WEST HAVEN PLANNING COMMISSION AGENDA
Wednesday, June 14, 2023 6:00 PM
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON June14, 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/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA

5:00 PLANNING COMMISSION WORK SESSION

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.

1. PRESENTATION AND FIRST DISCUSSION OF UPDATES TO THE WEST HAVEN CITY SUBDIVISION ORDINANCE.

6:00 REGULAR PLANNING COMMISSION MEETING

1. **CALL TO ORDER**
   CHAIRMAN DEEM
2. **OPENING CEREMONIES**
   A. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER REED
   B. INVOCATION- COMMISSION MEMBER STIMPSON
3. **ACTION ON MINUTES**
   APPROVE MINUTES FOR THE MEETING OF MAY 24, 2023
4. **REPORT**
   ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. **DISCUSSION AND ACTION ON FINAL SITE PLAN**
   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**
   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**
   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 PRELIMINARY SITE PLAN**
   TO CONSIDER APPROVAL OF A PRELIMINARY SITE PLAN FOR A MECHANICAL CONTRACTOR BUSINESS LOCATED AT 4608 S. 3500 W. (Applicant: Bob Pettipaw/Gary Hunt)
9. **DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT**
   TO CONSIDER A REQUEST FOR A COMMERCIAL DAYCARE LOCATED AT 3500 W 3300 S. (Applicant: Dora Bugarin)
10. **DISCUSSION AND ACTION ON PUBLIC HEARING (Tabled from 5/24/23 meeting)**
    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)
11. **DISCUSSION OF A POSSIBLE INCREASE TO THE MINIMUM LOT SIZE IN THE R-2 ZONE**
12. **ADJOURNMENT**

Robyn VanCampen

Robyn VanCampen, Deputy Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at (801) 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 3500 W 4000 S
Property Zone:	Commercial C-2
Property Size:	1.385 acres
Applicant:	KG Store 2515, LLC (Agent: Ryan Halder)
Governing Document(s):	WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background

We have received an application for a Kum & Go convenience store to be located on the NE corner of 4000 South and 3500 West. They received preliminary approval from Planning Commission on December 14, 2022. On April 12,2023 Planning Commission recommended to partially vacate a public utility easement and on May 03,2023 City Council approved to partially vacate the public utility easement within the property.

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 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.

DocuSign Envelope ID: 8755DA34-2A61-4CE6-8198-787C178A0C78

SITE PLAN
RESORT COMMERCIAL, COMMERCIAL
OR MANUFACTURING

Date 11/3/2022

Address of Site: 3500 West 4000 South, West Haven Property Parcel # APN 08-672-0003

Applicant's Name: Ryan Halder, Kum & Go, L.C.

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

A convenient store with fuel canopy that includes a Business License (Major) and Class B Beer License and

Site plan design, be approved on 1.385 (acreage) of

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

Signed: Stephen Grange (Owner/Petitioner) DocuSigned by: STEPHEN GRANGE 0403EA90DC854E8... Date: 11/17/2022

I authorize Ryan Halder, Kum & Go, L.C. to act as my representative in all matters relating to this application.

KOKOMO PROPERTIES LLC DocuSigned by: STEPHEN GRANGE 0403EA90DC854E8... (Owner)

_____ (Agent as Authorized by Owner)

Percentage of Landscaping 28% Anticipated Parking spaces 19

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

Planning Commission preliminary action ☐ **Approved** ☐ **Denied** **Date**_____	**Scheduled for Planning Commission Agenda** _____
City Council preliminary action ☐ **Approved** ☐ **Denied** **Date**_____	**Conditions:** _____
Planning Commission final action ☐ **Approved** ☐ **Denied** **Date**_____	_____
City Council final action ☐ **Approved** ☐ **Denied** **Date**_____	_____

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

_____
_____
_____
_____
_____

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

PROJECT TEAM:

DEVELOPER/APPLICANT:
KUM & GO, L.C.
1459 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: RYAN HALDER
PH: (515)457.6232
E: RYAN.HALDER@KUMANDGO.COM

ENGINEER:
OLSSON
1880 FALL RIVER DRIVE, SUITE 200
LOVELAND, CO 80538
CONTACT: MEGAN WALTER
PH: (970)461.7733
E: MWALTER@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

BENCHMARKS:
SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. FOUND WEBER COUNTY BRASS CAP MONUMENT WITH RING & LID SITE BENCHMARK, ELEV.= 4268.4'(NAVD88)

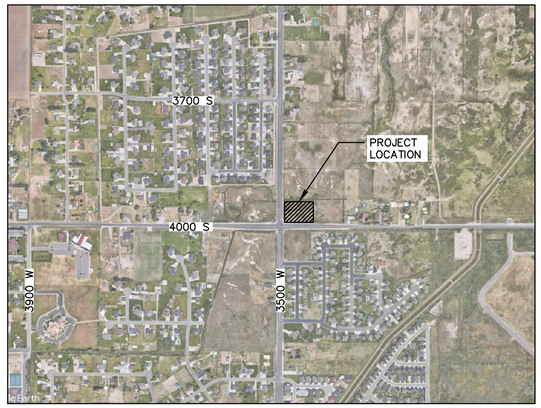
BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'54" WEST ALONG THE MONUMENT LINE OF 4000 SOUTH STREET, BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

LEGAL DESCRIPTION:
PART OF THE NORTH 1/2 SECTION 8, TOWNSHIP 5 NORTH, RANGE 2WEST, SALT LAKE BASE & MERIDIAN, US SURVEY

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.

WHERE & MEANS MORE.

SITE DEVELOPMENT PLANS
KUM & GO STORE #2515
4000 S & 3500 W
WEST HAVEN, UTAH



VICINITY MAP
NOT TO SCALE

SHEET INDEX

1	C0.0	COVER SHEET
2	C1.0	SITE PLAN
3	C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
4	C3.1	PRELIMINARY UTILITY PLAN
5	L1.0	PRELIMINARY LANDSCAPE PLAN
6	L1.1	PRELIMINARY LANDSCAPE DETAILS
7	A1.1	EXTERIOR ELEVATIONS
8	A1.2	CANOPY ELEVATIONS
9	A1.3	TRASH ENCLOSURE ELEVATIONS
10	A1.4	SIGN ELEVATIONS
11	SE1.1	PHOTOMETRIC PLAN

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 SOUTH (FEET)	15' BLDG,LNDS,PRK/25' PUMPS
LEFT SIDE YARD SETBACK WEST (FEET)	15' BLDG,PUMPS/5' LNDS,PRK
RIGHT SIDE YARD SETBACK EAST (FEET)	5' LNDS,PRK/25' PUMPS
REAR YARD SETBACK NORTH (FEET)	10' BLDG/5' LNDS,PRK/25' PUMPS
MAXIMUM HEIGHT (FEET)	35'

LOT 1 SITE DATA

STORE TYPE		BISTRO-RP-2021V1
PARCEL NUMBER		08-048-0108
CANOPY / DISPENSER ARRANGEMENT		5 DISPENSERS (SINGLE)
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING	18'-10"
	PARAPET	21'-0"
	BLADE	22'-8"
	FUEL CANOPY	21'-0"
GROSS FLOOR AREA		3,968 SF
GROSS CANOPY AREA		3,264 SF
GROSS LOT AREA		60,334 ± 1.385 ACRES
BUILDING COVERAGE		3,968 SF (7%)
LANDSCAPE COVERAGE		17,980 SF (30%)
PARKING/DRIVE/SIDEWALK COVERAGE		38,386 SF (63%)
BICYCLE PARKING		2 SPACES
TOTAL EMPLOYEES		16-18
EMPLOYEES PER SHIFT		3 TO 5
REQUIRED PARKING	STANDARD	15
	ADA	1 (VAN)
	TOTAL	16
	PARKING RATIO = 1 STALL/248 SF	
PROVIDED PARKING	STANDARD	18
	ADA	1 (VAN)
	TOTAL	19
	PARKING RATIO = 1 STALL/209 SF	

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olsson
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Loveland, CO 80538
TEL 970.461.7733
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Des Moines, Iowa
50309
P: 515-226-0128
F: 515-223-9873

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

COVER SHEET

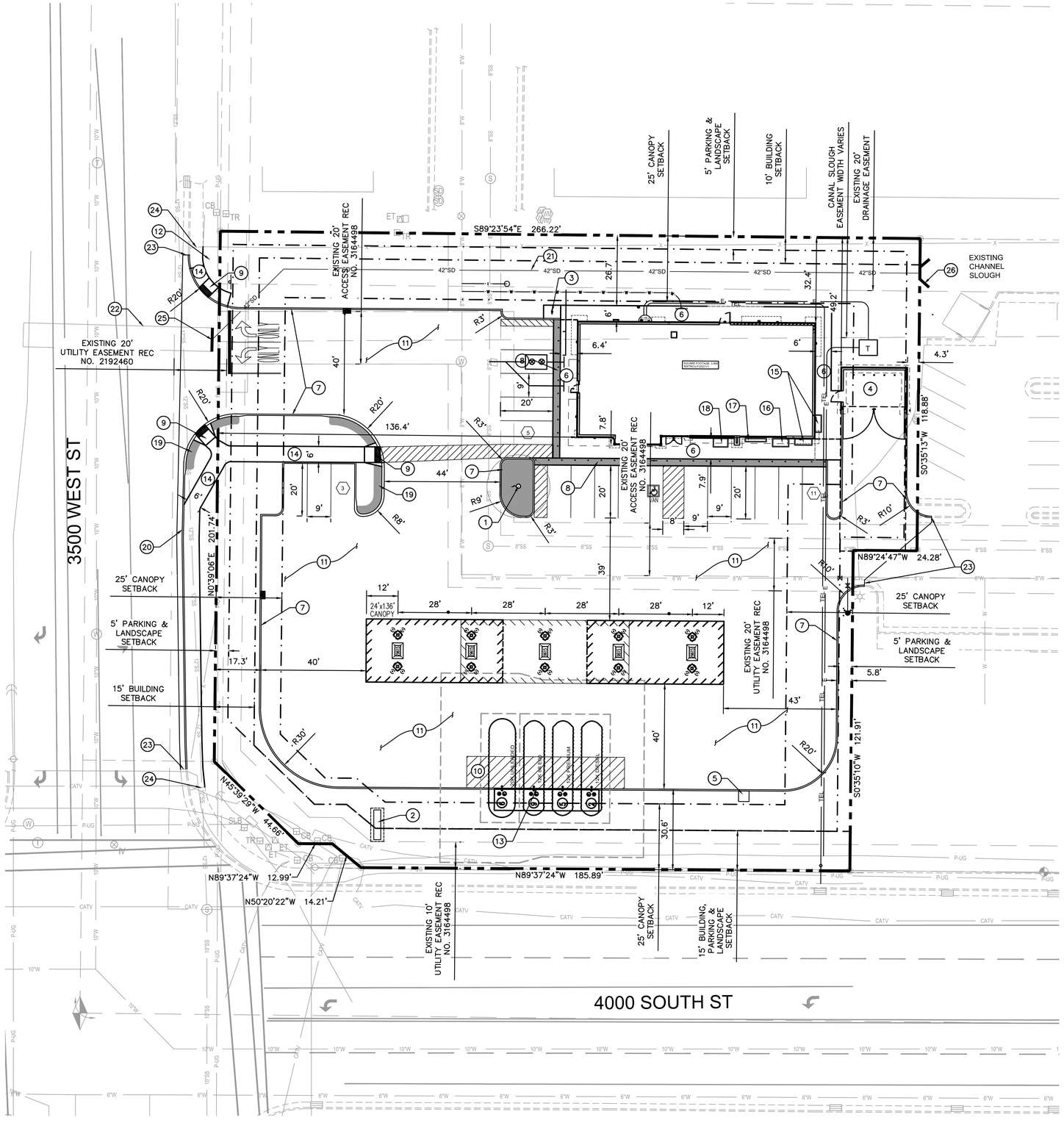
KG PROJECT TEAM:
RDM: JOSH RABE
SDM: RYAN HALDER
CPM: SCOTT NEWBERRY

REVISION DESCRIPTION	DATE	△

DATE: 11/22/2022

SHEET NUMBER:
C0.0
1 OF 11

DWG: F:\2022\03501-04000\022-03775\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_TTL01_02203775.dwg
DATE: Dec 14, 2022 8:06am
XREFS: C_PTBLK DP_02203775
USER: hcarlson



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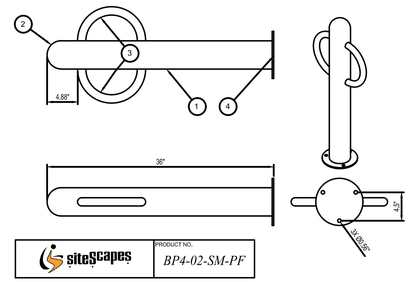
1" = 20'

0' 10' 20' 40'

SCALE IN FEET

FLAG NOTES:

1. PROPOSED 40' FLAGPOLE
2. PROPOSED 8' MONUMENT SIGN
3. PROPOSED BIKE RACK
4. PROPOSED 15' X 25' TRASH ENCLOSURE WITH NICHIHA
5. PROPOSED AIR MACHINE ON 4' X 4' PAD
6. PROPOSED 4" BUILDING SIDEWALK
7. PROPOSED INTEGRAL CURB
8. PROPOSED ZERO CURB WITH BOLLARDS
9. PROPOSED ADA RAMP
10. 12' X 60' DELIVERY VEHICLE LOADING ZONE
11. PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
12. PROPOSED STOP SIGN
13. PAINT CURB ALONG FRONT OF TANKS YELLOW
14. PROPOSED SITE SIDEWALK
15. PROPANE CAGE
16. ICE MERCHANDISE
17. FIREWOOD
18. MISCELLANEOUS MERCHANDISE
19. PROPOSED ROLL OVER CURB
20. PROPOSED VERTICAL CURB & GUTTER PER CITY OF WEST HAVEN STANDARDS
21. PROPOSED STORM PIPE TO ENCLOSE EXISTING CANAL SLOUGH
22. EXISTING BOX CULVERT
23. CONNECT TO EXISTING CURB & GUTTER
24. CONNECT TO EXISTING SIDEWALK
25. CONNECT TO EXISTING BOX CULVERT
26. PROPOSED CONCRETE HEADWALL



siteSCAPES — PRODUCT NO. BP4-02-SM-PF

*Available in powder coat and DuraCoat finishes

BOLLARD BIKE RACK DETAIL

NOTES:
1. BIKE RACK TO BE INSTALLED IN CENTER OF 5'-0" x 6'-6" CONCRETE PAD.
2. BOLLARD SHALL HAVE A 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 ¾" THICK STEEL PLATE WITH THREE ø⅝" MOUNTING HOLES.
(5) MOUNTED WITH THREE ⅝" x 4–5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED).

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'54" WEST ALONG THE MONUMENT LINE OF 4000 SOUTH STREET, BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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
- GREASE INTERCEPTOR
- SIGN

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Kum & Go

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P: 515-226-0128
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#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

SITE PLAN

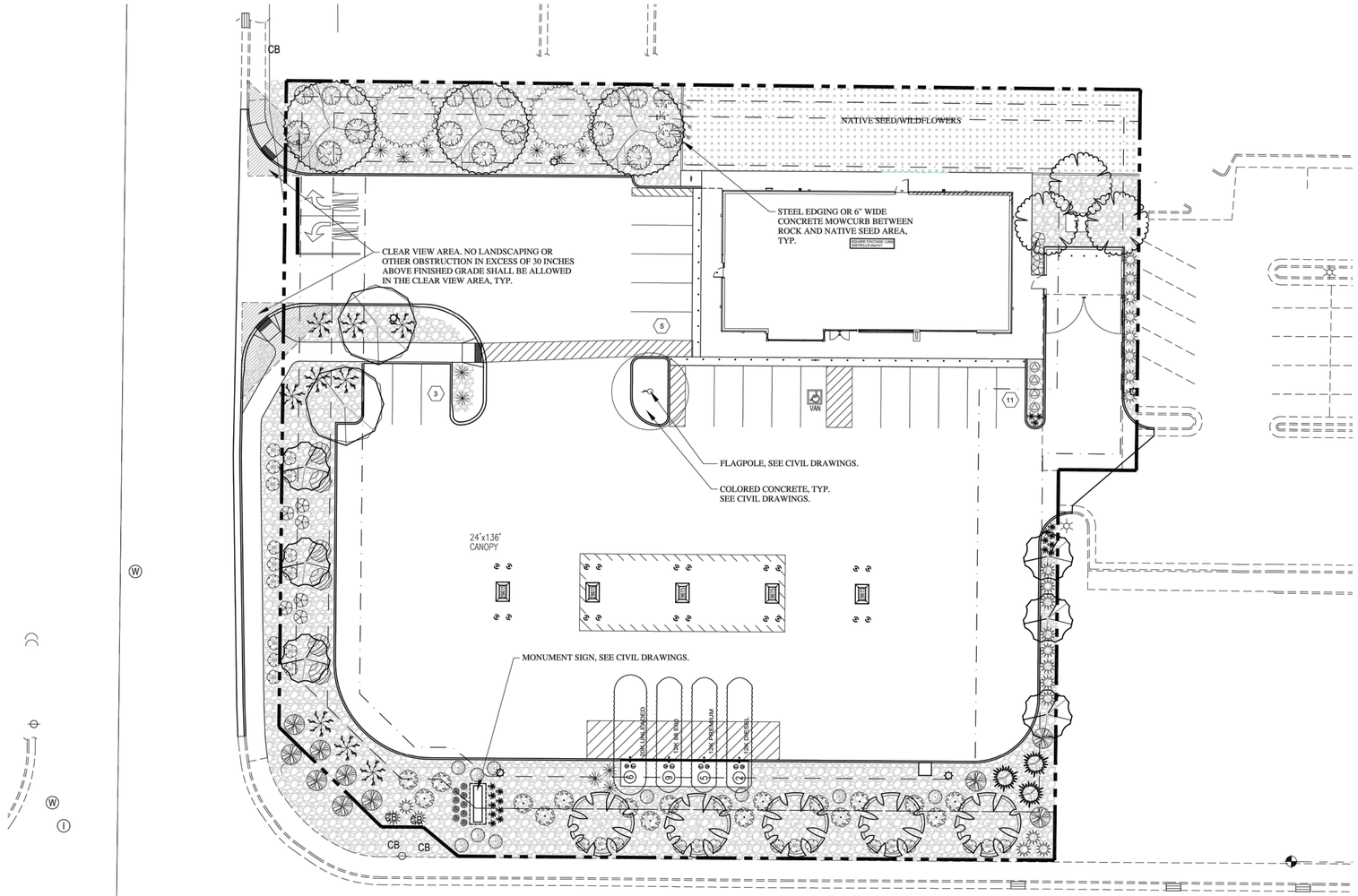
KG PROJECT TEAM:
RDM: JOSH RABE
SDM: RYAN HALDER
CPM: SCOTT NEWBERRY

REVISION DESCRIPTION | DATE

DATE: 11/22/2022

SHEET NUMBER:
C1.0
2 OF 11

DWG: F:\2022\03501-04000\022-03775\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_SIT01_02203775.dwg
DATE: Dec 14, 2022 8:06am
XREFS: C_PBASE_02203775
C_XBASE_02203775
C_PTBLK_DP_02203775
USER: hcarlson
C_PUTIL_02203775



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CERCIS CANADENSIS 'FOREST PANSY' TM FOREST PANSY REDBUD	5	2" CAL.
	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' IMPERIAL HONEY LOCUST	2	2" CAL.
	PRUNUS SARGENTII `PINK FLAIR` SARGENT CHERRY	6	2" CAL.
	TILIA AMERICANA 'REDMOND' REDMOND AMERICAN LINDEN	3	2" CAL.
	ZELKOVA SERRATA `MUSASHINO` SAWLEAF ZELKOVA	3	2" CAL.

