WEST HAVEN PLANNING COMMISSION AGENDA
Wednesday, July 12, 2023 6:00 PM
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON July 12, 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 of changes to the West Haven City Subdivision Ordinance**
2. **Discussion of updates to the West Haven City rezone process**

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 JUNE 14, 2023
4. **REPORT**
   ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. **DISCUSSION AND ACTION ON PRELIMINARY SITE PLAN**
   TO CONSIDER APPROVAL OF A PRELIMINARY SITE PLAN FOR A GAS STATION/CONVENIENCE STORE LOCATED AT APPROXIMATELY 1900 W 2100 S (Applicant: KG2523, LLC, Agent: Douglas Rooney)
6. **DISCUSSION AND ACTION ON PRELIMINARY SITE PLAN**
   TO CONSIDER APPROVAL OF A PRELIMINARY SITE PLAN FOR A CARWASH LOCATED AT 3600 S & MIDLAND DRIVE (Applicant: Olympus Pines, Agent: Wade Edwards)
7. **DISCUSSION AND ACTION ON A PRELIMINARY AND FINAL PLAT**
   TO CONSIDER APPROVAL OF AN AMENDED PRELIMINARY AND RECOMMENDATION OF AN AMENDED FINAL PLAT FOR A COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 3100 W 4000 S (Applicant: CW Land Co, Agent: Mckenna Christensen)
8. **DISCUSSION AND ACTION ON A PRELIMINARY AND FINAL PLAT**
   TO CONSIDER APPROVAL OF A PRELIMINARY PLAT AND RECOMMENDATION OF FINAL PLAT FOR A COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 3275 W 4000 S (Applicant: CW Land Co, Agent: Mckenna Christensen)
9. **DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT**
   TO CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT FOR A COMMERCIAL DAYCARE LOCATED AT 3500 W 3300 S. (Applicant: Dora Bugarin)
10. **DISCUSSION OF UPDATES TO THE WEST HAVEN CITY SUDBIVISION ORDINANCE**
11. **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.

DRAFT

Planning Commission Meeting Minutes
June 14, 2023 6:00 PM

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

5:00 COMMISSION WORK SESSION – In City Council Chambers

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

MEETING TO ORDER: **CHAIRMAN DEEM**

REPORTS AND DISCUSSION AS FOLLOWS:

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

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER

A. DARIN DEEM

2. OPENING CEREMONIES

a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER REED

b. INVOCATION – COMMISSION MEMBER STIMPSON

3. ACTION ON MINUTES

A. APPROVE MINUTES FOR THE MEETING OF MAY 24, 2023

Commission member Wilson made a motion to approve. **Commission member Roundy** seconded the motion.

AYES:Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Wilson, Commission member Nece, Commission member Reed
NAYS:ABSENT:

4. REPORT

a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Shari advised that City Council approved the Rezone from A1 to R2.5 3600 South 2700 W. Council also requested more information on Sign Regulations, as well as Mixed Use Zone, they adopted Re-inspection Fees and Occupancy Violations. Juneteenth, was adopted as a Federal Holiday that will be observed by the City.

5. DISCUSSION AND ACTION ON FINAL SITE PLAN APPROVAL

a. TO CONSIDER APPROVAL OF A FINAL SITE PLAN FOR A GAS STATION/CONVENIENCE STORE LOCATED AT 3474 W 4000 S (APPLICANT: KG2515, LLC)

Joe Wright (Via Zoom) was present.
Shari advised that Vacate of Easement for this project was approved by City Council. Kum and Go has complied with everything asked of them.

Commission member Roundy made a motion to approve. **Commission member Wilson** seconded the motion.

AYES:Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Wilson, Commission member Nece, Commission member Reed
NAYS:ABSENT:

6. DISCUSSION AND ACTION ON FINAL SITE PLAN APPROVAL

a. TO CONSIDER APPROVAL OF A FINAL SITE PLAN FOR A GAS STATION/CONVENIENCE STORE LOCATED AT 3580 S. MIDLAND DRIVE (APPLICANT: KG2519, LLC)

Joe Wright (via Zoom) was present.

Shari advised this discussion will be for Agenda Items 6 & 7. UDOT has approved all access points. There is no outstanding issues, all letters from service providers have been received.

Commission member Reed – had a concern regarding the traffic flow coming out of the property and behind the property.
Shari advised that there will only be right hand turns coming out of the property.

Commission member Reed made a motion to approve. **Commission member Roundy** seconded the motion.

AYES:Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Wilson, Commission member Nece, Commission member Reed
NAYS:ABSENT:

7. DISCUSSION AND ACTION ON AN PRELIMINARY SITE AND FINAL AMENDMENT

a. TO CONSIDER A REQUEST OF AN AMENDED PRELIMINARY AND FINAL PLAT FOR SUBDIVISION LOCATED AT APPROXIMATELY 3580 S MIDLAND DRIVE (APPLICANT: KG2519, LLC)

Commission member Wilson made a motion to approve**. Commission member Reed** seconded the motion.

AYES:Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Wilson, Commission member Nece, Commission member Reed
NAYS:ABSENT:

8. DISCUSSION ON ACTION ON A PRELIMINARY SITE PLAN

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

Gary Hunt present for EME Mechanical.

Gary Hunt they would like to open a Commercial mechanical building that is approximately 8,000 to 9,000 square feet. Parking on the South side of the property and adding a driveway that is exits to 3500 S.

Alika stated that when they had original come in to work with the City the current ordinance allowed 8 parking stalls. Under the new ordinance it would require 34 parking stalls.

Commission member Roundy wanted to know from staff if they would be required to abide by the new or old ordinance.

Shari answered the new one. The formal submittal was after the ordinance changed.

Gary Hunt stated that they would like to get approval from the City to only have 26 stalls. There would be no sales office, no customers coming to the facility. It would basically be a warehouse for supplies and office. They only have 6 employees that would be in the office and the others would be out in the field.

Commission member Roundy advised that a Will Serve Letter from Hooper Water would be needed.

Chairman Deem stated that the Will Serve Letter would be needed prior to Final Plat Approval.

Shari advised Mr. Hunt that he would just need to work with Engineering to get the Site Civils approved and once the engineer approves it a Final Site Plan approval would be scheduled.

Commission member Roundy made a motion to approve**. Commission member Stimpson** seconded the motion.

AYES:Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Wilson.
NAYS:ABSENT: Commission member Nece, Commission member Reed

9. DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT

a. TO CONSIDER A REQUEST FOR A COMMERCIAL DAYCARE LOCATED AT 3500 W 3300 S (Applicant: Dora Bugarin)

Juan Bugarin and Jayden Luke were present. Juan Burgarin was given consent by Dora Bugarin to speak on her behalf and document is on file.

Juan Bugarin stated he wanted to open a Daycare/Preschool which would be using two of the sites at this location. Each unit would be approximately 1250 square feet.

Chairman Deem questioned if all children would be dropped off and picked up at the same time or

different times. When a school starts and ends it would be a concern regarding the traffic that it may create.

Jayden Luke stated that it would be at different times due to parents dropped children off. Parents would be able to drop their children off anytime during hours of operation.

Chairman Deem wanted to know the number of employees they would have, and wanted to make sure, that there was going parking for all businesses as well as the daycare.

Jayden Luke indicated that there would be approximately 5 to 7 employees.

Commission member Roundy wanted to know if there was going to outdoor space.

Jayden Luke advised that with a daycare they do need outdoor space with a preschool they do not. After speaking with the owner of the building they have determined that there would be enough room for an outdoor area. She also stated that it has not been decided yet on whether they want a Daycare or a Preschool

Commission member Reed wanted to know how many kids they were looking at taking in.

Jayden Luke advised 70 according to the number the state had given them.

Shari advised that it would monitor and determine by the state.

Chairman Deem asked how many children would be in daycare and how many in preschool?

Shari recommended that the commission table it due to the location and with a preschool it would need to be determined when the classes were, how many kids would be in each class, and until more information is decided on by the applicant.

Commission member made a motion to table**. Commission member Reed** seconded the motion.

AYES:Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Wilson, Commission member Nece, Commission member Reed.
NAYS:ABSENT:

10. DISCUSSION AND ACTION ON PUBLIC HEARING (TABLED FROM 05/24/2023 MEETING)

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

Richard Williams and Mathew Smith present

Richard Williams is wanting to have the back portion of their properties rezoned to build an additional home. They want to improve the area and make it affordable for their children or make a nice affordable home for someone else. They want to utilize the best use of the land. It would be valuable to both the applicants and the City.

Chairman Deem mentioned if an ADU was built the utilities wouldn't be accessible across the canal you would have to go to 1800.

Commission member Reed stated there was a significant drop off from 1800 and wanted to know what the plan to mitigate that?

Richard Williams said it would be a great area for a walk out basement and upper level.

Commission member Nece wanted to know what the consensus was of the neighbors, due to last meeting 2 of the neighbors stated they were opposed to it. Did either party have letters

from other neighbors?

Commission member Wilson stated her objection is that the area is zone A1, but it goes against the General Plan.

Commission member Nece asked Shari what the staff's recommendation on this was?

Shari stated from a development and ordinance stand point it doesn't go with the plan of the General Plan. The recommendation by staff is that the commission recommends that the council deny the rezone because it is not consistent with the General Plan.

Commission member Roundy is concerned about the precedence it might set, but she does feel conflicted that if it did ever work it would make this a unique property off 1800.

Shari stated that one thing that she needs to point out in regard to neighbor support/opposition the Planning Commission is not to consider neighbor support/opposition in making recommendations because the planning commission is not to be responsive to public clamour you're just to make the recommendation to the city council on the merits of the decision.

Commission member Stimpson stated that she is trying to take it all in and she keeps going back to the General Plan. Looking at a community prospective has supported this as an A1 zone and she can't go against that. There are valid points but if the General Plan opens up again, it would be something that she would talk to them and propose it to them.

Commission member Roundy stated that the City may get to that point and say "in the General Plan if there are lots that can be easily divided go for it", but that is not the General Plan right now.

Commission member Reyna indicated that he understands as well, but he is leaning towards leaving it in the current zone, until it's revised in the General Plan. His inclination is to stick with the General Plan.

Commission member Nece made a motion to deny**.** **Commission member Reed** seconded the motion.

AYES:Vice Commission member Stimpson, Commission member Wilson, Commission member Nece, Commission member Reed.
NAYS:ABSENT: Chairman Reyna, Chairman Deem, Commission member Roundy

11. DISCUSSION OF A POSSIBLE INCREASE TO THE MINIMUM LOT SIZE IN THE R-2 ZONE

Shari recommends not to increase the minimum lot size in the R-2 zone due to the State is moving closer to removing local control, and the renewed plan that the State has put out on how people want to see growth guided throughout the state.

12. ADJOURNMENT

Commission member Wilson made a motion to adjourn. **Commission member Roundy** seconded the motion.

AYES:Vice Chairman Reyna, Chairman Deem, Commission member Roundy, Commission member Stimpson, Commission member Wilson, Commission member Nece, Commission member Reed
NAYS:ABSENT:

Robyn VanCampen
Deputy City Recorder

Date Approve: [enter meeting date]

Planning Commission
Staff Review Memo

July 12, 2023
Alika Murphy, City Planner I

PRELIMINARY SITE PLAN APPROVAL

Request:	Grant preliminary site plan approval for a convenience store
Property Address:	Approx 1900 W and 2100 S (Parcel# 15-788-0001 & 15-788-0002)
Property Zone:	Commercial C-2
Property Size:	2.36 acres
Applicant:	KG Store 2523, LLC (Agent: Douglas Rooney)
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 SW corner of 2100 South and 1900 West. The applicant has been made aware that they will need to receive outside approval of the following items:

- State of Utah DEQ approval on storage of underground fuel tanks
  - Prior to any underground fuel storage tank being constructed/installed, all applicants are required to have the design and placement of the structures reviewed and approved by the State DEQ.
  - We will require, and the applicant is aware, that they provide us with approvals from the DEQ prior to receiving a permit to begin any work on the site.

- Central Weber Sewer
  - We will have to receive a will-serve letter from Central Weber Sewer stating that they have sufficient capacity to serve the project and outlining the CWS requirements for construction/maintenance.

- Bona Vista Water
  - Similar to the letter received by CWS, prior to receiving final approval of their site plan and civil design documents, applicant is required to provide the City with a will-serve letter from BVW.

Staff Review

As this is a ***conditional*** use in the C-2 zone, the site plan review process also satisfies the conditional use review. Conditional uses **are permitted**, and the City must approve them, unless there is a significantly detrimental impact that cannot reasonably be mitigated.

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	18'-10"	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	4.00%	Y
Minimum lot area	None	2.36 acres	Y
Min lot width	None	248.64'	Y
Min yard setbacks			
Front	15 ft.	165' (approx.)	Y
Rear	10 ft. when adjacent to residential	37' (approx.)	Y
Side	10 ft. when adjacent to residential	120' (approx.)	Y
Side, adj. to street	15 ft.	95.97' (approx.)	Y

§157.630 Parking Regulations

Our commercial parking regulations do not provide a specific requirement for convenience store/fuel stations. 157.632 provides that when a use is not listed above, the Planning Commission should determine which use is most similar to the proposed use and then impose a similar requirement.

