City State UT Zip 84115

Phone (801)633-3865 Fax NA

Email bov@emeutah.com

Agents Information

Address 4605 Harrison Blvd. Suite 310 City Ogden State UT Zip 84403

Phone (801)725-1922 Fax NA

Email: gary@gharchitect.com

Surveyor/Engineer

Name Thomas Hunt Phone (801)664-4724 Fax NA

Email thomas@huntday.co

Address 3445 Antelope Drive, St. 200 City Syracuse State UT Zip 84075

COSTS TO BE INCURRED BY DEVELOPER

TO WEST HAVEN CITY

Fees			
Preliminary	**$100.00 for the first acre plus $25.00 for each acre over one to five and $10.00 for each additional acre or part thereof.**		
City Review	**$100.00**	**Preliminary Amount** 200.00	**Date Paid** 5/25/2023
Final	**$100.00**	**Final Amount** 100.00	**Date Paid** 5/25/2023

Needs City Council Approval
☐ Yes
☐ No

Planning Commission action
Preliminary ☐ **Approved** ☐ **Denied** **Date**
Final ☐ **Approved** ☐ **Denied** **Date**

City Council action
Preliminary ☐ **Approved** ☐ **Denied** **Date**
Final ☐ **Approved** ☐ **Denied** **Date**

Scheduled for Planning Commission Agenda

Conditions

Community Development Director

Affidavit of Understanding and Acceptance

Of

Fees & Costs

For

[ ] West Haven City

and/or

[ ] West Haven Special Service District

Contractor/Developer:	EME Mechanical
Project/Development:	EME Mechanical
Authorized Officer/Agent:	Robert C. Pettipaw
Office Notes:	

IN CONSIDERATION of a request to conduct development activities within the political boundaries of West Haven City and/or West Haven Special Service District, and having been duly sworn, by my signature below, I hereby affirm and declare that on behalf of the above-designated Contractor / Developer and Project / Development, that such due diligence and research as we have determined to sufficient to protect our interests has been conducted in this matter; and, further, that we have identified and have familiarized ourselves with the full range of impact fees, building permit fees, service fees, and all other fees that may be chargeable to or against this project by the City or District; and, having thus become familiar with said fees and costs, hereby accept those costs as valid and appropriate as applied to us and this project and acknowledge and affirm that they are a lawful exercise of relevant City or District authority.

FURTHER, in consideration of the foregoing and continued processing of our development request, we agree not to challenge or contest these fees and service costs unless and until they are proposed to be changed and, at such time, that our challenge shall be only to the proposed increase in fees or service costs, if any, that may be applicable to this project.

[x] I have read the foregoing and, desiring to be bound thereby, accept the same.

Authorized Officer or Agent

[ ] I have read the foregoing and do NOT accept nor desire to be bound by the same. I understand that by this refusal to accept the above terms and conditions, development approval will not be granted and that further administrative action on this Project / Development will be delayed until such time as my contestation of these fees and costs has been resolved either by negotiation, mediation, or litigation or have otherwise been withdrawn.

Authorized Officer or Agent

LORI SLAGER
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires February 02, 2027
COMMISSION NUMBER 729168

State of Utah)

§

County of Weber

On this 25th day of May, in the year 2023, before me Lori Slager,

a notary public, personally appeared Robert Pettipaw

proved on the basis of satisfactory evidence to be the person (s) whose name (s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

Lori Slager

NOTARY PUBLIC

Project Updates

1) 5/15/2023 - UPDATE PER CLIENT CHANGES.

EME Mechanical

CIVIL CONSTRUCTION SET

PARCEL# 08-458-0002
LOCATED IN SECTION 10, TOWNSHIP 5 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST HAVEN, WEBER COUNTY, UTAH
APRIL, 2023

Project Directory

DEVELOPER:
EME MECHANICAL
ATTN: BOB PETTIPAW
235 W PLYMOUTH AVE S #5
SALT LAKE CITY, UT 84115
PH: (801) 746-2828

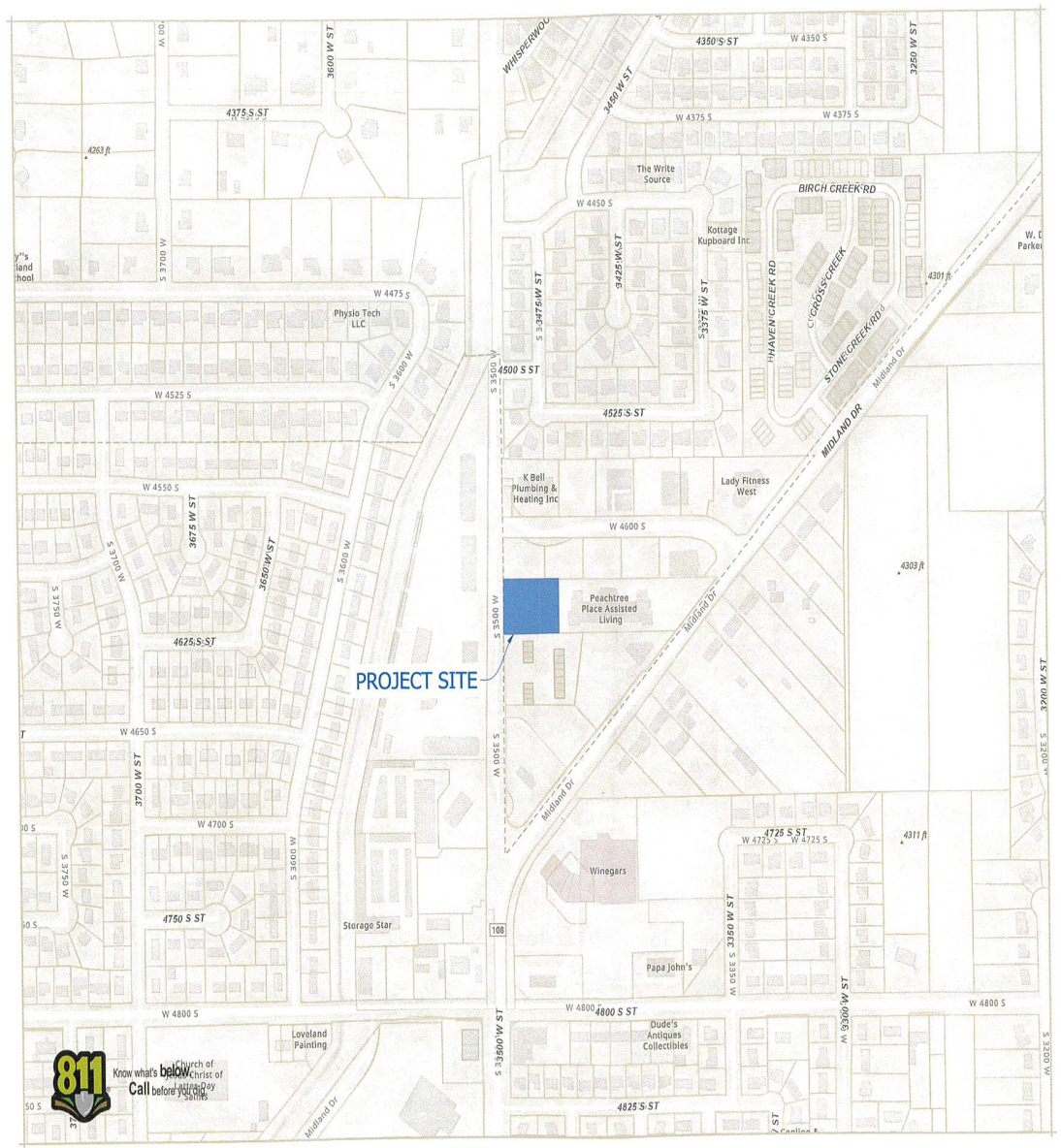
SURVEYOR:
PROFESSIONAL LAND SURVEYING
ATTN: WILLIS LONG
1857 N 1000 W STE. 1
CLEARFIELD, UT 84015
PH: (801) 663-1641

CIVIL ENGINEER (PROJECT CONTACT):
HUNT DAY
ATTN: THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

ARCHITECT:
GARY HUNT, ARCHITECT
ATTN: GARY HUNT
1594 W PARK CIRCLE
OGDEN, UT 84404
PH: (801) 782-5055

Site Calculations

LOCATION:	WEST HAVEN, WEBER COUNTY
ZONING:	C-2 COMMUNITY COMMERCIAL
PROPERTY SIZE:	39,682 SF / 0.91 ACRES
BUILDING FOOTPRINT:	9,008 SF (22.7%)
HARD SURFACE AREA:	22,558 SF (56.8%)
LANDSCAPE AREA:	8,124 SF (20.5%)
CONSTR. TYPE:	TYPE II-B
BUILDING HEIGHT:	26'-0"
PARKING:	WAREHOUSE = 1 STALLS / 500 SF 5,932 / 500 = 12 STALLS REQ'D OFFICE = 1 STALLS / 250 SF 3,068 / 250 = 12 STALLS REQ'D 24 STALLS REQUIRED 26 STALLS PROVIDED



Vicinity Map
NOT TO SCALE

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

Sheet Index

C001 - Cover Sheet
C002 - Notes, Legend & Abbreviations
C100 - Existing Conditions
C200 - Site Plan
C201 - Striping Plan
C300 - Grading Plan
C400 - Utility Plan
C600 - Civil Details
C601 - Civil Details
C700 - SWPPP Exhibit
C701 - SWPPP Details

Agency/Utility Contacts

COMMUNITY DEVELOPMENT
4150 S 3900 W
WEST HAVEN, UT 84401
PH: (801) 731-4519

ENGINEERING:
4150 S 3900 W
WEST HAVEN, UT 84401
PH: (385) 389-2684

FIRE DEPARTMENT:
ATTN: JARED TAYLOR
2023 W 1300 N
FARR WEST, UT. 84404
PH: (801) 782-3580

PUBLIC WORKS:
2825 W 3300 S
WEST HAVEN, UT 84401
PH: (801) 731-8882

SEWER PROVIDER:
WEST HAVEN SPECIAL SERVICE DISTRICT
ATTN: JON WALLACE
4150 S 3900 W
WEST HAVEN, UT 84401
PH: (801) 731-5819

WATER PROVIDER:
HOOPER WATER IMPROVEMENT DISTRICT
5555 W 5500 S
HOOPER, UT 84315
PH: (801) 985-1991

SECONDARY WATER PROVIDER:
WEBER BASIN WATER CONSERVANCY DISTRICT
PH: (801) 777-1677

POWER COMPANY:
PACIFICORP
PHONE: (888) 221-7070

Site Data

FLOOD INFORMATION
FLOOD ZONE DESIGN " ZONE X" PER F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 49057C0425E, DATED 12/16/2005.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK INFORMATION
SOUTHWEST CORNER OF SEC 10, T5N, R2W SLB & M
ELEV = 4285.87'

UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
ELEVATION DATA NAVD 88
DISTANCES IN US SURVEY FEET (GRID).