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL PINE	3	6'-7' TALL
	PINUS NIGRA AUSTRIAN PINE	2	6'-7' TALL

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CORNUS ALBA 'BAILHALO' PP8722 IVORY HALO IVORY HALO VARIEGATED DOGWOOD	9	5 GAL.
	PHYSOCARPUS O. 'SUMMER WINE' SUMMER WINE NINEBARK	10	5 GAL.
	PRUNUS BESSEYI `P011S` TM PAWNEE BUTTES SAND CHERRY	18	5 GAL.
	SPIREA X BUMALDA 'LITTLE PRINCESS' LITTLE PRINCESS JAPANESE SPIREA	4	5 GAL.
	RHUS AROMATICA `GRO-LOW` GROW-LOW FRAGRANT SUMAC	6	5 GAL.
	ROSA X `MEISWETDOM` TM SWEET DRIFT GROUNDCOVER ROSE	30	5 GAL.
	VIBURNUM OPULUS 'NANUM' DWARF EUROPEAN CRANBERRYBUSH	9	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	15	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	10	5 GAL.
	TAXUS CUSPIDATA 'MONLOO' TM EMERALD SPREADER JAPANESE YEW	9	5 GAL.

PERENNIALS / GRASSES LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'HELLO SPRING' FEATHER REED GRASS	22	5 GAL.
	HEMEROCALLIS X `APRICOT SPARKLES' DAYLILY	19	1 GAL.
	HEMEROCALLIS X `PURPLE DE ORO' PURPLE DE ORO DAYLILY	9	1 GAL.
	PENNISETUM 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	11	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

SEED MIX LEGEND

SYMBOL	DESCRIPTION	QTY
	SEED MIX TO BE INSTALLED IN ALL AREAS PER PLANS.	~3,794 S.F.

PLANTING RATE:
(Pounds of Pure Live Seed / Acre)

GRASS & WILDFLOWER MIX	BROADCAST	DRILLED	PERCENTAGE
SLENDER WHEAT GRASS (AGROPYRON TRACHUCAULUM)	2.75	2.06	13.75 %
BLUEBUNCH WHEAT GRASS (AGROPYRON SPICATUM)	2.75	2.06	13.75 %
SHEEP FESCUE (FESTUCA OVINA)	0.80	0.60	4.00 %
SANDBERG BLUEGRASS (POA SANDBERGII)	0.50	0.38	2.50 %
WESTERN WHEAT GRASS (AGROPYRON SMITHII)	2.75	2.06	13.75 %
GREEN NEEDLEGRASS (STIPA VIRIDULA)	2.75	2.06	13.75 %
PROSTRATE SUMMER CYPRESS (KOCHIA PROSTATA)	1.50	1.13	7.50 %
BLANKET FLOWER (GAILLARDIA ARISTATA)	2.00	1.50	10.00 %
BLUE FLAX (LINUM LEWISII)	1.50	1.13	7.50 %
RED MEXICAN HAT (RATIBIDA COLUMNARIS)	0.25	0.18	1.25 %
BASIN BID SAGEBRUSH (ARTEMISIA TRIDENTATA TRIDENTATA)	0.15	0.11	0.75 %
RUBBER RABBITBRUSH (CHRYSOTHAMNUS NAUSEOSUS)	0.30	0.23	1.50 %
WINTERFAT (CERATOIDES LANATA)	2.00	1.50	10.00 %
TOTALS	20.0	15.00	100.00 %

SEE SHEET L1.1 FOR SEED MIX NOTES.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6"-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS.
5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS.
7. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
8. ¾ TO 1" SCREENED DECORATIVE CRUSHED ROCK MULCH TO BE INSTALLED AT THE A 3" DEPTH IN ALL PLANTING AREAS. PULL ROCK MULCH A MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
9. IF HIGH WINDS ARE FREQUENT ON SITE. ALL TREES TO BE STAKED AT TIME OF

CALCULATIONS

TOTAL LOT AREA= 60,334 (1.39 ACRES)
TOTAL LANDSCAPE AREA = ~19,465 S.F.
- LAWN AREA = 0 (0%)
- XERISCAPE AREA = ~19,465 S.F. (100%)

N

20' 0 20' 40' 60'

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

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STATE OF UTAH — DARREN G. WILSON — NO. 356187 — LICENSED LANDSCAPE ARCHITECT — 11-2-2022

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

#2515 - WEST HAVEN, UTAH

PRELIMINARY LANDSCAPE PLAN

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

REVISION DESCRIPTION	DATE	△

DATE: 11/22/2022

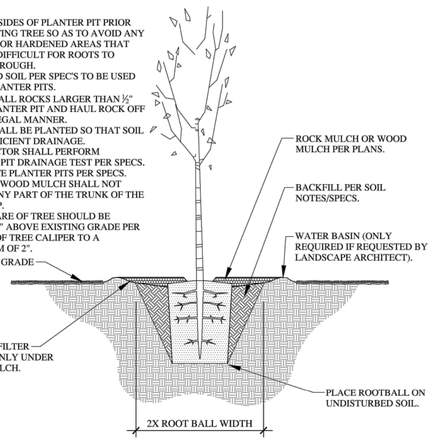
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5 OF 11

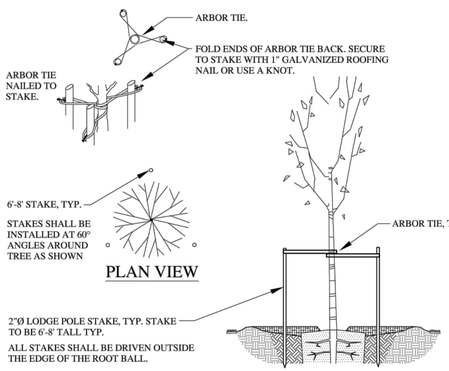
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DATE: Nov 21, 2022 1:27pm XREFS: 2515-Civil CAD_11.15.22[6222]

DOCUMENT REVISION DATE: JULY 2013

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



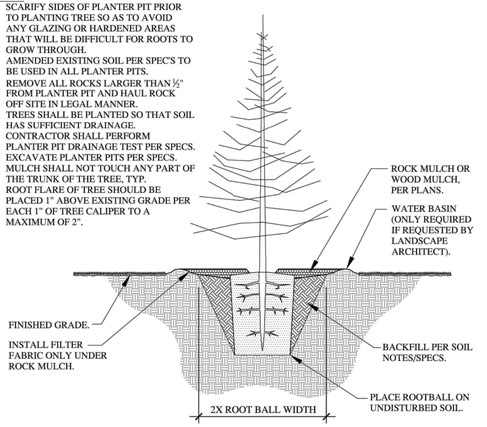
1 DECIDUOUS TREE PLANTING
SCALE: NTS



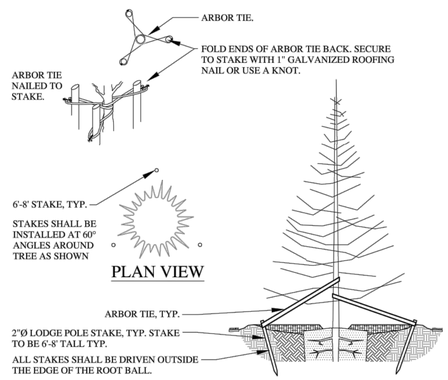
NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE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

2 DECIDUOUS TREE STAKING
SCALE: NTS

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

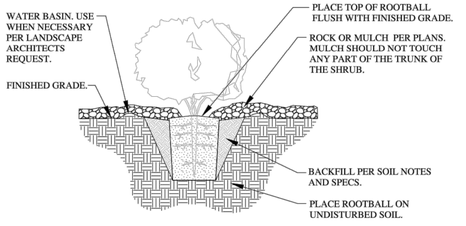


3 EVERGREEN PLANTING
SCALE: NTS



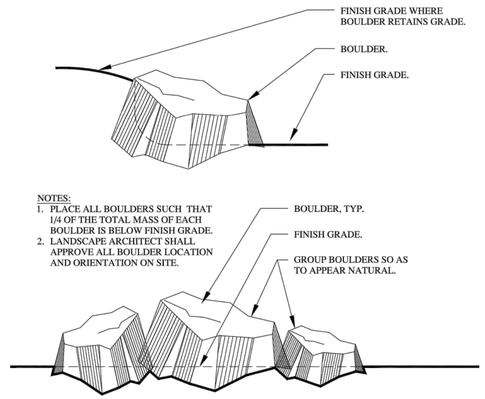
NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE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

4 EVERGREEN TREE STAKING
SCALE: NTS



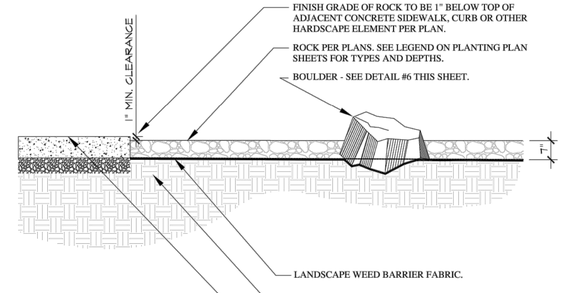
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF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

5 SHRUB & ORNAMENTAL GRASS PLANTING
SCALE: NTS



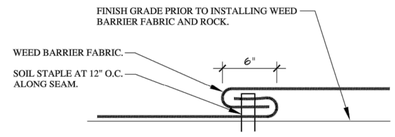
NOTES:
1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.
2. LANDSCAPE ARCHITECT SHALL APPROVE ALL BOULDER LOCATION AND ORIENTATION ON SITE.

6 BOULDER PLACEMENT
SCALE: NTS

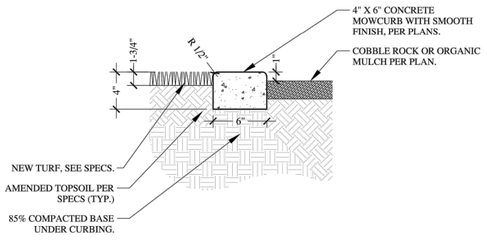


NOTES:
1. INSTALL A 1" LAYER OF ¾"-1" ROCK TO COVER WEED FABRIC THEN INSTALL A 6" LAYER OF 4"-6" COBBLE ROCK ON TOP OF THE 1" LAYER FOR A TOTAL DEPTH OF 7".
2. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE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

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

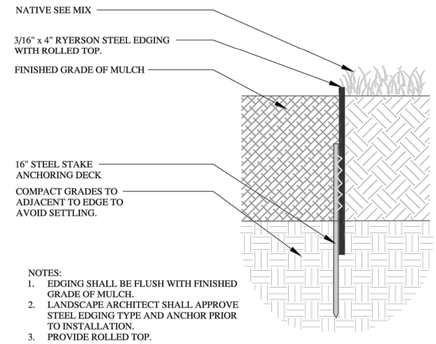


7 ROCK AND WEED BARRIER FABRIC WITH BOULDER
SCALE: NTS



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

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



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

9 STEEL EDGING (BASE BID)
SCALE: NTS

ART 1 GENERAL
01 SECTION INCLUDES
- A. PREPARATION OF SOIL, FERTILIZING, SEEDING AND MAINTENANCE.

02 DEFINITIONS
- A. WEEDS: INCLUDES CHEATGRASS (BROMUS TECTORUM), DANDELION, JIMSONWEED, QUACKGRASS, HORSETAIL, MORNING GLORY, RUSH GRASS, MUSTARD, LAMBSQUARTER, CHICKWEED, CRESS, CRABGRASS, CANADIAN THISTLE, NUTGRASS, POISON OAK, BLACKBERRY, TANSY RAGWORT, JOHNSON GRASS, POISON IVY, NUT SEDGE, NIMBLE WILL, BINDWEED, BENT GRASS, WILD GARLIC, PERENNIAL SORREL, AND PHRAGMITES.

03 SUBMITTALS
- A. CERTIFICATION: SUBMIT CERTIFICATION OF GRASS & WILDFLOWER SPECIES AND LOCATION OF SEED SOURCE.
- B. MAINTENANCE DATA: INCLUDE MAINTENANCE INSTRUCTIONS, CUTTING METHOD AND MAXIMUM HEIGHT; TYPES, APPLICATION FREQUENCY, AND RECOMMENDED COVERAGE OF FERTILIZER.

04 QUALITY ASSURANCE
- A. SEEDS.
  1. VENDOR: COMPANY SPECIALIZING IN SUPPLYING SEED WITH A MINIMUM FIVE YEARS EXPERIENCE, AND CERTIFIED BY THE STATE OF UTAH.
  2. INSTALLER QUALIFICATIONS: COMPANY APPROVED BY THE SEED VENDOR.

05 REGULATORY REQUIREMENTS
- A. COMPLY WITH REGULATORY AGENCIES FOR FERTILIZER AND HERBICIDE COMPOSITION.
- B. PROVIDE CERTIFICATE OF COMPLIANCE FROM AUTHORITY HAVING JURISDICTION INDICATING APPROVAL OF FERTILIZER AND HERBICIDE MIXTURE.

06 MAINTENANCE SERVICE
- A. FURNISH SERVICE AND MAINTENANCE OF SEEDED AREAS UP TO THE END OF WARRANTY.
- B. ERADICATE AND KEEP AREAS WEED FREE BEFORE ACCEPTANCE.

ART 2 PRODUCTS
01 MATERIALS
- A. RESTORING NATIVE GRASS SEED.
  1. NATIVE GRASS MIX. NATIVE GRASS SEED SHALL BE FRESH, CLEAN, NEW CROP SEED; MECHANICALLY PREMIXED TO THE SPECIFIED PROPORTIONS. NATIVE GRASS SEED SHALL BE A BLEND OF THE SEED TYPES AS NOTED IN THE SEED MIX LEGEND.
  2. STANDARDS. GRASS SEEDS SHALL COMPLY WITH " STANDARDS OF OFFICIAL SEED ANALYSIS OF NORTH AMERICA" ; FOR 85% PURITY, 80% GERMINATION AND 1% (MAXIMUM) WEED SEED (68% PLS).
  3. DELIVERY. SEED SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, BEARING THE DEALER'S GUARANTEED ANALYSIS AND GERMINATION PERCENTAGE AND A CERTIFICATE OR STAMP OR RELEASE BY A COUNTY AGRICULTURE COMMISSIONER.
  4. SEED TO BE APPLIED BY HYDRAULIC METHOD SHALL BE MIXED WITH WOOD FIBER MULCH,

[redacted]

'ART 3 EXECUTION
.01 EXAMINATION
- A. VERIFY THAT PREPARED SOIL BASE IS ARE READY TO RECEIVE THE WORK OF THIS SECTION.

.02 PREPARATION
- A. PREPARE SUB-GRADE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
- B. PLACE 4" DEPTH OF TOPSOIL.

.03 PLANTING SEED
- A. SEEDING SHALL NOT BE PERFORMED WHEN THE WIND VELOCITY EXCEEDS 5 MILES PER HOUR, OR IS DETERMINED DETRIMENTAL TO THE UNIFORM DISTRIBUTION OF SEED.
- B. GRADE PLANTING AREAS SMOOTH, EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE AND REMOVE RIDGES AND FILL IN DEPRESSIONS AS REQUIRED.
- C. SEED SHALL BE APPLIED BY HYDRAULIC METHOD WITH A HYDRO-SEEDER AT THE COVERAGE RATE RECOMMENDED BY THE SEED VENDOR. SEED MAY BE APPLIED BY BROADCAST OR DRILLED METHOD AT THE RECOMMENDED.
- D. RATE OF APPLICATION.
  1. NATIVE GRASS SEED MIX SHALL BE APPLIED AT A SUPPLIER ACCEPTABLE RATE TO OBTAIN 70% GROWTH AND ACCEPTANCE AT END OF WARRANTY PERIOD.
- E. ALL MATERIALS MUST BE AVAILABLE FOR INSPECTION PRIOR TO APPLICATION.
- F. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.

.04 MAINTENANCE REQUIREMENTS FOR NATIVE AREA DURING WARRANTY PERIODS
- A. FURNISH SERVICE AND MAINTENANCE OF RESTORED AREA UNTIL 70% COVERAGE IS ESTABLISHED AND ACCEPTED BY THE OWNER.
- B. AREA MUST BE FREE OF SIGNS OF EROSION AND EVASIVE SPECIES.
- C. AREA MUST BE KEPT FREE OF LITTER AND MOWED AND TRIMMED AS REQ. EACH FALL.

.05 WARRANTY
- A. ERADICATED ALL INVASIVE WEEDS.
- B. ALL LANDSCAPING WILL BE COVERED BY A WARRANTY FOR A PERIOD OF ONE YEAR OR UNTIL ACCEPTED BY THE OWNER.
- C. SEEDED AREAS. AT THE END OF THE WARRANTY PERIOD, SEEDED AREAS SHALL HAVE A 70 PERCENT COVERAGE OF FULL, ESTABLISHED GROWTH; FREE OF ALL NOXIOUS WEEDS.
  1. AT END OF WARRANTY PERIOD, REPLANT AREAS SHOWING ROOT GROWTH FAILURE, BARE OR THIN SPOTS, AND ERODED OR SETTLED AREAS WITHIN 10-DAYS OF WRITTEN NOTICE. PLANT WITH MATERIALS OF LIKE KIND AND SIZE, PLANTED IN THE NEXT GROWING SEASON, WITH A NEW WARRANTY COMMENCING ON THE DATE OF PLANTING. ALL CORRECTIVE WORK WILL BE AT NO ADDITIONAL COST TO THE OWNER.