The closest use that is specified is a retail store, which requires 1 space per 250 square feet of floor space in the building. This standard would require 16 parking spaces on the site. ***The site plan proposes 18 total parking spaces. This satisfies the requirement and intent of the parking regulations.***

§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. There may be portions of 157.733 which do not apply to this site plan, owing to the location of buildings, no applicable development agreement or location of landscaping, among other factors.

§ 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 existing access to 2100 South, so no 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 19x9 which falls just short of the required 180' square foot minimum. They will need to either be widened or slightly lengthened in order to comply.

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance? ***Yes- see comments regarding signage***

(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. ***Because the building faces 1900 South, that is considered the front yard. As shown on the site plan (p 2/11) and the landscaping plan (p 5/11), there is 29.7' of landscaping along 1900 South, satisfying this requirement.***

(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. ***Per pages 2/11 and 5/11, side and rear landscaping satisfy this requirement***

(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).

Page 5/11 (landscaping plan) provides that the project will have trees, decorate rock and boulders, shrubs and grasses. This requirement has been satisfied.

(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- projections, varying building heights, change in materials, inclusion of windows. This requirement has been satisfied.***

(2) All mechanical equipment shall be screened so as to not be seen from any public right-of- way adjacent to the project. ***The mechanical equipment will not be visible to the public. 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 required table of materials and percentages, 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.

§157.759.B & 157.759.L Sign Regulations

A monument sign is a permitted sign in the C-2 zone, as per 157.759.B

Because this is a standalone project rather than part of a commercial complex, it is a considered a "freestanding commercial" monument sign. The monument sign regulations for such are as follows (see sheet 10/11 of submittal docs for proposed sign design):

300-599 Linear Ft. Frontage	Requirement	Site Plan Proposal	Compliant
Max. area per sign face	65'	47'	Y
Max Height	8'	8'	Y
Max # of Signs	1	1	Y

The sign location (ne corner of the property) is approximately 20' from the north property line adjacent to 2100 South and 14' from an east property line adjacent to 1900 West, which removed it from the clear view area.

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.

The other issue that is often brought up when looking at this type of project are environmental concerns. As previously stated in this staff report, fuel stations are required to meet federal EPA standards which are administered by the State of Utah Department of Environmental Quality. Prior to the City issuing any permits for construction or groundwork on this site, the applicant will be required to provide the City with documentation that they have received that necessary approval.

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 Bona Visa Water**
  - **Finalized elevations showing the distribution of architectural materials across the building to ensure compliance with the design criteria.**

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 DEVELOPMENT PLANS
KUM & GO STORE #2523
1900 W & 2100 S

WHERE & MEANS MORE.

PROJECT TEAM:

DEVELOPER/APPLICANT:
KUM & GO
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: MEGAN WALTER
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E: MWALTER@OLSSON.COM

SURVEYOR:
CARL MCNEIL ENGINEERING
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SANDY, UT 84070
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GEOTECHNICAL ENGINEER:
GSH GEOTECHNICAL, INC.
473 WEST 4800 SOUTH
SALT LAKE CITY, UTAH 84123
CONTACT: ROBERT A. GIFFORD
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LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECT:
AMERICAN FORK, UT 84003
CONTACT: CORY WHITING
PH: (801)756.5043
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BENCHMARK:

FOUND QUARTER CORNER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, FOUND WEBER COUNTY BRASS CAP MONUMENT, BENCHMARK=4286.50' (NAVD88)

BASIS OF BEARINGS:

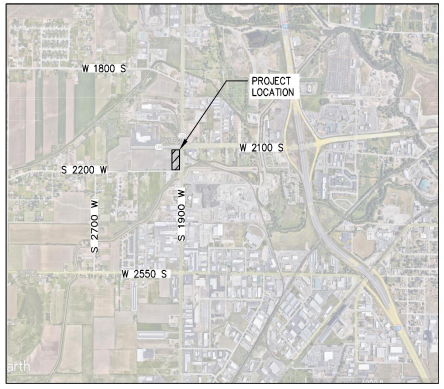
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°50'13" EAST ALONG THE SECTION LINE ALONG 1900 WEST STREET , BETWEEN THE NORTHEAST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED AT THE INTERSECTIONS OF1900 WEST AND 2200 SOUTH STREETS AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE DETERMINED PER THE RECORDED SUBDIVISION PLAT, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

LEGAL DESCRIPTION

LOT 1 OF KUM & GO SUB THOEN DEVELOPMENT SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH

FLOOD ZONE:

THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON THE FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NFHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED BY THIS FIRM PANEL 49057C0407E DATE 12/16/2005.



VICINITY MAP
NTS NO SCALE

SHEET INDEX

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

ZONING INFORMATION

CURRENT: REGIONAL COMMERCIAL (C-3)

MINIMUM LOT AREA	NOT SPECIFIED
MINIMUM LOT WIDTH	NOT SPECIFIED
SITE AREA	NOT SPECIFIED
FRONT/SIDE YARD SETBACK EAST (FEET)	15' BUILDING, 5' CANOPY 15' PARKING, 15' LANDSCAPE, 5' CANOPY
LEFT SIDE YARD SETBACK NORTH (FEET)	15' BUILDING, 5' CANOPY 15' PARKING, 15' LANDSCAPE, 5' CANOPY
RIGHT SIDE YARD SETBACK SOUTH (FEET)	15' BUILDING, 5' CANOPY 5' PARKING, 5' LANDSCAPE
REAR YARD SETBACK WEST (FEET)	15' BUILDING, 5' CANOPY 5' PARKING, 5' LANDSCAPE
MAXIMUM HEIGHT (FEET)	NOT SPECIFIED

LOT 1 SITE DATA

STORE TYPE	BISTRO-RP-2021V1
PARCEL NUMBERS	157880001 & 157880002
CANOPY / DISPENSER ARRANGEMENT	6 DISPENSERS (SINGLE)
TYPE OF USE	CONVENIENCE STORE WITH FUEL
HEIGHT: BUILDING	18'
HEIGHT: PARAPET	10"
HEIGHT: BLADE	21'-0"
HEIGHT: FUEL CANOPY	22'-2"
GROSS FLOOR AREA	4,968 SF
GROSS CANOPY AREA	3,936 SF
GROSS LOT AREA	82,705 SF
BUILDING COVERAGE	4,968 SF (4%)
LANDSCAPE COVERAGE	50,080 SF (49%)
PARKING/DRIVE/SIDEWALK COVERAGE	48,657 SF (47%)
TOTAL EMPLOYEE PARKING	18 SPACES
EMPLOYEES PER SHIFT	2.18 SPACES 6.5
REQUIRED PARKING: STANDARD	1 VAN / 1-25 STALLS
REQUIRED PARKING: ADA	2 VAN / 26-50 STALLS
REQUIRED PARKING: TOTAL	PARKING RATIO = 1 STALL/220 SF
PROVIDED PARKING: STANDARD	17
PROVIDED PARKING: ADA	1 (VAN)
PROVIDED PARKING: TOTAL	18
	PARKING RATIO = 1 STALL/220 SF

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1880 Fall River Dr, Suite 200
Loveland, CO 80538
TEL 970.461.7733
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Des Moines, Iowa
50309
P: 515-226-0128
F: 515-223-1873

#2523 - WEST HAVEN, UTAH
1900 W & 2100 S
COVER SHEET

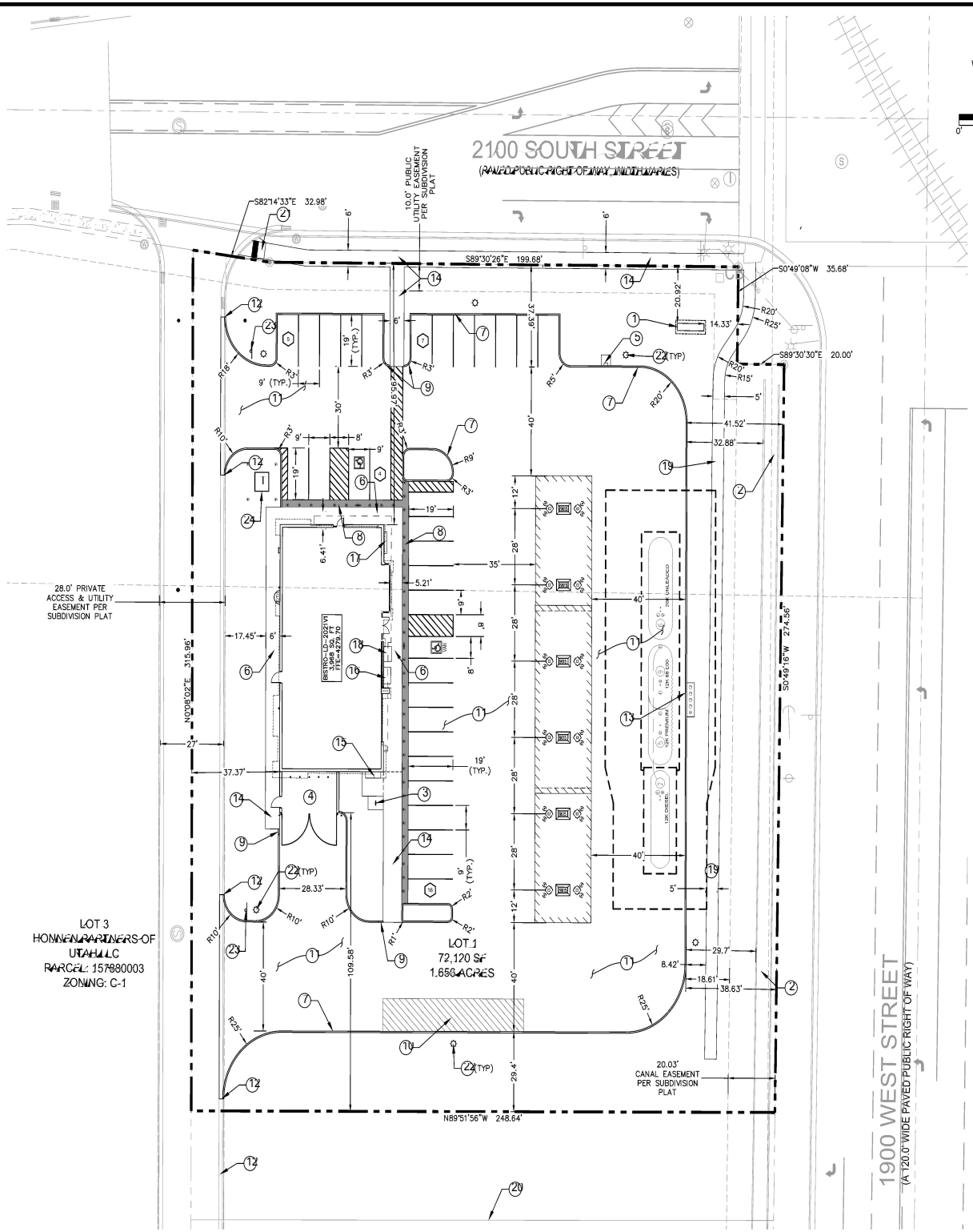
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

REVISION DESCRIPTION	DATE	△

DATE: 06/19/2023

SHEET NUMBER:
C0.0
1 OF 11

DWG: F:\2022\06501-07000\022-06602\40-design\AutoCAD\preliminary plans\Sheets\GNCV\c_TT_01_02206602.dwg
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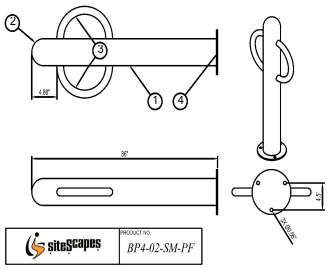


N
W E
S

1" = 20'
0' 10' 20' 40'
SCALE IN FEET

FLAG NOTES:

1. PROPOSED 8' MONUMENT SIGN
2. EXISTING CONCRETE LINED DITCH
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. DEPRESS CURB FROM 6" HEIGHT TO FLUSH (0" HEIGHT) IN 3 LF
10. 12' X 60' DELIVERY VEHICLE LOADING ZONE
11. PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
12. CONNECT TO EXISTING CURB & GUTTER
13. PAINT CURB ALONG FRONT OF TANKS YELLOW
14. PROPOSED SITE SIDEWALK
15. PROPANE CAGE
16. ICE MERCHANDISE
17. FIREWOOD
18. MISCELLANEOUS MERCHANDISE
19. 5' CONCRETE WALK WITH PUBLIC PEDESTRIAN EASEMENT
20. EXISTING LOT LINE
21. PROPOSED ADA RAMP
22. PROPOSED SITE LIGHT POLE
23. PROPOSED STOP SIGN
24. PROPOSED ELECTRIC TRANSFORMER w/ BOLLARD PROTECTION



*Available in powder coat and DuraCoat finishes

BOLLARD BIKE RACK DETAIL

NOTES:
1. BIKE RACK TO BE INSTALLED IN CENTER OF 3'-0" x 6'-6" CONCRETE PAD.
2. BOLLARD SHALL HAVE A ONYX POWDER COAT FINISH.