GEOTECH REPORT
CMT TECHNICAL SERVICES
PROJECT NUMBER: 19486
DATED: DECEMBER 9, 2022
2796 S REDWOOD RD
WEST VALLEY CITY, UT 84119
PH: (801) 908-5859

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PROJECT TITLE
EME MECHANICAL
4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL
PROFESSIONAL ENGINEER
19054988
THOMAS J. HUNT
05/16/2023
STATE OF UTAH

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT STATUS
Initial Submittal

PROJECT INFO.
Engineer: T. Hunt
Drawn: T. Pridemore
Checked: -
Date: 01/ 02 / 2022
Proj. No. -

SHEET TITLE
Cover Sheet

SHEET NO.
C001

THOMAS C:\Users\Thomas.HDI.000\Hunt Day Dropbox\Projects\HD-02 EME Mechanical\00-CAD\01-AutoCAD\EME01-2023 0515-V22 5/16/2023 12:41 PM

General Notes

1.0 COMPLIANCE
- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING:
  - INTERNATIONAL BUILDING CODES (IBC)
  - INTERNATIONAL PLUMBING CODES
  - STATE DRINKING WATER REGULATIONS
  - APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
  - ADA ACCESSIBILITY GUIDELINES.
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS
- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION
- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
  - LANDSCAPE PLANS
  - SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
  - FIRE PROTECTION
  - ARCHITECTURAL SITE PLANS
  - ACCESSIBLE ROUTES
  - ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION
- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 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. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS
- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
  - SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
  - CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
  - UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
  - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
  - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
  - ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
  - ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
  - SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
  - AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
  - THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS
- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
- 6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.3 ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
- 6.4 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.5 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.6 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES
- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL
- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT
- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
  - ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
  - ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
  - RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL
- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE
- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.
- 11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
  - SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
  - TRACKING STRAW PERPENDICULAR TO SLOPES
  - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Abbreviations

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER

Linetypes

- BOUNDARY
- CENTERLINE
- LOT LINE
- EASEMENT
- SETBACK
- STORM DRAIN
- SANITARY SEWER
- CULINARY WATER
- SECONDARY WATER
- ROOF DRAIN
- GAS
- POWER
- EX STORM DRAIN
- EX SANITARY SEWER
- EX CULINARY WATER
- EX SECONDARY WATER
- EX GAS
- EX FIBER
- EX POWER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- FENCE

Hatching

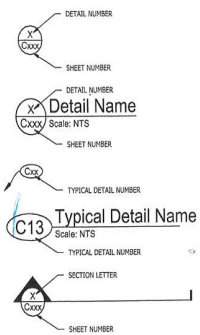
- EXISTING BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED GRAVEL

Symbols

- SIGN
- STREET LIGHT
- LIGHT
- SD MH, INLET, AND COMBO BOX
- SEWER MANHOLE
- CLEAN-OUT
- VALVE, TEE, & BEND
- WATER BLOW-OFF
- WATER METER
- FIRE HYDRANT
- POWER POLE
- ELECTRICAL BOX
- TRAFFIC BOX
- TELEPHONE MANHOLE
- IRRIGATION VALVE
- PROP STREET MONUMENT
- EX STREET MONUMENT
- SECTION CORNER
- SPOT ELEVATION

NOTE: DUPLICATE SYMBOLS USE SOLID FILL TO INDICATE WHETHER A FEATURE IS EXISTING OR PROPOSED.

Detail Identification



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PROJECT TITLE

EME MECHANICAL

4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

REVISIONS:

REV.	DATE	DESCRIPTION	BY
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL

PROFESSIONAL ENGINEER
10864988
THOMAS J. HUNT
05/16/2023
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT STATUS

Initial Submittal

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Checked:	-
Date:	01/ 02 / 2022
Proj. No.	-

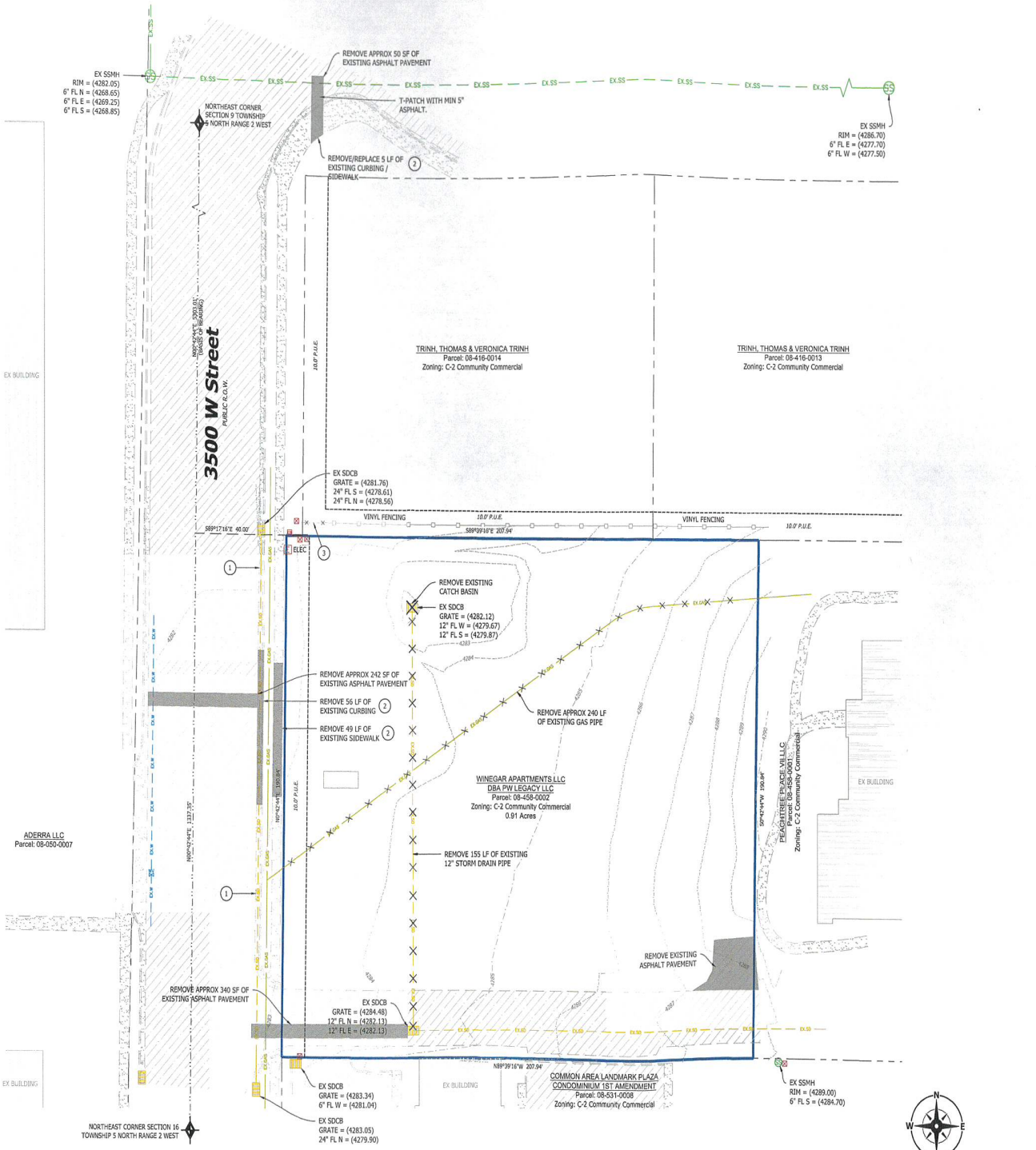
SHEET TITLE

Notes, Legend, & Abbrev.

SHEET NO.

C002

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Street Cut Requirements

1. ALL PERMITS MUST BE TAKEN OUT WITH THE CITY PRIOR TO ANY WORK IN EXISTING PUBLIC RIGHT-OF-WAY
2. SAW CUT ASPHALT SURFACE ON ANY CONNECTION THAT DISTURBS EXISTING ASPHALT PRIOR TO PLACING NEW ASPHALT.
3. ALL ASPHALT CUTS AND TRENCHES SHALL HAVE AN ASPHALT SURFACE PLACED IMMEDIATELY AFTER COMPLETION OF WORK AND AN OVERLAY SHALL BE PLACED LATER, AFTER SETTLEMENT HAS COMPLETED (APPROXIMATELY SIX MONTHS).
4. SPECIAL INSPECTIONS AND COMPACTION TESTING SHALL BE REQUIRED ON ALL ROAD CONSTRICTION AT THE EXPENSE OF THE DEVELOPER.
5. ON ARTERIAL STREETS, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON ARTERIAL STREETS PER DIRECTION OF THE CITY ENGINEER.

Key Notes

1. EXISTING SIDEWALK / CURB & GUTTER TO REMAIN. ANY DAMAGED SIDEWALK / CURB & GUTTER MUST BE REPLACED PER PLEASANT GROVE STANDARDS. MATCH EXISTING.
2. ALL SIDEWALK / CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT.
3. REMOVE SEGMENT OF EXISTING FENCE AS REQUIRED FOR SEWER LATERAL INSTALL. REPLACE IN KIND.