10 SEED MIX NOTES

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Loveland, CO 80538
TEL 970.461.7733 www.olssonassociates.com

STATE OF UTAH — DARREN G. WISBROCK — 11-2-2022 — NO. 356197 — REGISTERED LANDSCAPE ARCHITECT

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

#2515 - WEST HAVEN, UTAH

PRELIMINARY LANDSCAPE DETAILS

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

REVISION DESCRIPTION	DATE	△

DATE: 11/22/2022

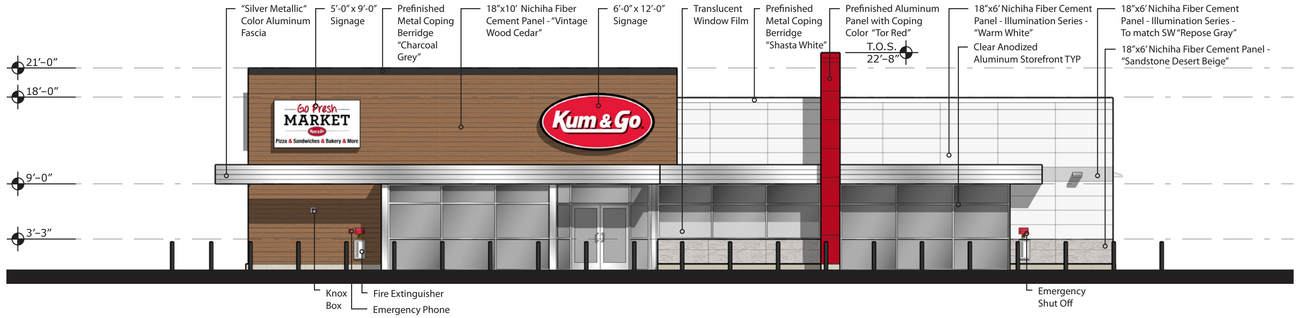
SHEET NUMBER: L1.1

6 OF 11

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

Proposed Building Signage

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

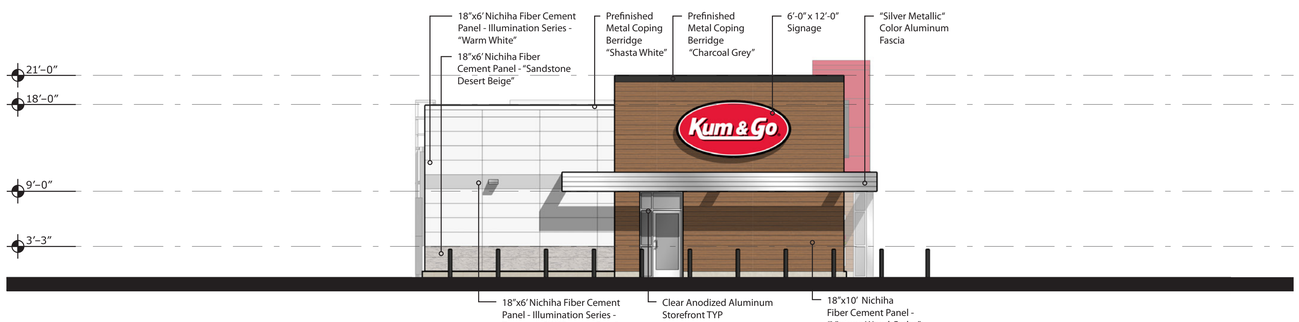


South Elevation
NTS

0 3' 6' 12' 30'

Material Calculations

Sign	SF	% of Elevation
Nichiha - Illuminations Panel	448	24%
Nichiha - VintageWood Panel	635	34%
Nichiha - Sandstone Panel	72	4%
Red ACM	45	2%
Silver ACM	168	9%
Glazing	516	27%
Total	1884	

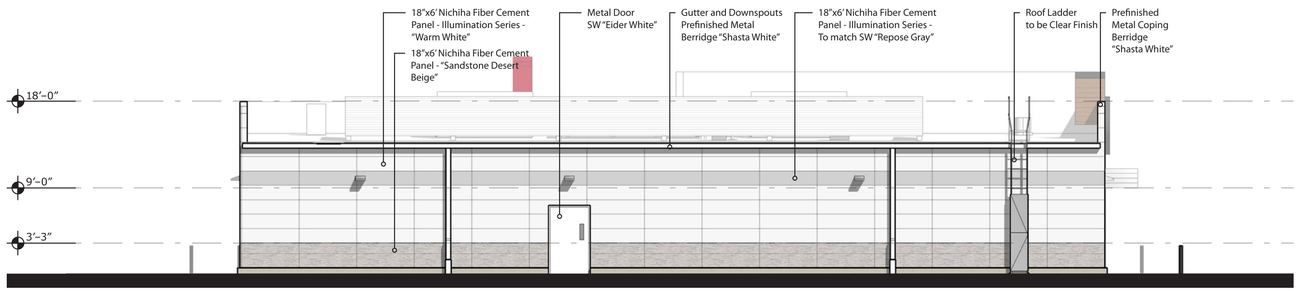


West Elevation
NTS

0 3' 6' 12' 30'

Material Calculations

Sign	SF	% of Elevation
Nichiha - Illuminations Panel	282	32%
Nichiha - VintageWood Panel	448	51%
Nichiha - Sandstone Panel	51	6%
Silver ACM	66	7%
Glazing	40	4%
Total	887	

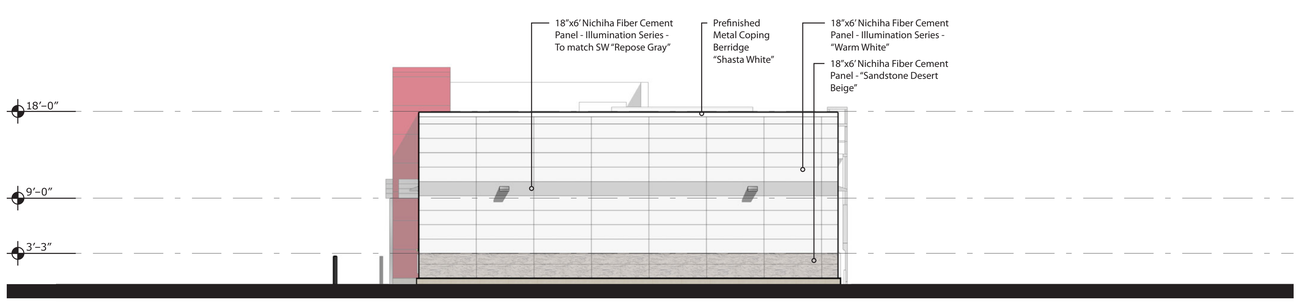


North Elevation
NTS

0 3' 6' 12' 30'

Material Calculations

Sign	SF	% of Elevation
Nichiha - Illuminations Panel	957	81%
Nichiha - Sandstone Panel	222	19%
Total	1179	



East Elevation
NTS

0 3' 6' 12' 30'

Material Calculations

Sign	SF	% of Elevation
Nichiha - Illuminations Panel	623	85%
Nichiha - Sandstone Panel	113	15%
Total	736	

brr

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

www.brrarch.com

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

SEAL

Kum & Go

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

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

EXTERIOR ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

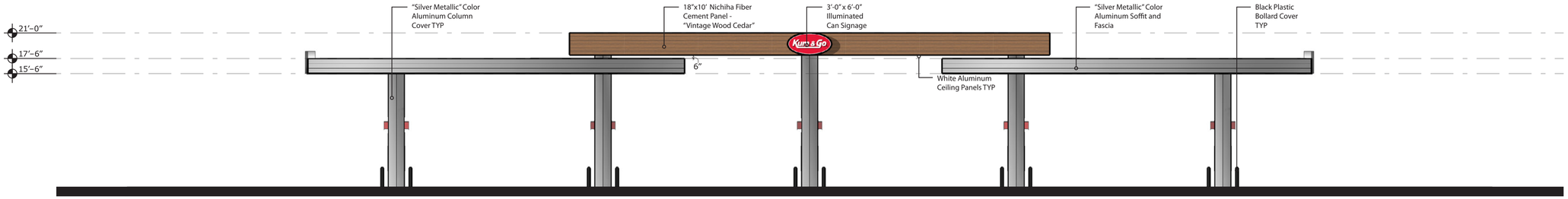
	DATE	REVISION DESCRIPTION
△		

DATE: 12/13/2022

SHEET NUMBER:

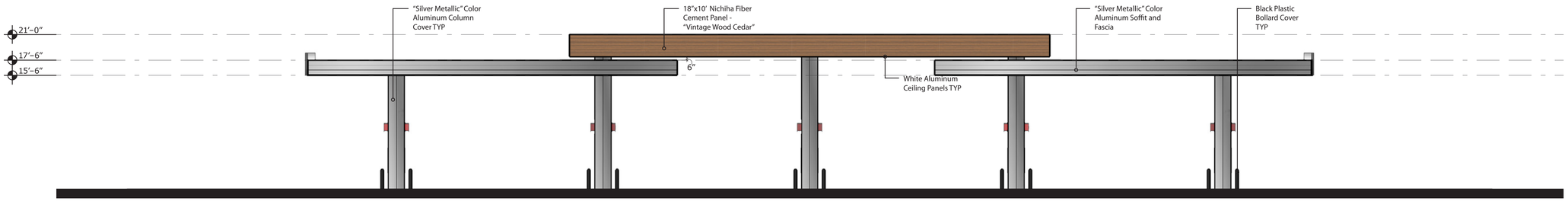
Proposed Canopy Signage

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



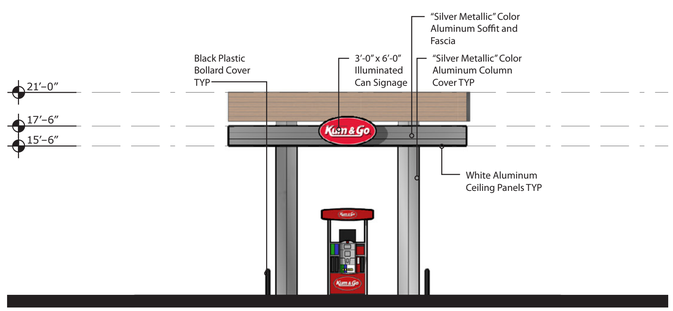
South Elevation
NTS

0 3' 6' 12' 30'



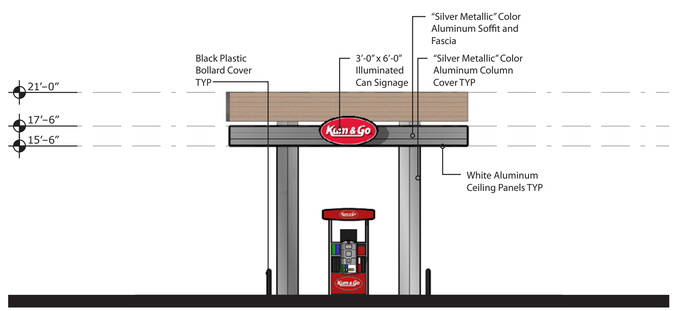
North Elevation
NTS

0 3' 6' 12' 30'



West Elevation
NTS

0 3' 6' 12' 30'



East Elevation
NTS

0 3' 6' 12' 30'

brr

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

www.brrarch.com

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

SEAL

Kum & Go

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

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

CANOPY ELEVATIONS

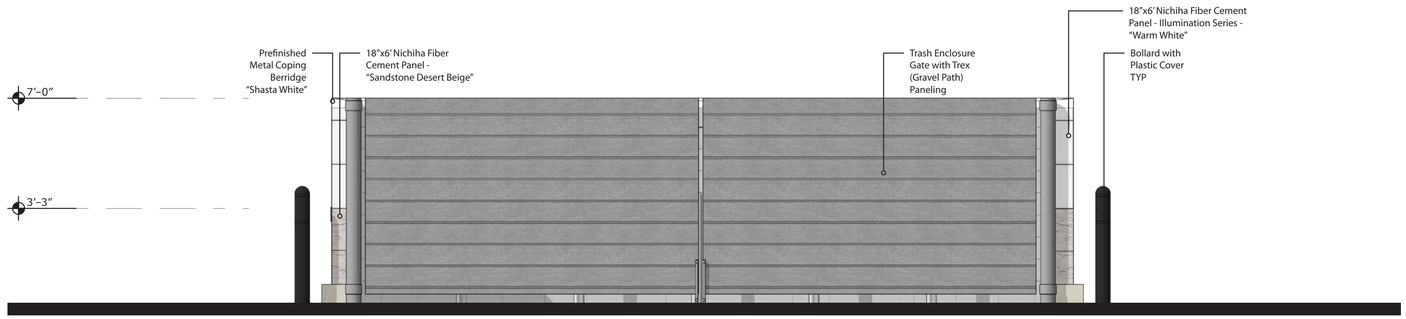
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
△		

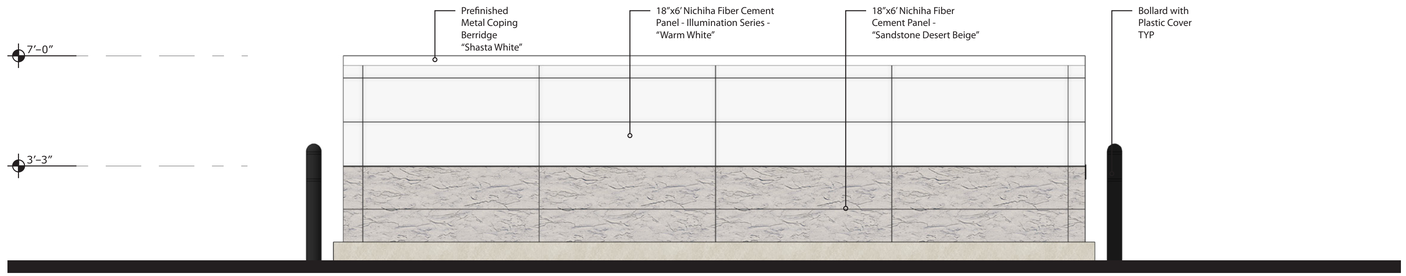
DATE: 12/13/2022

SHEET NUMBER:



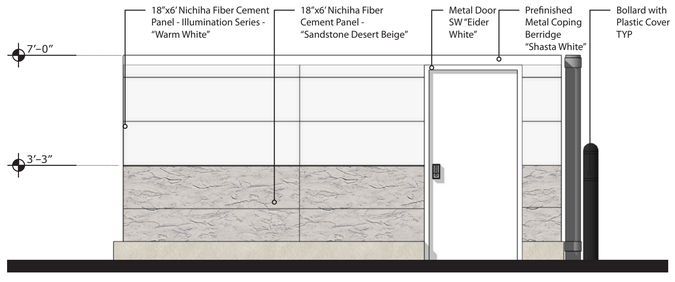
South Elevation
NTS

0 3' 6' 12'



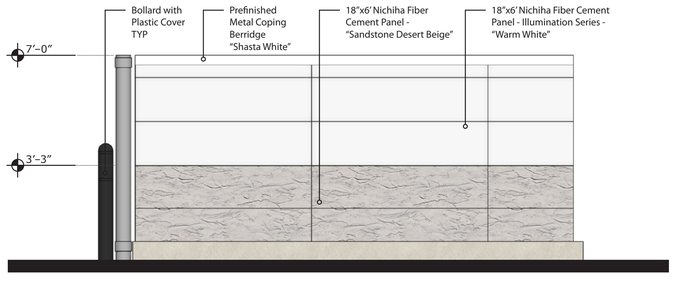
North Elevation
NTS

0 3' 6' 12'



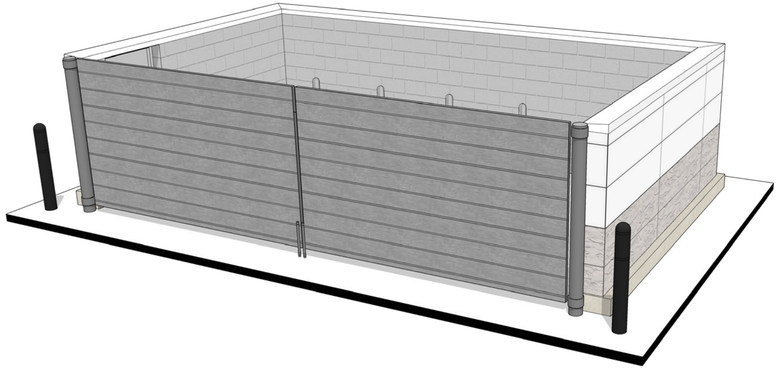
West Elevation
NTS

0 3' 6' 12'



East Elevation
NTS

0 3' 6' 12'



Perspective
NTS

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

www.brrarch.com

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

SEAL

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

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

TRASH ENCLOSURE ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

△	DATE	REVISION DESCRIPTION

DATE: 12/13/2022

SHEET NUMBER:

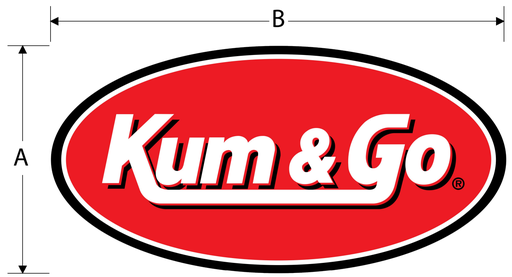


A - HEIGHT	B - WIDTH	AREA
5 FT	9 FT	45

TYPICAL CONSTRUCTION OF MARKET FRESH SIGNS:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED
- PMS 200 (RED)

A 5'x9' GO FRESH MARKET BUILDING SIGN
NOT TO SCALE



A - HEIGHT	B - WIDTH	AREA	AREA
3 FT	6 FT	14.4 SQ FT	18 SQ FT

TYPICAL CONSTRUCTION OF KUM & GO FLEX FACE OVAL:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED

C 3'x6' OVAL BUILDING SIGN
NOT TO SCALE

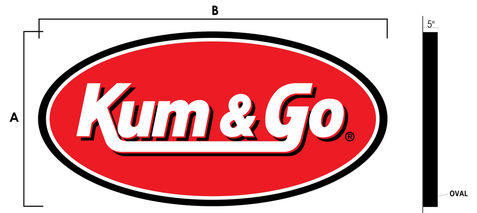


A Elevation
scale: 1/2" = 1'- 0"

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

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

B 8' MONUMENT SIGN
NOT TO SCALE



OVAL MEASUREMENTS & SQUARE FOOTAGES

A - HEIGHT	B - WIDTH	AREA	AREA
6 FT	12 FT	56.52 SQ FT	72 SQ FT

TYPICAL CONSTRUCTION:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED
- PMS 200 (RED)

D 6'x12' OVAL BUILDING SIGN
NOT TO SCALE

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
www.olsson.com
1880 Fall River Dr Suite 200
Loveland, CO 80538
TEL 970.461.7723