MATERIALS LIST
(1) TUBING – #4⅝" x ¼" WALL STEEL TUBING.
(2) CAP – #4⅝" x ¼" WALL STEEL DOME.
(3) LOOP – #1.315" x .133" WALL STEEL TUBING.
(4) SURFACE PLATE – #7⅞" x ¼" THICK STEEL PLATE WITH THREE #⅝" MOUNTING HOLES.
(5) MOUNTED WITH THREE #½" x 4–5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED).

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

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#2523 - WEST HAVEN, UTAH
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SITE PLAN

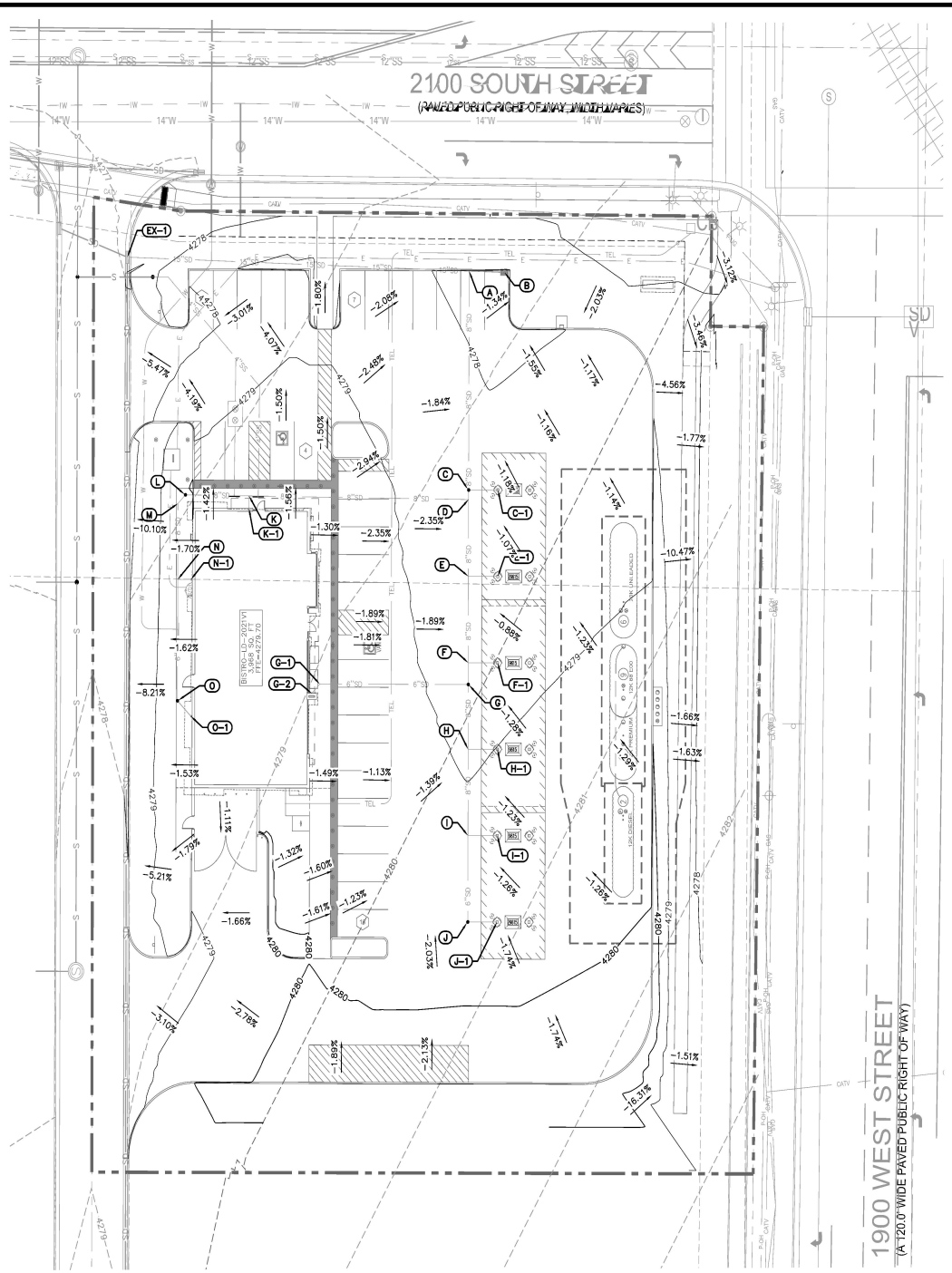
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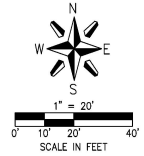
REVISION DESCRIPTION	DATE	△

DATE: 06/19/2023

SHEET NUMBER:
C1.0
2 OF 11

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USER: bkunz





LEGEND

- PROPERTY BOUNDARY
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- FIBER OPTIC MANHOLE
- SANITARY SEWER STRUCTURE
- GREASE INTERCEPTOR LID
- SIGN

STORM STRUCTURE TABLE

ID	DESCRIPTION	NORTHING/ EASTING	RIM/GROUND	INVERT IN	INVERT OUT
A	15"x8" TEE-WYE	N: 3607400.50 E: 1495676.33		8" (S)=4275.06 15" (E)=4274.48	15" (W)=4274.48
B	2'x3' ADS CURB INLET	N: 3607400.07 E: 1495689.65	4277.68		15" (W)=4274.55
C	8"x6" TEE-WYE w/ TRAFFIC RATED CLEANOUT	N: 3607329.57 E: 1495676.16	4278.29	8" (S)=4275.42 6" (E)=4275.58	8" (N)=4275.42
C-1	CONNECT TO BUILDING CANOPY DOWNSPOUT	N: 3607329.55 E: 1495687.16			6" (W)=4276.13
D	8" TEE-WYE	N: 3607326.48 E: 1495676.16		8" (S)=4275.44 8" (W)=4275.44	8" (N)=4275.44
E	8"x6" TEE-WYE	N: 3607301.57 E: 1495676.10		8" (S)=4275.56 6" (E)=4275.73	8" (N)=4275.56
E-1	CONNECT TO BUILDING CANOPY DOWNSPOUT	N: 3607301.55 E: 1495687.10			6" (W)=4276.28
EX-1	CORE DRILL & GROUT CONNECTION TO EXISTING INLET	N: 3607405.02 E: 1495547.86		15" (E)=4273.84 15" (S)=4273.84	15" (W)=4273.84
F	8"x6" TEE-WYE	N: 3607273.57 E: 1495676.03		8" (S)=4275.70 6" (E)=4275.87	8" (N)=4275.70
F-1	CONNECT TO BUILDING CANOPY DOWNSPOUT	N: 3607273.55 E: 1495687.03			6" (W)=4276.42
G	8"x6" TEE-WYE w/ TRAFFIC RATED CLEANOUT	N: 3607266.54 E: 1495676.02	4278.74	8" (S)=4275.74 6" (W)=4275.91	8" (N)=4275.74
G-1	6" 45° HDPE BEND	N: 3607266.67 E: 1495620.20		6" (SW)=4276.19	6" (E)=4276.19
G-2	CONNECT TO BUILDING ROOF DOWNSPOUT	N: 3607263.68 E: 1495617.19			6" (NE)=4276.21
H	8"x6" TEE-WYE	N: 3607245.57 E: 1495675.97		8" (S)=4275.84 6" (E)=4276.01	8" (N)=4275.84
H-1	CONNECT TO BUILDING CANOPY DOWNSPOUT	N: 3607245.55 E: 1495686.97			6" (W)=4276.56
I	8"x6" TEE-WYE 6" REDUCER (S)	N: 3607217.57 E: 1495675.90		6" (S)=4276.15 6" (E)=4276.15	8" (N)=4275.98
I-1	CONNECT TO BUILDING CANOPY DOWNSPOUT	N: 3607217.55 E: 1495686.90			6" (W)=4276.70
J	6" TEE-WYE w/ TRAFFIC RATED CLEANOUT	N: 3607189.57 E: 1495675.84	4279.45	6" (E)=4276.29	6" (N)=4276.29
J-1	CONNECT TO BUILDING CANOPY DOWNSPOUT	N: 3607189.55 E: 1495686.84			6" (W)=4276.35
K	8"x6" TEE-WYE	N: 3607327.66 E: 1495593.58		8" (W)=4275.85 6" (S)=4276.02	8" (E)=4275.85
K-1	CONNECT TO BUILDING ROOF DOWNSPOUT	N: 3607323.67 E: 1495593.53			6" (N)=4276.22
L	8" WYE w/ CLEANOUT	N: 3607328.00 E: 1495569.71	4279.74	8" (SW)=4275.97	8" (E)=4275.97
M	8" 45° HDPE BEND	N: 3607325.17 E: 1495566.86		8" (S)=4275.99	8" (NE)=4275.99
N	8"x6" TEE-WYE	N: 3607300.60 E: 1495568.80		6" (S)=4276.28 6" (E)=4276.28	8" (N)=4276.11
N-1	CONNECT TO BUILDING ROOF DOWNSPOUT	N: 3607300.58 E: 1495571.80			6" (W)=4276.53
O	6" WYE w/ CLEANOUT	N: 3607261.28 E: 1495566.71	4279.61	6" (SE)=4276.48	6" (N)=4276.48
O-1	CONNECT TO BUILDING ROOF DOWNSPOUT	N: 3607256.28 E: 1495571.70			6" (NW)=4276.52

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
A—B	15"	13.32'	0.50%
A—C	8"	70.93'	0.50%
C—C-1	6"	11.00'	5.00%
C—D	8"	3.10'	0.50%
D—E	8"	24.90'	0.50%
D—K	8"	82.58'	0.50%
E—E-1	6"	11.00'	5.00%
E—F	8"	28.00'	0.50%
EX-1—A	15"	128.55'	0.50%
F—F-1	6"	11.00'	5.00%
F—G	8"	7.03'	0.50%
G-1—G-2	6"	4.24'	0.50%
G—G-1	6"	55.82'	0.50%
G—H	8"	20.97'	0.50%
H—H-1	6"	11.00'	5.00%
H—I	8"	28.00'	0.50%
I—I-1	6"	11.00'	5.00%
I—J	6"	28.00'	0.50%
J—J-1	6"	11.00'	0.50%
K—K-1	6"	3.99'	5.00%
K—L	8"	23.88'	0.50%
L—M	8"	4.02'	0.50%
M—N	8"	24.57'	0.50%
N—N-1	6"	5.00'	5.00%
N—O	6"	39.32'	0.50%
O—O-1	6"	7.07'	0.50%

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FLOOD ZONE:
THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON A NATIONAL FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED BY THIS FIRM PANEL 49057C0407E DATE 12/16/2005.

NOTES:

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

NOTE:
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#2523 - WEST HAVEN, UTAH
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PRELIMINARY GRADING & DRAINAGE PLAN

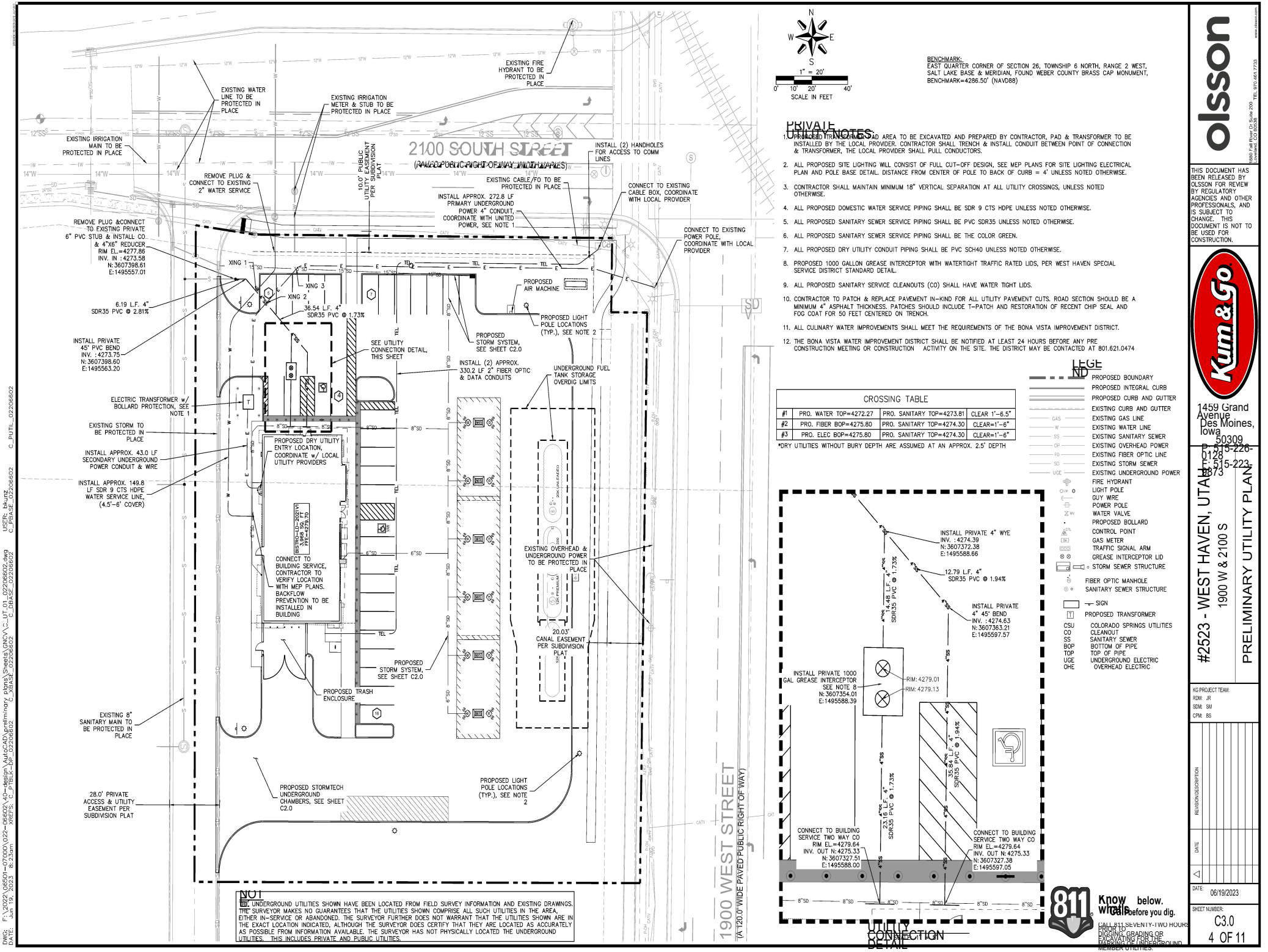
KG PROJECT TEAM:
RDM: JR
SDM: SM
CPM: BS