Legend

X = EXISTING FEATURE TO BE DEMOLISHED

= AREA OF DEMOLITION

Benchmark and Datum

DESC: MON @ SW CORNER OF SEC 10
N: 3588401.20
E: 1485029.30
ELEV: 4285.87

UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
ELEVATION DATA NAVD 88
DISTANCES IN US SURVEY FEET (GRID).

Flood Zone

FLOOD ZONE DESIGN "UNSHADED ZONE X" PER F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 49057C0435E, DATED 12/16/2005.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

811 Know what's **below.** **Call** before you dig.

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PROJECT TITLE

EME MECHANICAL

4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL

PROFESSIONAL ENGINEER
10854888
THOMAS J. HUNT
05/16/2023
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT STATUS

Initial Submittal

PROJECT INFO.

Engineer: T. Hunt
Drawn: T. Pridemore
Checked: -
Date: 01/ 02 / 2022
Proj. No. -

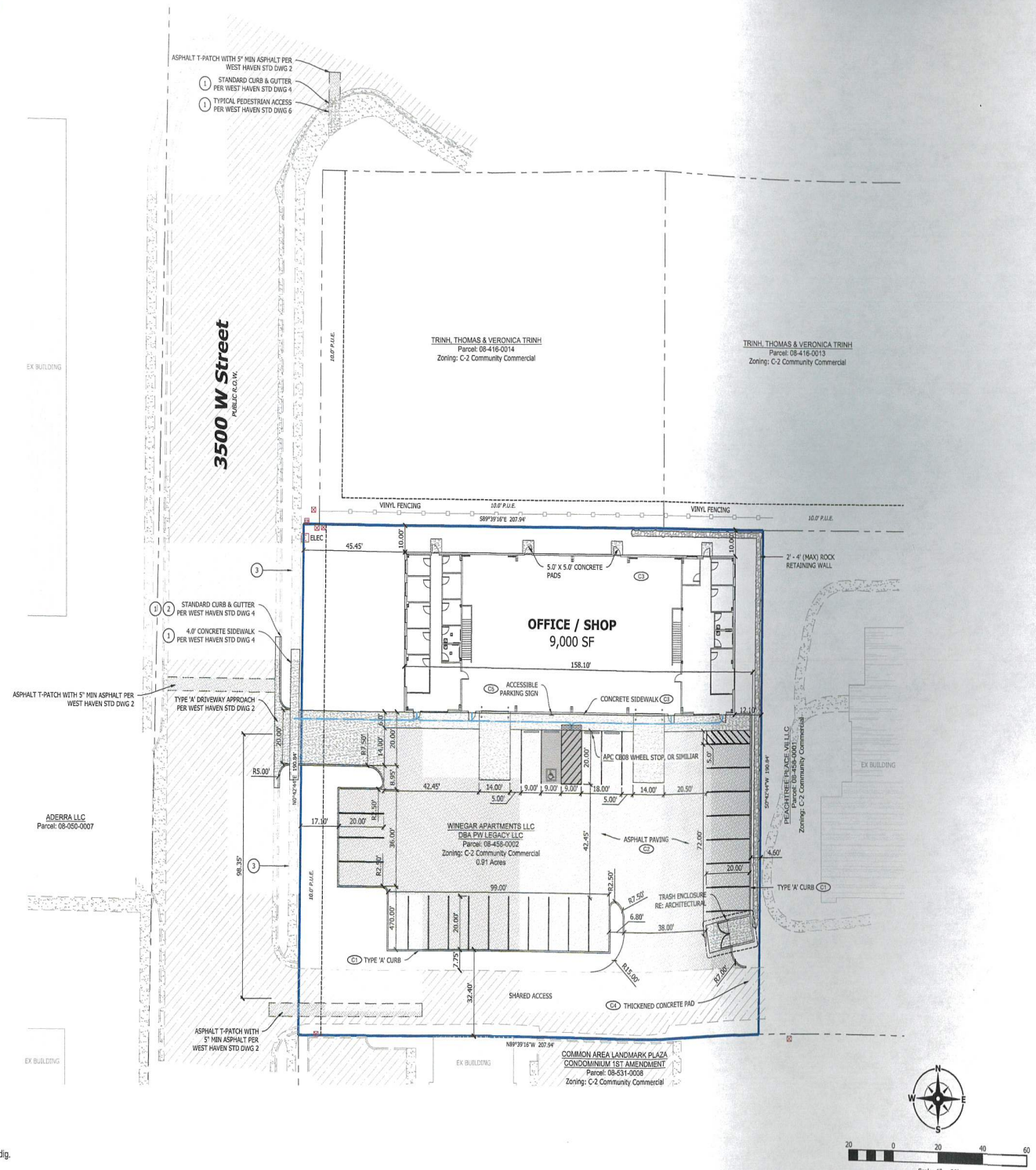
SHEET TITLE

Existing Site Plan

SHEET NO.

C100

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Street Cut Requirements

1. ALL PERMITS MUST BE TAKEN OUT WITH THE CITY PRIOR TO ANY WORK IN EXISTING PUBLIC RIGHT-OF-WAY
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5. ON ARTERIAL STREETS, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON ARTERIAL STREETS PER DIRECTION OF THE CITY ENGINEER.

General Notes

1. REFERENCE SHEET C300 / GRADING PLAN FOR CURB CATCH / SPILL LIMITS.

Key Notes

1. ALL SIDEWALK / CURB AND GUTTER SHALL BE REPLACED TO THE NEAREST JOINT.
2. PROPOSED CURB AND GUTTER TO ALIGN WITH EXISTING CURB AND GUTTER.
3. EX.SIDEWALK, CURB, AND GUTTER ARE TO REMAIN. ANY DAMAGED SIDEWALK CURB, AND GUTTER MUST BE REPLACED PER PLEASANT GROVE STANDARDS. MATCH EXISTING.

Pavement Quantities

ASPHALT:	14,104 SF
CONCRETE:	3,835 SF

Legend

= ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%

= ADA AREA - NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY DIRECTION

Site Data

LOCATION:	WEST HAVEN, WEBER COUNTY
ZONING:	C-2 COMMUNITY COMMERCIAL
LAND USE:	WAREHOUSE / OFFICE
PROPERTY SIZE:	39,682 SF / 0.91 AC
BUILDING FOOTPRINT:	9,008 SF (22.7%)
HARD SURFACE AREA:	22,173 SF (55.9%)
LANDSCAPE AREA:	8,501 SF (21.4%)
CONSTR. TYPE:	TYPE II-B
BUILDING HEIGHT:	26' - 0"
PARKING:	WAREHOUSE = 1 STALL / 500 SF 5,932 / 500 = 12 STALLS REQ'D OFFICE = 1 STALL / 250 SF 3,068 / 250 = 12 STALLS REQ'D 24 STALLS REQUIRED 26 STALLS PROVIDED

Notice To Contractors

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HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PROJECT TITLE

EME MECHANICAL

4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

REVISIONS:

REV.	DATE	DESCRIPTION	BY
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL

PROFESSIONAL ENGINEER
LICENSED
THOMAS J. HUNT
05/16/2023
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT STATUS

Initial Submittal

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Checked:	-
Date:	01/ 02 / 2022
Proj. No.	-