THIS DOCUMENT HAS BEEN RELEASED BY OLSSON FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

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

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

SIGN ELEVATIONS

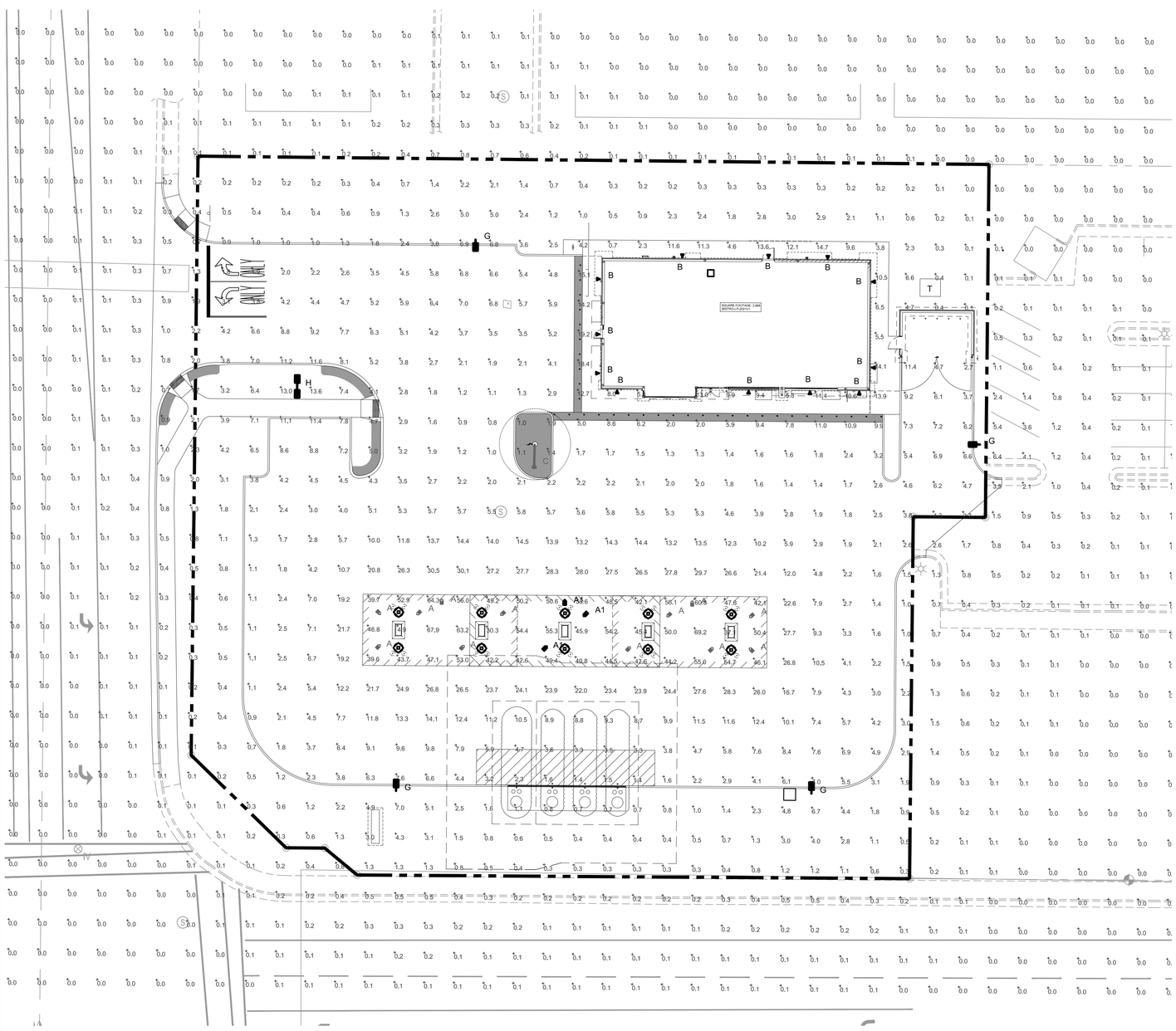
KG PROJECT TEAM:
RDM: JOSH RABE
SDM: RYAN HALDER
CPM: SCOTT NEWBERRY

REVISION DESCRIPTION | DATE | △

DATE: 11/22/2022

SHEET NUMBER:
A1.4
10 OF 11

DWG: F:\2022\03501-04000\022-03775\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_ARC_02203775.dwg
DATE: Dec 14, 2022 8:12am XREFS: C_PTBLK DP_02203775
USER: hcarlson









PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Photometric data for fixture types "B & D" are based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	12	A	SINGLE	SCV-LED-23L-SCFT-50-15.5' MT HGT	1.000	1.000	1.000	23101	188
	3	A1	SINGLE	SCV-LED-23L-SCFT-50-17.5' MT HGT	1.000	1.000	1.000	23101	188
	12	B	SINGLE	WST LED P2 40K VW MVOLT - 11' MH - FIXTURE BY LITHONIA LIGHTING	1.000	1.000	1.000	3512	25
	1	C	SINGLE	TLFL-LED-20L- 4' MH	1.000	1.000	1.000	18768	187.91
	1	D	SINGLE	DNR52609 LED6-40K - 9' MH - FIXTURE BY ATLANTIC LIGHTING	1.000	1.000	1.000	1579	23.8
	4	G	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-16'POLE+2.5'BASE	1.000	1.000	1.000	18904	135
	1	H	D180	SLM-LED-18L-SIL-FT-50-70CRI-BLK-D180-16'POLE+2.5'BASE	1.000	1.000	1.000	37808	270

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	3.70	69.2	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	48.68	69.2	4.9	9.93	14.12
INSIDE CURB	Illuminance	Fc	7.55	30.5	0.8	9.44	38.13

10000 ALLIANCE RD.
CINCINNATI, OHIO 45242 USA
(800) 762-7286
FAX (513) 793-6023

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

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

PHOTOMETRIC PLAN

KG PROJECT TEAM:
RDM: JOSH RABE
SDM: RYAN HALDER
CPM: SCOTT NEWBERRY

REVISION DESCRIPTION | DATE | △

DATE: 11/22/2022

SHEET NUMBER: SE1.1
11 OF 11

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.

DWG: F:\2022\03501-04000\022-03775\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_PHO_02203775.dwg USER: hcarlson
DATE: Dec 14, 2022 8:15am XREFS: C_PBASE_02203775 C_XBASE_02203775 C_PPHOT_02203775

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.

SITE PLAN
RESORT COMMERCIAL, COMMERCIAL
OR MANUFACTURING

Date December 9, 2022

Address of Site: NEC Midland Dr & Hinckley Dr Property Parcel # 08-022-0092, 08-028-0077, 08-028-0084, 08-028-0085

Applicant's Name: Sarah McDougall, KG Store 2519, L.L.C., an Iowa limited liability company

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

A convenient store with fuel canopy that includes a Business License (Major) and Class B Beer License and

Site plan design, be approved on 2.4 (acreage) of

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

Signed: Evergreen Holdings, LLC, Claradon V LLC, Don & Linda Stokes Trust (Owner/Petitioner) Date: December 9, 2022

I authorize Sarah McDougall, KG Store 2519, L.L.C., an Iowa limited liability company to act as my representative in all matters relating to this application.

Evergreen Holdings, LLC, Claradon V LLC, Don & Linda Stokes Trust (Owner)

(Agent as Authorized by Owner)

Percentage of Landscaping 30 Anticipated Parking spaces 17

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

Planning Commission preliminary action ☒ Approved ☐ Denied Date 1/11/23	**Scheduled for Planning Commission Agenda** 1/11/23
City Council preliminary action ☐ Approved ☐ Denied Date N/A	**Conditions:**
Planning Commission final action ☐ Approved ☐ Denied Date	
City Council final action ☐ Approved ☐ Denied Date N/A	

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

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

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

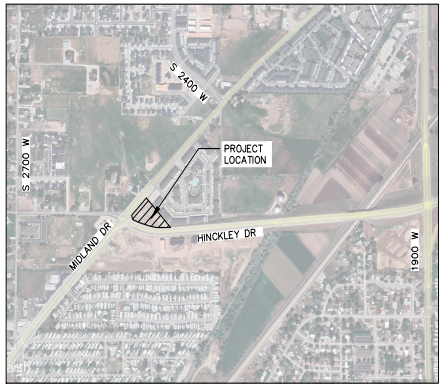
WHERE & MEANS MORE.

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

1	C0.0	COVER SHEET
2	C0.1	GENERAL NOTES
3	C0.2	ALTA-NSPS LAND TITLE SURVEY
4	C0.3	ALTA-NSPS LAND TITLE SURVEY
5	C1.0	SITE PLAN
6	C2.0	OVERALL GRADING PLAN
7	C2.1	DETAILED GRADING PLAN
8	C2.2	DETAILED GRADING PLAN
9	C2.3	DETAILED GRADING PLAN
10	C2.4	POINT TABLES
11	C2.5	DRAINAGE PLAN
12	C2.6	DRAINAGE DETAILS
13	C2.7	EROSION CONTROL PLAN
14	C2.8	EROSION CONTROL DETAIL
15	C3.0	UTILITY SERVICE PLAN
16	C3.1	UTILITY DETAILS
17	C4.1	ADA COMPLIANCE PLAN
18	C4.2	PAVING DETAILS
19	C4.3	PAVING DETAILS
20	C4.4	SIGNAGE & SITE DETAILS
21	L1.0	FINAL LANDSCAPE PLAN
22	L1.1	FINAL LANDSCAPE DETAILS
23	L2.0	FINAL IRRIGATION PLAN
24	L2.1	FINAL IRRIGATION DETAILS
25	L2.2	FINAL IRRIGATION DETAILS

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.

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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
XREFS: C_PTBK_02205231
USER: hcarlson



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.

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

PROFESSIONAL ENGINEER
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

SHEET NUMBER:
C1.0
5 OF 25

DWG: F:\2022\05001-05500\022-05231\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C_SIT_02205231.dwg
DATE: Mar 28, 2023 3:13pm
XREFS: C_PBASE_02205231 C_XBASE_02205231 C_PUTIL_02205231
USER: hcarlson
C_PBLK_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
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STATE OF UTAH

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Des Moines, Iowa
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

△	DATE	REVISION DESCRIPTION

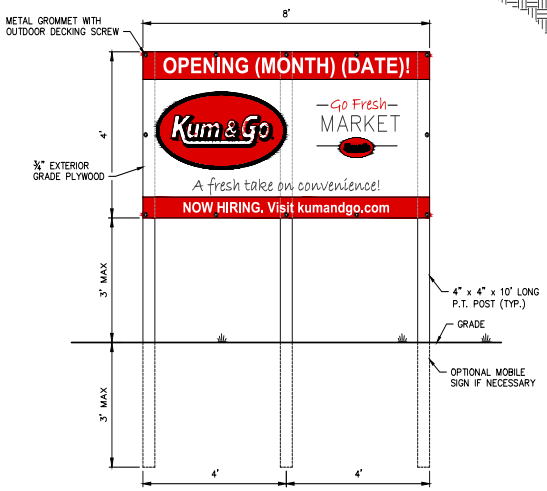
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SHEET NUMBER:
C4.1
17 OF 25

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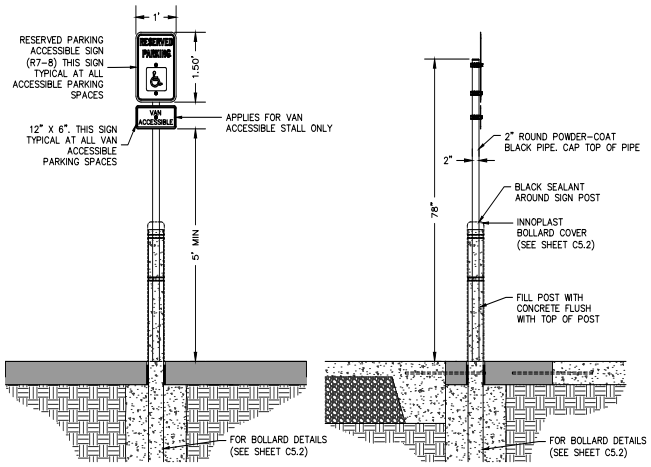




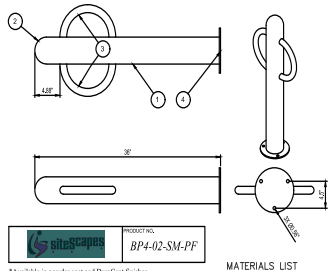
ELEVATION

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.

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



B BOLLARD-MOUNTED HANDICAP SIGN
NOT TO SCALE

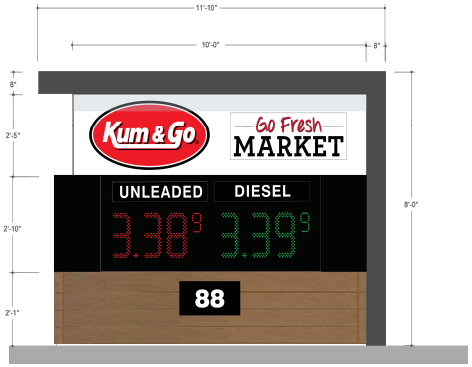


*Available in powder coat and DuraCoat finishes

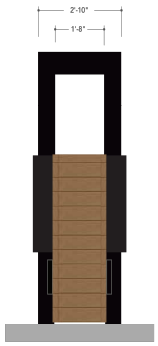
NOTES:
1. BIKE RACK TO BE INSTALLED IN CENTER OF 5'-0" X 6'-6" CONCRETE PAD.
2. BOLLARD SHALL HAVE AN ONYX POWDER COAT FINISH.

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).

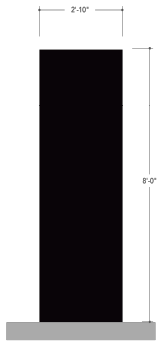
D BIKE RACK DETAIL
NOT TO SCALE



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

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

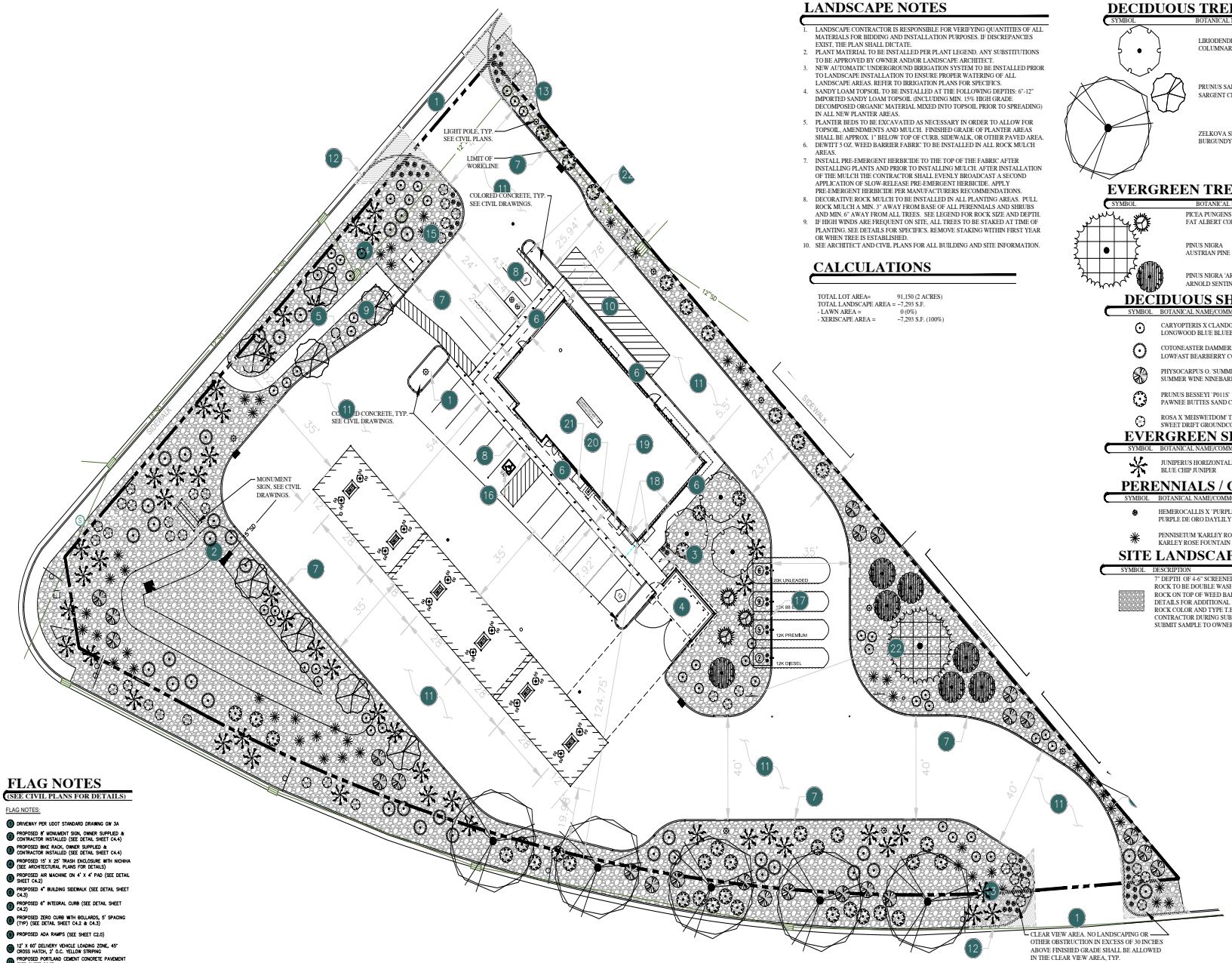
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

△	DATE	REVISION DESCRIPTION

DATE: 03/28/2023

SHEET NUMBER:
C4.4
20 OF 25

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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 NICHIHA (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.olsson.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	△

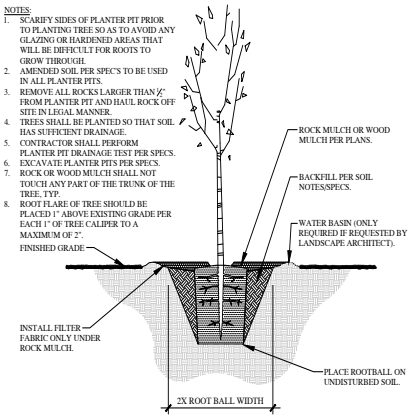
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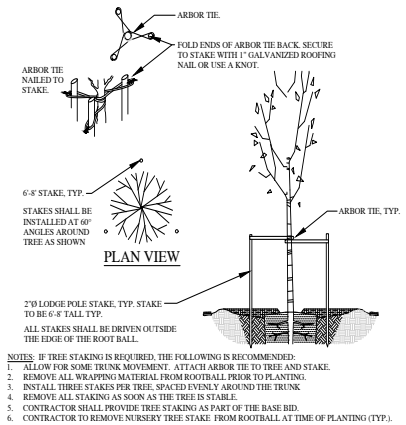
21 OF 25

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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".



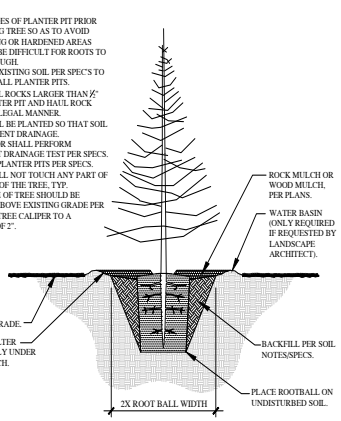
1 DECIDUOUS TREE PLANTING
SCALE: NTS



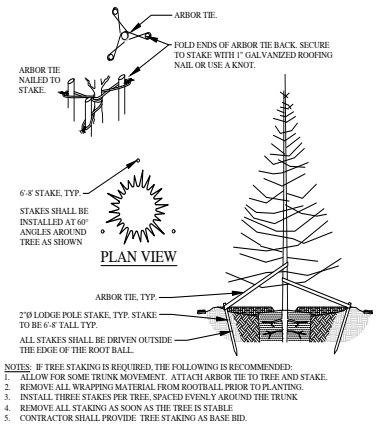
NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE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

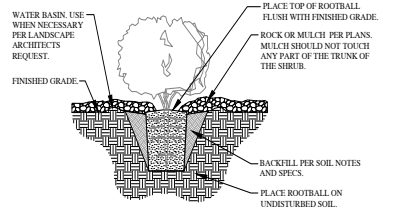


3 EVERGREEN PLANTING
SCALE: NTS



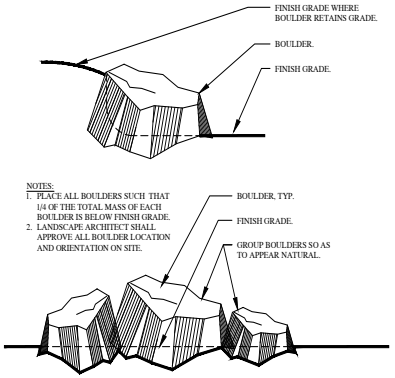
NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE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

4 EVERGREEN TREE STAKING
SCALE: NTS



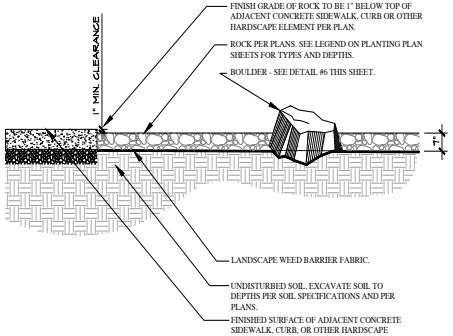
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF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

5 SHRUB & ORNAMENTAL GRASS PLANTING
SCALE: NTS



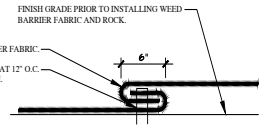
NOTES:
1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.
2. LANDSCAPE ARCHITECT SHALL APPROVE ALL BOULDER LOCATION AND ORIENTATION ON SITE.