△	DATE	REVISION DESCRIPTION

DATE: 06/19/2023

SHEET NUMBER:
C2.0
3 OF 11

DWG: F:\2022\065O1-07000\022-06602\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_GRD01_02206602.dwg USER: bkunz
DATE: Jun 19, 2023 - 8:23am XREFS: C_XBASE_02206602 C_BASE_02206602 C_PLEASE_02206602 C_PUTIL_02206602 C_PTBLK-DP_02206602 C_PSTRM_02206602



N
W E
S
1" = 20'
0' 10' 20' 40'
SCALE IN FEET

BENCHMARK:
EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, FOUND WEBER COUNTY BRASS CAP MONUMENT, BENCHMARK=4286.50' (NAVD88)

PRIVATE UTILITY NOTES:

1. PROPOSED TRANSFORMER AREA TO BE EXCAVATED AND PREPARED BY CONTRACTOR, PAD & TRANSFORMER TO BE INSTALLED BY THE LOCAL PROVIDER. CONTRACTOR SHALL TRENCH & INSTALL CONDUIT BETWEEN POINT OF CONNECTION & TRANSFORMER, THE LOCAL PROVIDER SHALL PULL CONDUCTORS.
2. ALL PROPOSED SITE LIGHTING WILL CONSIST OF FULL CUT-OFF DESIGN, SEE MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN AND POLE BASE DETAIL. DISTANCE FROM CENTER OF POLE TO BACK OF CURB = 4' UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL MAINTAIN MINIMUM 18" VERTICAL SEPARATION AT ALL UTILITY CROSSINGS, UNLESS NOTED OTHERWISE.
4. ALL PROPOSED DOMESTIC WATER SERVICE PIPING SHALL BE SDR 9 CTS HDPE UNLESS NOTED OTHERWISE.
5. ALL PROPOSED SANITARY SEWER SERVICE PIPING SHALL BE PVC SDR35 UNLESS NOTED OTHERWISE.
6. ALL PROPOSED SANITARY SEWER SERVICE PIPING SHALL BE THE COLOR GREEN.
7. ALL PROPOSED DRY UTILITY CONDUIT PIPING SHALL BE PVC SCH40 UNLESS NOTED OTHERWISE.
8. PROPOSED 1000 GALLON GREASE INTERCEPTOR WITH WATERTIGHT TRAFFIC RATED LIDS, PER WEST HAVEN SPECIAL SERVICE DISTRICT STANDARD DETAIL.
9. ALL PROPOSED SANITARY SERVICE CLEANOUTS (CO) SHALL HAVE WATER TIGHT LIDS.
10. CONTRACTOR TO PATCH & REPLACE PAVEMENT IN-KIND FOR ALL UTILITY PAVEMENT CUTS. ROAD SECTION SHOULD BE A MINIMUM 4" ASPHALT THICKNESS. PATCHES SHOULD INCLUDE T-PATCH AND RESTORATION OF RECENT CHIP SEAL AND FOG COAT FOR 50 FEET CENTERED ON TRENCH.
11. ALL CULINARY WATER IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE BONA VISTA IMPROVEMENT DISTRICT.
12. THE BONA VISTA WATER IMPROVEMENT DISTRICT SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE ANY PRE CONSTRUCTION MEETING OR CONSTRUCTION ACTIVITY ON THE SITE. THE DISTRICT MAY BE CONTACTED AT 801.621.0474

CROSSING TABLE			
#1	PRO. WATER TOP=4272.27	PRO. SANITARY TOP=4273.81	CLEAR 1'-6.5"
#2	PRO. FIBER BOP=4275.80	PRO. SANITARY TOP=4274.30	CLEAR=1'-6"
#3	PRO. ELEC BOP=4275.80	PRO. SANITARY TOP=4274.30	CLEAR=1'-6"

*DRY UTILITIES WITHOUT BURY DEPTH ARE ASSUMED AT AN APPROX. 2.5' DEPTH

LEGEND

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

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

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PRELIMINARY UTILITY PLAN

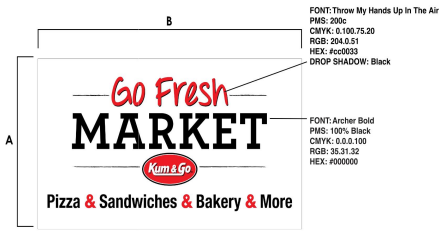
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RDM: JR
SDM: SM
CPM: BS

REVISION DESCRIPTION	DATE	△

DATE: 06/19/2023

SHEET NUMBER: C3.0
4 OF 11

DWG: F:\2022\06501-07000\022-06602\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_UT_01_02206602.dwg C_PBASE_02206602 C_PUTIL_02206602
DATE: Jun 19, 2023 8:23am USER: bkunz
XREFS: C_PTBLK_DP_02206602 C_XBASE_02206602



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



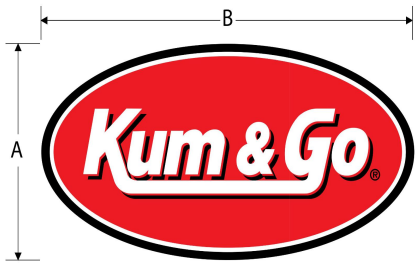
A Elevation
scale: 1/2" = 1'-0"

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

B 8' MONUMENT SIGN
NOT TO SCALE

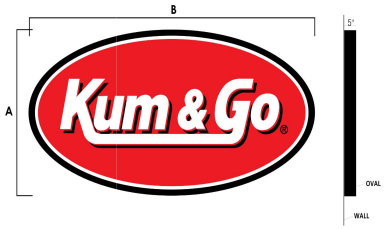


A - HEIGHT	B - WIDTH	AREA	AREA
3 FT	6 FT	14.4 SQ FT	18 SQ FT

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



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

olsson
Tel 970.461.7733
www.olsson.com

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Kum & Go

1459 Grand Avenue
Des Moines, Iowa
50309
P- 515-226-0128
F- 515-223-4873

#2523 - WEST HAVEN, UTAH
1900 W & 2100 S

SIGN ELEVATIONS

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

REVISION DESCRIPTION	DATE	△

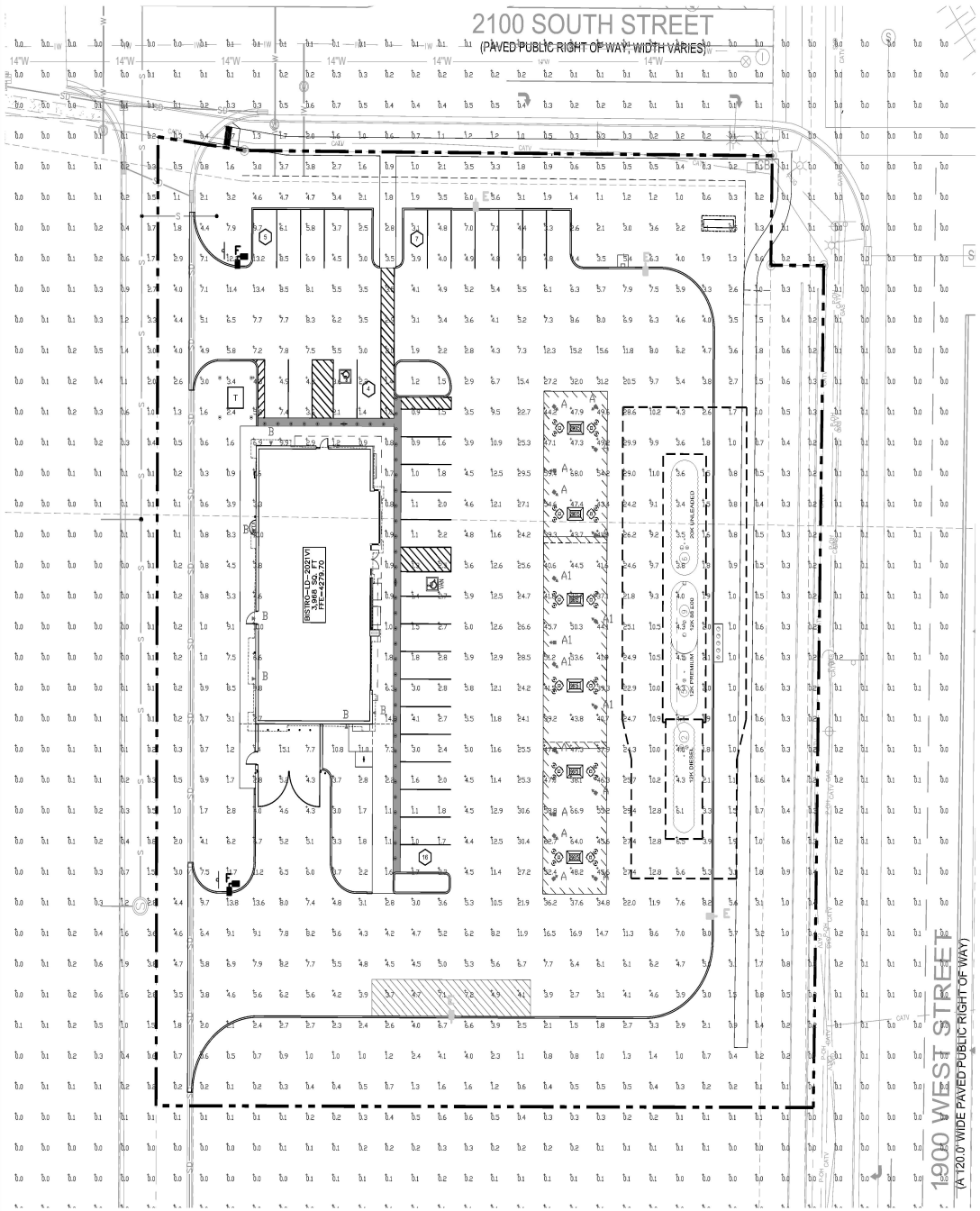
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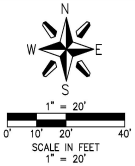
SHEET NUMBER: A1.4

10 OF 11

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

DWG: F:\2022\06501-07000\022-06602\40-design\AutoCAD\preliminary plans\Sheets\GNCV\c_ARC_022060602.dwg USER: bkunz
DATE: Jun 19, 2023 - 8:24am XREFS: C_FTBLK_DP_022060602









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	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	12	A	SINGLE	SCV-LED-23L-SCFT-50	15.5'	1.000	1.000	23101	188
	5	A1	SINGLE	SCV-LED-23L-SCFT-50	17.5'	1.000	1.000	24361	191.5
	7	B	SINGLE	WST LED P2 40K VW MVOLT - LITHONIA LIGHTING	11'	1.000	1.000	3512	25
	4	E	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE	16'POLE+2.5'BASE	1.000	1.000	19664	148.5
	2	F	2 @ 90 degrees	SLM-LED-18L-SIL-FT-50-70CRI-D90	16'POLE+2.5'BASE	1.000	1.000	39328	297

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	4.21	68.0	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	47.45	68.0	32.6	1.46	2.09
INSIDE CURB	Illuminance	Fc	8.45	37.6	0.9	9.39	41.78

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.

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

10900 ALLIANCE RD.
CINCINNATI, OHIO 45242 USA
(513) 793-3350
FAX: (513) 793-6023

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.