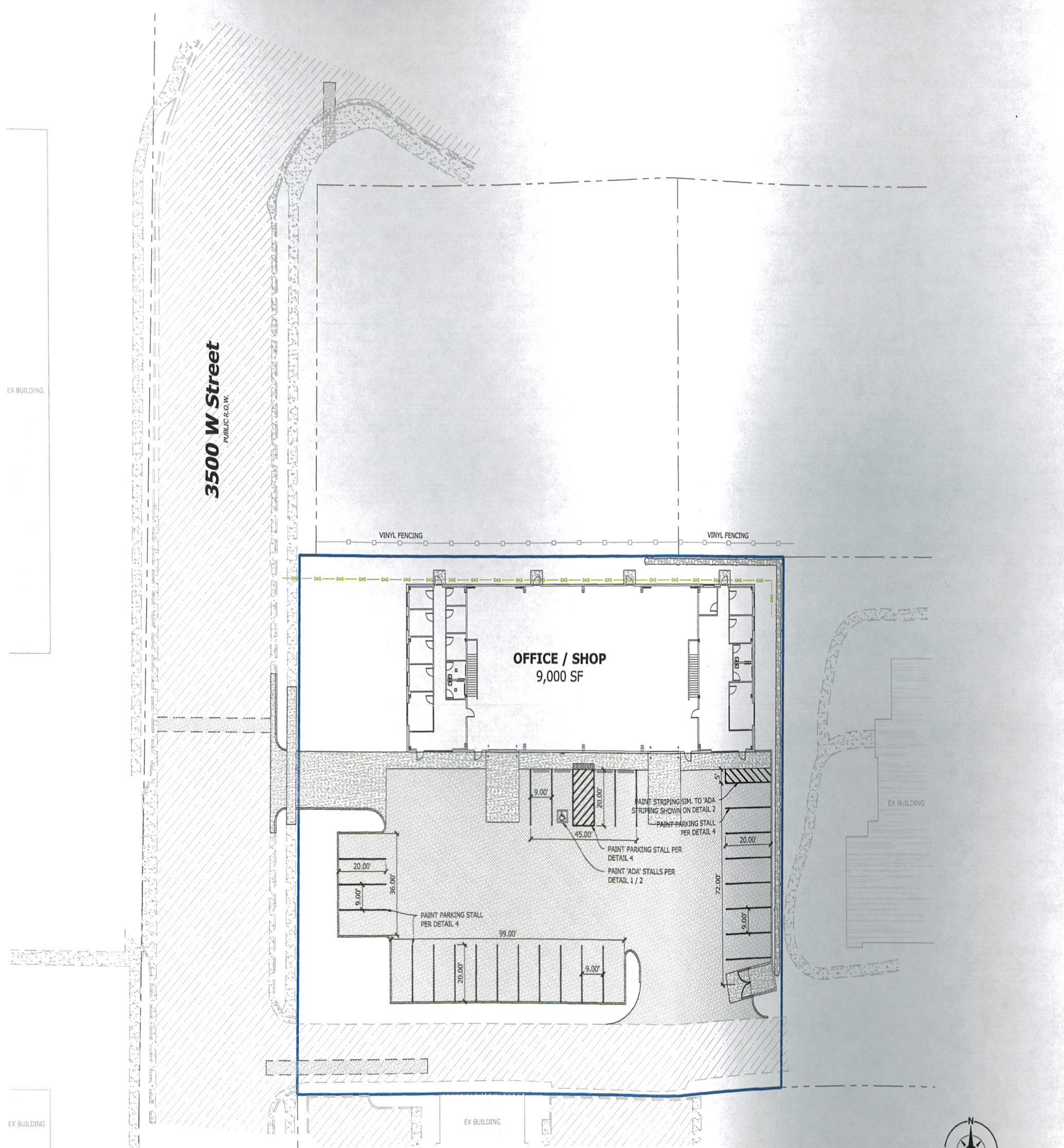
SHEET TITLE

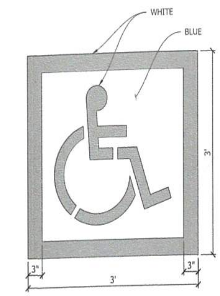
Proposed Site Plan

SHEET NO.

C200

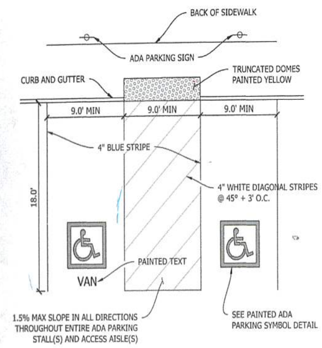
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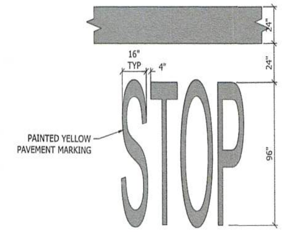
NOTES:
- LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.
- PROVIDE TWO COATS OF PAINT
- BLUE BACKGROUND WITH WHITE SYMBOL

1 ADA Sybmol
Scale: NTS

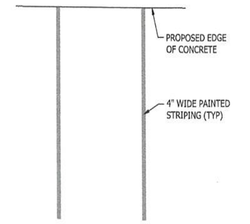


NOTE: LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.

2 ADA Striping and PED Access
Scale: NTS



3 Pavement Stop marking
Scale: NTS



4 Typical Parking Space
Scale: NTS

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PROJECT TITLE
EME MECHANICAL
4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL
PROFESSIONAL ENGINEER 10854988 THOMAS J. HUNT 05/16/2023 STATE OF UTAH

VERIFY SCALES
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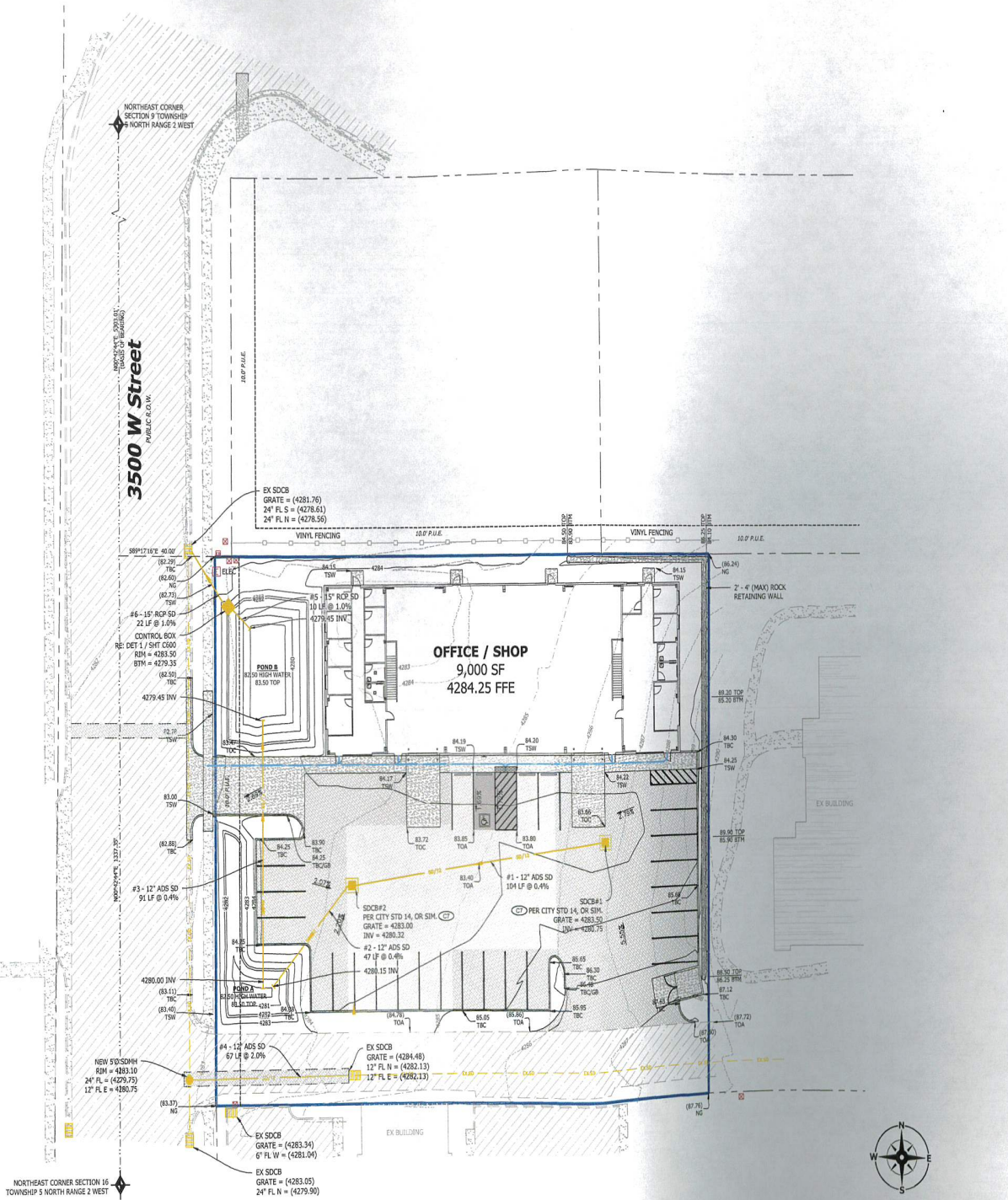
PROJECT STATUS
Initial Submittal

PROJECT INFO.
Engineer: T. Hunt
Drawn: T. Pridemore
Checked: -
Date: 01/ 02 / 2022
Proj. No. -

SHEET TITLE
Striping Plan

SHEET NO.
C201

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Stage Storage Table

POND A:

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,280.00	47.80	N/A	N/A	0.00	N/A	0.00
4,281.00	185.19	0.85	104.00	112.05	99.08	107.11
4,282.00	640.90	1.00	413.04	525.09	390.20	497.31
4,282.50	905.72	.50	386.66	916.19	384.75	883.97

POND B:

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,279.00	470.11	N/A	N/A	0.00	N/A	0.00
4,280.00	779.07	1.00	624.59	624.59	618.12	618.12
4,281.00	1,155.25	1.00	967.16	1591.75	961.01	1579.13
4,282.00	1,598.03	1.00	1376.64	2968.39	1370.67	2949.79
4,282.50	1,844.37	0.50	860.60	3828.99	859.86	3809.66

General Notes

1. REFERENCE SHEET C600 FOR ADDITIONAL REQUIRED STORM DRAIN CALCULATIONS.
2. REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO PROPOSED STORM DRAIN SYSTEM.

Cut / Fill Quantities

TOTAL AREA = 34,721 SF CUT = 1,156 cu yd FILL = 212 cu yd TOTAL = 944 cu yd (CUT)

NOTE: QUANTITIES DO NOT ACCOUNT FOR COMPACTION OR SHRINKAGE, UTILITY TRENCHING, OR BUILDING FOOTINGS.

Legend

= ADA ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%

= ADA AREA - NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY DIRECTION

= SPILL CURB, SEE APPLICABLE CURBING DETAIL

Site Data

LOCATION:	WEST HAVEN, WEBER COUNTY
ZONING:	C-2 COMMUNITY COMMERCIAL
LAND USE:	WAREHOUSE / OFFICE
PROPERTY SIZE:	39,602 SF / 0.91 AC
BUILDING FOOTPRINT:	9,008 SF (22.7%)
HARD SURFACE AREA:	22,173 SF (55.9%)
LANDSCAPE AREA:	8,501 SF (21.4%)
CONSTR. TYPE:	TYPE II-B
BUILDING HEIGHT:	26' - 0"
PARKING:	WAREHOUSE = 1 STALL / 500 SF 5,932 / 500 = 12 STALLS REQ'D OFFICE = 1 STALL / 250 SF 3,068 / 250 = 12 STALLS REQ'D 24 STALLS REQUIRED 26 STALLS PROVIDED

Benchmark and Datum

DESC: MON @ SW CORNER OF SEC 10
N: 3588401.20
E: 1485029.30
ELEV: 4285.87

UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83
ELEVATION DATA NAVD 88
DISTANCES IN US SURVEY FEET (GRID).