6 BOULDER PLACEMENT
SCALE: NTS



NOTES:
1. INSTALL A 1" LAYER OF ¾"-1" ROCK TO COVER WEED FABRIC THEN INSTALL A 6" LAYER OF 4"-6" COBBLE ROCK ON TOP OF THE 1" LAYER FOR A TOTAL DEPTH OF 7".
2. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL ROCK AND BOULDERS PRIOR TO INSTALLATION.
3. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
4. KEEP TOP OF ROCK 1"-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

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LICENSED LANDSCAPE ARCHITECT # 488514 Cory B. Griffith 02-28-2024

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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

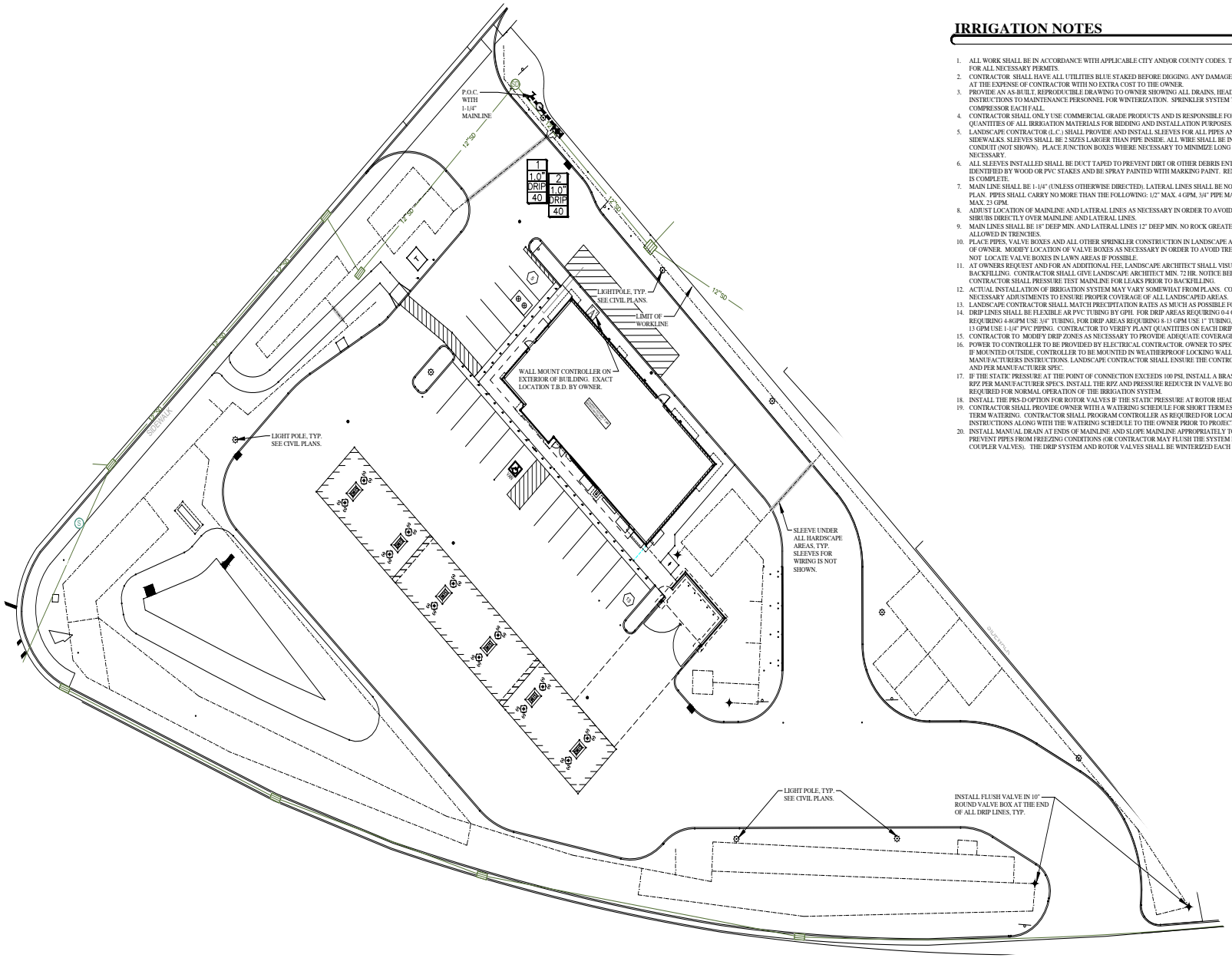
DATE: 03-29-2023

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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



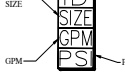
IRRIGATION NOTES

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

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

FINAL IRRIGATION PLAN

KG PROJECT TEAM:
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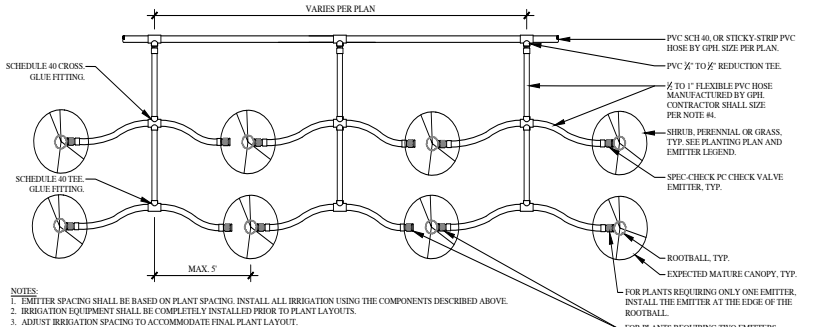
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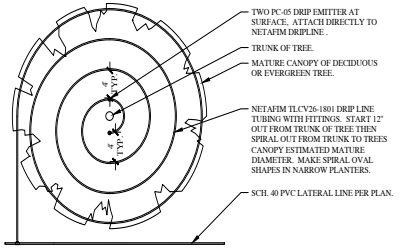
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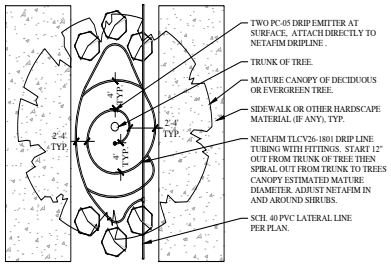
NOTES:
1. EMITTER SPACING SHALL BE BASED ON PLANT SPACING. INSTALL ALL IRRIGATION USING THE COMPONENTS DESCRIBED ABOVE.
2. IRRIGATION EQUIPMENT SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS.
3. ADJUST IRRIGATION SPACING TO ACCOMMODATE FINAL PLANT LAYOUT.
4. 1/2" PVC FLEX HOSE SHALL NOT EXCEED 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



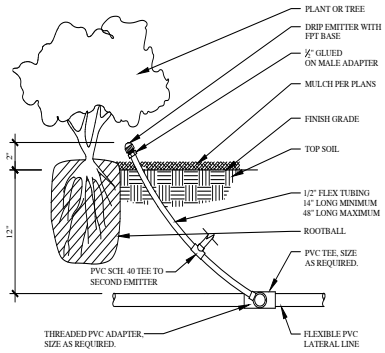
NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
2. INSTALL NETAFIM DRIP TUBING UNDER 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.
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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

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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

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#2519 - WEST HAVEN, UTAH
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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:

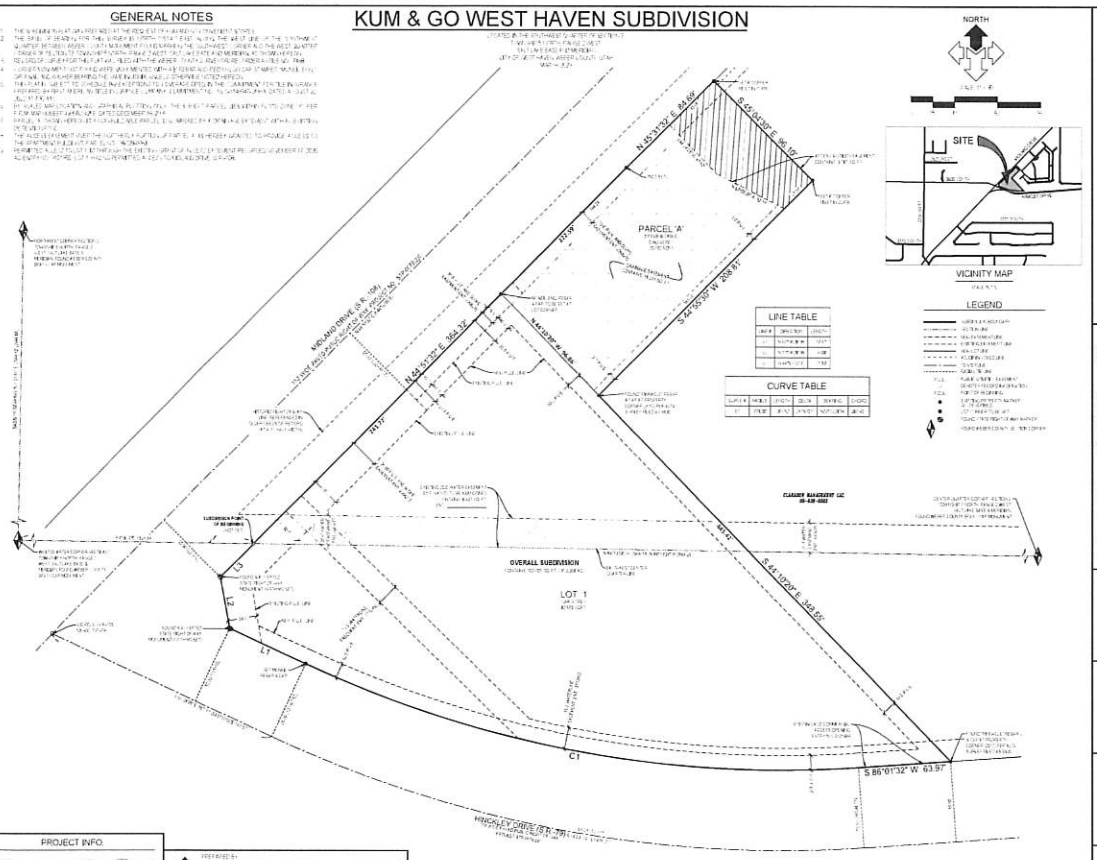
Commencing at a point of intersection of the Southeasterly line of Midland Drive (previously a 66 feet wide road) and the Southerly line of the NW ¼ of Section 2 (Easterly prolongation of the centerline of 3600 South Street), said point of commencement being South 89°13'09" East, along the East-West 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 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 AS REQUIRED. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO BE USED AS NOTED FOR THE PURPOSES 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(S) OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

PROJECT INFO.

SURVEYOR: _____ NUMBER: 7800
DRAWN BY: _____ PROJECT #: 0
CHECKED BY: _____ DATE: _____
SCALE: _____ CHECKED: _____
SURVEY DATE: _____

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

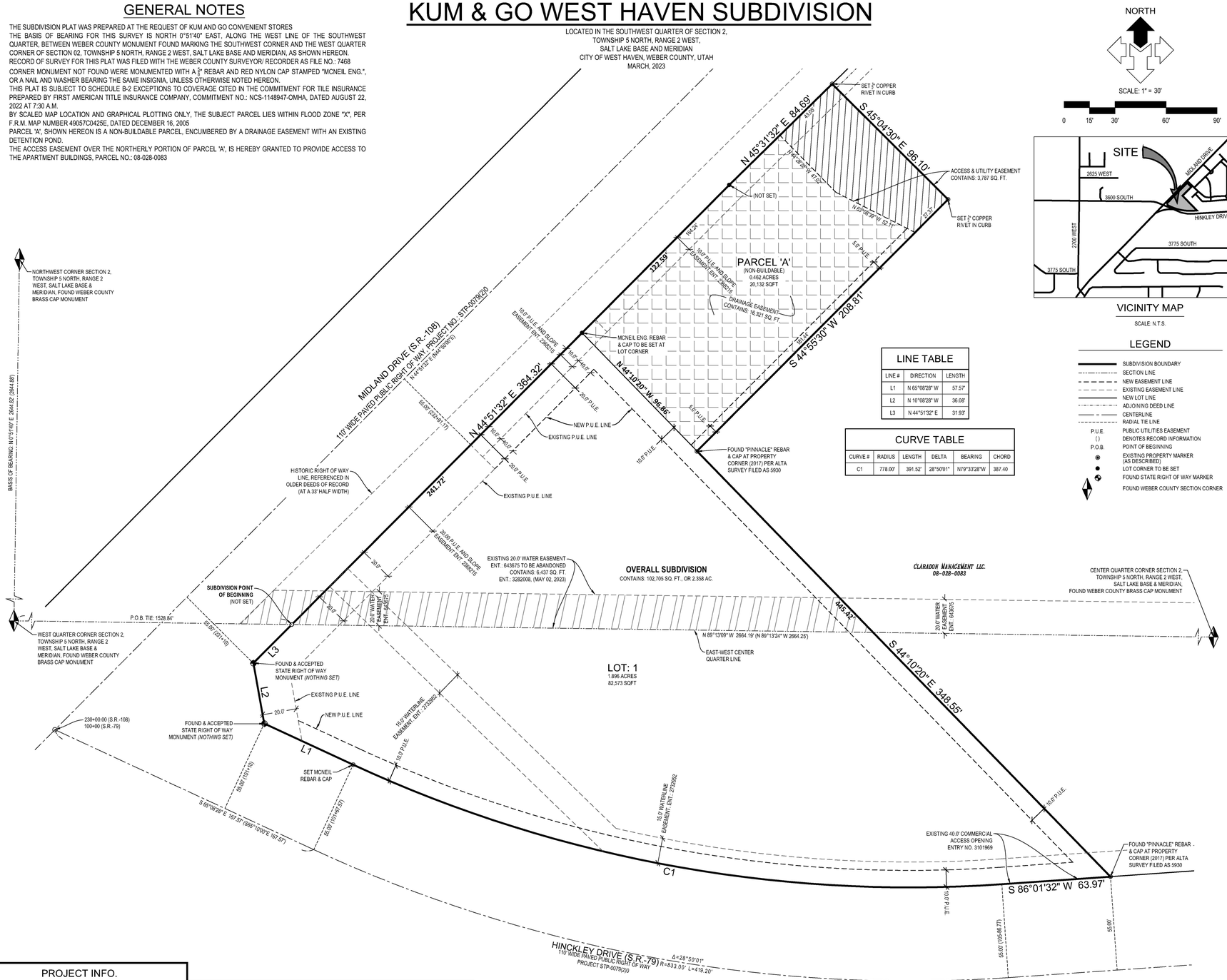
S:\WEST\Kum & GO\SURVEY\Kum & Go West Haven Subdivision.dwg, Apr 15, 2022 - 11:46am

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
MARCH, 2023

GENERAL NOTES

1. THE SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF KUM AND GO CONVENIENT STORES
2. THE BASIS OF BEARING FOR 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 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.
3. RECORD OF SURVEY FOR THIS PLAT WAS FILED WITH THE WEBER COUNTY SURVEYOR/ RECORDER AS FILE NO.: 7468
4. CORNER MONUMENT NOT FOUND WERE MONUMENTED WITH A ½" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
5. THIS PLAT IS SUBJECT TO SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TILE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1148947-OMHA, DATED AUGUST 22, 2022 AT 7:30 A.M.
6. BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X", PER F.R.M. MAP NUMBER 49057C0425E, DATED DECEMBER 16, 2005
7. PARCEL 'A', SHOWN HEREON IS A NON-BUILDABLE PARCEL, ENCUMBERED BY A DRAINAGE EASEMENT WITH AN EXISTING DETENTION POND.
8. 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



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 65°08'28" W	57.57'
L2	N 10°08'28" W	36.08'
L3	N 44°51'32" E	31.93'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	778.00'	391.52'	28°50'01"	N79°33'28"W	387.40

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

VICINITY MAP

SCALE: N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- NEW LOT LINE
- ADJOINING DEED LINE
- CENTERLINE
- RADIAL TIE LINE
- P.U.E. — PUBLIC UTILITIES EASEMENT
- ( ) — DENOTES RECORD INFORMATION
- P.O.B. — POINT OF BEGINNING
- EXISTING PROPERTY MARKER (AS DESCRIBED)
- LOT CORNER TO BE SET
- FOUND STATE RIGHT OF WAY MARKER
- FOUND WEBER COUNTY SECTION CORNER

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. 6135190, IN ACCORDANCE WITH THE PROFESSIONAL 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 UTAH CODE 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, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORD OF SURVEY MAP WITH THE WEBER COUNTY RECORDER/ SURVEYOR.

BOUNDARY 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(20; 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.

PROFESSIONAL LAND SURVEYOR
05/03/23
DENNIS K. WITHERS
No. 6135190
STATE OF UTAH

DENNIS K. WITHERS,
L.S. LICENSE NO. 6135190

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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:

KG STORE 2519, L.L.C
A COMMERCIAL 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 ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

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

BY: KG STORE 2519, L.L.C
ITS: _____
PRINT: _____
_____ (SIGNATURE)

BY:
ITS: _____
PRINT: _____
_____ (SIGNATURE)

BY:
ITS TRUSTEE:
_____ (SIGNATURE)

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____ A UTAH 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 IN WEBER COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____ A UTAH 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 IN WEBER COUNTY

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }

ON THE _____ DAY OF _____ A.D., 20____, 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, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC
RESIDING IN WEBER COUNTY

PROJECT INFO.