Kum & Go

1459 Grand Avenue
Des Moines, Iowa
50309
P: 515-226-0128
F: 515-223-4873

#2523 - WEST HAVEN, UTAH
1900 W & 2100 S

PHOTOMETRIC PLAN

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

REVISIONS

	DATE	REVISION DESCRIPTION

DATE: 12/09/2022

SHEET NUMBER:
SE1.1
11 OF 11

DWG: F:\2022\065O1-07000\022-06602\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_PHO_02206602.dwg USER: bkunz
DATE: Jun 19, 2023 - 8:24am XREFS: C_PBASE_02206602 C_PBASE_02206602 c_PHOT_02206602

Planning Commission
Staff Review Memo

July 12, 2022
Alika Murphy, City Planner I

PRELIMINARY SITE PLAN APPROVAL AND CONDITIONAL USE

Request:	Grant preliminary site plan approval for a car wash
Property Address:	Approx 3600 S Midland Dr. (Parcel# 080220101)
Property Zone:	Commercial C-2
Property Size:	1.41 acres
Applicant:	Olympus Pines (Agent: Wade Edwards)
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 carwash to be located on Parcel # 080220101. This parcel was recently rezoned from A-1 to C-2 at the November 2, 2022 City Council meeting.

Staff Review

As this is a ***conditional*** use in the C-2 zone, the site plan review process also satisfies the conditional use review. Conditional uses **are permitted**, and the City must approve them, unless there is a significantly detrimental impact that cannot reasonably be mitigated.

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	28'	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	7.45%	Y
Minimum lot area	None	1.41 acres	Y
Min lot width	None	204.25'	Y

Min yard setbacks			
Front	15 ft.	Building is more than 15' from the front property line	Y
Rear	10 ft. where building rears on a residential zone	Building is more than 10' from the rear property line	Y
Side	10 ft. when adjacent to residential	79.1'	Y
Side, adj. to street	15 ft.	NA	

§ 157.293 SPECIAL REGULATIONS

(B) A car wash shall be permitted subject to the following restrictions.

(1) Off-street vehicle staging is required as follows:

(a) One-bay car wash: four spaces in the approach lane;

(b) Two-bay car wash: three spaces in the approach lane for each wash bay; and

(c) Three or more bay car wash: two spaces in the approach lane for each wash bay.

(2) Operation or use is forbidden between the hours of 10:00 p.m. and 6:00 a.m. in C-1 Zones only.

(3) There shall not be more than four washing bays for a manual spray car wash in C-1 Zones only.

(C) Residential component can be included for a business as a conditional use (for example, security purposes).

The site plan shows that there are three pay lanes with 27 car stacking. The rest do not apply since the property is zoned C-2.

§157.630 Parking Regulations

Our commercial parking regulations do not provide a specific requirement for convenience store/fuel stations. 157.632 provides that when a use is not listed above, the Planning Commission should determine which use is most similar to the proposed use and then impose a similar requirement.

According to our new parking ordinance, a car wash is required to have 5 stacking spaces per bay or lane, plus 1 space per service stall.

The site plan proposes to have three pay lanes with 27 car stacking in total. They also have 14 self-service stations and 8 parking stalls. They are compliant.

§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. There may be portions of 157.733 which do not apply to this site plan, owing to the location of buildings, no applicable development agreement or location of landscaping, among other factors.

§ 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 access proposed on to 3600 South, but no coordination is required. There is also access onto Midland drive which the applicants have reached out to UDOT for a pre-application meeting. It is anticipated that there will be a shared driveway with the property to the South.***

(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 18x9 which falls just short of the required 180' square foot minimum. They will need to either be widened or slightly lengthened in order to comply.

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance?
A signage plan has not been turned in at this time.

(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. ***Because the building faces 3600 South, that is considered the front yard. The current front landscaping satisfies this requirement.***

(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. ***This requirement is fulfilled.***

(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 project will have trees, decorate rock and boulders, shrubs and grasses. This requirement has been satisfied.

(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. ***The building is compliant with these requirements. There are breaks in the façade which area accomplished by varying building heights and change in materials.***

(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? ***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.

A table of percentage of materials has not been provided but *based on the elevations included, Staff believe that the building is compliant with the requirements.*

<u>Potential Detrimental Impacts</u>

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.

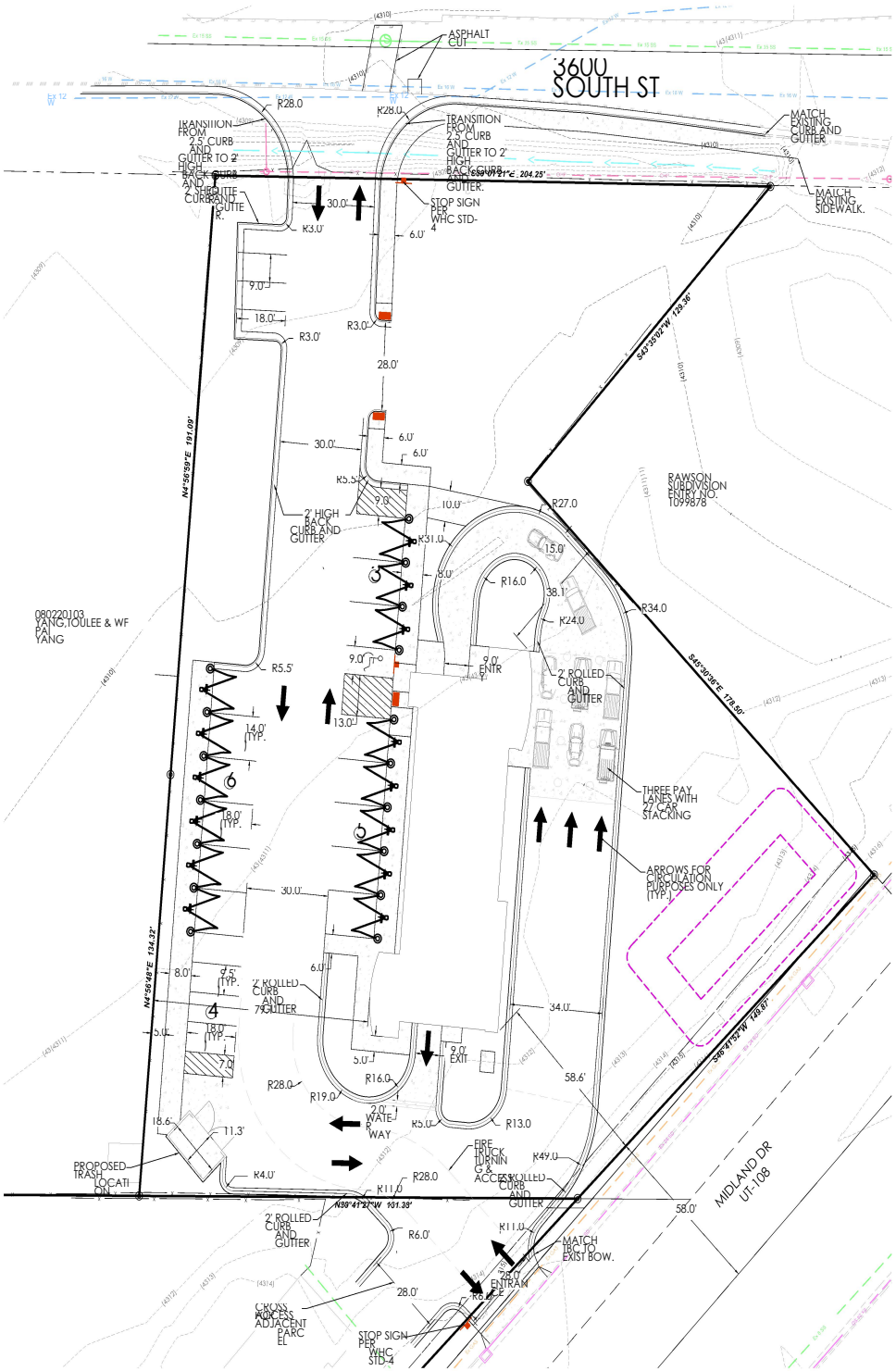
Lighting: Similar to noise, the City has ordinances in place governing lighting and light pollution. That can be found in WHZC 157.775-785. It sets in place standards for commercial lighting, including a required reduction in output, requirements that light be shielded/directed downwards so as not to 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 Taylor West Weber Water District**
    - **Update the dimensions of the parking stalls**

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.



LEGEND

BOUNDARY
ROW
CENTERLINE
EASEMENT
8" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN INLET, CATCH BASIN, MANHOLE
EXIST. WATER VALVE, TEE & BEND
EXIST. SECONDARY VALVE, TEE & BEND
WATER BLOW-OFF
STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT
EXIST. SD INLET & MANHOLE
EXIST. VALVE, TEE & BEND
EXIST. SEWER MH
EXIST. FIRE HYDRANT
SPOT ELEVATION

SITE TABULATIONS:

ZONING:	C-2
PARKING REQ:	4 SPACES IN APPROACH LAND TO EACH WASH BAY
VACUUM STALLS:	84 STALLS
PARKING STALLS:	84 STALLS
TOTAL AREA:	61,481 SQ FT / 1.41 ACRES
BUILDING AREA:	4575 SQ FT
HARDSCAPE AREA:	40,486 SQ FT / .93 ACRES
LANDSCAPE AREA:	20,995 SQ FT / .57 ACRES

N
S

GRAPHIC SCALE
20 0 10 40 80
(IN FEET)
1 inch = 20 ft.

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

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH (801) 353-6075
www.focusutah.com

FOR REVIEW ONLY

TOMMYS CAR WASH
WEST HAVEN
SITE PLAN

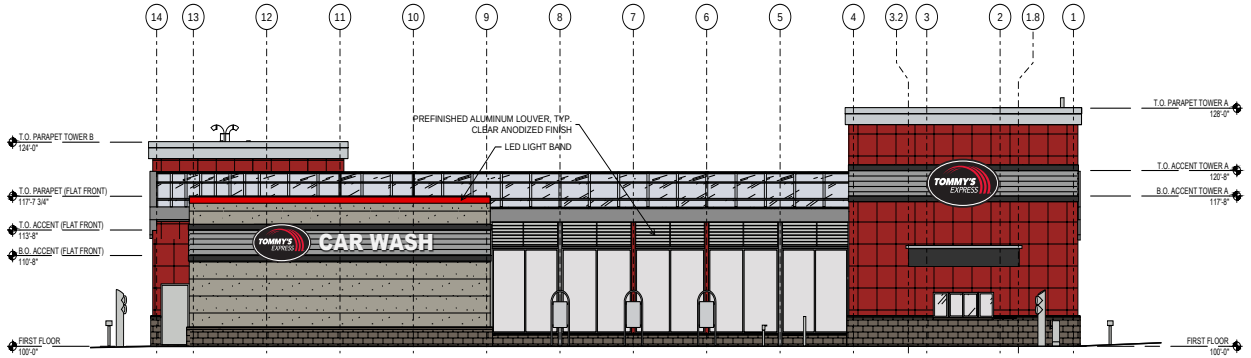
REVISION BLOCK

#	DATE:	DESCRIPTION
1	-----	-----
2	-----	-----
3	-----	-----
4	-----	-----
5	-----	-----
6	-----	-----

SITE PLAN

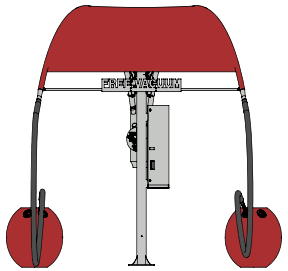
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Date:	06/21/23	Job #:	23-0118
Sheet:	C3		

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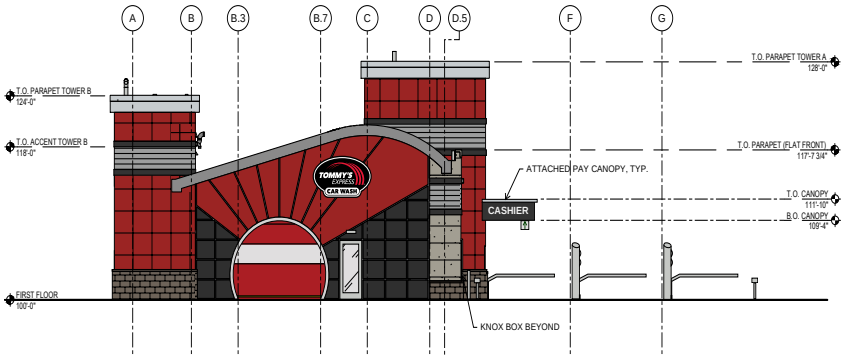
1 FRONT ELEVATION

1/8" = 1'-0"