Flood Zone

FLOOD ZONE DESIGN "UNSHADED ZONE X" PER F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 49057C0425E, DATED 12/16/2005.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Notice To Contractors

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HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PROJECT TITLE

EME MECHANICAL

4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL

PROFESSIONAL ENGINEER
10054808
THOMAS J. HUNT
05/16/2023
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

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PROJECT STATUS

Initial Submittal

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Checked:	-
Date:	01/ 02 / 2022
Proj. No.	-

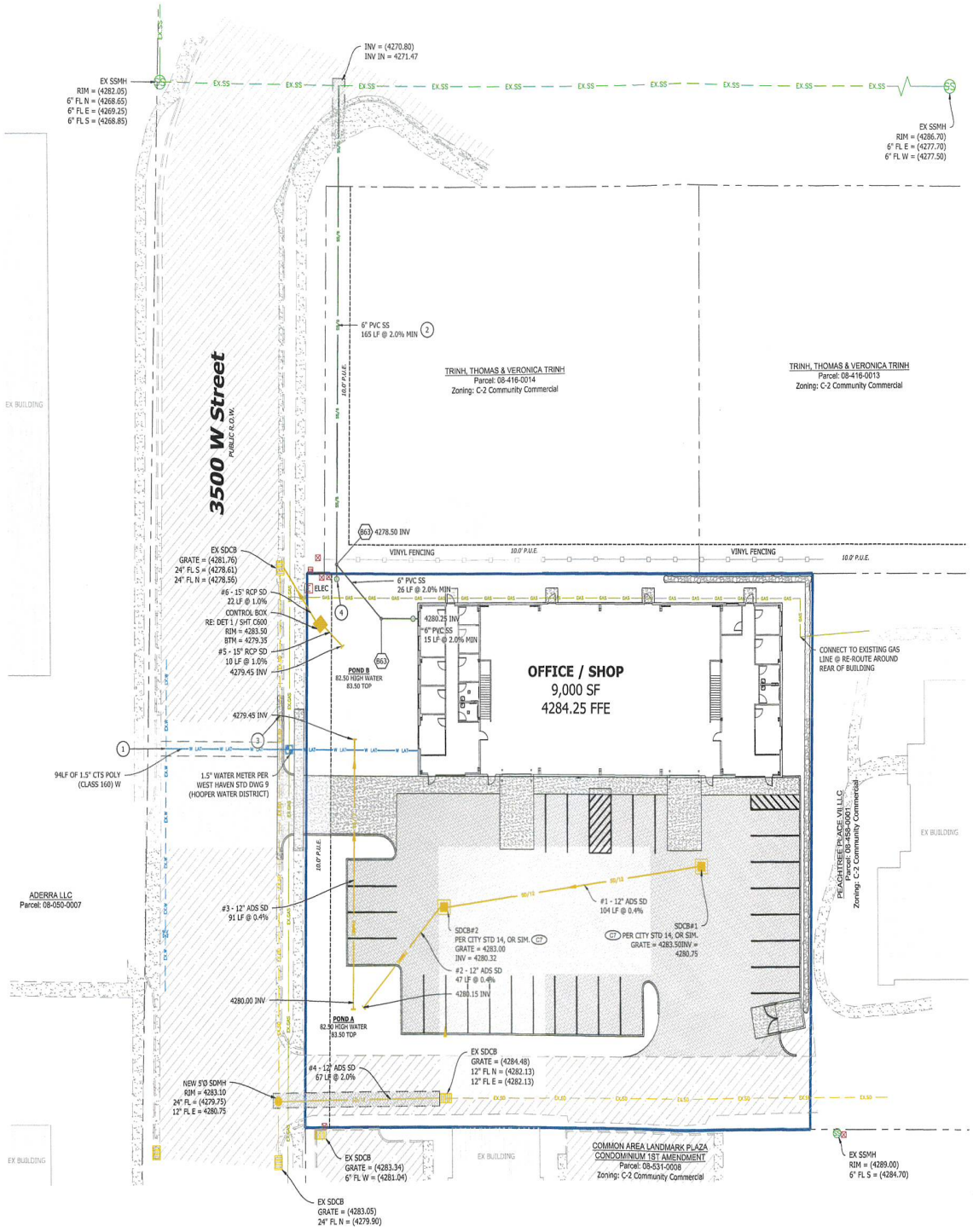
SHEET TITLE

Grading Plan

SHEET NO.

C200

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1. 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 INSTALLATIONS.
2. VIDEO INSPECTION WILL BE REQUIRED ON ALL NEW SEWER INSTALLATIONS AFTER THE ROAD BASE FOR THE ROADWAY HAS BEEN COMPLETED AND PRIOR TO PAVING. COORDINATE VIDEO SCHEDULE WITH THE CITY INSPECTOR PRIOR TO THE ROADWAY BEING COMPLETED.
3. ALL NEW SEWER PIPES WILL BE REQUIRED TO BE THE COLOR "GREEN".
4. SEWER LATERAL WILL BE PRIVATE.
5. WHSSD SUPERINTENDENT, JOHN WALLACE CAN BE CONTACTED AT 801.430.7478.
6. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY AND BE INSTALLED AND CONSTRUCTED AS PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
7. AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED TO THE CITY AT THE COMPLETION OF CONSTRUCTION.

General Notes

1. REFERENCE SHEET C600 FOR ADDITIONAL REQUIRED STORM DRAIN CALCULATIONS.
2. REFERENCE ARCHITECTURAL DRAWINGS FOR PROVIDED ROOF DRAIN LOCATIONS. CONNECT ALL ROOF DRAINS TO PROPOSED STORM DRAIN SYSTEM.

Key Notes

1. CONNECT TO EXISTING WATER LATERAL PER WEST HAVEN STD DWG 10. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.
2. CONNECT TO EXISTING SEWER MAIN PER WEST HAVEN STD DWG 11. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.
3. UTILITY CROSSING. CONTRACTOR TO FIELD VERIFY AND NOTIFY ENGINEER OF RECORD OF CONFLICTS PRIOR TO CONSTRUCTION.
4. 6" CLEAN-OUT PER WEST HAVEN STD DWG 11.

Fitting Legend

BENDS

(884) — TYPE OF BEND (SEE LEGEND) / SIZE IN INCHES / FITTING DESIGNATION (BEND)

(884) 8" 90d BEND

BEND LEGEND
1 = 11.25d
2 = 22.5d
3 = 45d
4 = 90d

NOTE: NOT ALL FITTINGS ARE SHOWN, AND PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL ALL FITTINGS REQUIRED TO FOLLOW THE ALIGNMENT PROVIDED IN THE DRAWINGS.

Utility Quantities

STORMWATER:	
12" ADS PIPE:	249 LF
15" RCP PIPE:	32 LF
30" Ø NYLO. MANHOLE:	2 EA
3' x 3' CATCH BASIN	2 EA
CONTROL BOX:	1 EA
WATER:	
1-1/2" CTS PIPE:	94 LF
1-1/2" METER:	1 EA
SANITARY SEWER:	
6" PVC PIPE:	296 LF
6" CLEAN-OUT:	2 EA

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

811 Know what's **below.** **Call** before you dig.

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PROJECT TITLE

EME MECHANICAL

4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

REVISIONS:

REV.	DATE	DESCRIPTION	BY
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL

PROFESSIONAL ENGINEER
10854888
THOMAS J. HUNT
05/16/2023
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT STATUS

Initial Submittal

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Checked:	-
Date:	01/ 02 / 2022
Proj. No.	-

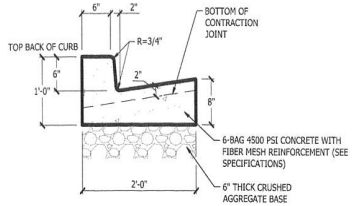
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Utility Plan

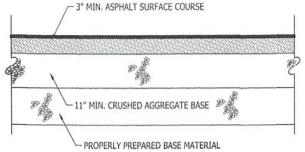
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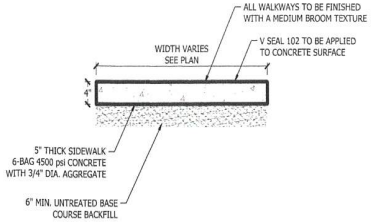
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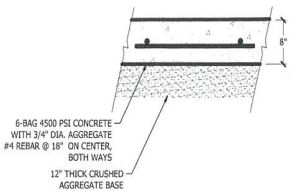
C1 On-Site Catch Type Curb & Gutter
Scale: NTS



C2 On-Site Ashpalt Paving
Scale: NTS



C3 Concrete Sidewalk
Scale: NTS

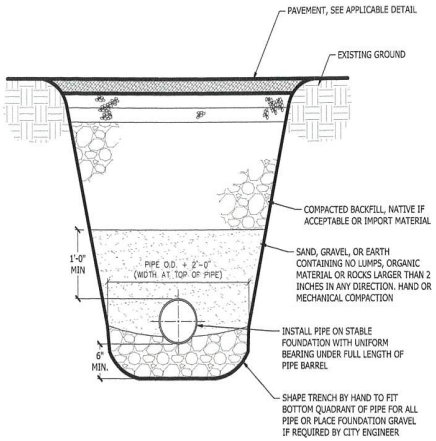


C4 Thickened Concrete Pad
Scale: NTS

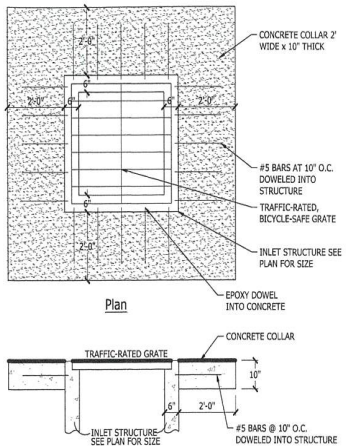


NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

C5 ADA Parking Sign
Scale: NTS



C6 Typical On-Site Pipe Bed Section
Scale: NTS



C7 Concrete Collar
Scale: NTS

Storm Runoff Calculations

West Haven EME

4/12/2023 TJH

The following runoff calculations are based off the Rational Method using the Rainfall - Intensity - Duration Frequency Curve for the West Haven, UT taken from NOAA Atlas 14, using a 100 year 24-hour storm event for a detention system, and discharge at a reduced rate from the prehistorical flows at 0.20 cfs/acre. There will be two detention basins on site that are connected to eachother. One is an above ground basin and the other is a subsurface chamber system.