SURVEYOR: DENNIS K. WITHERS
NUMBER: 22639
REVISION: 0
DESIGNER: OLSSON
SCALE: 1" = 30'
BEGIN DATE: 3/15/23
CHECKED: DKW
NAME: KUM & GO WEST HAVEN SUBDIVISION

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 _____ DAY OF _____ 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, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE_____ RECORDED FOR: _____

_____
WEBER COUNTY RECORDER

_____ DEPUTY

S:\2022\Files\22639\Survey\Prod Dwg\22639 ss.dwg May 03, 2023 - 11:09am

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

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

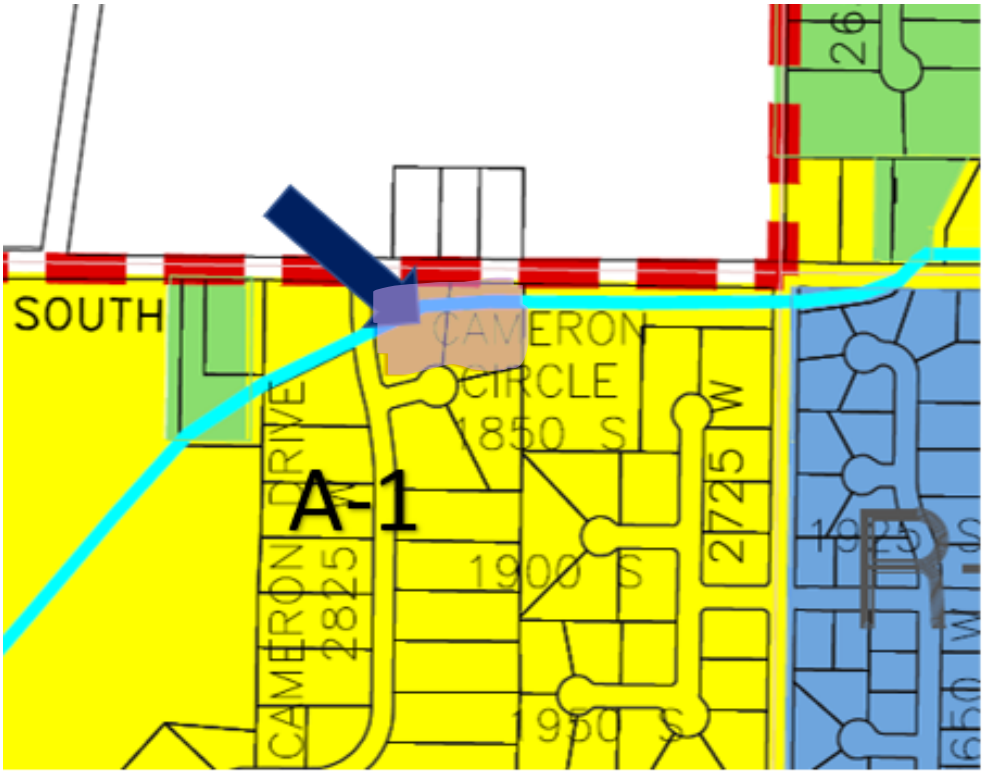
Richard Williams is the owner of 1.02 acres of property at 2828 West 1850 South (the property is highlighted in red). He has filed an application with the city to rezone Parcel # 153930008 from A-1 to R-2 along with his neighbor, Mathew Smith, the owner of 0.97 acres of property at 2844 West 1850 South.



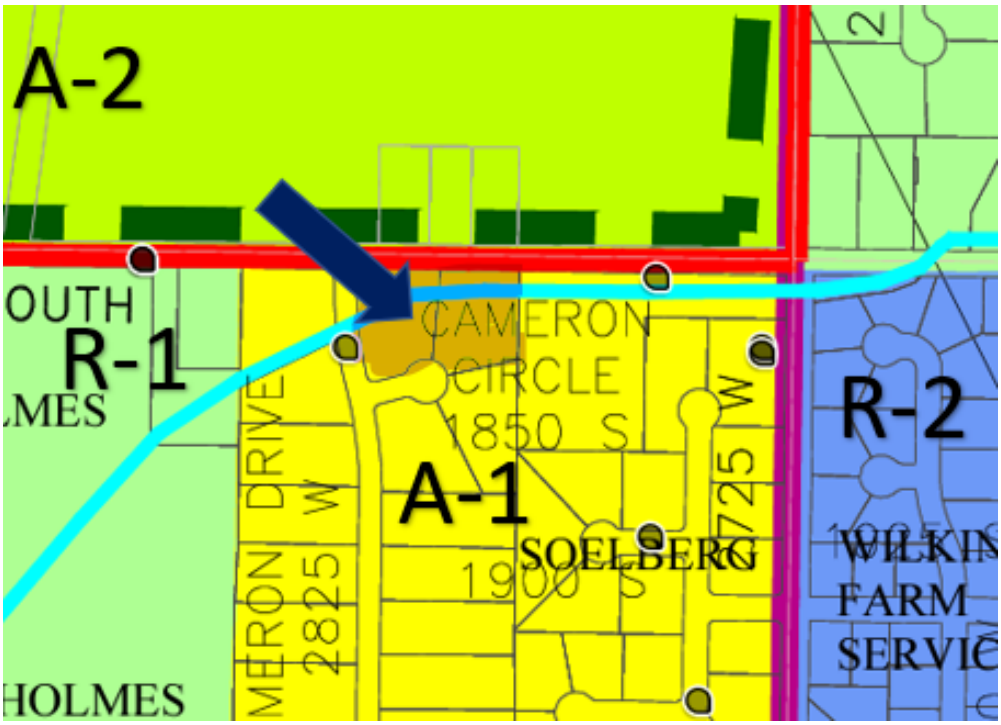
Staff Review/Recommendation

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.

_____

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

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

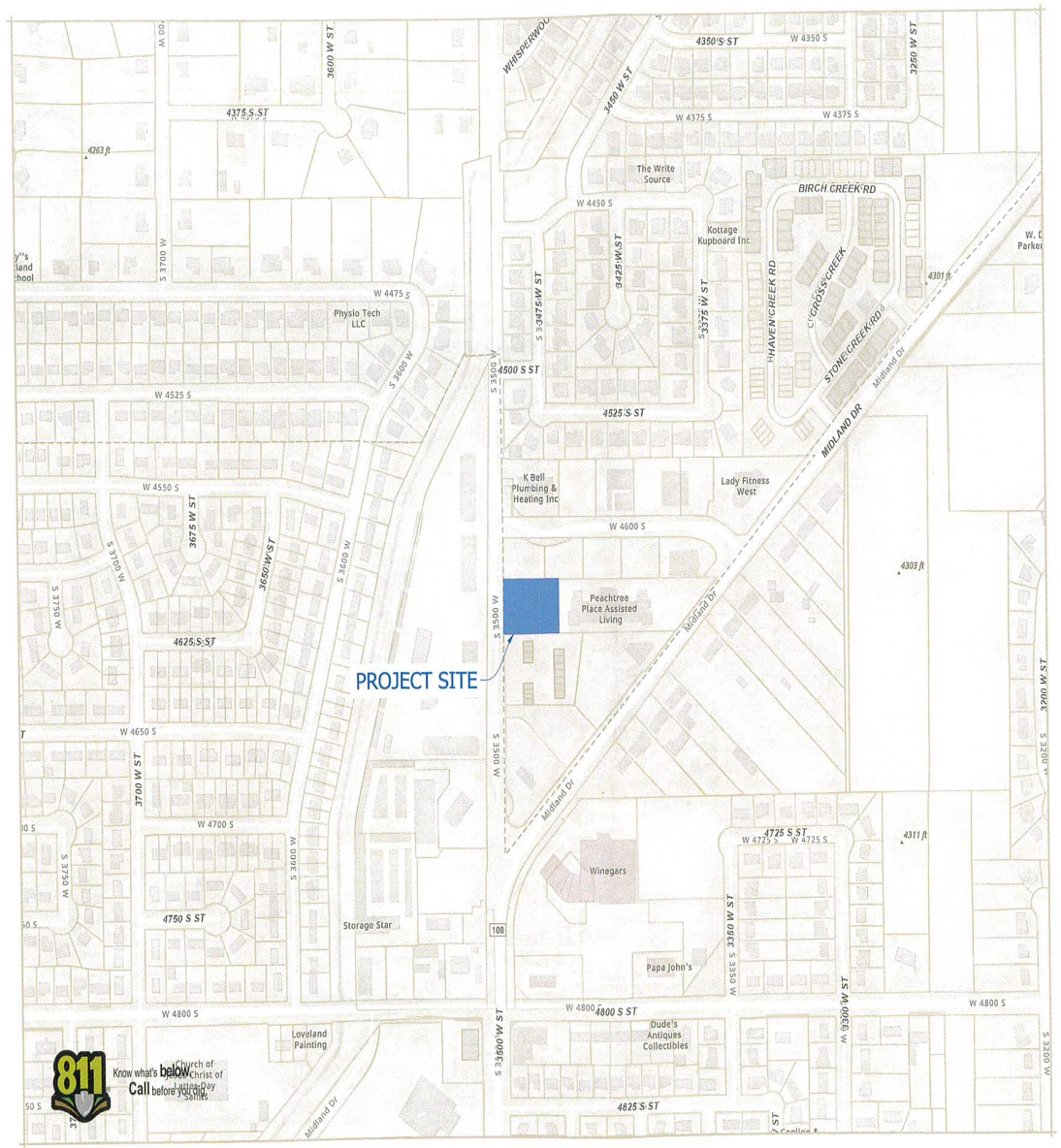
SURVEYOR:
PROFESSIONAL LAND SURVEYING
ATTN: WILLIS LONG
1857 N 1000 W STE. 1
CLEARFIELD, UT 84015
PH: (801) 663-1641

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

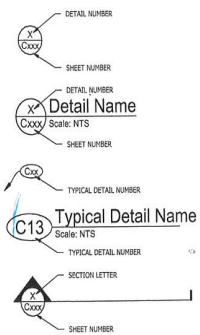
- EXISTING BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED GRAVEL

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

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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.	-

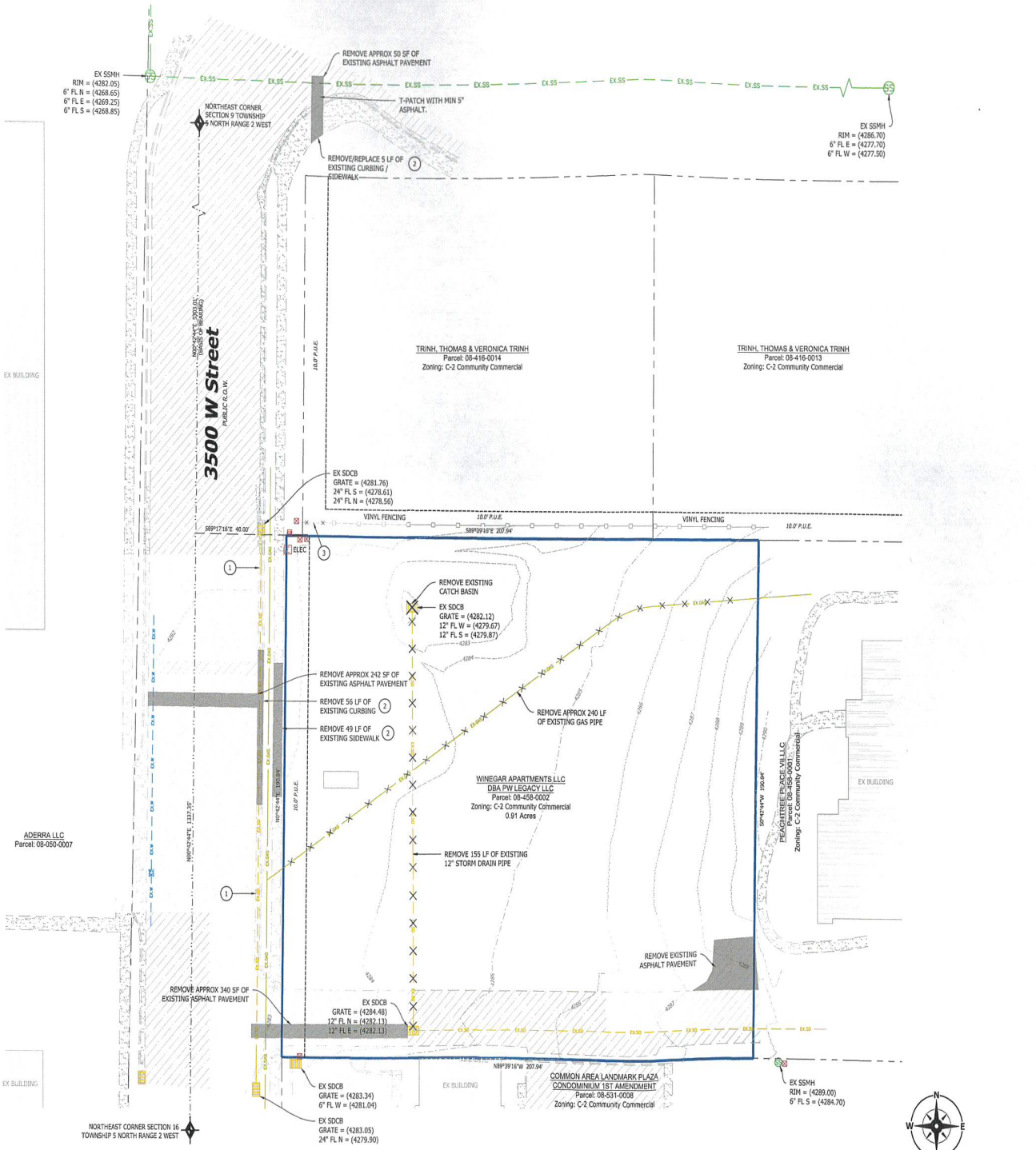
SHEET TITLE

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.

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05/16/2023
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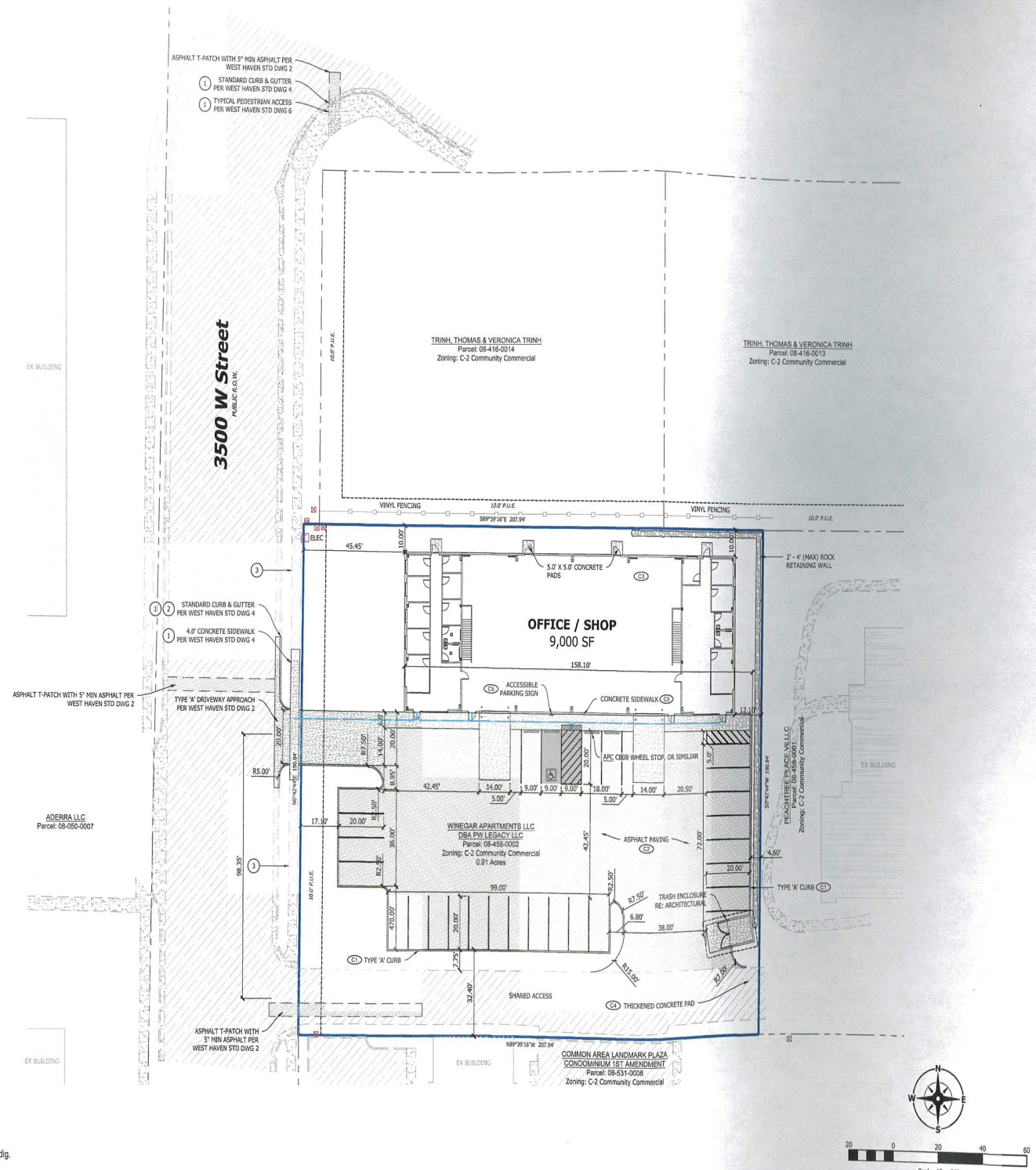
SHEET TITLE

Existing Site Plan

SHEET NO.

C100

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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

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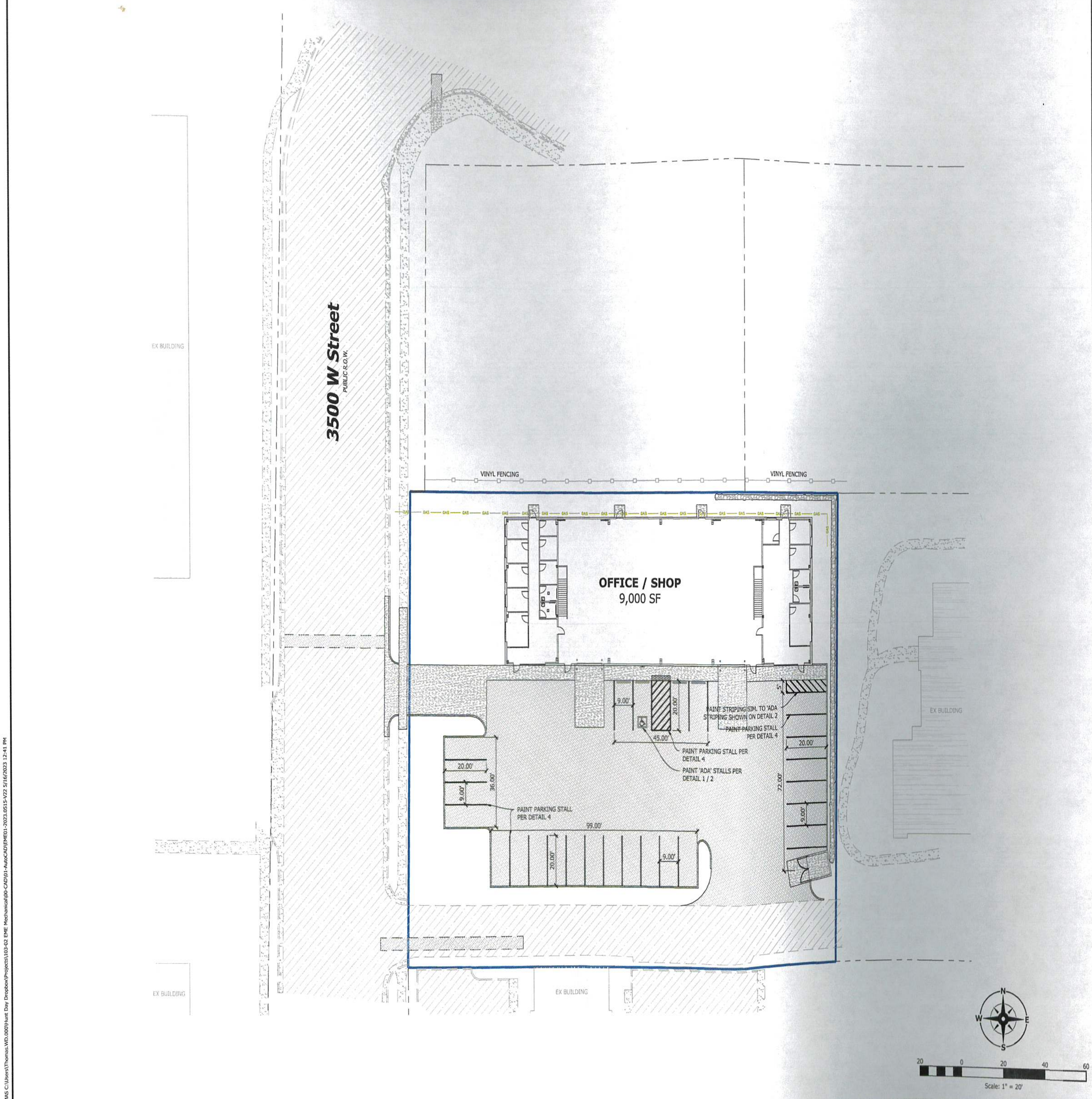
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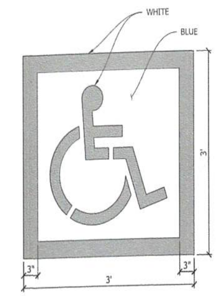
Proposed Site Plan

SHEET NO.