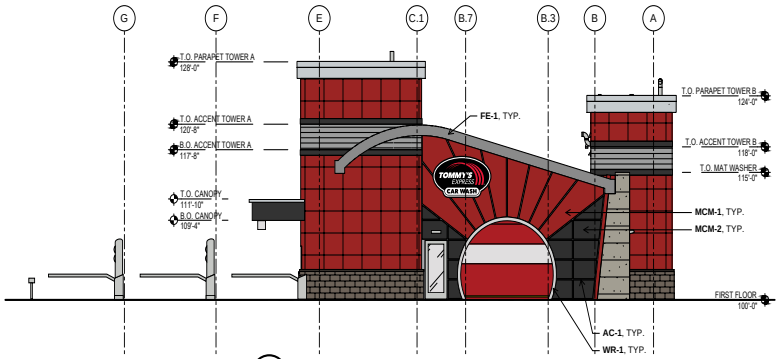
5 TYPICAL VACUUM ELEVATION

NOT TO SCALE



2 EXIT END ELEVATION

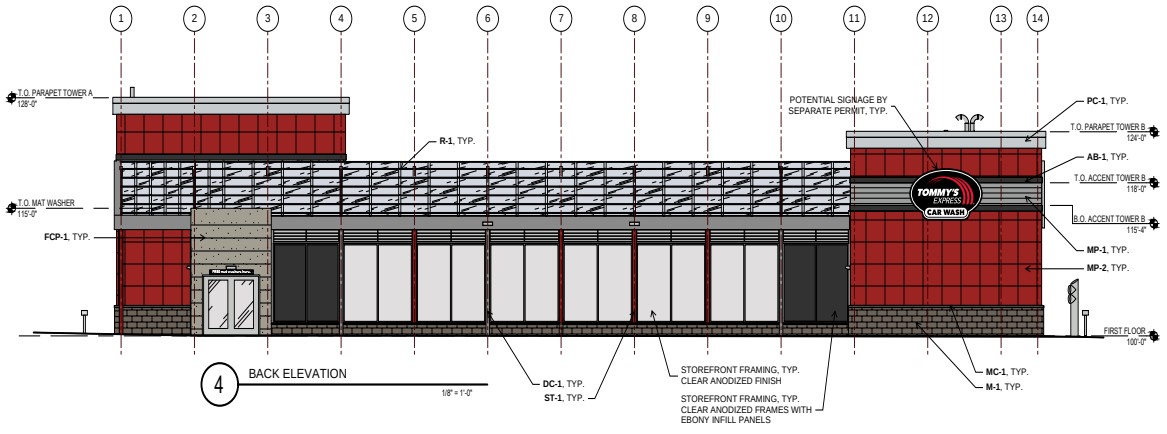
1/8" = 1'-0"



3 ENTRY END ELEVATION

1/8" = 1'-0"

TAG	MATERIAL	MFR.	DESCRIPTION	MFR. COLOR
ST-1	STRUCTURAL STEEL	PROSPIANT	5-STAGE POWDER COATED	RAL 3001
MP-1	PREFINISHED PROFILED MCM, TOWER BANDING	ATAS	BELVEDERE 7.2" RIB PANEL	SILVERSMITH
MP-2	PREFINISHED MCM, MAIN TOWER FINISH	DRI-DESIGN	EN-V 30" X 30" PANEL	RAL 3001
M-1	CMU BLOCK	CONSUMERS	4" SPLIT FACE VENEER	ASH (MORTAR COLOR TO MATCH)
MC-1	PRECAST STONE		MASONRY CAP	TO MATCH M-1
FCP-1	FIBER CEMENT PANEL	NICHIHA	AWP1818 - ARCH. BLOCK, MODERN SERIES	GRAY
AB-1	PREFINISHED MCM, TOWER BANDING	ATAS	FLAT SHEET AND COIL	BLACK
PC-1	PREFINISHED MCM, TOWER FASCIA	ARCONIC	REYNOBOND COMPOSITE PANEL	BRIGHT SILVER METALLIC
MCM-1	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	RAL 3001
MCM-2	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	EBONY
AC-1	PREFINISHED MCM, END WALL REVEALS	TUBELITE	200 SERIES CURTAINWALL	CLEAR ANODIZED
DC-1	PREFINISHED MCM, DOWNSPOUT COVERS	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
WR-1	PREFINISHED MCM, GARAGE DOOR WRAPS	CITADEL	ENVELOPE 2000 SYSTEM	CLEAR SATIN ANODIZED
FE-1	PREFINISHED MCM, ROOF FASCIA	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	HEATSTOP HIGH IMPACT MULTI-SKIN	WZ011 - COOL BLUE WHITE



4 BACK ELEVATION

1/8" = 1'-0"

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

CONFIDENTIAL WARNING: THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, INCLUDING TRADE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR PORTION THEREOF IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.

REVISION SCHEDULE

VERSION	DATE	DESCRIPTION

TOMMY CAR WASH SYSTEMS

TOMMY'S EXPRESS CAR WASH
EXTERIOR ELEVATIONS

P0000 CITY, STATE

A200

09/01/2022

1/8" = 1'-0"

SITE PLAN
AND DESIGN REVIEW

Address of Site 3600 S & Midland Drive, West Haven, UT Parcel # 080220101

Applicant Name Olympus Pines

Agent Name Wade Edwards

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

Carwash and

Site plan design for 4575 (Square Feet) building be approved on 1.41 (acreage) of

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

Signed: _____ (Owner/Petitioner) Date: 6/9/23

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

_____ Michael Cianelli (Owner)

_____ (Agent as Authorized by Owner)

State of Utah)
§
County of Salt Lake)

On this 9th day of June, in the year 2023 before me, Jenna Cianelli a notary public, personally appeared Michael Cianelli, 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.

_____

JENNA CIANELLI
Notary Public - State of Utah
Comm. No. 724359
My Commission Expires on
Apr 26, 2026

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

City Council
Staff Review Memo

July 12, 2023
Alika Murphy, Planner I

Subdivision Plat – Salt Point Drive Access

Request: Grant approval of a 2-lot subdivision known as Salt Point Drive Access
Property Address: 3050 West 4000 South
Property Zone: C-3
Property Size: 4.88 acres
Applicant: CW Land Co (Agent: Mckenna Christensen)

Governing Document(s): WHC Zoning Map (online version)
Decision Type: Administrative
Staff Recommendation: See comments under "Staff Review"

Background

The applicant is presenting a 2-lot commercial property final subdivision plat located at approximately 3050 W 4000 S. They are taking the south part of Parcel# 08-029-0087 to create this 2-lot subdivision with a remainder parcel that will be developed accordingly with the commercial requirements since this parcel is zoned as C-3. Since this is a lot split with no site improvements at this time, it is being presented for preliminary and final approval. The applicant has not presented a site plan at this time but will be required to do so and follow the process prior to any site development. This plat is before you for consideration.

Staff Review/Recommendation

Staff feels it is acceptable and appropriate to grant approval of a preliminary plat accordingly and recommend final plat approval to the Council.

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Project Narrative/Notes/Revisions

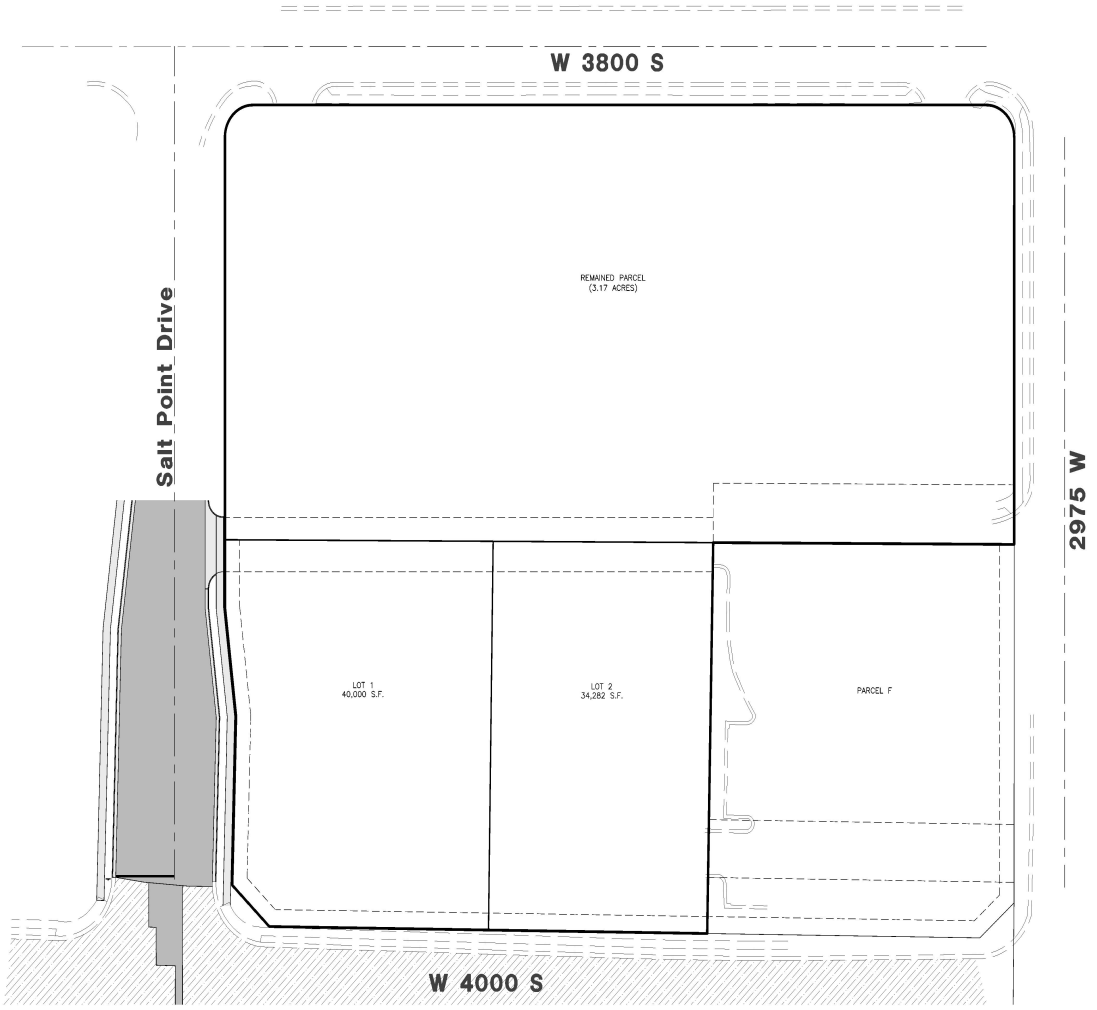
1. 06/22/2023 ZD – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

SALT POINT DRIVE ACCESS
3050 W 4000 S
Improvement Plans

WEST HAVEN, WEBER COUNTY, UTAH
JUNE, 2023



Vicinity Map
NOT TO SCALE



Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - Site Plan
Sheet 4 - Grading/Utility

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

Engineer's Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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REVISIONS
DATE | DESCRIPTION

Salt Point Drive Access
3050 W 4000 S
WEST HAVEN CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

PROFESSIONAL ENGINEER — STATE OF UTAH
06/27/2023

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: Z. DECARIA
Begin Date: JUNE 2023
Name: SALT POINT DRIVE ACCESS
Number: 7562-15

1
4 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. 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.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER AS TO THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER-- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

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

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

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

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.

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.

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.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

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 PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

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.

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.

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.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

- SW LAT = PROPOSED SECONDARY WATER LATERAL
- LD LAT = PROPOSED LAND DRAIN LATERAL
- W LAT = PROPOSED WATER LATERAL
- SS LAT = PROPOSED SEWER LATERAL
- W/8 = PROPOSED CULINARY WATER LINE
- EX.W = EXISTING CULINARY WATER LINE
- SW/8 = PROPOSED SECONDARY WATER LINE
- EX.SW = EXISTING SECONDARY WATER LINE
- SS/8 = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SD/15 = PROPOSED STORM DRAIN LINE
- EX.SD = EXISTING STORM DRAIN LINE
- LD/8 = PROPOSED LAND DRAIN LINE
- EX.LD = EXISTING LAND DRAIN LINE
- IRR/18 = PROPOSED IRRIGATION LINE
- EX.IRR = EXISTING IRRIGATION LINE
- X X X = EXISTING FENCE LINE
- = PROPOSED FENCE LINE
- = DRAINAGE SWALE
- OHP = OVERHEAD POWER LINE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED MANHOLE
- = EXISTING MANHOLE
- = PROPOSED SEWER CLEAN-OUT
- = PROPOSED GATE VALVE
- = EXISTING GATE VALVE
- = PLUG & BLOCK
- = AIR VAC ASSEMBLY
- = DUAL SECONDARY METER
- = PROPOSED WATER METER
- = EXISTING WATER METER
- = PROPOSED REDUCER
- = EXISTING REDUCER
- = PROPOSED CATCH BASIN
- = EXISTING CATCH BASIN
- = PLUG W/ 2" BLOW-OFF
- = STREET LIGHT
- = SIGN
- = POWER POLE
- 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
- EP = EDGE OF PAVEMENT
- FF = FINISH FLOOR
- FFE = FINISH FLOOR ELEVATION
- FG = FINISHED GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- GB = GRADE BREAK
- GFE = GARAGE FLOOR ELEVATION
- INV = INVERT
- LF = LINEAR FEET
- NG = NATURAL GRADE
- OHP = OVERHEAD POWER
- 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
- SL = STREET LIGHT
- 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
- UGP = UNDERGROUND POWER
- W = CULINARY WATER
- WM = WATER METER
- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = PROPOSED GRAVEL
- 4800 = EXISTING CONTOUR GRADE
- 4800 = PROPOSED CONTOUR GRADE
- = PROPOSED RETAINING WALL

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-a.com
CIVIL ENGINEERS • SURVEYORS • PLANNERS • LAND DEVELOPERS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