The calculations are as follows:

Drainage Area:

Total Area =	0.91 acre cr	39,682 ft^2	
Runoff Coefficients			
Paved Area		22,173	C = 0.95
Landscaped Area		8,501	C = 0.20
Roof		9,008	C = 0.90
Weighted Runoff Coefficient			C = 0.78

LID Measurement for retaining first 0.6 inches of rainfall across site:

Drainage Area	39,682 ft2	
	0.60	inches
	0.050	ft
	1,984	**c.f. of Retention**

Percolation Rate:

Drainage Area	2,000	s.f.
Perc Rate	150.00	mpi
Percolation out	(1in/perc rate)*(1ft/12in)*(1min/60sec)*Bot Area of Drain	
	0.0185	cfs
	4569.00	cf
	0.02	cfs
	1.111111111	cf/min
	66.67	cf/hr
DRAIN TIME	68.54	hours

Note that the drain time exceeds the city required 48 hours. However, since it takes longer than 48 hours to drain, 100% of the stormwater will be discharged at the reduced rate.

Volume of Run-off for 100-year Storm Event:

C = 0.78
I = See Below in/hr
A = 39682.00 ft^2
Q(out) = 0.18 ft^3/s

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0		0.00	0	0	0
5	300	6.60	4.72	1415	55	1360
10	600	5.04	3.60	2161	109	2052
15	900	4.16	2.97	2676	164	2512
30	**1800**	**3.54**	**2.53**	**4554**	**328**	**4226**
60	3600	1.73	1.24	4451	656	3795
360	21600	0.36	0.26	5557	3935	1622
720	43200	0.22	0.16	6792	7871	-1079
1440	86400	0.12	0.09	7409	15742	-8332

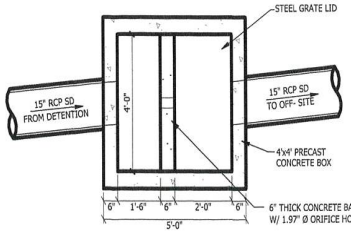
Orifice Sizing

Given:	Q =	0.18	cfs	
	2g =	64.4	ft/s^2	
	H =	3.00	ft	
	Cd =	0.62		for circular openings
	R =	SQRT(Q/pi/(0.7*(64.4*H)^0.5))		
	R =	0.08	feet	
		0.98	inches	
	D =	**1.97**	12	
	A =	3.05	inches ^2	0.0212 ft ^2

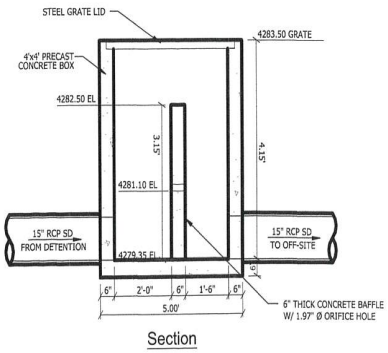
SUMMARY:

The required *detention* storage volume is	**4,226**	**cubic feet**
Orifice size is	**1.97**	**inches**
The required reteition storage volume is	**1,984**	**cubic feet**

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT TO GOVERN & CONTROL)



Plan



Section

1 Control Box Detail
Scale: NTS

HUNT ' DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PROJECT TITLE
EME MECHANICAL
4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL
PROFESSIONAL ENGINEER
10054008
THOMAS J. HUNT
05/16/2023
STATE OF UTAH

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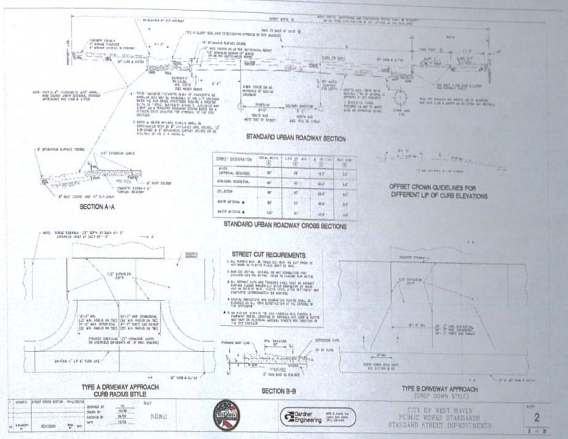
PROJECT STATUS
Initial Submittal

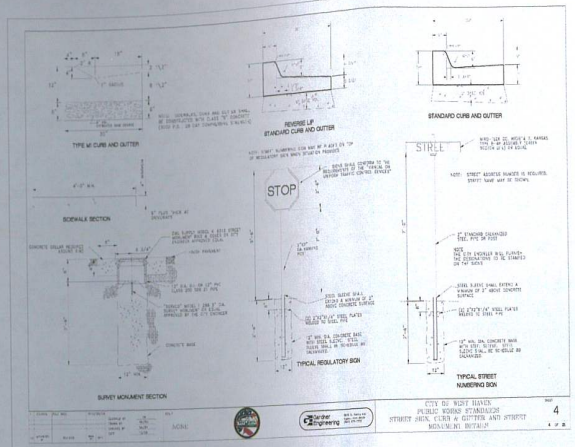
PROJECT INFO.
Engineer: T. Hunt
Drawn: T. Pridemore
Checked: -
Date: 01/ 02 / 2022
Proj. No. -

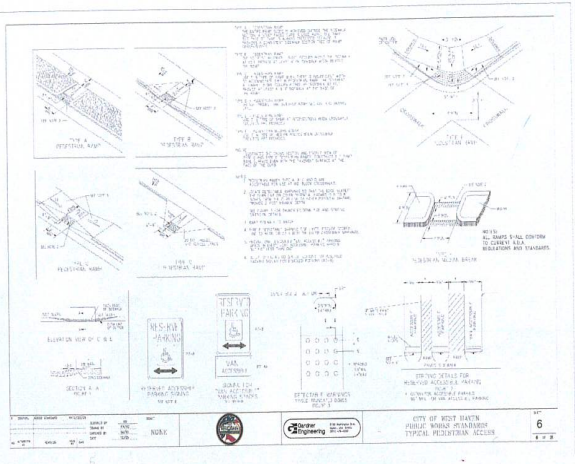
SHEET TITLE
Civil Details

SHEET NO.
C600

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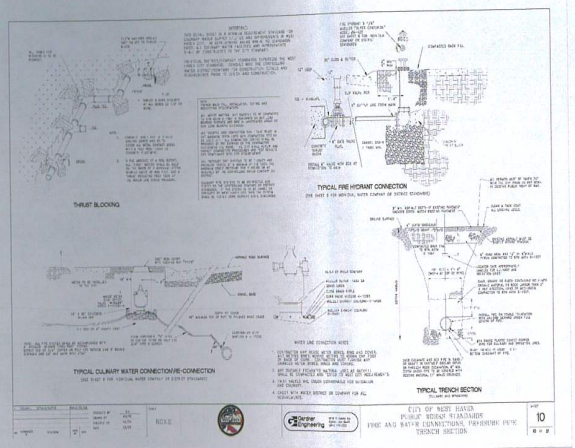
SUMMARY

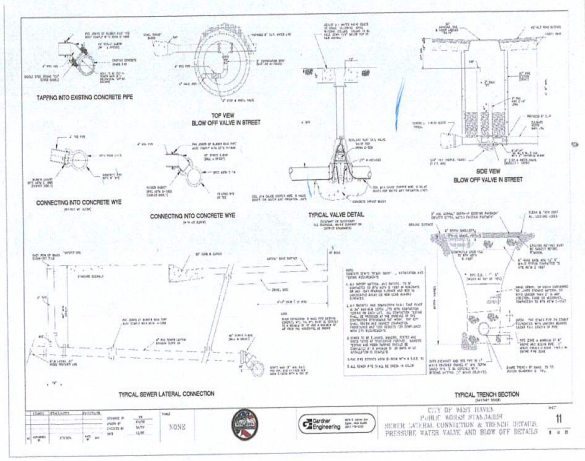
WEST HAVEN CITY CULINARY WATER MINIMUM STANDARDS
(CONTACT CONTROLLING CULINARY WATER COMPANY FOR INDIVIDUAL STANDARDS)

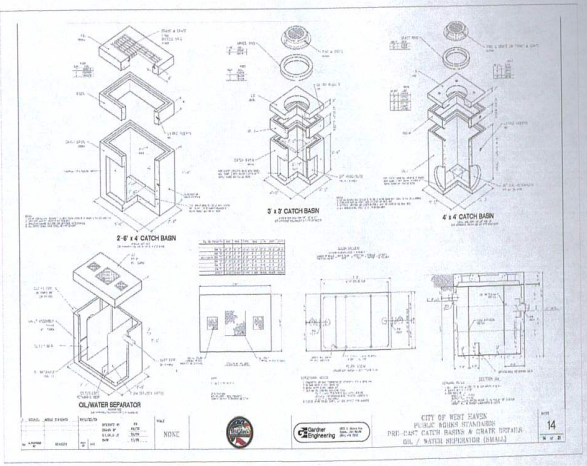
WATER DISTRICT OR WATER COMPANY NAME	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
BONA VISTA WATER IMPROVEMENT	6"	APPA C-900 P.V.C. DR 18	3/4"	TYPE K COPPER	18"	ON PROPERTY ONE OF 2 SERVICE LINE	IN LINE WITH TWIN LINE	4" HOSE BIB WAY ON MAIN	5 1/4" MUELLER A-423 OR MUELLER 300 SERIES OR EQUAL	AS SPECIFIED BY COMPANY FIRE DEPT.	4" HYDRANT CONNECTION	6" x 36" CONNECTION	CAST IRON WITH "C" FOR "CLEAR WATER" ON TOP OF COVER	ADJACENT TO ROW ST AND CENTER OF ASPHALT		
HOOPER WATER DIST. IMPROVEMENT DISTRICT	6"	C 900 DR 18 160 PSI	1"	3/4 POLY TUBING 160	18"-48"	BUTTED INTO MAIN LINE	IN LINE WITH TWIN LINE	6"-8"	5 1/4" MUELLER A-423 OR MUELLER 300 SERIES OR EQUAL	AS SPECIFIED BY COMPANY FIRE DEPT.	42"	18" X 36" CONNECTION	CAST IRON WITH "C" FOR "CLEAR WATER" ON TOP OF COVER	ADJACENT TO ROW ST AND CENTER OF ASPHALT		
TAYLOR- WEST WEBER WATER IMPROVEMENT DISTRICT	12"	APPA C-900 DUCTILE IRON	1"	1" 3/4 POLY BRID TUBING 2" DIY 3250 STONE EVANITE 3/4 DIA 1" SMART VENT	18"	ON PROPERTY ONE OF 2 SERVICE LINE FROM METER	"OUT OF" ATTRACTION" LINE	8 3/4" W.F.I.P.	AS SPECIFIED BY COMPANY FIRE DEPT.	42"	18" X 36" CONNECTION	CAST IRON WITH "C" FOR "CLEAR WATER" ON TOP OF COVER	ADJACENT TO ROW ST AND CENTER OF ASPHALT		