C200

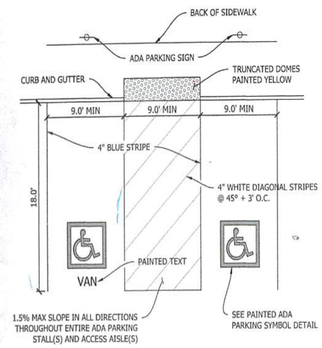
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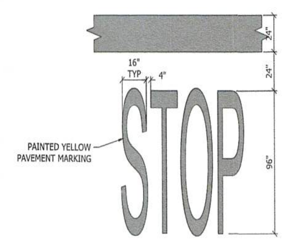
NOTES:
- LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.
- PROVIDE TWO COATS OF PAINT
- BLUE BACKGROUND WITH WHITE SYMBOL

1 - ADA Sybmol
Scale: NTS

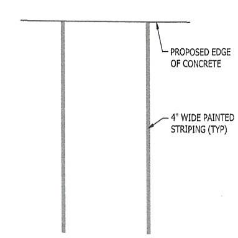


NOTE: LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.

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

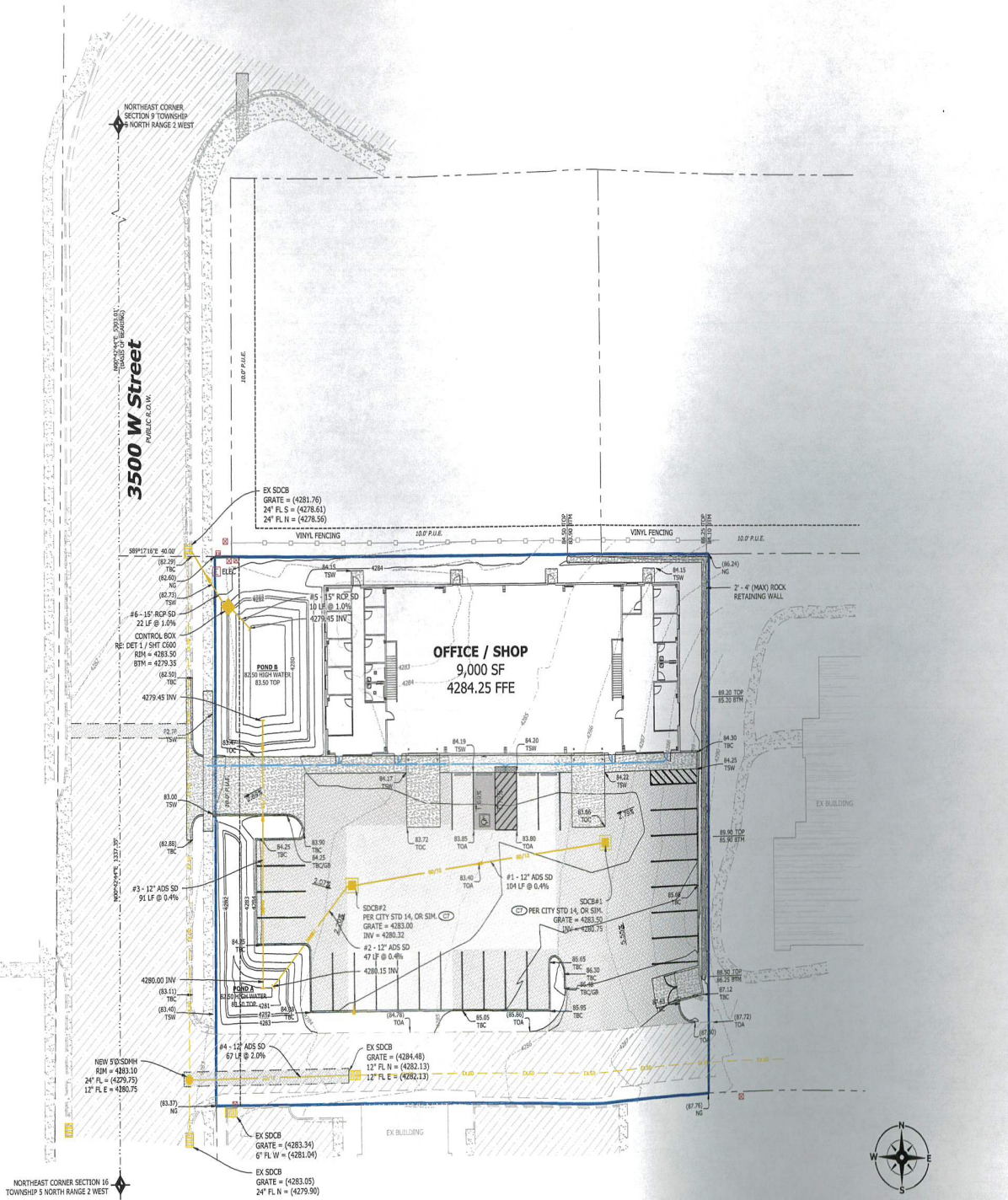
PROJECT STATUS
Initial Submittal

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

SHEET TITLE
Striping Plan

SHEET NO.
C201

THOMAS C:\Users\Thomas.WD.000\Hunt Day Dropbox\Projects\103-02 EME Mechanical\00-CAD\01-AutoCAD\EME01-2023.0515-V22 5/16/2023 12:41 PM



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

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

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

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PROJECT STATUS

Initial Submittal

PROJECT INFO.

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

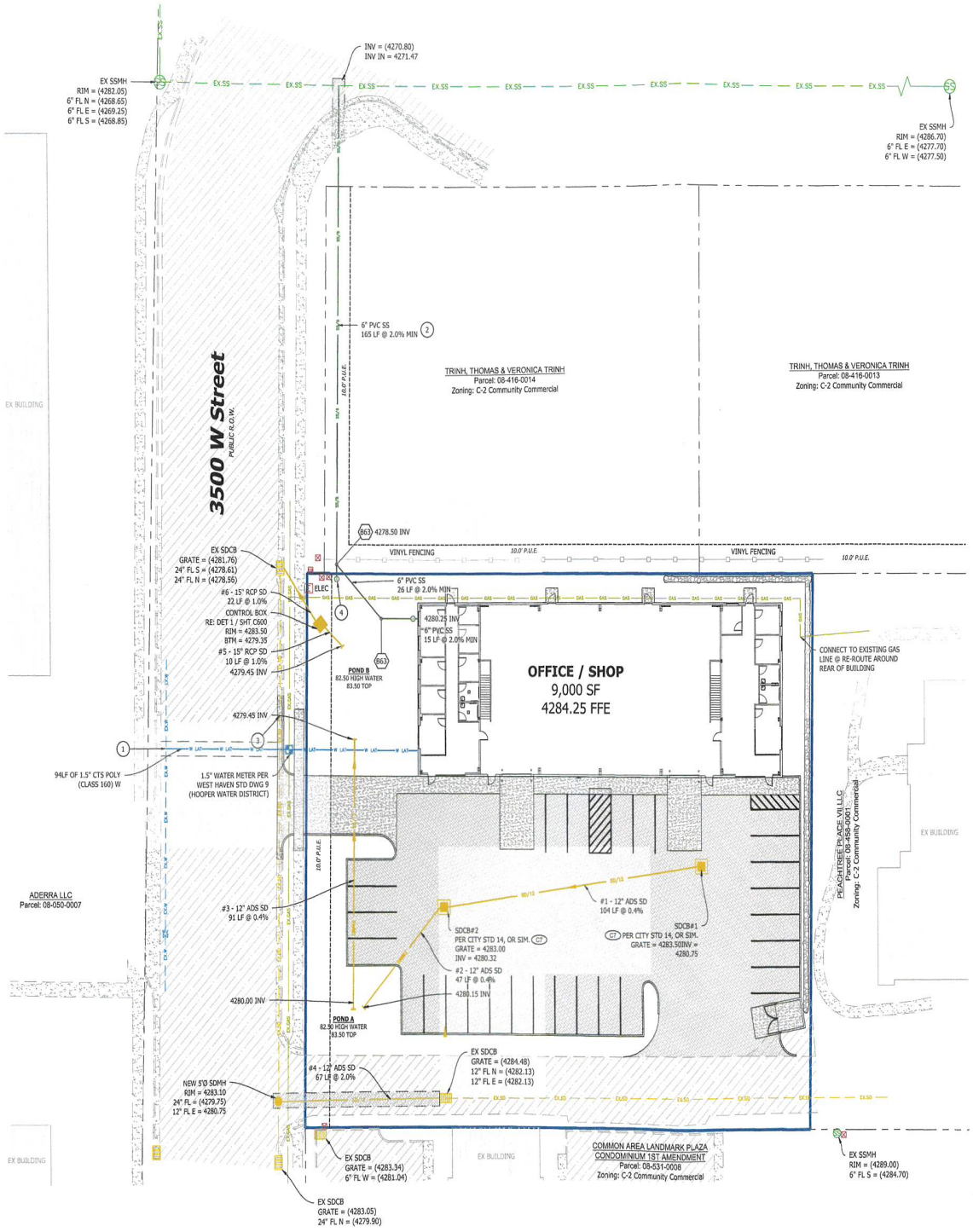
SHEET TITLE

Grading Plan

SHEET NO.

C200

THOMAS C:\Users\Thomas\WD.000\Hunt Day Dropbox\Projects\010-02 EME Mechanical\04-CAD\01-AutoCAD\PNP\01 2023.0515-V22 5/16/2023 12:41 PM



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

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

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

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PROJECT STATUS

Initial Submittal

PROJECT INFO.

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

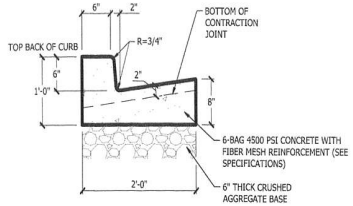
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Utility Plan

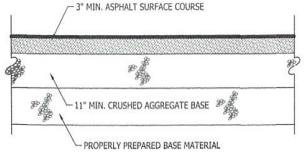
SHEET NO.

C300

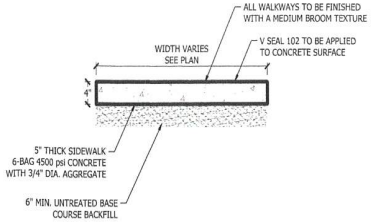
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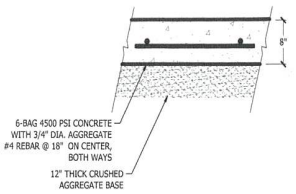
C1 On-Site Catch Type Curb & Gutter
Scale: NTS



C2 On-Site Ashpalt Paving
Scale: NTS



C3 Concrete Sidewalk
Scale: NTS

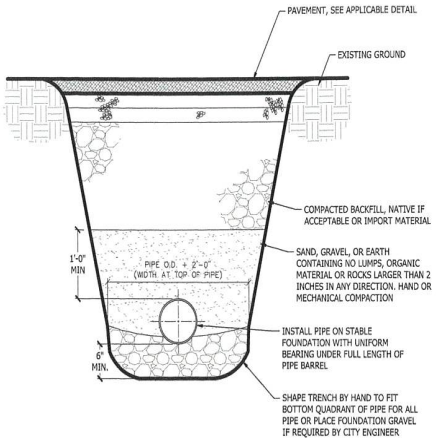


C4 Thickened Concrete Pad
Scale: NTS

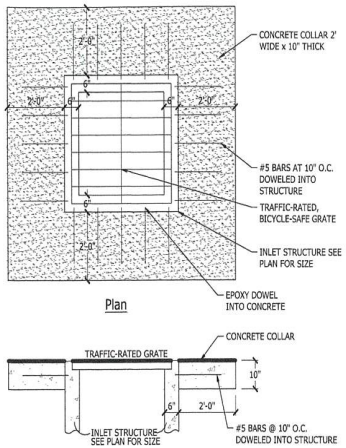


NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL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

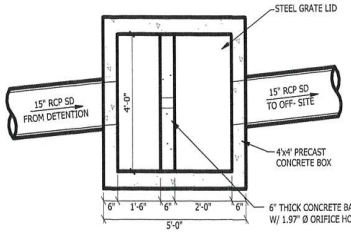
Orifice Sizing

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

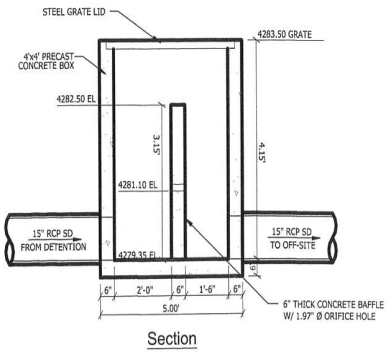
SUMMARY:

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

VERIFY SCALES
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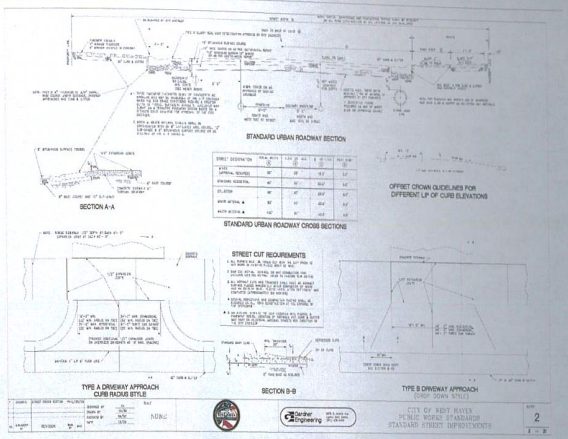
PROJECT STATUS
Initial Submittal

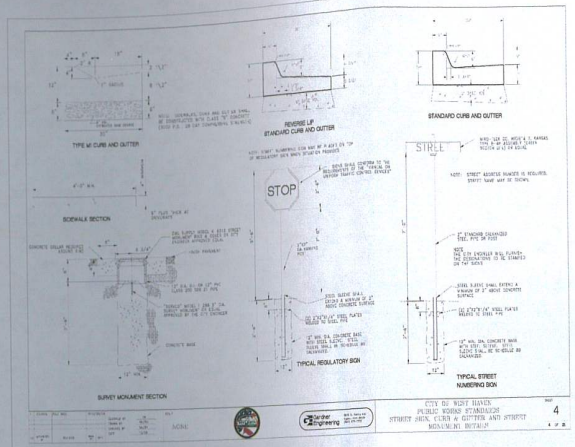
PROJECT INFO.
Engineer: T. Hunt
Drawn: T. Pridemore
Checked: -
Date: 01/ 02 / 2022
Proj. No. -

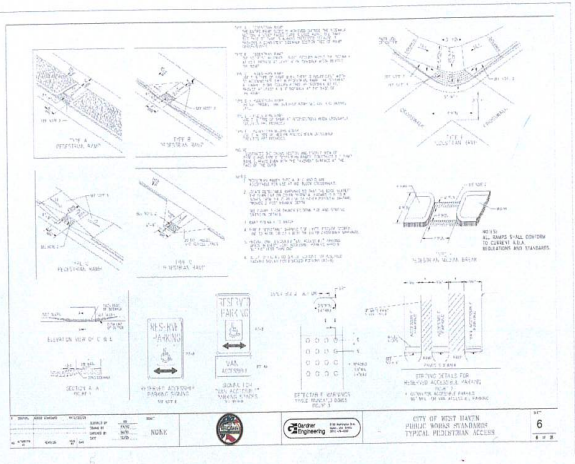
SHEET TITLE
Civil Details

SHEET NO.
C600

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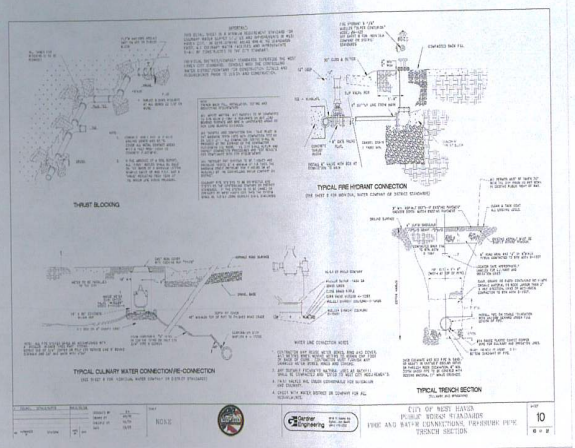
SUMMARY

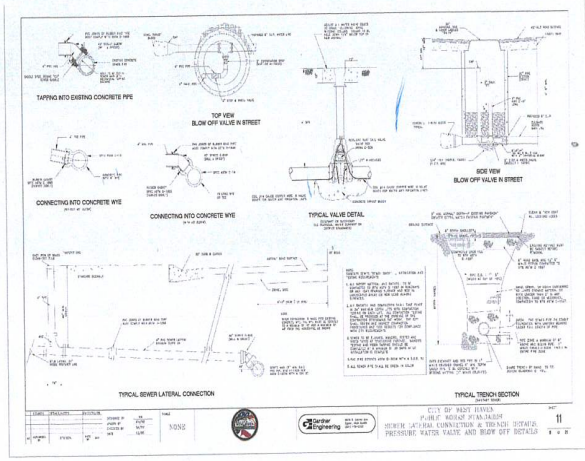
WEST HAVEN CITY CULINARY WATER MINIMUM STANDARDS
(CONTACT CONTROLLING CULINARY WATER COMPANY FOR INDIVIDUAL STANDARDS)

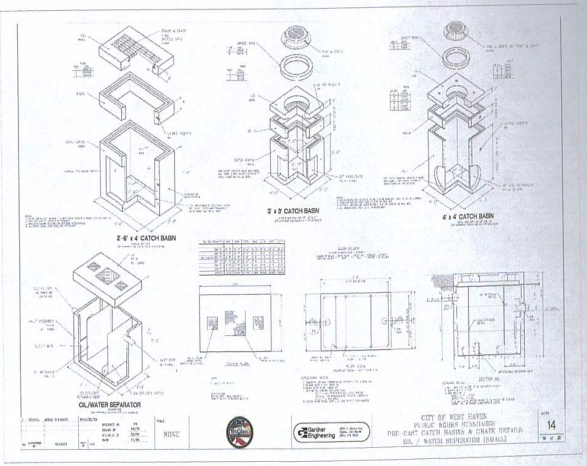
WATER DISTRICT OR WATER COMPANY NAME	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
BONA VISTA WATER IMPROVEMENT	6"	APPA C-900 P.V.C. DR 18	3/4"	TYPE K COPPER	18"	ON PROPERTY ONE OF 2 SERVICE LINE	IN LINE WITH TWIN LINE	4" HOSE BIB WAY ON MAIN	5 1/4" MUELLER A-423 OR MUELLER 300 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
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
West Haven Standard Drawings