Salt Point Drive Access
3050 W 4000 S
WEST HAVEN CITY, WEBER COUNTY, UTAH

Notes/Legend/ Street Cross-Section

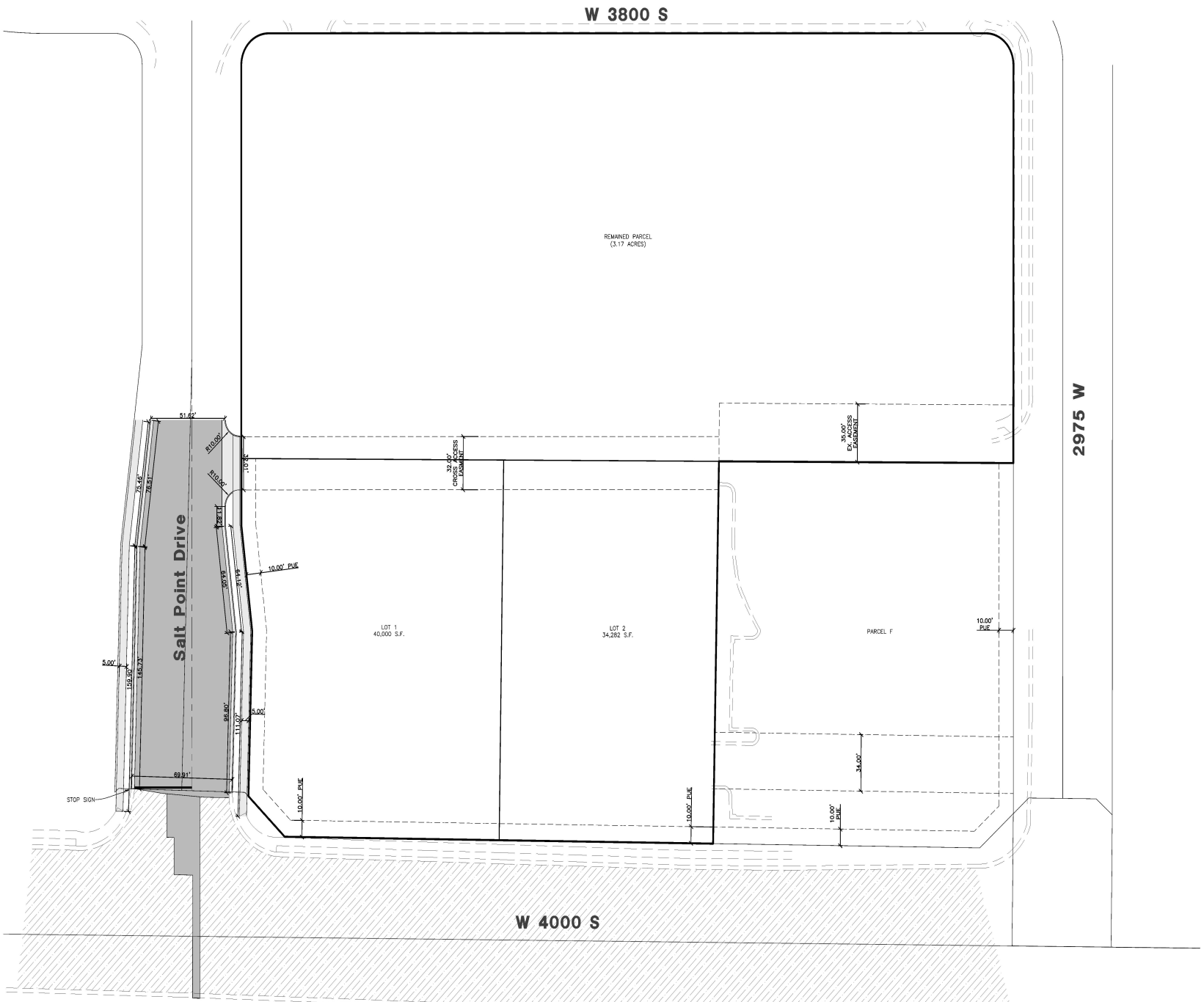
PROFESSIONAL ENGINEER — J. NATE REEVE — 06/27/2023 — STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: Z. DECARIA
Begin Date: JUNE 2023
Name: SALT POINT DRIVE ACCESS
Number: 7562-15

2
4 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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TRAFFIC ENGINEERS · STRUCTURAL ENGINEERS · LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Salt Point Drive Access
3050 W 4000 S
WEST HAVEN CITY, WEBER COUNTY, UTAH

Site Plan

PROFESSIONAL ENGINEER — STATE OF UTAH
06/27/2023

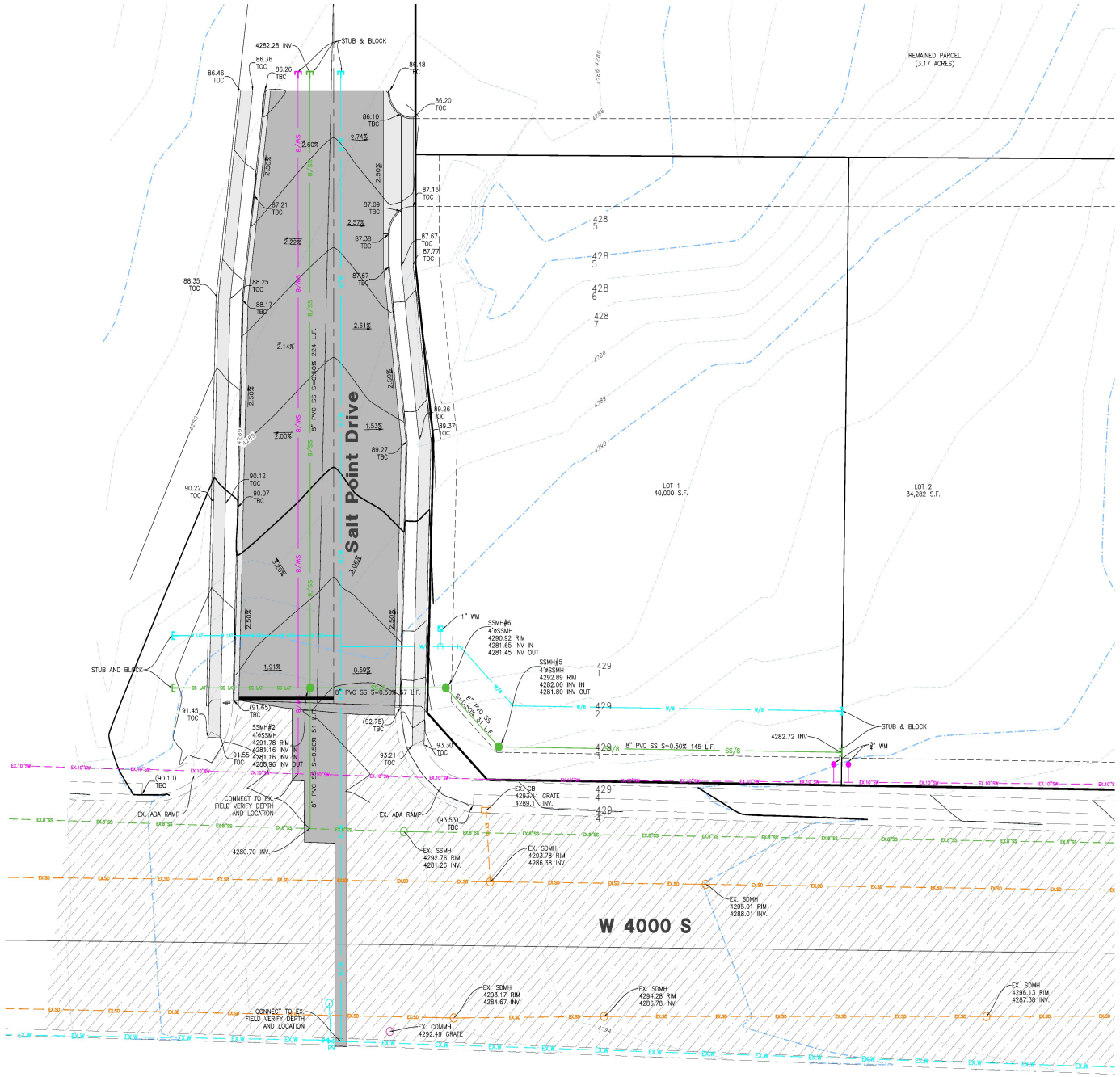
Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: Z. DECARIA
Begin Date: JUNE 2023
Name: SALT POINT DRIVE ACCESS
Number: 7562-15

3
4 Total Sheets

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

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LAND PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
TRAFFIC ENGINEERS, STRUCTURAL ENGINEERS, & LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Salt Point Drive Access
3050 W 4000 S
WEST HAVEN CITY, WEBER COUNTY, UTAH

Grading/Utility

PROFESSIONAL ENGINEER — STATE OF UTAH
06/27/2023

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: Z. DECARIA
Begin Date: JUNE 2023
Name: SALT POINT DRIVE ACCESS
Number: 7562-15

4
4 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

SUBDIVISION APPLICATION

CITY OF WEST HAVEN
PHONE 801-731-4519

Subdivision Name Salt Point Commercial

Location 3500 W 4000 S Parcel# 080290087

Phase 1 No. of Lots 2 Zone C3

Applicant name CW Land Co

Agent Name McKenna Christensen

Signed: McKenna Christensen Date: 6-28-2023
(Owner/Petitioner)

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

(Owner)

(Agent as Authorized by Owner)

State of Utah)

§

County of Davis)

On this 28th day of June, in the year 2023, before me, Chase Freebairn

a notary public, personally appeared Colin H. Wright, 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.

CHASE FREEBAIRN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 729682
COMM. EXP. 02-28-2027

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

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

City Council
Staff Review Memo

July 12, 2023

Alika Murphy, Planner I

Subdivision – Salt Point Subdivision Parcel A

Request: Grant approval of a 1-lot commercial subdivision
Property Address: 3275 West 4000 South
Property Zone: C-3
Property Size: 2.031 acres
Applicant: CW Land Co (Agent: Mckenna Christensen)

Governing Document(s): WHC Zoning Map; WHZC (online version)
Decision Type: Administrative
Staff Recommendation: See comments under "Staff Review"

Background

Currently, there are multiple parcels encompassing the project, and the applicant is replatting the property to consolidate those parcels into a single tax-id. The property is zoned C-3 and the request now is to combine three parcels into one to make it easier to sell off. This plat is before you for consideration and recommendation to the Council.

Staff Review

They have provided their updated legal description and updated plat. As a commercial plat, there are no minimum lot sizes or setbacks which need to be outlined. There are no public infrastructure facilities or designs which need to be reviewed by City staff. This is a plat which will consolidate multiple parcels into one.

Staff Recommendation

Staff finds that in all material respects, the final plat is compliant with City standards and accordingly, **it is Staff's position that the Commission approve the preliminary plat and recommend approval to the Council.**

Reeve & Associates, Inc. - Solutions You Can Build On

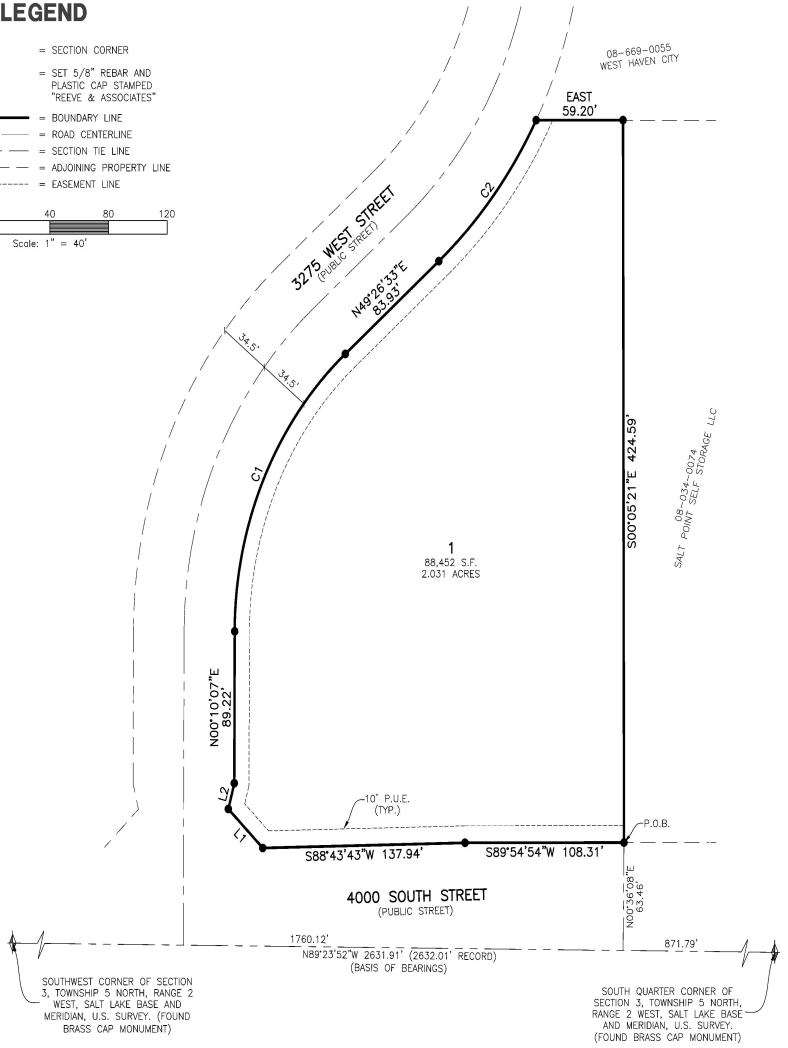
SALT POINT SUBDIVISION PARCEL A

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
JUNE, 2023

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = ADJOINING PROPERTY LINE
- = EASEMENT LINE