NOTE: THIS TABLE IS A GENERAL SUMMARY OF THE APPLICABLE WATER DISTRICT/WATER COMPANY STANDARDS FOR THE MAJOR WATER SUPPLY UTILITIES IN WEST HAVEN CITY. DETAILED DISTRICT/COMPANY STANDARDS SUPERSEDE THE WEST HAVEN CITY STANDARDS. IN CASE OF CONFLICT BETWEEN THE TWO STANDARDS, ALL CULINARY WATER FACILITIES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY STANDARDS. CONSULT WITH THE CONTROLLING WATER DISTRICT OR COMPANY FOR CONSTRUCTION DETAILS AND REQUIREMENTS PRIOR TO DESIGN AND CONSTRUCTION.

CITY OF WEST HAVEN
PUBLIC WORKS STANDARDS
CULINARY WATER STANDARDS TABLE
9







HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PROJECT TITLE
EME MECHANICAL
4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

REVISIONS:

REV.	DATE	DESCRIPTION	BY
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL

PROFESSIONAL ENGINEER
10864480
THOMAS J. HUNT
05/16/2023
STATE OF UTAH

VERIFY SCALES
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0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT STATUS
Initial Submittal

PROJECT INFO.
Engineer: T. Hunt
Drawn: T. Pridemore
Checked: -
Date: 01/ 02 / 2022
Proj. No. -

SHEET TITLE
West Haven Standard Drawings

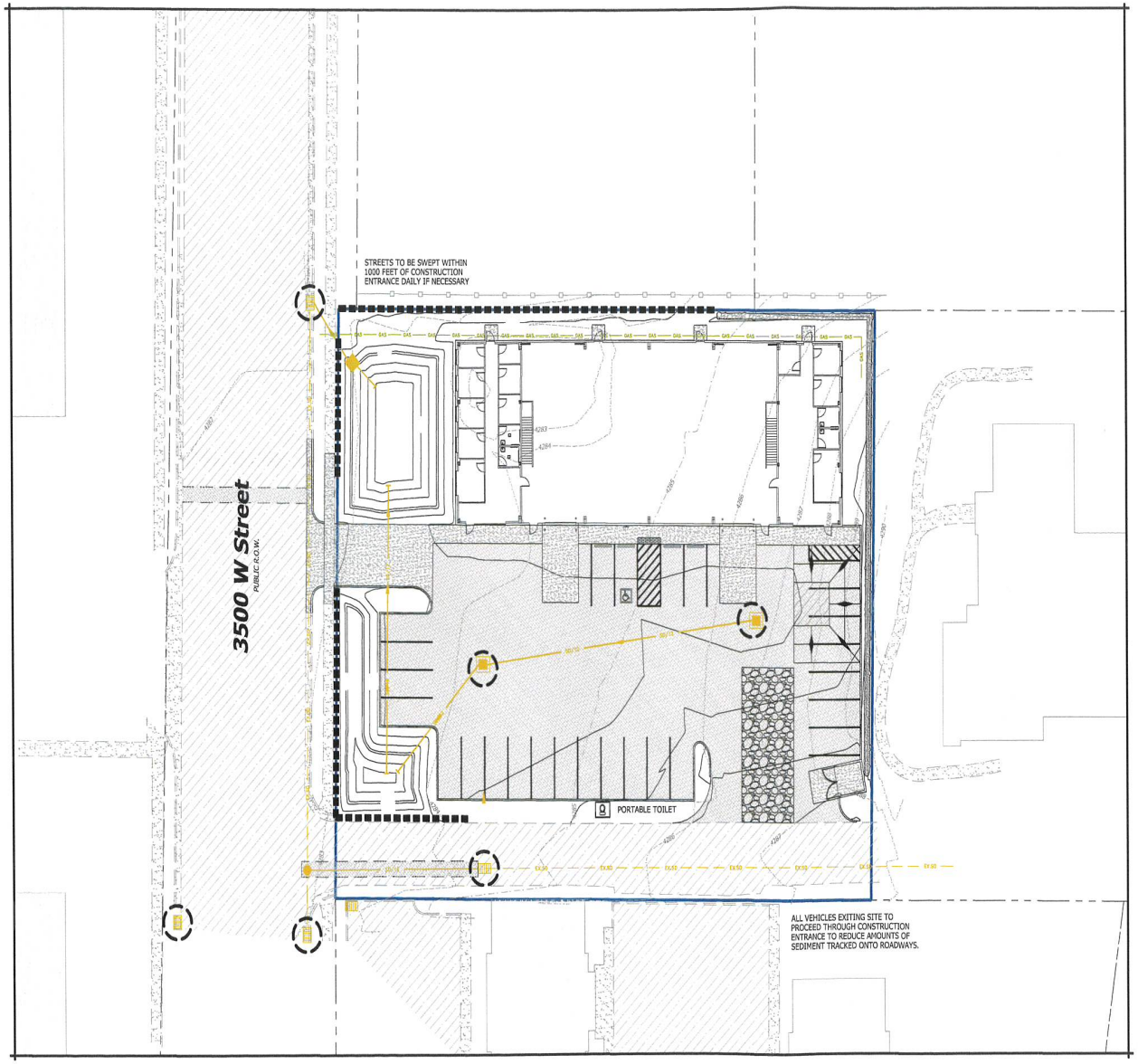
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EME Mechanical

STORM WATER POLLUTION PREVENTION PLAN

LOCATED IN SECTION 10, TOWNSHIP 5 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST HAVEN, WEBER COUNTY, UTAH
APRIL, 2023



Vicinity Map
SCALE: 1" = 20'-0"

Vicinity Map



SWPPP Data

PROJECT LOCATION (LAT/LONG):
NORTHING: 41°10'47"N EASTING: 112°03'50"W

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 0.91 ACRES. AN ESTIMATED 0.91ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE CURRENT SITE IS GRADED TO A CATCH BASIN, WHICH IS THEN TAKEN OFF SITE.
3. THE INITIAL SITE IS APPROXIMATELY 12% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 80% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 1 INDIVIDUALLY GRADED COMMERCIAL LOT. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF THE BUILDING, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, BUILDING CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS.
2. THE BMPS AND SITE WILL BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: HUNT DAY
345 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

Legend

= INLET PROTECTION

= SILT FENCE

= 50' x 20' CONSTRUCTION ENTRANCE WITH 8" CLEAN GRAVEL

= CONCRETE WASH AREA, OR AS SELECTED BY CONTRACTOR

Developer Contact:

~~RIMROCK~~
~~ATTN: ADAM LAMBERT~~
~~11716 S 700 E, DRAPER, UT 84020~~
~~PH: (801) 855-2940~~

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

PROJECT TITLE
EME MECHANICAL
4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

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0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL



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PROJECT STATUS
Initial Submittal

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Checked:	-
Date:	01/ 02 / 2022
Proj. No.	-

SHEET TITLE

SWPPP Exhibit

SHEET NO.

C700

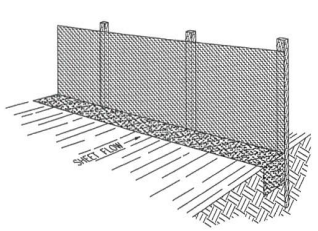
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SWPPP Notes

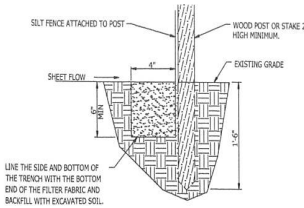
1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES 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.