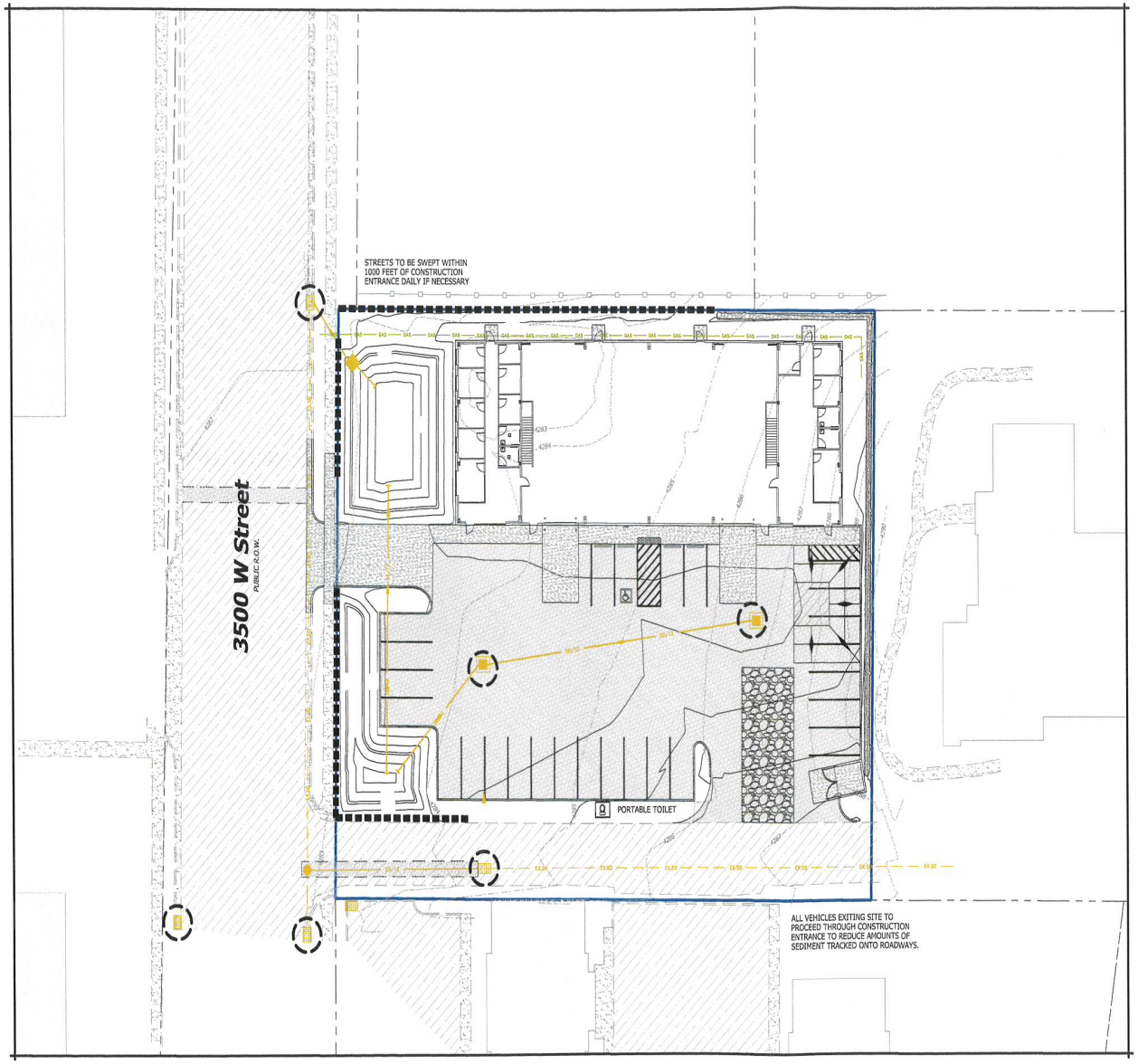
SHEET NO.
C601

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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

REVISIONS

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

SEAL



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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

SWPPP Exhibit

SHEET NO.

C700

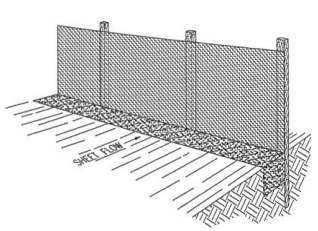
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SWPPP Notes

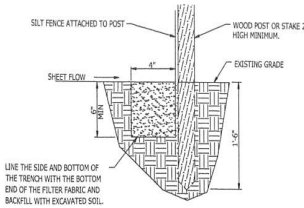
1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION 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

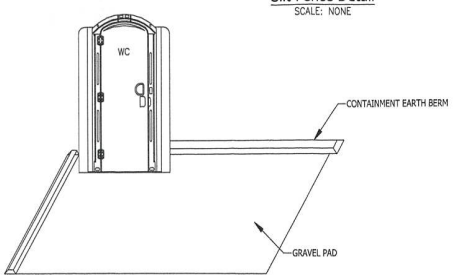


Section

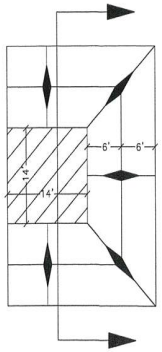
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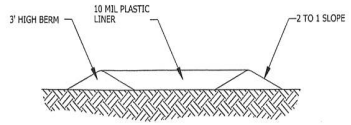
1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF 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

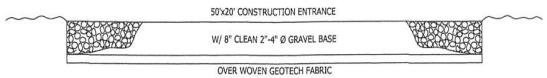


Portable Toilet
SCALE: NONE

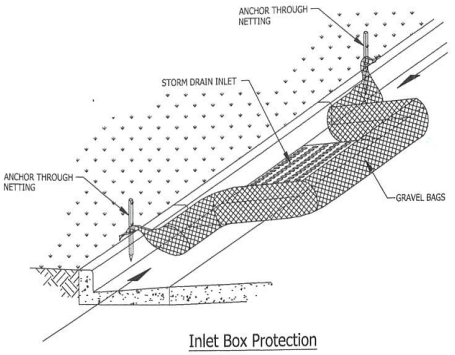




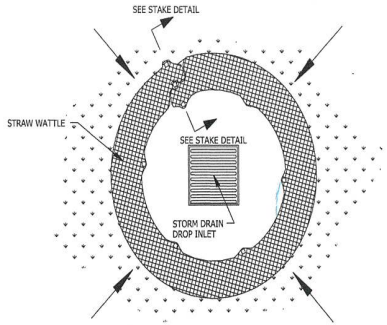
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w/ 10 mil Plastic Liner
SCALE: NONE



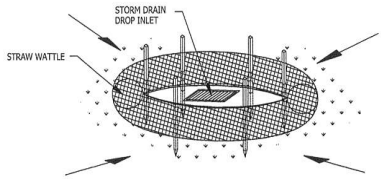
Cross Section 50' x 20' Construction Entrance



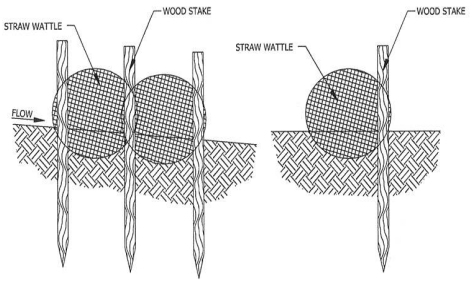
Inlet Box Protection



Plan View



Drop Inlet Protection



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
10052008
THOMAS A. 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

SWPPP Details

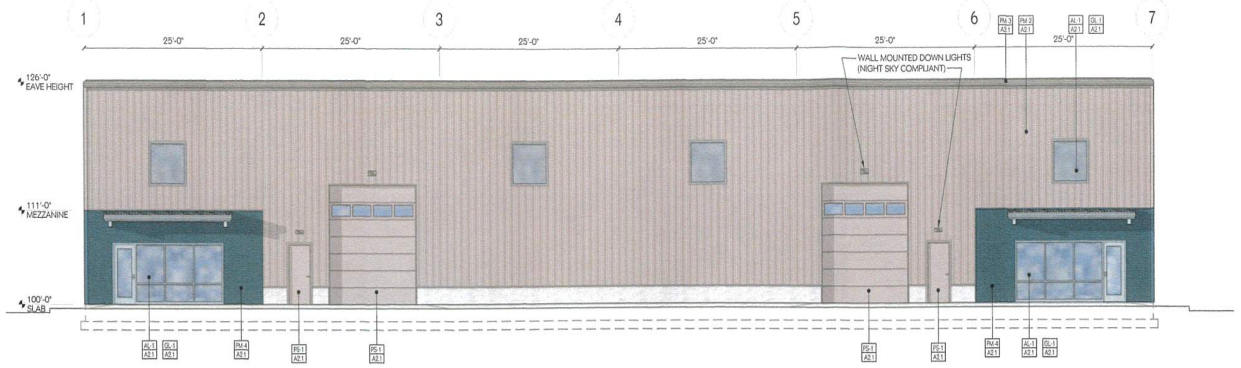
SHEET NO.

C701

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EXTERIOR FINISH SCHEDULE

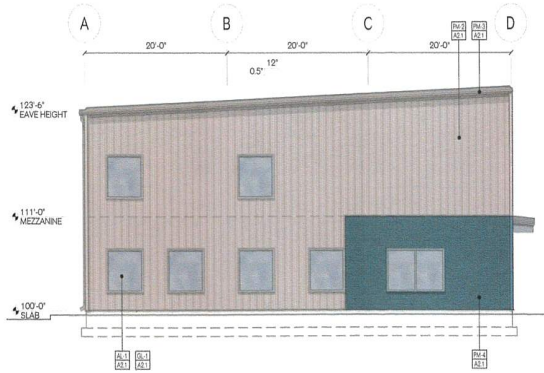
SYM	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER	DIMENSION W x L x T OR H	COLOR	NOTES	SYM	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER	DIMENSION W x L x T OR H	COLOR	NOTES
AL-1 A2.1	ALUMINUM STOREFRONT	KAWNEER			CLEAR #ANODIZED		PM-4 A2.1	PRE-FINISHED METAL COPING: TRIM/ GUTTERS/ DOWNSPOUTS	MBCI	7.2	PER MANUFACTURES 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"

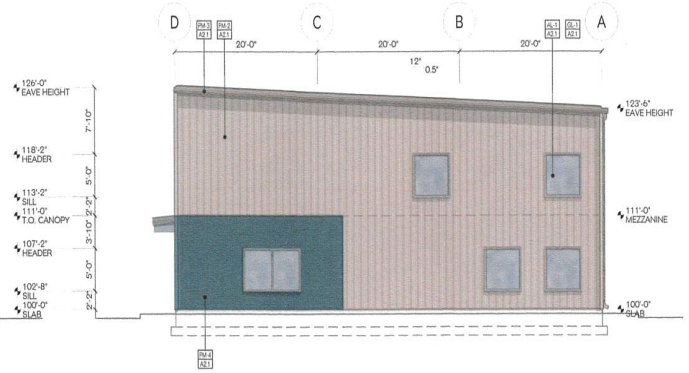
C1 / A2.1



West Exterior Elevation

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

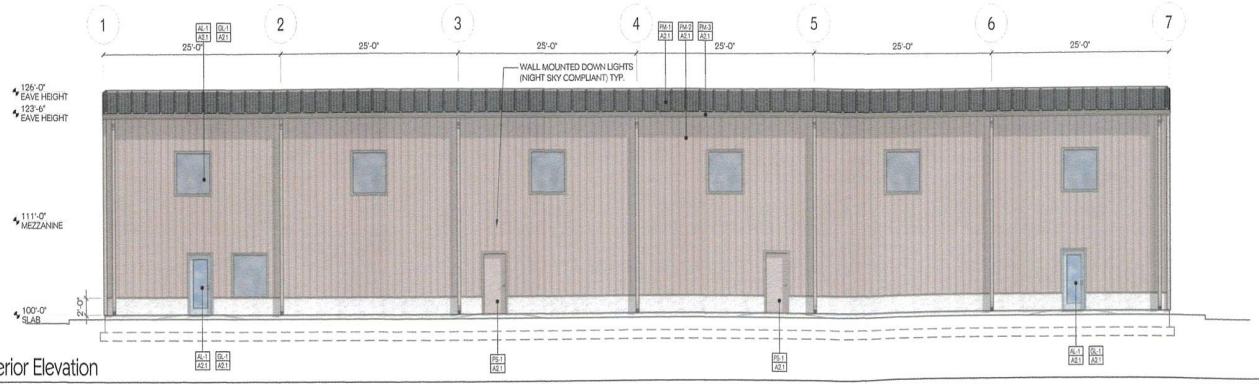
B1 / A2.1



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:

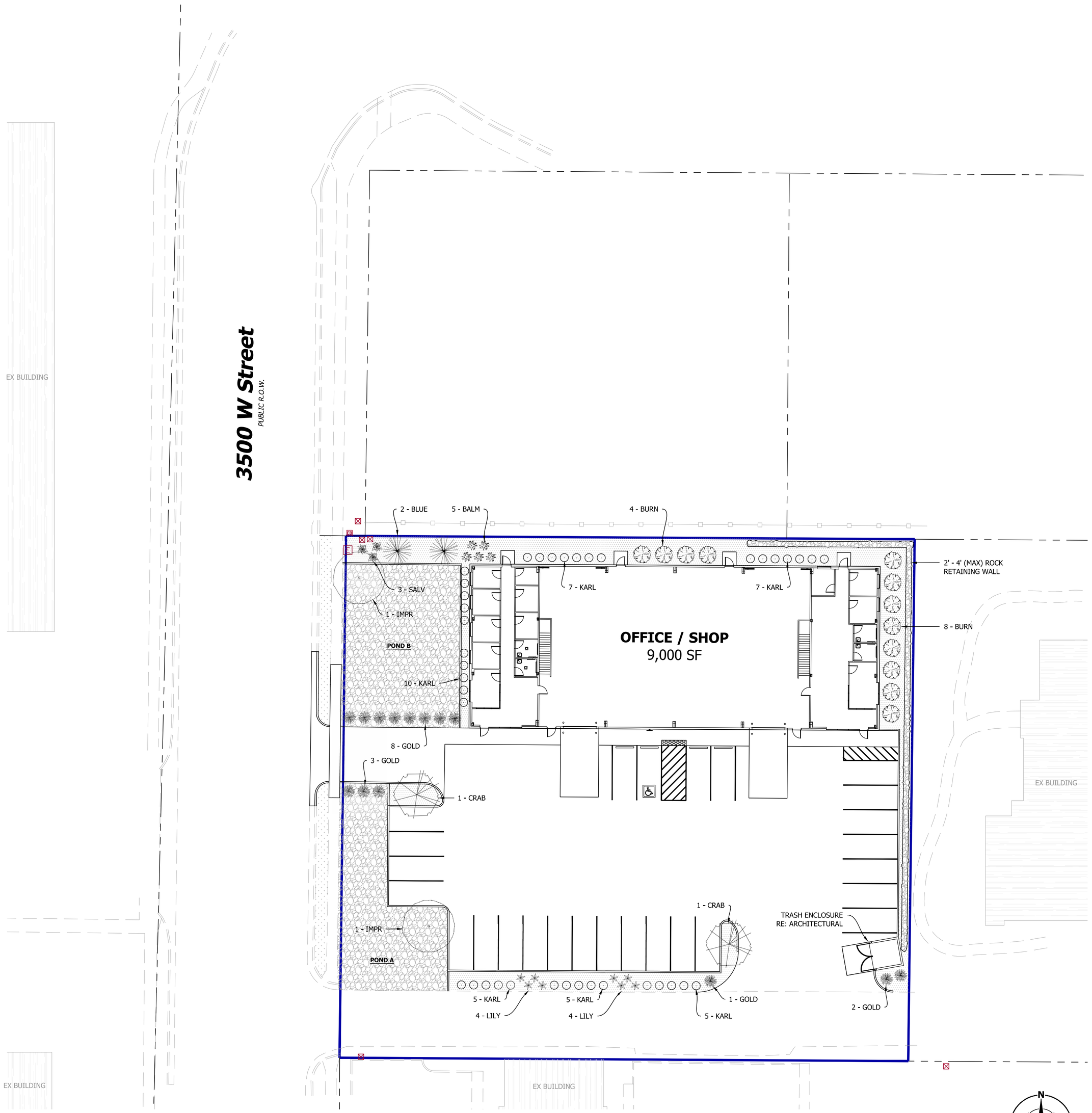
EME Mechanical
4608 South 3500 West Street
West Haven, Weber County, UT

Gary Hunt, Architect PC
Architecture / Planning
4605 Harrison Blvd, Suite 310 - Ogden, Utah 84403
Phone: (801) 782-5055
Mobile: (801) 725-1922
Fax: (801) 782-5081
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



Planting Schedule

DECIDUOUS TREES

QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE
2	IMPR	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL.
2	CRAB	MALUS LOENSIS 'SPRINGSNOW'	SPRINGSNOW CRABAPPLE	7' TALL MIN.

EVERGREEN TREES

QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE
2	BLUE	PICEA PUNGENS GLAUCA	BLUE COLORADO SPRUCE	2" CAL.

SHRUBS

QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE
12	BURN	EUONYMUS ALATUS ' COMPACTUS'	COMPACT BURNING BUSH	5 GAL.
14	GOLD	SPIREA x BUMALD 'GOLDFLAME'	GOLFLAME SPIREA	5 GAL.

ORNAMENTAL GRASSES

QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE
39	KARL	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.

PERENNIALS

QTY	ABBREV.	BOTANIC NAME	COMMON NAME	SIZE
8	LILY	HEMEROCALLIS x 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.
5	BALM	MONARDA DIDYMA 'MARSHALL'S DELIGHT"	MARSHALL'S DELIGHT BEE BALM	1 GAL.
3	SALV	SALVIA x SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	1 GAL.

Material Schedule

'BLACK & TAN' DECORATIVE ROCK MULCH, 2" MIX. INSTALL 3" DEEP MIN.
ROCK MULCH EQUAL TO HK CONTRACTORS 'BLACK & TAN' (208) 317-8641.
INSTALL ROCK MULCH OVER TOP WEED BARRIER FABRIC (TYPICAL).

SCREENED ROCK MULCH, 4"-6" MIX. INSTALL SUCH THAT NO BARE GROUND IS VISIBLE. INSTALL ROCK MULCH OVER TOP WEED BARRIER FABRIC (TYPICAL)

FESCUE SOD (MATCH EXISTING SOD LOCATED ALONG 3500 WEST)

Site Data

PROPERTY SIZE:	39,682 SF / 0.91 ACRES
BUILDING ENVELOPE:	9,008 SF (22.7%)
HARD SURFACE AREA:	22,173 SF (55.9%)
LANDSCAPE AREA:	8,501 SF (21.4%)

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
2	06-08-2023	ADDED LANDSCAPE PLAN	TP
1	05-15-2023	UPDATED PER CLIENT COMMENTS	TH
0	03-07-2023	INITIAL SUBMITTAL	TP

SEAL

PROFESSIONAL ENGINEER
THOMAS J. HUNT
06-09-2023
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 INFO.

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

SHEET TITLE

Landscape Plan

SHEET NO.

L100

TYLER_HUNTDAY C:\Users\Tyler_HuntDay\Hunt Day Dropbox\Projects\103-02 EME Mechanical\00-CAD\01-AutoCAD\EME01-2023.0608-V22 6/9/2023 8:35 AM