40 0 40 80 120
Scale: 1" = 40'





VICINITY MAP

SCALE: NONE

NARRATIVE

THE BOUNDARY WAS DETERMINED BY DEED AND EXISTING ROADS FROM EXISTING MONUMENTS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS NORTH 89°23'52" WEST.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET, SAID POINT BEING NORTH 89°23'52" WEST 871.79 FEET AND NORTH 00°36'08" EAST 63.46 FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3 (SAID SOUTH QUARTER CORNER BEING SOUTH 89°23'52" EAST 2631.91 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3); THENCE SOUTH 89°54'54" WEST 108.31 FEET; THENCE SOUTH 88°43'43" WEST 137.94 FEET; THENCE NORTH 45°39'43" WEST 32.83 FEET; THENCE NORTH 15°05'28" EAST 15.70 FEET; THENCE NORTH 00°10'07" EAST 89.22 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 215.50 FEET, AN ARC LENGTH OF 185.33 FEET, A DELTA ANGLE OF 49°16'26", A CHORD BEARING OF NORTH 24°48'20" EAST, AND A CHORD LENGTH OF 179.67 FEET; THENCE NORTH 49°26'33" EAST 83.93 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 284.50 FEET, AN ARC LENGTH OF 106.75 FEET, A DELTA ANGLE OF 21°29'52", A CHORD BEARING OF NORTH 38°41'37" EAST, AND A CHORD LENGTH OF 106.12 FEET; THENCE NORTH 90°00'00" EAST 59.20 FEET; THENCE SOUTH 00°05'21" EAST 424.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 88,452 SQUARE FEET OR 2.031 ACRES.

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SALT POINT SUBDIVISION PARCEL A** IN **WEST HAVEN, WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEST HAVEN CITY, UTAH**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

9239283
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
9239283
JASON T. FELT
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT, **SALT POINT SUBDIVISION PARCEL A**, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20___.

CW DEVELOPMENT GROUP LLC

NAME/TITLE DATE

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

LINE TABLE

LINE	BEARING	DISTANCE
L1	N45°39'43"W	32.83'
L2	N15°05'28"E	15.70'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	215.50'	185.33'	179.67'	98.83'	N24°48'20"E	49°16'26"
C2	284.50'	106.75'	106.12'	54.01'	N38°41'37"E	21°29'52"

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

PROJECT INFO.
Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 6-12-2023
Name: SALT POINT SUBDIVISION PARCEL A
Number: 7562-14
Revision:
Scale: 1"=40'
Checked:

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER

THIS _____ DAY OF _____, 20___.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20___.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY

THIS _____ DAY OF _____, 20___.

ATTEST TITLE

WEST HAVEN CITY ATTORNEY

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

THIS _____ DAY OF _____, 20___.

WEST HAVEN CITY ATTORNEY

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.

Reeve & Associates, Inc. - Solutions You Can Build On

SUBDIVISION APPLICATION

CITY OF WEST HAVEN
PHONE 801-731-4519

Subdivision Name Salt Point Subdivision Parcel A

Location 3275 W 4000 S Parcel# 080340075, 080340073, 080340003

Phase 1 No. of Lots 1 Zone C3

Applicant name CW Land Co

Agent Name McKenna Christensen

Signed: McKenna Christensen Date: 6-28-2023
(Owner/Petitioner)

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

(Owner)

(Agent as Authorized by Owner)

State of Utah)

§

County of Davis)

On this 28th day of June, in the year 2023, before me, Chase Freebairn

a notary public, personally appeared Colin H. Wright, 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.

CHASE FREEBAIRN
NOTARY PUBLIC ● STATE of UTAH
COMMISSION NO. 729682
COMM. EXP. 02-28-2027

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

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

Planning Commission
Staff Review Memo

July 12, 2023
Alika Murphy, City Planner I

Daycare/Preschool - 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. per unit 2,500 S.F. total
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. Conditional uses **are permitted**, and the City must approve them, unless there is a significantly detrimental impact that cannot reasonably be mitigated.

	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. Also, this location is ideal given that it is near Kanesville Elementary.**

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. The applicant is working with the condominium owner to figure out what the best action is for possible drop off and parking to drop off the kids (See "Parking").**

(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. The applicants have been talking with the owner and have stated that they are entitled to 6 parking stalls and that a sidewalk will be put in along 3500 W that could be used for drop off and pick up. Overall, the applicant has stated that the owner is willing to work with them to provide what is needed for the establishment.**

(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.**
- **The applicant is wanting to do Preschool / child care to have the option to have programs before and after school. Since preschoolers are only there for less than 4 hours, a playground will not be needed, but is something that was discussed.**

(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, or in the designated outdoor area adjacent to the building. The applicant mentioned having two block time of 4 hours for the preschool which will have about 35 kids in each block. As of right now, there will be a total of 4 employees.**

(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.***

<u>Staff Review</u>

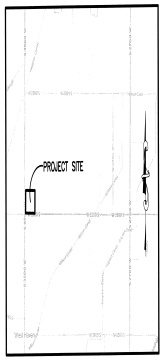
Staff recommends approval for this conditional use permit with the conditions that

1. When applying for a business license provide the appropriate licensing from the state to run the daycare/preschool.
2. Make sure there is a fence put in place for any outdoor area for the children.

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

HYLANDS RANCH CONDOMINIUMS

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
JULY, 2020



VICINITY MAP
(NOT TO SCALE)

BOUNDARY DESCRIPTION

ALL OF LOT 26 OF HYLANDS RANCH SUBDIVISION AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 3500 WEST STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF 3300 SOUTH STREET, SAID POINT BEING S89°13'24"E 40.10 FEET AND NO°46'36"E 40.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N00°50'26"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 311.17 FEET; THENCE S89°10'40"E 300.00 FEET TO NORTHWEST CORNER OF LOT 25 OF HYLANDS RANCH SUBDIVISION; THENCE S00°46'36"W 310.93 FEET TO THE SOUTHWEST CORNER OF LOT 23-A OF HYLANDS RANCH SUBDIVISION AND THE NORTHERLY RIGHT-OF-WAY LINE OF 3300 SOUTH STREET; THENCE N89°13'24"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 300.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 93,439 S.F. OR 2.145 ACRES

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = RIGHT-OF-WAY CENTERLINE
- = EXISTING FENCE
- = SECTION TIE LINE
- = BUILDING
- = PRIVATELY OWNED AREA

Scale: 1" = 30'

NOTES

ALL AREA NOT SHOWN AS PRIVATELY OWNED BUILDING IS CONSIDERED COMMON AREA. ALL COMMON AREA TO BE CONSIDERED PUBLIC UTILITY EASEMENT.

NARRATIVE

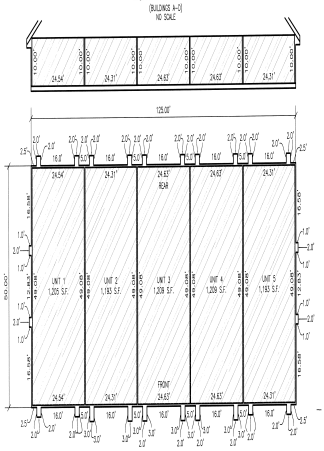
THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM PLAT AS SHOWN ON THE PLAT. THE NORTH LINE WAS ESTABLISHED BY AN EXISTING FENCE AND THE EAST LINE BY HYLANDS RANCH SUBDIVISION. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS "S89°13'24"E".

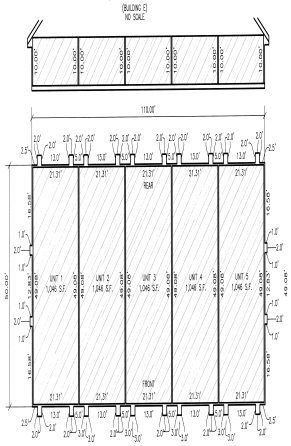
BUILDING DETAILS

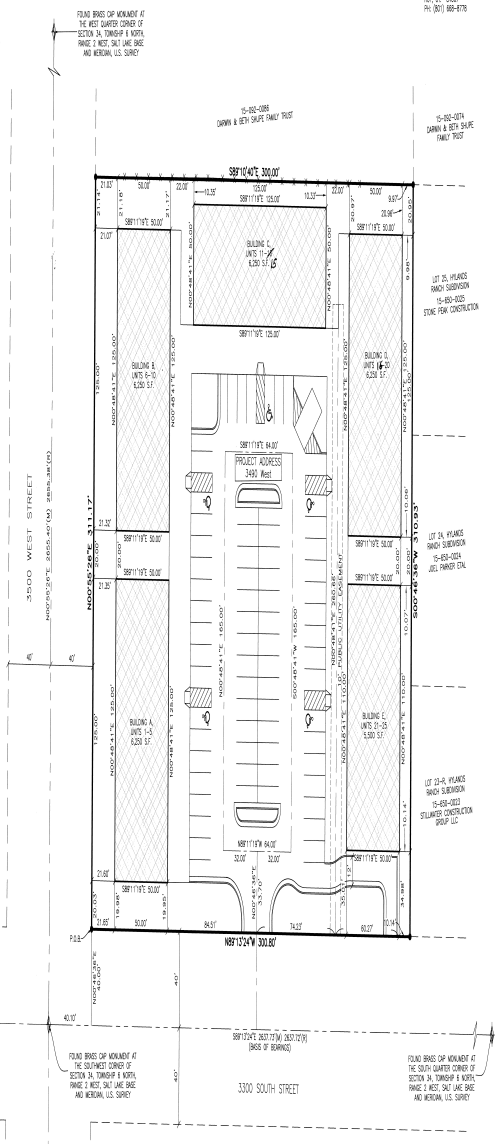
(BUILDINGS A-D)
NO SCALE



BUILDING DETAILS

(BUILDING E)
NO SCALE





DEVELOPER

JUSTIN NELSON
STILWATER DEVELOPMENT
P.O. BOX 828
ROY, UT. 84067
PH: (801) 866-8778

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF HYLANDS RANCH CONDOMINIUMS IN WEST HAVEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEST HAVEN CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT NUMBERS HAVE BEEN COMPLIED WITH.

SIGNED THIS 7th DAY OF July 2020

9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT HYLANDS RANCH CONDOMINIUMS AND DO HEREBY GRANT AND DEDICATE TO WEST HAVEN CITY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE TO THE CONDO ASSOCIATION ALL AREA SHOWN AS COMMON AREA TO BE USED AS DRIVEWAYS, WALKWAYS, AND PUBLIC UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE CONDO ASSOCIATION.

SIGNED THIS 7th DAY OF July 2020

BY:
FOR: STILWATER CONSTRUCTION GROUP, LLC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

_____ _____
COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF Weber)

DANIEL CLARK
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 687974
COMM. EXP. 01/28/2022

ON THE 7th DAY OF July 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Jason E. Nelson (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE Manager AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

01/28/2022
COMMISSION EXPIRES

NOTARY PUBLIC

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL (801) 621-3100 FAX (801) 621-2666 www.reeve-assoc.com
2460 SUMMIT • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT INFO.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 3-25-19
Name: HYLANDS RANCH CONDOMINIUMS
Number: 7037-03
Revision:
Scale: 1"=30'

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS 8th DAY OF July 2020

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER

THIS 7 DAY OF July 2020

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 11 DAY OF July 2020

ATTEST TITLE
City Recorder

WEST HAVEN CITY ATTORNEY

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

THIS 20 DAY OF July 2020

WEST HAVEN CITY ATTORNEY

WEBER COUNTY RECORDER

Entry No. 3019955 Fee Paid 102.00
Filed For Record And Recorded 23-JUL-20 At 1:11 PM In Book 85 Of The Official Records, Page 35
Recorded For SURVEYOR CONST.

Emily D. Kitts
Weber County Recorder
Deputy

88-25

Gmail Dora Bugarin <dorabugarin33@gmail.com>

CCL- Checklist

Paula Mills (DHHS) <pmills@utah.gov>
To: Dora Bugarin <dorabugarin33@gmail.com>
Thu, Jun 22, 2023 at 11:26 AM

Dora,
Here is what it says in the Rules for preschools in Section 9(8)-

(8) If there is an outdoor area in the facility, the provider shall ensure that the outdoor area:

a. is safely accessible to the children;

b. is enclosed within a fence, wall, or solid natural barrier that is at least four feet high; and

c. has no gaps five by five inches or greater in or under the fence or barrier.

I hope this helps in explaining to them that an outdoor area is not needed for a preschool only facility. If you do pursue having school age children, they are not preschoolers, so they would be considered child care if you care for them, and they DO require an outdoor area.
Thanks!
Paula Mills
[Quoted text hidden]
[Quoted text hidden]

CITY OF WEST HAVEN

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 Ph 29

Existing Zone R-1-8 **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 Drop off + 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