   (A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   (B)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 A TO BE INITIATED ON THAT PORTION OF THE SITE.
   (C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
11. THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:

    - THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
    - INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES INDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
    - A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
12. THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13. THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
14. THE PROJECT SITE IN IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
15. THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
16. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
17. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
18. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
19. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21. ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
22. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
23. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
24. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
25. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
27. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
28. THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
29. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
30. IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
31. THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
32. EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



Perspective View

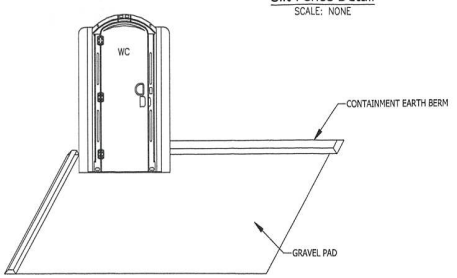


Section

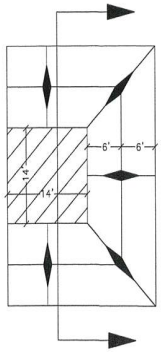
Silt Fence Notes:

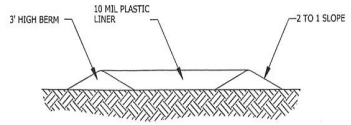
1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

Silt Fence Detail
SCALE: NONE

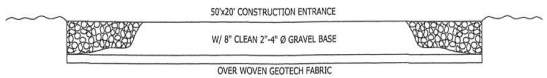


Portable Toilet
SCALE: NONE

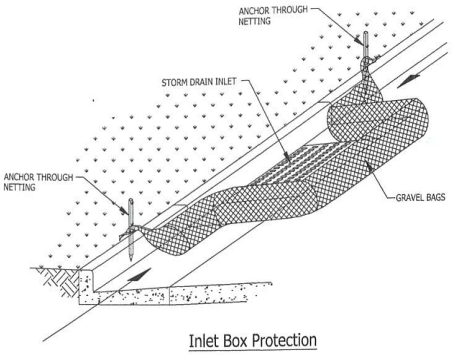




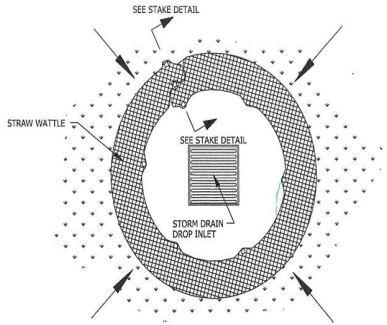
Concrete Washout Area
w/ 10 mil Plastic Liner
SCALE: NONE



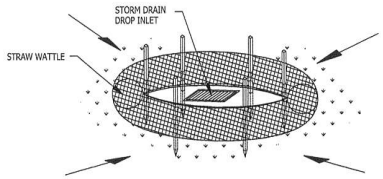
Cross Section 50' x 20' Construction Entrance



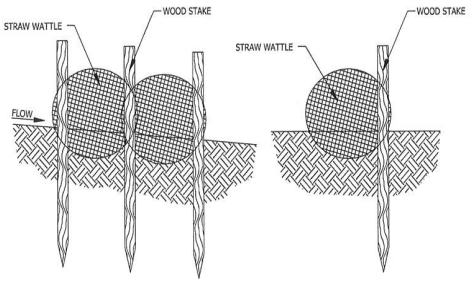
Inlet Box Protection



Plan View



Drop Inlet Protection



HUNT · DAY
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PROJECT TITLE

EME MECHANICAL

4608 SOUTH 3500 WEST STREET
WEST HAVEN, WEBER COUNTY, UT

REVISIONS:

REV.	DATE	DESCRIPTION	BY
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL

PROFESSIONAL ENGINEER
10052008
THOMAS A. HUNT
05/16/2023
STATE OF UTAH

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT STATUS
Initial Submittal

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Checked:	-
Date:	01/ 02 / 2022
Proj. No.	-

SHEET TITLE

SWPPP Details

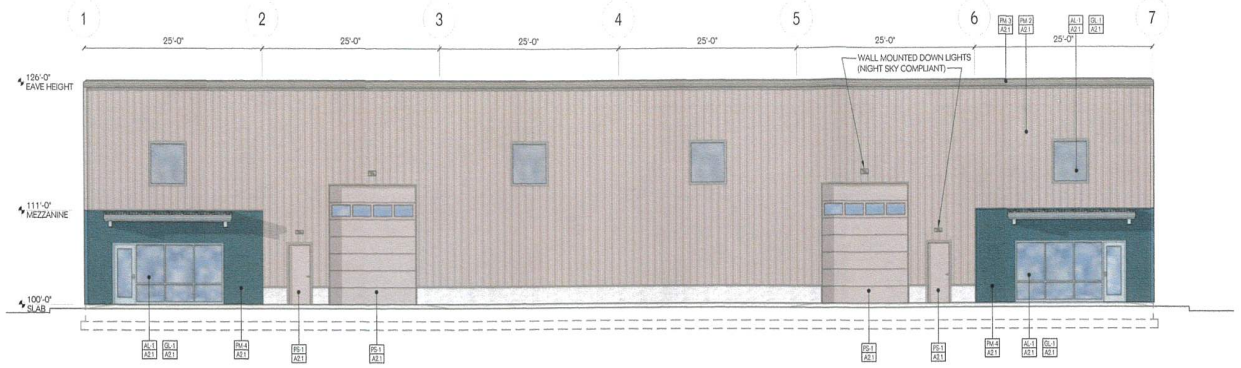
SHEET NO.

C701

THOMAS C:\Users\Thomas.WD-2000\Hunt Day Dropbox\Projects\103-02 EME Mechanical\06-CAD\01-AutoCAD\SHEET-2023.05\15 V22 5/16/2023 12:43 PM

EXTERIOR FINISH SCHEDULE

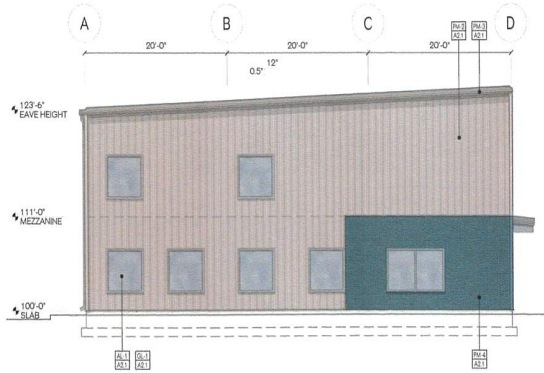
SYM	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER	DIMENSION W x L x T OR H	COLOR	NOTES	SYM	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER	DIMENSION W x L x T OR H	COLOR	NOTES
AL-1 A2.1	ALUMINUM STOREFRONT	KAWNEER			CLEAR #ANODIZED		PM-4 A2.1	PRE-FINISHED METAL COPING: TRIM/ GUTTERS/ DOWNSPOUTS	MBCI	7.2	PER MANUFACTURES ERECTION DRAWINGS	AZTEK BLUE	
GL-1 A2.1	WINDOW GLAZING	PPG		1" INSULATED DOUBLE PANE	by ARCHITECT	RE: SHEET A6.2 FOR WINDOW TYPES.	PM-5 A2.1	CANOPY FASCIA	BREAK METAL		PER MANUFACTURES ERECTION DRAWINGS	SILVER	
PM-1 A2.1	PRE-FINISHED METAL ROOFING.	NUCOR	CFR 24 GA.	PER MANUFACTURES ERECTION DRAWINGS	GALVALUME								
PM-2 A2.1	PRE-FINISHED METAL SIDING	NUCOR	CLASSIC 26 GA.	PER MANUFACTURES ERECTION DRAWINGS	FOX GRAY (PBR)	SELECTED FROM MBM STANDARD PVDF FINISHES							
PM-3 A2.1	PRE-FINISHED METAL COPING: TRIM/ GUTTERS/ DOWNSPOUTS	NUCOR		PER MANUFACTURES ERECTION DRAWINGS	-		PS-1 A2.1	PAINTED	-	-	-	GRAY	MATCH MBS FOX GRAY



South Exterior Elevation

SCALE: 3/32" = 1'-0"

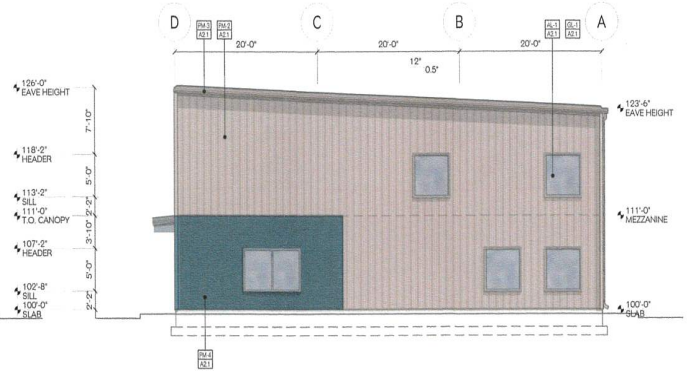
C1 / A2.1



West Exterior Elevation

SCALE: 1/8" = 1'-0"

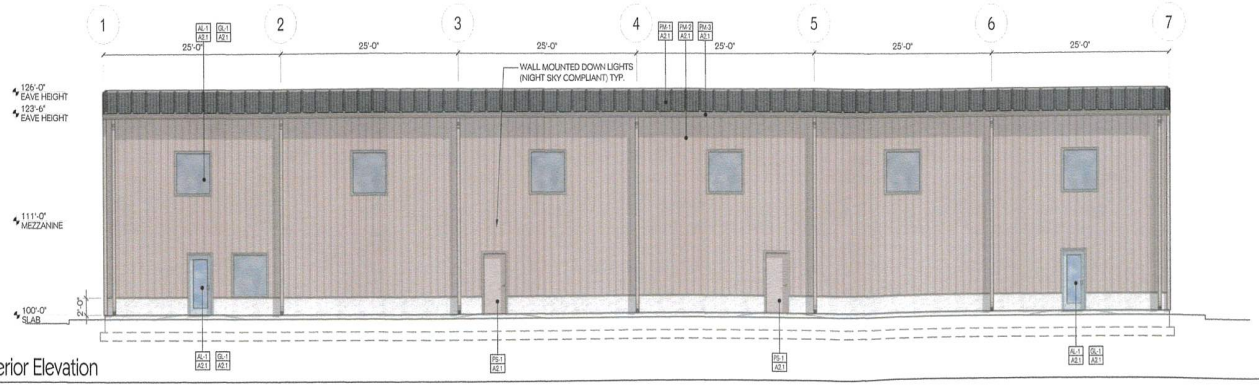
B1 / A2.1



East Exterior Elevation

SCALE: 1/8" = 1'-0"

B3 / A2.1



West Exterior Elevation

SCALE: 3/32" =1'-0"

A1 / A2.1

No.	Revision/Issue	Date

Seal

STATE OF UTAH
GARY R. HUNT
5-22-2023
326738-0301
LICENSED ARCHITECT

Project Title:

EME Mechanical
4608 South 3500 West Street
West Haven, Weber County, UT

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Architecture / Planning
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e-mail : gary@ghunt.com

Sheet Title: Exterior Elevation

Project No.	Date
#2022-22	16 Jan 23
	Scale: 3/32" = 1'-0"

Sheet No.: A2.1